

February 28, 2017
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA
Y17-731-CC / ADDENDUM # 3
WITTENSTEIN COTTAGE ADA UPGRADES AND RENOVATIONS
Bid Opening Date: March 7, 2017

This addendum is hereby incorporated into the bid documents of the project referenced above. The following items are clarifications, corrections, additions, deletions and/or revisions to and shall take precedence over the original documents. Underlining indicates additions, deletions are indicated by ~~strike through~~.

A. The Bid Opening Date remains March 7, 2017 at 2:00 P.M.

B. Questions/Answers/Clarifications:

1. Question: Does Note 4 on Sheet MD 1.01 refer just to the diffusers that it is pointing to or is it meant to be a general note?

Answer: Note #4 pertains to the diffuser it is associated with. Refer to Sheet M1.01.

2. Question: Can the County provide a list of the furniture/equipment to be deep cleaned as indicated on A 6.01?

Answer: A list of furniture/equipment for deep cleaning is not available. Provide cleaning as needed once construction is complete. See attached revised sheet note C on revised plan sheet A06.01.

3. Question: Window treatments are labelled "TBD" on drawings, spec section calls for horizontal blinds – do these apply to all windows?

Answer: Window treatment shall be horizontal 1" cordless plastic blinds - no cords for safety reason, rods are acceptable.

4. Question: Note 2 on A02.01 Calls out to repair damage to concrete flooring. Does this refer to the thin textured coating that is chipped where the porch meets the sidewalk? No other concrete damage was evident at the walk thru.

Answer: Yes, that is correct.

5. Question: Note 7 on Construction plan A02.01 calls for a cased entrance to the kitchen. Specs do not detail shape or style of casing.

Answer: Existing trim to remain. Remove door and hinges, patch and repair frame where hinges were removed. Note: changes have been made to sheet A01.01 and A02.01, see attachment.

6. Question: At the walk thru, it was noted that there were light bulbs behind grilles on the interior walls of each bedroom (1 each). These lights do not appear on the drawings. Are they to be demolished and the holes closed with drywall?

Answer: Per attached Drawing ED1.01 Plan Note #1 the light fixture is to be removed. GC to patch and repair as needed.

7. Question: On A04.01, a key note 11 is referenced on the drawing in several places. Should this be key note 10?

Answer: Corrections have been made sheet A04.01A, see attachment.

8. Question: Please clarify the disposition of the furniture throughout the building. Will the furniture be gone prior to construction start, or are the various furniture notes on the drawings correct?

Answer: Most of the office furniture will be removed by facilities, any remaining items GC is to protect during construction.

9. Question: Does the additive painting item include the exterior of the building?

Answer: Full exterior painting is not included in the additive pricing.

10. Question: For past performance verification, can Federal projects (which do not involve commercial permitting) be submitted? Typically, Federal projects do not require obtaining a commercial building permit; however, the added complexity of start-up requirements for those projects often outweighs the requirements of a commercial permit.

Answer: Past performance verification of Federal Projects can be substituted in lieu of obtaining a commercial building permit, provided the scope of work performed meets the requirements of the similar projects description mentioned in Part C, No.28 References and Attachment E of the IFB.

11. Question: For past performance verification, will the County accept a CCASS/CPARS review from the Federal SAM database in lieu of a live reference contact? For instance, if the owner point of contact has retired and is no longer available.

Answer: Only live reference contacts will be accepted. These references however can refer to historical data for verification.

12. Question: Regarding the handrail details on A08.04, can FRP handrail be bolt-down in lieu of pocketed?

Answer: No.

13. Question: Taking into consideration the General Notes D on sheet E1.01, it is an assumption that the lights placed outside in the back of the building will be Type A fixtures. I would like to confirm, considering that they are similarly presented as the Type F Fixtures in the hallways, that the outdoor lights will be Type A Fixtures.

Answer: Per attached Revised Sheet E101, Plan Note #5 the outdoor fixtures shall be equal to Hubbell #LNC2 5L 120 4K 3 PC.

14. Question: The drawings call for tubular steel handrails on page A08.04 but the specifications contain only sections for Aluminum and FRP handrails. Which of these three options will be used?

Answer: Aluminum or FRP handrails will be accepted, per specification manual.

15. Question: All of the canopy manufacturers we have contacted have informed us that they do not fabricate handrails (this includes Dittmer Architectural Aluminum, from the basis of design). Can the handrails be affixed to the canopy with mechanical connections?

Answer: GC may submit awning and rails from separate manufacturers but must coordinate installation. All manufactures to provide shop drawings, signed and sealed by an engineer licensed in state of Florida per performance requirements in spec section 05 5202 article 1.2. Clear anodized finish is preferred for all components for a maintenance free awning and hand rail system.

16. Question: I did not see what kind of finish for the countertops for both the kitchen and the laundry room?

Answer: The drawings call for plastic laminate to match existing. The Additive Bid Pricing should be for solid surface material, as shown on finish tag CT-2, on attached sheet A05.01.

17. Question: Opening #100: Key note #4 on plan sheet A02.01 says to replace closer if a maximum door force of 8.5 lbs, or less, cannot be met. Please advise if a new closer is required at this opening.

Answer: The Contractor shall test ALL doors with closers on site to determine if the existing closers need replacing. A new closer is required at this opening if a maximum door force of 8.5 lbs. or less cannot be met.

18.Question: Opening #101: Key note #10 on plan sheet A02.01 says to adjust closer to a door force of 5.5 lbs and furnish a lever handle to replace a knob, as needed. This door has a non-functioning closer already, and is currently a push/pull function. This door is not prepped to receive a lockset. Please advise correct hardware required at this opening.

Answer: Please refer to revised Hardware Set and Sheet Notes on attached Revised Sheet A00.30.

19.Question: Note #10 on plan sheet A02.01 says to adjust closers and furnish lever handles to replace knobs, as needed. Please note that the doors currently at this facility are cylindrical locksets. The hardware sets are all specifying mortise locksets. Mortise locksets will not be compatible with the current doors to remain which will require new locksets. Please advise if cylindrical locksets are to be furnished everywhere, in lieu of mortise locksets, or only at existing doors to remain

Answer: Please refer to revised Hardware Set and Sheet Notes on attached Revised Sheet A00.30.

20.Question: Openings #102, 104a, 107 and 109b: Please advise if these openings currently have knobs that will require new lever locksets.

Answer: Please refer to revised Hardware Set and Sheet Notes on attached Revised Sheet A00.30.

21.Question: Opening #104b: Door has both a lockset and a deadbolt, which violates life safety code. Please advise if a new door will be required at this opening, or if the deadbolt hole will be filled in and a new cylindrical lockset furnished.

Answer: Please refer to revised Hardware Set and Sheet Notes on attached Revised Sheet A00.30 and Keynote 40 on Sheet A02.01.

22.Question Opening #106d: Shown as a new door, frame and hardware per the demo plans, but is shown as existing per the door schedule. Please provide door, frame and hardware information on the door schedule.

Answer: Please refer to revised Hardware Set and Sheet Notes on attached Revised Sheet A00.30 and Keynote 8 on Sheet A02.01.

23.Question: Opening #110a: Please advise if two separate door panels are required at this opening with the inactive leaf to be fixed in place by the millwork wood frame manufacturer, or if one door is to be furnished to go into a sidelite wood frame built and furnished by the millwork subcontractor.

Answer: Please refer to revised Hardware Set and Sheet Notes on attached Revised Sheet A00.30 and Keynote 15 on Sheet A01.01.

24. Question: Openings #111b, 112a, 113b, 114a: We do not include rough buck hollow metal frames at these openings as shown in frame details 01 & 02/a00.30. Rough buck frames are not approved for Florida building code for windstorm. We include hollow metal frames in existing cmu partitions that are pierced and dimpled with existing masonry anchors for compliance with building code. Please confirm this application will be acceptable to the architect.

Answer: The hollow metal frames are acceptable as stated on attached Sheet A00.30, door types A,C, and D.

25. Question: Openings 111a & 113a: Please confirm that a privacy lockset with an occupancy indicator is the desired function at these rooms. One is a storage closet and the other a fire riser room.

Answer: Please refer to revised Hardware Set and Sheet Notes on attached Revised Sheet A00.30.

26. Question: Opening 112a: Please confirm that a wood door is required at this boys restroom to match the other interior doors, in lieu of a metal door as shown on the door schedule.

Answer: Both locker room doors for boys and girls require a metal door with louver due to heavy duty wear and tear. Door Type D on attached Sheet A00.30 shall be used.

27. Question: Hardware Sets #2 and #4: Both sets are specified as 'lockset passage' Schlage I9080. The Schlage I9080 lockset is a storeroom function lockset (continuously locked). Please confirm correct function and lockset.

Answer: Please refer to revised Hardware Set and Sheet Notes on attached Revised Sheet A00.30.

C. CHANGES TO SPECIFICATIONS:

1. N/A

D. CHANGES TO DRAWINGS:

This addendum includes clarifications, corrections, additions, deletions, and revisions that take precedence over the original bid documents. Below is a list of the information contained herein.

1. Revised Construction Issue Plan Set 02.27.17

- E. All other term and conditions of the IFB remain the same.
- F. The Proposer shall acknowledge receipt of this addendum by completing the applicable section in the solicitation or by completion of the acknowledgement information on the addendum. Either form of acknowledgement must be completed and returned not later than the date and time for receipt of the proposal.

Receipt acknowledged by:

Authorized Signature

Date Signed

Title

Name of Firm

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HONORABLE TERESA JACOBS

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COMMISSIONER DISTRICT 2
BRYAN NELSON



COMMISSIONER DISTRICT 3
PETE CLARKE

COMMISSIONER DISTRICT 4
JENNIFER THOMPSON

COMMISSIONER DISTRICT 5
EMILY BONILLA

COMMISSIONER DISTRICT 6
VICTORIA P. SIPLIN

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ORANGE COUNTY PROJECT MANAGER: RANDY NIXON



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COLLABORATIVE

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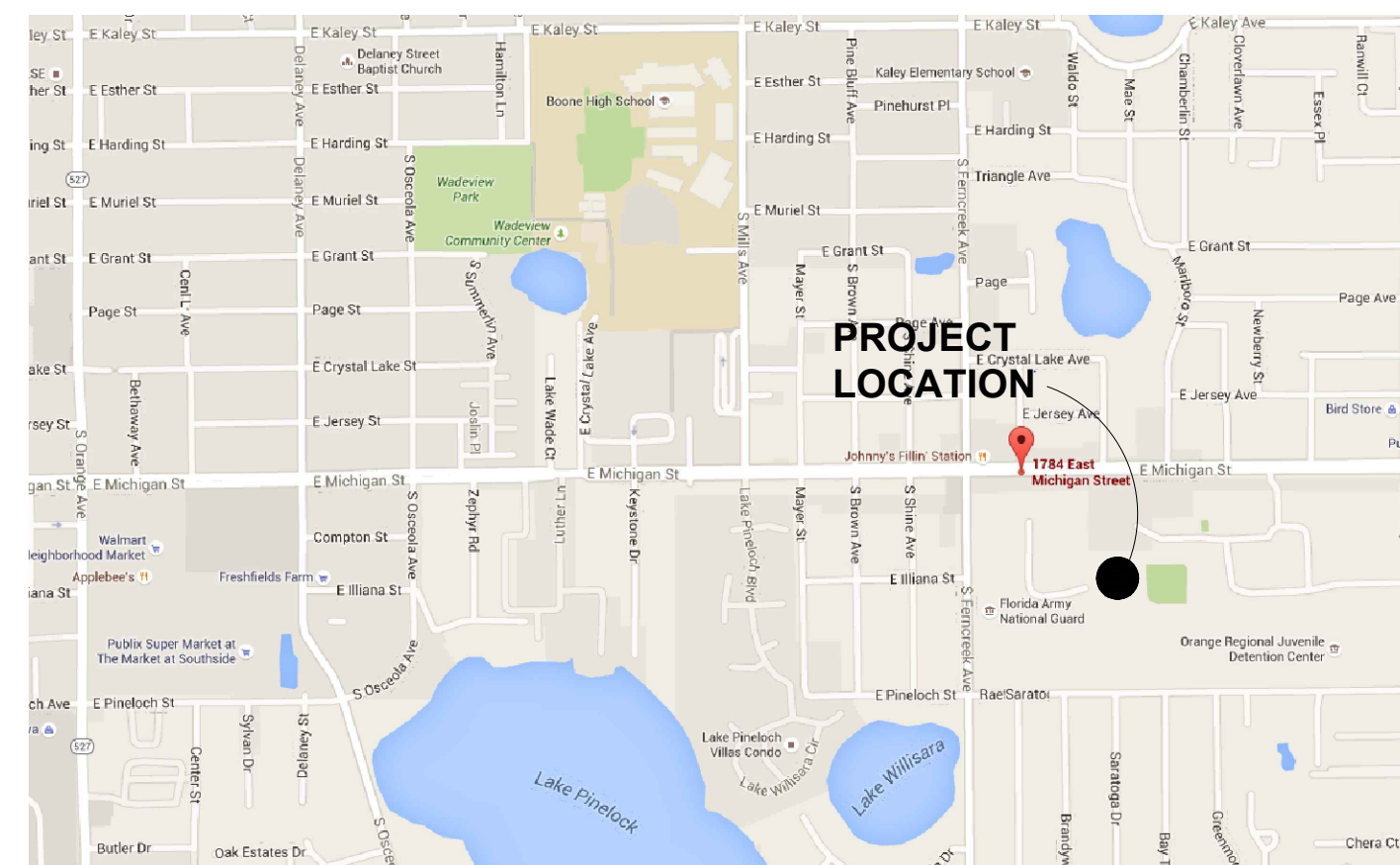
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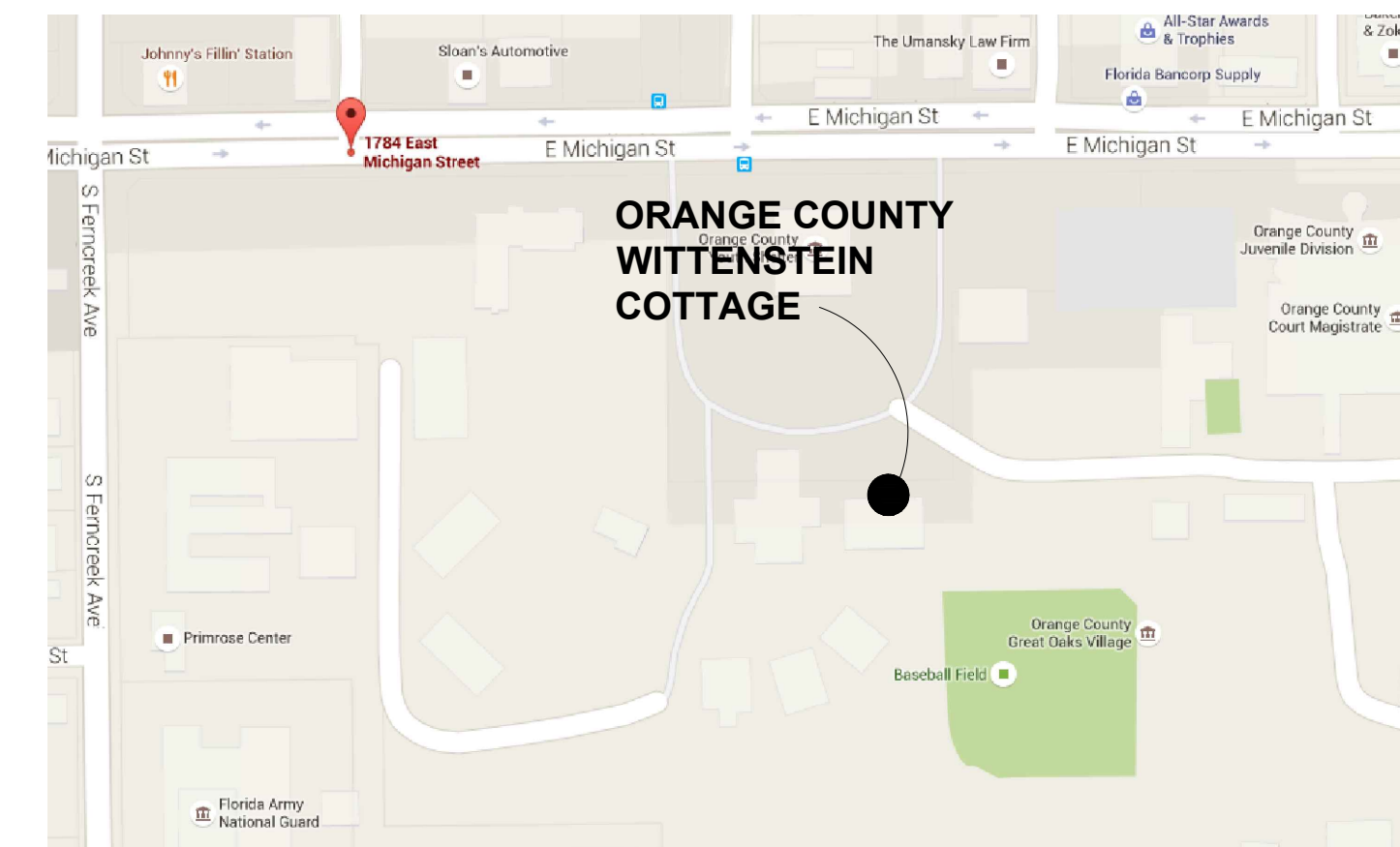


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VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

CONSTRUCTION ISSUE SET

ARCHITECTURAL ABBREVIATIONS

A	ACCES ACCESSORY ACOUS ACOUSTIC(AL) AFF ABOVE FINISHED FLOOR AHJ AUTHORITY HAVING JURISDICTION AL ALUMINUM ALT ALTERNATE ANNUNC ANNUNCIATOR ANOD ANODIZED APPL APPLIANCE ARCH ARCHITECT(URAL) AUTO AUTOMATIC AVG AVERAGE & AND	G	GA GAUGE GFRC GLASS FIBER REINFORCED CONCRETE GFRG GLASS FIBER REINFORCED GYPSUM GFRP GLASS FIBER REINFORCED PLASTER GL GLASS GR GRAD(E)(ING) GYP GYPSUM	R	RDR READER RECES RECESSED RECPT RECEPTACLE REF REFER(ENCE) REFL REFLECTED REFR REFRIGERATOR REQD REQUIRED RESIS RESIST(ANT)(IVE) REINF REINFORCE(D)(ING)(MENT) RESIL RESILIENT RFG ROOFING RM ROOM
B	BLDG BUILDING BOLLD BOLLARD BD BOARD BLKG BLOCKING BRDLM BROADLOOM BU BUILT UP	H	HD HEAD HDWD HARDWOOD HDWE HARDWARE HM HOLLOW METAL HORIZ HORIZONTAL HVAC HEATING, VENTILATING, AND AIR CONDITIONING	S	SCR SCRIBE SECUR SECURITY SF SQUARE FEET SGL SINGLE SHORG SHORING SIM SIMILAR SST STAINLESS STEEL STD STANDARD STL STEEL STRFR STOREFRONT STRUCT STRUCTURAL SURF SURFACE SUSP SUSPENDED SYS SYSTEM(S)
C	CAB CABINET CPT CARPET CEM CEMENT(ITIOUS) CER CERAMIC CLG CEILING COATG COATING COILG COILING CONC CONCRETE CONSTR CONSTRUCTION CONT CONTINUOUS(ACTION) CONTR CONTRACT(OR) COV COVER CMU CONCRETE MASONRY UNIT	I	INFO INFORMATION INSTRUM INSTRUMENT(ACTION) INSUL INSULATION INTLK INTERLOCK(ING) INT INTERIOR INFILTR INFILTRATION	T	THK THICK TLT TOILET TRAF TRAFFIC TRANS TRANSPARENT TRTD TREATED T&G TONGUE AND GROOVE TYP TYPICAL
D	DBL DOUBLE DEPT DEPARTMENT DES DESIGN(ED) DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIFF DIFFUSER DIM DIMENSION DISP DISPENSER DIV DIVISION DN DOWN \$ DOLLAR (US CURRENCY) DR DOOR DSCON DISCONNECT DWR DRAWER	J	JAN JANITOR	K	KIT KITCHEN
E	ELAST ELASTOMERIC ELEC ELECTRICAL EMBED EMBEDD(ED)(ING) ENGR ENGINEER(ED) ENR ENTRANCE EQ EQUAL EQUIP EQUIPMENT EXIST EXISTING EXP JT EXPANSION JOINT EXPS EXPOSE(D) EXT EXTERIOR	L	LAV LAVATORY LB POUND £ BRITISH POUND (CURRENCY) LT LIGHT LVLG LEVELING LVR LOUVER	U	UNDRLAY UNDERLAYMENT UTIL UTILITY UNO UNLESS NOTED OTHERWISE
F	FAB FABRICATION FD FLOOR DRAIN FE FIRE EXTINGUISHER FE&C FIRE EXTINGUISHER AND CABINET FHC FIRE HOSE CABINET FIN FINISH FLDG FOLDING FPLC FIREPLACE FR FIRE RAT(ING)(ED) FRMG FRAMING FXD FIXED FXTR FIXTURE FLR FLOOR(ING) FURN FURNITURE FUT FUTURE FWC FABRIC WALL COVERING FUT FUTURE	M	MAX MAXIMUM MFD MANUFACTURED MFR MANUFACTURER MECH MECHANICAL MET METAL MEMB MEMBRANE MEZZ MEZZANINE MIN MINIMUM MISC MISCELLANEOUS MLWK MILLWORK MOIST MOISTURE MOT MOTOR(IZED) MTD MOUNTED	V	VEH VEHICLE VERT VERTICAL VIF VERIFY IN FIELD
		N	NIC NOT IN CONTRACT NO NUMBER NTS NOT TO SCALE	W	W/ WITH WC WATER CLOSET WD WOOD WDW WINDOW W/O WITHOUT WT WEIGHT WTRPRF WATERPROOFING
		O	ORNA ORNAMENTAL OVFL OVERFLOW OVHD OVERHEAD OPNG OPENING(S) OPR OPERABLE		
		P	PTN PARTITION PEDTR PEDESTRIAN PBD PARTICLE BOARD PJM PROJECT MANAGER PNL PANEL POLYST POLYSTYRENE PORT PORTABLE PREFIN PREFINISHED PREFAB PREFABRICATED PLAM PLASTIC LAMINATE PLAS PLASTER PLSTC PLASTIC PLYWD PLYWOOD PRTECN PROTECTION		

SCOPE

PROJECT NARRATIVE/SCOPE OF WORK
THIS PROJECT IS AN ALTERATION TO AN EXISTING RESIDENCE TO BUILD OUT THREE BEDROOMS IN EACH WING OF THE BUILDING TO ACCOMMODATE A BOYS AND GIRLS AREA. THE EXISTING RESTROOM IN EACH OF THE TWO WINGS WILL BE ALTERED TO PROVIDE AN ACCESSIBLE FIXTURE SET. THE SHOWER IN THE RESTROOM OFF THE COMMON GATHERING AREA WILL BE ALTERED FOR GREATER ACCESSIBILITY. THE EXISTING CERAMIC TILE FLOOR WILL BE REPLACED WITH NEW FLOORING THROUGHOUT AND GENERAL MAINTENANCE MAY BE PERFORMED AS RELATED TO ALTERATION CONSTRUCTION. THE KITCHEN WILL BE ALTERED TO PROVIDE FOR AN ACCESSIBLE PATH AROUND THE KITCHEN, AN ACCESSIBLE SINK, AND AN ACCESSIBLE MICROWAVE. A NEW FIRE SPRINKLER SYSTEM WILL BE INSTALLED AS DIRECTED BY THE FIRE MARSHAL. THE EXISTING STAIRS AT THE REAR OF THE BUILDING WILL BE REPAIRED OR REPLACED AND COMPLIANT HANDRAILS WILL BE INSTALLED. NO EXPANSION OF THE EXISTING FOOTPRINT IS PLANNED.

SCOPE OF WORK NOTES:

1. WORK THAT IS NOT STATED HEREIN NOR SHOWN IN THESE PLANS IS NOT PART OF THE SCOPE OF WORK FOR THIS PROJECT.
2. ADDITIONAL WORK REQUIRED THAT WOULD ALTER THE PRESENTED SCOPE OF WORK SHALL BE SUBJECT TO A REVISION OF THESE DOCUMENTS AND MAY BE REQUIRED TO BE REVIEWED BY THE BUILDING DEPARTMENT HAVING JURISDICTION.

GENERAL DEMOLITION NOTES:

- 1 REMOVE EXISTING RECEPTACLES, TELEPHONES, SWITCHES, AND ANY ELECTRICAL DEVICES IN WALLS TO BE DEMOLISHED. RELOCATE THESE DEVICES AS INDICATED OR REQUIRED BY THE DRAWINGS, ARCHITECT, OR OWNER REPRESENTATIVE. PROVIDE ARCHITECT WITH AS-BUILT DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES. CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE OWNER/PROJECT MANAGER PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
- 2 THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER INCIDENTAL WORK TOGETHER WITH SUCH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE OWNER/PROJECT MANAGER PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
- 3 ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITION OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR PROJECT MANAGER.
- 4 WHEN ELECTRICAL DEVICES ARE PRESENT IN PARTITIONS OR CEILINGS TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO PANEL THE BOARD. IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.
- 5 REFER TO ELECTRICAL ENGINEERING FOR WORK TO BE REMOVED FROM STRUCTURE. OTHER ELECTRICAL ITEMS ASSOCIATED WITH THIS WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
- 6 CONTRACTOR SHALL DEMOLISH ANY INTERIOR FINISHES TO COMPLETE THE NECESSARY AND PROPOSED WORK AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, INTERIOR DESIGN DRAWINGS, SPECIFICATIONS, OR BY PROJECT MANAGER.
- 7 EXISTING FIXTURES, EQUIPMENT, AND ALL DEBRIS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH PROJECT MANAGER PRIOR TO REMOVAL OF SUCH.
- 8 ALL ELECTRICAL AND PLUMBING LINES WHICH REQUIRE REMOVAL OR ALTERATION ARE TO BE DONE SO BY THE CONTRACTOR. LINES TO BE CAPPED AND PREPARED FOR REMOVAL OR RE-ROUTING AS SPECIFIED.
- 9 REMOVE ALL UTILITIES IN DEMOLITION AREAS AND CONSTRUCTION AREAS IN A MANNER, AND IN THE TIME, SATISFACTORY TO THE UTILITY COMPANY. IF UTILITY COMPANY DESIRES TO EFFECT THE REMOVAL OF THE MATERIALS, THEY SHALL BE PERMITTED TO DO SO.
- 10 COVER ITEMS AS SPECIFIED BY OWNER/PROJECT MANAGER TO PROTECT FROM DUST AND DEBRIS.
- 11 SALVAGED MATERIALS SHALL BE REMOVED, CLEANED, AND PREPARED FOR RE-INSTALLATION. OWNER MAINTAINS OWNERSHIP OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED.
- 12 WHERE EXISTING WALLS, CEILINGS, AND FIXTURES HAVE BEEN REMOVED, AREAS SHALL BE PATCHED TO MATCH EXISTING FINISHES, OR FINISHES TO BE ADDED AS PER PLANS, INTERIOR DESIGNER, OR AS PER OWNER.
- 13 WHERE EXISTING WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED TO CORRESPOND IN MATERIAL, QUALITY, SHAPE AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS IRREPARABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED. CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FIRE STOPPING AND SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK.
- 14 INTERRUPTION OF EXISTING SERVICES AND/OR OPERATION OF FACILITIES SHALL BE KEPT TO A MINIMUM. CONTRACTOR SHALL FURNISH ALL MATERIALS REQUIRED WHENEVER TEMPORARY CONNECTIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICE. INTERRUPTION OF EXISTING SERVICES, THE INSTALLATION OF TEMPORARY FACILITIES, AND THE WORK OF MAKING FINAL CONNECTIONS TO THE NEW WORK SHALL BE DONE ONLY AT SUCH TIMES PERMITTED AND SCHEDULED IN ADVANCE BY THE ARCHITECT/OWNER WITHOUT ADDITIONAL COST. CARE MUST BE USED IN REMOVING SERVICES TO AREAS BEING DEMOLISHED SO THAT SERVICES TO OTHER AREAS WHICH MIGHT BE SERVED THROUGH THESE AREAS WILL NOT BE INTERRUPTED.
- 15 WHERE DEMOLITION WORK REQUIRES TEMPORARY INTERRUPTION OF ELECTRICAL, TELEPHONE, TV, ALARM OR COMMUNICATION SERVICES, RESPECTIVE UTILITIES AND/OR COMPANY REPRESENTATIVES SHALL BE NOTIFIED AS NECESSARY, AND ALL WORK DONE SHALL BE UNDER SUPERVISION AND THEIR ESTABLISHED STANDARDS.
- 16 ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, WIRING DEVICES, SPECIAL OUTLETS, TELEPHONE CABLES, TV CABLES, MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND ANY OTHER ELECTRICAL SYSTEM COMPONENTS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED SHALL BE REMOVED UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR BE RELOCATED. CONDUITS RUNNING IN SLAB AT FINISHED AREAS SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER CONDUCTORS ARE REMOVED. NO WIRING SHALL BE LEFT ABANDONED AFTER WORK IS COMPLETED.
- 17 ALL DEMOLITION, RENOVATION, AND CONSTRUCTION TO COMPLY WITH CURRENT NFPA REQUIREMENTS.
- 18 DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
- 19 THE GC SHALL THOROUGHLY INVESTIGATE EXISTING CONDITIONS INCLUDING GENERAL PLAN LAYOUT CONFIGURATION AND EXISTING STRUCTURAL COMPONENTS VISIBLE OR CONCEALED (IN WALL AND/OR ABOVE CEILING), THAT COULD IMPACT THE WORK. THE GC SHALL FIELD VERIFY EXISTING DIMENSIONS, MATERIALS AND METHODS OF CONSTRUCTION, AND STRUCTURE, AND COORDINATE EACH WITH THE CONTRACT DOCUMENTS. THE GC SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK.

AS BUILT DRAWINGS:

- 1 GC TO PROVIDE ARCHITECT WITH FULL SIZED RED-LINED AND CLOUDED MARKED-UP/AS BUILT DRAWINGS AT EVERY SITE VISIT. DRAWINGS SHOULD SHOW ANY FIELD MODIFICATIONS THAT DIFFER FROM CONSTRUCTION DOCUMENTS.
- 2 THE ABOVE REFERENCED RUNNING SET OF AS-BUILTS WILL BE USED AT COMPLETION OF PROJECT TO PROVIDE THE CLIENT WITH AN ACCURATE SET OF RECORD DRAWINGS.

PROJECT INFORMATION

APPLICABLE CODES
FLORIDA BUILDING CODE - (5th EDITION 2014)
FLORIDA BUILDING CODE ACCESSIBILITY (5th EDITION 2014)
FLORIDA BUILDING CODE - EXISTING BUILDING- (5th EDITION 2014)
FLORIDA FIRE PREVENTION CODE - (5th EDITION)
NFPA 101 - LIFE SAFETY CODE 2012 WITH FLORIDA AMENDMENTS
NFPA 1- UNIFORM FIRE CODE 2012 WITH FLORIDA AMENDMENTS
NFPA 70 - NATIONAL ELECTRICAL CODE - 2011
FLORIDA MECHANICAL CODE - 2014

CITY OF ORLANDO JURISDICTION

OCCUPANCY
GROUP CLASSIFICATION: RESIDENTIAL R4 - GROUP HOME
MAX. PROJECTED RESIDENTS: 12 OCC. TOTAL IN BEDROOMS PLUS (4) MAX SUPPORT STAFF TOTAL OF (16) OCCUPANTS OR LESS OFFICES PROVIDED FOR 24 HOUR STAFF WHICH ARE AN ACCESSORY USE TO THE R-4 OCCUPANCY.

EXITS
SEE LIFE SAFETY SUMMARY AND DIAGRAM ON A00.53
MAX. TRAVEL DISTANCE: 250 FT. (SPRINKLERED)
PROVIDED: 99 FT.
MAX. COMMON PATH OF TRAVEL: 75 FT (SPRINKLERED)
PROVIDED: 35 FT.
MAX. DEAD END CORRIDOR: 50FT. (SPRINKLERED)
PROVIDED: 0 FT.
EGRESS CAPACITY: 137 x .2 = 27.4"
PROVIDED: 170" (3 doors @ 34" ONE AT 68")

CONSTRUCTION
TYPE: EXISTING
SPRINKLERED or NONSPRINKLERED: SPRINKLERED BUILDING
HEIGHT: EXISTING
CLASSIFICATION OF WORK: ALTERATION / RENOVATION

PLUMBING REQUIREMENTS: 16 TOTAL / 2 = 8 EACH SEX (PER TABLE 403.1)

	MINIMUM REQUIRED PLUMBING FIXTURES		
	FEMALE	MALE	UNISEX
WATER CLOSETS	(1) REQUIRED	(1) REQUIRED	(1) REQUIRED
1 PER (10 PEOPLE)	(2) PROVIDED	(2) PROVIDED	(1) PROVIDED
LAVATORIES	(1) REQUIRED	(1) REQUIRED	(1) REQUIRED
1 PER (10 PEOPLE)	(2) PROVIDED	(2) PROVIDED	(1) PROVIDED
DRINKING FOUNTAINS	-	-	(1) REQUIRED
1 PER (100)	-	-	(2) PROVIDED
UTILITY SINK	-	-	(1) REQUIRED
1 PER (100)	-	-	(2) PROVIDED

DRAWING INDEX

ARCHITECTURAL

----	COVER SHEET
A00.00	INDEX
A00.01	GRAPHIC SYMBOLS
A00.30	DOOR, FRAME AND HARDWARE SCHEDULES
A00.31	TYPICAL STANDARDS
A00.40	ACCESSIBILITY INFORMATION
A00.50	SITE PLAN
A00.51	LIFE SAFETY PLAN
A01.01	DEMOLITION PLAN
A02.01	CONSTRUCTION PLAN
A04.01A	DEMO REFLECTED CEILING PLAN
A04.01B	REFLECTED CEILING PLAN
A05.01	FLOOR FINISH PLAN
A06.01	FURNITURE AND EQUIPMENT LAYOUT
A08.01	ENLARGED RESTROOMS
A08.02	ENLARGED RESTROOMS
A08.03	ENLARGED KITCHEN
A08.04	STAIR DETAILS AND ELEVATIONS
A12.01	MILLWORK DETAILS
A12.02	PARTITION TYPES AND DETAILS

FIRE PROTECTION

F0.01	FIRE PROTECTION SYMBOLS, LEGEND AND GENERAL NOTES
F100	FIRE PROTECTION SITE PLAN
F1.01	FIRE PROTECTION PLAN
F5.01	FIRE PROTECTION DETAILS

PLUMBING

P0.01	PLUMBING SYMBOLS, LEGEND AND GENERAL NOTES
P1.01	PLUMBING PLAN
P4.01	PLUMBING SCHEDULES
P5.01	PLUMBING DETAILS

MECHANICAL

M0.01	MECHANICAL SYMBOLS, LEGEND AND GENERAL NOTES
MD1.01	MECHANICAL DEMOLITION PLAN
M1.01	MECHANICAL PLAN
M5.01	MECHANICAL DETAILS

ELECTRICAL

E0.01	ELECTRICAL SYMBOLS, LEGEND GENERAL NOTES
E0.02	ELECTRICAL SPECIFICATIONS
ED1.01	LIGHTING DEMO PLAN
ED1.02	POWER DEMO PLAN
E1.01	LIGHTING RENOVATION PLAN
E1.02	POWER RENOVATION PLAN
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STRUCTURAL

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S0.02	SYMBOLS AND ABBREVIATIONS
S02.03	FOUNDATION AND SLAB PLAN
S05.01	SECTIONS AND DETAILS



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Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

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• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

• ARCHITECTURE

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
• ORLANDO, FL 32801

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GRAPHIC SYMBOLS (CONT.)

ELEVATION INDICATIONS

	STONE
	BRICK/CONCRETE BLOCK
	FINISHED WOOD
	GLASS
	QUARTZ
	RESIN

SECTION INDICATIONS

	SAND OR GROUT
	EARTH OR NATURAL GROUND
	POROUS FILL (GRAVEL)
	STONE
	CONCRETE
	BRICK
	CONCRETE MASONRY UNIT
	METAL
	NON-FERROUS ALUMINUM
	PLYWOOD
	WOOD (FINISH)
	WOOD (CONTINUOUS)
	WOOD (BLOCKING) INTERRUPTED MEMBER
	INSULATION (LOOSE OR BATT)
	INSULATION (RIGID)
	GLASS (LARGE SCALE)
	GYPSUM BOARD
	PLASTER WITH LATH
	ACOUSTICAL TILE
	CARPET
	FABRIC WRAPPED PANEL

GRAPHIC SYMBOLS (CONT.)

REFLECTED CEILING

	ACOUSTICAL CEILING AND GRID
	MAIN RUNNER
	GYPSUM BOARD SOFFIT
	EXISTING TO BE REMOVED
	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	FLUORESCENT STRIP FIXTURE
	FLUORESCENT PENDANT FIXTURE
	CEILING HEIGHT CHANGE
	DIMENSION OF CEILING ABOVE FINISH FLOOR
	CEILING FINISH
	CEILING MOUNTED EXIT SIGN, SHOWS QUANTITY OF FACE(S) AND DIRECTION OF ARROW(S)
	SMOKE DETECTOR
	STROBE
	FIRE SPRINKLER
	SPEAKER
	ACCESS DOOR
	SECURITY CAMERA
	THERMOSTAT
	LIGHT SWITCH
	DIMMER SWITCH
	RETURN AIR
	SUPPLY AIR
	LINEAR DIFFUSER
	E DENOTES EXISTING TO REMAIN
	R DENOTES EXISTING, RELOCATED FIXTURE

FINISH

	WALL FINISH
	BASE FINISH
	EXTENT OF FINISH
	WALL FINISH
	EXTENT OF FINISH
	WALL FINISH
	WAINSCOT FINISH
	BASE FINISH
	EXTENT OF FINISH
	SPECIAL FINISH
	FLOOR FINISH
	CHANGE IN FLOOR FINISH

GRAPHIC SYMBOLS (CONT.)

POWER & COMMUNICATION

	WALL MOUNTED DUPLEX
	WALL MOUNTED FOURPLEX
	QUADRUPLEX ISOLATED
	WALL MOUNTED SEPARATE DUPLEX
	WALL MOUNTED DEDICATED DUPLEX
	WALL MOUNTED DEDICATED FOURPLEX
	WALL MOUNTED HALF DEDICATED FOURPLEX
	WALL MOUNTED SPECIAL OUTLET
	WALL MOUNTED TELEPHONE RECEPTACLE
	WALL MOUNTED TELE/DATA RECEPTACLE
	WALL MOUNTED 1 TELE/2 DATA RECEPTACLE - QUAD FACEPLATE TERMINAL IN SINGLE-GANG, DUPLEX J-BOX.
	WALL MOUNTED DATA RECEPTACLE
	WALL MOUNTED AV RECEPTACLE
	WALL MOUNTED TV/CAMERA RECEPTACLE - 3" SQUARE.
	FLUSH FLOOR MOUNTED TELEPHONE RECEPTACLE
	FLUSH FLOOR MOUNTED TELE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED 1 TELE/2 DATA RECEPTACLE
	FLUSH FLOOR MOUNTED DATA RECEPTACLE
	FLUSH FLOOR MOUNTED DUPLEX
	FLUSH FLOOR MOUNTED FOURPLEX
	FLUSH FLOOR MOUNTED DEDICATED DUPLEX
	FLUSH FLOOR MOUNTED DEDICATED FOURPLEX
	FLUSH FLOOR MOUNTED SEPARATE DUPLEX
	FLUSH FLOOR MOUNTED SEPARATE FOURPLEX
	FLUSH FLOOR MOUNTED DUPLEX WITH TELE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED DEDICATED DUPLEX WITH TELE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED SEPARATE DUPLEX WITH TELE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED AV RECEPTACLE
	FLUSH FLOOR MOUNTED TV RECEPTACLE
	POKE-THRU TEL. MONUMENT
	POKE-THRU TELE/DATA MONUMENT
	POKE-THRU DATA POWER MONUMENT
	POKE-THRU DUPLEX POWER MONUMENT
	POKE-THRU FOURPLEX POWER MONUMENT
	POKE-THRU DEDICATED DUPLEX POWER MONUMENT
	POKE-THRU DEDICATED FOURPLEX POWER MONUMENT
	POKE-THRU SEPARATE DUPLEX POWER MONUMENT
	POKE-THRU SEPARATE FOURPLEX POWER MONUMENT
	POKE-THRU AV MONUMENT
	POKE-THRU TV MONUMENT
	FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWIRE CONNECTION
	FLOOR POKE-THRU JUNCTION BOX WITH HARDWIRE CONNECTION
	COMBINATION FLOOR POKE-THRU JUNCTION BOX WITH HARDWIRE CONNECTION
	CARD READER
	INTERCOM DEVICE
	DOOR RELEASE BUTTON
	DOOR BELL PUSH BUTTON TO READ "PUSH TO EXIT" PER NFPA 7.2.1.6.2 (4) MONITOR
	PHONE DIRECTORY
	ELECTROMAGNETIC DOOR HOLD OPEN
	ELECTRIC LOCKSET (SEE HARDWARE SCHEDULE)
	MAGNETIC LOCK (SEE HARDWARE SCHEDULE)
	SECURITY SYSTEM DOOR MONITOR CONTACT (SEE HARDWARE SCHEDULE)
	INTRUSION ALARM (SEE SECURITY DRAWINGS)
	KEY SWITCH (SEE SECURITY DRAWINGS)
	CONTROL PANEL
	491 EMERGENCY BREAK GLASS STATION; SECURITY DOOR CONTROLS
	WALL MOUNTED SIMON BOARD, POWER & DATA TO BE COORDINATED WITH VENDOR
	EQUIPMENT ITEM - SEE SCHEDULE
	FIRE WARDEN STATION
	FIRE ALARM PULL BOX
	SECURITY MONITOR
	AV FOR PROJECTION SYSTEM
	CAMERA REFER TO REFLECTED CEILING PLAN FOR LOCATION
	RECESSED POWER, DATA & COAX OUTLET, SEE PLAN FOR HT
	GROUND FAULT INTERCEPTOR

GRAPHIC SYMBOLS

CONSTRUCTION

	COLUMN GRID
	NEW PARTITION
	REFERENCE TO PARTITION TYPE
	1 HR. RATED PARTITION
	1 1/2 HR. RATED PARTITION
	2 HR. RATED PARTITION
	3 HR. RATED PARTITION
	4 HR. RATED PARTITION
	SMOKE PARTITION
	ELEVATION DATUM POINT
	OFFICE
	ROOM NAME
	ROOM NUMBER
	DOOR NUMBER (WITH SCHEDULE)
	"N" PREFIX DENOTES DOOR AT NON-DT OPTION ONLY
	ALIGN
	ALIGN WITH ESTABLISHED SURFACES
	SHEET NOTE
	REVISION REFERENCE
	EXTERIOR ELEVATION INDICATION
	ROW ON ELEVATION SHEET WHERE SHOWN
	DIRECTION OF ELEVATION SHEET WHERE SHOWN
	INTERIOR ELEVATION INDICATION
	LOCATION ON ROW WHERE SHOWN
	DIRECTION OF ELEVATION SHEET WHERE SHOWN
	DETAIL NUMBER
	SHEET WHERE SHOWN
	DESCRIPTION OF SIMILAR OR OPPOSITE FLOOR LEVEL AND AREA OR PHASE AREA TO BE DETAILED
	MILLWORK
	MILLWORK SCHEDULE TAG (IF USED)
	FIRE EXTINGUISHER WITHOUT CABINET
	FIRE EXTINGUISHER CABINET
	FIRE VALVE WITHOUT CABINET
	FIRE VALVE CABINET

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GRAPHIC SYMBOLS

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DOOR, FRAME AND HARDWARE GROUP SCHEDULE

SCHEDULE - DOOR AND FRAME															
DOOR ASSEMBLY								FRAME ASSEMBLY				FIRE RATING	HARDWARE GROUP	HARDWARE FUNCTION	REMARKS
NO.	LOCATION	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD DETAIL	JAMB DETAIL				
100	ENTRY DOOR	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 6
101	LOBBY	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8, 9
102	OFFICE	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
102A	STORAGE CLOSET	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
104A	CORRIDOR	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
104B	LIVING ROOM / DINING ROOM	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
106A	UNISEX RESTROOM	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
106B	JANITOR CLOSET	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
106C	HALLWAY #1	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
106D	HALLWAY #2	A	3'-0"	6'-8"	1 3/4"	S.C. WOOD	PAINT	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	1	2, 5
107	MECHANICAL ROOM	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
108	OFFICE	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
109A	LAUNDRY ROOM	A	3'-0"	6'-8"	1 3/4"	S.C. WOOD	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
109B	LAUNDRY ROOM	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 8
110A	STUDY AREA	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 9 - BOTH DOORS
110B	BACK ENTRY	-	-	-	-	-	PAINT	-	PAINT	-	-	-	-	6	2, 3, 6, 8
111A	STORAGE CLOSET	A	2'-8"	6'-8"	1 3/4"	S.C. WOOD	STAIN	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	1	2, 4, 8
111B	BACK DOOR	C	3'-0"	6'-8"	1 3/4"	METAL/GLASS	PAINT	HOLLOW MTL	PAINT	01/A00.30	02/A00.30	-	-	3	2, 6, 8
112A	BOY'S RESTROOM	D	3'-0"	6'-8"	1 3/4"	METAL	STAIN	HOLLOW MTL	PAINT	01/A00.30	02/A00.30	-	-	4	2, 5
113A	FIRE RISER ROOM	A	2'-8"	6'-8"	1 3/4"	S.C. WOOD	STAIN	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	1	2, 4
113B	BACK DOOR	C	3'-0"	6'-8"	1 3/4"	METAL/GLASS	PAINT	HOLLOW MTL	PAINT	01/A00.30	02/A00.30	-	-	3	2, 6
114A	GIRL'S RESTROOM	D	3'-0"	6'-8"	1 3/4"	METAL	STAIN	HOLLOW MTL	PAINT	01/A00.30	02/A00.30	-	-	4	2, 5
116A	GIRL'S SLEEPING QUARTERS #1	A	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	2	2, 4
116B	CLOSET	F	2'-8"	6'-8"	1 3/4"	S.C. WOOD	STAIN	WOOD	PAINT	05/A00.30	06/A00.30	-	-	5	1, 4, 7
117A	GIRL'S SLEEPING QUARTERS #2	A	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	2	2, 4
117B	CLOSET	E	5'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	WOOD	PAINT	05/A00.30	06/A00.30	-	-	5	1, 4
118A	GIRL'S SLEEPING QUARTERS #3	A	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	2	2, 4
118B	CLOSET	E	5'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	WOOD	PAINT	05/A00.30	06/A00.30	-	-	5	1, 4, 7
119A	BOY'S SLEEPING QUARTERS #1	A	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	2	2, 4
119B	CLOSET	F	2'-8"	6'-8"	1 3/4"	S.C. WOOD	STAIN	WOOD	PAINT	05/A00.30	06/A00.30	-	-	5	1, 4, 7
120A	BOY'S SLEEPING QUARTERS #2	A	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	2	2, 4
120B	CLOSET	E	5'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	WOOD	PAINT	05/A00.30	06/A00.30	-	-	5	1, 4, 7
121A	BOY'S SLEEPING QUARTERS #3	A	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	HOLLOW MTL	PAINT	03/A00.30	04/A00.30	-	-	2	2, 4
121B	CLOSET	E	5'-0"	6'-8"	1 3/4"	S.C. WOOD	STAIN	WOOD	PAINT	05/A00.30	06/A00.30	-	-	5	1, 4, 7

HARDWARE GROUPS

- SET 01**
- LOCKSET PRIVACY- MARKS 195 SERIES WITH I/C CORE PREP CYLINDRICAL LOCKSET, LEVER, 26D FINISH
 - FULL MORTISE BUTT STAINLESS HINGES, STANLEY CB1900 4 1/2"X4 1/2" (3)
 - DOOR STOP- FLOOR MOUNTED-DOME, ROCKWOOD 440, 626 FINISH
- SET 02**
- LOCKSET PASSAGE- MARKS 195 SERIES, LEVER, 26D FINISH
 - FULL MORTISE BUTT STAINLESS HINGES, STANLEY CB1900 4 1/2"X4 1/2" (3)
 - DOOR STOP- FLOOR MOUNTED-DOME, ROCKWOOD 440, 626 FINISH
- SET 03**
- CARD READER @ EXTERIOR ONLY
 - EXIT DEVICE - PANIC HARDWARE
 - SARGENT 8888 WITH 8ETL, 26 FINISH
 - SHALL BE PUSH-PAD TYPE TO EGRESS DIRECTION AND NOT REQUIRED MORE THAN ONE OPERATION TO UNLATCH
 - WEATHER STRIPPING
 - SURFACE CLOSER- LCN 4040XP, 689 FINISH @ PUSH SIDE
 - DOOR SWEEP, ZERO 539AA, W1
 - DOOR STOP, ZERO 475AA, Y1
 - DOOR STOP- FLOOR MOUNTED-DOME; ROCKWOOD 440, 626 FINISH @ EXTERIOR
 - THRESHOLD, ZERO 566A SERIES METAL, TYPE 1
 - (1) 1/2" KICKPLATE - IVES 8400, US26D FINISH @ PUSH SIDE
 - KEVED CYLINDER @ INTERIOR AND EXTERIOR
- SET 04**
- LOCKSET PASSAGE- MARKS 195 SERIES, LEVER, 26D FINISH
 - FULL MORTISE BUTT STAINLESS HINGES, STANLEY CB1900 4 1/2"X4 1/2" (3)
 - DOOR STOP- FLOOR MOUNTED-DOME; ROCKWOOD 440, 626 FINISH
 - SURFACE CLOSER- LCN 4040XP, 689 FINISH @ PUSH SIDE
 - DOOR LOUVER, ZERO 20X20" CECO
 - (2) 1/2" KICKPLATE STAINLESS - IVES 8400, US32D FINISH
 - SILENCERS - ROCKWOOD 608 GRAY (METAL DOORS ONLY)
- SET 05**
- LOCKSET SINGLE DUMMY HANDLE- MARKS 195 SERIES, LEVER, 26D FINISH @ PULL SIDE ONLY
 - STAINLESS HINGES, STANLEY FOR BI-FOLD DOORS (3) EACH DOOR
 - HEAVY DUTY TOP TRACK KIT FOR BI-FOLD DOORS, CUT TO FIT
- SET 06**
- LOCKSET PASSAGE- MARKS 195 SERIES, LEVER, 26D FINISH
 - DOOR STOP- FLOOR MOUNTED-DOME; ROCKWOOD 440, 626 FINISH

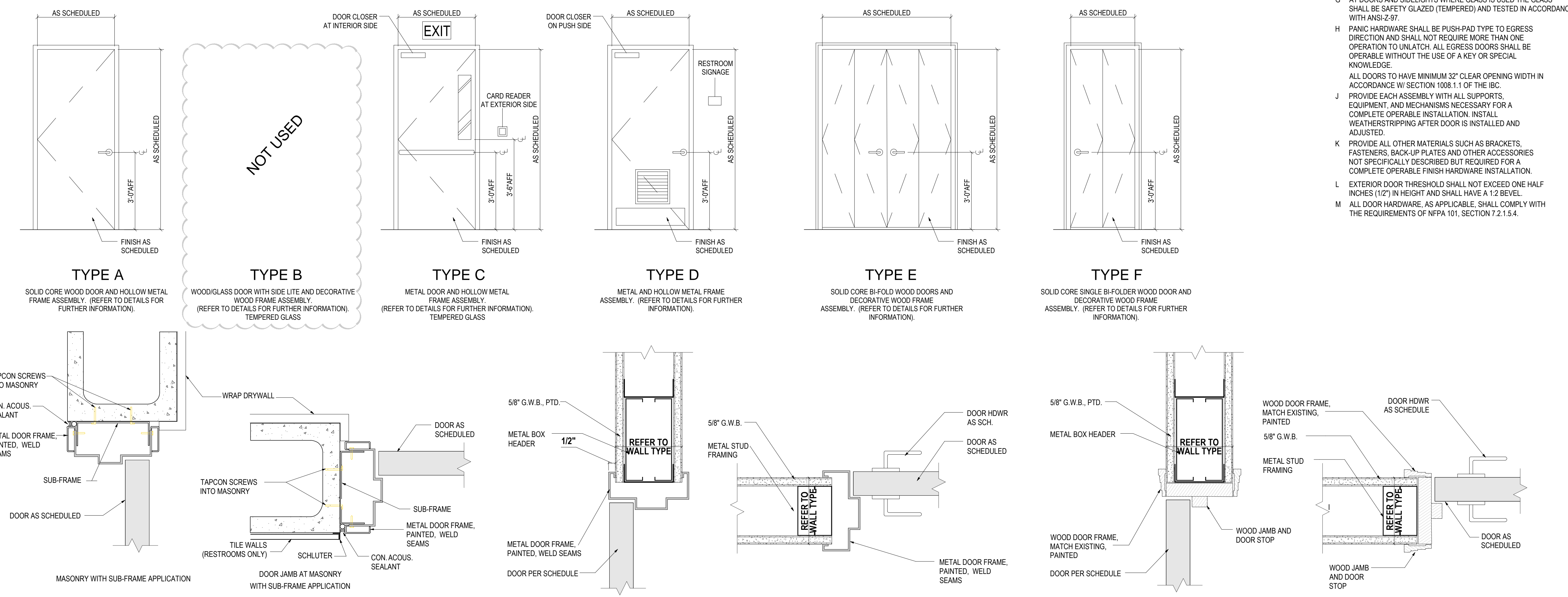
SHEET NOTES

- DOOR TO HAVE 1" UNDERCUT.
- PAINT ALL DOOR FRAMES EXISTING AND NEW COLOR P-3. REFER TO FINISH SCHEDULE ON SHEET A05.01.
- PAINT EXISTING DOORS COLOR P-3. REFER TO FINISH SCHEDULE ON SHEET A05.01.
- NEW DOORS COLOR SHALL BE STAINED. COLOR: SHERWIN WILLIAMS - RANCH OAK, SW3125-O.
- NEW DOOR SHALL BE PAINTED COLOR P-3. REFER TO FINISH SCHEDULE ON SHEET A05.01.
- SPLIT FINISH - DOOR SHALL BE PAINTED TO MATCH EXISTING ON EXTERIOR SIDE. THE INTERIOR SIDE OF DOOR SHALL BE PAINTED COLOR P-3. REFER TO FINISH SCHEDULE ON SHEET A05.01.
- WOOD CASING TO MATCH EXISTING.
- REPLACE EXISTING KNOB DOOR HANDLES WITH LEVER
- SPECS: MARKS 195 SERIES. GO TO COORDINATE ANY KEVED LOCKSETS WITH OC FACILITIES.
- INSTALL KICKDOWN DOOR HOLDER

GENERAL NOTES

- COORDINATE ALL HARDWARE WITH DOOR SWING. CLOSERS TO BE ON INTERIOR OF ROOMS. DOOR STOP SHALL BE FLOOR MOUNTED AND INSTALLED ON INTERIOR OF ROOMS, U.N.O.
- ALL HARDWARE FINISH TO MATCH EXISTING, U.N.O. WHERE MULTIPLE FINISHES EXIST, NOTIFY ARCHITECT IMMEDIATELY AND CONFIRM FINAL FINISH SELECTION BEFORE ORDERING.
- ALL EXISTING DOORS AND FRAMES TO BE PAINTED, REFER TO FINISH SCHEDULE FOR COLOR.
- ALL DOOR HARDWARE SHALL BE LEVER TYPE MEETING REQUIREMENTS OF ADA.
- CONTRACTOR SHALL COORDINATE ALL HARDWARE KEYING WITH THE OWNER AND OBTAIN OWNER'S APPROVAL PRIOR TO PLACING HARDWARE ORDER.
- REFER TO SPECIFICATIONS FOR HARDWARE FINISH.
- AT DOORS AND SIDELIGHTS WHERE GLASS IS USED THE GLASS SHALL BE SAFETY GLAZED (TEMPERED) AND TESTED IN ACCORDANCE WITH ANSI-Z-97.
- PANIC HARDWARE SHALL BE PUSH-PAD TYPE TO EGRESS DIRECTION AND SHALL NOT REQUIRE MORE THAN ONE OPERATION TO UNLATCH. ALL EGRESS DOORS SHALL BE OPERABLE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- ALL DOORS TO HAVE MINIMUM 32" CLEAR OPENING WIDTH IN ACCORDANCE W/ SECTION 1008.1.1 OF THE IBC.
- PROVIDE EACH ASSEMBLY WITH ALL SUPPORTS, EQUIPMENT, AND MECHANISMS NECESSARY FOR A COMPLETE OPERABLE INSTALLATION. INSTALL WEATHERSTRIPPING AFTER DOOR IS INSTALLED AND ADJUSTED.
- PROVIDE ALL OTHER MATERIALS SUCH AS BRACKETS, FASTENERS, BACK-UP PLATES AND OTHER ACCESSORIES NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE OPERABLE FINISH HARDWARE INSTALLATION.
- EXTERIOR DOOR THRESHOLD SHALL NOT EXCEED ONE HALF INCHES (1/2") IN HEIGHT AND SHALL HAVE A 1/2" BEVEL.
- ALL DOOR HARDWARE, AS APPLICABLE, SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 101, SECTION 7.2.1.5.4.

DOOR TYPES



STATE OF FLORIDA
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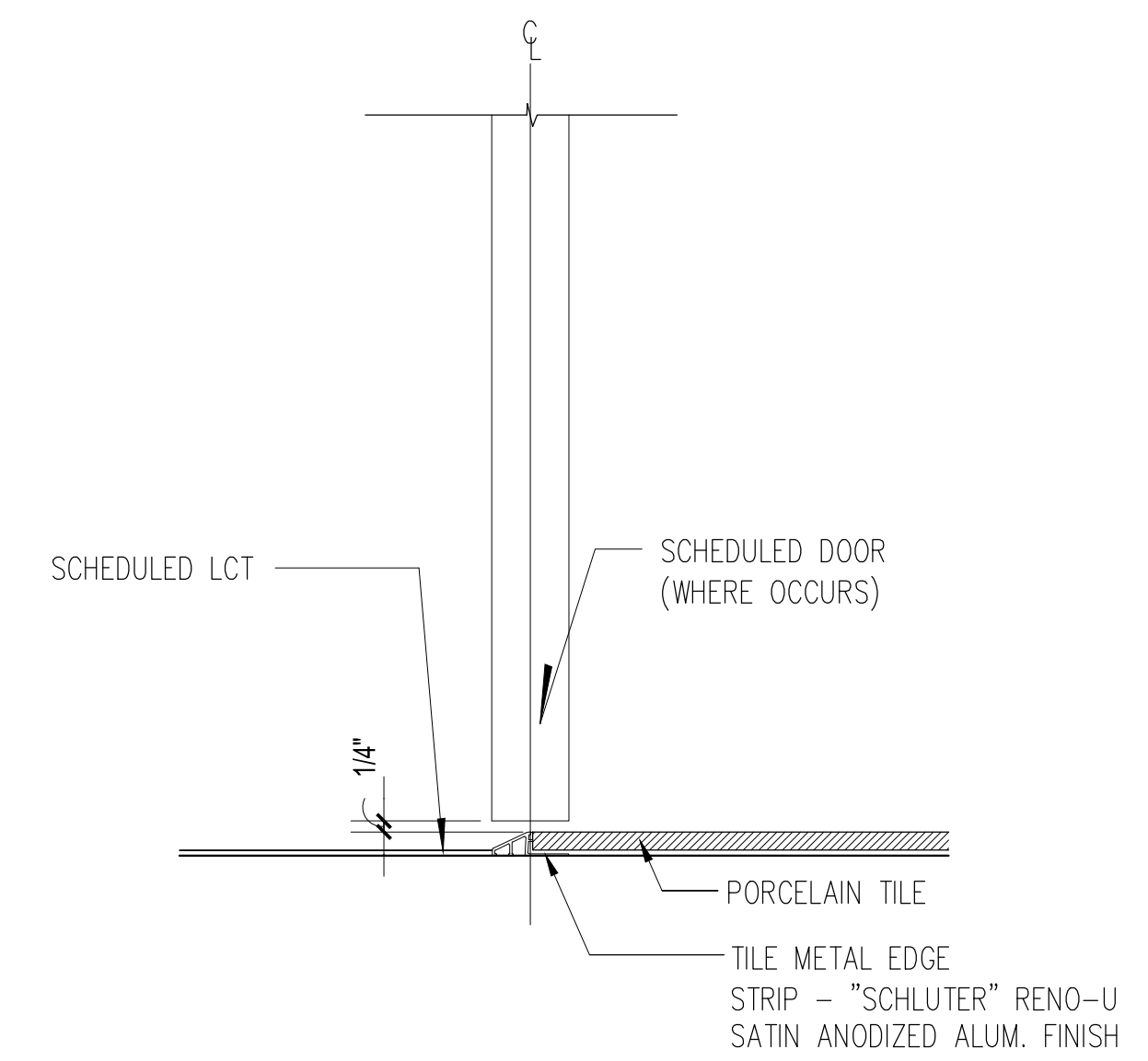
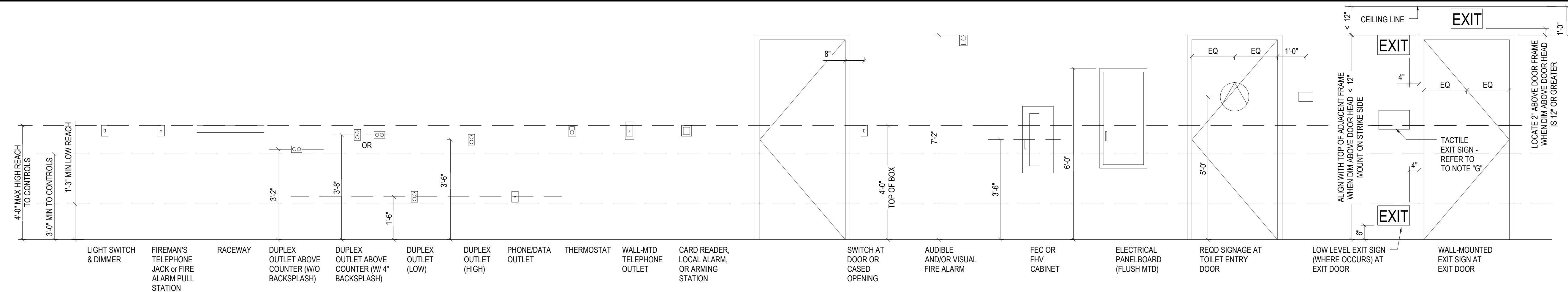
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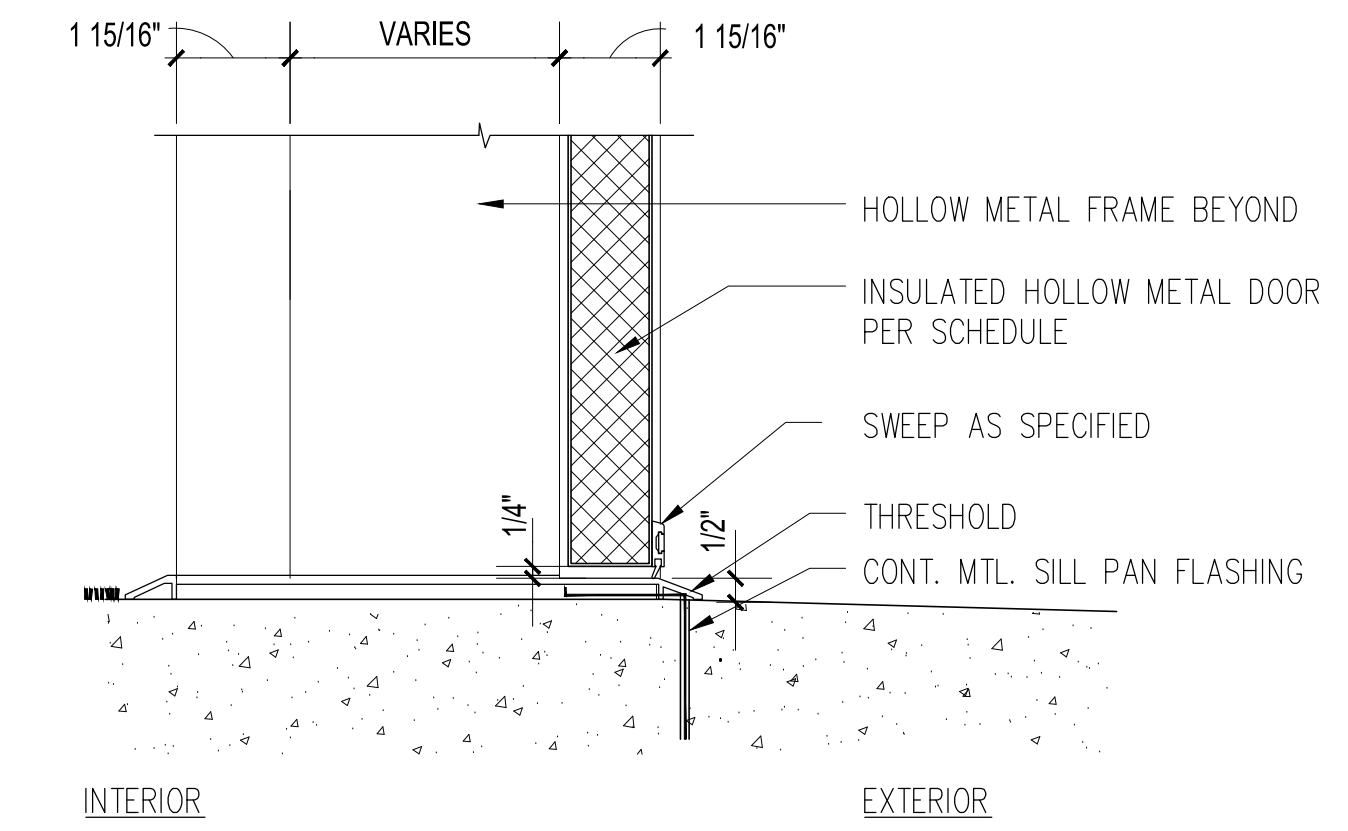
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- 01 HM FLUSH DOOR HEAD SCALE: 3" = 1'-0"
- 02 HM FLUSH DOOR JAMB SCALE: 3" = 1'-0"
- 03 HM FLUSH DOOR HEAD SCALE: 3" = 1'-0"
- 04 HM FLUSH DOOR JAMB SCALE: 3" = 1'-0"
- 05 WOOD DOOR HEAD SCALE: 3" = 1'-0"
- 06 WOOD DOOR JAMB SCALE: 3" = 1'-0"

TYP. MOUNTING HEIGHTS



VCT / CERAMIC TILE TRANSITION
SCALE: 3"=1'-0" DT TR-5 **2**



SILL DTL. @ EXT. HM. FRAME
SCALE: 3"=1'-0" DT DR 13 **1**

SHEET NOTES

- REFER TO SHEET A00.40 FOR ACCESSIBILITY DETAILS.



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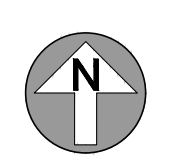
Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
KA	VARIES

File Name
X:\dwgs\15253 OC Wittenstein House ADA\CAD\SHEETS\
A00.31 Typical Standards.dwg

Consultant • Seal/Signature

Sheet Title:
TYPICAL STANDARDS



A00.31

ACCESSIBILITY NOTES:



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STATE OF FLORIDA MARIA FERREIRA
Architect • Seal/Signature
AA-CO01315
AR-95752



Project Documents for:
Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date	Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS	KA
	09.15.16	90% CD SET	JS	KA
	12.02.16	PERMIT/BID SET	JS	KA
	01.25.17	PERMIT COMMENTS	JS	KA

Issue	Date	Issue Description	Drawn By	Checked By
	02.27.17	CONST. ISSUE SET	JS	KA

• SPACE PLANNING
• INTERIOR DESIGN

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
• ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
KA	VARIES

File Name
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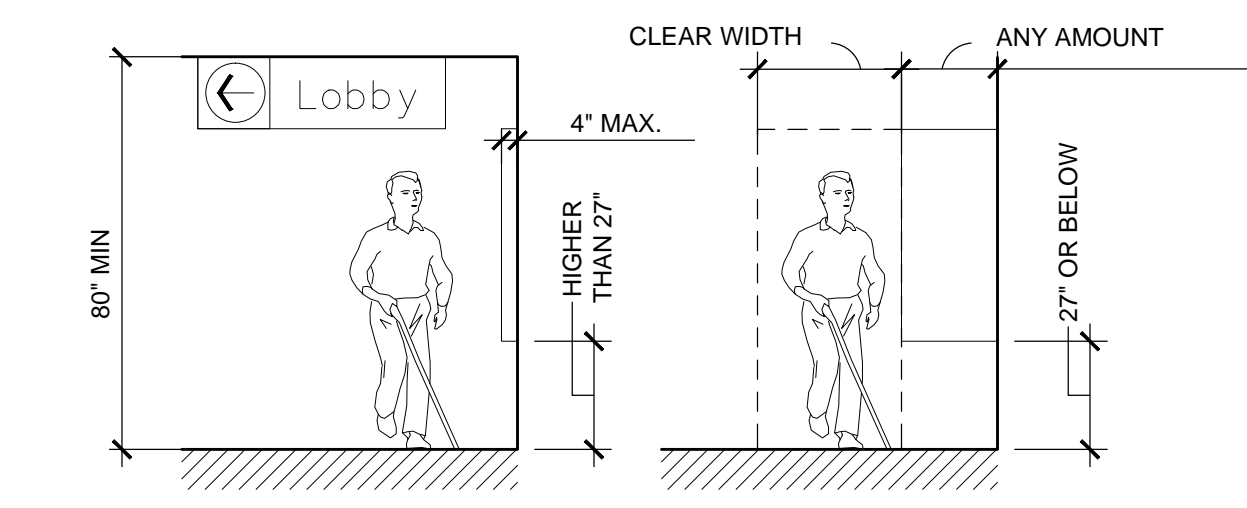
Consultant • Seal/Signature

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ACCESSIBILITY INFO.

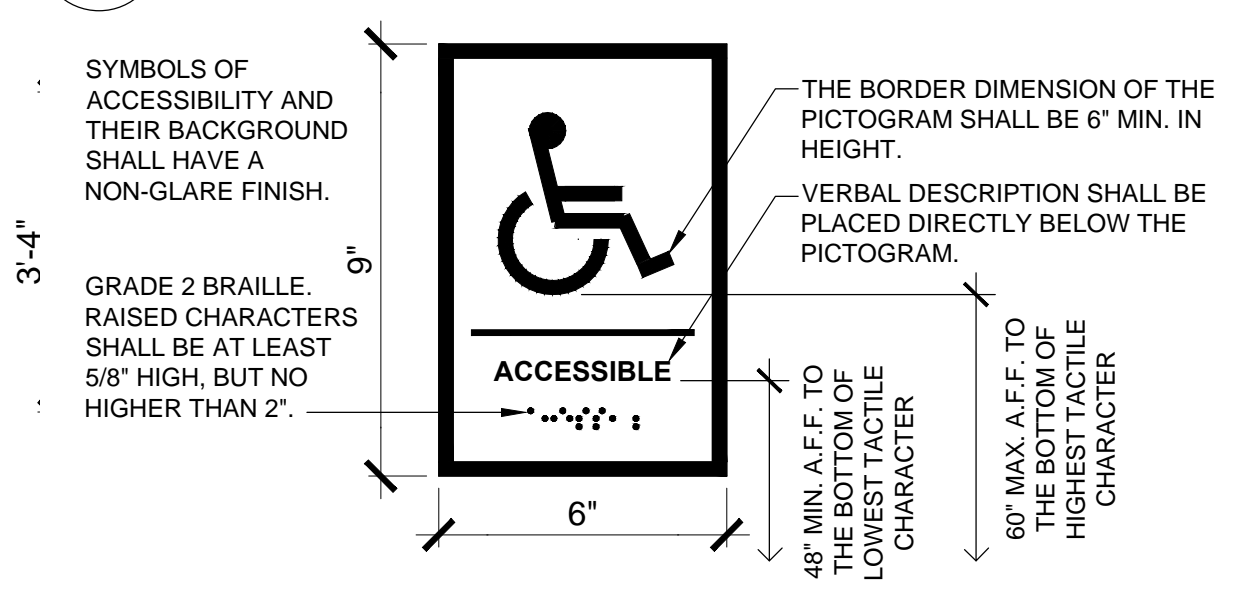
- FOR RESTROOMS ACCESSIBLE TO THE PUBLIC, THE WALLS AND FLOORS OF TOILET, BATHING AND SHOWER ROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES. WALLS AND PARTITIONS WITH 2 FEET OR URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- ALL DIMENSIONS ARE ABOVE FINISHED FLOOR (A.F.F.). DIMENSIONS THAT ARE NOT STATED AS "MAXIMUM" OR "MINIMUM" ARE ABSOLUTE.
- ALL DIMENSIONS ARE TO FINISH SURFACES AND SHALL BE CONSIDERED "CLEAR" DIMENSIONS. THE ACCESSIBLE 5 FOOT TURNING CIRCLE OR "CLEAR" DIMENSION CONTIGUOUS FROM THE FLOOR AND UP THE WALLS, THE FINISHED BASE AND/OR TRIM MATERIALS SHALL NOT DIMINISH THE REQUIRED 5 FOOT DIMENSION AT THE FLOOR OR THE WALLS OF THE ROOM. THE GC SHALL LAY OUT THE WORK TO ACCOMMODATE THE THICKNESS OF MATERIALS AND ALLOW FOR VARIATIONS IN EXISTING AND NEW SURFACES AND MATERIALS TO PROVIDE THE REQUIRED "CLEAR" DIMENSIONS.
- IF TOILETS ARE UPGRADED FOR ACCESSIBILITY COMPLIANCE REFER TO SHEET A00.01 & .02 FOR ADDITIONAL ACCESSIBILITY DETAILS, NOTES AND THE ACCESSORIES AND FIXTURE SCHEDULES.
- DETAILS SUPERSEDE PLANS. IN THE EVENT OF CONFLICTING INFORMATION GC TO CONTACT ARCHITECT IMMEDIATELY.
- FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.
- ABRUPT CHANGES IN LEVEL, ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTUATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FLOOR FINISH.
- MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
- THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
- WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. (REFER TO A.D.A. DRAWING FOR CLEARANCES BASED ON DIFFERENT APPROACHES)
- FLOORS OR LANDINGS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
- CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
- SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.
- ENTRY TO SANITARY FACILITIES:
 - A 44" CLEAR AISLE OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.
 - DOORWAYS TO HAVE A 32" CLEAR OPENING.
 - ON APPROACH SIDE, PROVIDE A 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH AND 44" SPACE WHEN DOOR SWINGS AWAY FROM APPROACH. REFER TO ADA DRAWING FOR CLEARANCES BASED ON DIFFERENT APPROACHES.
- THE AMERICANS WITH DISABILITIES ACT (A.D.A.) PROVIDES THAT ALTERATIONS TO A FACILITY MUST BE MADE IN SUCH A MANNER THAT, TO THE MAXIMUM EXTENT FEASIBLE, THE ALTERED PORTIONS OF THE FACILITY ARE READILY ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. GENERAL CONTRACTOR ACKNOWLEDGES THAT THE REQUIREMENTS OF A.D.A. WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THE ARCHITECT THEREFORE, WILL USE ITS BEST PROFESSIONAL EFFORTS TO INTERPRET A.D.A. REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT OWNER WILL COMPLY WITH ALL INTERPRETATIONS OF THE A.D.A. REQUIREMENTS AND/OR THE OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT.
- THE SCOPE OF WORK INDICATED ON THESE DRAWINGS IS FOR SPECIFIC ITEMS. SELECTED BY OWNER FOR CUSTOMER ACCESS TO GOODS AND SERVICES; NOTE THAT SOME AREAS OF ACCESS HAVE NOT BEEN MODIFIED TO MEET ACCESSIBILITY REQUIREMENTS. ALL OTHER AREAS OF A.D.A. UPGRADE THAT MAY BE REQUIRED AT THIS TIME ARE NOT IN THIS CONTRACT AND ARE NOT INDICATED ON THESE DOCUMENTS. SEE OWNER FOR ADDITIONAL INFORMATION CONCERNING OTHER AREAS OF ACCESSIBILITY SCOPE OF WORK.
- DETAILS AND INFORMATION ON THIS SHEET MUST BE USED IN CONCERT WITH PLANS AND DETAILS ON SHEETS FOR COMPLIANCE WITH THE REQUIREMENTS OF THE A.D.A.

NOTE: THE DETAILS ON THIS SHEET SUPERSEDE INFORMATION/DETAILS SHOWN IN THE PLANS. IN THE EVENT OF CONFLICTING INFORMATION CONTACT OWNER IMMEDIATELY.

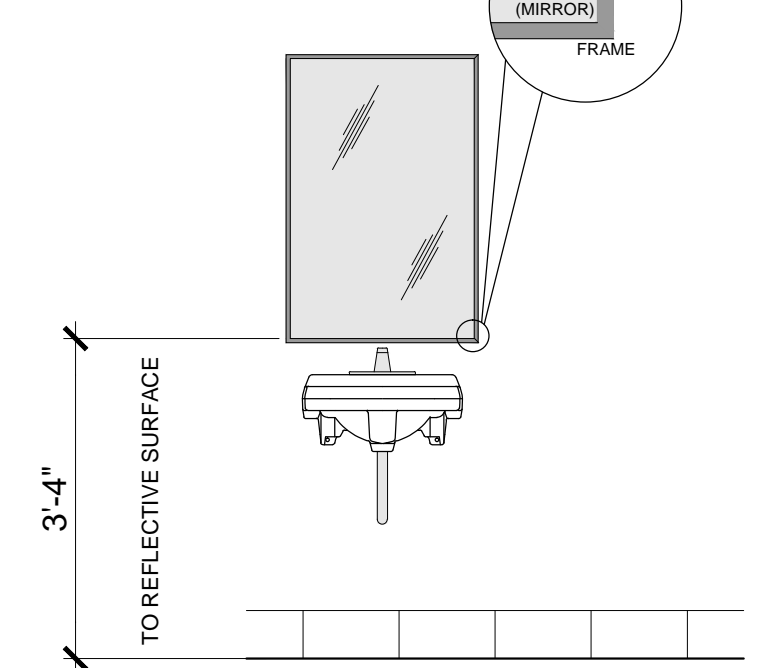
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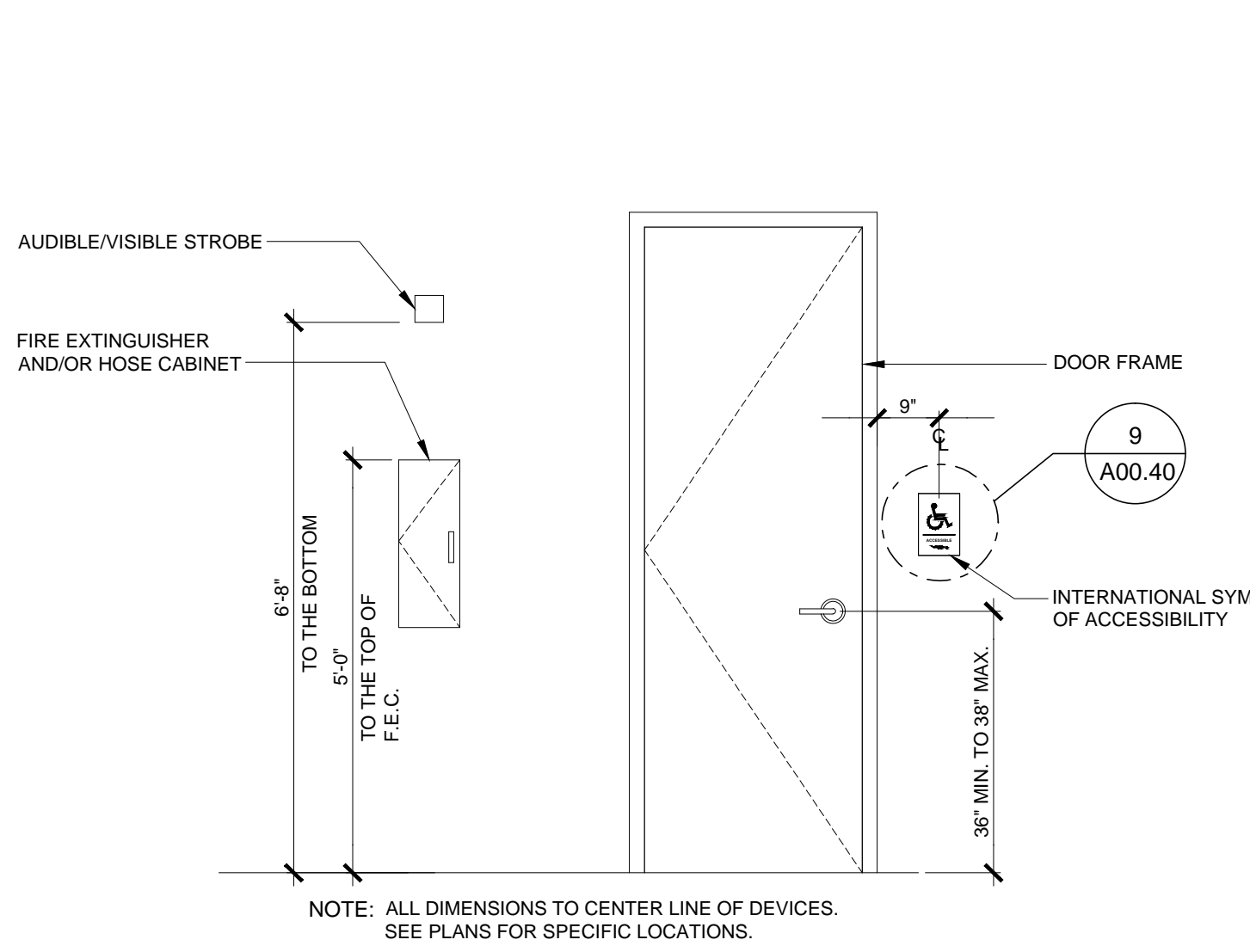
10 PROTRUDING OBJECTS
1/4" = 1'-0"



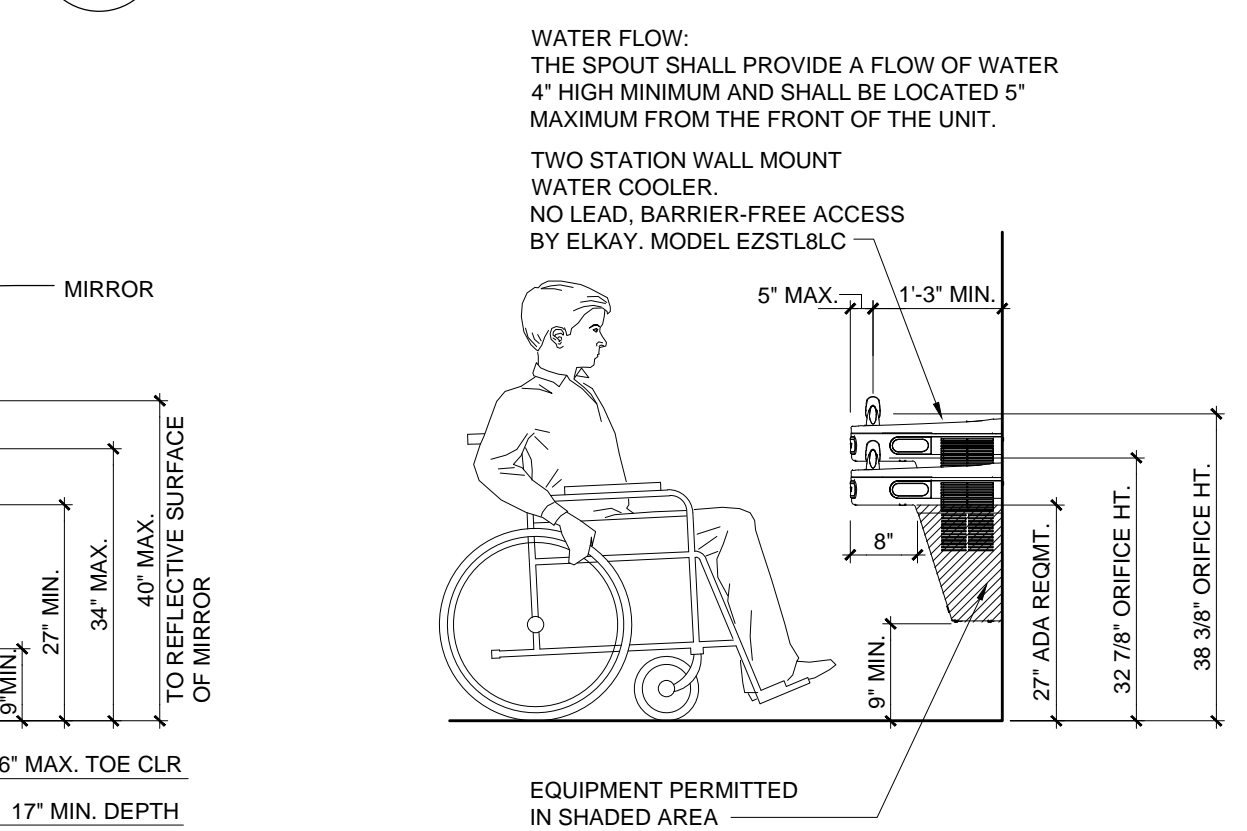
9 SIGNAGE DETAIL
3" = 1'-0"



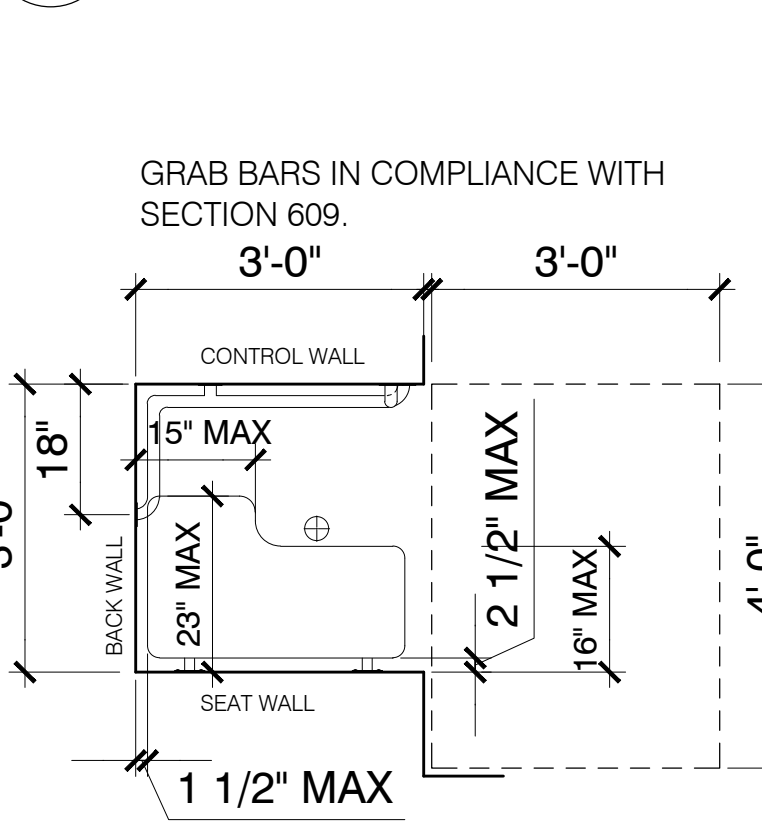
12 MIRROR MOUNTING HEIGHT
1/2" = 1'-0"



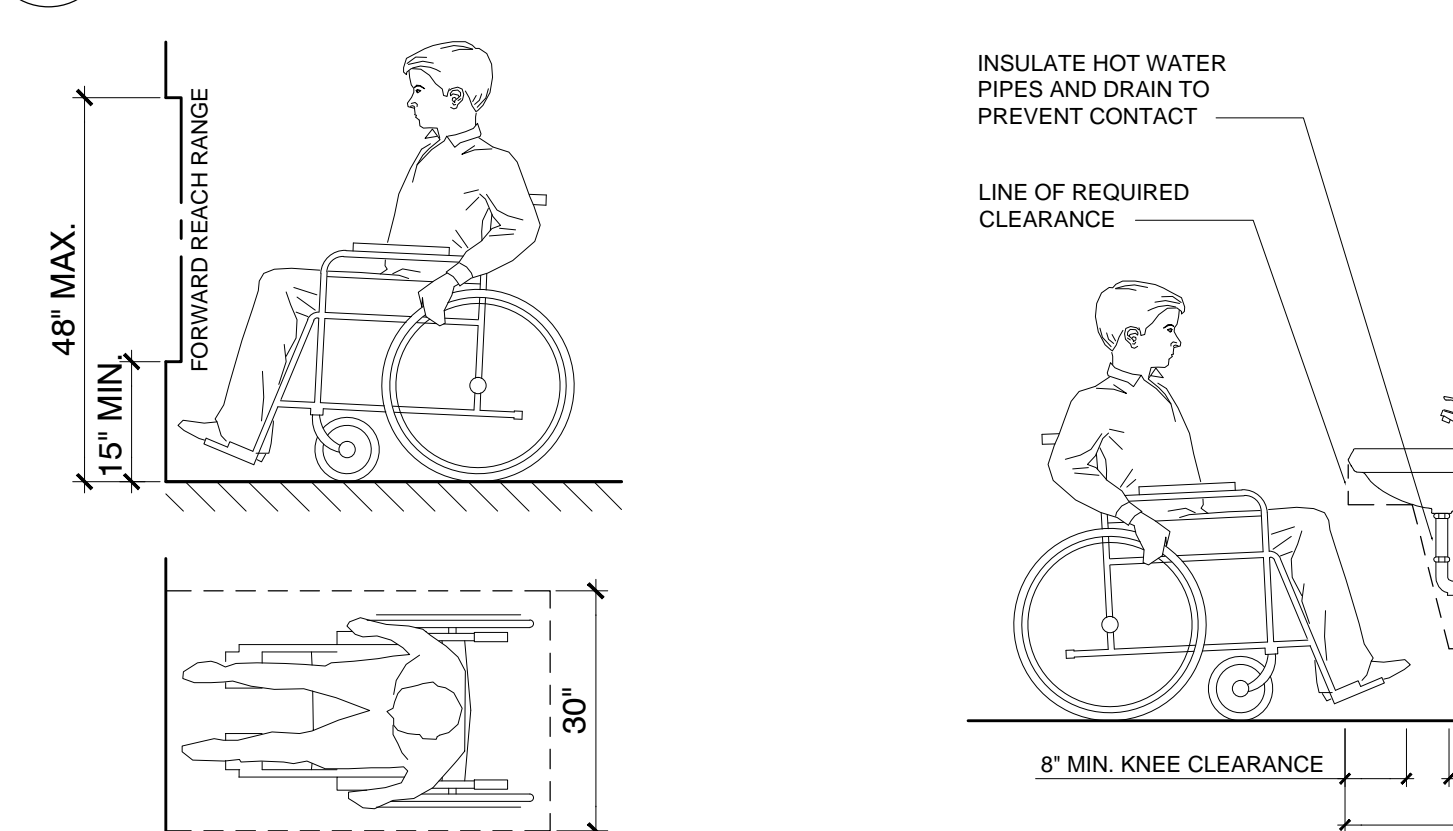
8 TYPICAL MOUNTING HEIGHT DETAIL
1/2" = 1'-0"



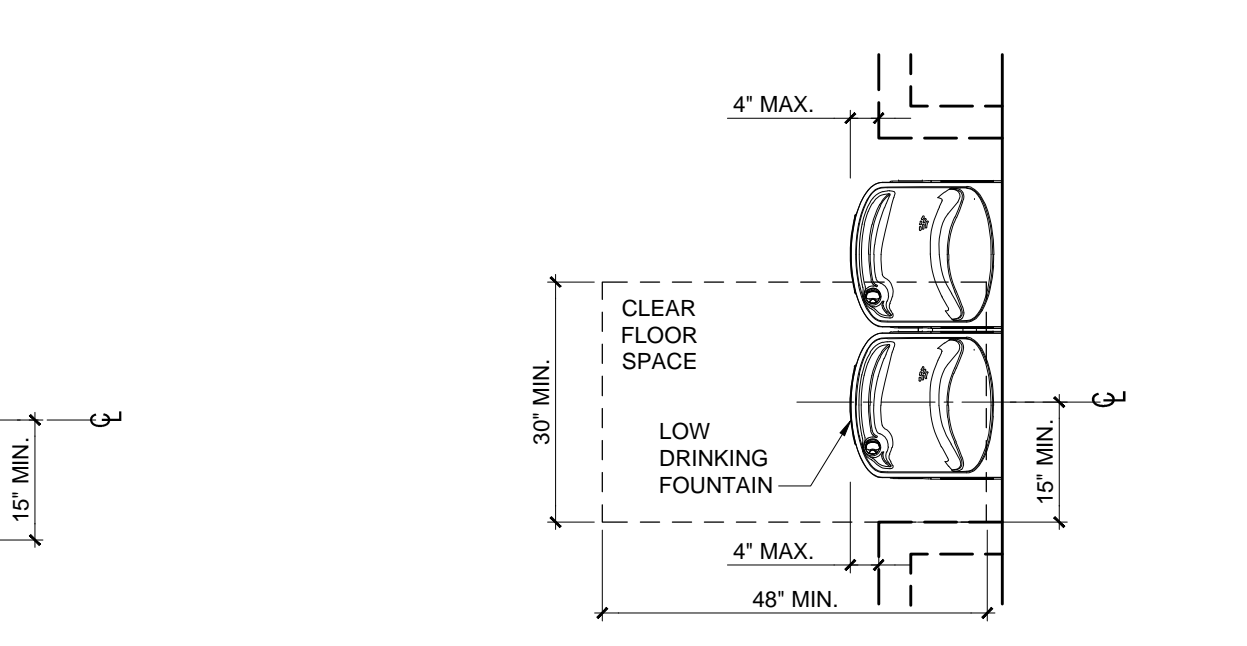
7 DRINKING FOUNTAIN
1/2" = 1'-0"



11 TRANSFER SHOWER
1/2" = 1'-0"



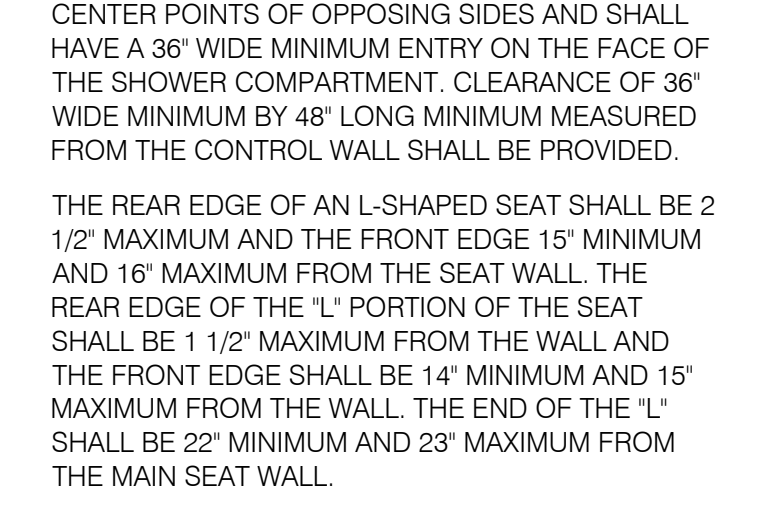
5 REACH RANGE
1/2" = 1'-0"



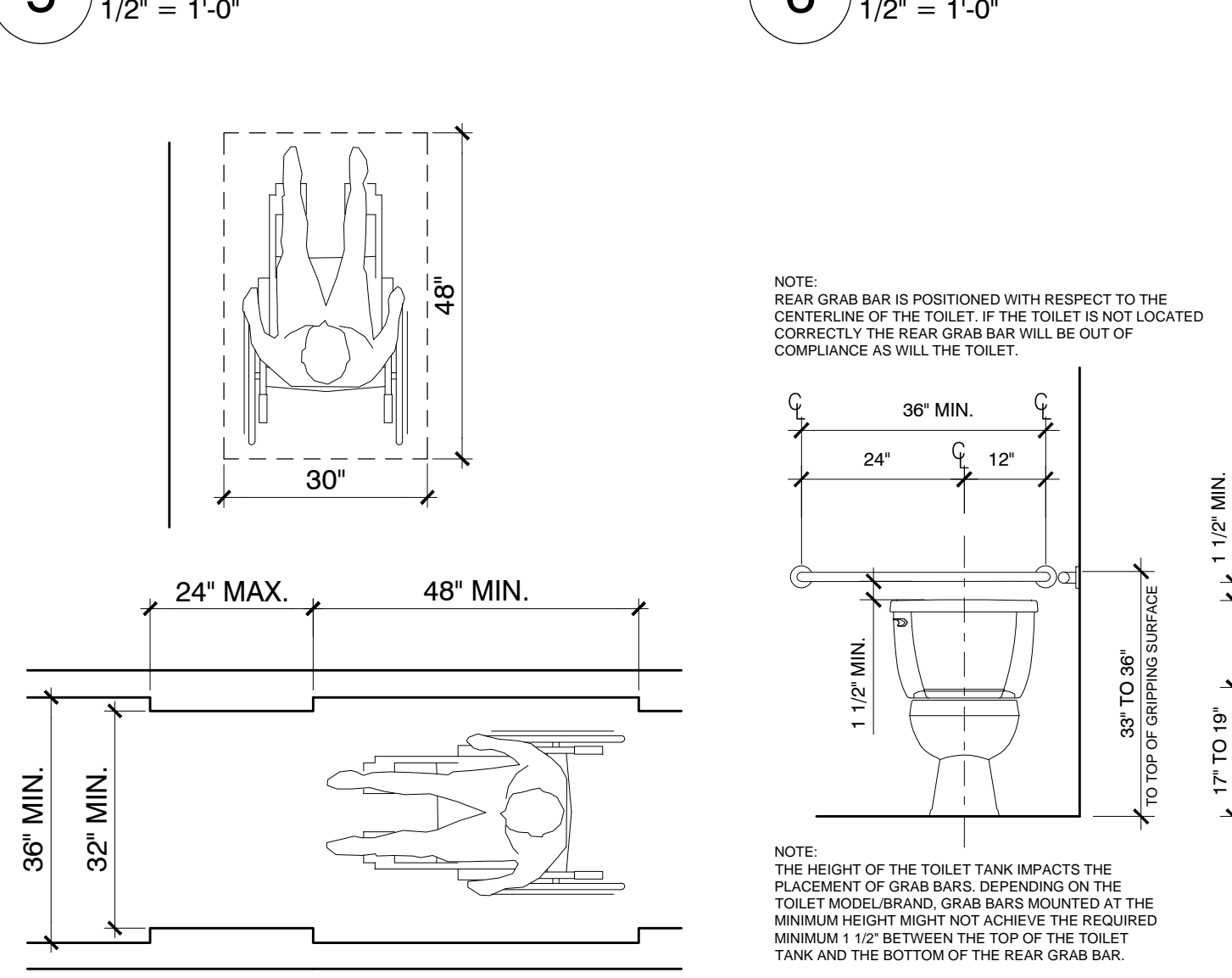
3 SINGLE USER TOILET DETAIL
1/2" = 1'-0"



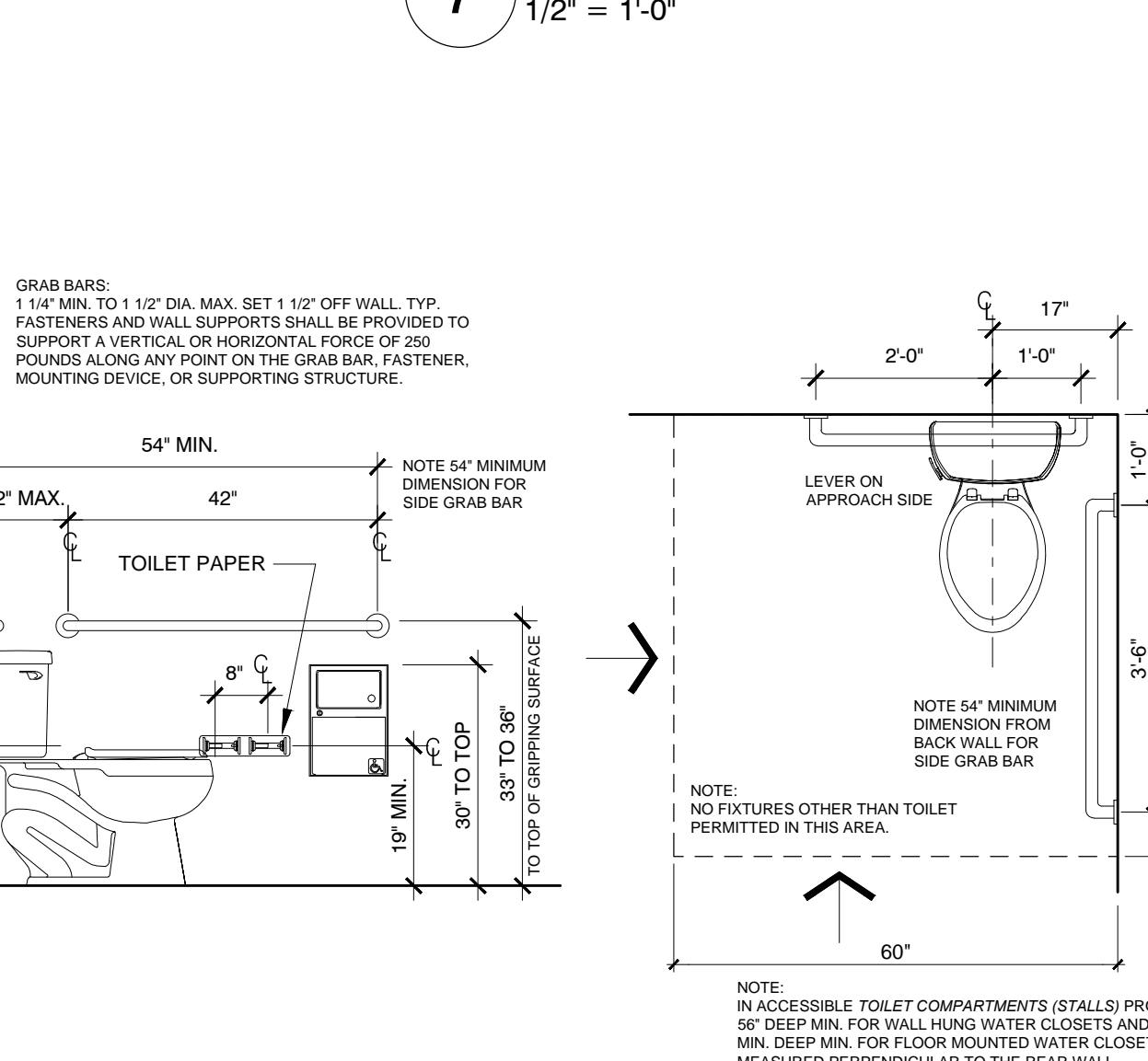
4 TYPICAL DOOR OR GATE CLEARANCES
1/4" = 1'-0"



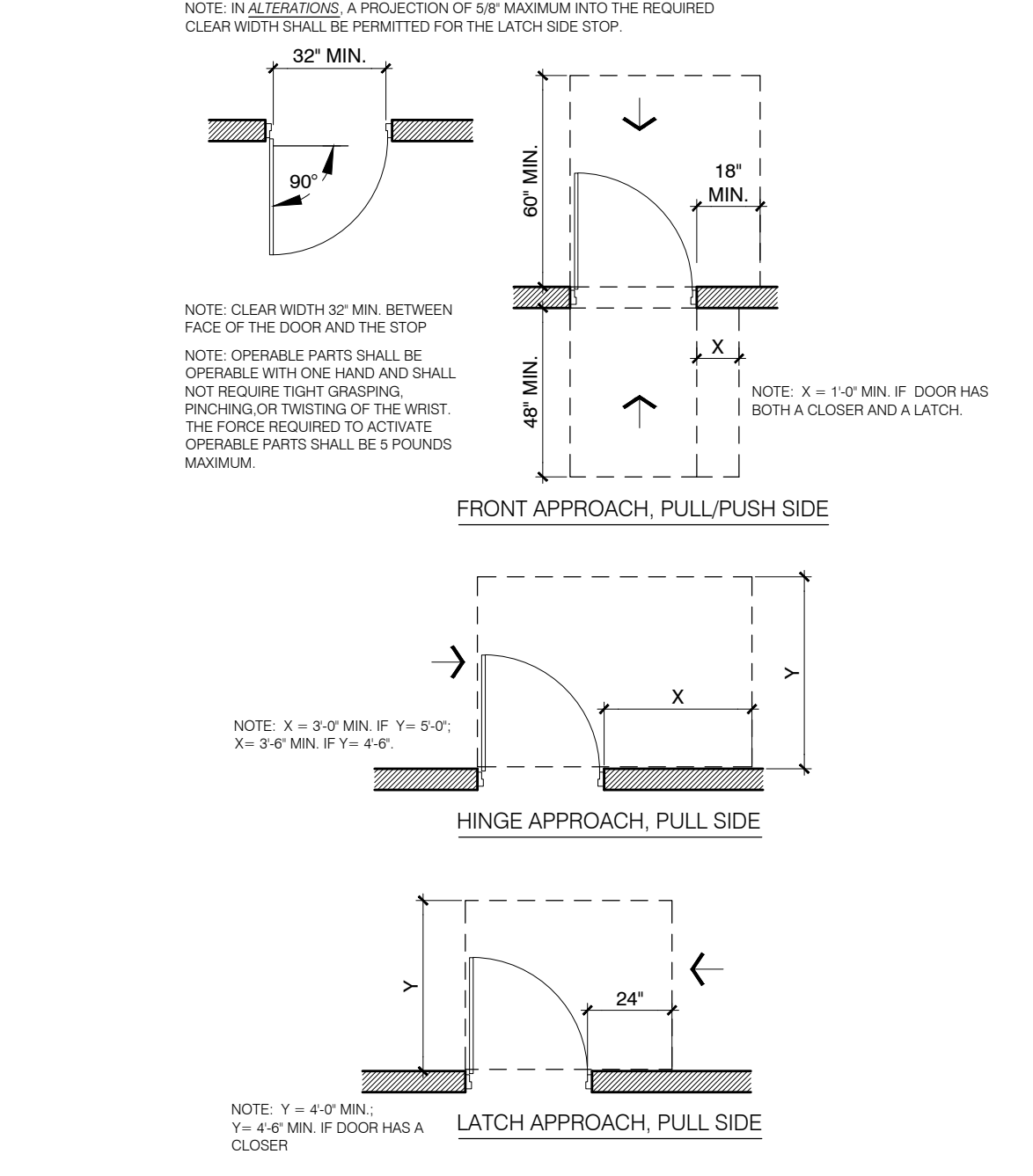
6 LAVATORY DETAIL
1/2" = 1'-0"



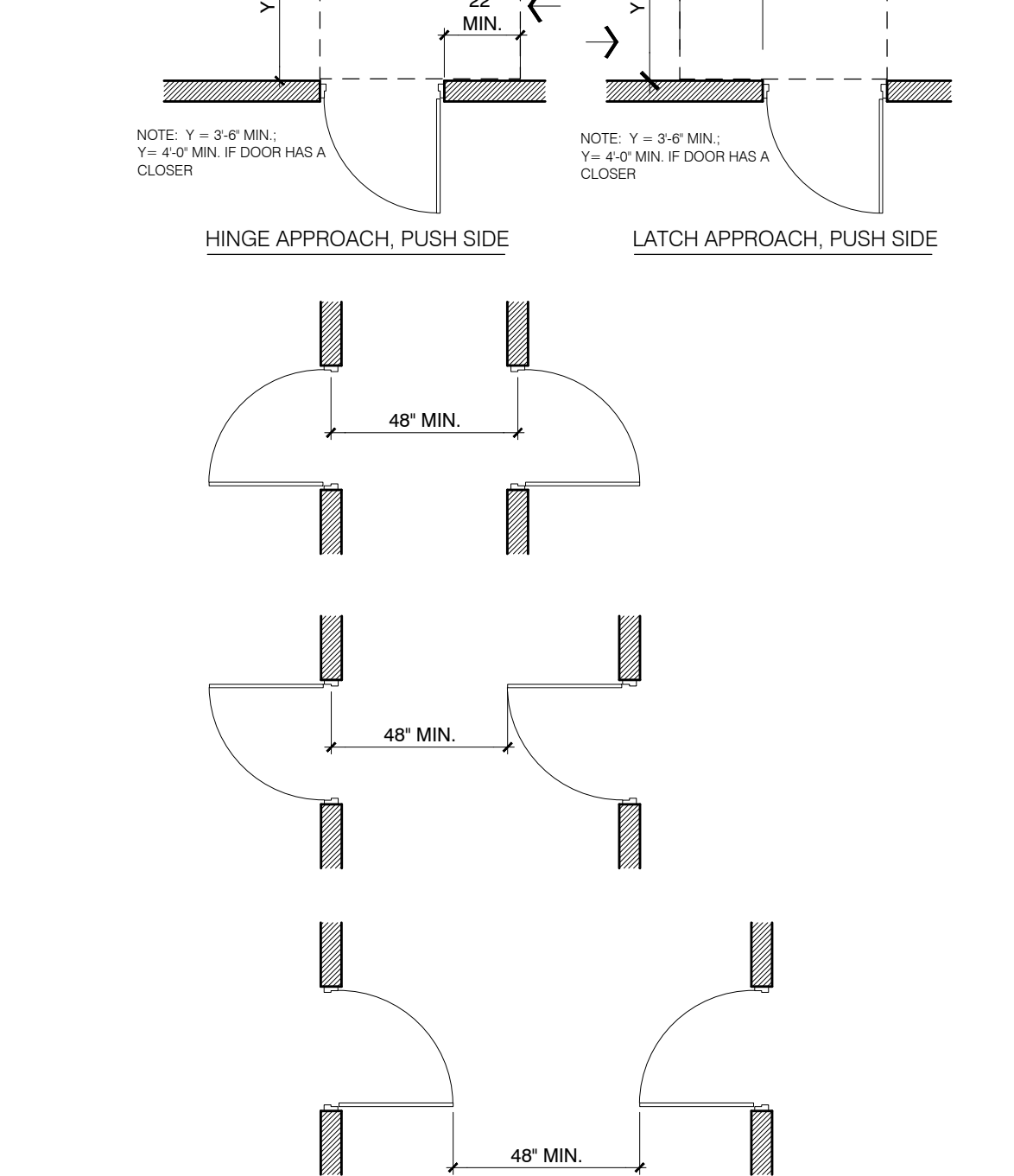
2 CORRIDOR WIDTH
1/2" = 1'-0"



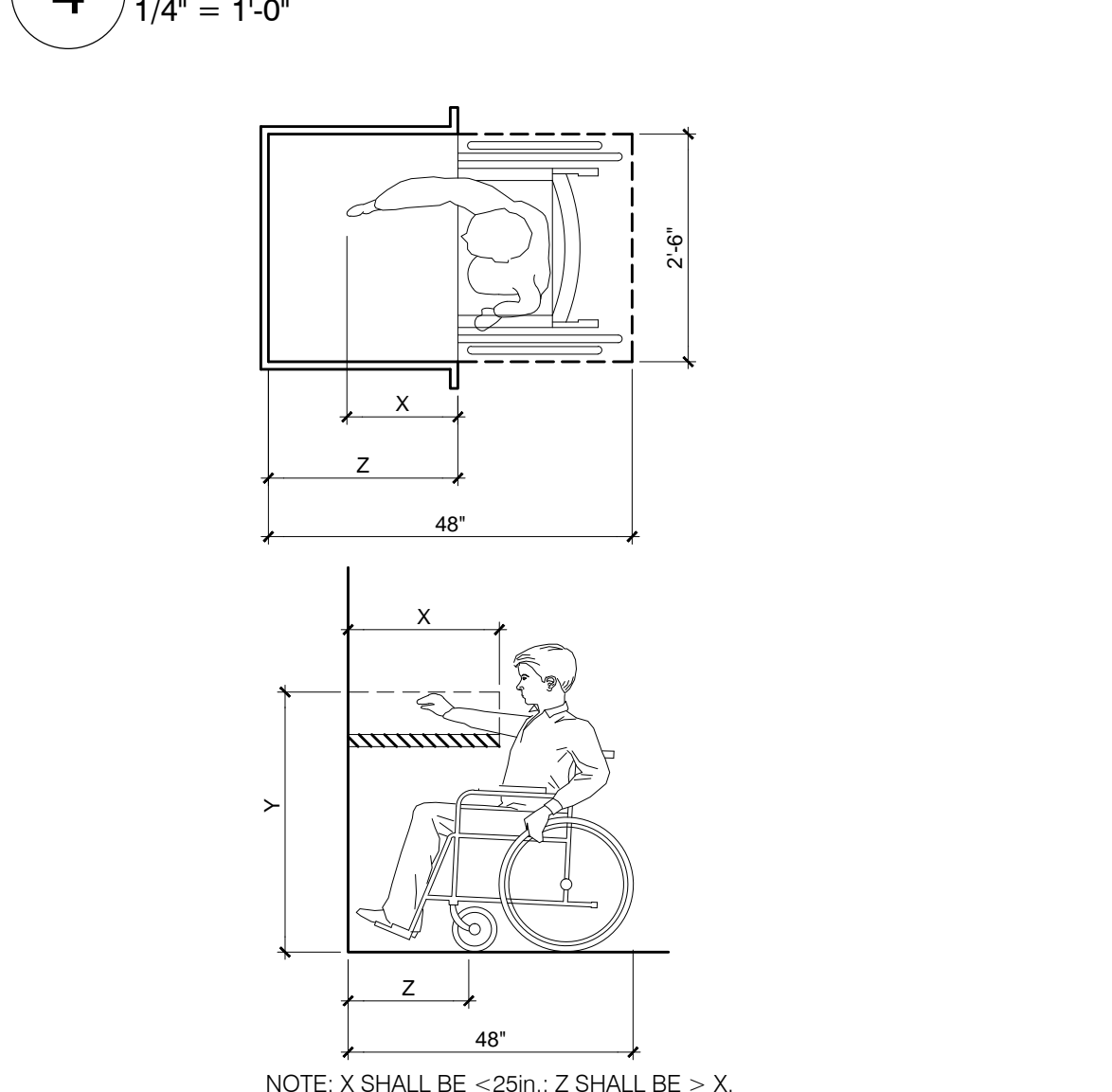
1 FWD REACH DETAIL
1/2" = 1'-0"



1 FWD REACH DETAIL
1/2" = 1'-0"



4 TYPICAL DOOR OR GATE CLEARANCES
1/4" = 1'-0"



1 FWD REACH DETAIL
1/2" = 1'-0"

DICKSON AVE

MICHIGAN STREET
ASPHALT PAVEMENT

CENTERLINE OF MICHIGAN STREET
RIGHT OF WAY WIDTHS VARY AS SHOWN ON
STATE ROAD PLAT BOOK 1, PAGES 140 TO 142

ADC
ARCHITECTURAL DESIGN COLLABORATIVE

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STATE OF FLORIDA
MARIA FERREIRA
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Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS KA
	09.15.16	90% CD SET	JS KA
	12.02.16	PERMIT/BID SET	JS KA
	01.25.17	PERMIT COMMENTS	JS KA

02.27.17 CONST. ISSUE SET JS KA

• SPACE PLANNING
• INTERIOR DESIGN

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
• ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
KA	3/16" = 1'-0"

File Name
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A00.50 SITE PLAN.dwg

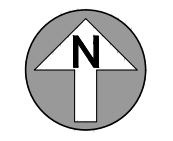
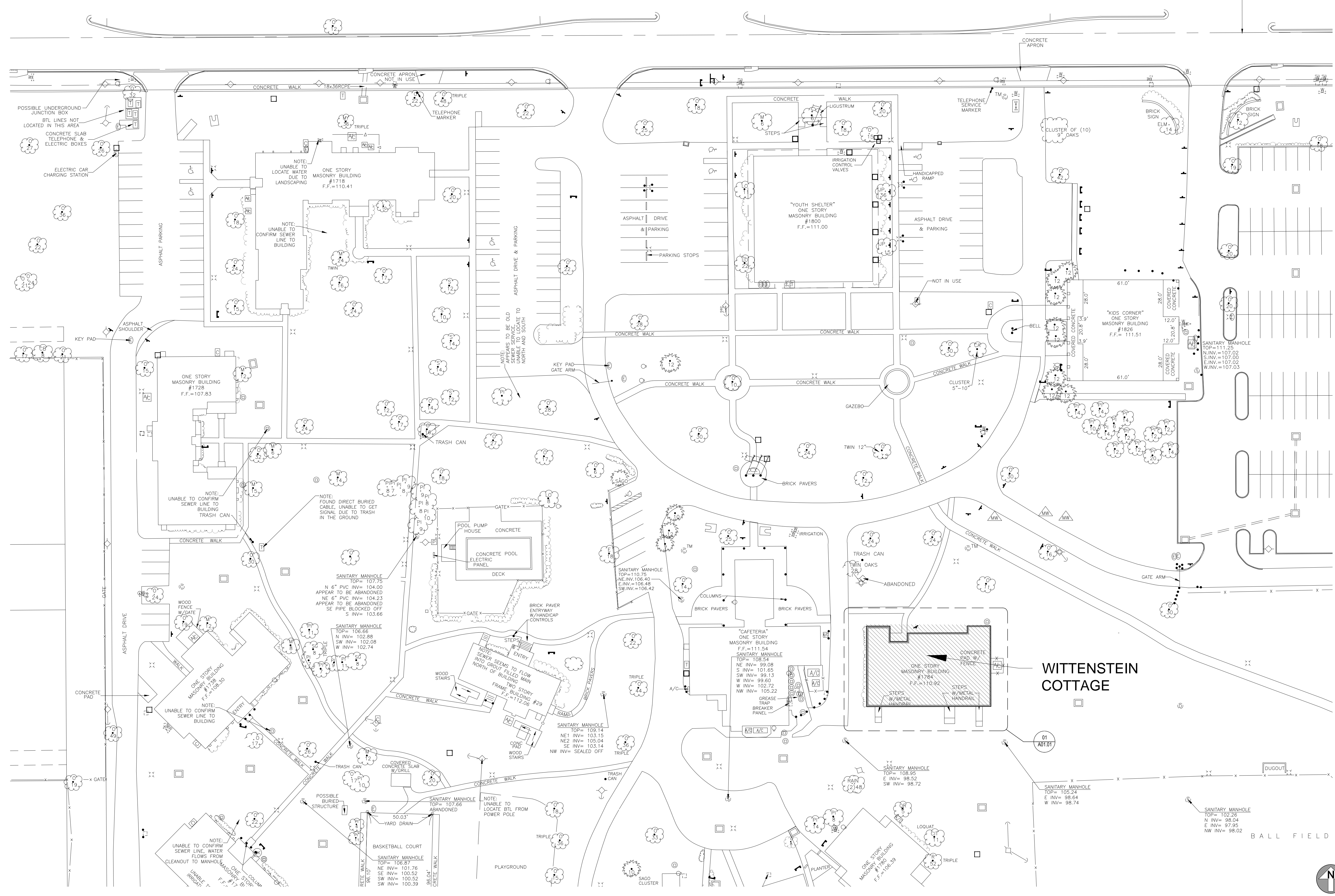
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Sheet Title:

SITE PLAN

A00.50

PRINTED ON: Feb 27, 2017 - 1:59pm





Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

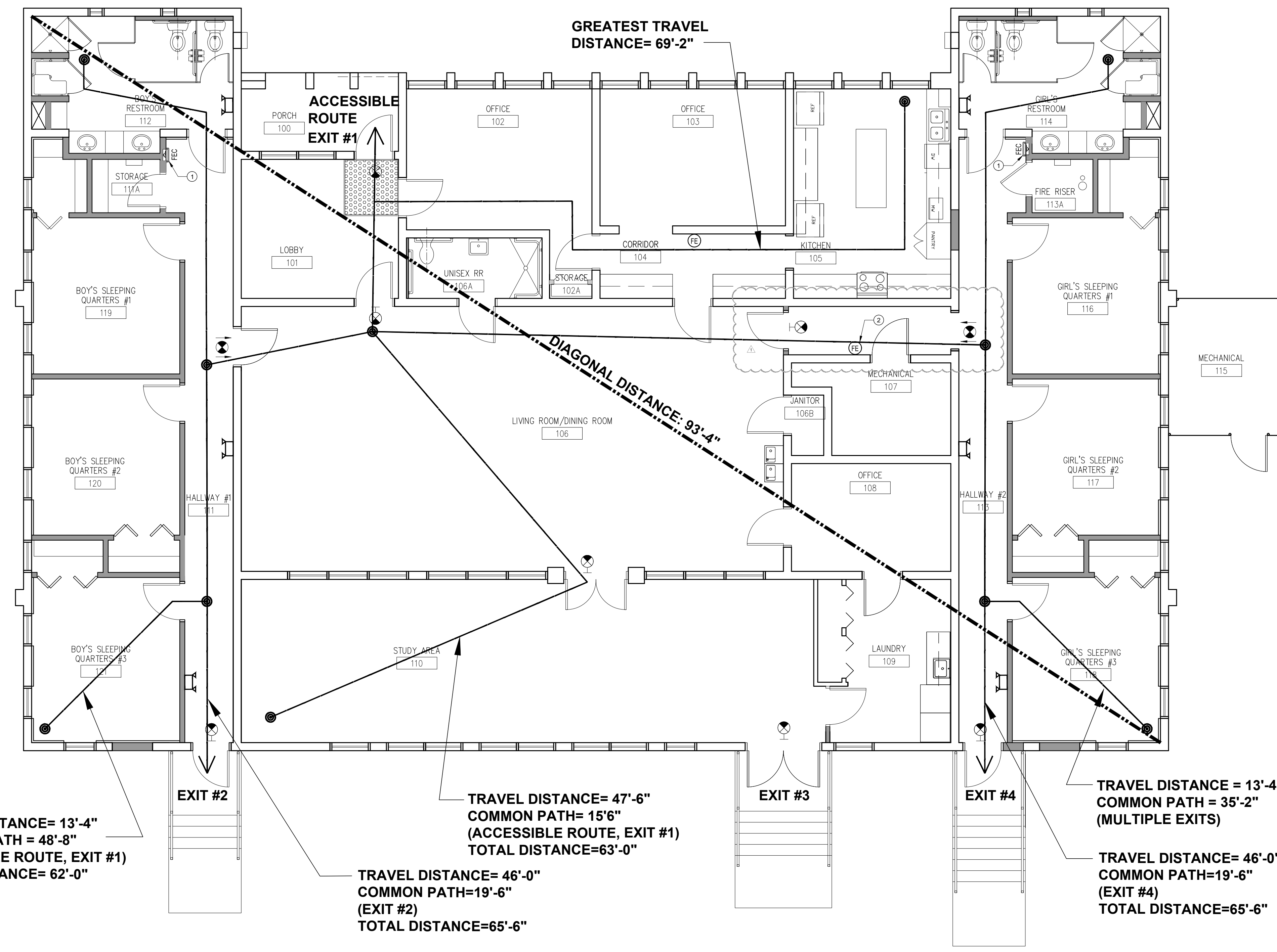
Issue	Date & Issue Description	Drawn By	Checked By
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Client Information
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ORLANDO, FL 32801

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KA	3/16" = 1'-0"

File Name
X:\dwgs\15253 OC Wittenstein House ADA\CADISHEETS\A00.51 LIFE SAFETY PLAN.dwg

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TRAVEL DISTANCE= 13'-4"
COMMON PATH = 48'-8"
(ACCESSIBLE ROUTE, EXIT #1)
TOTAL DISTANCE= 62'-0"

TRAVEL DISTANCE= 47'-6"
COMMON PATH= 15'-6"
(ACCESSIBLE ROUTE, EXIT #1)
TOTAL DISTANCE=63'-0"

TRAVEL DISTANCE= 46'-0"
COMMON PATH=19'-6"
(EXIT #2)
TOTAL DISTANCE=65'-6"

TRAVEL DISTANCE = 13'-4"
COMMON PATH = 35'-2"
(MULTIPLE EXITS)

TRAVEL DISTANCE= 46'-0"
COMMON PATH=19'-6"
(EXIT #4)
TOTAL DISTANCE=65'-6"

KEY NOTES

- WALL RECESSED FIRE EXTINGUISHER CABINET
- INSTALL WALL HUNG FIRE EXTINGUISHER

LEGEND

SYMBOL	REMARKS
(COMMON PATH OF TRAVEL) TRAVEL DISTANCE	TRAVEL DISTANCE
EXIT SIGNAGE	EXIT SIGNAGE - SEE MEP DRAWINGS FOR SPECIFICATIONS
EXISTING WALL	EXISTING WALL
NEW NON RATED WALL TO UNDERSIDE OF EXISITNG CEILING TILE	NEW NON RATED WALL TO UNDERSIDE OF EXISITNG CEILING TILE
FEC	FIRE EXTINGUISHER CABINET
EMERGENCY LIGHTS	EMERGENCY LIGHTS

PROJECT INFORMATION / CODE SUMMARY

APPLICABLE CODES
FLORIDA BUILDING CODE - (5th EDITION 2014)
FLORIDA BUILDING CODE ACCESSIBILITY (5th EDITION 2014)
FLORIDA BUILDING CODE - EXISTING BUILDING- (5th EDITION 2014)
FLORIDA FIRE PREVENTION CODE - (5th EDITION)
NFPA 101 - LIFE SAFETY CODE 2012 WITH FLORIDA AMENDMENTS
NFPA 1- UNIFORM FIRE CODE 2012 WITH FLORIDA AMENDMENTS
NFPA 70 - NATIONAL ELECTRICAL CODE - 2011
FLORIDA MECHANICAL CODE - 2014

CITY OF ORLANDO JURISDICTION

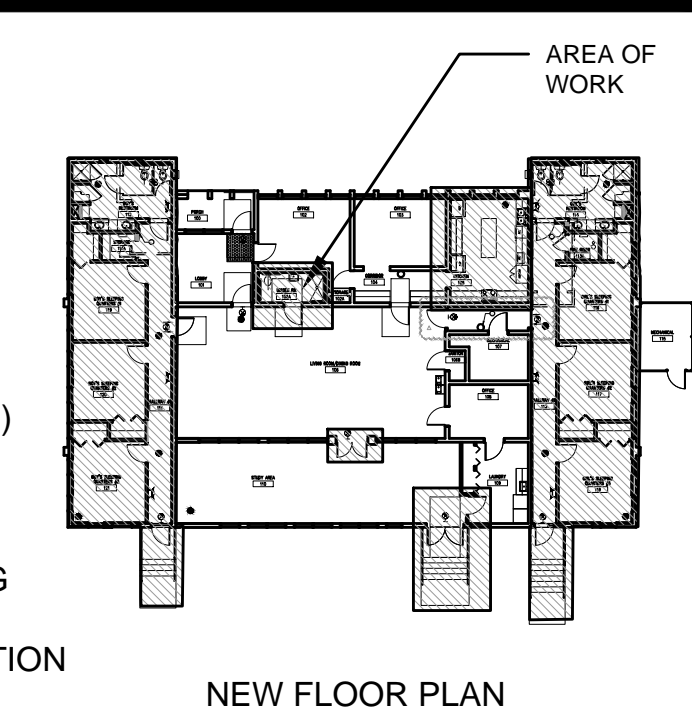
OCCUPANCY
GROUP CLASSIFICATION: RESIDENTIAL R4 - GROUP HOME
MAX. PROJECTED RESIDENTS: 12 OCC. TOTAL IN BEDROOMS PLUS (4) MAX SUPPORT STAFF
RESIDENTIAL: TOTAL OF (16) OCCUPANTS OR LESS. OFFICES PROVIDED FOR 24 HOUR STAFF WHICH ARE AN ACCESSORY USE TO THE R-4 OCCUPANCY.

EXITS
SEE LIFE SAFETY SUMMARY AND DIAGRAM ON A00.51
MAX. TRAVEL DISTANCE: 250 FT. (SPRINKLERED)
PROVIDED: 99 FT.
MAX. COMMON PATH OF TRAVEL: 75 FT (SPRINKLERED)
PROVIDED: 35 FT.
MAX. DEAD END CORRIDOR: 50FT. (SPRINKLERED)
PROVIDED: 0 FT.
EGRESS CAPACITY: 137 x .2 = 27.4"
PROVIDED: 170" (3 doors @ 34" ONE AT 68")

CONSTRUCTION
TYPE: EXISTING
SPRINKLERED or NONSPRINKLERED: SPRINKLERED BUILDING
HEIGHT: EXISTING
CLASSIFICATION OF WORK: ALTERATION / RENOVATION

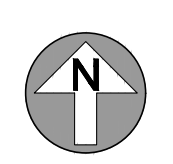
PLUMBING REQUIREMENTS:
NOTE: WATER CLOSETS, LAVATORIES, & DRINKING FOUNTAINS ARE PROVIDED IN THE BUILDING COMMON AREA. EXISTING RESTROOMS & DRINKING FOUNTAINS TO REMAIN AND ARE TO BE REPLACED WITH SAME AMOUNT OF NEW PLUMBING FIXTURES.

KEY PLAN



NEW FLOOR PLAN

Sheet Title:
LIFE SAFETY PLAN



Project Documents for:



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ADA UPGRADES AND RENOVATIONS
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	02/24/2017	GC / CLIENT COORD.	JS KA
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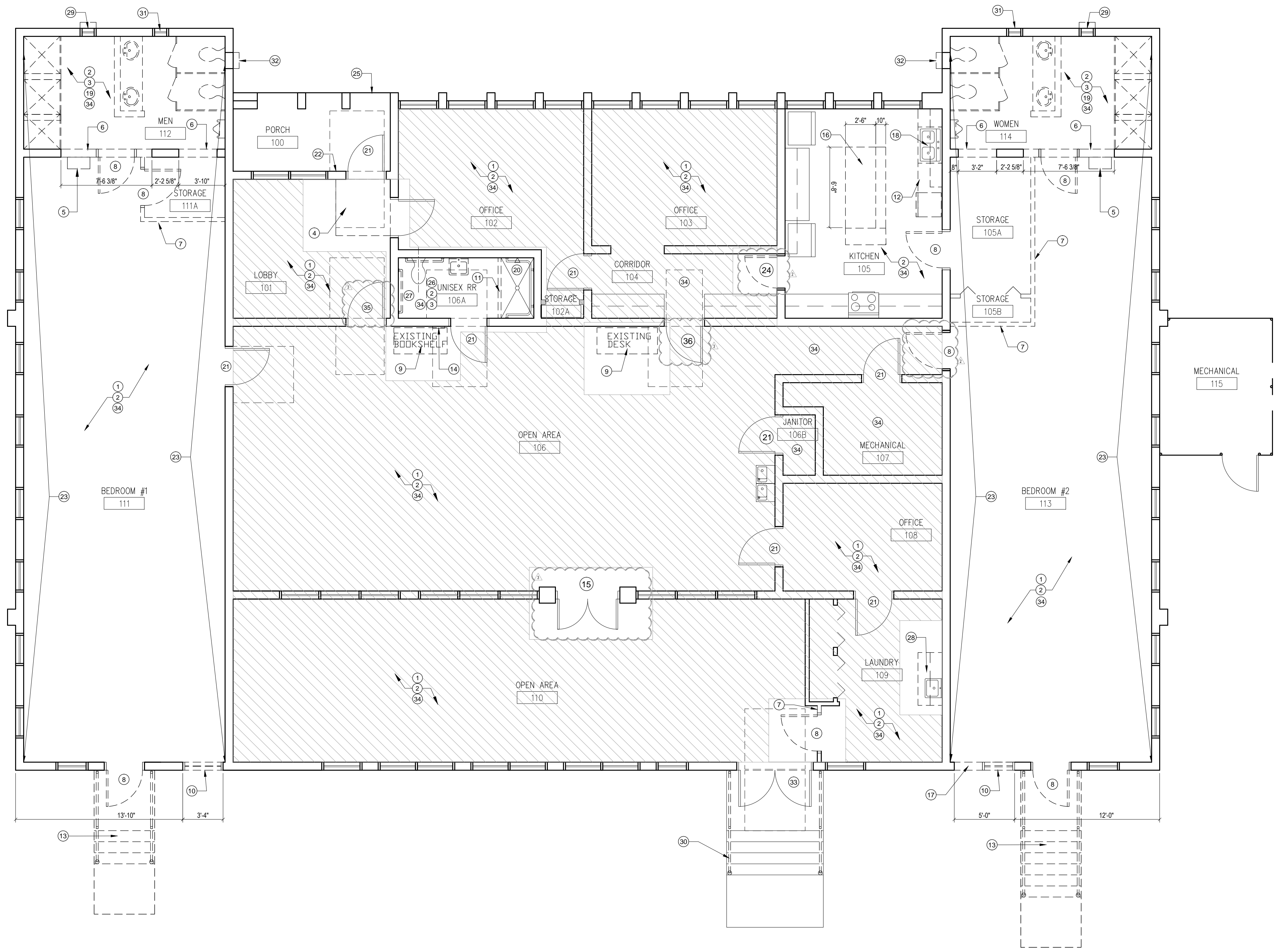
Client Information

ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
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KA	3/16" = 1'-0"

File Name
X:\dwgs\15253 OC Wittenstein House ADA\CAD\SHEETS\A01.01 DEMOLITION PLAN.dwg

Consultant • Seal/Signature



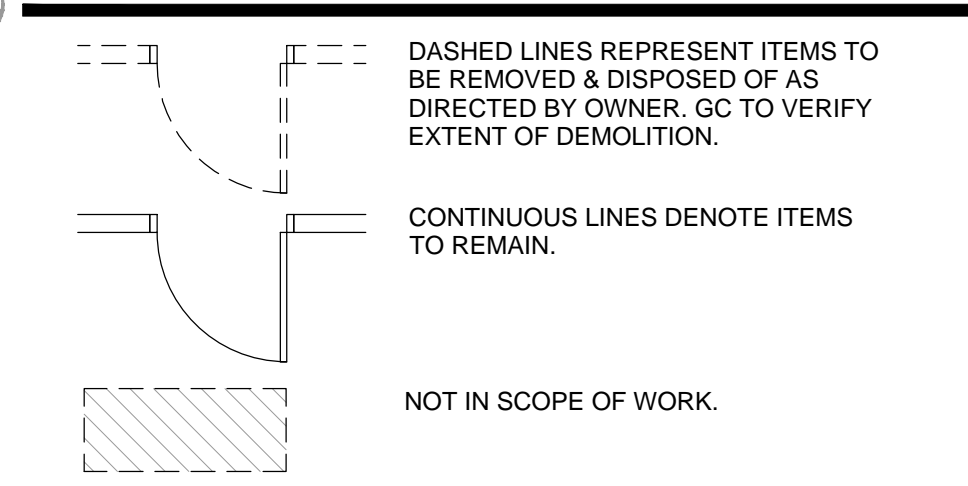
KEY NOTES

- 1 EXISTING WALLS TO REMAIN.
- 2 REMOVE EXISTING FLOORING AND WALL BASE THROUGHOUT. PREPARE FLOOR TO RECEIVE NEW FINISHES.
- 3 REMOVE EXISTING WALL TILES. PREPARE TO RECEIVE NEW FINISHES.
- 4 REMOVE EXISTING WALK-OFF MAT.
- 5 REMOVE AND RELOCATE TEMPERATURE BALANCING VALVES FOR SHOWERS. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 SAW CUT EXISTING CMU UP TO EXISTING TIE BEAM. REFER TO STRUCTURAL DRAWINGS, SHEET S05.01.
- 7 REMOVE PORTION OF EXISTING PARTITION WALL.
- 8 REMOVE DOOR AND HINGES. FRAME TO REMAIN, PATCH AND REPAIR EXISTING TRIM.
- 9 RELOCATE FURNITURE TO PROVIDE CLEAR FLOOR SPACE.
- 10 REMOVE EXISTING WINDOW AND FRAME. GC TO SALVAGE AND RETURN TO ORANGE COUNTY FACILITIES TO KEEP IN STORAGE.
- 11 REMOVE/GRIND SHOWER THRESHOLD. PREPARE FLOOR FOR LEVEL TRANSITION INTO SHOWER.
- 12 REMOVE COUNTER TOP AND BASE CABINETS IN THIS SECTION OF KITCHEN. PREPARE TO RECEIVE NEW FINISHES.
- 13 DEMOLISH EXISTING CONCRETE LANDING STAIR, RAILS AND METAL CANOPY.
- 14 REMOVE RESTROOM SIGNAGE. PATCH AND REPAIR WALL, MATCH EXISTING.
- 15 DOUBLE DOORS TO REMAIN, PREPARE SURFACE FOR NEW FINISH.
- 16 GC TO CUT EXISTING MILLWORK TO PROVIDE REQUIRED CLEARANCES. REMOVE EXISTING TABLE LEGS AND REUSE, REMOVE EXISTING BASE CABINET.
- 17 SAW CUT EXISTING CMU WALL TO EXISTING CONCRETE LINTEL. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 18 REMOVE AND SALVAGE SINK IN ORDER TO REMOVE EXISTING COUNTERTOP IN KITCHEN AREA. PREPARE FOR NEW FINISHES.
- 19 REMOVE PARTITION WALLS, MILLWORK, PLUMBING FIXTURES, TOILET PARTITION, ACCESSORIES, LIGHT FIXTURES ETC IN EXISTING RESTROOMS. CAP ALL PLUMBING. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- 20 REMOVE SHOWER HEAD ASSEMBLY AND PREPARE WALL TO RECEIVE NEW PLUMBING FIXTURE.
- 21 REMOVE INTERIOR DOOR HARDWARE THROUGHOUT THAT IS NOT LEVER. ADJUST DOOR CLOSER THROUGHOUT TO MAXIMUM OPENING FORCE OF 5 LBS MAXIMUM.
- 22 RE-MOUNT DOOR BELL TO MAX HEIGHT 48" AFF. PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING PAINT AND FINISHES.
- 23 REMOVE EXISTING WALL PANELING. PREPARE WALL TO RECEIVE NEW FINISHES. PROTECT WINDOWS PATCH AND REPAIR AS NEEDED.
- 24 EXISTING TRIM TO REMAIN. REMOVE DOOR AND HINGES, PATCH AND REPAIR FRAME WHERE HINGES WERE REMOVED. GC TO PREPARE CONCRETE TO PROVIDE LEVEL TRANSITION AT PORCH. REPAIR SIDEWALK WHERE CONCRETE IS DAMAGED.
- 25
- 26 REMOVE EXISTING TOILET TO ALLOW FOR NEW, 18" O.C FROM WALL.
- 27 REMOVE GRAB BARS TO ALLOW FOR NEW, ADA COMPLIANT.
- 28 GC TO REMOVE EXISTING SINK, FAUCET AND SINK CABINET BASE. SALVAGE SINK TO BE REINSTALLED AND COUNTERTOP.
- 29 REMOVE EXISTING EXHAUST FAN SAW CUT CMU TO HEIGHT OF ADJACENT GLASS BLOCK.

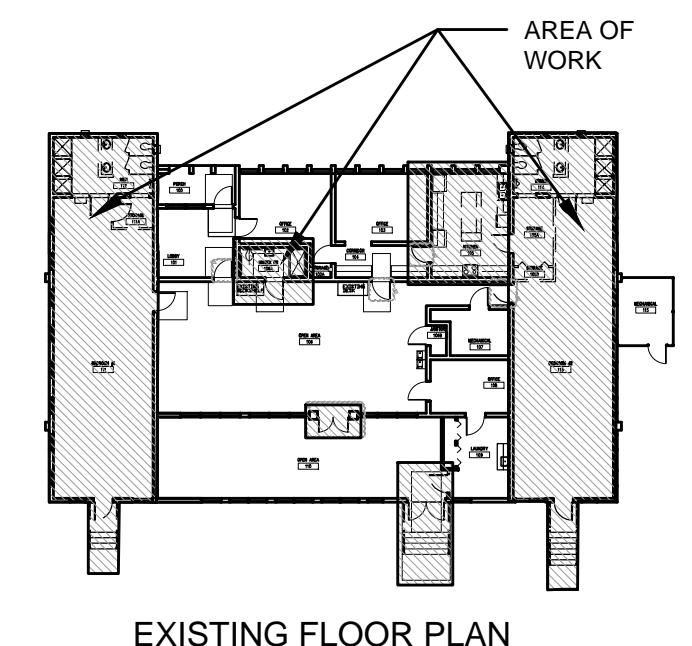
SHEET NOTES

- A. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- B. ALL EXISTING FLOOR FINISH, ADHESIVES & OTHER FLOOR MATERIALS TO BE REMOVED. GC TO PREP FLOOR TO ALLOW FOR NEW FINISHES IN PROPOSED ENCLOSED SPACE. REFER TO SHEET A02.01 AND A05.01 FOR EXTENT OF PROPOSED WORK.
- C. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- D. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- E. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- F. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING) FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- G. GC TO COORDINATE REMOVAL OF EXISTING FREESTANDING AND BUILT IN FURNITURE WITH CLIENT.
- H. ALL EXISTING COLUMNS TO REMAIN. PATCH, REPAIR AND PREPARE FOR NEW FINISH AS REQUIRED.
- I. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- J. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION.
- K. GC TO REMOVE ALL EXISTING BLINDS IN THE AREAS OF DEMOLITION. PATCH AND REPAIR DRYWALL AS NEEDED.

LEGEND



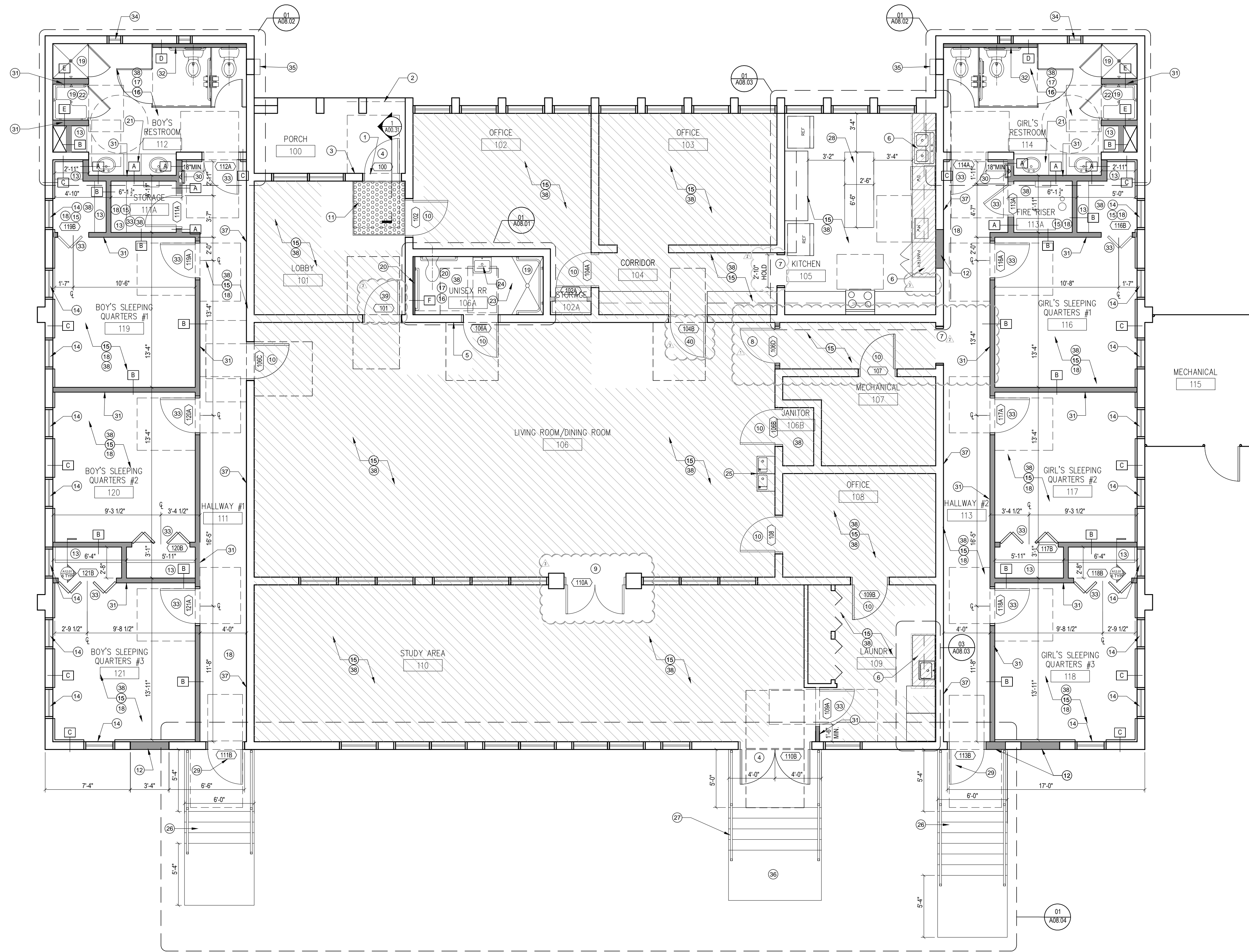
KEY PLAN



EXISTING FLOOR PLAN

DEMOLITION PLAN

A01.01



ADDITIVE BID ITEMS

- CONTRACTOR TO PRICE OUT REPLACING ALL LIGHTING TO LED FIXTURES THROUGHOUT AS ADDITIVE BID ITEM.
- CONTRACTOR TO PRICE PAINTING THROUGHOUT AS AN ADDITIVE BID ITEM.
- CONTRACTOR TO PRICE OUT REPLACING EXISTING COUNTER TOPS IN KITCHEN WITH SOLID SURFACE AS ADDITIVE BID ITEM. REFER TO SHEET A05.01 FOR FINISH SCHEDULE.

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STATE OF FLORIDA
 MARIA FERREIRA
 Architect • Seal/Signature

AA-C001315
 AR-95752

Project Documents for:

Project:
 GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
 ADA UPGRADES AND RENOVATIONS
 1784 E. MICHIGAN STREET
 ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16 60% CD SET	JS	KA
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	01.25.17 PERMIT COMMENTS	JS	KA
	02/20/2017 GC / CLIENT COORD.	JS	KA
	02/24/2017 GC / CLIENT COORD.	JS	KA
	02.27.17 CONST. ISSUE SET	JS	KA

PLANNING

Client Information
 ORANGE COUNTY CAPITAL PROJECTS DIVISION
 400 E SOUTH STREET 5th FLOOR
 ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
KA	3/16" = 1'-0"

File Name
 X:\dwgs\15253 OC Wittenstein House ADA\CAD\SHEETS\A02.01 CONSTRUCTION PLAN.dwg

Consultant • Seal/Signature

KEY NOTES

- INSTALL NEW METAL THRESHOLD AT FRONT DOOR. MAKE ADA COMPLIANT, THRESHOLD NOT TO EXCEED 1/2" MAX HEIGHT.
- PATCH AND REPAIR DAMAGED CONCRETE FLOORING AT PORCH ENTRY. GC TO PROVIDE LEVEL TRANSITION NOT TO EXCEED 1/2" MAX. MATCH EXISTING FINISHES.
- RE-MOUNT DOORBELL AT 48" AFF MAX, PATCH AND REPAIR AS NEEDED, TO MATCH EXISTING FINISHES.
- ADJUST DOOR CLOSER TO MAXIMUM DOOR FORCE OF 8.5LBS OR LESS. IF NOT ACHIEVABLE IT SHOULD BE REPLACED. PATCH AND REPAIR DOOR AS REQUIRED. PAINT DOOR - SPLIT FINISH: EXTERIOR MATCH EXISTING AND INTERIOR PAINT NEW TRIM COLOR.
- PROVIDE NEW SIGNAGE AT RESTROOM WITH INTERNATIONAL SYMBOL. REFER TO DETAIL 8/A00.40 FOR HEIGHT INFORMATION.
- PROVIDE NEW BASE CABINETRY/PANTRY IN KITCHEN. REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION. COLOR: TO MATCH EXISTING. INSTALL NEW COUNTER TOP AT 34" AFF MAX HEIGHT WITH SINK AND ADA FAUCET IN KITCHEN. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- DOOR TRIM TO REMAIN. PAINT TO MATCH EXISTING TRIM.
- INSTALL NEW DOOR AND PARTITION. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- EXISTING DOUBLE DOOR TO REMAIN. SAND, PRIME AND PAINT. CHANGE HARDWARE AND HINGES AS NEEDED.
- ADJUST ALL EXISTING DOORS WITH CLOSER TO DOOR FORCE OF 5LBS. INSTALL LEVER HANDLES TO REPLACE KNOBS HANDLES AS NEEDED TO MEET ADA REQUIREMENTS.
- INSTALL NEW WALK-OFF MAT AT ENTRY DOOR. SPEC: WATERHOG - ECO PREMIER FASHION MAT, 4'x6', COLOR: CHESTNUT BROWN.
- INFILL CMU WALL AND INSTALL NEW WALL FINISHES. REFER TO STRUCTURAL DRAWINGS FOR WALL TYPE AND ADDITIONAL INFORMATION.

- INSTALL NEW SHELVES IN STORAGE CLOSET, LINEN CLOSET, AND BEDROOM CLOSETS. FOUR (4) SHELVES EACH, WHICH SHALL BE WOOD AND PAINTED TO MATCH TRIM. DETAIL 6/A12.01.
- INSTALL NEW WINDOW BLINDS/SHADES. SPEC: TBD.
- INSTALL NEW LVT FLOORING AND NEW WALL BASE THROUGHOUT UNLESS OTHERWISE NOTED. REFER TO FINISH SCHEDULE ON SHEET A05.01.
- INSTALL TILE FLOORING IN RESTROOMS. REFER TO FINISH SCHEDULE ON SHEET A05.01.
- INSTALL TILE WALLS IN RESTROOMS. WALL TILE: TBD. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- PRIME AND PAINT WALLS. REFER TO FINISH SCHEDULE.
- INSTALL NEW PLUMBING FIXTURES IN SHOWER AREAS. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION. REFER TO INTERIOR ELEVATIONS ON SHEET, A08.02.
- INSTALL NEW ADA TOILET. 18" O.C. FROM EDGE OF WALL. FURR OUT WALL PARTITION TO MEET ADA CODE REQUIREMENT. INSTALL GRAB BARS PER ADA CODE. REFER TO INTERIOR ELEVATIONS ON SHEET A08.01.
- INSTALL NEW MILLWORK WITH COUNTER TOP, SINK AND FAUCET IN NEW RESTROOMS. REFER TO INTERIOR ELEVATIONS FOR MORE DETAILS.
- INSTALL ADA TRANSFER SHOWER SEAT.
- PROVIDE LEVEL TRANSITION AT ADA SHOWER. SLOPE FLOORS TOWARDS DRAINAGE.
- INSULATE EXISTING HOT WATER LINE AND DRAINAGE PIPING AT SINK FOR SAFETY.
- EXISTING HI/LOW DRINKING FOUNTAINS TO REMAIN. GC TO PROVIDE APRON ON THE HIGH FOUNTAIN FOR CANE DETECTION. REFER TO SHEET A00.40 FOR DETAILS.
- INSTALL NEW CONCRETE STAIRCASE WITH CODE COMPLIANT RAILINGS AND COVERED AWNING. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

- INSTALL NEW CODE COMPLIANT RAILINGS AND COVERED AWNING ON EXISTING CONCRETE STAIRCASE.
- CUT KITCHEN TABLE TO NEW DIMENSIONS TO ALLOW CLEARANCE AROUND ISLAND. REUSE/RE-ATTACH TABLE LEGS. RE-LAMINATE TABLE SURFACE WHERE MILLWORK HAS BEEN CUT TO MATCH EXISTING.
- INSTALL NEW EXTERIOR DOORS WITH PANIC HARDWARE. PAINT DOOR - SPLIT FINISH: EXTERIOR MATCH EXISTING AND INTERIOR PAINT NEW TRIM COLOR.
- INSTALL NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET, MINIMUM 6" WIDE PARTITION.
- INSTALL NEW FULL HEIGHT WALL PARTITIONS. REFER TO WALL TYPES FOR ADDITIONAL INFORMATION.
- INSTALL FULL HEIGHT PLUMBING WALL IN RESTROOMS. PROVIDE WATER LINE FOR NEW TOILETS. REFER TO MEP FOR ADDITIONAL INFORMATION.
- INSTALL NEW DOORS AND DOOR FRAME WITH LEVER HANDLES. REFER TO DOOR SCHEDULE AND FINISH PLAN.
- EXTEND GLASS BLOCK WHERE THE REMOVAL OF EXISTING EXHAUST FAN, MATCH EXISTING.
- REPLACE EXHAUST FAN WITH NEW. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING CONCRETE STAIRS TO REMAIN.
- PAINT EXISTING CMU WALL. REFER TO FINISH PLAN A05.01
- INSTALL NEW 5/8" DRYWALL ON CEILING THROUGHOUT THE ENTIRE BUILDING WITH KNOCK-DOWN TEXTURE. PRIME AND PAINT.
- INSTALL PASSAGE SET LEVER HANDLE AND NEW ADA CLOSER. PATCH AND REPAIR EXISTING DOOR.
- FILL-IN WHERE DEADBOLT WAS AND PATCH AND REPAIR EXISTING DOOR.

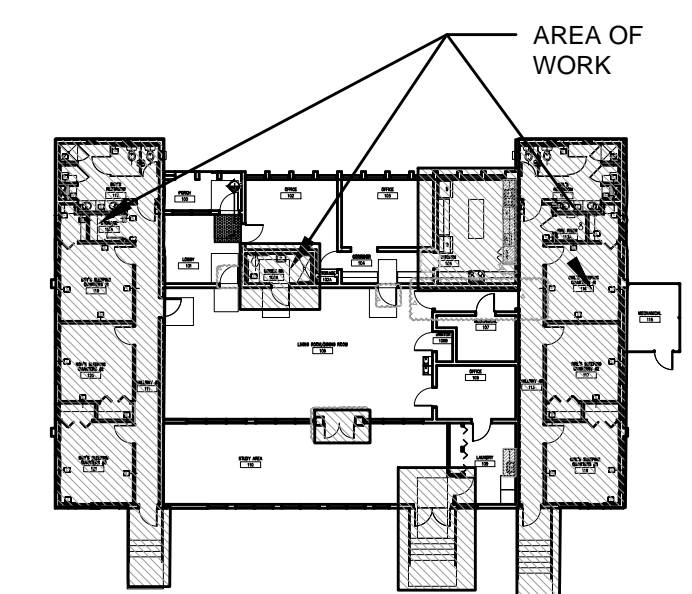
SHEET NOTES

- UNLESS OTHERWISE NOTED LOCATE HINGE SIDE OF ALL DOORS 6" FROM ADJACENT PERPENDICULAR PARTITION.
- CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL EQUIPMENT AND ACCESSORIES MOUNTED ON WALLS.
- CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALLS, CEILINGS, ETC. WHICH ARE DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- REFER TO ENLARGED PLANS FOR RESTROOMS, STAIRCASES AND KITCHEN FOR ADDITIONAL INFORMATION.
- REFER TO MEP/FP AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- GC TO COORDINATE ALL DISCIPLINES TO MEET CONSTRUCTION DEADLINES. COORDINATE ACCESS TO BUILDING AS NEEDED WITH FACILITIES AND BUILDING MANAGER.
- PRE-ENGINEERED HAND RAILING AND METAL AWNING, TO MEET FLORIDA PRODUCT APPROVALS. PROVIDE SHOP DRAWINGS FOR REVIEW. MANUFACTURER SHALL PROVIDE SIGNED AND SEALED DRAWINGS BY A REGISTERED ENGINEER IN THE STATE OF FLORIDA.

LEGEND

- EXISTING WALL
- NEW WALL DETAIL
- NOT IN SCOPE OF WORK

KEY PLAN



NEW FLOOR PLAN

CONSTRUCTION PLAN

A02.01

ADDITIVE BID ITEMS

- CONTRACTOR TO PRICE OUT REPLACING ALL LIGHTING TO LED FIXTURES THROUGHOUT AS ADDITIVE BID ITEM.



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STATE OF FLORIDA
MARIA FERREIRA
Architect • Seal/Signature

AA-C001315
AR-95752

Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

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	02.27.17	CONST. ISSUE SET	JS	KA

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

• ARCHITECTURE

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
KA	3/16" = 1'-0"

File Name
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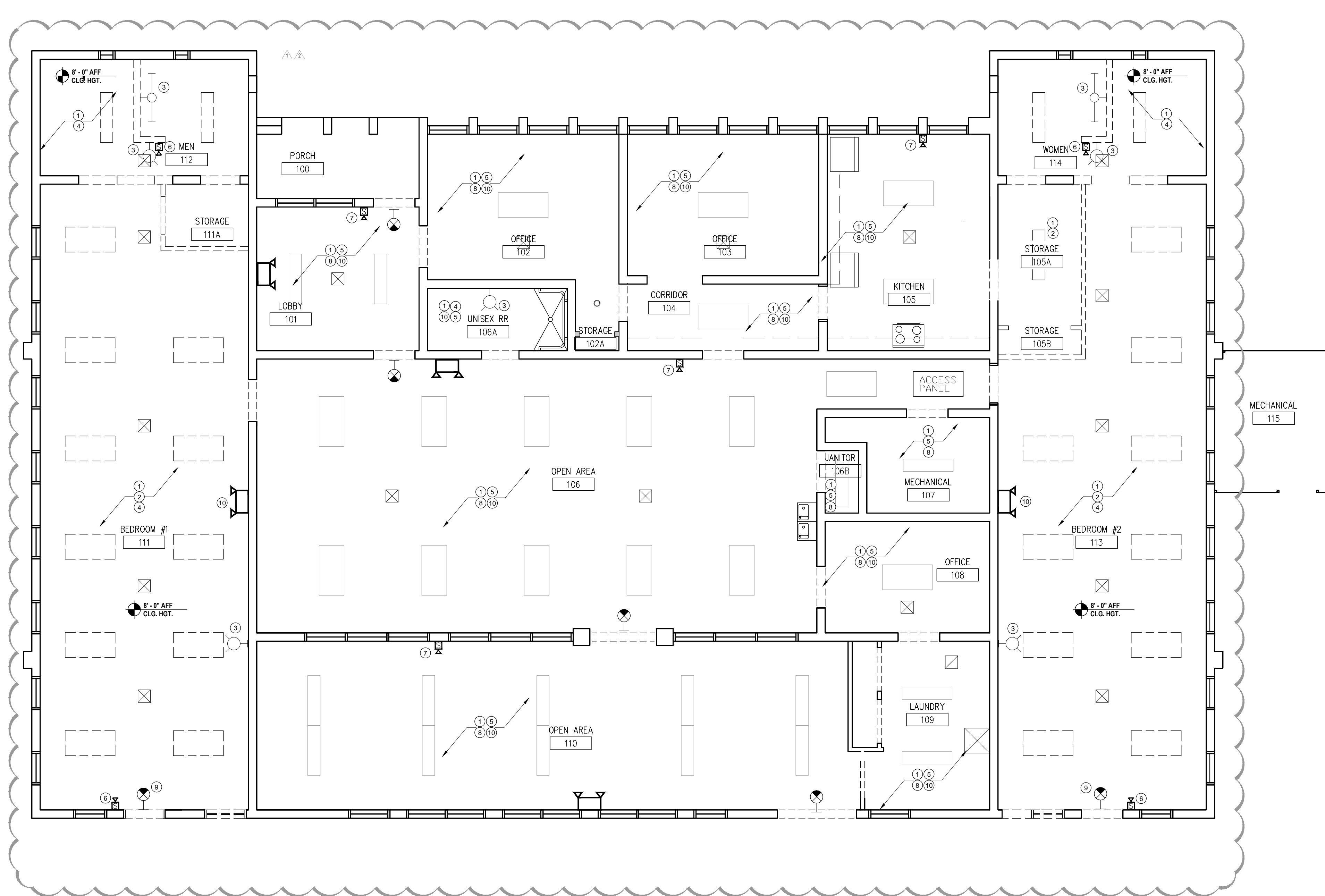
Consultant • Seal/Signature

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DEMO REFLECTED CEILING PLAN



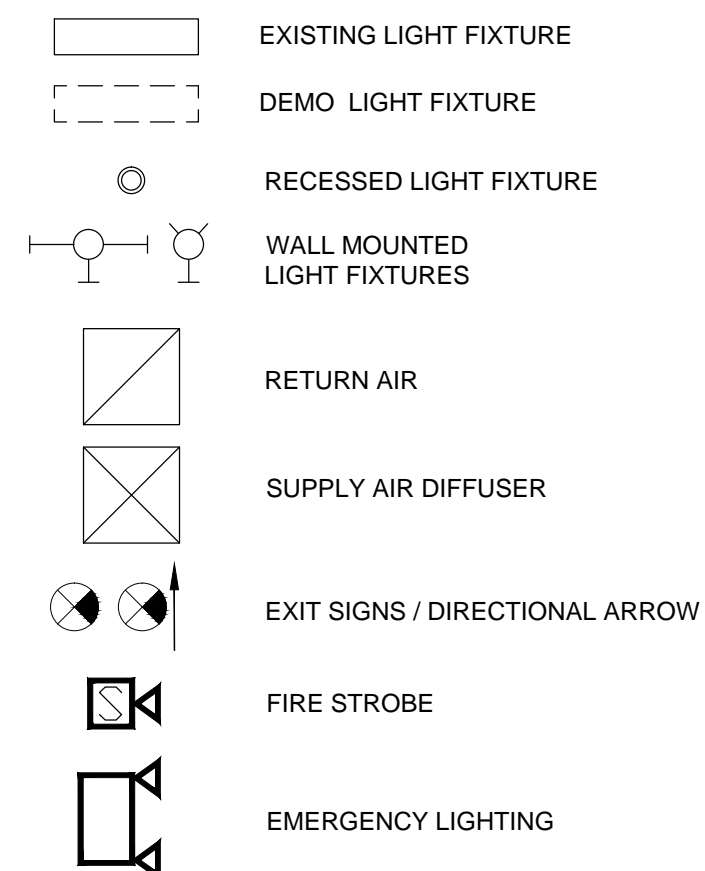
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KEY NOTES

- PHOTO DOCUMENT EXISTING CEILING CONDITIONS, REMOVE ALL EXISTING CEILING MATERIAL IN ORDER TO INSTALL NEW FIRE SPRINKLER SYSTEM. PREPARE TO RECEIVE NEW MATERIAL.
- REMOVE ALL EXISTING CEILING MOUNTED LIGHT FIXTURE IN SLEEPING QUARTER'S. GC TO SALVAGE LIGHT FIXTURES AND RETURN TO FACILITIES IF IN GOOD CONDITION. REFER TO PROPOSED REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- EXISTING WALL MOUNTED LIGHT FIXTURE TO BE REMOVED. GC TO SALVAGE LIGHT FIXTURES AND RETURN TO FACILITIES IF IN GOOD CONDITION. REFER TO PROPOSED REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- EXISTING DIFFUSERS AND AIR RETURNS TO BE REMOVED AND RELOCATED IN SLEEPING QUARTER'S AND RESTROOMS. REFER TO PROPOSED REFLECTED CEILING PLAN AND ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING DIFFUSERS AND RETURN AIR TO BE REMOVED. PHOTO DOCUMENT EXISTING CEILING CONDITIONS PRIOR TO REMOVAL, RE-INSTALL IN EXISTING LOCATION ONCE NEW DRYWALL CEILING IS INSTALLED.
- EXISTING FIRE STROBE TO BE REMOVED AND RELOCATED. REFER TO ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING FIRE STROBES TO REMAIN.
- GC TO PHOTO DOCUMENT ALL EXISTING CEILING CONDITIONS BEFORE REMOVING ALL LIGHTING FIXTURES. SALVAGE AND REUSE IN OFFICES, KITCHEN, AND LIVING AREAS, RE-INSTALL PER EXISTING LOCATIONS.
- EXISTING EXIT LIGHT TO BE REMOVED AND RELOCATED. REFER TO PROPOSED REFLECTED CEILING PLAN AND ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING EMERGENCY DEVICES TO REMAIN.

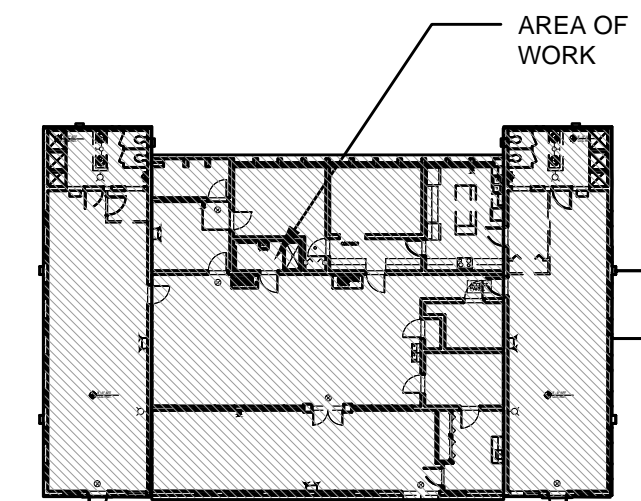
LEGEND



SHEET NOTES

- MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- COORDINATE ALL POWER SHUTDOWNS WITH OWNER PER LANDLORD RULES AND REGULATIONS.
- REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION.
- CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- PROVIDE DEEP CLEANING TO ALL REMAINING DIFFUSERS, RETURNS, ETC THROUGHOUT ONCE CONSTRUCTION IS COMPLETED.
- GC TO VERIFY EXISTING CEILING HEIGHT. REFER ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF PARTITION CONSTRUCTION.
- HATCHED AREAS INDICATE AREA/ITEMS NOT IN SCOPE OF WORK.
- REMOVE ALL EXISTING LIGHT FIXTURES, AIR DIFFUSERS, AIR RETURNS, ETC. FROM EXISTING CEILING. GC TO PHOTO DOCUMENT EXISTING CEILING CONDITIONS PRIOR TO REMOVAL. KEEP FOR RECORD OF RE-INSTALLATION OF THESE ITEMS ONCE NEW DRYWALL CEILING IS REPLACED. REFER TO NEW REFLECTED CEILING PLAN AND ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.

KEY PLAN



EXISTING FLOOR PLAN

ADDITIVE BID ITEMS

- CONTRACTOR TO PRICE OUT REPLACING ALL LIGHTING TO LED FIXTURES THROUGHOUT AS ADDITIVE BID ITEMS.



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STATE OF FLORIDA MARIA FERREIRA AA-C001315
Architect • Seal/Signature AR-95752

Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16 60% CD SET	JS	KA
	09.15.16 90% CD SET	JS	KA
	12.02.16 PERMIT/BID SET	JS	KA
	01.25.17 PERMIT COMMENTS	JS	KA

02.27.17 CONST. ISSUE SET JS KA

• INTERIOR DESIGN

Issue	Date & Issue Description	Drawn By	Checked By

PLANNING Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

ARCHITECTURE

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
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Checked By	Scale
KA	3/16"= 1'-0"

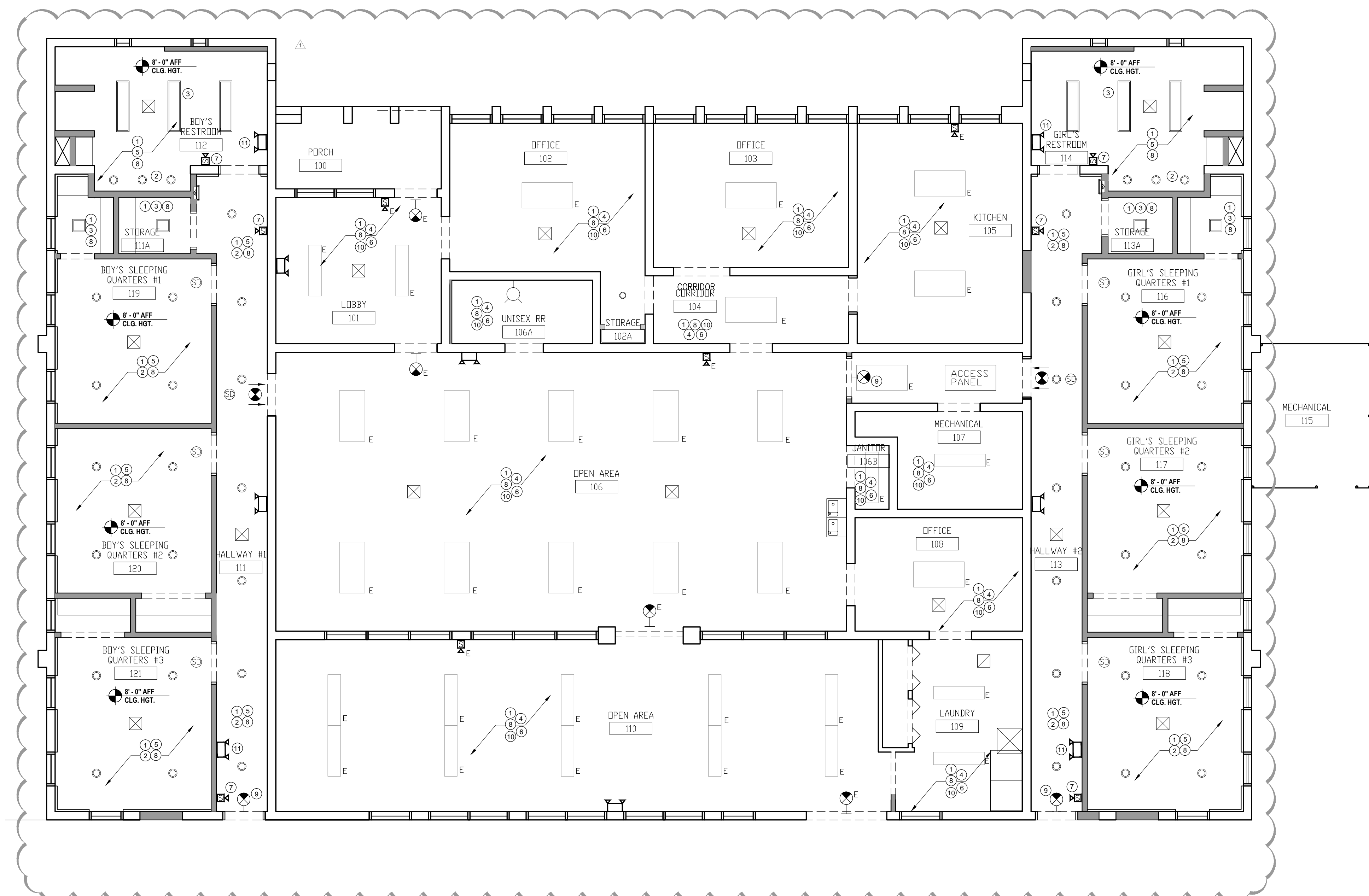
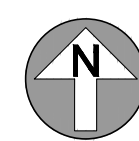
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Consultant • Seal/Signature

Sheet Title:

NEW REFLECTED CEILING PLAN

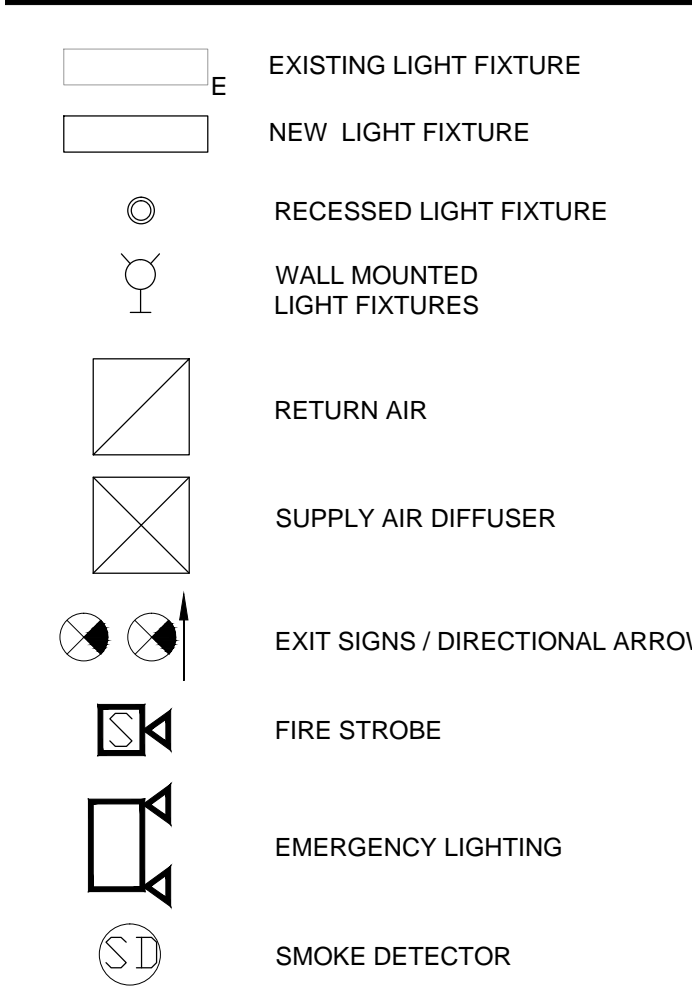
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KEY NOTES

- INSTALL NEW DRYWALL CEILING THROUGHOUT BUILDING, PROVIDE NEW KNOCKDOWN FINISH.
- NEW RECESSED LED LIGHT FIXTURE. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- NEW SURFACE LED LIGHT FIXTURE. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- RE-INSTALL EXISTING SAVAGED LIGHT FIXTURES IN OFFICES, KITCHEN AND LIVING AREAS AFTER DRYWALL CEILING REPLACEMENT. REFER TO PHOTO DOCUMENTS FOR EXISTING LOCATIONS.
- NEW LOCATION OF EXISTING DIFFUSER AND AIR RETURN. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- RE-INSTALL EXISTING SAVAGED DIFFUSERS AND AIR RETURN. REFER TO PHOTO DOCUMENTS FOR EXISTING LOCATIONS.
- NEW LOCATION OF FIRE STROBE. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- NEW FIRE SPRINKLER SYSTEM. REFER TO FIRE SPRINKLER DRAWINGS FOR LAYOUT.
- NEW EXIT SIGNS, REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- GC TO PRICE AS ADDITIVE BID ITEM, FOR THE REPLACEMENT OF ALL EXISTING LIGHT FIXTURES WITH NEW LED FIXTURES IN OFFICES, KITCHEN AND LIVING AREAS.
- NEW EMERGENCY LIGHT FIXTURES.

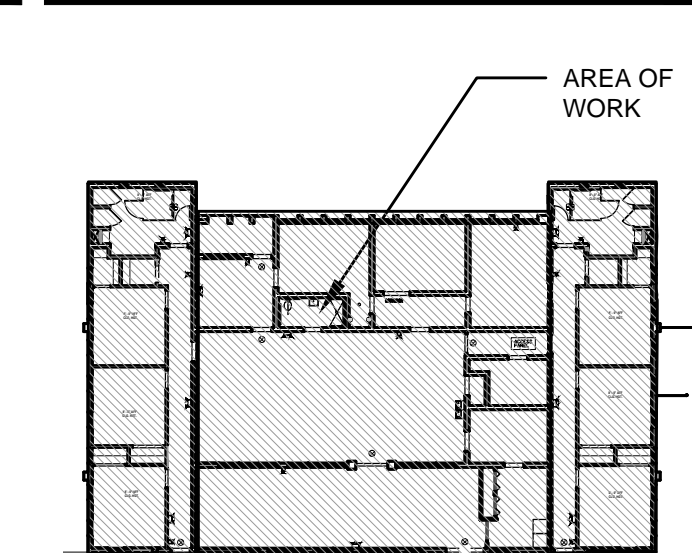
LEGEND



SHEET NOTES

- MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- COORDINATE ALL POWER SHUTDOWNS WITH OWNER PER LANDLORD RULES AND REGULATIONS.
- REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION. COORDINATE WITH ENGINEERS DRAWINGS & SPECIFICATIONS NOTED IN THE SET.
- SPRINKLERS SHALL BE LOCATED CENTERED OF LIGHTING FIXTURES OR DIFFUSERS. CONTRACTOR TO COORDINATE.
- CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION. GC TO CONNECT EXISTING LIGHTS TO EMERGENCY LIGHTING AS REQUIRED TYP.
- GC TO VERIFY EXISTING CEILING HEIGHT. REFER ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF PARTITION CONSTRUCTION.
- HATCHED AREAS INDICATE AREA/ITEMS NOT IN PROPOSED SCOPE OF WORK. COORDINATE WITH ENGINEERING DRAWINGS FOR FULL EXTENT OF WORK.
- PROVIDE DEEP CLEANING TO ALL REMAINING DIFFUSERS, RETURNS, ETC THROUGHOUT ONCE CONSTRUCTION IS COMPLETED.

KEY PLAN



PROPOSED FLOOR PLAN

PRINTED ON: 16x11 7/17/2017 2:08pm



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

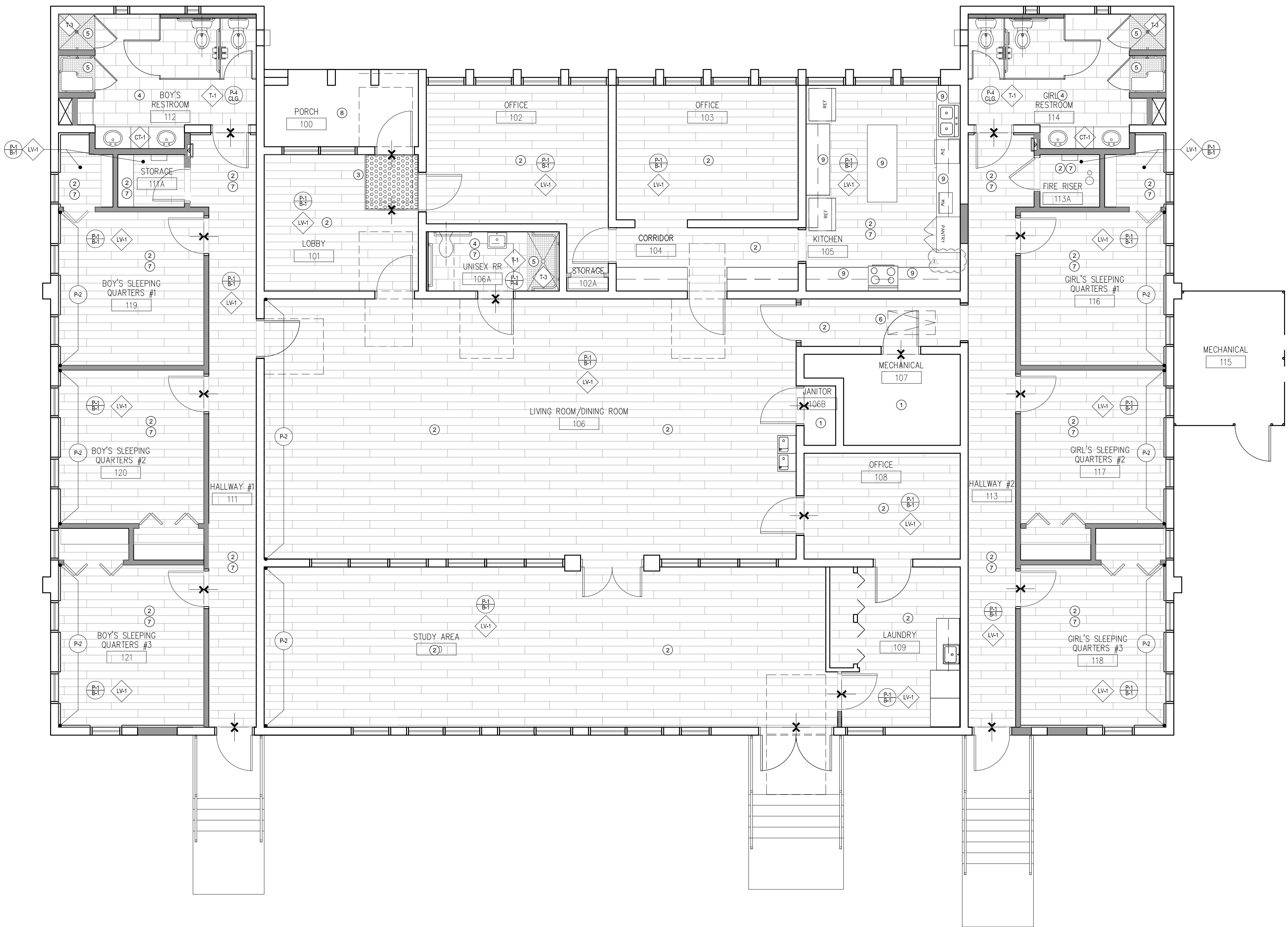
Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS KA
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	01.25.17	PERMIT COMMENTS	JS KA
	02/24/2017	GC / CLIENT COORD.	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
KA	3/16" = 1'-0"

File Name
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A05.01 FINISH FLOOR PLAN.dwg

Consultant • Seal/Signature



KEY NOTES

- EXISTING TO REMAIN. NO WORK REQUIRED.
- INSTALL NEW LVT FLOORING THROUGHOUT UNLESS OTHERWISE INDICATED. INSTALL NEW WALL BASE THROUGHOUT SPACE.
- INSTALL WALK-OFF MAT AT ENTRY.
- INSTALL NEW TILE FLOORING. REFER TO INTERIOR ELEVATIONS FOR WALL TILE INFORMATION.
- INSTALL SHOWER FLOORING. SLOPE TOWARDS DRAIN. REFER TO INTERIOR ELEVATIONS FOR WALL TILE DESIGN.
- PAINT EXISTING ATTIC ACCESS DOOR AND FRAME TO MATCH CEILING COLOR.
- PRIME AND PAINT WALLS AS INDICATED. GC TO PRICE OUT ALTERNATE COST TO PAINT ENTIRE INTERIOR SPACES THROUGHOUT BUILDING.
- PAINT EXTERIOR CONCRETE FLOORING AT FRONT ENTRY. MATCH EXISTING.
- GC TO PRICE AS ADDITIVE BID ITEM FOR THE REPLACEMENT OF LAMINATE COUNTER TOPS TO SOLID SURFACE AND UNDERMOUNT SINK. REFER TO SPEC. CT-2.

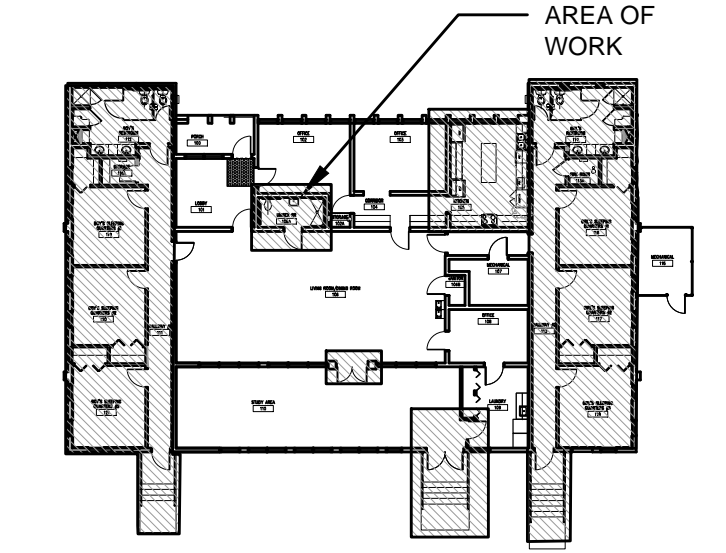
FINISH SCHEDULE

P-1	MANUF: BENJAMIN MOORE STYLE: INTERIOR SATIN LATEX COLOR: WHEELING NEUTRAL, HC-92 AREA: GENERAL WALL PAINT FINISH: SATIN FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. FLAME SPREAD RATING CLASS A	CT-1	MANUF: DUPONT STYLE: CORIAN - PRIVATE COLLECTION COLOR: WITCH HAZEL AREA: RESTROOM COUNTER TOPS INSTALLATION: INTEGRATED SINK BOWL, GLACIER ICE NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.	T-1	MANUF: DAL TILE STYLE: EXHIBITION - COLORBODY PORCELAIN 12X24" COLOR: ECRU - EX12, TEXTURED AREA: RESTROOM TILE FLOORING INSTALLATION: BRICK PATTERN, 1/8" GROUT NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.
P-2	MANUF: BENJAMIN MOORE STYLE: INTERIOR SATIN LATEX COLOR: VAN COURTLAND BLUE, HC-145 AREA: ACCENT WALL PAINT FINISH: SATIN FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. FLAME SPREAD RATING CLASS A	CT-2	MANUF: DUPONT STYLE: CORIAN COLOR: LINEN AREA: KITCHEN COUNTER & 4" BACKSPLASH NOTES: ITEM TO BE PRICED AS AN ALTERNATE.	T-2	MANUF: DAL TILE STYLE: FORMULA - COLORBODY PORCELAIN 12X24" COLOR: THEOREM IVORY - FM93, POLISHED AREA: RESTROOM WALL TILE INSTALLATION: STRAIGHT, 1/16" GROUT NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.
P-3	MANUF: BENJAMIN MOORE STYLE: INTERIOR SATIN LATEX COLOR: KINGSPORT GRAY, HC-86 AREA: BASEBOARD, TRIM PAINT, AND EXISTING DOORS. FINISH: SEMI-GLOSS FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. FLAME SPREAD RATING CLASS A	PL-1	MANUF: NEVAMAR STYLE: PREMIUM LAMINATE COLOR: TENDU, WZ2007 -PV AREA: RESTROOM VANITY CABINET NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.	T-3	MANUF: DAL TILE STYLE: KEYSTONE BLEND -1X1" COLOR: DK04 BEACH BLEND AREA: RESTROOM SHOWER FLOORING INSTALLATION: STRAIGHT
P-4	MANUF: BENJAMIN MOORE STYLE: INTERIOR SATIN LATEX COLOR: SIMPLY WHITE, HC-117 AREA: GENERAL CEILING PAINT, WINDOW TRIM AND WOODEN SHELVES FINISH: EGGSHELL FINISH	B-1	MANUF: JOHNSONITE STYLE: INFLECTION, MW-XX-G COLOR: 80 FAWN AREA: 5.25" GENERAL WALL BASE	SP-1	MANUF: ASI GLOBAL PARTITIONS STYLE: SOLID PLASTIC (HDPE) COLOR: IVORY ESSENCE SPECKLE - 9500 AREA: RESTROOM SHOWER DOORS AND TOILET PARTITIONS. INSTALLATION: REFER TO ELEVATIONS NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.
		LV-1	MANUF: PATCRAFT STYLE: 1600V - 7X48" PLANKS COLOR: 00796 RUM AREA: MAIN FLOORING THROUGHOUT NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.		

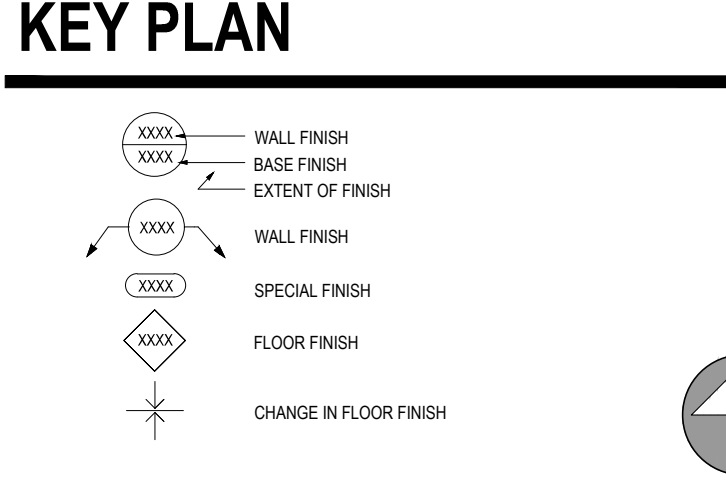
SHEET NOTES

- EXISTING DOORS TO REMAIN. REPAIR AND/OR REPLACE ANY RUSTED OR DAMAGED HINGES AS NEEDED. REPLACE ALL KNOB HANDLES WITH LEVEL HANDLES ON ALL DOORS THROUGHOUT BUILDING.
- PROTECT ALL WINDOWS AND FRAMES DURING CONSTRUCTION. PATCH AND REPAIR EXISTING FRAMES AS NEEDED.
- GC TO CLEAN, REPAIR AND PAINT EXISTING WINDOW FRAMES AS NEEDED. REPLACE ANY DAMAGED WINDOW SILLS, MATCH EXISTING.
- PATCH AND REPAIR ANY EXISTING DAMAGED DRYWALL THROUGHOUT BUILDING. PAINT TO MATCH EXISTING OR REFER TO NEW PAINT ON THE FINISH SCHEDULE.
- REPAIR AND/OR REPLACE ANY DAMAGED FLOORING/CARPETING AS NECESSARY TO MATCH EXISTING.
- PATCH AND REPAIR ANY CEILING DAMAGE DURING CONSTRUCTION AS REQUIRED. PAINT TO MATCH EXISTING OR REFER TO NEW PAINT ON THE FINISH SCHEDULE.
- PLACE ANY NEW MATERIALS IN SPACE AT LEAST 3 DAYS BEFORE INSTALLATION TO ALLOW THE NEW MATERIAL TO ACCLIMATE TO ENVIRONMENT.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- REFER TO DOOR SCHEDULE FOR DOOR AND FRAME FINISH COLORS.

KEY PLAN



KEY PLAN



Sheet Title:
FINISH PLAN

A05.01



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16 60% CD SET	JS	KA
	09.15.16 90% CD SET	JS	KA
	12.02.16 PERMIT/BID SET	JS	KA
	01.25.17 PERMIT COMMENTS	JS	KA
	02/20/2017 GC / CLIENT COORD.	JS	KA
	02/24/2017 GC / CLIENT COORD.	JS	KA
	02.27.17 CONST. ISSUE SET	JS	KA

PLANNING

Client Information

ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

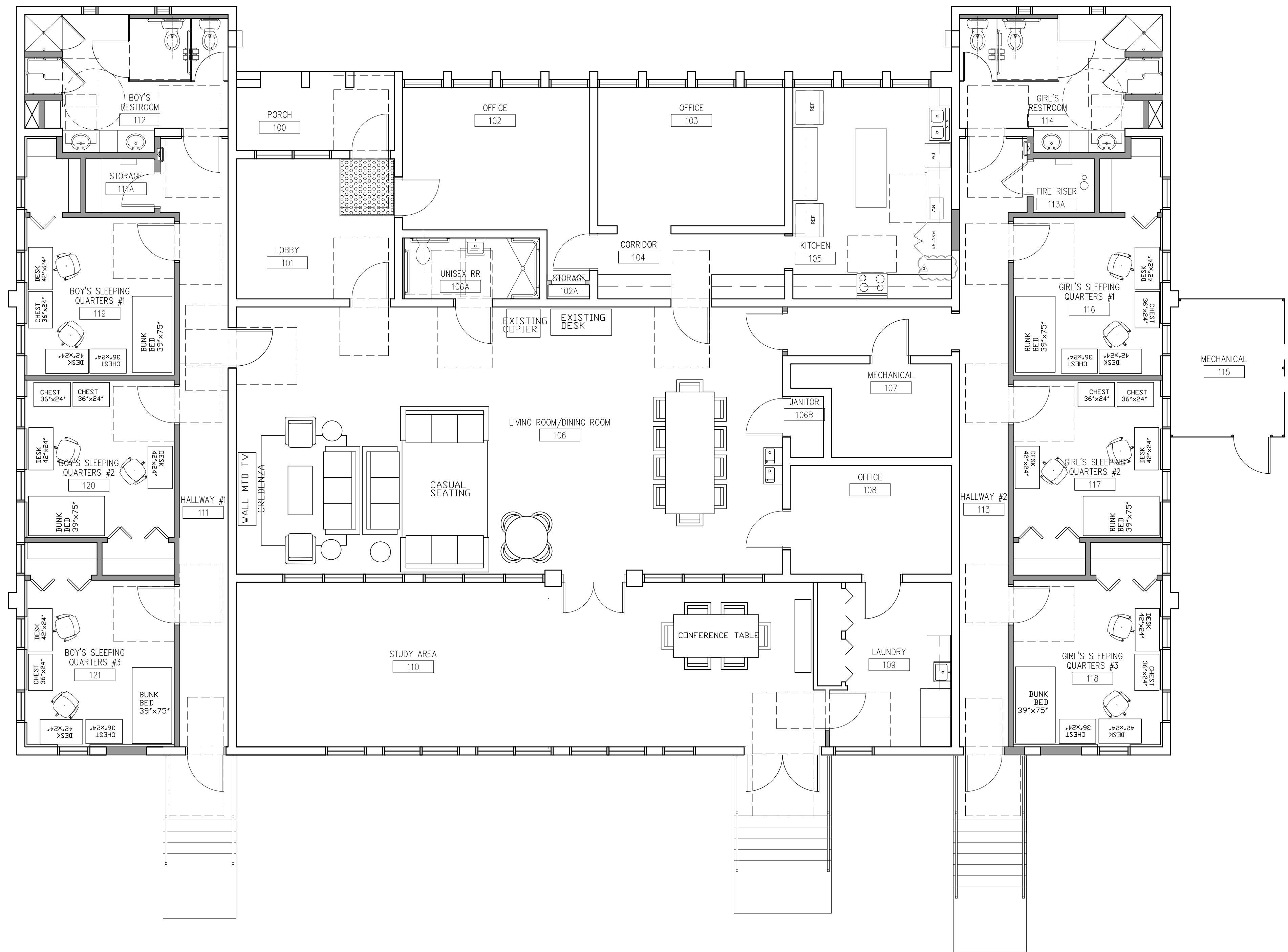
ARCHITECTURE

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
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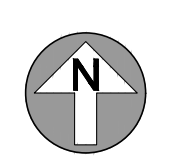
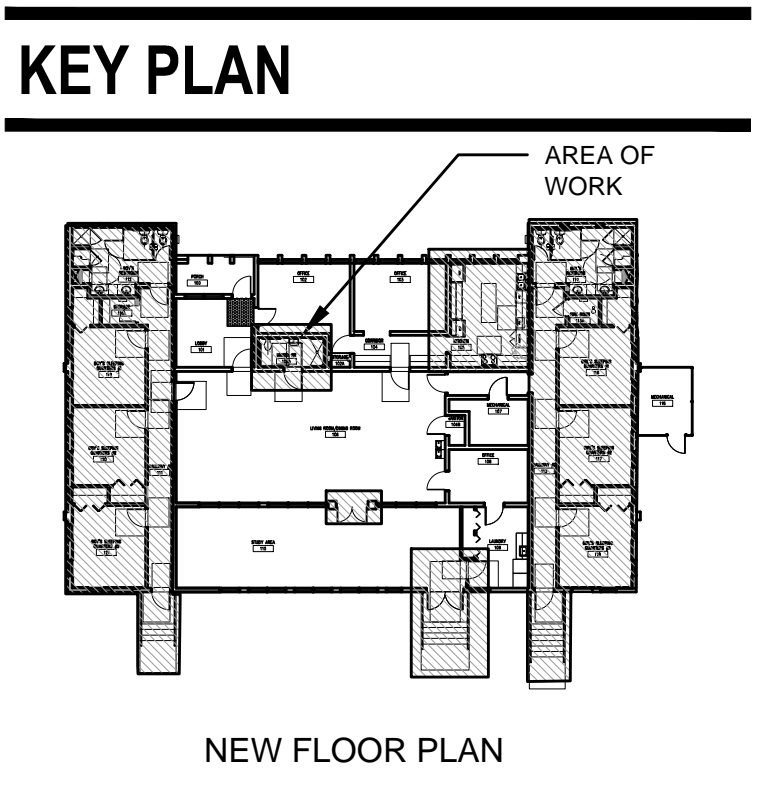
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A06.01 FURNITURE AND EQUIPMENT LAYOUT.dwg

Consultant • Seal/Signature

Sheet Title:
FURNITURE & EQUIPMENT LAYOUT



- ### SHEET NOTES
- EXISTING OFFICE FURNITURE AND EQUIPMENT TO BE RETURNED TO ORANGE COUNTY FACILITIES. COORDINATE WITH MANAGER FROM ITEMS TO BE REMOVED / REPLACED.
 - NEW FURNITURE AND EQUIPMENT SHALL BE PURCHASED BY OWNER. GC TO COORDINATE DELIVERY AND INSTALLATION.
 - GC TO PROTECT REMAINING FURNITURE AND EQUIPMENT FROM CONSTRUCTION ACTIVITIES AND PROVIDE DEEP CLEANING OF REMAINING FURNITURE IF SOILED FROM CONSTRUCTION ACTIVITIES.
 - REFER TO THIS SHEET FOR FURNITURE LAYOUT.
 - REFER TO SPECIFICATION BOOK FOR ADDITIONAL INFORMATION.
 - OWNER TO PURCHASE AND PROCURE FURNITURE UNDER SEPARATE CONTRACT.





Project:
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02.27.17 CONST. ISSUE SET JS KA

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ORLANDO, FL 32801

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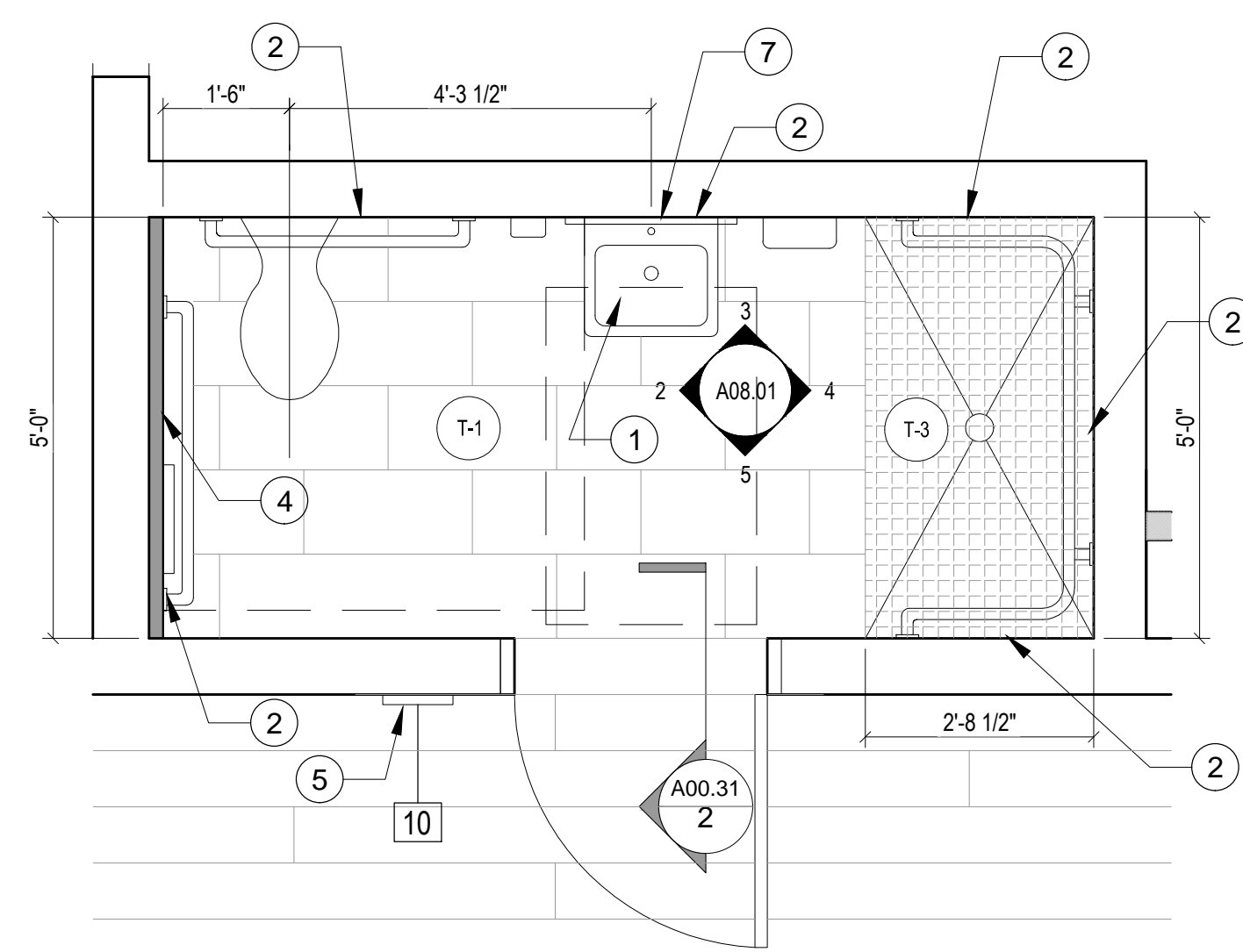
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A08.01 INTERIOR ELEVATIONS.dwg

Consultant • Seal/Signature

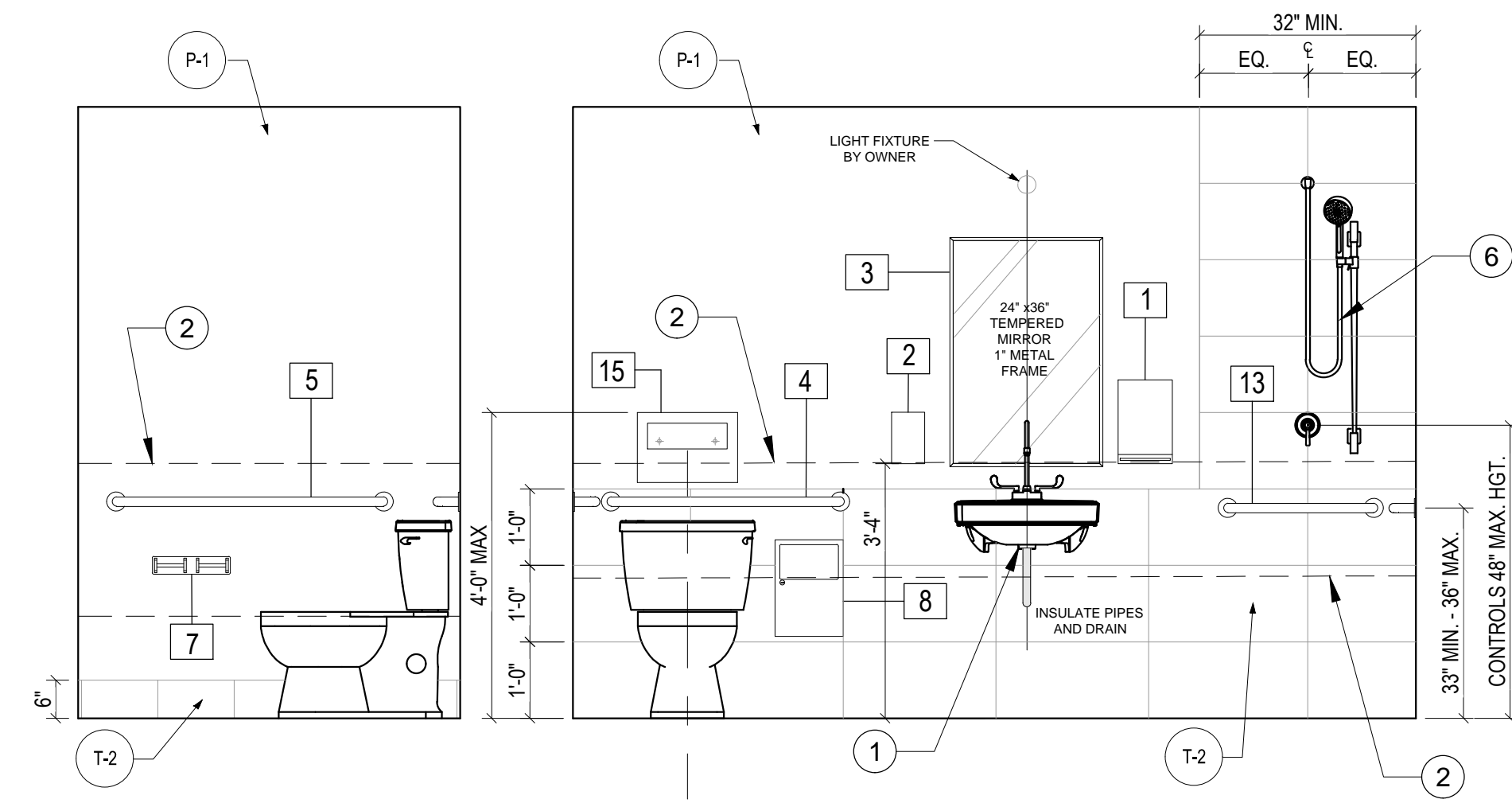
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ENLARGED FLOOR PLAN
& ELEVATIONS

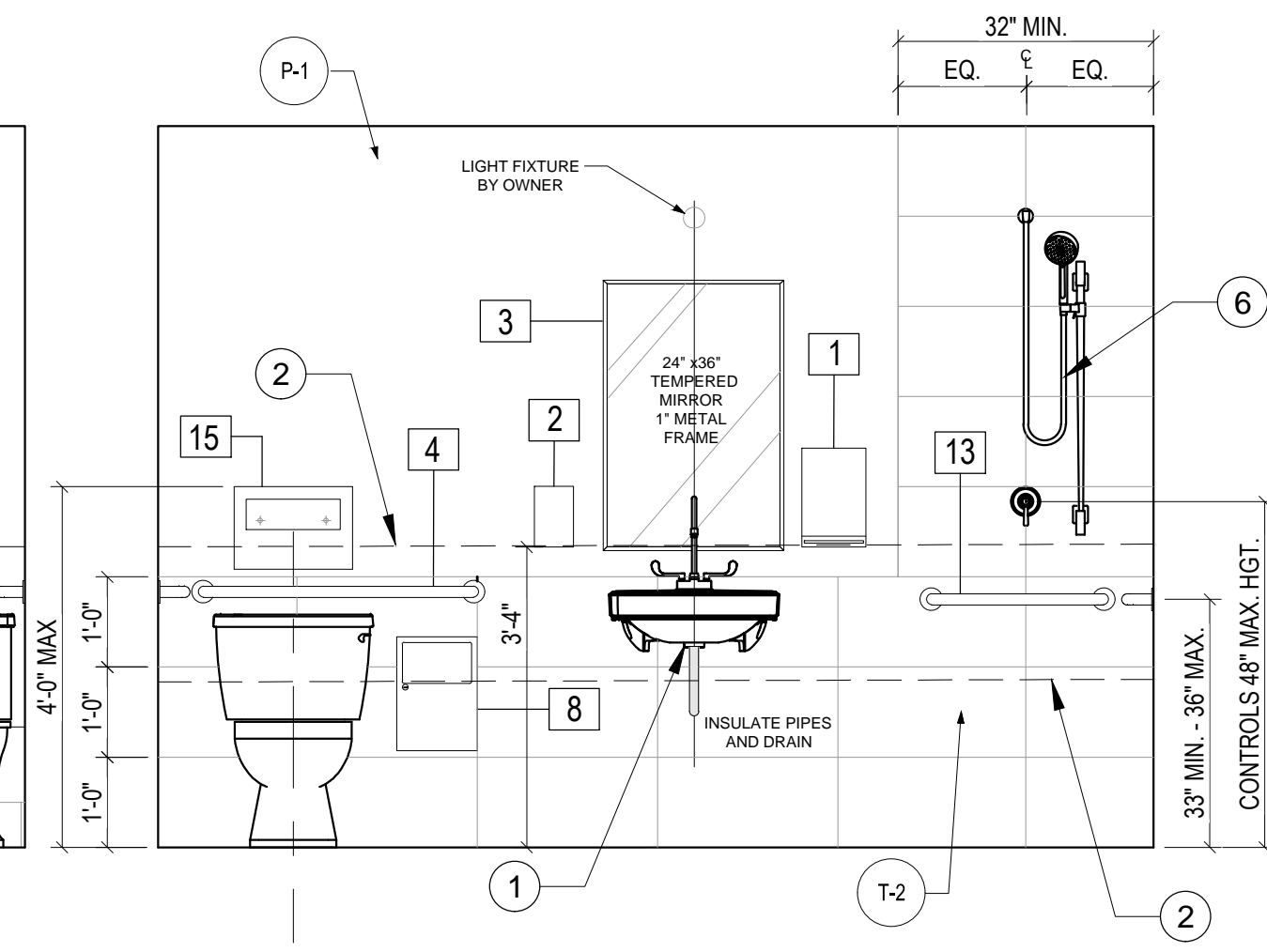
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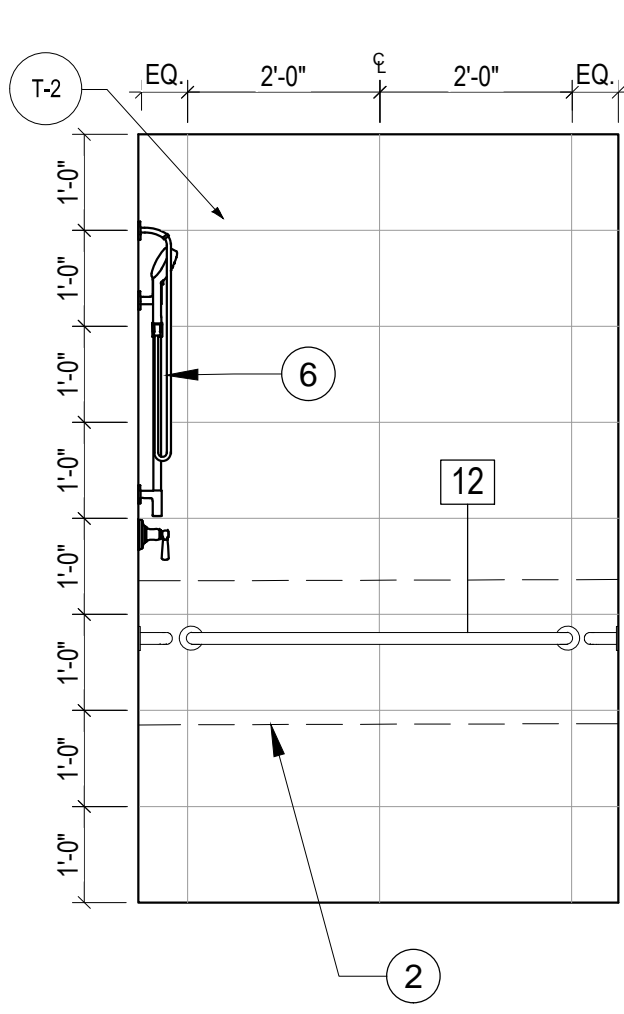
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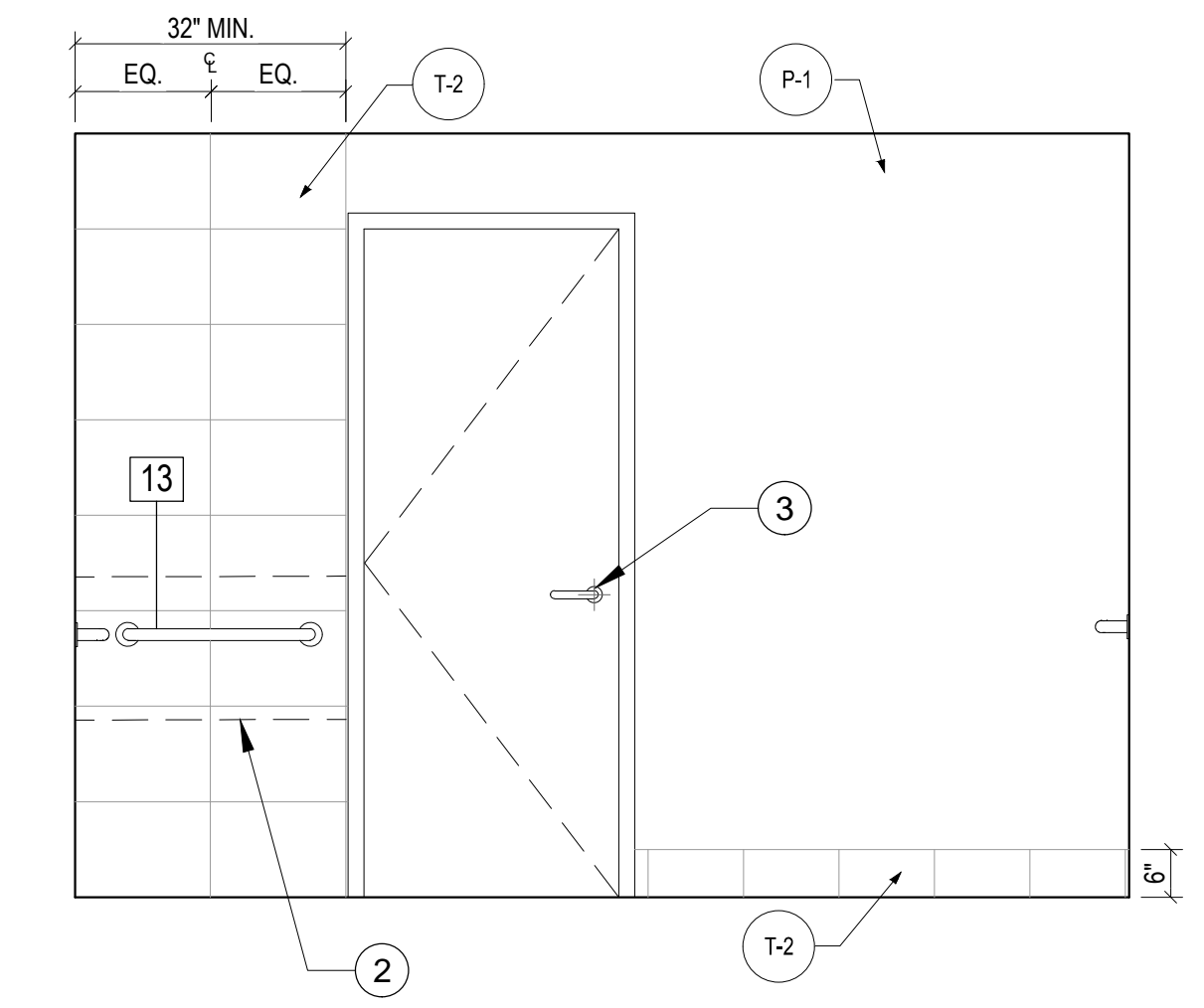
2 ELEVATION
SCALE: 1/2" = 1'-0"



3 ELEVATION
SCALE: 1/2" = 1'-0"



4 ELEVATION
SCALE: 1/2" = 1'-0"



5 ELEVATION
SCALE: 1/2" = 1'-0"

SHEET NOTES

- REMOVE AND RELOCATE WALL-HUNG SINK DURING CONSTRUCTION. RE-INSTALL IN NEW LOCATION TO MEET ADA REQUIREMENTS. PROVIDE INSULATION FOR PIPING.
- PROVIDE BLOCKING IN WALL.
- EXISTING DOOR TO REMAIN, REPLACE EXISTING HARDWARE WITH LEVER HANDLE.
- FURR-OUT WALL TO PROVIDE 18" DISTANCE FROM WALL TO CENTER OF TOILET. REFER TO WALL TYPE "F".
- INSTALL ADA UNISEX SIGNAGE, REFER TO DETAIL 8/A00.40.
- NEW ADJUSTABLE HAND-HELD SHOWER HEAD, REFER TO PLUMBING DRAWINGS.
- TEMPERED MIRROR WITH 1" METAL FRAME. INSTALLATION SHALL BE FULLY ADHERED TO WALL.

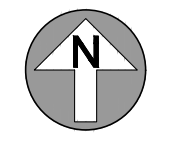
GENERAL NOTES

- REFER TO SHEET A00.40 ADA HEIGHTS AND DETAIL INFORMATION.
- REFER TO SHEET A08.01 FOR PLUMBING ACCESSORIES.
- REFER TO SHEET A05.01 FOR FINISH SCHEDULE.
- REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL.
- ALL MIRRORS SHALL BE FULLY ADHERED TO THE WALL.

TOILET ACCESSORIES SCHEDULE

TAG	ITEM	MANUFACTURE	MODEL NO.	REMARKS
1	PAPER TOWEL DISPENSER	WAUSAU	75010	BLACK TRANSLUCENT
2	SOAP DISPENSOR - TOUCH FREE	GOJO	1919-04	BLACK AND SILVER
3	CHANNEL FRAME MIRROR (FULLY ADHERE TO WALL)	BOBRICK	B-1658 2436	BRIGHT-POLISHED STAINLESS STEEL FINISH - TEMPERED
4	GRAB BAR, 36" LONG	BOBRICK	B-5806	SATIN STAINLESS STEEL
5	GRAB BAR, 42" LONG	BOBRICK	B-5806	SATIN STAINLESS STEEL
6	GRAB BAR, 18" LONG, VERTICAL	BOBRICK	B-5806	SATIN STAINLESS STEEL
7	TOILET PAPER DISPENSER - SURFACE MTD.	BOBRICK	B-265	BRIGHT POLISHED CHROME PLATED STEEL FINISH
8	SANITARY NAPKIN DISPOSAL	BOBRICK	B-254	WOMEN'S RR ONLY, SATIN FINISH STAINLESS STEEL
9A	RESTROOM SIGN - WOMEN	EAGLESTONE OR EQ.	5304 WHITE ON BLACK	
9B	RESTROOM SIGN - MEN	EAGLESTONE OR EQ.	5302 WHITE ON BLACK	
10	RESTROOM SIGN - UNISEX ACCESSIBLE	EAGLESTONE OR EQ.	5306 WHITE ON BLACK	
11	TWO-WALL GRAB BAR	BOBRICK	B-6861	SATIN STAINLESS STEEL
12	GRAB BAR, 48" LONG	BOBRICK	B-5806	SATIN STAINLESS STEEL
13	GRAB BAR, 24" LONG	BOBRICK	B-5806	SATIN STAINLESS STEEL
14	ADA SHOWER SEAT	BOBRICK	B-5181	REVERSIBLE SOLID PHENOLIC FOLDING SHOWER SEAT
15	SEAT COVER DISPENSER	BOBRICK	B-221	STAINLESS STEEL SURFACE MOUNTED

NOTE: ALL TOILET ACCESSORIES ARE AS SPECIFIED OR APPROVED EQUAL.





Project:
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01.25.17	PERMIT COMMENTS	JS	KA

Issue	Date & Issue Description	Drawn By	Checked By
02.27.17	CONST. ISSUE SET	JS	KA

PLANNING

• SPACE PLANNING

• INTERIOR DESIGN

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
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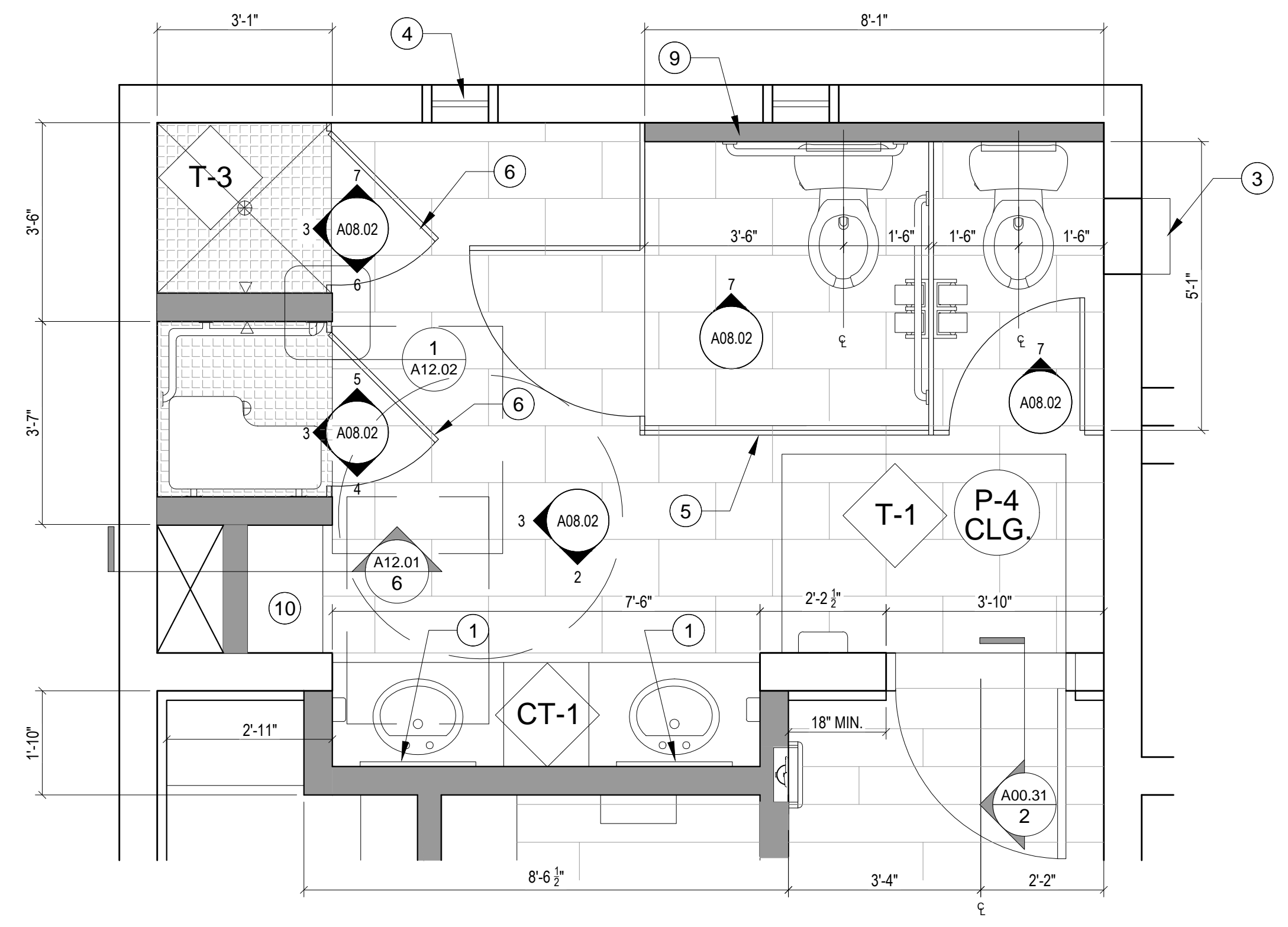
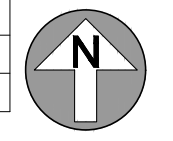
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A08.02 INTERIOR ELEVATIONS.dwg

Consultant • Seal/Signature

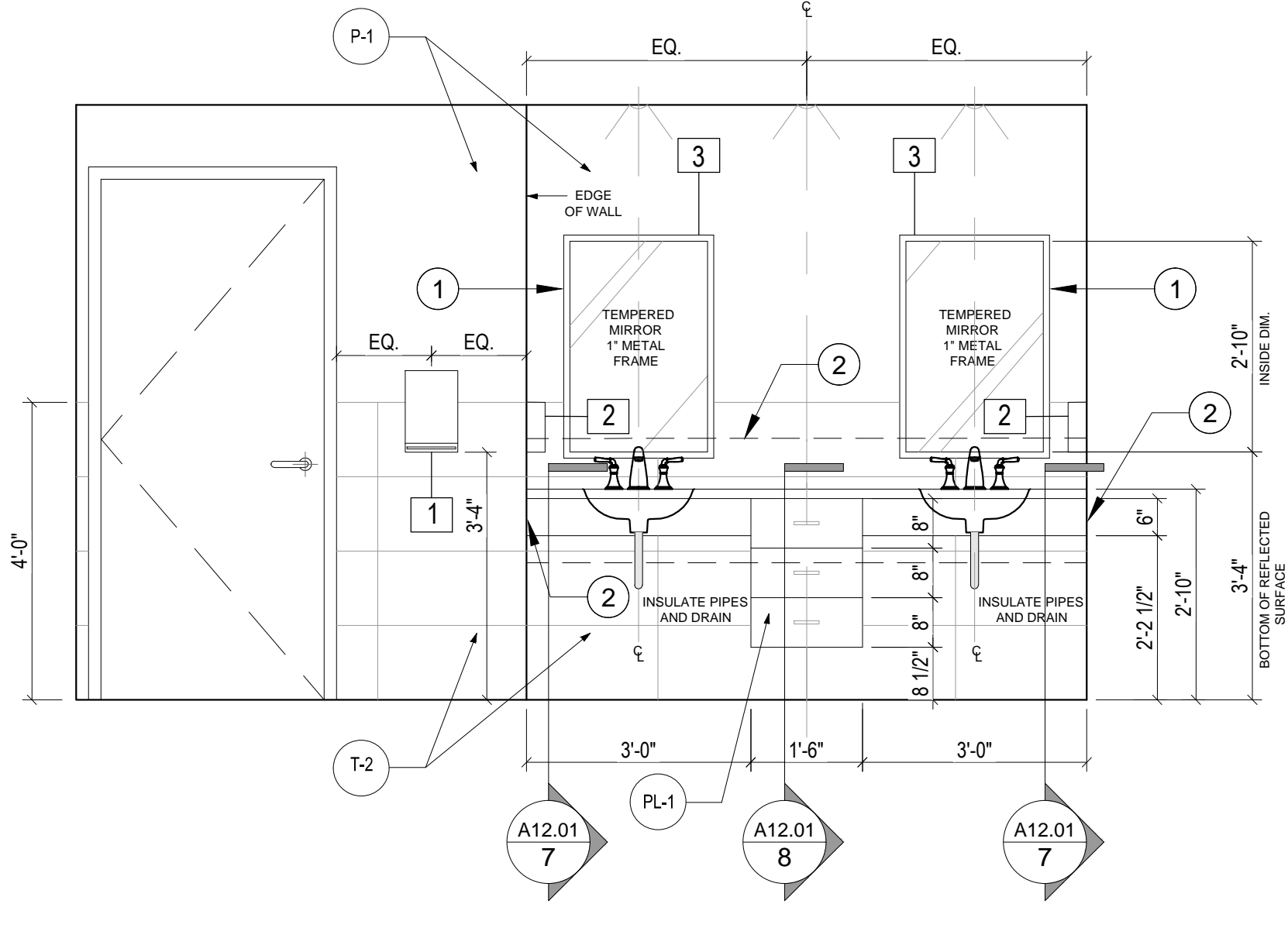
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ENLARGED RESTROOM PLAN
& ELEVATIONS

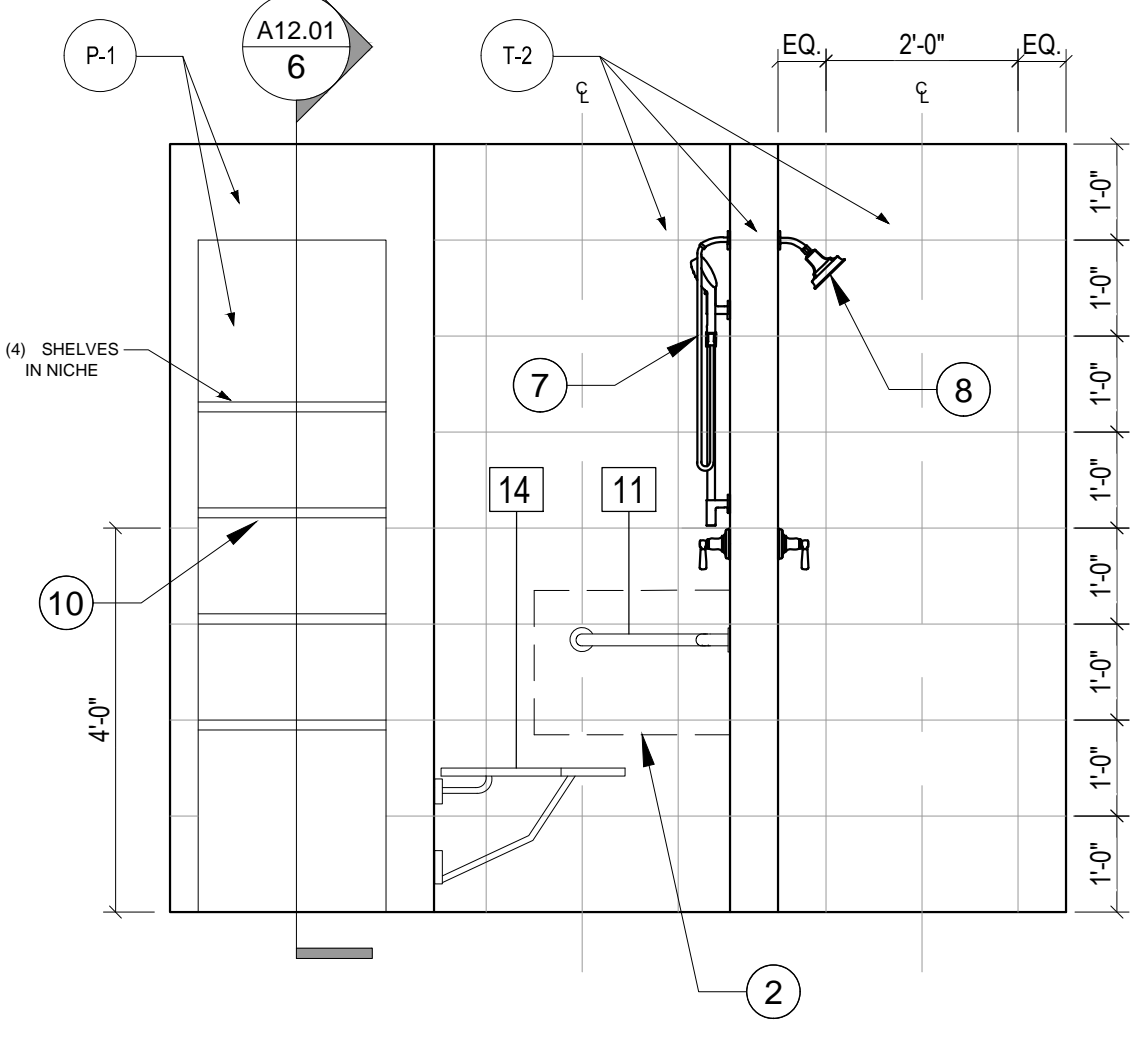
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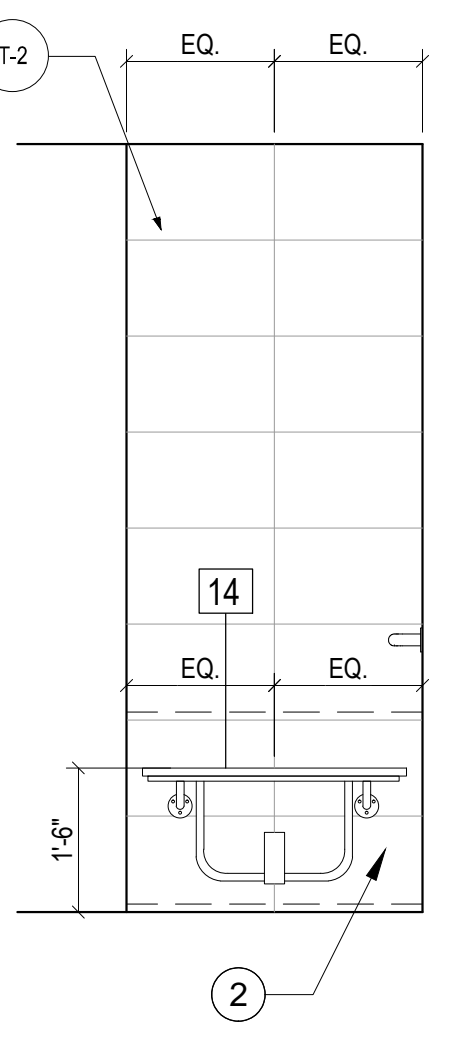
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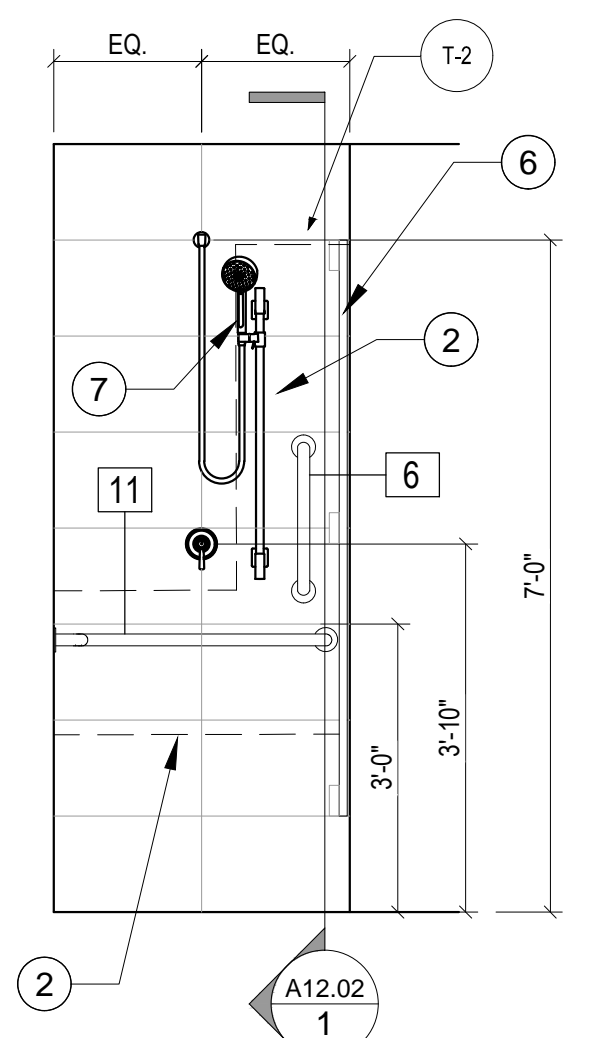
2 ELEVATIONS @ SINK - TYPICAL
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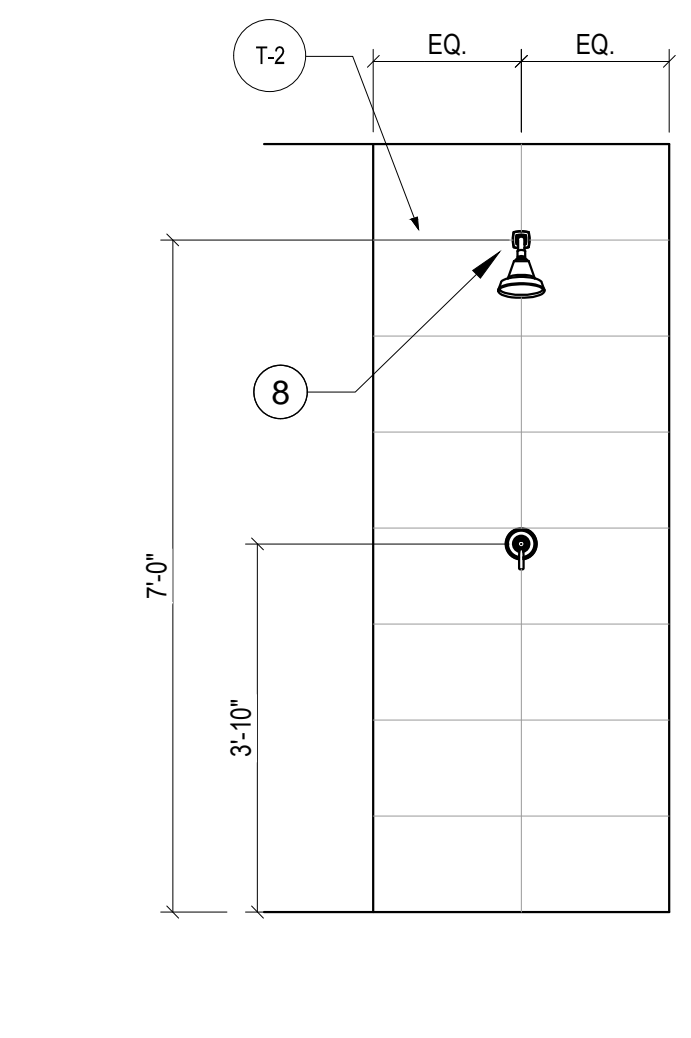
3 ELEVATIONS @ SHOWERS - TYPICAL
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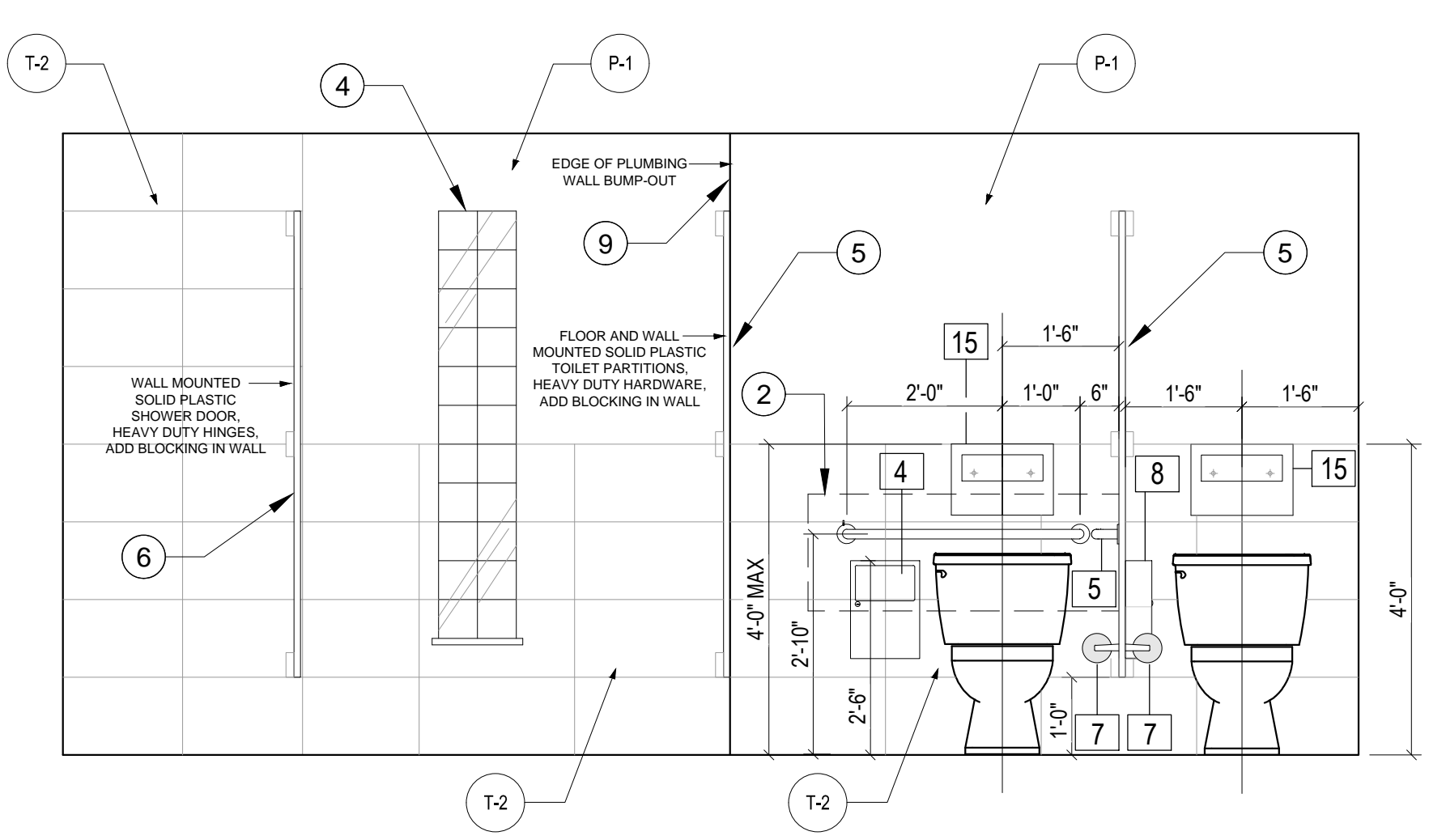
4 ELEV. TYP.
SCALE: 1/2" = 1'-0"



5 ELEV. TYP.
SCALE: 1/2" = 1'-0"



6 ELEV. TYP.
SCALE: 1/2" = 1'-0"



7 ELEVATIONS @ TOILET - TYPICAL
SCALE: 1/2" = 1'-0"

SHEET NOTES

- TEMPERED MIRROR WITH 1" METAL FRAME. INSTALLATION SHALL BE FULLY ADHERED TO WALL.
- PROVIDE BLOCKING IN WALL.
- PROPOSED EXHAUST FAN, REFER TO MECHANICAL DRAWINGS.
- EXTEND GLASS BLOCK, MATCH EXISTING.
- INSTALL SOLID PLASTIC TOILET PARTITIONS WITH HEAVY DUTY HINGES, MANUF. ONE POINT PARTITIONS, COLOR: IVORY ESSENCE SPECKLE #9500.
- INSTALL SOLID PLASTIC DOOR ON THE SHOWERS WITH HEAVY DUTY HINGES, MANUF. ONE POINT PARTITIONS, COLOR: IVORY ESSENCE SPECKLE #9500. REFER TO DETAIL 1/A12.02.
- NEW ADJUSTABLE HAND-HELD SHOWER HEAD WITH CONTROL VALVE. REFER TO PLUMBING DRAWINGS.
- NEW FIXED SHOWER HEAD WITH CONTROL VALVE, REFER TO PLUMBING DRAWINGS.
- FURR-OUT WALL TO PROVIDE PLUMBING WALL. REFER TO WALL TYPE "D".
- INSTALL FOUR (4) WOODEN PAINTED SHELVES, REFER TO DETAIL 6/A12.01

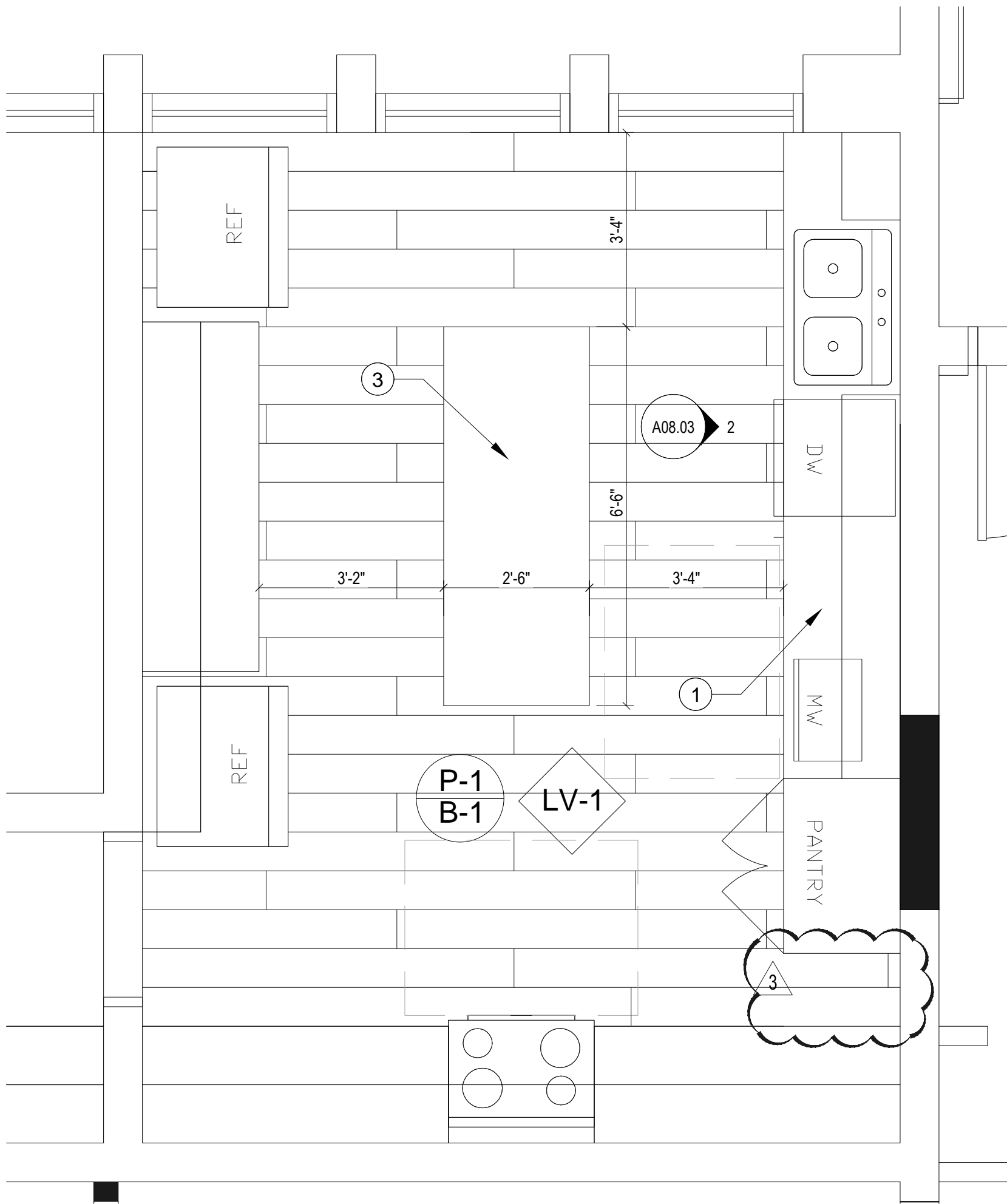
GENERAL NOTES

- REFER TO SHEET A00.40 ADA HEIGHTS AND DETAIL INFORMATION.
- REFER TO SHEET A08.01 FOR PLUMBING ACCESSORIES.
- REFER TO SHEET A05.01 FOR FINISH SCHEDULE.
- REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

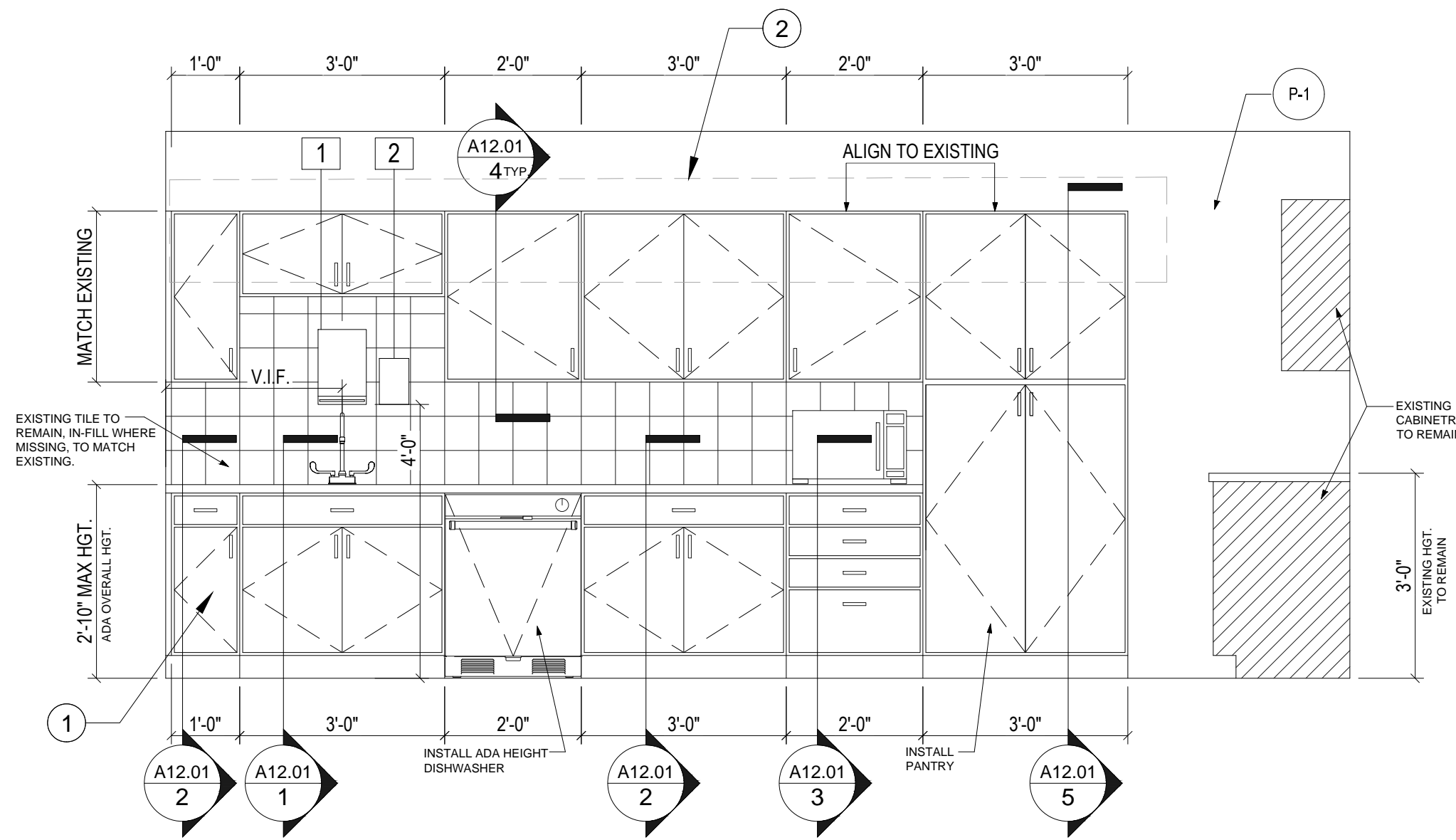
TOILET ACCESSORIES SCHEDULE

TAG	ITEM	MANUFACTURE	MODEL NO.	REMARKS
1	PAPER TOWEL DISPENSOR	WAUSAU	75010	BLACK TRANSLUCENT
2	SOAP DISPENSOR - TOUCH FREE	GOJO	1919-04	BLACK AND SILVER
3	CHANNEL FRAME MIRROR (FULLY ADHERE TO WALL)	BOBRICK	B-1658 2436	BRIGHT-POLISHED STAINLESS STEEL FINISH - TEMPERED
4	GRAB BAR, 36" LONG	BOBRICK	B-5806	SATIN STAINLESS STEEL
5	GRAB BAR, 42" LONG	BOBRICK	B-5806	SATIN STAINLESS STEEL
6	GRAB BAR, 18" LONG, VERTICAL	BOBRICK	B-5806	SATIN STAINLESS STEEL
7	TOILET PAPER DISPENSER - SURFACE MTD.	BOBRICK	B-265	BRIGHT POLISHED CHROME PLATED STEEL FINISH
8	SANITARY NAPKIN DISPOSAL - WOMEN'S RR ONLY	BOBRICK	B-254	WOMEN'S RR ONLY, SATIN FINISH STAINLESS STEEL
9A	RESTROOM SIGN - WOMEN	EAGLESTONE OR EQ.	5304 WHITE ON BLACK	
9B	RESTROOM SIGN - MEN	EAGLESTONE OR EQ.	5302 WHITE ON BLACK	
10	RESTROOM SIGN - UNISEX ACCESSIBLE	EAGLESTONE OR EQ.	5306 WHITE ON BLACK	
11	TWO-WALL GRAB BAR	BOBRICK	B-6861	SATIN STAINLESS STEEL
12	GRAB BAR, 48" LONG	BOBRICK	B-5806	SATIN STAINLESS STEEL
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15	SEAT COVER DISPENSER	BOBRICK	B-221	STAINLESS STEEL SURFACE MOUNTED

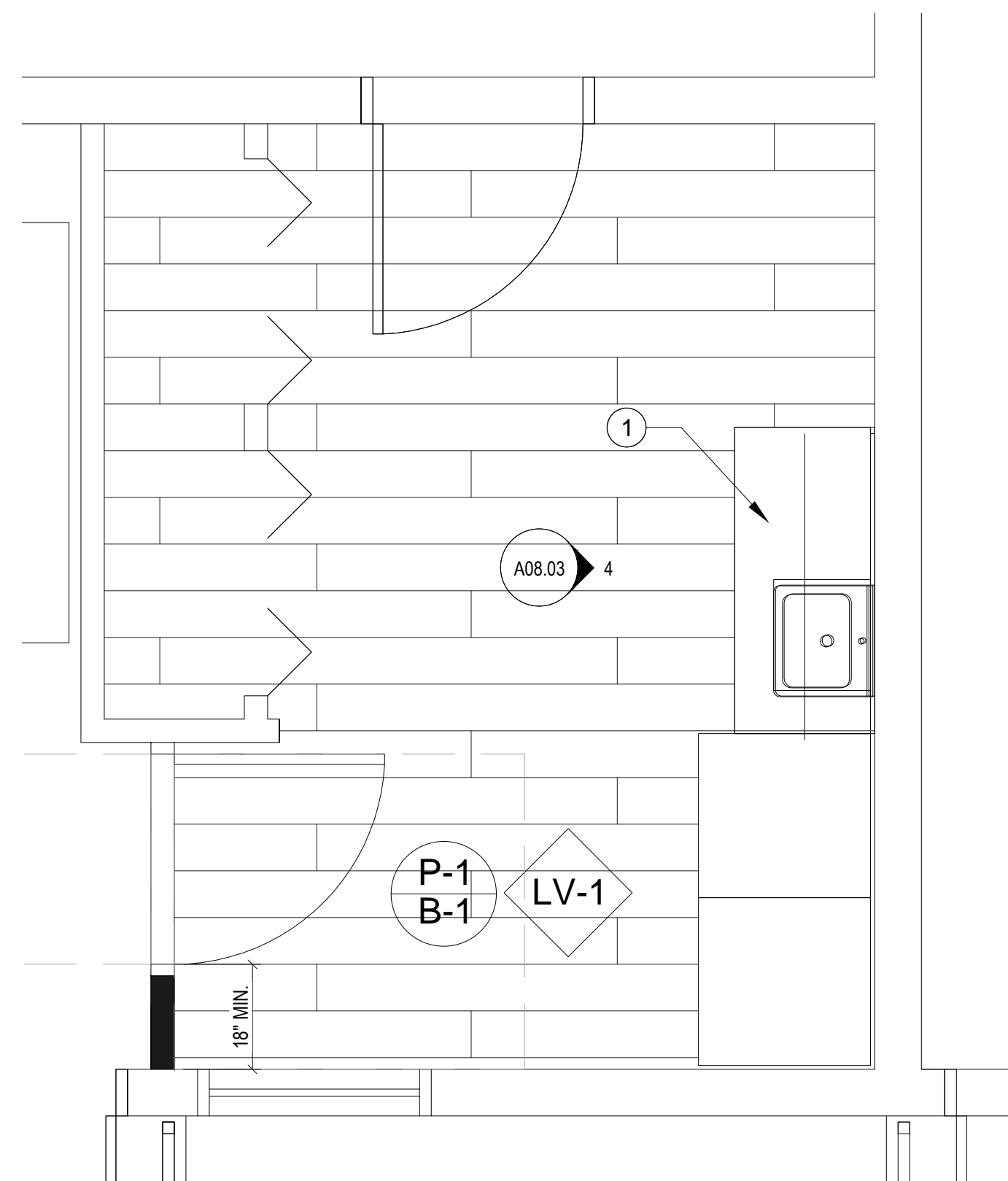
NOTE: ALL TOILET ACCESSORIES ARE AS SPECIFIED OR APPROVED EQUAL.



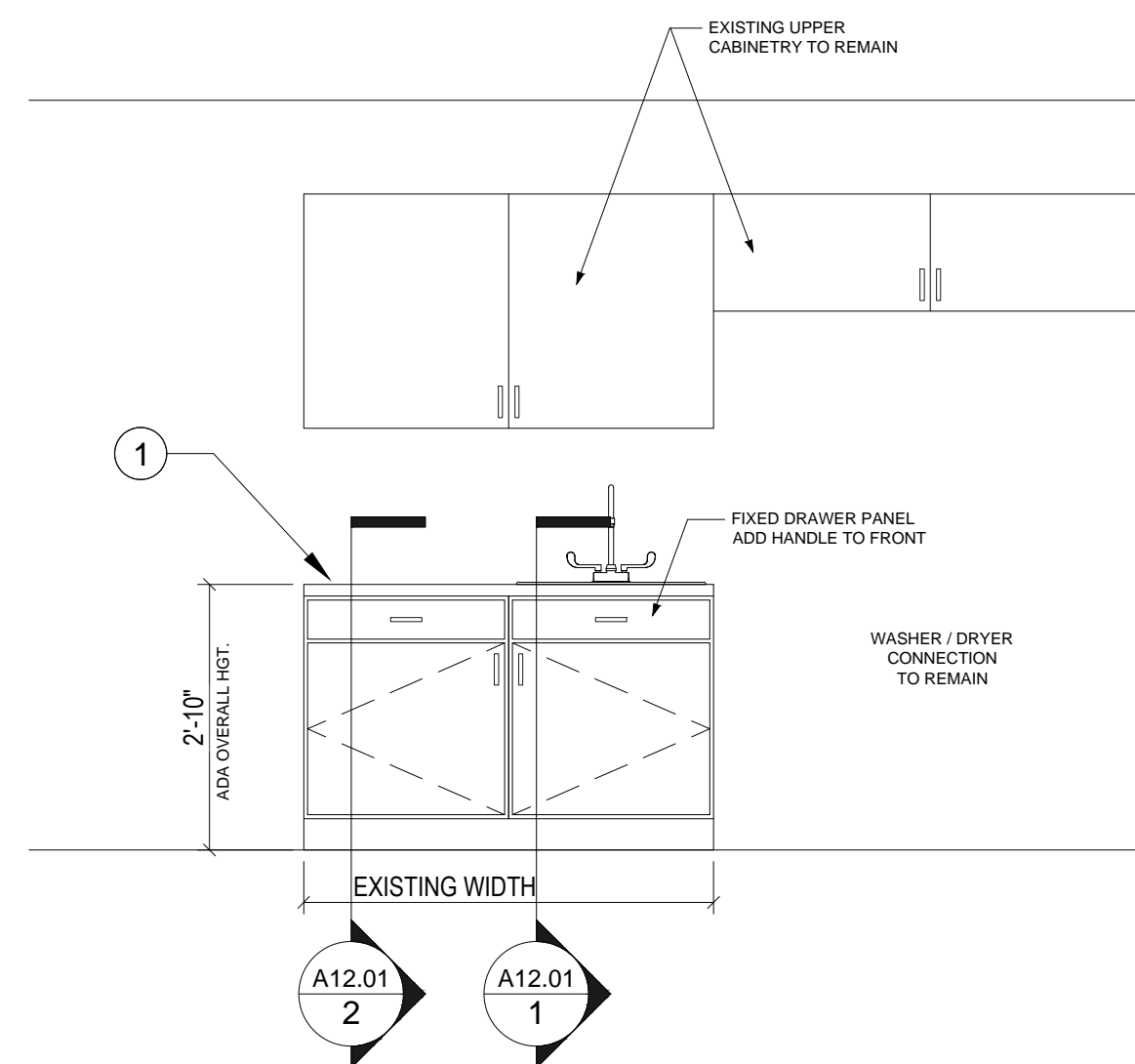
1 ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"



2 ELEVATION - KITCHEN
SCALE: 1/2" = 1'-0"



3 ENLARGED LAUNDRY PLAN
SCALE: 1/2" = 1'-0"



4 ELEVATION - LAUNDRY
SCALE: 1/2" = 1'-0"

SHEET NOTES

- 1 INSTALL NEW CABINETS WITH NEW COUNTER TOP. TOTAL OF 34' AFF. FINISH TO MATCH EXISTING.
- 2 PROVIDE BLOCKING IN WALL FOR UPPER CABINETS.
- 3 CUT EXISTING ISLAND COUNTER TO NEW SIZE.

SHEET NOTES

- A. REFER TO SHEET A00.40 ADA HEIGHTS AND DETAIL INFORMATION.
- B. REFER TO SHEET A08.01 FOR PLUMBING ACCESSORIES.
- C. REFER TO SHEET A05.01 FOR FINISH SCHEDULE.
- D. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL



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STATE OF FLORIDA
MARIA FERREIRA
Architect • Seal/Signature

AA-C001315
AR-95752

Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
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	01.25.17	PERMIT COMMENTS	JS KA

• SPACE PLANNING

Issue	Date & Issue Description	Drawn By	Checked By
3	02/24/2017	GC / CLIENT COORD.	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

• INTERIOR DESIGN

Issue	Date & Issue Description	Drawn By	Checked By

PLANNING Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

ARCHITECTURE

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KA	1/2" = 1'-0"

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A08.03 INTERIOR ELEVATIONS.dwg

Consultant • Seal/Signature

Sheet Title:

ENLARGED KITCHEN PLAN
& ELEVATIONS

A08.03



SHEET NOTES

- 1 5X5' MINIMUM CLEAR LANDING 2% SLOPE ALL DIRECTIONS MAX.
- 2 EXISTING STAIRCASE TO REMAIN, INSTALL NEW HAND RAILING AND PRE-FABRICATED METAL AWNING.
- 3 CONSTRUCTION NEW STAIRCASE, INSTALL NEW 42" GUARDRAIL AND 36" HAND RAILING AND PRE-FABRICATED METAL AWNING. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. REFER TO GENERAL NOTE "E" ON THIS SHEET FOR SPEC INFO.

ADC

ARCHITECTURAL DESIGN CONSULTATIVE

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02.27.17 CONST. ISSUE SET JS KA

• SPACE PLANNING

• INTERIOR DESIGN

PLANNING Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
KA	VARIES

File Name
X:\dwgs\15253 OC Wittenstein House ADA\CAD\SHEETS\A08.04 STAIRCASE DETAILS.dwg

Consultant • Seal/Signature

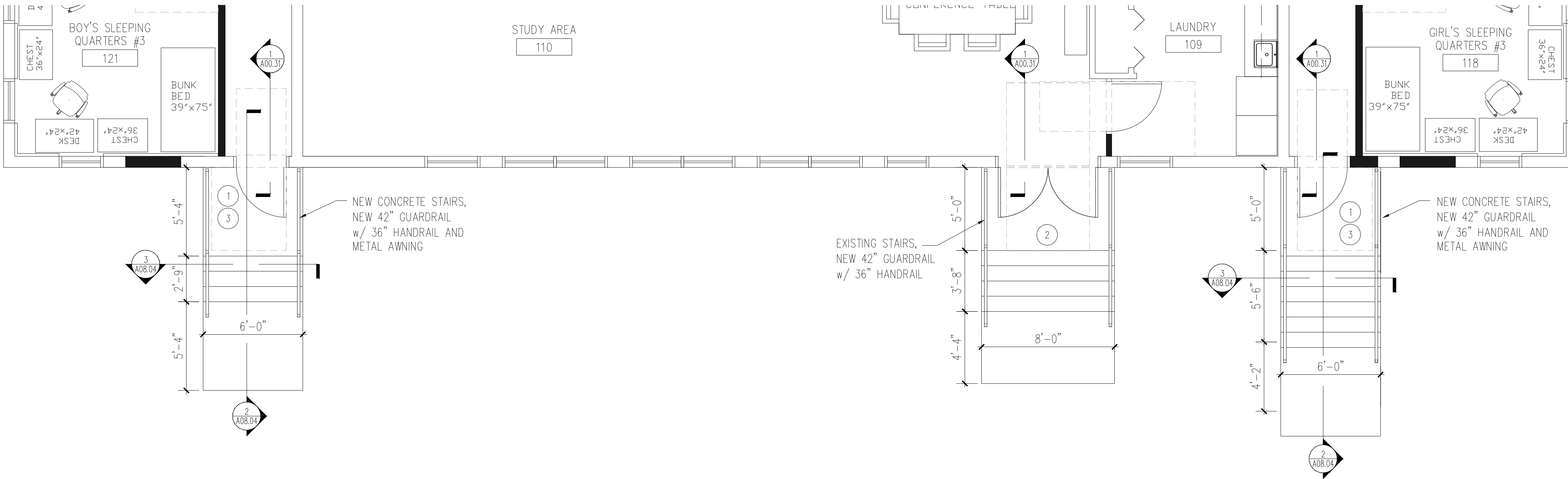
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STAIRCASE DETAILS

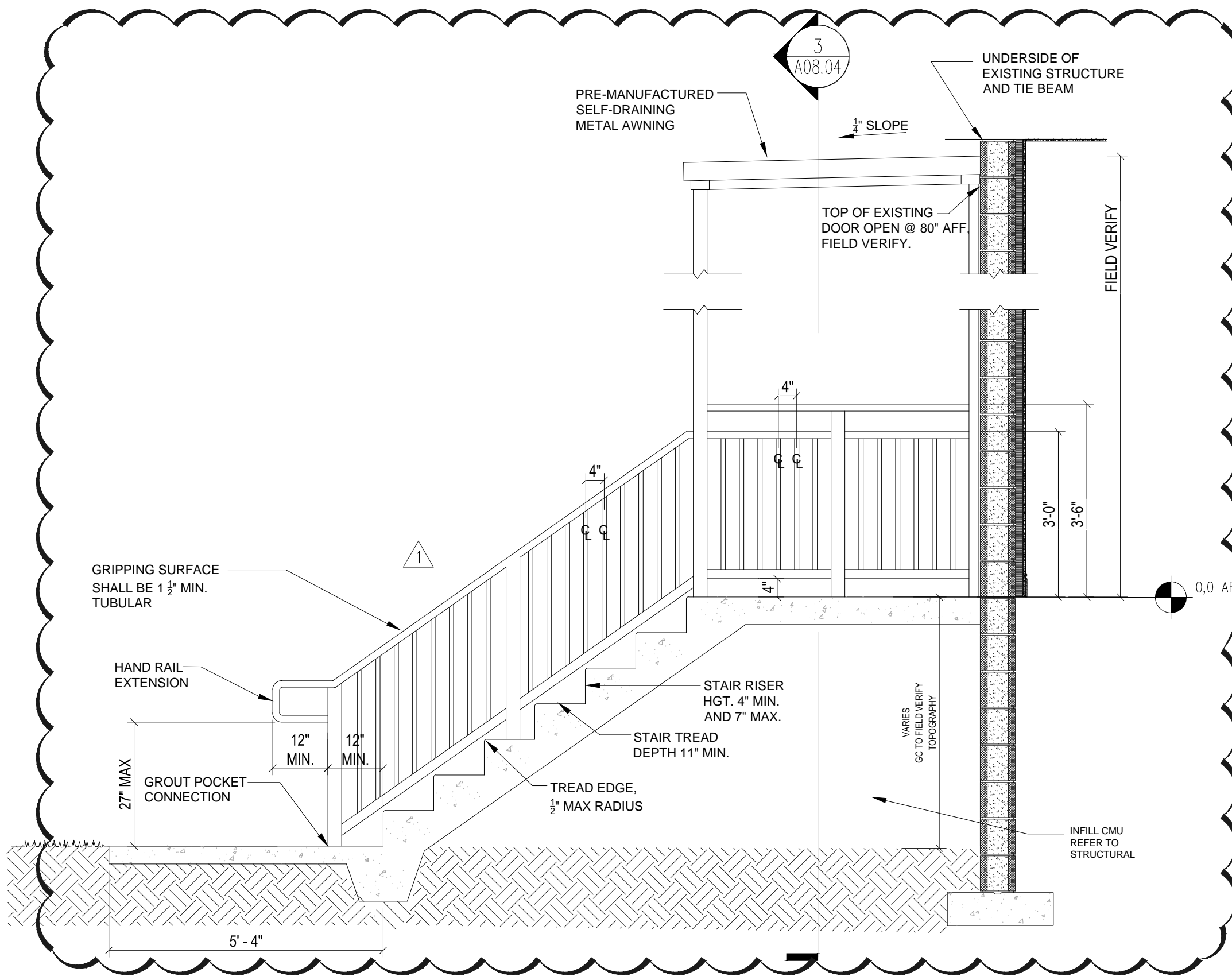
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GENERAL NOTES

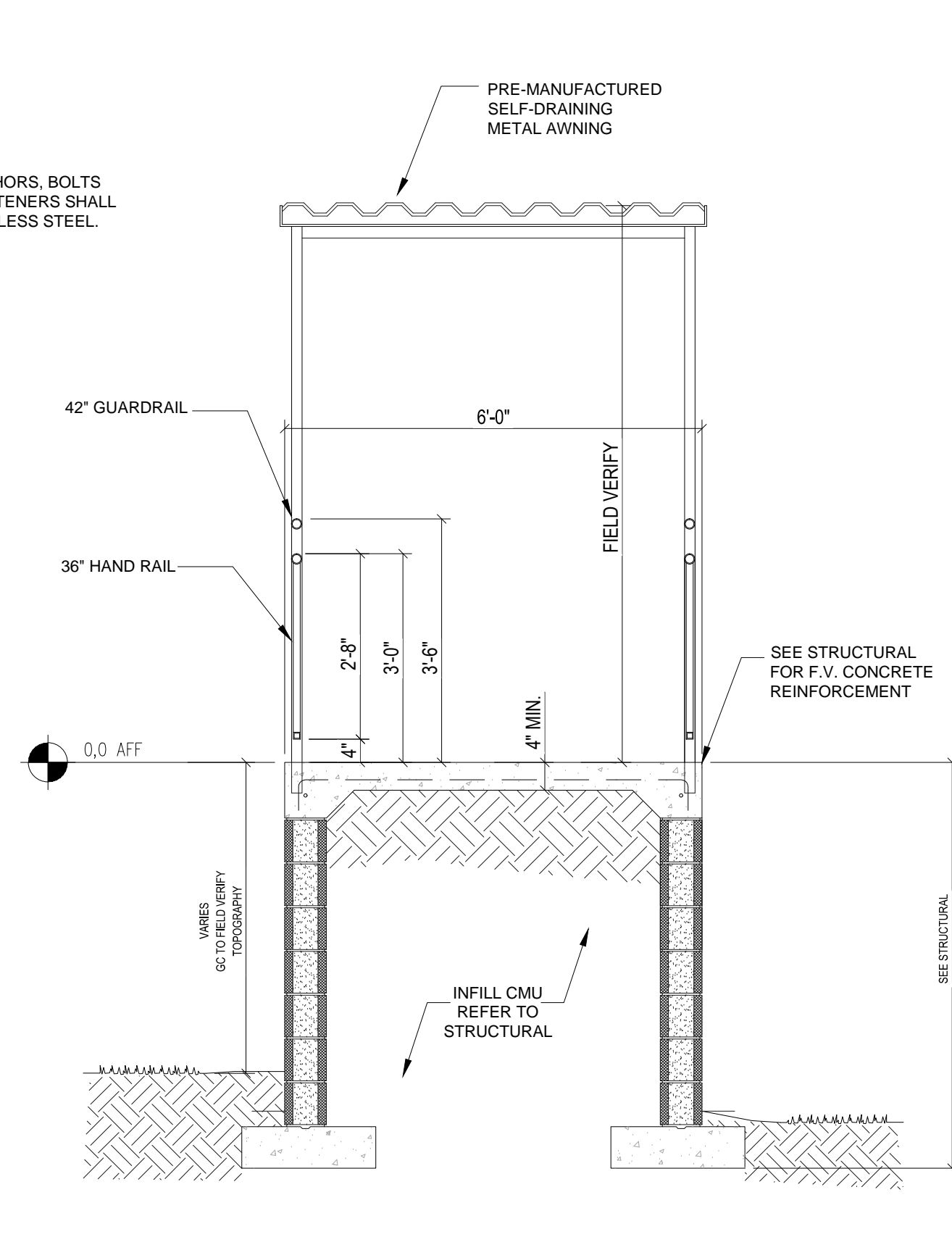
- A. REFER TO SHEET A00.40 ADA HEIGHTS AND DETAIL INFORMATION.
- B. REFER TO ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- C. PRE-ENGINEERED HAND RAILING AND SELF-DRAINING METAL AWNING, TO MEET FLORIDA PRODUCT APPROVALS. PROVIDE SHOP DRAWINGS FOR REVIEW. MANUFACTURER SHALL PROVIDE SIGNED AND SEALED DRAWINGS BY A REGISTERED ENGINEER IN THE STATE OF FLORIDA.
- D. GENERAL CONTRACTOR TO FIELD VERIFY TOPOGRAPHY BEFORE BUILDING STAIRS AND ADJUST STAIR HEIGHTS ACCORDINGLY.
- E. BASIS OF DESIGN SHALL BE DITTMER ARCHITECTURAL ALUMINUM, DITT-DECK, COLOR: CLEAR ANODIZED OR EQUAL.



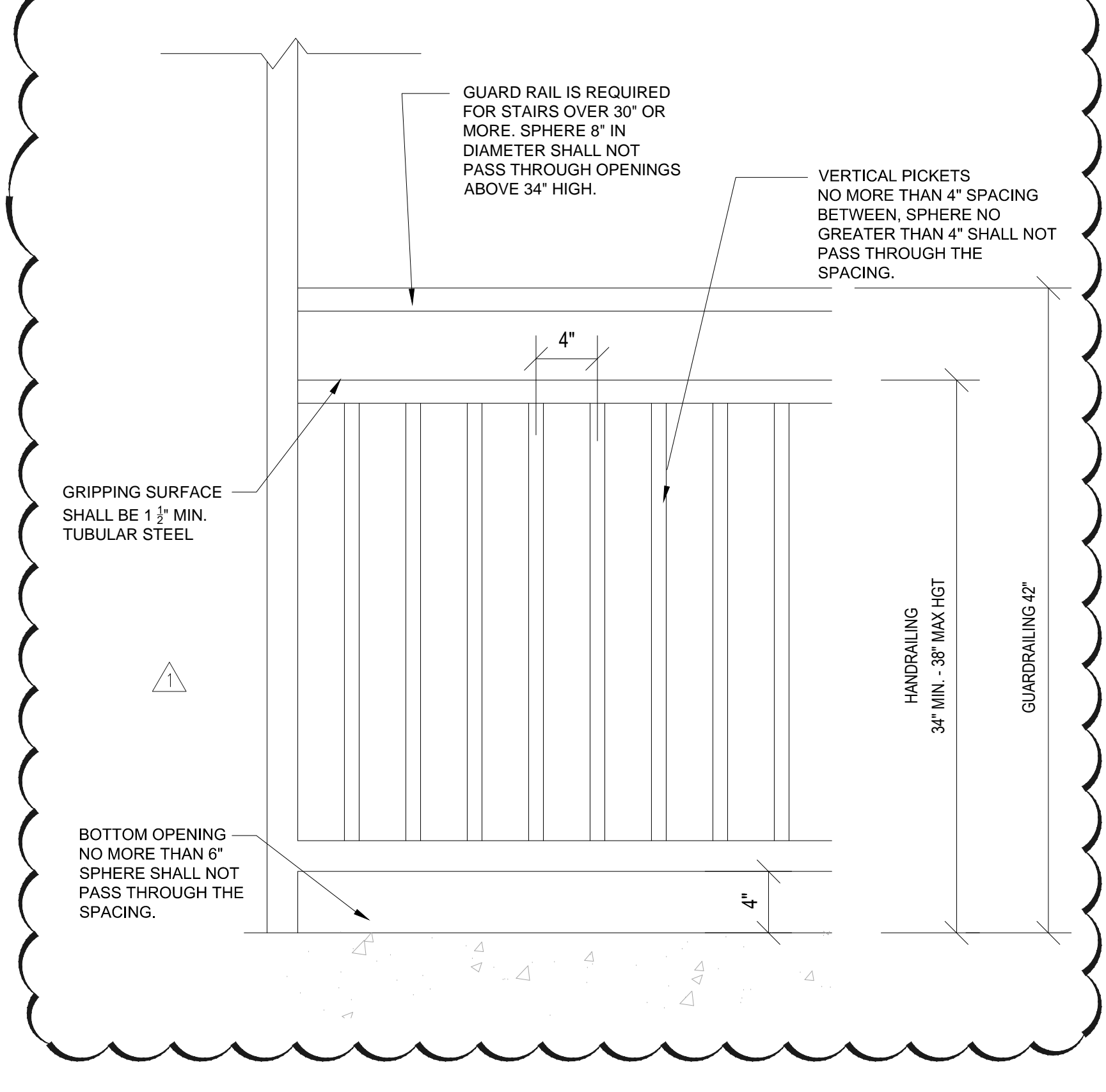
1 ENLARGED STAIRCASE FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 STAIR, HANDRAIL & AWNING ELEVATION
SCALE: 1/2" = 1'-0"



3 CROSS SECTION
SCALE: 1/2" = 1'-0"



4 RAILING DETAIL - TYPICAL
SCALE: 1" = 1'-0"

SHEET NOTES

- ALL MILLWORK DOOR HINGES TO BE 120 DEGREE, HEAVY DUTY EUROPEAN STYLE. GC TO SIZE HARDWARE LENGTHS SO THERE IS NOT INTERFERENCE WITH WALLS OR OTHER OBSTRUCTIONS.



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STATE OF FLORIDA
MARIA FERREIRA
Architect • Seal/Signature
AA-C001315
AR-95752

Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS KA
	09.15.16	90% CD SET	JS KA
	12.02.16	PERMIT/BID SET	JS KA
	01.25.17	PERMIT COMMENTS	JS KA

Issue	Date & Issue Description	Drawn By	Checked By
	02.27.17	CONST. ISSUE SET	JS KA

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ORLANDO, FL 32801

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Checked By	Scale
KA	1-1/2" = 1'-0"

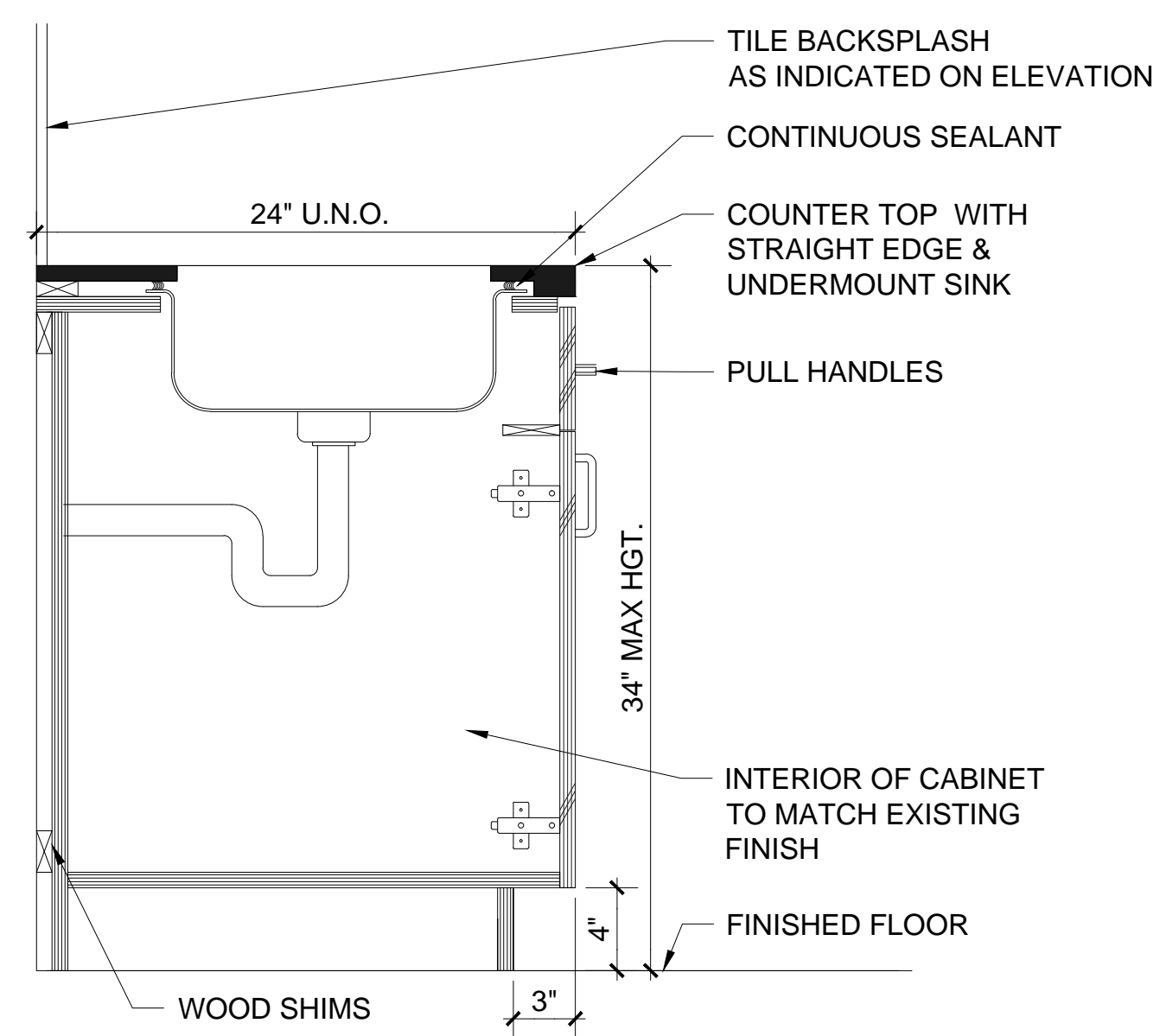
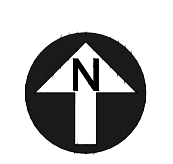
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X:\dwgs\15253 OC Wittenstein House ADA\CAD\SHEETS\A12.01 MILLWORK DETAILS.dwg

Consultant • Seal/Signature

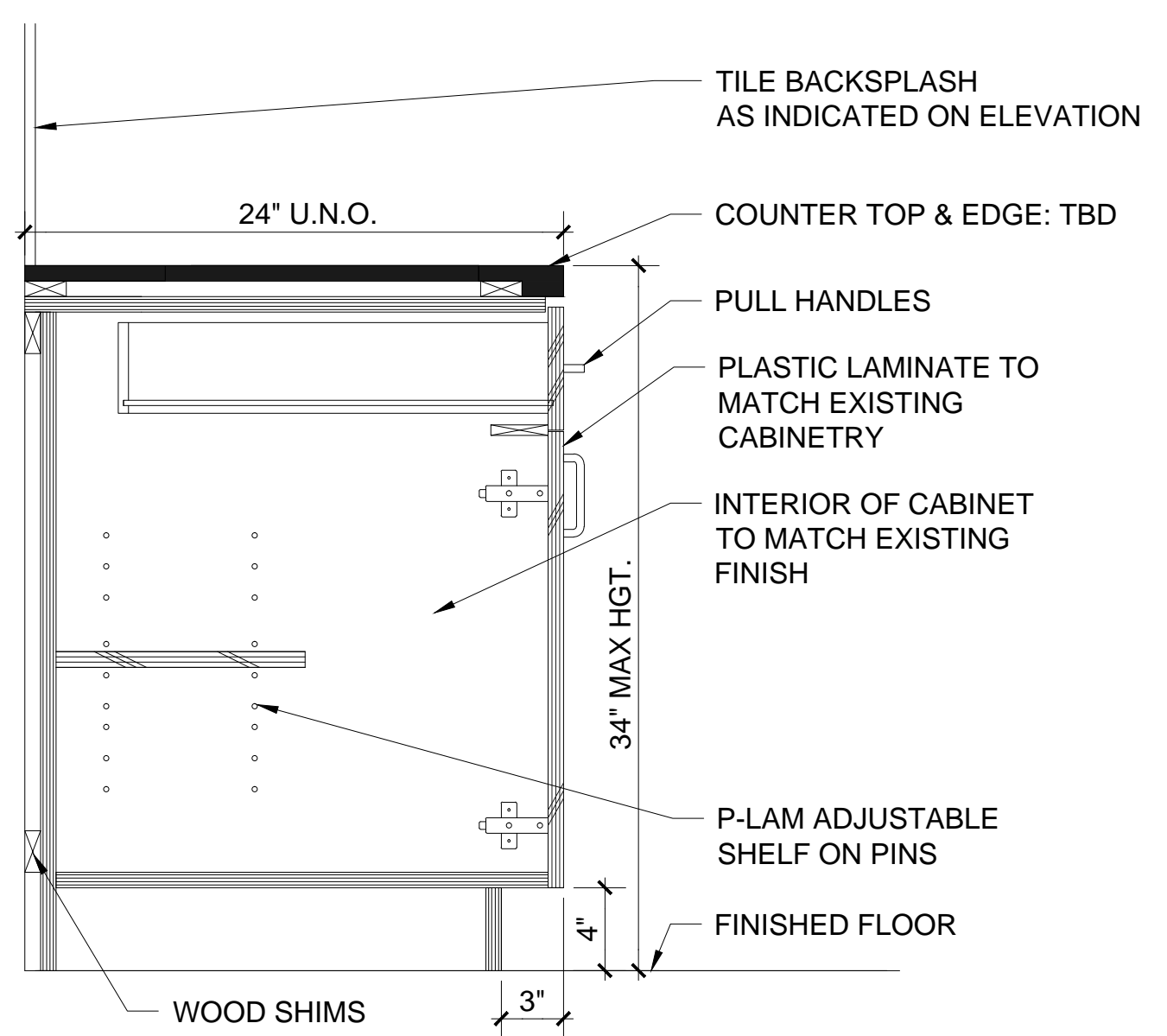
Sheet Title:

MILLWORK DETAILS

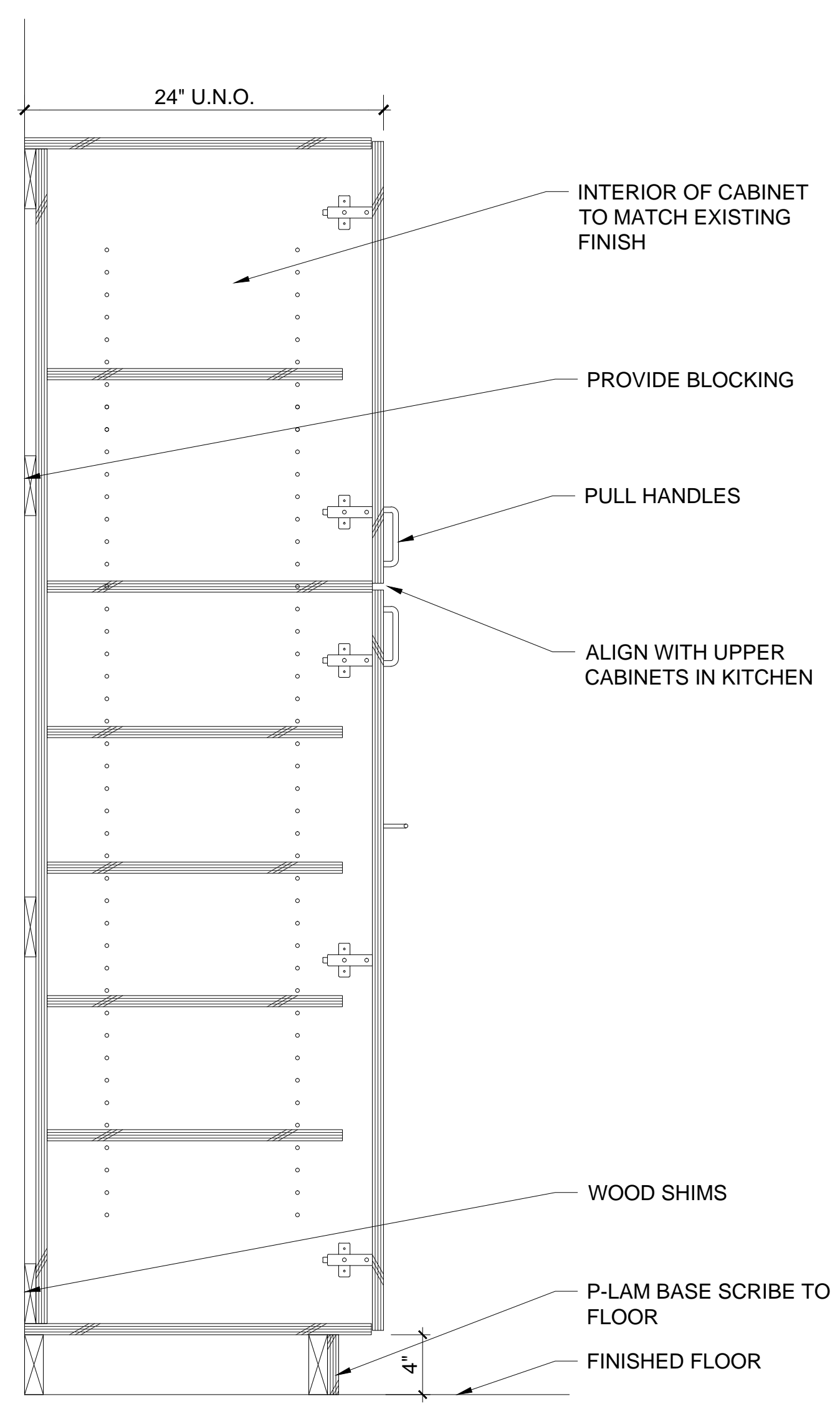
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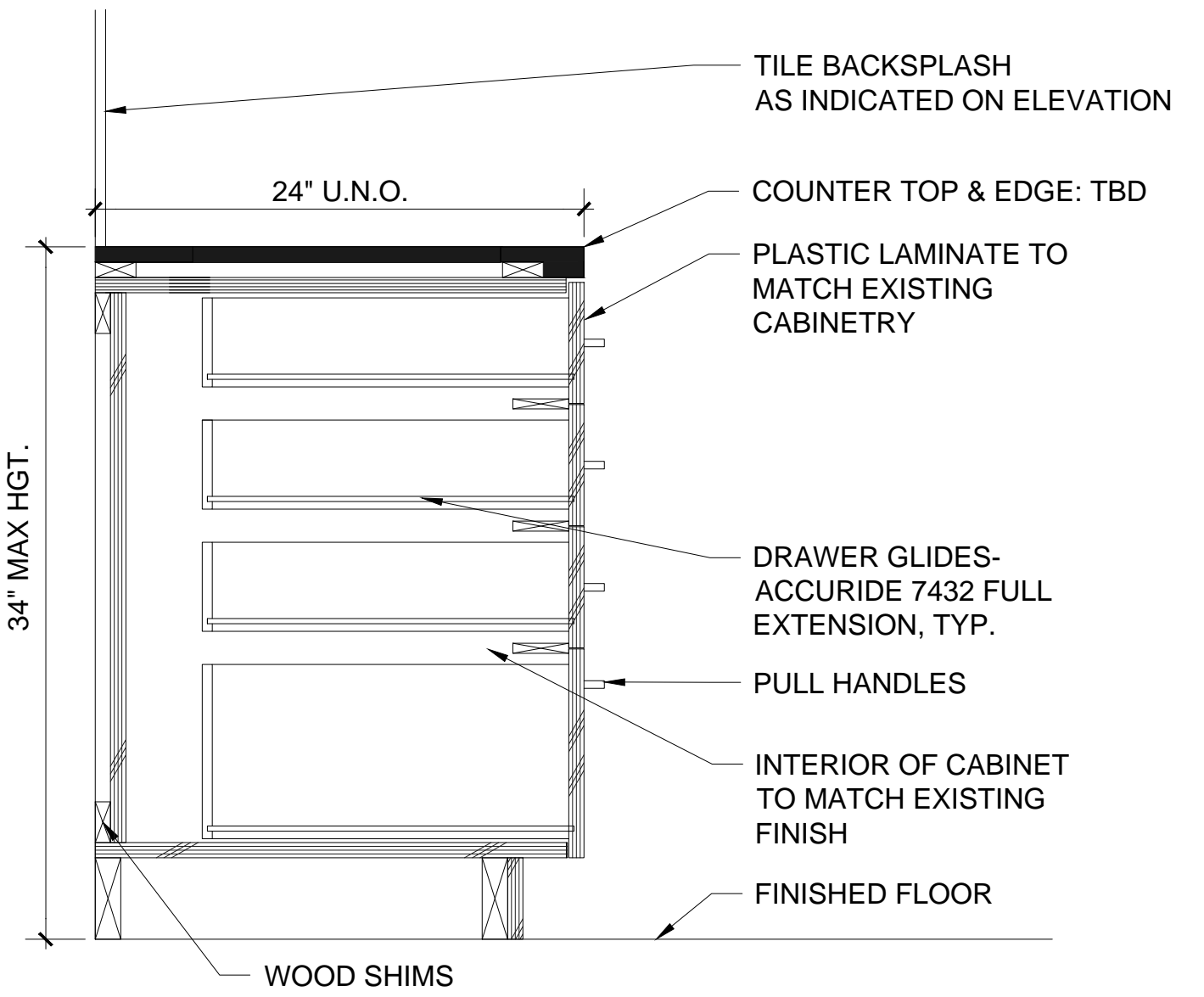
SECTION @ BASE CABINET W/ SINK
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DT_MW



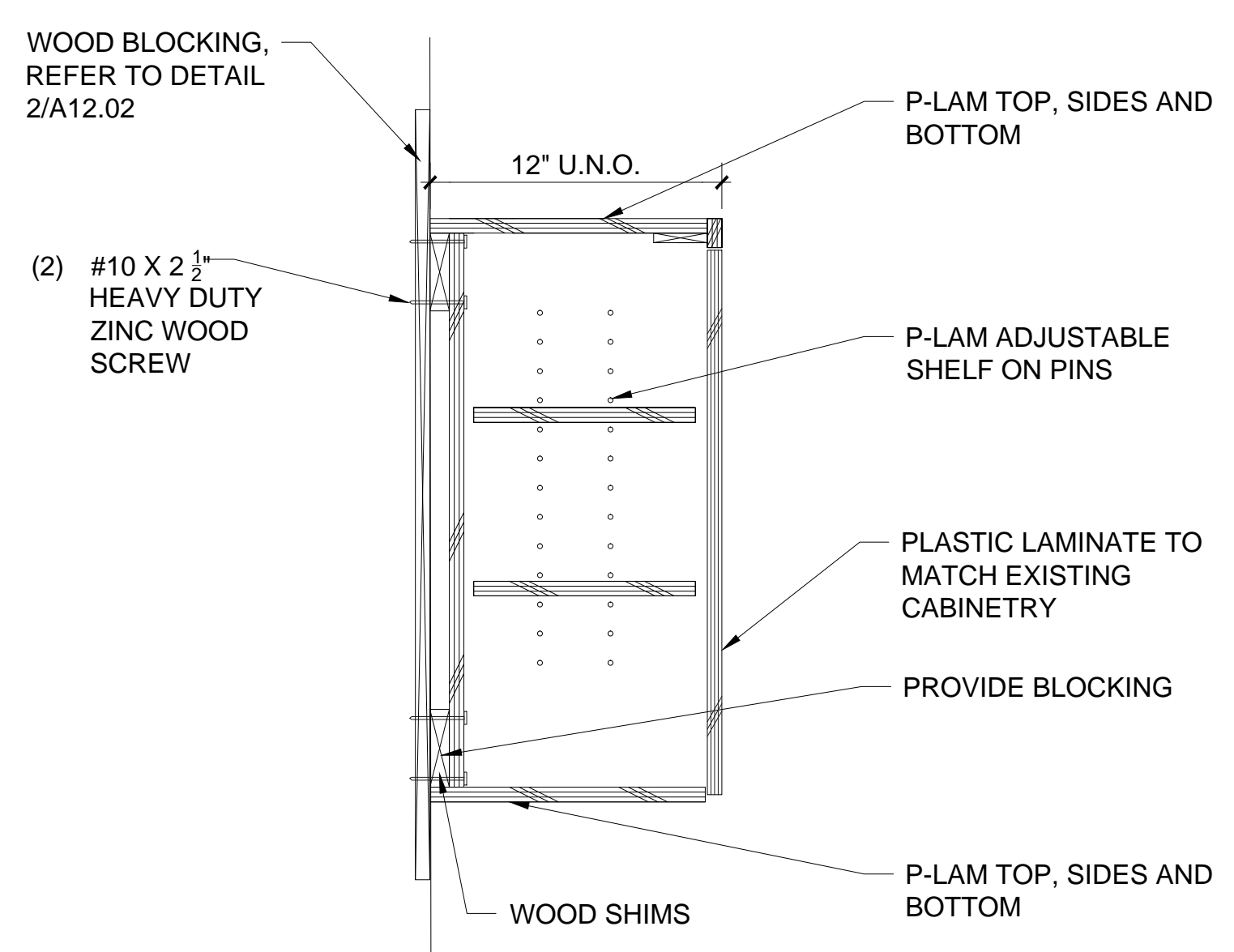
SECTION @ BASE CABINET W/ DOOR & DWR
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DT_MW



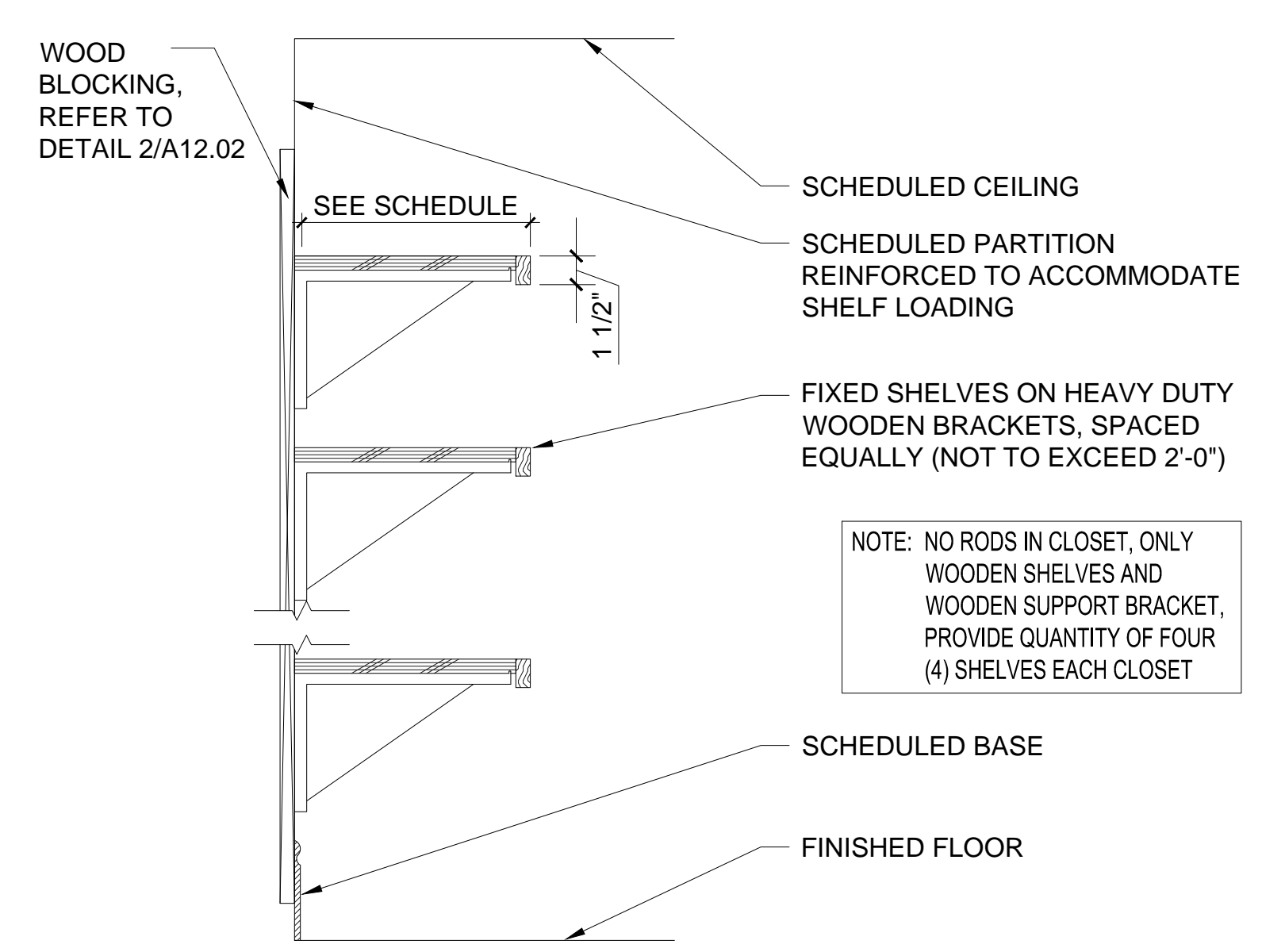
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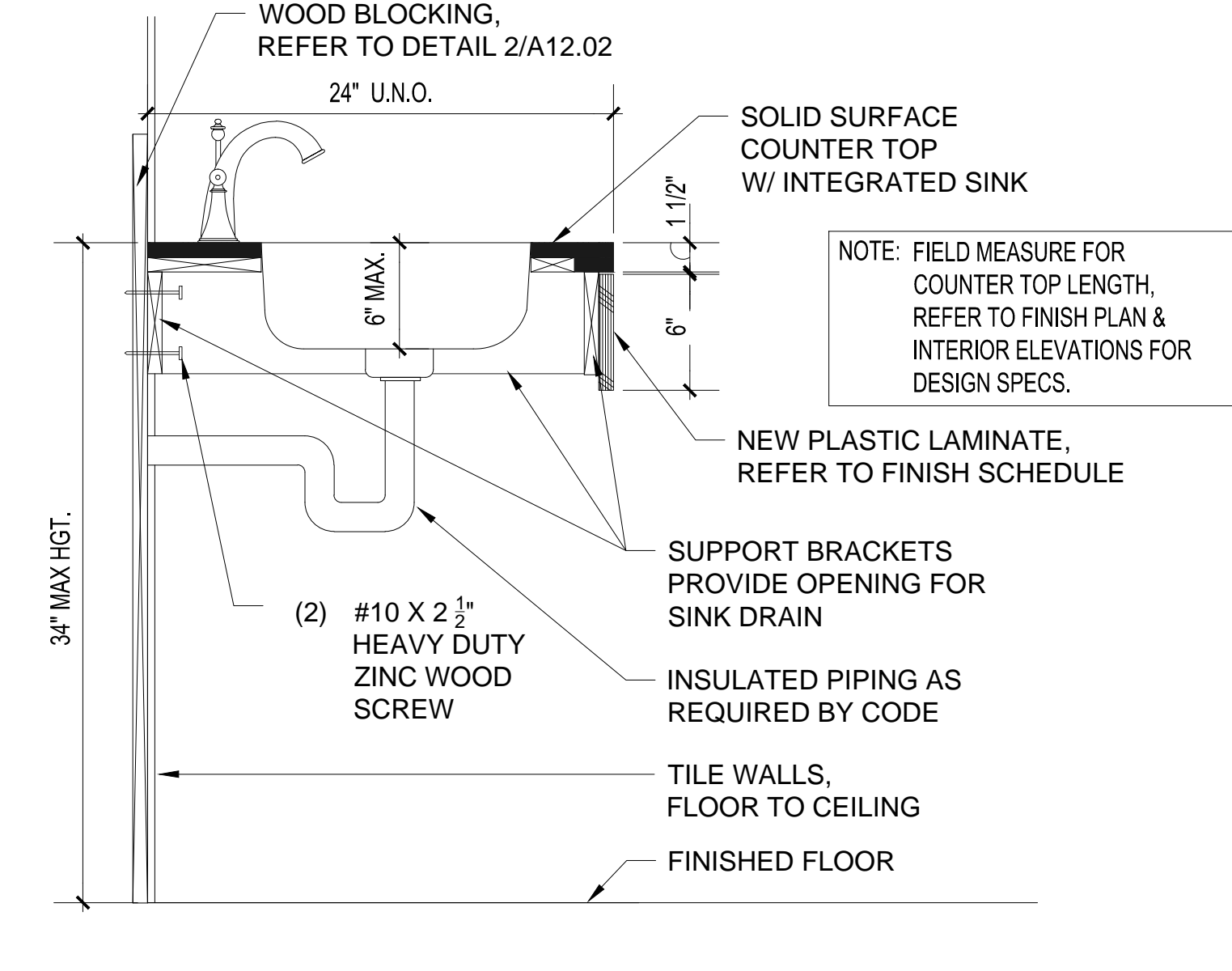
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SCALE: 1-1/2" = 1'-0"
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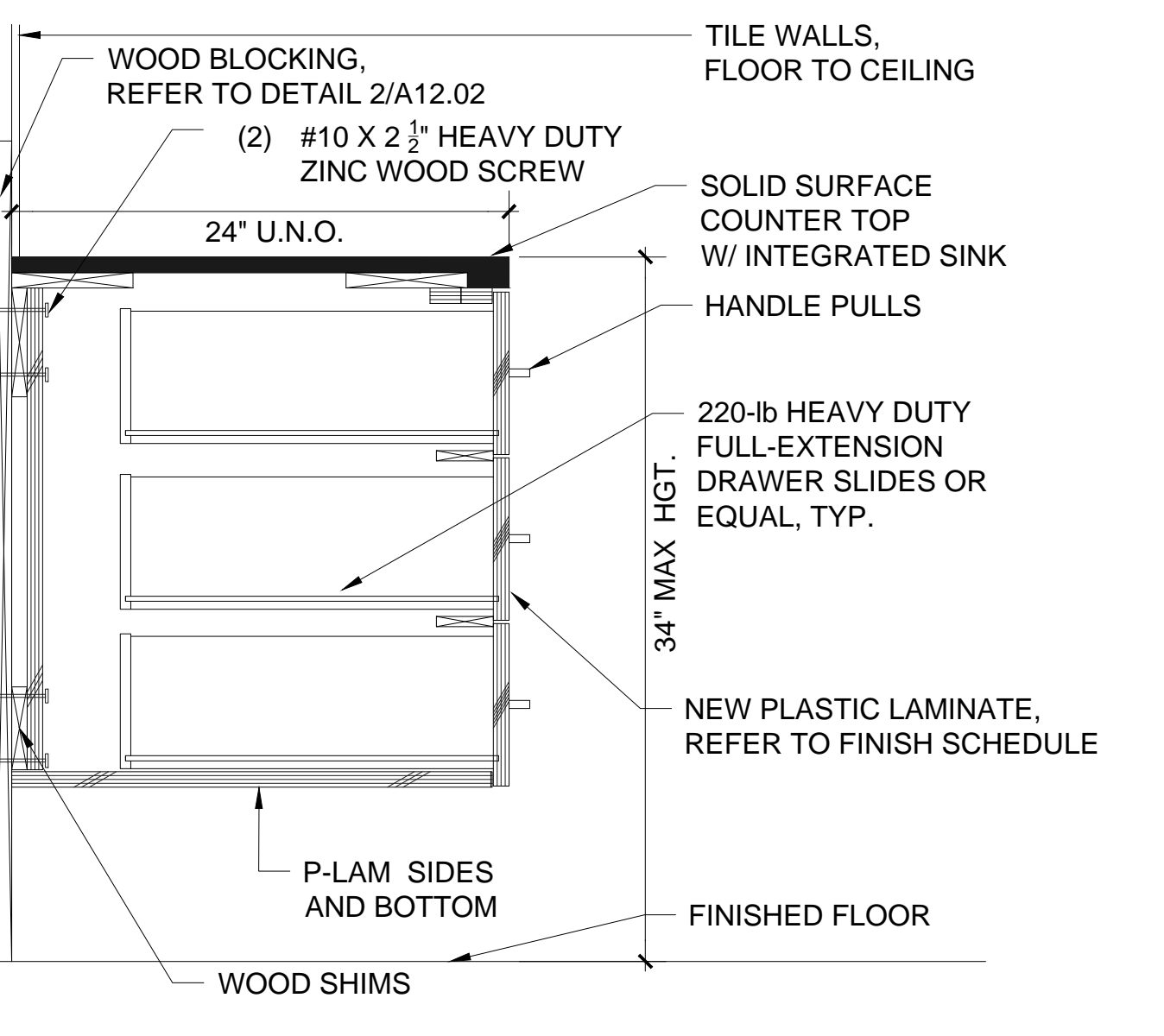
SECTION @ UPPER CABINET- ADJ. SHELVES
SCALE: 1-1/2" = 1'-0"
DT_MW



SECTION @ CLOSET WALL SHELVES
SCALE: 1-1/2" = 1'-0"
DT_MW



FLOATING COUNTER TOP W/ ADA ACCESS
SCALE: 1-1/2" = 1'-0"
DT_MW



SECTION @ FLOATING CABINET W/ DWRS
SCALE: 1-1/2" = 1'-0"
DT_MW



Project:
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ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16 60% CD SET	JS	KA
	09.15.16 90% CD SET	JS	KA
	12.02.16 PERMIT/BID SET	JS	KA
	01.25.17 PERMIT COMMENTS	JS	KA

02.27.17 CONST. ISSUE SET JS KA

PLANNING
• SPACE PLANNING
• INTERIOR DESIGN

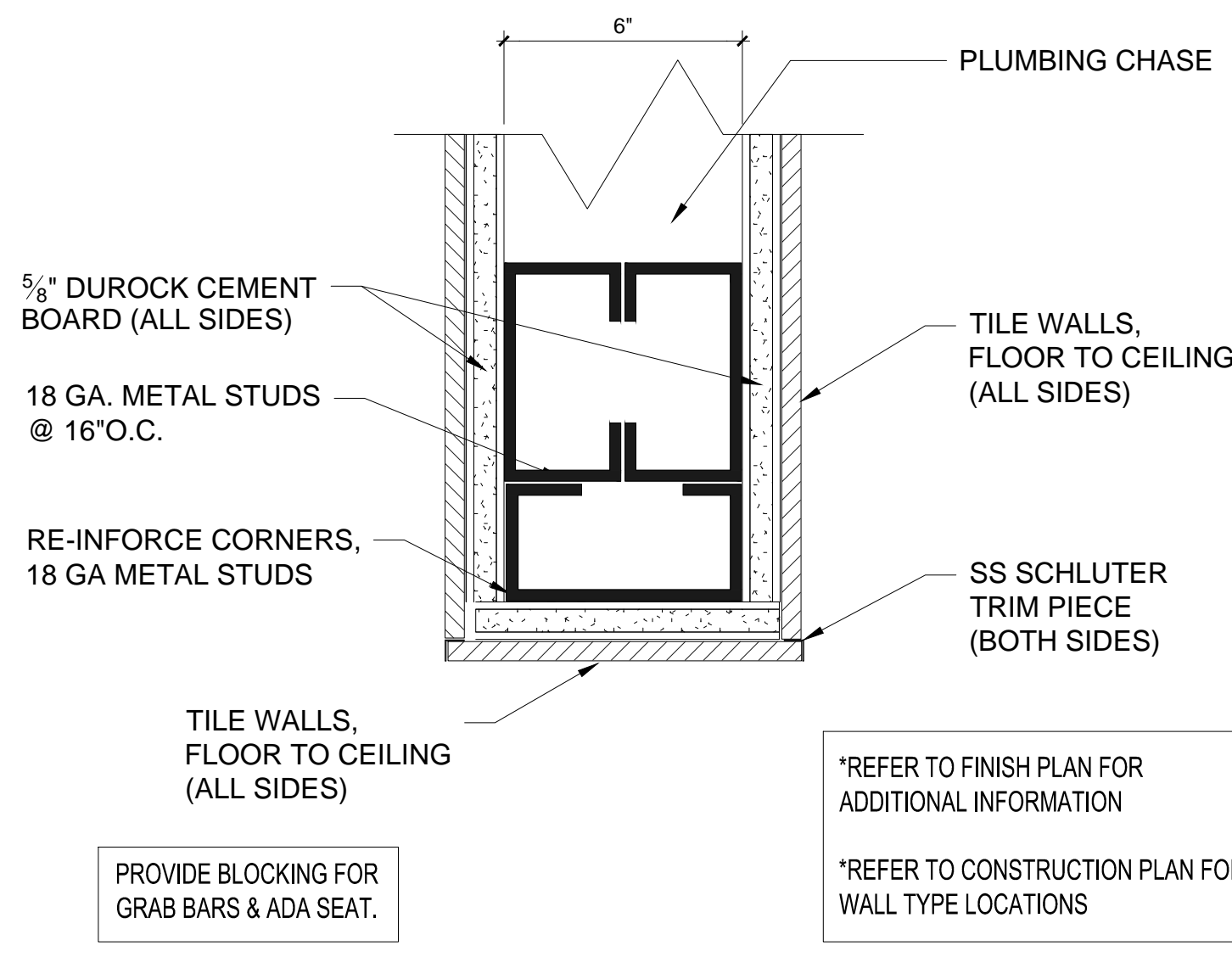
Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JS	CONSTRUCTION ISSUE SET
Checked By	Scale
KA	AS INDICATED

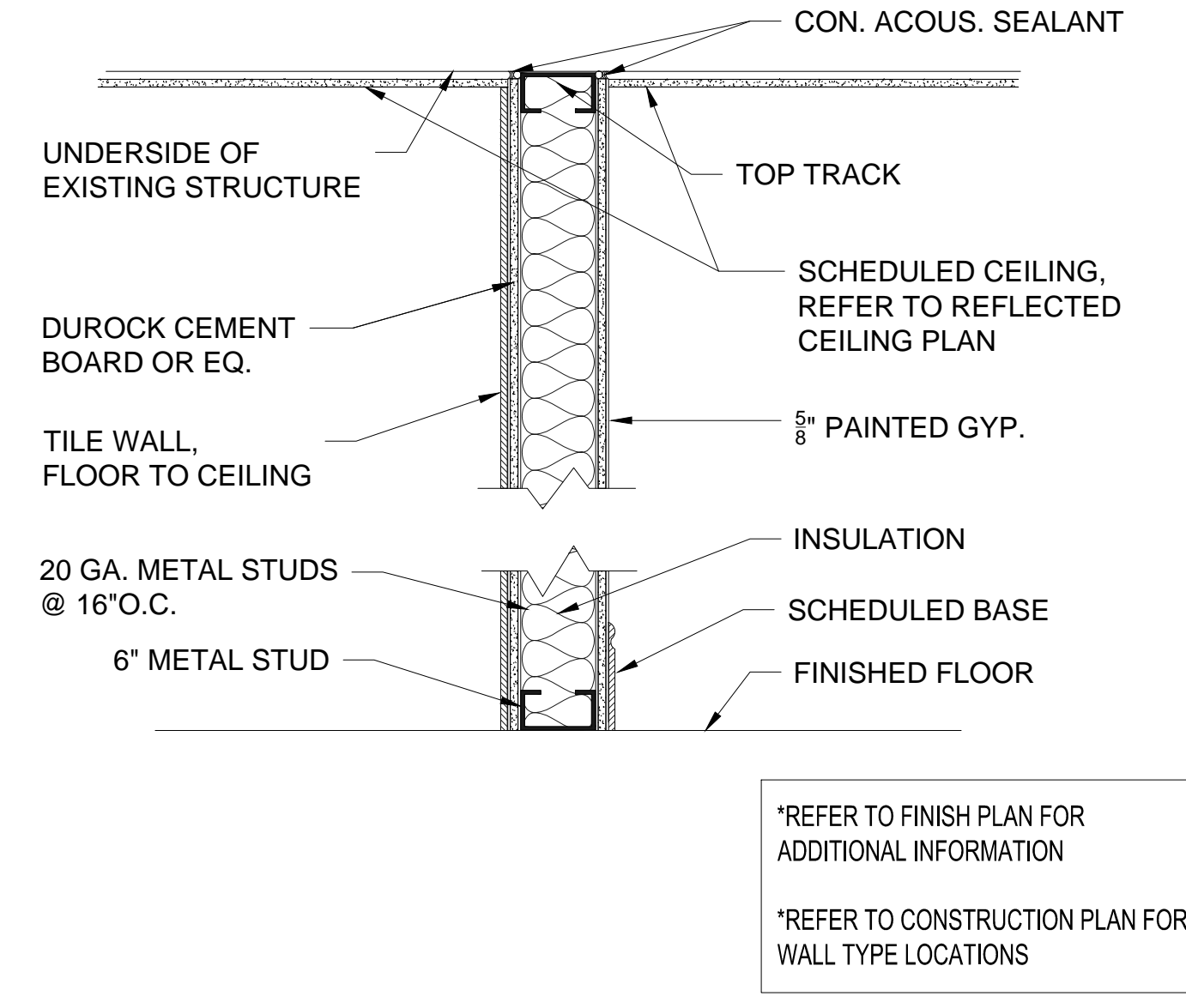
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Consultant • Seal/Signature

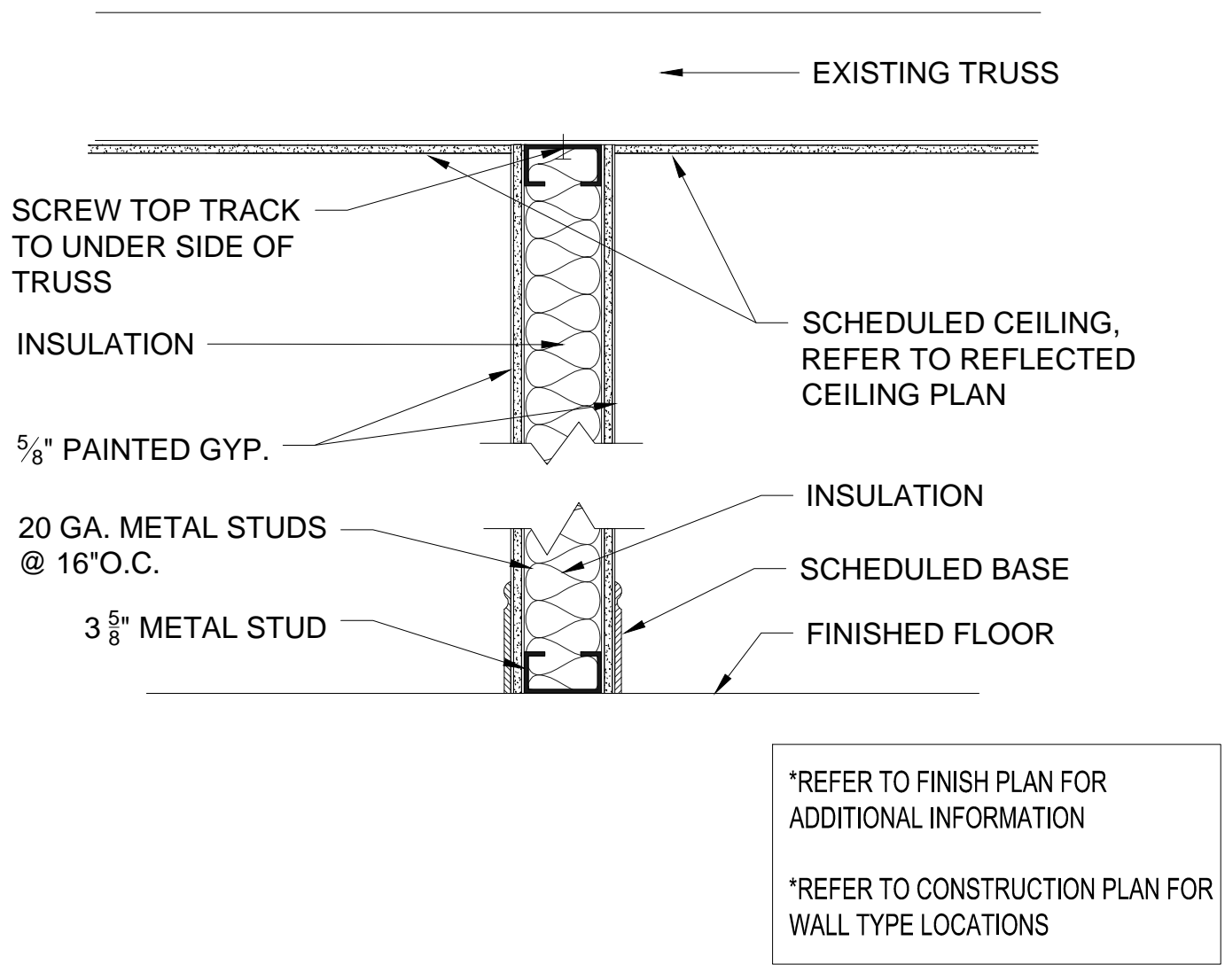
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WALL TYPES & DETAILS



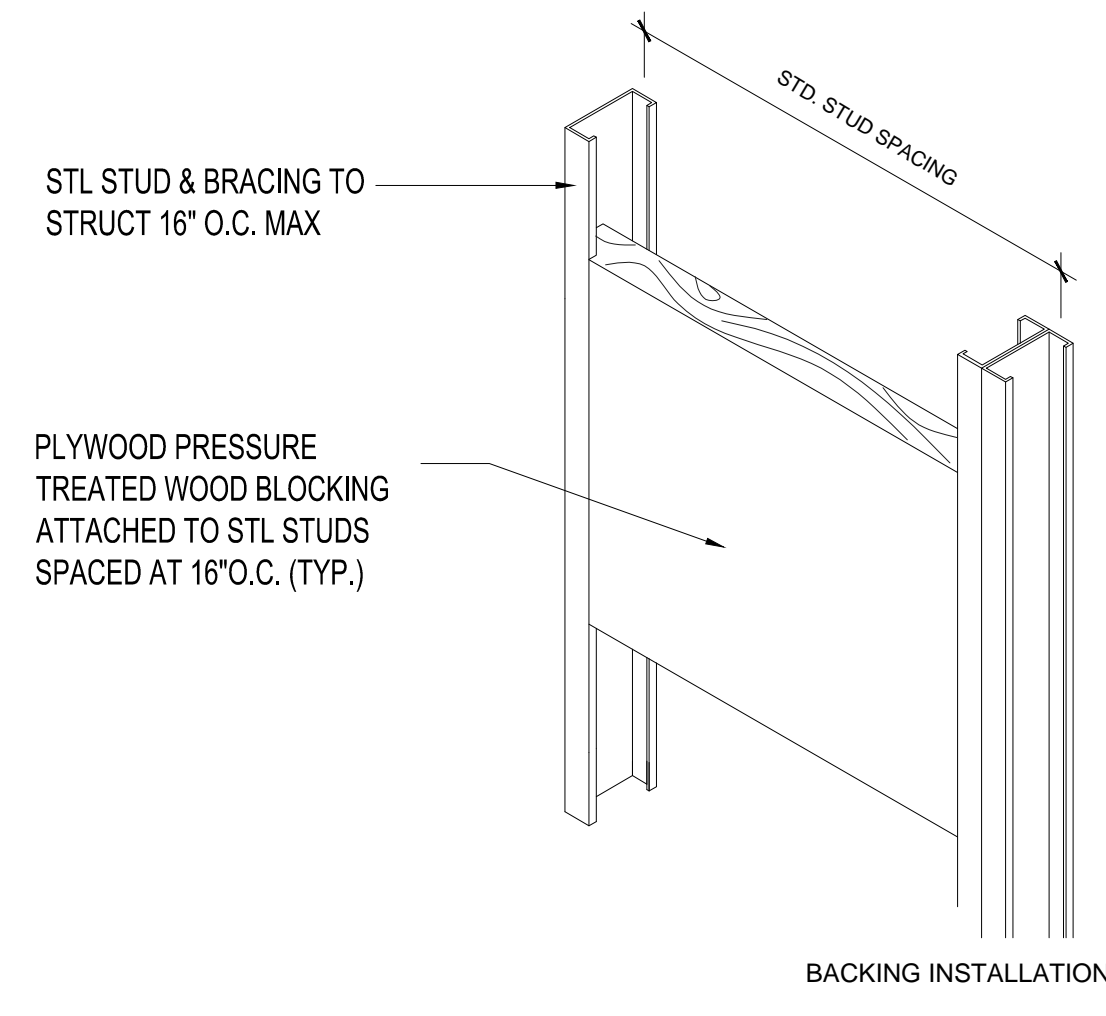
CORNER DETAIL @ SHOWER
SCALE: N.T.S. DT_WA **1**



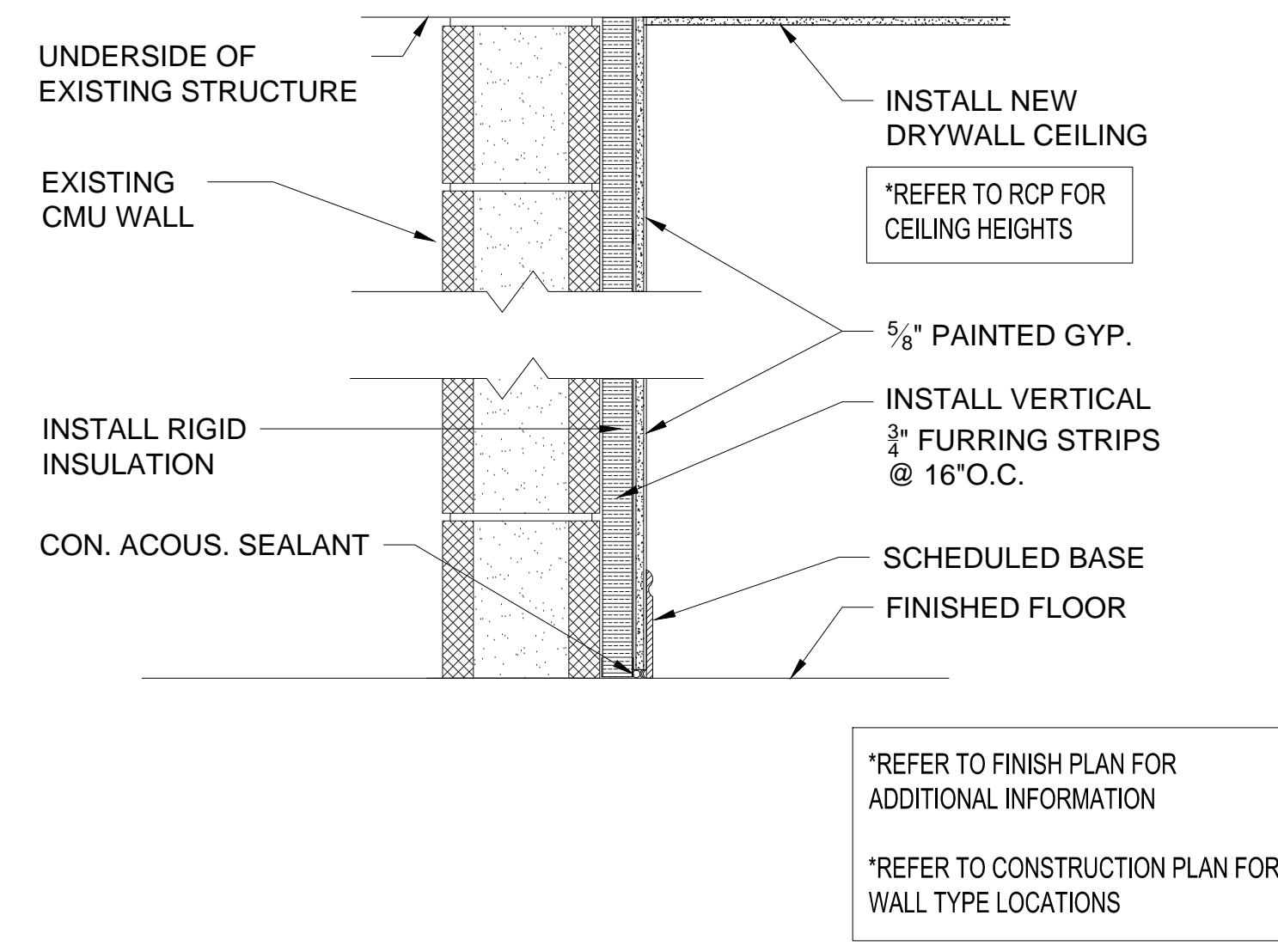
WALL TYPE A
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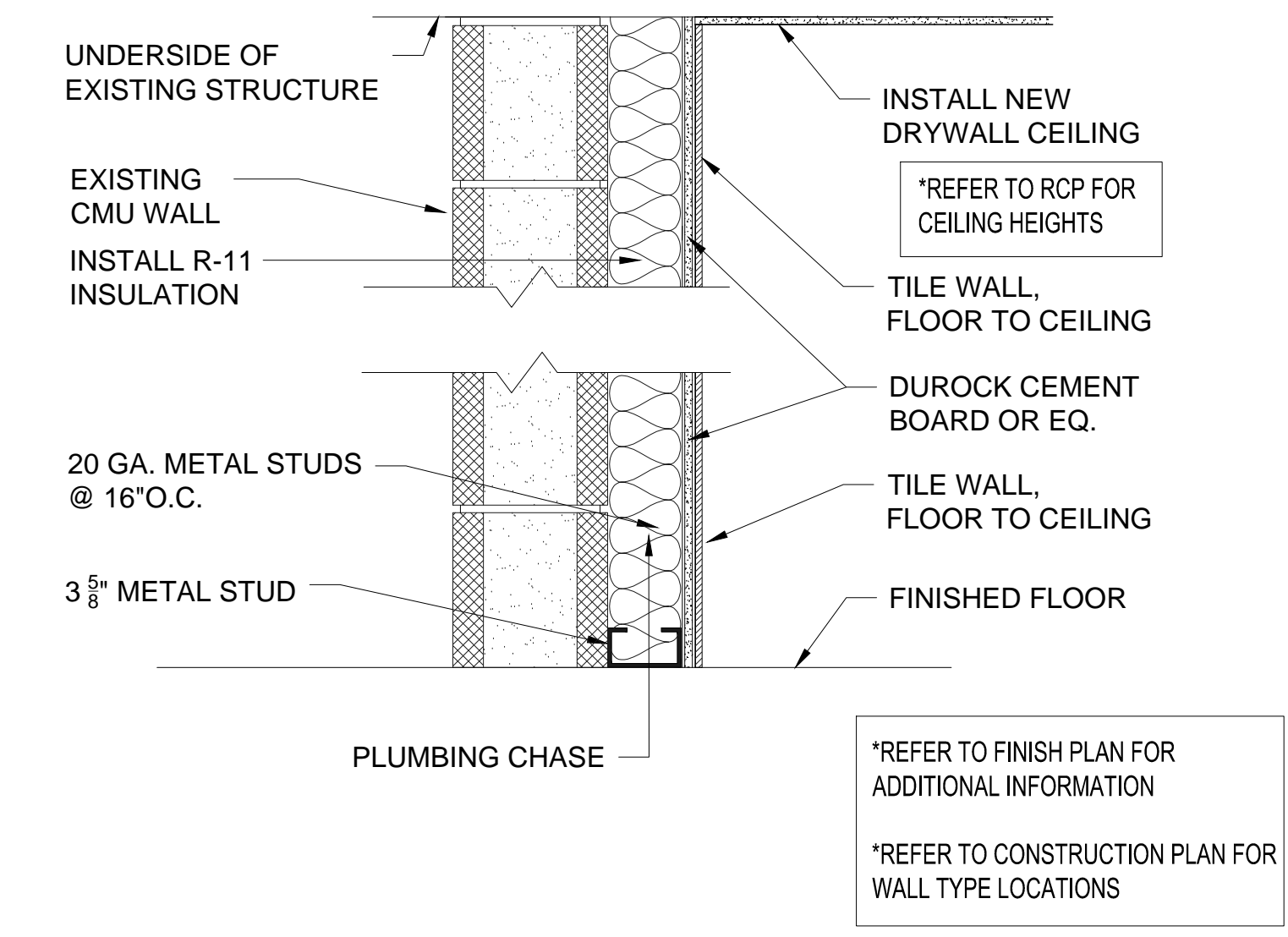
WALL TYPE B
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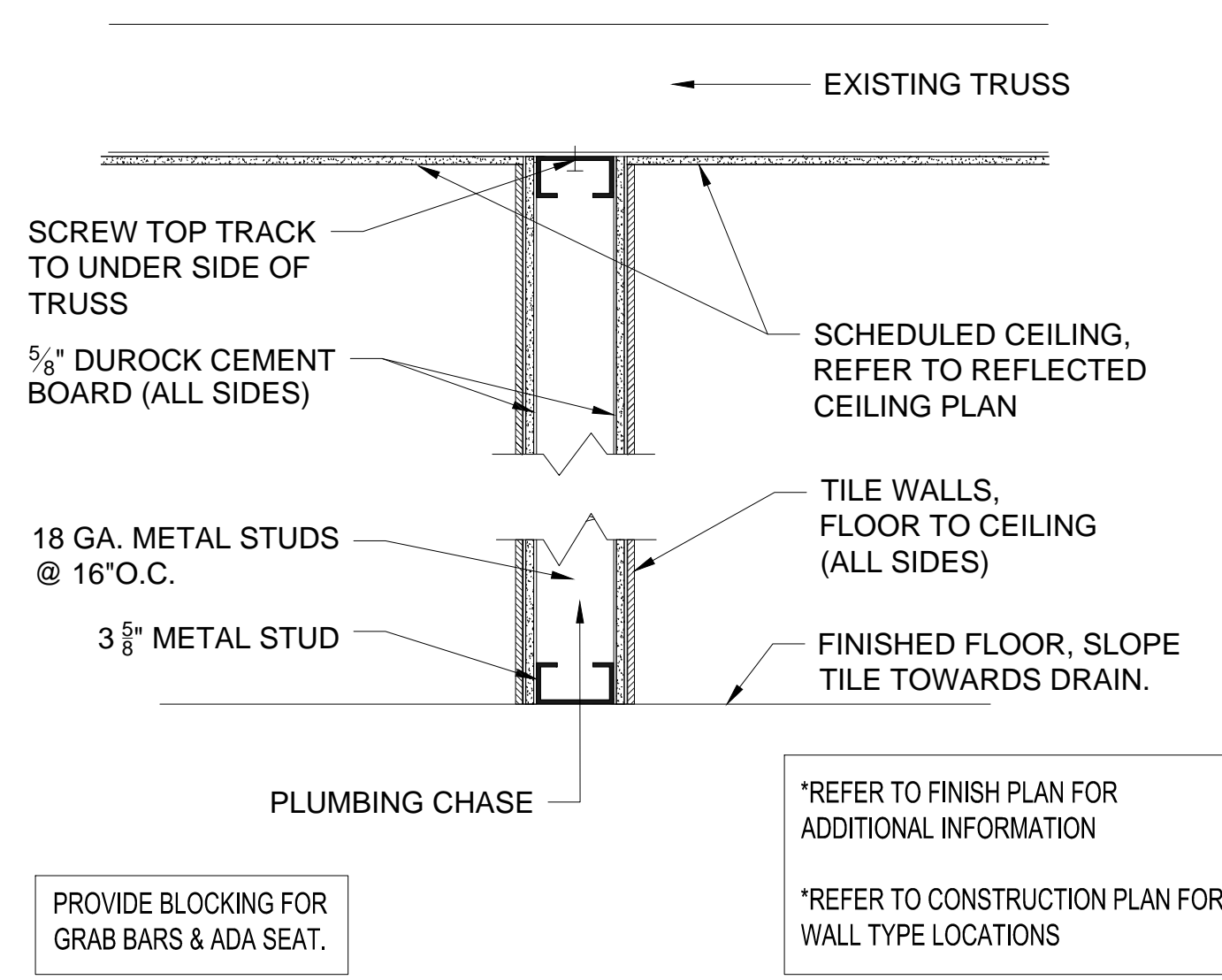
BLOCKING DETAIL
SCALE: N.T.S. DT_WA **2**



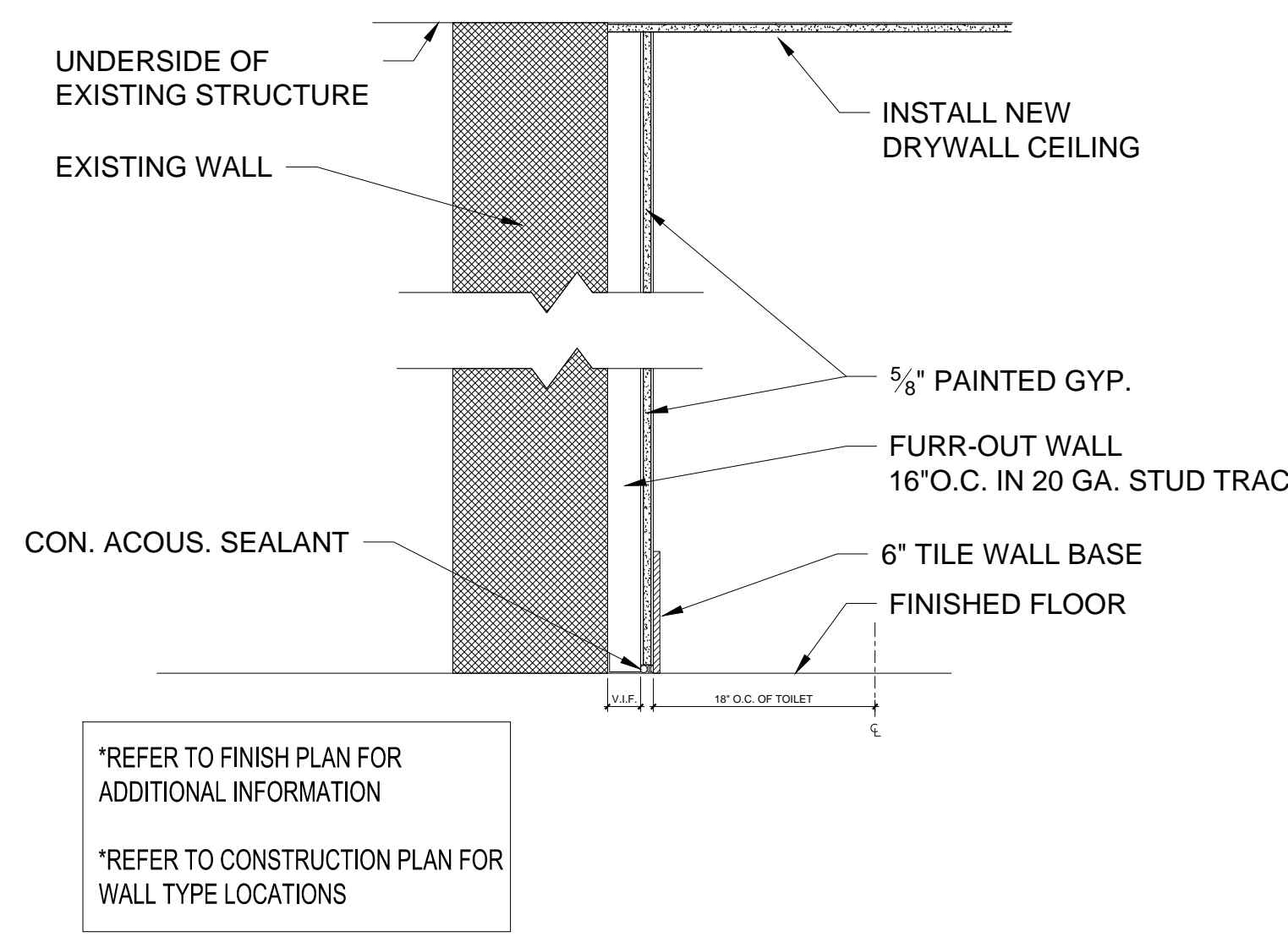
WALL TYPE C
SCALE: 1-1/2" = 1'-0" DT_WA **5**



WALL TYPE D
SCALE: 1-1/2" = 1'-0" DT_WA **8**



WALL TYPE E
SCALE: 1-1/2" = 1'-0" DT_WA **6**



WALL TYPE F
SCALE: 1-1/2" = 1'-0" DT_WA **9**

NOT USED
SCALE: N.T.S. DT_WA **3**





Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
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Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By JRFH	Project Status CONSTRUCTION ISSUE SET
Checked By MJE	Scale

File Name
Q:\PROJECT FILES\2016\2016-066 Wittenstein House Reno\Drawings\1300-F001-2016066.dwg

Consultant • Seal/Signature

JOHN EDWARD BALL-FL66893

Sheet Title:

Fire Protection Symbols Legend and General Notes

THE FIRE SUPPRESSION ENGINEERING DOCUMENTS AND BOOK SPECIFICATIONS ARE PREPARED EXCLUSIVELY FOR THIS PROJECT AND ARE IN COMPLIANCE WITH THE FOLLOWING STANDARD. THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR PREPARING WORKING PLANS AND HYDRAULIC CALCULATIONS AS DEFINED BY 2010 ED. NFPA 13. THE WORKING PLANS AND HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. THE APPROVED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION FOR FINAL APPROVAL AND BUILDING PERMIT.

61G15-32.003 COMMON REQUIREMENTS TO ALL FIRE PROTECTION ENGINEERING DOCUMENTS.

- (1) THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS SHALL PROVIDE THE ENGINEERING REQUIREMENTS TO BE USED IN THE PREPARATION OF THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS AND TO INDICATE THE NATURE AND SCOPE OF THE WORK, AND TO DESCRIBE, DETAIL, DIMENSION, LABEL AND DEFINE THE FIRE PROTECTION COMPONENTS, SYSTEM(S), MATERIALS, ASSEMBLIES, EQUIPMENT AND ITS STRUCTURAL AND UTILITY SUPPORT SYSTEM(S), INsofar AS THEY INVOLVE THE SAFEGUARDING OF LIFE, HEALTH OR PROPERTY.
- (2) THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS SHALL SPECIFY THE APPLICABLE REQUIREMENTS FOR THE ACCEPTANCE TESTING OF THE FIRE PROTECTION SYSTEM AND COMPONENTS, WHICH SHALL BE BASED UPON APPLICABLE CODES AND STANDARDS, WHERE AVAILABLE.
- (3) THE OCCUPANCY OF THE AREA OR DESCRIPTION OF A SPECIFIC HAZARD BEING PROTECTED BY THE FIRE PROTECTION SYSTEM(S) SHALL BE SHOWN ON THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS.
- (4) THE APPLICABLE CODE AND STANDARD TO BE USED IN THE PREPARATION OF THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS SHALL BE SHOWN ON THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS. WHEN CODES AND STANDARDS ARE NOT AVAILABLE OR APPLICABLE, AND SAID LAYOUT DOCUMENTS ARE TO BE BASED ON ENGINEERING JUDGMENT, ANY REASONS AND ASSUMPTIONS MADE TO DEVELOP THE FIRE PROTECTION CONCEPT SHALL BE IDENTIFIED ON THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS.
- (5) STRUCTURAL SUPPORT AND STRUCTURAL OPENINGS REQUIRED BY THE FIRE PROTECTION SYSTEM SHALL BE SHOWN ON THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS AND SHALL BE REFERENCED ON STRUCTURAL ENGINEERING DOCUMENTS.
- (6) WHEN LAYOUT DOCUMENTS CONTAIN MATERIAL DEVIATION FROM THE ENGINEER OF RECORD'S FIRE PROTECTION SYSTEM ENGINEERING DOCUMENT, SUCH LAYOUT DOCUMENTS ARE NOT COMPLIANT UNLESS THEY ARE ACCOMPANIED BY REVISED ENGINEERING DOCUMENTS MADE AND SEALED BY THE ENGINEER OF RECORD FOR THE FIRE PROTECTION SYSTEM.
- (7) REQUIREMENTS FOR ACTIVATION CONTROL SYSTEMS, SEQUENCE, OPERATING PARAMETERS, INTERLOCKS, SAFETY RELATED DEVICES, INDICATORS AND ALARMS, SHALL BE SHOWN ON THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS, UNLESS SHOWN ON OTHER RELATED DOCUMENTS.
- (8) ANY INFORMATION DEEMED APPROPRIATE BY THE ENGINEER OF RECORD TO ASSIST THE AUTHORITY HAVING JURISDICTION IN UNDERSTANDING THE OWNER'S INTENDED USE AND PROPOSED PROTECTION OF THE BUILDING OR FACILITY AND TO PROVIDE SUFFICIENT DIRECTION TO THE INSTALLATION CONTRACTOR OR OTHER INTERESTED PARTIES REGARDING THE LAYOUT OF THE SYSTEM(S), SHALL BE INCLUDED IN THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS.

SPECIFIC AUTHORITY 471.008, 471.033(2), FS
LAW IMPLEMENTED 471.005(7), 471.033(2), FS
HISTORY--NEW 5-19-93, FORMERLY 21H-32.003, AMENDED 4-2-2000, 6-26-01

61G15-32.004 DESIGN OF WATER BASED FIRE PROTECTION SYSTEMS.

- (1) WATER BASED FIRE PROTECTION SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO, AUTOMATIC SPRINKLER SYSTEMS OF WET, DRY, FINE WATER SPRAY (MIST), MANUAL, AND DELUGE VALVE CONTROLLED TYPES, PUMPING SYSTEMS, STANDPIPES, FIRE WATER MAINS AND DEDICATED FIRE PROTECTION WATER SOURCES.
- (2) TO ENSURE MINIMUM DESIGN QUALITY IN FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS, SAID DOCUMENTS SHALL INCLUDE AS A MINIMUM THE FOLLOWING INFORMATION WHEN APPLICABLE:
 - (A) THE POINT OF SERVICE FOR THE FIRE PROTECTION WATER SUPPLY AS DEFINED BY 633.021(18) F.S.
 - (B) APPLICABLE NFPA STANDARD TO BE APPLIED, OR IN THE CASE WHERE NO SUCH STANDARD EXISTS, THE ENGINEERING STUDY, JUDGMENTS, AND/OR PERFORMANCE BASED ANALYSIS AND CONCLUSIONS.
 - (C) CLASSIFICATION OF HAZARD OCCUPANCY FOR EACH ROOM OR AREA.
 - (D) DESIGN APPROACH, WHICH INCLUDES SYSTEM TYPE, DENSITIES, DEVICE TEMPERATURE RATING, AND SPACING FOR EACH SEPARATE HAZARD OCCUPANCY.
 - (E) CHARACTERISTICS OF WATER SUPPLY TO BE USED, SUCH AS MAIN SIZE AND LOCATION, WHETHER IT IS DEAD-END OR CIRCULATING; AND IF DEAD-END, THE DISTANCE TO THE NEAREST CIRCULATING MAIN, AS WELL AS ITS MINIMUM DURATION AND RELIABILITY FOR THE MOST HYDRAULICALLY DEMANDING DESIGN AREA.
 - (F) WHEN PRIVATE OR PUBLIC WATER SUPPLIES ARE USED, THE FLOW TEST DATA, INCLUDING DATE AND TIME OF TEST, WHO CONDUCTED TEST OR SUPPLIED INFORMATION, TEST ELEVATION, STATIC GAUGE PRESSURE AT NO FLOW, FLOW RATE WITH RESIDUAL GAUGE PRESSURE, HYDRANT FLOW COEFFICIENT, AND LOCATION OF TEST IN RELATION TO THE HYDRAULIC POINT OF SERVICE.
 - (G) VALVING AND ALARM REQUIREMENTS TO MINIMIZE POTENTIAL FOR IMPAIRMENTS AND UNRECOGNIZED FLOW OF WATER.
 - (H) MICROBIAL INDUCED CORROSION (MIC). THE ENGINEER OF RECORD SHALL MAKE REASONABLE EFFORTS TO IDENTIFY WATER SUPPLIES THAT COULD LEAD TO MICROBIAL INDUCED CORROSION (MIC). SUCH EFFORTS MAY CONSIST OF DISCUSSIONS WITH THE LOCAL WATER PURVEYOR AND/OR FIRE OFFICIAL, FAMILIARITY WITH CONDITIONS IN THE LOCAL AREA, OR LABORATORY TESTING OF WATER SUPPLIES. WHEN CONDITIONS ARE FOUND THAT MAY RESULT IN MIC CONTAMINATION OF THE FIRE PROTECTION PIPING, THE ENGINEER SHALL DESIGN CORRECTIVE MEASURES.
- (3) BACKFLOW PREVENTION AND METERING SPECIFICATIONS AND DETAILS TO MEET LOCAL WATER PURVEYOR REQUIREMENTS INCLUDING MAXIMUM ALLOWABLE PRESSURE DROP.
- (4) QUALITY AND PERFORMANCE SPECIFICATIONS OF ALL YARD AND INTERIOR FIRE PROTECTION COMPONENTS.
- (5) CONTRACTOR SUBMITTALS WHICH DEVIATE FROM THE ABOVE MINIMUM DESIGN PARAMETERS SHALL BE CONSIDERED MATERIAL DEVIATIONS AND REQUIRE SUPPLEMENTAL ENGINEERING APPROVAL AND DOCUMENTATION.
- (6) IN THE EVENT THE ENGINEER OF RECORD PROVIDES MORE INFORMATION AND DIRECTION THAN IS ESTABLISHED ABOVE, HE OR SHE SHALL BE HELD RESPONSIBLE FOR THE TECHNICAL ACCURACY OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS, AND SOUND ENGINEERING PRINCIPLES.

SPECIFIC AUTHORITY 471.008, 471.033(2), FS
LAW IMPLEMENTED 471.005(7), 471.033(2), FS
HISTORY--NEW 5-19-93, FORMERLY 21H-32.004, AMENDED 4-2-2000, 6-26-01, 7-12-05

FIRE PROTECTION LEGEND	
SYMBOL	DESCRIPTION
●	NEW 160' \` SPRINKLER (MATCH EXISTING)
●	RELOCATED 160' \` SPRINKLER
●	EXISTING 160' \` SPRINKLER
---	NEW SPRINKLER PIPING
---	EXISTING SPRINKLER PIPING
*****	EXISTING SPRINKLER PIPING TO BE REMOVED
⊕	CONNECT TO EXISTING

FIRE PROTECTION ABBREVIATIONS	
ABOVE FINISHED FLOOR	AFF
BELOW FINISHED GRADE	BFG
BELOW FINISHED FLOOR	BFF
CONTINUATION	CONT
CONNECTION	CONN
DIAMETER	DIA
DOWN	DN
DRAWING	DWG
NOT IN CONTRACT	NIC
NOT TO SCALE	NTS
REDUCED PRESSURE BACKFLOW PREVENTER	RPBP
SQUARE FEET	SF
UNLESS NOTED OTHERWISE	U.N.O.

FIRE SPRINKLER HEAD LEGEND									
SYMBOL	ORF	TEMP	RESPONSE	K-FAC	FINISH	MODEL	STYLE	PLATE	MFG.
●	*	155°	*	*	BRASS	*	RECESSED	WHITE	*

* = ALL NEW AND/OR REPLACED EXISTING SPRINKLERS SHALL MATCH THE CHARACTERISTICS OF THE EXISTING SPRINKLERS.

FIRE PROTECTION LEGEND	
●	NEW 160' PENDENT SPRINKLER
○	NEW 160' UPRIGHT SPRINKLER
●	EXISTING SPRINKLER TO REMAIN
---	NEW SPRINKLER PIPING
---	EXISTING SPRINKLER PIPING
*****	EXISTING SPRINKLER PIPING TO BE REMOVED
NEW SPRINKLER SYSTEM WILL BE HYDRAULICALLY DESIGNED FOR LIGHT HAZARD OCCUPANCY.	

FIRE PROTECTION DATA	
OCCUPANCY CLASSIFICATIONS AS NOTED ON PLANS	
OCCUPANCY CLASSIFICATION:	LIGHT HAZARD
SYSTEM TYPE:	WET PIPE
DESIGN DENSITY:	.10 GPM/SQ. FT.
HYDRAULIC REMOTE AREA:	1,500 SQ. FT.
SPRINKLER ORIFICE SIZE:	1/2"
DURATION OF SUPPLY:	30 MIN.
MAXIMUM COVERAGE/SPRINKLER HEAD:	225 SQ. FT.
HOSE STREAM ALLOWANCE:	100 GPM
OCCUPANCY CLASSIFICATION: ORDINARY HAZARD GROUP I	
SYSTEM TYPE:	WET PIPE
DESIGN DENSITY:	.15 GPM/SQ. FT.
HYDRAULIC REMOTE AREA:	1,500 SQ. FT.
SPRINKLER ORIFICE SIZE:	1/2"
DURATION OF SUPPLY:	60 - 90 MIN.
MAXIMUM COVERAGE/SPRINKLER HEAD:	130 SQ. FT.
HOSE STREAM ALLOWANCE:	250 GPM

FLOW TEST INFORMATION:
FLOW TEST DATE: 7/22/2016
HYDRANT: P14684
STATIC PRESSURE: 64 PSI
RESIDUAL PRESSURE: 46 PSI
FLOW: 1140 GPM

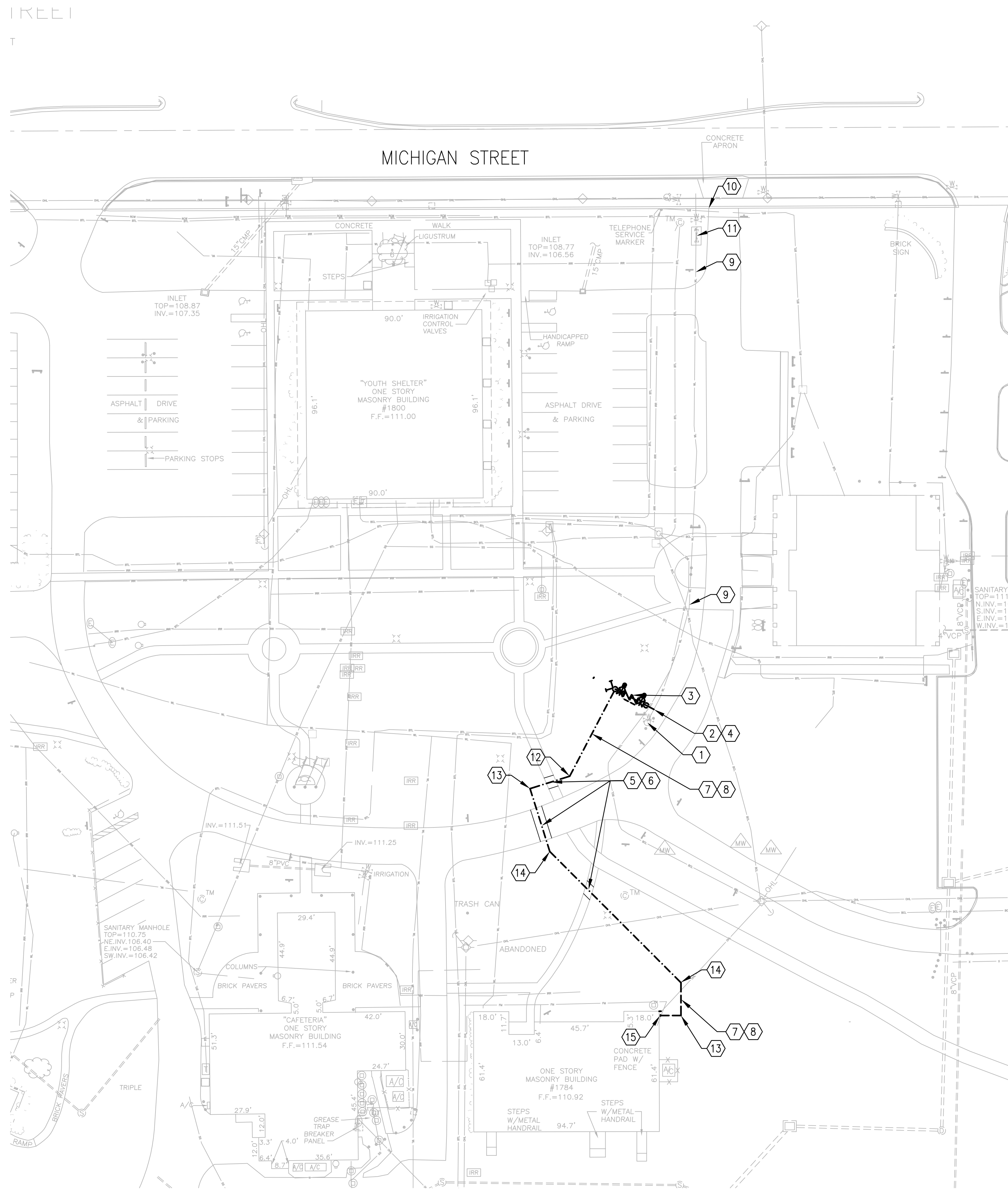
DESIGN CRITERIA:
THE FOLLOWING PUBLICATIONS SHALL BE USED AS A REFERENCE FOR DESIGN OF THE FIRE SUPPRESSION SYSTEM ON THIS PROJECT.

- NFPA 13 (2010 ED.), STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS.
- NFPA 24 (2010 ED.), STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.

WATER SUPPLY NOTES:
1. THE EXISTING WATER SUPPLY HAS NO REPORTED CASES OF M.I.C. - THE WATER SYSTEM IS TREATED WITH A CURROSION INHIBITOR.

GENERAL NOTES:

- THE FIRE PROTECTION SYSTEMS SHALL COMPLY WITH THE ABOVE REFERENCED NFPA STANDARDS AND ALL STATE AND LOCAL CODES AND REQUIREMENTS.
- FINAL SYSTEM ACCEPTANCE AND APPROVAL SHALL BE CONDUCTED BY THE LOCAL AHJ AND THE ARCHITECT/ENGINEER.
- CONTRACTOR'S SPRINKLER SYSTEM LAYOUT (SHOP DRAWINGS), HYDRAULIC CALCULATIONS AND MATERIAL DATA SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AND STATE FIRE MARSHALL FOR APPROVAL PRIOR TO SYSTEM INSTALLATION.
- THE FIRE PROTECTION SYSTEMS SHOWN REPRESENT THE DESIGN INTENT OF THE ENGINEER OF RECORD, IN ACCORDANCE WITH STATE REGULATION 61G15-32. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE INSTALLATION WITH ALL OTHER TRADES. THE CONTRACTOR SHALL PROVIDE COMPLETE SPRINKLER SYSTEM LAYOUT DRAWINGS WITH ANY ADDITIONAL OFFSETS, SPRINKLERS OR SYSTEM COMPONENTS AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM AND TO AVOID CONFLICTS WITH OTHER TRADES.
- SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING TYPES, HEIGHTS AND ALL ASSOCIATED DATA.
- PROVIDE FIRE STOP ASSEMBLIES FOR ALL PENETRATIONS OF SMOKE/FIRE WALLS, CEILINGS AND FLOORS. FIRE STOP ASSEMBLIES SHALL MEET ASTM E-814. SEE FIRE RATED PIPE PENETRATION DETAILS.
- ALL DRAIN AND DRY PIPE SYSTEM PIPING AND FITTINGS SHALL BE GALVANIZED BOTH INSIDE AND OUTSIDE.
- INSTALL ADDITIONAL SPRINKLERS UNDER ALL EXPOSED DUCTWORK OR OBSTRUCTIONS OR COMBINATIONS OF OBSTRUCTIONS EXCEEDING 48" IN WIDTH. PROVIDE ADDITIONAL SPRINKLERS AS REQUIRED FOR PROPER COVERAGE OF OBSTRUCTIONS IN ACCORDANCE WITH NFPA 13.
- ALL SPRINKLER HEADS INSTALLED WITHIN MECHANICAL ROOMS, STORAGE ROOMS, JANITORS CLOSETS OR AREAS SUBJECT TO MECHANICAL INJURY SHALL BE PROTECTED WITH LISTED GUARDS.
- COORDINATE PIPE ROUTING WITH DUCT ROUTING, EQUIPMENT LOCATIONS, ELECTRICAL INSTALLATIONS AND BUILDING STRUCTURAL MEMBERS. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS. PIPING ROUTED OVER ELECTRICAL PANELS SHALL BE REROUTED AT NO ADDITIONAL COST.
- PROVIDE TAMPER SWITCHES ON ALL CONTROL VALVES.
- SLOPE ALL PIPING TO THE SYSTEM MAIN DRAIN AS REQUIRED TO INSURE PROPER DRAINAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PIPING IS DRAINABLE. ADDITIONAL DRAINS AND PLUGS SHALL BE INSTALLED WHERE REQUIRED TO COMPLY WITH THE ABOVE REFERENCED CODES.
- ALL ROLL GROOVED AND CUT GROOVED COUPLINGS AND FITTINGS SHALL BE PROVIDED BY A SINGLE MANUFACTURER.
- SPRINKLERS SHALL BE CENTERED IN CEILING TILES IN AREAS WITH LAY-IN TILES AND VISUALLY ALIGNED IN AREAS WITH SMOOTH CEILINGS.
- THIS PROJECT INVOLVES THE ADDITION AND/OR ALTERATION OF 49 OR LESS SPRINKLERS. AS PERMITTED BY STATE STATUTE 553.79 AND 633.021, A STATE LICENSED SPRINKLER CONTRACTOR SHALL DESIGN THE REQUIRED SPRINKLER DRAWINGS AND HYDRAULIC CALCULATIONS. DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE AHJ PRIOR TO INSTALLATION.



FIRE PROTECTION SITE PLAN

SCALE: 1"=30'
 0 15' 30' 60'

GENERAL NOTES:

- a. ALL FIRE PROTECTION PIPING AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 5TH EDITION (2014) AND NFPA 24-2010 REQUIREMENTS.
- b. THE SUBSURFACE INFORMATION FOR THIS PROJECT MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES WITHIN CONSTRUCTION AREA. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. SURVEY INFORMATION TO VERIFY EXISTING UTILITIES, LOCATION, DEPTH, HAS NOT BEEN PROVIDED. SURVEY IN PROGRESS.
- c. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO THE JURISDICTION.
- d. ALL PIPE CROSSINGS SHALL MEET FDEP REQUIREMENTS. SEE GENERAL NOTES SHEET FOR SEPARATION REQUIREMENTS.
- e. PAINTING EXPOSED WATER PIPING, VALVES AND FITTINGS:
 - e.1. PAINT ALL EXTERIOR ABOVEGROUND SURFACES OF THE DOMESTIC WATER PIPE RISERS, ELBOWS OR BENDS, AND ADJUSTABLE PIPE SUPPORTS WITH OSHA BLUE
 - e.2. PAINT ALL EXTERIOR ABOVEGROUND SURFACES OF THE FIRE WATER PIPE RISERS, ELBOWS OR BENDS, AND ADJUSTABLE PIPE SUPPORTS WITH OSHA RED.
 - e.3. PAINT ALL EXTERIOR ABOVEGROUND SURFACES OF THE IRRIGATION WATER PIPE RISERS, ELBOWS OR BENDS, AND ADJUSTABLE PIPE SUPPORTS WITH PANTONE PURPLE 522C.
 - e.4. DO NOT PAINT ANY CLASS PARTS, MECHANICAL STEMS, PVC, INFORMATION TAGS AND BRASS PARTS AND FITTINGS.

PLAN KEY NOTES:

1. EXISTING FIRE HYDRANT.
2. CONNECT TO EXISTING YARD PIPING WITH 6"x4" TAPPING SLEEVE AND VALVE PER CITY OF ORLANDO ENGINEERING SPECIFICATIONS. CONTRACTOR SHALL VERIFY SIZE, TYPE, LOCATION, AND DEPTH OF EXISTING YARD PIPING.
3. CONTRACTOR SHALL PROVIDE AN OUC APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITH A FIRE DEPARTMENT CONNECTION (2-WAY).
4. CONTRACTOR SHALL VERIFY EXISTING FIRE HYDRANT SHUTOFF VALVE IS DOWNSTREAM OF THE POINT OF CONNECTION.
5. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY DISRUPTIONS TO ROADWAYS, SIDEWALKS, AND PATHS, AT LEAST 72 HOURS IN ADVANCE.
6. OPEN CUT EXISTING PAVEMENT, SIDEWALKS, AND PATHS AS NECESSARY FOR INSTALLATION OF THE FIRE PROTECTION MAIN AS SHOWN. CONTRACTOR SHALL RESTORE CONDITIONS TO BETTER OR EQUAL TO EXISTING CONDITIONS.
7. OPEN CUT EXISTING GROUND AS NECESSARY FOR INSTALLATION OF THE FIRE PROTECTION MAIN AS SHOWN. CONTRACTOR SHALL RESTORE CONDITIONS TO BETTER OR EQUAL TO EXISTING CONDITIONS.
8. 4" UNDERGROUND FIRE PROTECTION MAIN.
9. EXISTING FIRE MAIN.
10. EXISTING FIRE MAIN POINT OF CONNECTION.
11. EXISTING FIRE MAIN CONTROL VALVES.
12. 4" 45° ELBOW.
13. 4" 90° ELBOW.
14. 4" 22-1/2° ELBOW.
15. SEE DRAWING F1.01 FOR CONTINUATION.



Project:
 GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
 ADA UPGRADES AND RENOVATIONS
 1784 E. MICHIGAN STREET
 ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS KA
	09.15.16	90% CD SET	JS KA
	12.02.16	PERMIT/BID SET	JS KA
	01.25.17	PERMIT COMMENTS	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

• SPACE PLANNING
 • INTERIOR DESIGN
 • PLANNING
 • ARCHITECTURE

Client Information
 ORANGE COUNTY CAPITAL PROJECTS DIVISION
 400 E SOUTH STREET 5th FLOOR
 ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By JRFH	Project Status CONSTRUCTION ISSUE SET
Checked By MJE	Scale

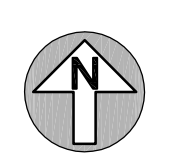
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Consultant • Seal/Signature

JOHN EDWARD BALL-FL66893

Sheet Title:

Fire Protection Site Plan



Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
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• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
• ORLANDO, FL 32801

• ARCHITECTURE

Project Number	Issue Date
15253	02/27/2017
Drawn By WRH	Project Status CONSTRUCTION ISSUE SET
Checked By KJE	Scale

File Name
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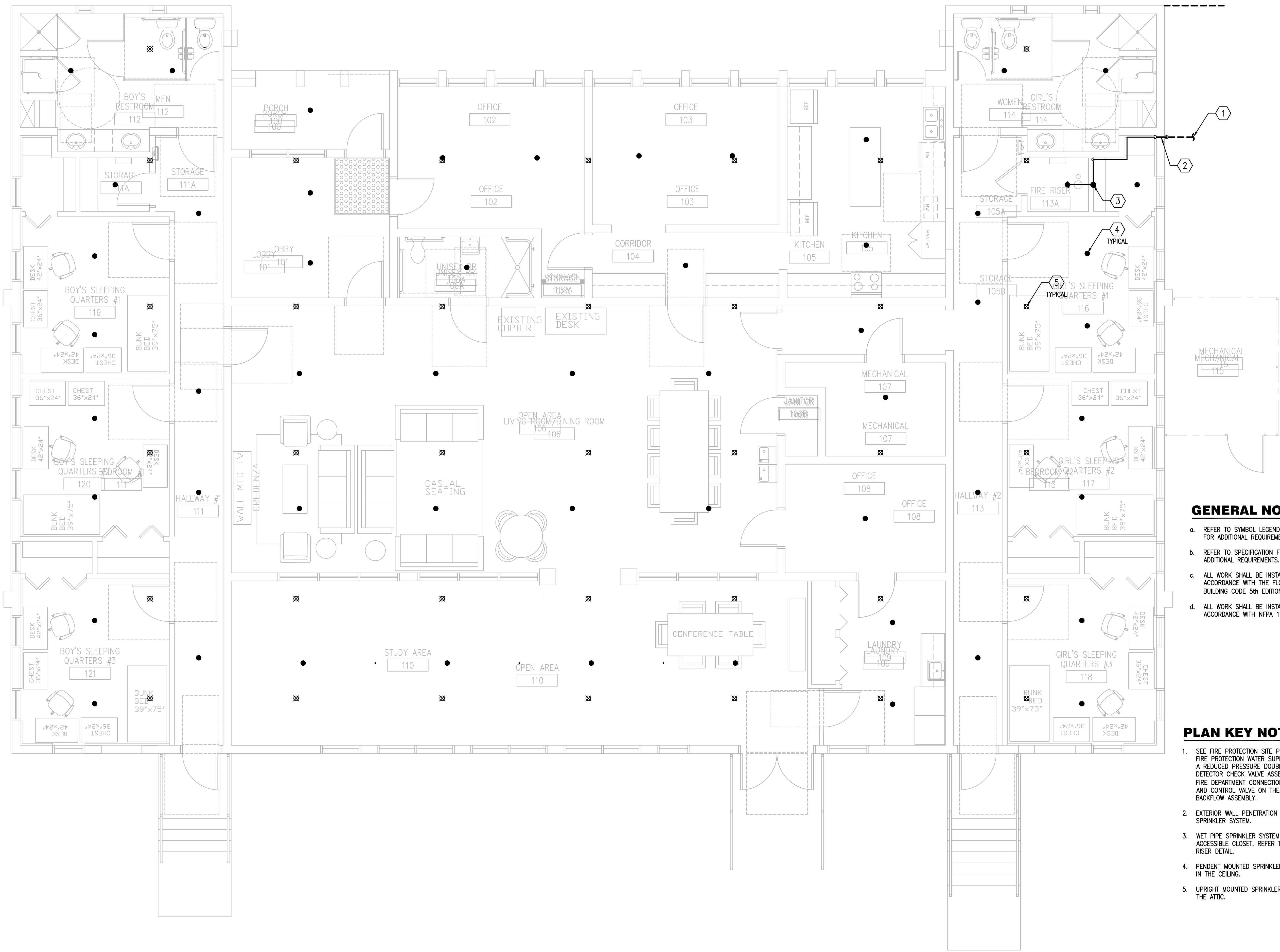


JOHN EDWARD BALL-FL66893

Sheet Title:

Fire Protection Plan

F1.01



GENERAL NOTES:

- REFER TO SYMBOL LEGEND DRAWING FOR ADDITIONAL REQUIREMENTS.
- REFER TO SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 5th EDITION (2014).
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13-2010.


PLAN KEY NOTES:

- SEE FIRE PROTECTION SITE PLAN FOR FIRE PROTECTION WATER SUPPLY WITH A REDUCED PRESSURE DOUBLE DETECTOR CHECK VALVE ASSEMBLY, FIRE DEPARTMENT CONNECTION (FDC), AND CONTROL VALVE ON THE BACKFLOW ASSEMBLY.
- EXTERIOR WALL PENETRATION FOR NEW SPRINKLER SYSTEM.
- WET PIPE SPRINKLER SYSTEM IN ACCESSIBLE CLOSET. REFER TO THE RISER DETAIL.
- PENDENT MOUNTED SPRINKLER HEADS IN THE CEILING.
- UPRIGHT MOUNTED SPRINKLER HEAD IN THE ATTIC.

FIRE PROTECTION PLAN

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

Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS KA
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	12.02.16	PERMIT/BID SET	JS KA
	01.25.17	PERMIT COMMENTS	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

• SPACE PLANNING

• INTERIOR DESIGN


Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

ARCHITECTURE

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JRH	CONSTRUCTION ISSUE SET
Checked By	Scale
KEM	

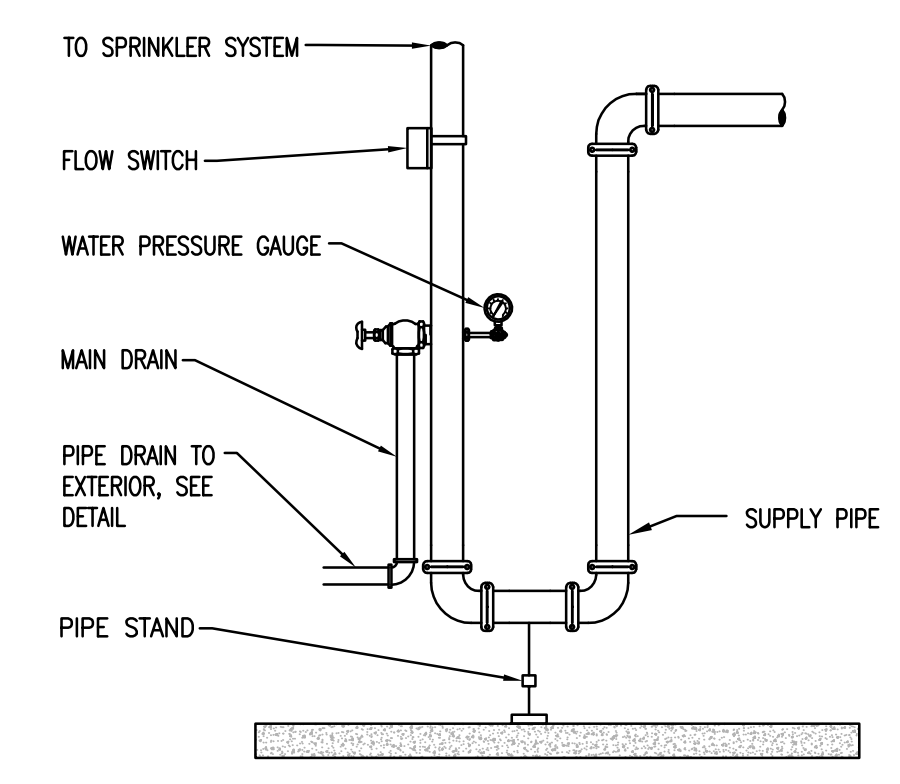
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Consultant • Seal/Signature

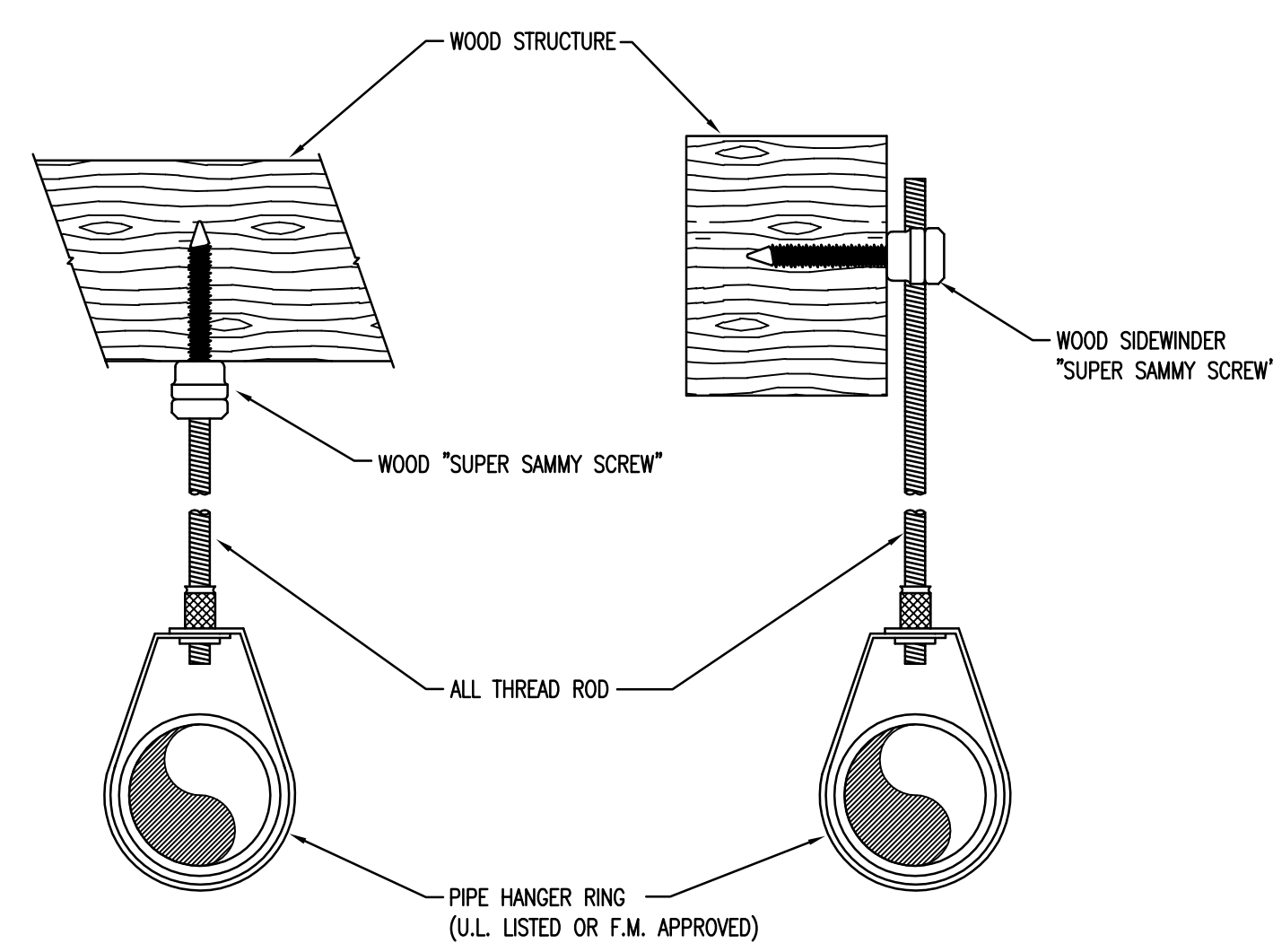


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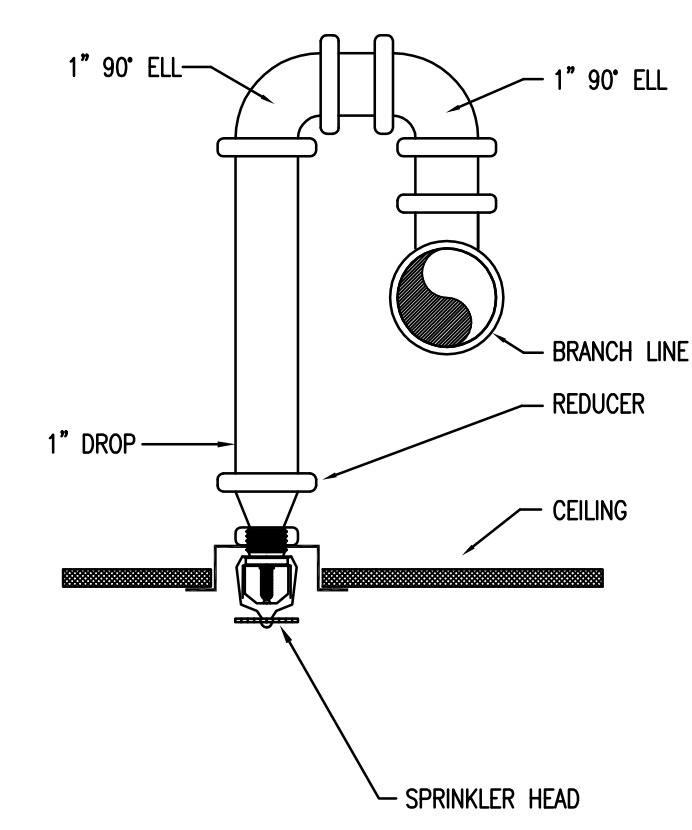
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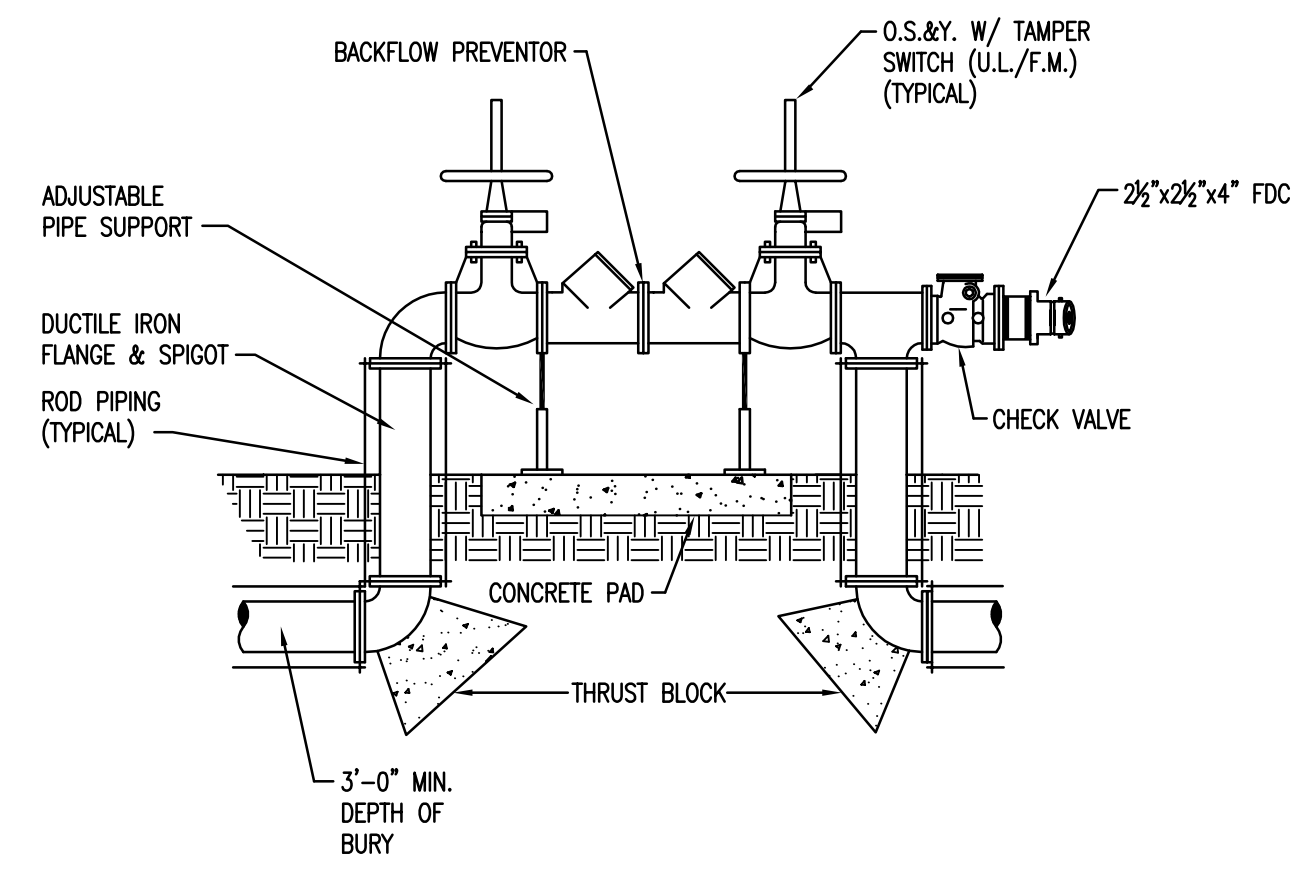
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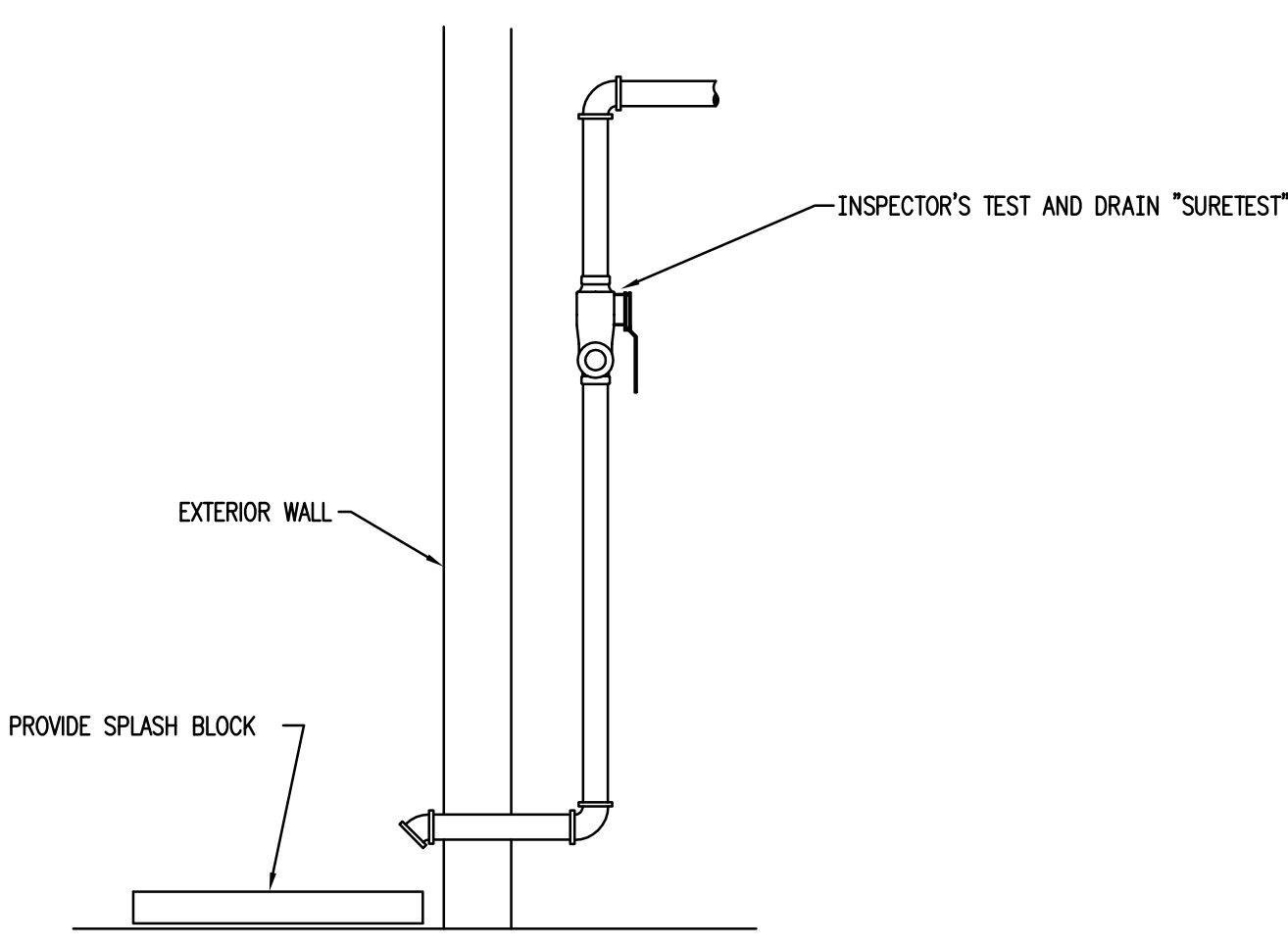
2 HANGER-WOOD
NO SCALE



3 SPRINKLER MOUNTING DETAIL
NO SCALE



4 BACKFLOW PREVENTOR WITH FDC DETAIL
NO SCALE



5 TYPICAL DRAIN DETAIL
NO SCALE

Sheet Title:

Fire Protection
Details

ABBREVIATIONS

CW	COLD WATER
HW	HOT WATER
HWR	HOT WATER RETURN
LP	LIQUID PROPANE
DWV	DRAIN, WASTE, AND VENT
W	WASTE
A.W.	ACID WASTE
COND.	CONDENSATE
V	VENT
VTR	VENT THRU ROOF
CO	CLEANOUT
WCO	WALL CLEANOUT
FCO	FLOOR CLEANOUT
ECCO	EXTERIOR CLEANOUT (GRADE)
B.W.	BALANCING VALVE
AB	ABOVE
DN	DOWN
CLC	CEILING
MIN.	MINIMUM
C.P.	CHROME PLATED
S.S.	STAINLESS STEEL
SL	SLOPE
GA.	GAUGE
BLDG.	BUILDING
CONN.	CONNECTION
EXIST.	EXISTING
A.H.A.P.	AS HIGH AS POSSIBLE
A.F.F.	ABOVE FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
I.E.	INVERT ELEVATION
FD	FLOOR DRAIN
H.D.	HUB DRAIN
RD	ROOF DRAIN
ST	STORM DRAIN
STO	STORM DRAIN OVERFLOW
HB	HOSE BIBB
NFWH	NON-FREEZE WALL HYDRANT

LEGEND

---	SOIL OR WASTE LINE (BELOW GRADE)
---	SOIL OR WASTE LINE (ABOVE GRADE)
---CW---	GREASE WASTE PIPING (BELOW GRADE)
---AW---	ACID WASTE PIPING (BELOW GRADE)
---AW---	ACID WASTE PIPING (ABOVE GRADE)
---D---	CONDENSATE DRAIN PIPING
---	VENT PIPING
---	EXISTING WASTE PIPING (BELOW GRADE)
---	EXISTING WASTE PIPING (ABOVE GRADE)
---	EXISTING VENT PIPING
---ST---	STORM DRAIN PIPING (BELOW GRADE)
---ST---	STORM DRAIN PIPING (ABOVE GRADE)
---STO---	STORM DRAIN OVERFLOW (ABOVE GRADE)
---	DOMESTIC COLD WATER PIPING
---	HOT WATER PIPING
---	HOT WATER RETURN PIPING
---	EXISTING COLD WATER PIPING
---	EXISTING HOT WATER PIPING
---	EXISTING HOT WATER RETURN PIPING
---	LIQUID PROPANE PIPING
---	TRAP
---	2-WAY CLEANOUT (ECO)
---	CLEANOUT (CO/WCO)
---	FLOOR CLEANOUT (FCO)
---	TWO PIECE, FULL PORT BALL VALVE
---	SWING CHECK VALVE
---	GATE VALVE
---	VERTICAL SHUT-OFF VALVE (GATE)
---	CIRCUIT SETTER TYPE BALANCING VALVE
---	CIRCULATOR PUMP (VERTICAL)
---	INDICATES NEW CONNECTION
---	INDICATES RISER/DETAIL NUMBER, SHEET FOUND, AND RISER VIEW, (IF APPLICABLE)

GENERAL PLUMBING NOTES

- REFERENCE THE SPECIFICATIONS FOR MATERIALS AND EQUIPMENT STANDARDS.
- THE INSTALLATION OF THE PLUMBING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE 2014 FLORIDA BUILDING CODE AND 2014 FLORIDA PLUMBING CODE.
- THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION OF ALL UTILITY SERVICES WITH OWNER'S REPRESENTATIVE. PROVIDE A MINIMUM OF FIVE WORKING DAYS ADVANCED NOTICE, OR PER PLUMBING SPECIFICATIONS, OF SCHEDULED UTILITY DISCONNECTION.
- PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT LOCATION OF PIPING AND VALVES. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN PROPER CLEARANCES. COORDINATE WITH ALL TRADES AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
- CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.
- FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH LISTED ASSEMBLIES AND SLEEVE WHERE REQUIRED. FIRESTOP ASSEMBLIES SHALL BE EQUAL OR EXCEED THE RATING OF THE WALL OR FLOOR. ALL FIRESTOP ASSEMBLIES SHALL MEET ASTM E-814 REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES AND ADDITIONAL PIPE PENETRATION REQUIREMENTS.
- PROVIDE ACCESS PANELS TO ALL VALVES LOCATED WITHIN CHASES OR NON-ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES. ALL VALVES SHALL BE ACCESSIBLE AND LABELED FOR SYSTEM SERVED.
- REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- INSTALL CODE REQUIRED FIXED AIR GAPS ON ALL INDIRECT WASTE CONNECTIONS SERVING EQUIPMENT, AND APPLIANCES.
- PROVIDE CLEANOUTS ON ALL SANITARY DRAIN & WASTE, STORM DRAIN, AND CONDENSATE DRAIN PIPING AS INDICATED ON THE DRAWINGS, AND AS REQUIRED BY LOCAL AND STATE CODES. INSTALL CLEANOUTS IN ACCESSIBLE LOCATIONS. COORDINATE TOP OF FLOOR/GRADE CLEANOUT ELEVATION WITH TOP OF FINISHED GRADE.
- INSTALL HOSE BIBBS AND EXTERIOR WALL HYDRANTS AT 18" ABOVE FINISHED FLOOR AND FINISHED GRADE.
- ALL FLOOR DRAINS SHALL BE INSTALLED WITH A TRAP GUARD INSERT. ALL FLOOR DRAINS SHALL BE INSTALLED WITH GRATES FLUSH TO THE FINISHED FLOOR.
- ALL FLOOR, WALL AND CEILING OPENINGS CREATED BY THE REMOVAL OF EXISTING PLUMBING RELATED ITEMS SHALL BE REPAIRED TO MATCH EXISTING ADJACENT FINISHES AND WALL CONSTRUCTION.
- UNLESS NOTED OTHERWISE, SLOPE ALL SANITARY DWV, STORM DRAIN, AND CONDENSATE DRAIN PIPING 3" PIPE SIZE & LARGER A MINIMUM OF 1/8" PER FT. OF RUN, AND 2-1/2" PIPE SIZE AND SMALLER A MINIMUM 1/4" PER FT. OF RUN. SLOPE VENT PIPING DOWN & BACK TO FIXTURES.
- EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FT. FROM, OR AT LEAST 3 FT. ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT.
- PROVIDE WATER HAMMER ARRESTORS AT ALL PLUMBING FIXTURES OR BATTERY OF FIXTURES WITH QUICK-CLOSING VALVES. WATER HAMMER ARRESTORS SHALL BE SIZED PER PDI STANDARDS, AIR CHAMBERS SHALL NOT BE CONSIDERED AN EQUAL TO WATER HAMMER ARRESTORS AND SHALL NOT BE INSTALLED.
- WATER SERVICE PIPE AND THE BUILDING SEWER SHALL BE SEPARATED BY 5 FEET OF UNDISTURBED OR COMPACTED EARTH. THE REQUIRED SEPARATION DISTANCE SHALL NOT APPLY WHERE THE BOTTOM OF THE WATER SERVICE PIPE WITHIN 5 FEET OF THE SEWER IS A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE HIGHEST POINT OF THE SEWER AND THE PIPE MATERIALS CONFORM TO APPLICABLE PLUMBING CODES.
- UNLESS NOTED OTHERWISE, RUN CW & HW PIPING FULL SIZE THRU LENGTH OF CHASE, AND MAKE CONNECTIONS TO FIXTURES AS INDICATED IN THE PLUMBING FIXTURE SCHEDULE. PROVIDE RIGID SUPPORT AND BLOCKING IN CHASE FOR HEADER AND BRANCH PIPING, AND FOR FLUSH VALVES TO PREVENT ANY MOVEMENT.
- PROVIDE BALANCING VALVES WITH THREADED CONNECTIONS IN HOT WATER RETURN PIPING, AND BALANCE SYSTEM FOR PROPER OPERATION. REFER TO PLUMBING FIXTURE SCHEDULE.
- COORDINATE THE EXACT LOCATION OF FLOOR AND ROOF DRAINS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- PROVIDE ALL NECESSARY VALVES, TRAPS, FLOW CONTROLS, FILTERS, BACKFLOW ASSEMBLIES, FAUCETS, STOPS, TAILPIECES, VACUUM BREAKERS, IF NOT FURNISHED WITH EQUIPMENT.
- CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND MAKE FINAL CONNECTIONS.
- PROVIDE SUPPLY STOPS ON HOT AND COLD WATER PIPE SUPPLYING ALL FIXTURES AND EQUIPMENT.
- PROVIDE APPROVED CHROME PLATED TYPE VACUUM BREAKERS WHERE REQUIRED BY LOCAL CODES, AND AS INDICATED ON PLANS FOR NEW WORK.
- SUBMIT CORE-DRILL PLAN TO STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW PRIOR TO STARTING ANY WORK.
- PROVIDE DIELECTRIC UNIONS WHERE CONNECTIONS ARE MADE BETWEEN DISSIMILAR PIPE MATERIALS.
- SEE RISER DIAGRAMS FOR PIPE SIZES AND ROUTING NOT SHOWN ON PLANS.
- METERING AND SITE UTILITY CONNECTIONS SHALL BE PROVIDED ON SITE UTILITY DRAWINGS. ALL SERVICES SHOWN ON THIS SET OF PLANS TERMINATE 5'-0" FROM BUILDING, UNLESS SHOWN OTHERWISE ON DRAWINGS. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO SITE UTILITIES. (INC. CLEANOUTS, INCREASES, BACKWATER VALVES, ETC.)
- PRESSURE REDUCING VALVES SHALL BE PROVIDED WHERE THE WATER PRESSURE EXCEEDS 80 PSI AT ANY PLUMBING FIXTURE. WATER VELOCITY SHALL NOT EXCEED 8 FEET PER SECOND.
- COORDINATE EXACT LOCATION OF FLOOR DRAINS AND HUB DRAINS FOR HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR. CONDENSATE PIPING SHALL NOT DISCHARGE INTO SANITARY SYSTEM.
- DO NOT PENETRATE WALL FOOTINGS WITH PIPING, COORDINATE WITH GENERAL CONTRACTOR TO DROP FOOTINGS AS REQUIRED TO CLEAR PLUMBING SERVICES WHERE ABSOLUTELY NECESSARY. ALL PIPING PENETRATING A BEARING WALL OR FOOTING MUST BE SLEEVED AND LOCATION APPROVED BY STRUCTURAL ENGINEER.
- IF THE INTENT OF THE INFORMATION SHOWN ON THESE DOCUMENTS IS NOT CLEAR, OR IS CAPABLE OF MORE THAN ONE INTERPRETATION, SUCH MATTERS WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING BEFORE THE SUBMISSION OF BIDS, AND THE ARCHITECT/ENGINEER SHALL MAKE CORRECTION OR EXPLANATION IN WRITING.
- WHERE THE CONTRACTOR PROPOSES ALTERNATE SOLUTIONS, DIFFERENT ROUTINGS OF PIPING, DIFFERENT LOCATIONS OF EQUIPMENT, FIXTURES, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE RAMIFICATIONS OF THE PROPOSED CHANGE THAT ARE NOT INCLUDED IN HIS PROPOSAL, BUT BECOME APPARENT AT A LATER DATE, AND SHALL BEAR THE CONSEQUENCES OF CORRECTING ANY AND ALL CONFLICTS, DEFICIENCIES OR OTHER PROBLEMS AT NO INCREASE IN COST OR INCREASE IN CONSTRUCTION TIME ALLOTTED.

PLUMBING EQUIPMENT SCHEDULE

MARK	FIXTURE	SOIL/WASTE	VENT	COLD WATER	HOT WATER	DESCRIPTION
FCO	FLOOR CLEAN-OUT	-	-	-	-	WATTS #CO-200-RX. EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5 IN. (127MM) ROUND ADJUSTABLE GASKETED HEAVY DUTY NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG AND NO HUB (STANDARD) OUTLET.
FD-1	FLOOR DRAIN	3"	-	-	-	WATTS #FD-100-A. ADJUSTABLE ROUND NICKEL BRONZE STRAINER, EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR WITH PRIMARY AND SECONDARY WEEPHOLES, AND NO HUB (STANDARD) OUTLET.
HB-1	HOSE BIBB	-	-	3/4"	-	WOODHEAD #24. ANTI-SIPHON, VACUUM BREAKER, DESIGNED FOR MILD CLIMATE AREAS. ASSE STANDARD 1011 APPROVED, FURNISHED WITH POLYCARBONATE WHEEL HANDLE AND LOSE TEE KEY. ALUMINUM, BRASS OR CHROME BOX.
WCO	WALL CLEAN-OUT	-	-	-	-	WATTS #CO-440-BD. WALL CLEANOUT WITH TWO-PIECE EXPANDABLE CLEANOUT PLUG, STAINLESS STEEL ACCESS COVER, AND VANDAL PROOF STAINLESS STEEL SCREW.

NOTE: CONTRACTOR MAY SUBMIT AN APPROVED EQUIVALENT MANUFACTURER FOR ALL EQUIPMENT.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	SOIL/WASTE	VENT	COLD WATER	HOT WATER	DESCRIPTION
L-1	LAVATORY	1-1/2"	2"	1/2"	1/2"	CHINA: AMERICAN STANDARD #0355.027 "LUCERNE" WALL HUNG LAVATORY, 4" SPREAD FAUCET HOLES, FRONT OVERFLOW, WHITE. FAUCET: TRS #B-0871 FAUCET, 4" CENTERSET DECK MOUNTED. SUPPLY WITH BRADLEY #559-4000A THERMOSTATIC MIXING VALVE. BRASS CRAFT, 1/4" ROUGH BRASS STOPS, SCREEN DRAIN, PLASTIC ESCUTCHEONS, SUPPLIES, TRAPS, & DISPOSAL WASTE.
WC-1	WATER CLOSET	3"	2"	1/2"	-	AMERICAN STANDARD #2898.012, ELONGATED TANK TYPE, VITREOUS CHINA, LOW-CONSUMPTION (1.6 GPF/6.0 LPF), 12" ROUGHING-IN. SEAT: CHURCH #9500C, ENLARGED SEAT OPEN FRONT LESS COVER, SOLID PLASTIC, CONCEALED CHECK STAINLESS STEEL HINGES.
WC-2	WATER CLOSET-ADA	3"	2"	1/2"	-	AMERICAN STANDARD #2998.012, ELONGATED TANK TYPE, VITREOUS CHINA, LOW-CONSUMPTION (1.6 GPF/6.0 LPF), 12" ROUGHING-IN, 16-1/2" RIM HEIGHT. SEAT: CHURCH #9500C, ENLARGED SEAT OPEN FRONT LESS COVER, SOLID PLASTIC, CONCEALED CHECK STAINLESS STEEL HINGES.
SH-1	SHOWER	1-1/2"	1-1/2"	1/2"	1/2"	SHOWER: 36"x36" SHOWER RECEPTOR, TILE WALLS & DOORS BY OTHERS. FAUCET: MOEN #T52EP "BRANTFORD", CHROME FINISH SHOWER TRIM, 2.0 GPM MAX. SHOWER DRAIN: OATEY 130 SERIES, PVC PLASTIC.
SH-2	SHOWER-ADA	1-1/2"	1-1/2"	1/2"	1/2"	SHOWER: 36"x36" ROLL IN SHOWER RECEPTOR (SEAT, GRAB BARS & TILE WALLS BY OTHERS) FAUCET: MOEN #T52EP "BRANTFORD", CHROME FINISH SHOWER TRIM, 2.0 GPM MAX. SHOWER DRAIN: OATEY 130 SERIES, PVC PLASTIC.
SH-3	SHOWER-ADA	1-1/2"	1-1/2"	1/2"	1/2"	SHOWER: STERLING: #72131100, 60"x32-1/2" SHOWER RECEPTOR, VIKRELL MATERIAL. CERAMIC TILE WALL SURROUNDS. FAUCET: MOEN #T52EP "BRANTFORD", CHROME FINISH SHOWER TRIM, 2.0 GPM MAX. SHOWER DRAIN: SHOWER DRAIN: ZURN #FD2254, ADJUSTABLE SHOWER DRAIN, CHROME PLATED.

NOTE:
1. ALL FIXTURES SHALL COMPLY WITH TABLE 604.4 OF THE FLORIDA PLUMBING CODE FOR WATER CONSERVATION.
2. CONTRACTOR MAY SUBMIT AN APPROVED EQUIVALENT MANUFACTURER FOR ALL FIXTURES.

GENERAL PLUMBING DEMOLITION NOTES

- CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND SIZES OF EXISTING SERVICES SHOWN ON DRAWINGS PRIOR TO PRICING, FABRICATION, OR CONSTRUCTION. CONTRACTOR SHALL FIELD LOCATE ALL OTHER EXISTING EQUIPMENT, FIXTURES, AND SERVICES IN THE AREA OF THIS PROJECT.
- CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF SEWERS TO WHICH NEW SEWER LINES ARE TO BE CONNECTED BEFORE INSTALLATION OF NEW SEWER LINE.
- CONTRACTOR TO REPAIR SLAB TO PRECONSTRUCTION CONDITIONS AFTER TRENCH CUTTING THE SLAB AS REQUIRED FOR SANITARY SEWER INSTALLATION.



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Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS KA
	09.15.16	90% CD SET	JS KA
	12.02.16	PERMIT/BID SET	JS KA
	01.25.17	PERMIT COMMENTS	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

PLANNING

SPACE PLANNING

INTERIOR DESIGN

ARCHITECTURE

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JEF	CONSTRUCTION ISSUE SET
Checked By	Scale
KJB	

File Name
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Sheet Title:

Plumbing Symbols
Legend and General
Notes

Project Documents for:



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• SPACE PLANNING

• INTERIOR DESIGN

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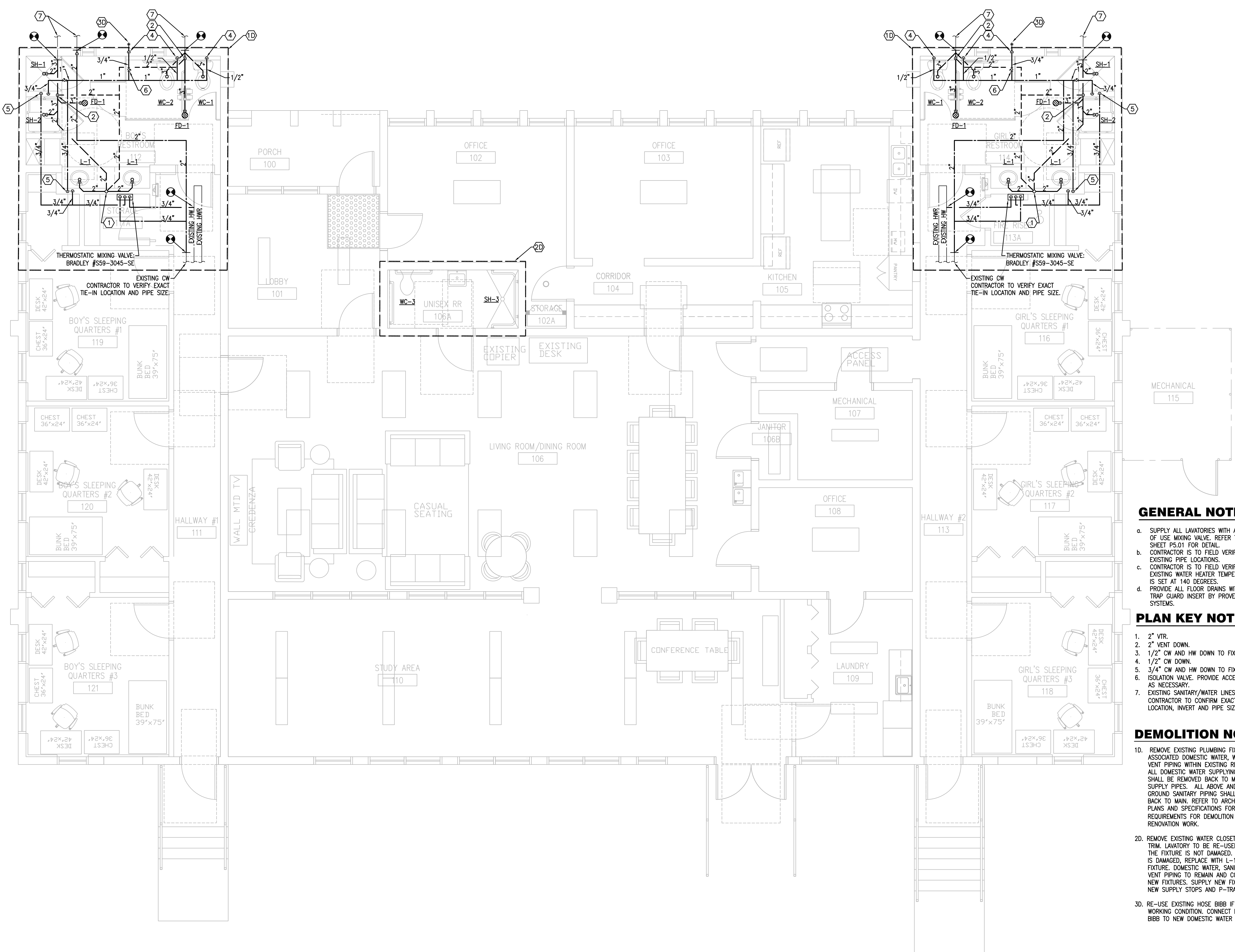
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Plumbing Plan



GENERAL NOTES:

- SUPPLY ALL LAVATORIES WITH A POINT OF USE MIXING VALVE. REFER TO SHEET P5.01 FOR DETAIL.
- CONTRACTOR IS TO FIELD VERIFY ALL EXISTING PIPE LOCATIONS.
- CONTRACTOR IS TO FIELD VERIFY THE EXISTING WATER HEATER TEMPERATURE IS SET AT 140 DEGREES.
- PROVIDE ALL FLOOR DRAINS WITH A TRAP GUARD INSERT BY PREVENT SYSTEMS.

PLAN KEY NOTES:

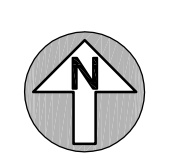
- 2" VTR.
- 2" VENT DOWN.
- 1/2" CW AND HW DOWN TO FIXTURE(S).
- 1/2" CW DOWN.
- 3/4" CW AND HW DOWN TO FIXTURE(S).
- ISOLATION VALVE. PROVIDE ACCESS PANEL AS NECESSARY.
- EXISTING SANITARY/WATER LINES. CONTRACTOR TO CONFIRM EXACT TIE-IN LOCATION, INVERT AND PIPE SIZES.

DEMOLITION NOTES:

- REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED DOMESTIC WATER, WASTE AND VENT PIPING WITHIN EXISTING RESTROOM. ALL DOMESTIC WATER SUPPLYING FIXTURES SHALL BE REMOVED BACK TO MAIN WATER SUPPLY PIPES. ALL ABOVE AND BELOW GROUND SANITARY PIPING SHALL BE REMOVED BACK TO MAIN. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR DEMOLITION / RENOVATION WORK.
- REMOVE EXISTING WATER CLOSET AND SHOWER TRIM LAVATORY TO BE RE-USED PROVIDED THE FIXTURE IS NOT DAMAGED. IF LAVATORY IS DAMAGED, REPLACE WITH L-1 TYPE FIXTURE. DOMESTIC WATER, SANITARY AND VENT PIPING TO REMAIN AND CONNECT TO NEW FIXTURES. SUPPLY NEW FIXTURES WITH NEW SUPPLY STOPS AND P-TRAPS.
- RE-USE EXISTING HOSE BIBB IF IN GOOD, WORKING CONDITION. CONNECT EXISTING HOSE BIBB TO NEW DOMESTIC WATER LINES.

PLUMBING PLAN

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





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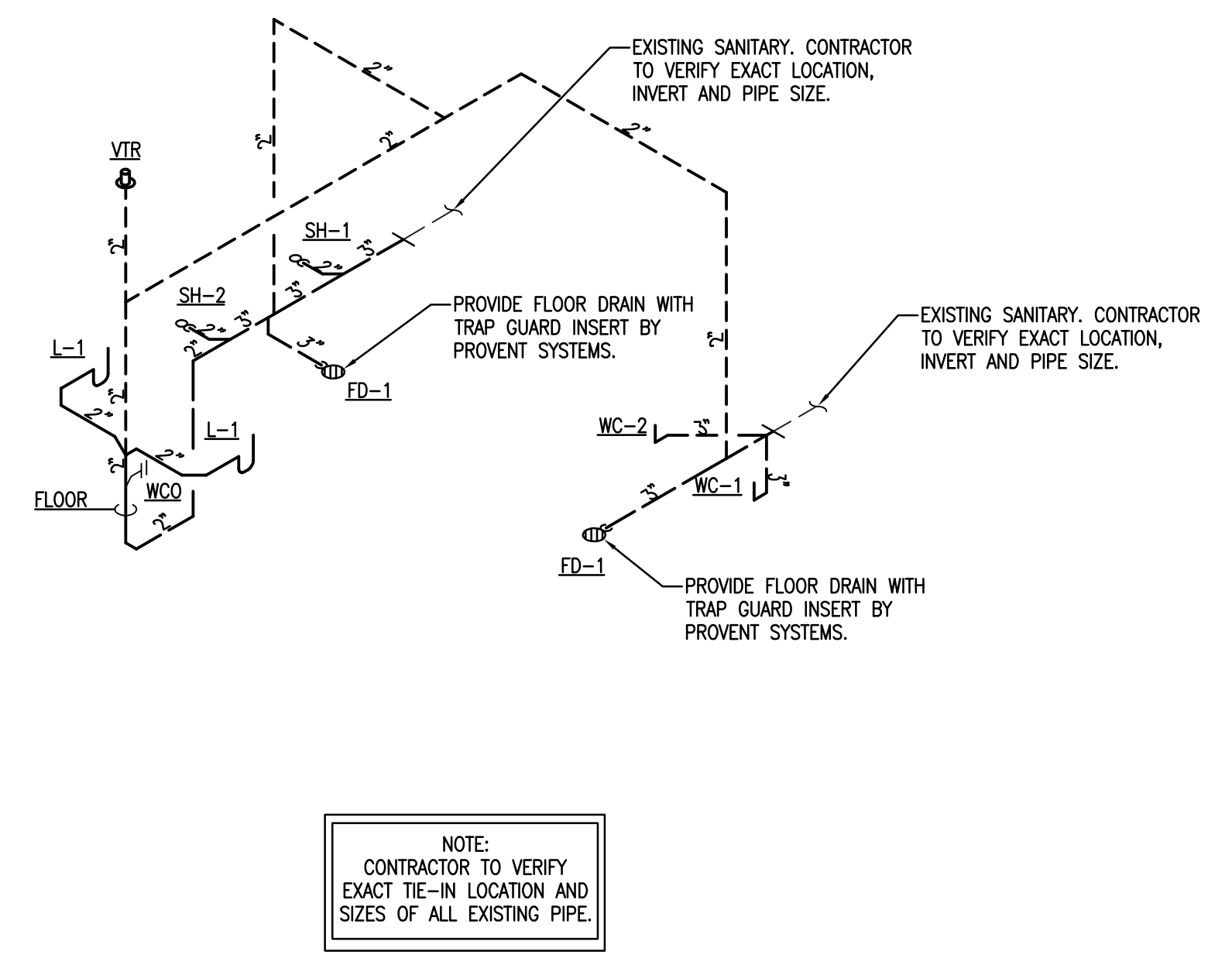
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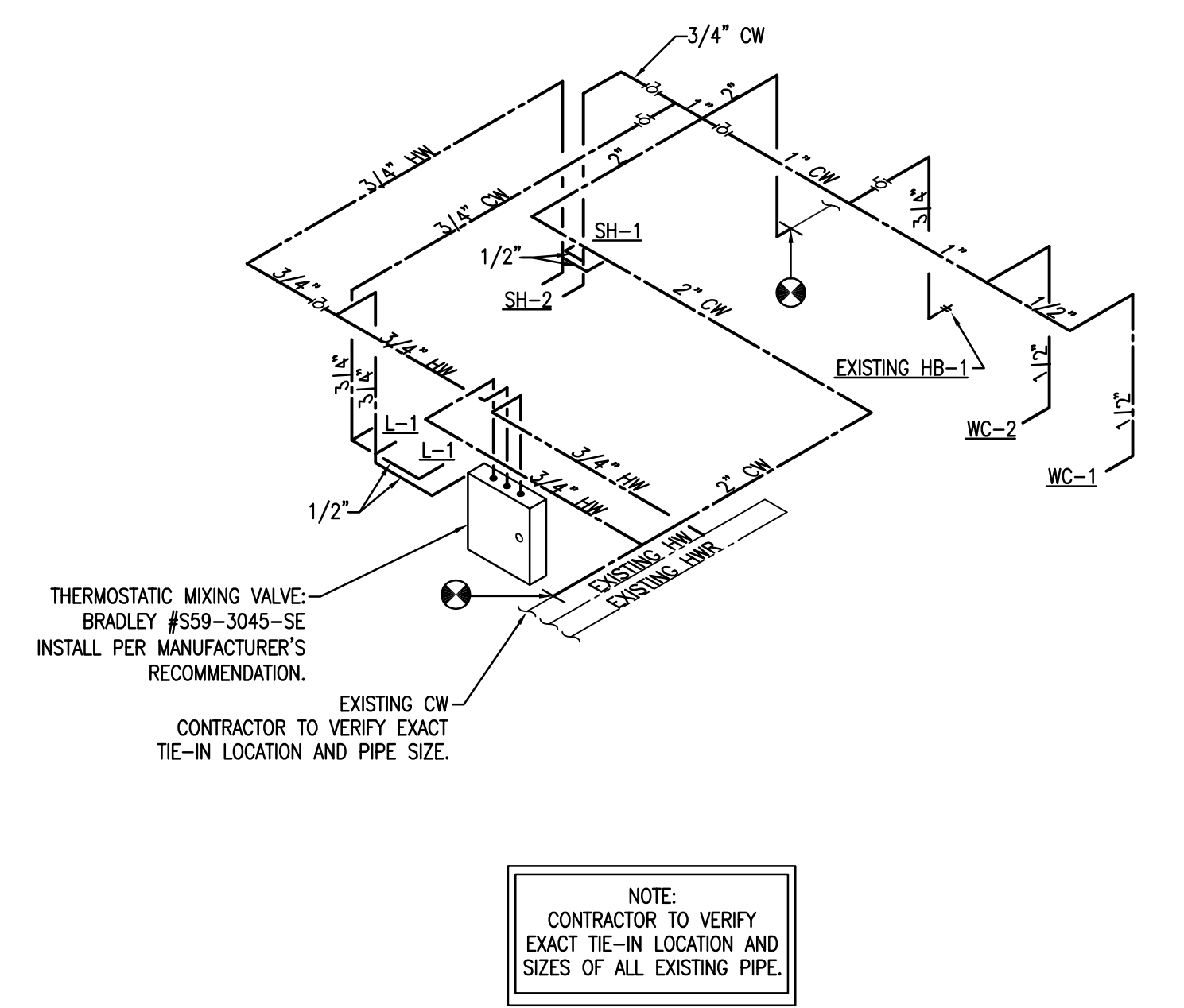
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Plumbing Riser Diagrams



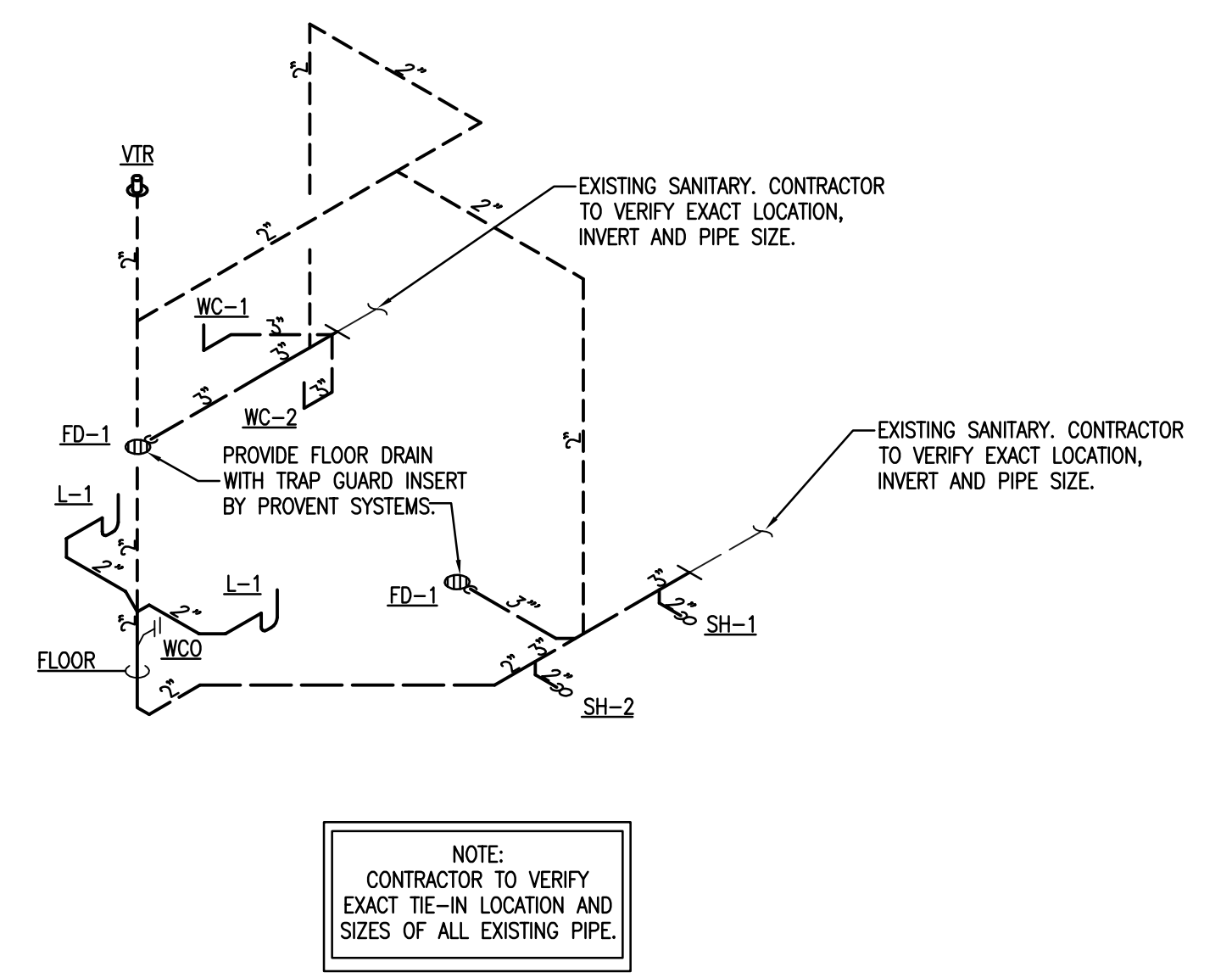
PLUMBING SANITARY RISER DIAGRAM - BOYS RESTROOM

SCALE: 1/4"=1'-0"
0 2' 4' 8'



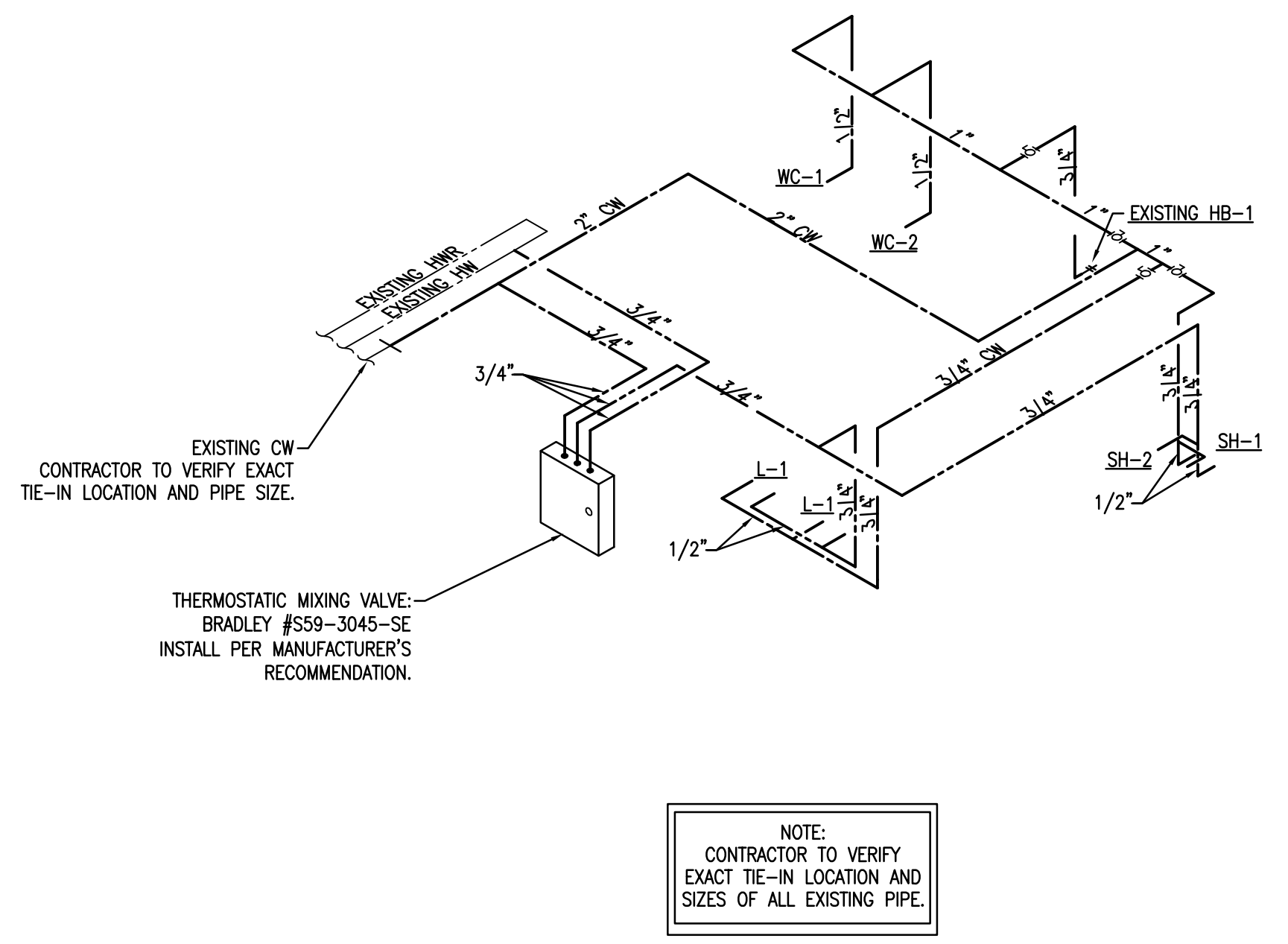
PLUMBING WATER RISER DIAGRAM - BOYS RESTROOM

SCALE: 1/4"=1'-0"
0 2' 4' 8'



PLUMBING SANITARY RISER DIAGRAM - GIRLS RESTROOM

SCALE: 1/4"=1'-0"
0 2' 4' 8'



PLUMBING WATER RISER DIAGRAM - GIRLS RESTROOM

SCALE: 1/4"=1'-0"
0 2' 4' 8'

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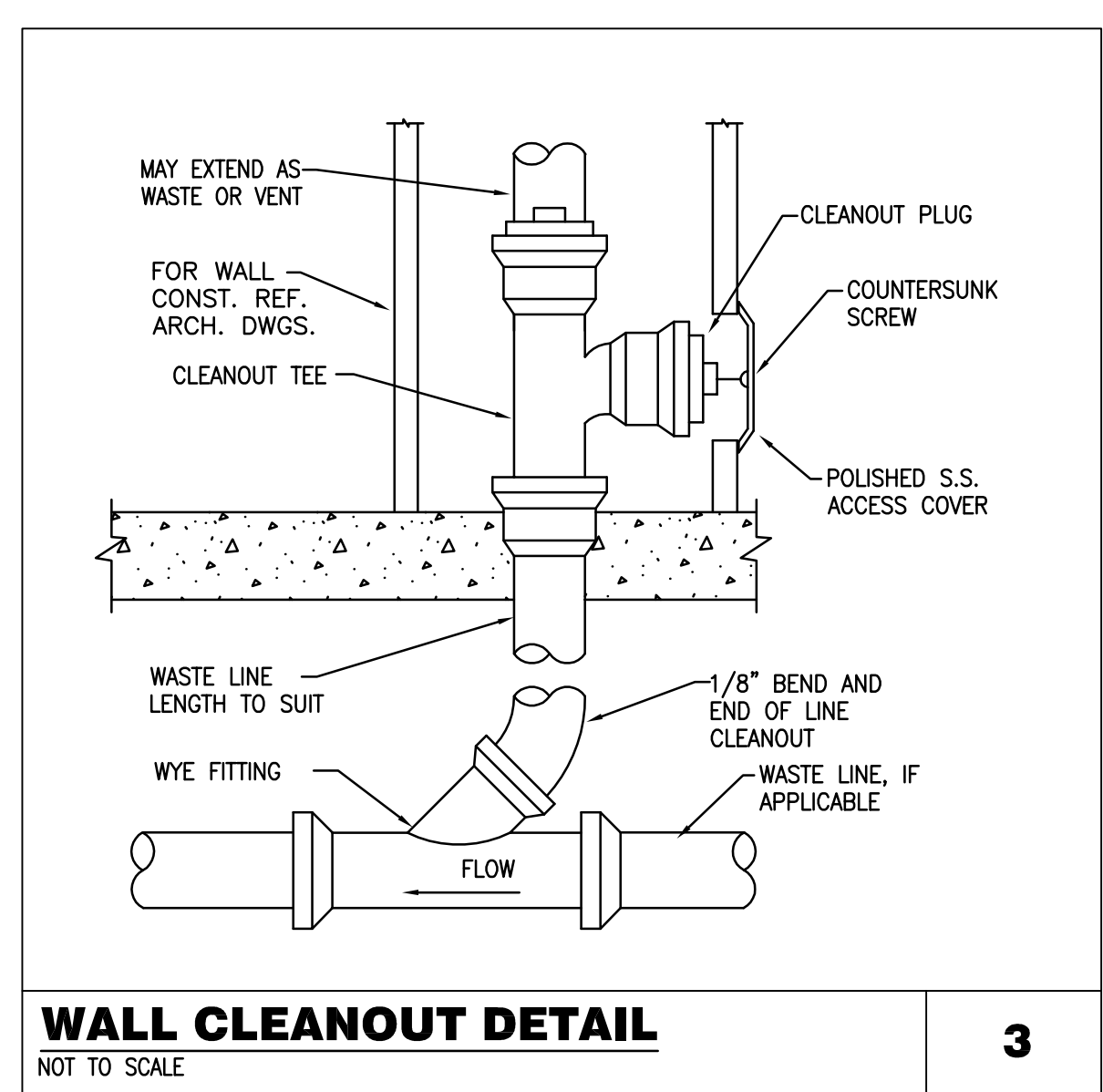
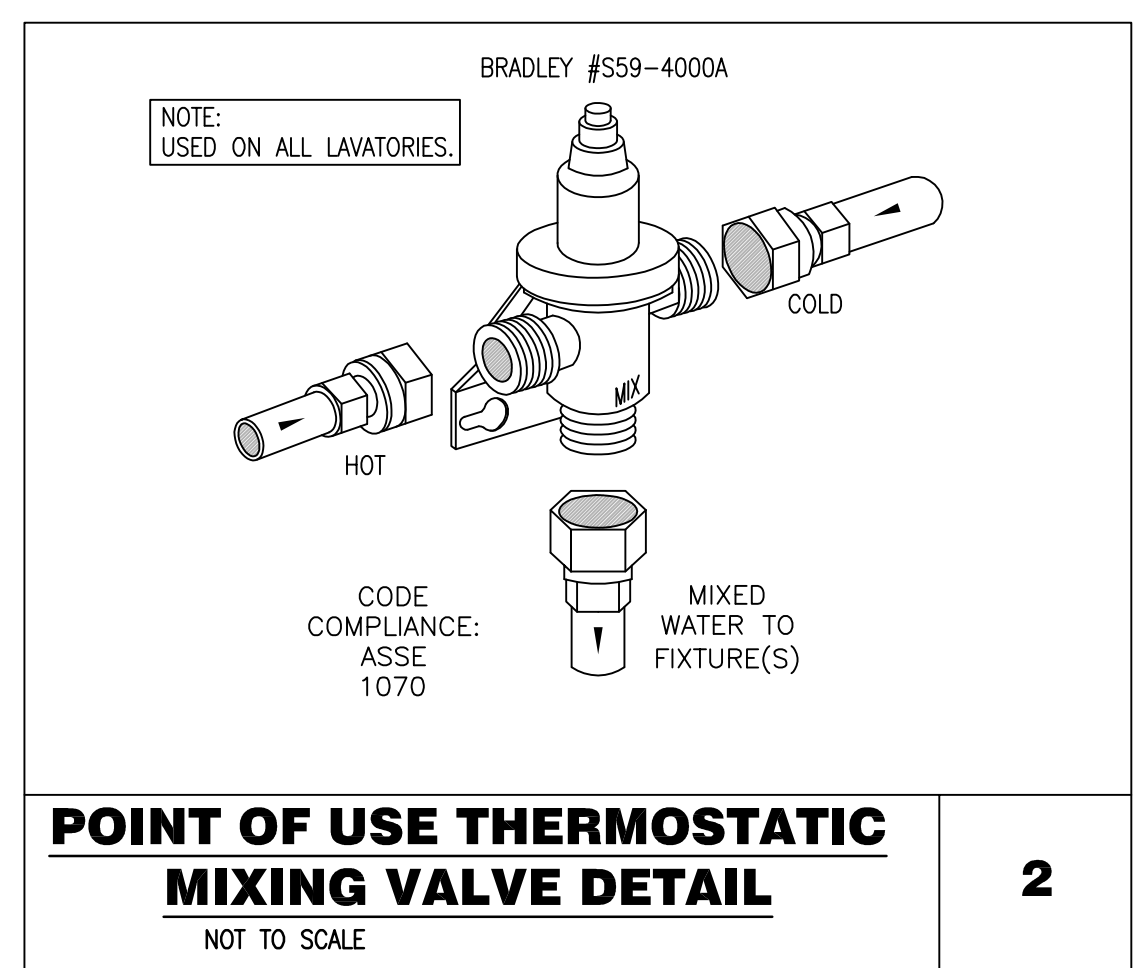
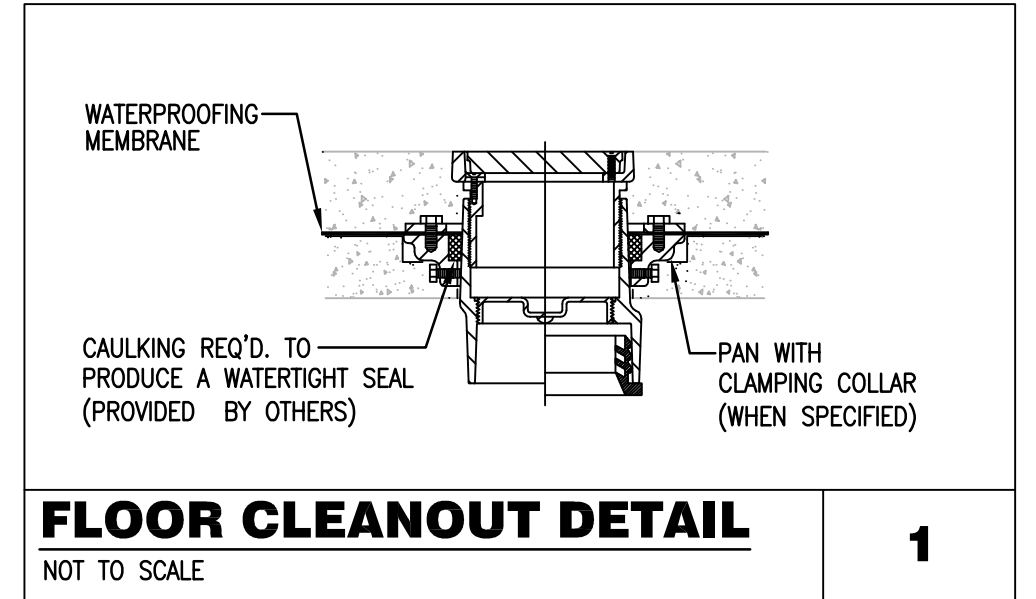


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Sheet Title:

Plumbing Details

P5.01



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Sheet Title:

Mechanical Symbols Legend, General Notes and Schedules

- ### MECHANICAL GENERAL NOTES
- IF THE INTENT OF ARCHITECT/ ENGINEER WITH REGARD TO ANY DETAIL IS NOT CLEAR, OR IS CAPABLE OF MORE THAN ONE INTERPRETATION, SUCH MATTERS WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING BEFORE THE SUBMISSION OF BIDS, AND THE ARCHITECT/ ENGINEER SHALL MAKE CORRECTION OR EXPLANATION IN WRITING. OTHERWISE, NO EXTRA CHARGE WILL BE ALLOWED FOR THE WORK OR MATERIAL WHICH THE ARCHITECT/ENGINEER WILL REQUIRE, PROVIDED THAT IT COMES WITHIN A REASONABLE INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS.
 - THE PLANS AND SPECIFICATIONS ARE INTENDED AS A GENERAL DESCRIPTION OF THE WORK TO BE PERFORMED. ALL ITEMS NOT SPECIFICALLY MENTIONED OR SHOWN, BUT NECESSARY FOR THE COMPLETION OF THE INSTALLATION, SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. THIS CONTRACTOR SHALL THOROUGHLY ACQUAINT THEMSELVES WITH THE MECHANICAL, ARCHITECTURAL, STRUCTURAL AND ELECTRICAL PLANS BEFORE SUBMITTING THEIR FINAL BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO THE CONTRACTOR'S FAILURE TO FAMILIARIZE THEMSELVES WITH THE PLANS.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014.
 - THE SIZE AND LOCATION OF EQUIPMENT INSTALLED UNDER DIVISION 23 MECHANICAL SHALL BE COORDINATED WITH OTHER TRADES. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EQUIPMENT FURNISHED.
 - DUCTWORK AND PIPING TO MECHANICAL EQUIPMENT SHALL BE INSTALLED IN A MANNER THAT DOES NOT OBSTRUCT EQUIPMENT SERVICE CLEARANCES.
 - COORDINATE WORK WITH ALL TRADES INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL, STRUCTURAL, CIVIL, LIGHTING, POWER SYSTEMS, PLUMBING, AND FIRE PROTECTION EXISTING AND NEW WORK.
 - INTERRUPTION OF EXISTING SERVICES SHALL BE MINIMAL AND SHALL BE FULLY COORDINATED WITH THE OWNER AND ALL TRADES IN ADVANCE TO SCHEDULE ALL INTERRUPTIONS DURING NON-CRITICAL TIMES.
 - DISCONNECT SWITCHES REQUIRED FOR THE MECHANICAL EQUIPMENT SHALL BE PROVIDED BY DIVISION 26 ELECTRICAL EXCEPT WHEN INDICATED ON SCHEDULE.
 - ALL EQUIPMENT, DUCTWORK, ETC., SHALL BE SUPPORTED AS DETAILED AND/OR SPECIFIED. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO PROVIDE A VIBRATION-FREE, RIGID INSTALLATION. SUPPORT ALL OBJECTS FROM STRUCTURE WITHOUT PENETRATING THE CEILING.
 - ALL HVAC EQUIPMENT LOCATION & WEIGHT SHALL BE COORDINATED AND APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND OWNER PRIOR TO PURCHASE AND INSTALLATION.
 - REFER TO TYPICAL DETAILS FOR DUCTWORK AND INSTALLATION OF EQUIPMENT.
 - ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH NFPA 90A AND 90B.
 - DUCT SIZES SHOWN ARE MINIMUM INSIDE DIMENSIONS.
 - SEE SPECS. FOR GAUGES, THICKNESS, BRACING, REQUIREMENTS, ETC., OF DUCTWORK.
 - BEFORE FABRICATION, VERIFY AND COORDINATE ALL DIMENSIONS IN FIELD. DUCT SIZES AND ALL OPENINGS THRU BUILDING CONSTRUCTION SHALL SUIT EQUIPMENT FURNISHED.
 - ALL WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED. OFFSETS IN DUCTS AND PIPING (INCLUDING DIVIDING DUCTS) AND TRANSITIONS AROUND OBSTRUCTIONS SHALL BE PROVIDED AT NO ADDITIONAL COST.
 - ALL DUCTWORK AND PIPING IS SHOWN SCHEMATICALLY. PROVIDE ALL TRANSITIONS, ELBOWS, FITTINGS, ETC., TO ALLOW SMOOTH FLOWS. ALL SPLIT DUCT FITTINGS SHALL TRANSITION TO FULL SIZE OF THE SUM OF BOTH BRANCHES, UPSTREAM OF SPLIT.
 - ACCESS PANELS IN DUCTWORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR OPERATION, BALANCING, MAINTENANCE AND VISUAL INSPECTION OF ALL MECHANICAL EQUIPMENT INCLUDING CONTROL DAMPERS, TEMPERATURE CONTROL DEVICES, SMOKE DETECTORS, FIRE DAMPERS AND AIRFLOW MEASURING STATIONS.
 - MAINTAIN CLEARANCE OF A MINIMUM OF 6" BETWEEN DUCTWORK, PIPING, EQUIPMENT, ETC., AND ALL FIRE RATED AND FIRE/SMOKE RATED PARTITIONS, TO ALLOW FOR INSPECTIONS OF RATED WALLS.
 - PROVIDE TRANSITIONS AT DIFFUSER NECKS AS REQUIRED TO MATCH SIZES OF FLEX DUCTS TO BE CONNECTED.
 - PROVIDE VOLUME DAMPERS IN ALL BRANCH DUCTS FROM MAIN TRUNK LINES OF LOW PRESSURE SYSTEMS.
 - COORDINATE DIFFUSER, GRILLE AND REGISTER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND EQUIPMENT OF ALL TRADES.
 - COORDINATE WITH ARCHITECT BEFORE PURCHASING GRILLES, REGISTERS, DIFFUSERS, LOUVERS AND OTHER AIR DISTRIBUTION DEVICES TO VERIFY FINISH.
 - SIDEWALL REGISTERS AND LINEAR TYPE DIFFUSERS SHALL BE INSTALLED LEVEL ALONG A COMMON ELEVATION IN THE SPACE SERVED.
 - DAMPERS AND INSIDES OF DUCTS VISIBLE THROUGH GRILLES, REGISTERS AND DIFFUSERS SHALL BE PAINTED FLAT BLACK.
 - ALL OPERABLE THERMOSTAT PARTS SHALL BE MOUNTED 48" ABOVE FINISHED FLOOR. ROOM THERMOSTATS DO NOT REQUIRE COVERS. VOLTAGE SHALL BE 24 VOLT UNLESS OTHERWISE INDICATED.
 - COORDINATE COMBINATION THERMOSTAT/HUMIDISTAT LOCATIONS WITH FURNITURE/EQUIPMENT LAYOUTS, WINDOWS AND DOOR SWING AREAS.
 - ALL CONTROL WIRING AND HARDWARE TO COMPLETE THE HVAC CONTROL SYSTEM SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 23 MECHANICAL OF THESE CONTRACT DOCUMENTS UNLESS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.

MECHANICAL ABBREVIATIONS

A	AIR	HR	HOUR
AAV	AUTOMATIC AIR VENT	HVAC	HEATING VENTILATING AND AIR CONDITIONING
AC	AIR CONDITIONING	HZ	HERTZ (CYCLES PER SECOND)
ACU	AIR CONDITIONING UNIT	ID	INSIDE DIAMETER
AD	ACCESS DOOR, AIR DRYER	IN	INCH
AFF	ABOVE FINISHED FLOOR	KEF	KITCHEN EXHAUST FAN
AFG	ABOVE FINISHED GRADE	KW	KILOWATT
AHU	AIR HANDLING UNIT	LDB	LEAVING DRY BULB
ALUM	ALUMINUM	LWB	LEAVING WET BULB
AP	ACCESS PANEL	LOR	LIMIT OF REMOVAL
APD	AIR PRESSURE DROP	MAX	MAXIMUM
ATC	AUTOMATIC TEMPERATURE CONTROL	MBC	MASTER BUILDING CONTROLLER
AV	AIR VENT	MBH	THOUSAND BTU PER HOUR
BDD	BACK DRAFT DAMPER	MD	MANUAL DAMPER
BOT	BOTTOM	MIN	MINIMUM
BFP	BACKFLOW PREVENTER	N	NORTH
BTU	BRITISH THERMAL UNIT	NA	NOT APPLICABLE
C	CELSIUS, DEGREE CELSIUS	NO OR #	NUMBER, NORMALLY OPEN
CENT	CENTRIFUGAL	NTS	NOT TO SCALE
CFM	CUBIC FEET PER MINUTE	OA	OUTSIDE AIR
CHWS&R	CHILLED WATER SUPPLY & RETURN	OB	OPPOSED BLADE DAMPER
CLG	CEILING	OD	OUTSIDE DIAMETER
CF	CEILING FAN	OPER	OPERATING
CO	CLEAN OUT	PSI	POUNDS PER SQUARE INCH
COND	CONDENSATE	PSIG	POUNDS PER SQUARE INCH GAUGE
DB	DRY BULB, DOWN BLOW	RA	RETURN AIR REGISTER
DCW	DOMESTIC COLD WATER	REG	REGISTER
DEG	DEGREE	RF	RETURN FAN
DELIV	DELIVERY	RC	RETURN GRILLE
DHW	DOMESTIC HOT WATER	RH	RELATIVE HUMIDITY
DISC	DISCONNECT	RHC	REHEAT COIL
DN	DOWN	RM	ROOM
EA	EXHAUST AIR, EACH	SA	SUPPLY AIR
EAT	ENTERING AIR TEMPERATURE	SEF	SUPPLY EXHAUST FAN
EDB	ENTERING DRY BULB	SF	SUPPLY FAN
EF	EXHAUST FAN	S/FD	SUPPLY FAN SMOKE/FIRE DAMPER
EFF	EFFICIENCY	T	THERMOSTAT
ELEV	ELEVATION	TEC	TERMINAL EQUIPMENT CONTROLLER
EMS	ENERGY MANAGEMENT SYSTEM	TEMP	TEMPERATURE
ENT	ENTERING	T/D	TRANSFER DUCT
ERG	EXISTING RETURN GRILLE	TYP	TYPICAL
EWB	ENTERING WET BULB	V	VENT, VOLT
F	FAHRENHEIT	VD	VOLUME DAMPER
FD	FIRE DAMPER, FLOOR DRAIN	VERT	VERTICAL
FPM	FEET PER MINUTE	WB	WET BULB
FPS	FEET PER SECOND	WPD	WATER PRESSURE DROP
F/SD	FIRE/SMOKE DAMPER	1WB	ONE WAY BLOW
FT	FEET	2WB	TWO WAY BLOW
GPH	GALLONS PER HOUR	3WB	THREE WAY BLOW
GPM	GALLONS PER MINUTE		
GLY	GLYCOL		
GRV	GRAVITY RELIEF VENTILATOR		
GWS	GLYCOL WATER SUPPLY		
GWR	GLYCOL WATER RETURN		
HHWS&R	HEATING HOT WATER SUPPLY & RETURN		
HOA	HAND-OFF-AUTOMATIC		
HP	HORSEPOWER, HEAT PUMP		

MECHANICAL SYMBOLS LEGEND

PIPING

- POINT OF CONNECTION
- POINT OF DISCONNECTION
- COMBINATION THERMOSTAT/HUMIDISTAT
- TEMPERATURE SENSOR
- CARBON DIOXIDE SENSOR
- SMOKE DETECTOR
- FIRE STAT
- EXISTING FIRE DAMPER
- FIRE DAMPER
- SMOKE DAMPER
- MANUAL VOLUME DAMPER
- CARBON MONOXIDE SENSOR
- TAP WITH 45° ENTRY
- ELECTRIC UNIT HEATER
- ENERGY MANAGEMENT SYSTEM
- MOTOR OPERATED DAMPER

PLAN-DETAIL IDENTIFICATION

DETAIL NUMBER

SHEET WHERE DETAIL IS SHOWN

SECTION IDENTIFICATION

SECTION NUMBER

SHEET WHERE DETAIL IS SHOWN

DUCTWORK

- NEW WORK
- EXISTING DUCT TO REMAIN
- EXISTING DUCT TO BE DEMOLISHED
- SUPPLY AIR DUCT - SECTION
- RETURN AIR DUCT - SECTION
- EXHAUST AIR DUCT - SECTION
- SUPPLY DUCT UP THRU ROOF OR FLOOR/CEILING ASSEMBLY
- RETURN DUCT UP THRU ROOF OR FLOOR/CEILING ASSEMBLY
- ELBOW TURNED UP
- ELBOW TURNED DOWN
- OFFSET IN DUCTWORK - UP
- OFFSET IN DUCTWORK - DOWN
- TEE WITH DOUBLE THICKNESS
- MITERED ELBOW
- RADIUS ELBOW
- CEILING DIFFUSER - BOTTOM DUCT CONNECTION
- STANDARD BRANCH TAKEOFF
- MANUAL DAMPER
- 4-WAY DISCHARGE
- SQUARE SUPPLY AIR DIFFUSER
- RETURN AIR REGISTER/GRILLE
- EXHAUST AIR REGISTER/GRILLE
- SIDEWALL REGISTER OR GRILLE
- FLEXIBLE CONNECTION
- CEILING DIFFUSER - SIDE DUCT CONNECTION
- AIR DISTRIBUTION DESIGNATION
- FLEXIBLE ROUND DUCT
- FIRE DAMPER AND ACCESS DOOR.
- RECTANGULAR DUCT, FIRST FIGURE IS SIDE SHOWN
- COMBINATION FIRE AND SMOKE DAMPER, WITH ACCESS DOOR.
- BACKDRAFT DAMPER
- ROUND DUCT, DIAMETER SHOWN
- MOTORIZED DAMPER
- BAROMETRIC DAMPER
- SPIN-IN COLLAR WITH VOLUME DAMPER

EXHAUST FAN SCHEDULE

MARK	SPACE SERVED	CFM	E.S.P. IN INCHES H ₂ O	FAN RPM	MOTOR DATA			TYPE OF FAN	MAKE	MODEL	DRIVE	SONES	REMARKS
					RPM	VOLTS/PH	APWS						
EF-1	RESTROOM	360	0.10	843	1500	120/1	1.7	SIDE WALL	BROAN OR APPROVED EQUAL	MODEL 12C	DIRECT	8.0	1-2
EF-2	RESTROOM	360	0.10	843	1500	120/1	1.7	SIDE WALL	BROAN OR APPROVED EQUAL	MODEL 12C	DIRECT	8.0	1-2

NOTES:

- PROVIDE FANS WITH BACKDRAFT DAMPERS.
- PROVIDE A WEATHERHOOD WITH INSECT SCREEN.

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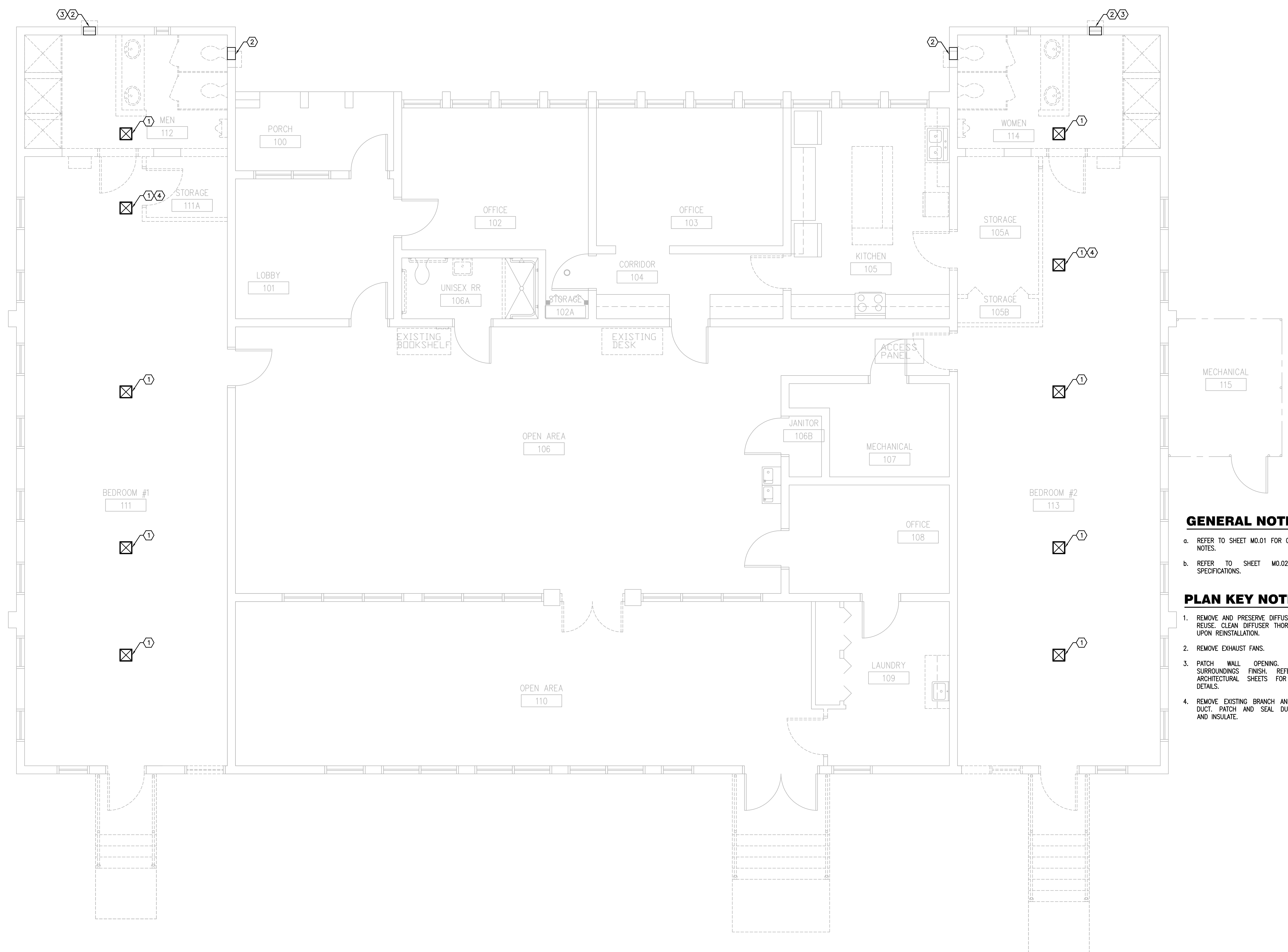
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Sheet Title:

Mechanical Demolition Plan



GENERAL NOTES:

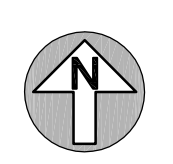
- REFER TO SHEET M0.01 FOR GENERAL NOTES.
- REFER TO SHEET M0.02 FOR SPECIFICATIONS.

PLAN KEY NOTES:

- REMOVE AND PRESERVE DIFFUSES FOR REUSE. CLEAN DIFFUSER THOROUGHLY UPON REINSTALLATION.
- REMOVE EXHAUST FANS.
- PATCH WALL OPENING. MATCH SURROUNDINGS FINISH. REFER TO ARCHITECTURAL SHEETS FOR MORE DETAILS.
- REMOVE EXISTING BRANCH AND FLEX DUCT. PATCH AND SEAL DUCTWORK AND INSULATE.

MECHANICAL DEMOLITION PLAN

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



MD1.01

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 GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
 ADA UPGRADES AND RENOVATIONS
 1784 E. MICHIGAN STREET
 ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS KA
	09.15.16	90% CD SET	JS KA
	12.02.16	PERMIT/BID SET	JS KA
	01.25.17	PERMIT COMMENTS	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

• SPACE PLANNING
 • INTERIOR DESIGN
 • PLANNING

Client Information
 ORANGE COUNTY CAPITAL PROJECTS DIVISION
 400 E SOUTH STREET 5th FLOOR
 ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By JAC	Project Status CONSTRUCTION ISSUE SET
Checked By KJEB	Scale

File Name
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Consultant • Seal/Signature

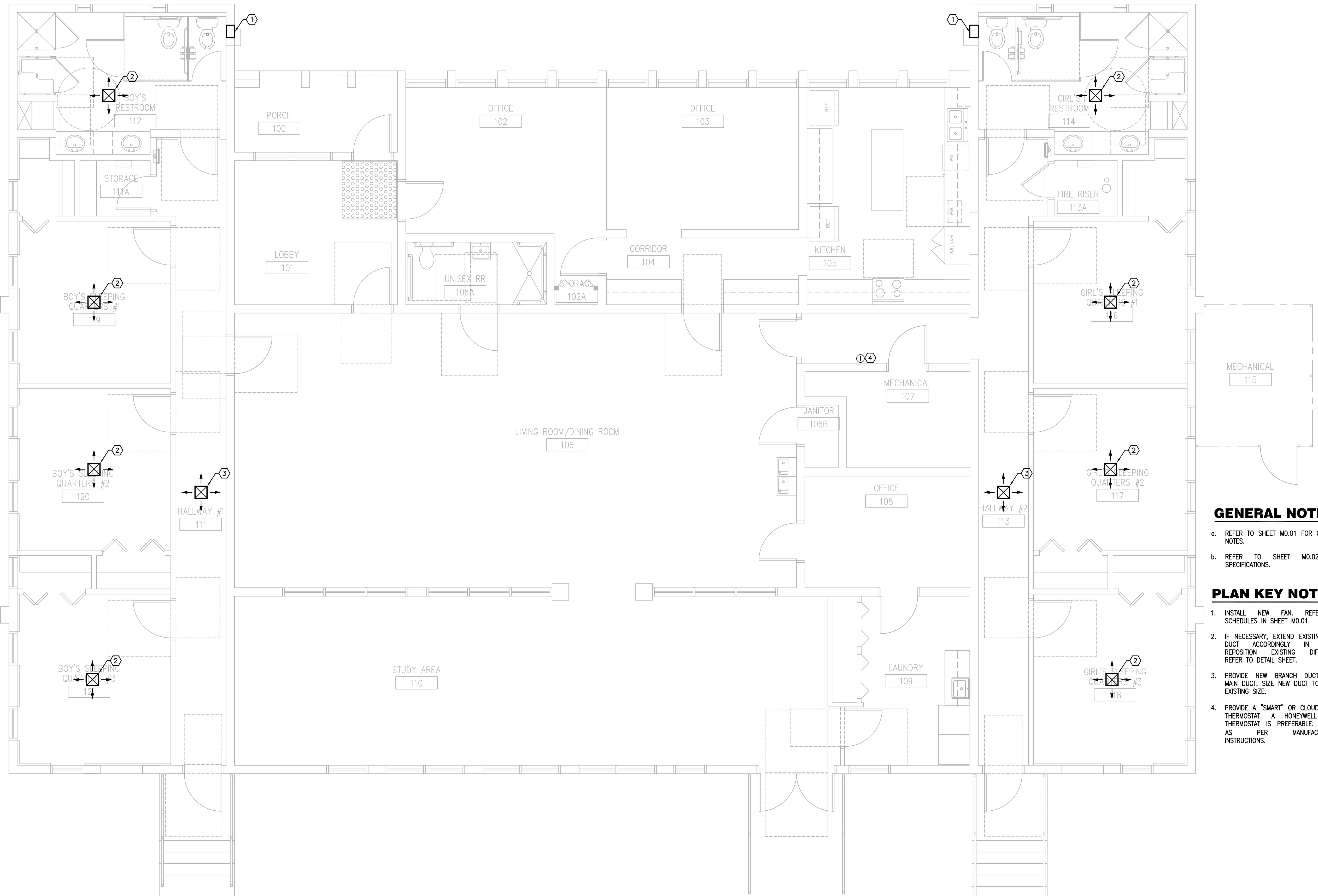
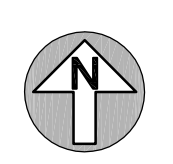


JOHN EDWARD BALL-FL66893

Sheet Title:

Mechanical Plan

M1.01

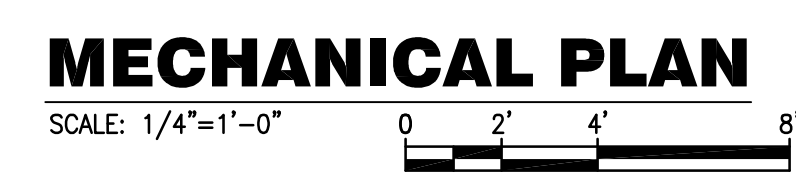


GENERAL NOTES:

- a. REFER TO SHEET M0.01 FOR GENERAL NOTES.
- b. REFER TO SHEET M0.02 FOR SPECIFICATIONS.

PLAN KEY NOTES:

1. INSTALL NEW FAN. REFER TO SCHEDULES IN SHEET M0.01.
2. IF NECESSARY, EXTEND EXISTING FLEX DUCT ACCORDINGLY IN ORDER REPOSITION EXISTING DIFFUSERS. REFER TO DETAIL SHEET.
3. PROVIDE NEW BRANCH DUCT FROM MAIN DUCT. SIZE NEW DUCT TO MATCH EXISTING SIZE.
4. PROVIDE A "SMART" OR CLOUD BASED THERMOSTAT. A HONEYWELL WI-FI THERMOSTAT IS PREFERABLE. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.



Project Documents for:



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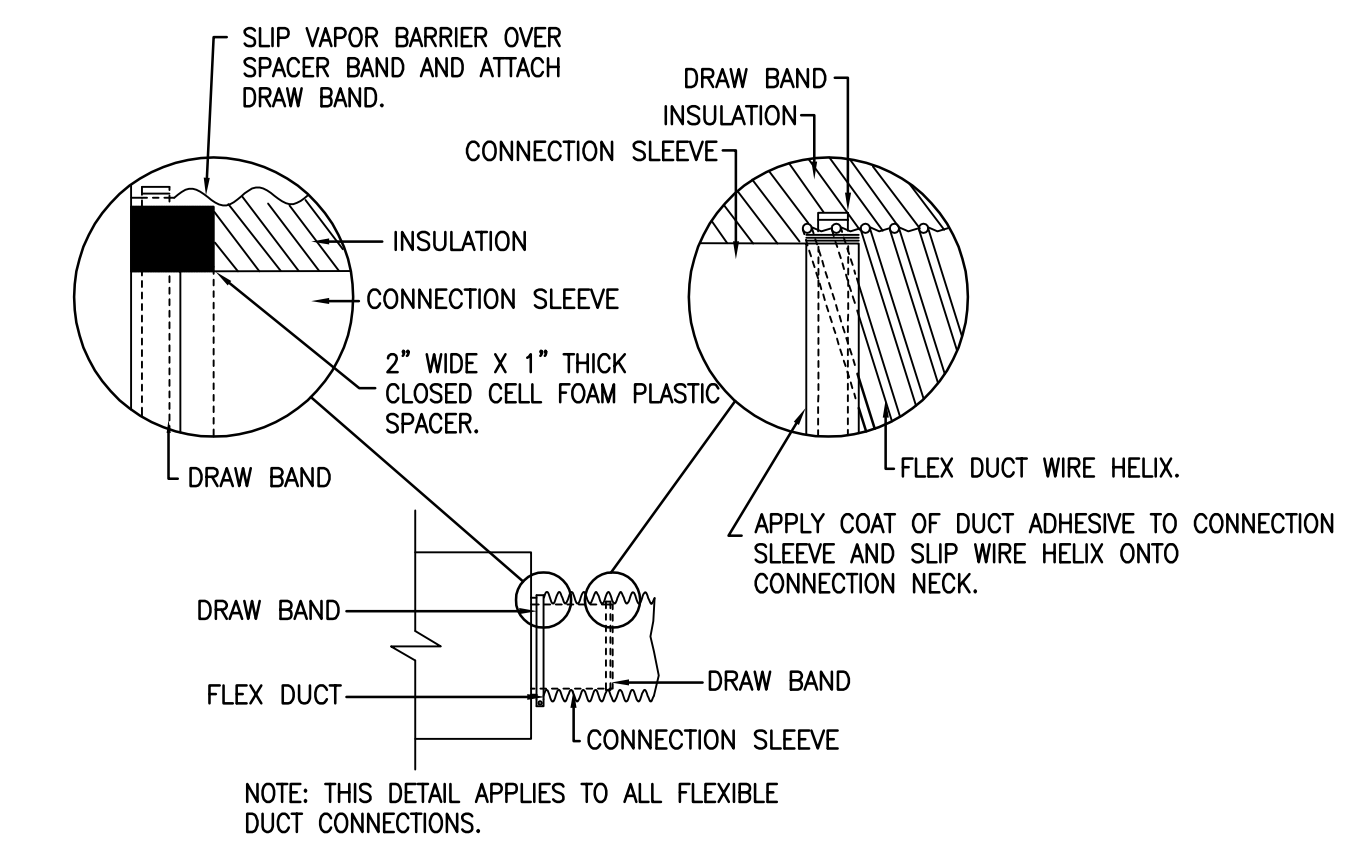
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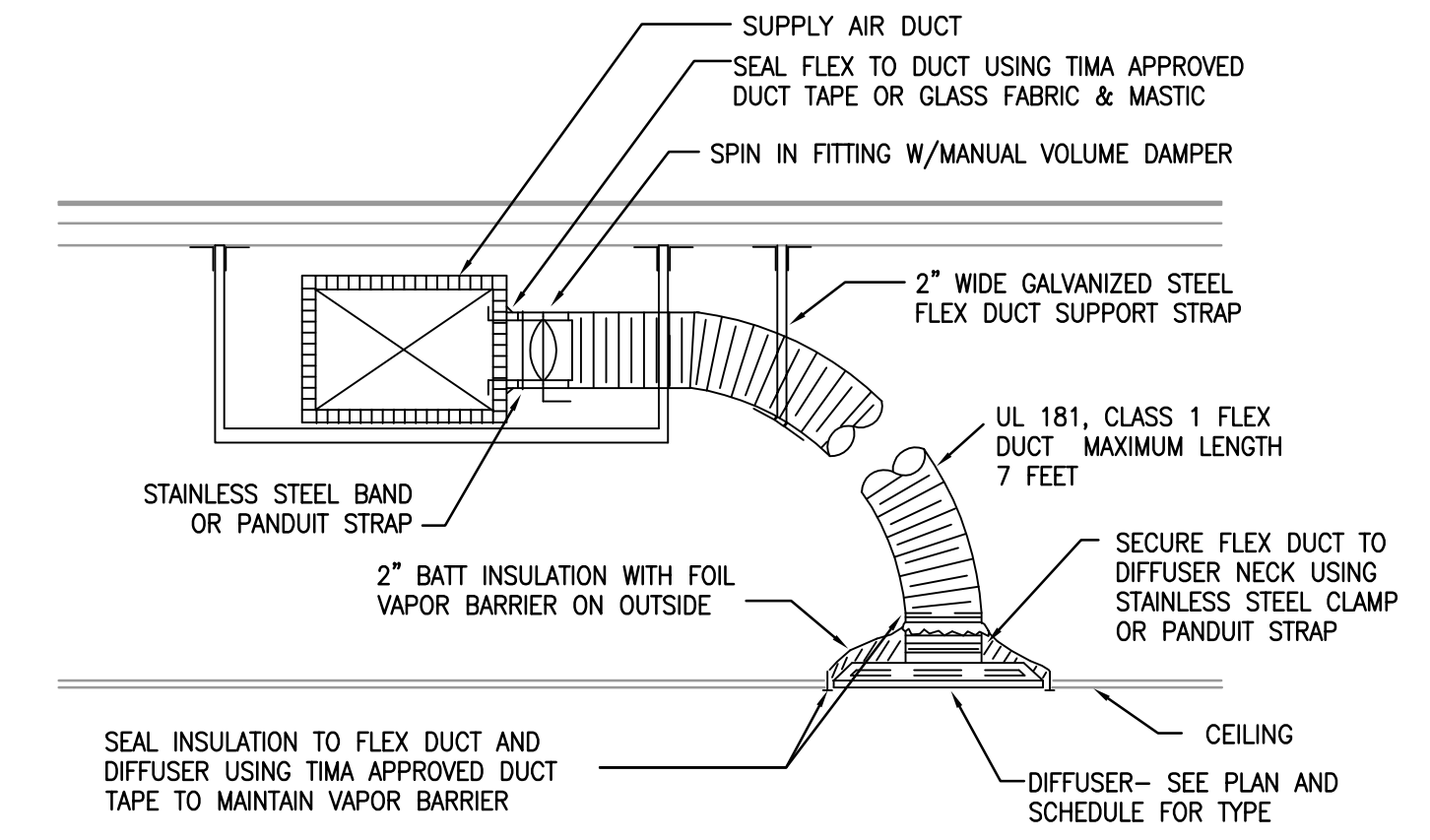
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Mechanical Details

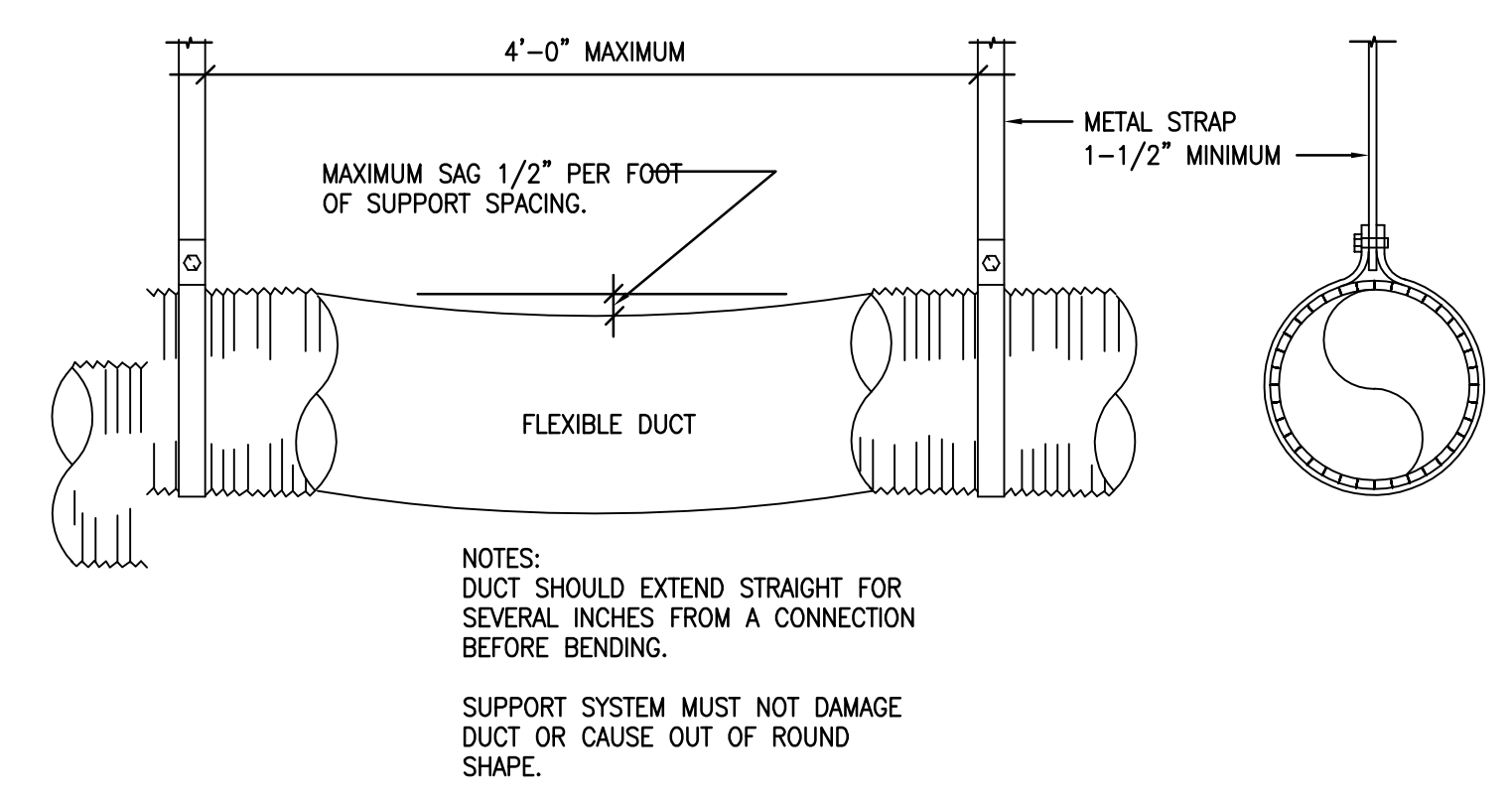
M5.01



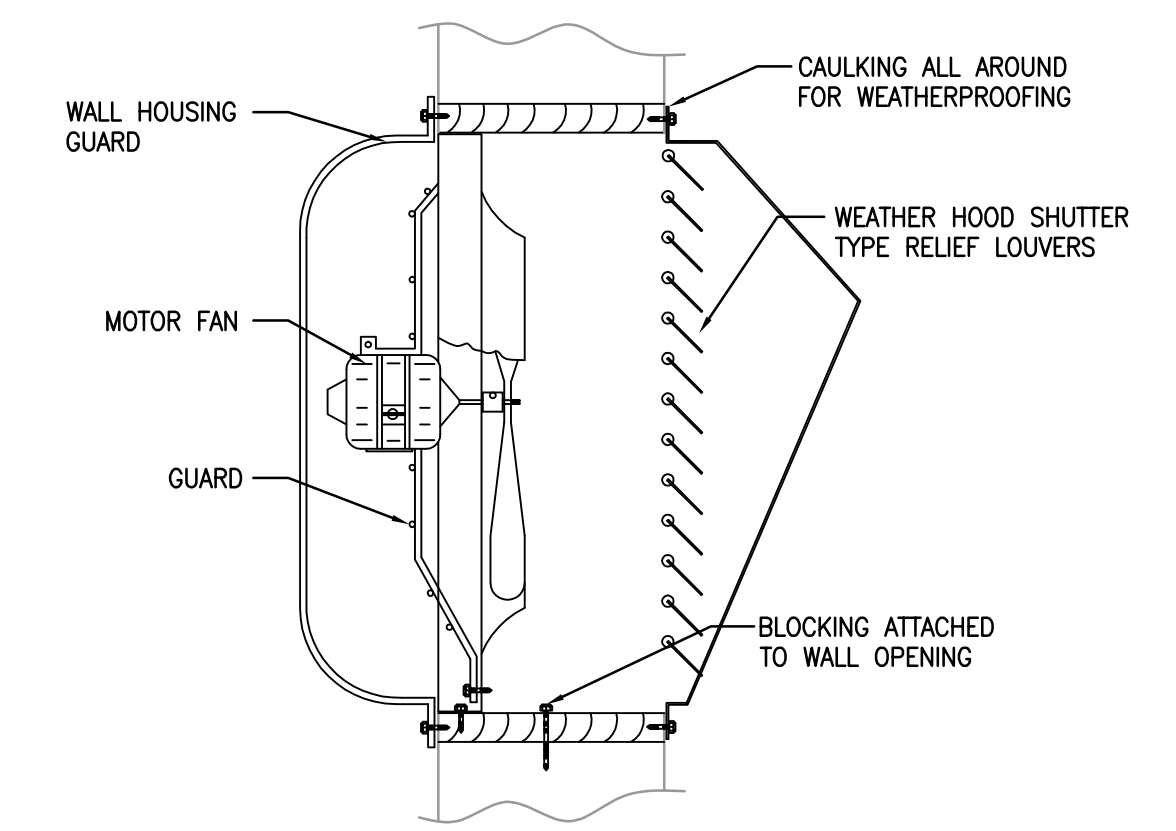
FLEX DUCT CONNECTION DETAIL
 NOT TO SCALE



DUCT TO SUPPLY DIFFUSER CONN. DETAIL
 NOT TO SCALE



FLEX DUCT SUPPORT
 NOT TO SCALE



WALL EXHAUST FAN
 NOT TO SCALE

LIGHTING FIXTURES

- 1'x4' FLUORESCENT FIXTURE
- 2'x2' FLUORESCENT FIXTURE
- 2'x4' FLUORESCENT FIXTURE
- 4' WALL MOUNT FLUORESCENT LUMINAIRE
- 4' WALL MOUNT FLUORESCENT LUMINAIRE, EMERGENCY
- 1'x4' FLUORESCENT FIXTURE, BATTERY/EMERGENCY
- 2'x2' FLUORESCENT FIXTURE, BATTERY/EMERGENCY
- 2'x4' FLUORESCENT FIXTURE, BATTERY/EMERGENCY
- 4' FLUORESCENT STRIP FIXTURE
- 4' FLUORESCENT STRIP FIXTURE, BATTERY/EMERGENCY
- 4' FLUORESCENT STRIP FIXTURE, WALL MOUNTED
- 4' FLUORESCENT STRIP FIXTURE, WALL MOUNTED, BATTERY/EMERGENCY
- TRACK FIXTURE
- CEILING MOUNTED RECESSED, DOWN LIGHT
- CEILING MOUNTED RECESSED, EMERGENCY DOWN LIGHT
- CEILING MOUNTED RECESSED, WALL WASHER (ARROW INDICATES DIRECTION OF WASH)
- SURFACE MOUNTED LIGHTING FIXTURE
- WALL MOUNTED SCONCE FIXTURE, BATTERY/EMERGENCY
- EMERGENCY LIGHT FIXTURE
- SINGLE FACE EXIT LIGHT FIXTURE ARROW INDICATES DIRECTION OF EGRESS
- DOUBLE FACE EXIT LIGHT FIXTURE ARROW INDICATES DIRECTION OF EGRESS

SWITCHES

- SWITCH
- SWITCH, 2 POLE
- SWITCH, 3-WAY
- MOTOR RATED SWITCH
- DIMMER SWITCH

LIGHTING CONTROL DEVICES

- *PIR-CEILING MOUNT SENSOR 24 VDC/VAC, 11mA, WATTSTOPPER CI-205 OR EQUAL.
 - *DUAL ULTRASONIC/PIR-CEILING MOUNT SENSOR, 24 VDC/VAC, 35mA, WATTSTOPPER DT-305 OR EQUAL.
 - *DUAL ULTRASONIC/PIR-WALL MOUNT SENSOR, 24 VAC/VDC, 35mA, WATTSTOPPER DT-205 OR EQUAL.
 - *ULTRASONIC-CEILING CORRIDOR MOTION SENSOR, 24 VDC/VAC, 40mA, WATTSTOPPER WT-2250 OR EQUAL.
 - PIR-WALL SWITCH DECORATOR MOTION SENSOR, 120/277 VAC, 800/1200W, WATTSTOPPER PW-100 OR EQUAL.
 - DUAL ULTRASONIC/PIR-WALL SWITCH DECORATOR MOTION SENSOR, 120/277VAC, 800/1200W, WATTSTOPPER DW-100 OR EQUAL.
 - DUAL ULTRASONIC/PIR-DUAL RELAY WALL SWITCH DECORATOR MOTION SENSOR, 120/277VAC, 800/1200W, WATTSTOPPER DW-200 OR EQUAL.
 - DUAL ULTRASONIC/PIR-MULTI-WAY WALL SWITCH DECORATOR MOTION SENSOR, 120/277VAC, 800/1200W, WATTSTOPPER DW-103 OR EQUAL.
 - POWER PACK 120/277 VAC; 20 AMPS, 225mA SECONDARY, WATTSTOPPER BZ-150 OR EQUAL.
- *FOR LOW VOLTAGE OCCUPANCY SENSORS, PROVIDE POWER PACK(S) 120/277 VAC; 20 AMPS, 225mA SECONDARY AS NEEDED FOR ZONE/AREA CONTROL. WATTSTOPPER BZ-150 OR EQUAL.

POWER DISTRIBUTION

- 120/208V PANELBOARD, RECESSED
- 120/208V PANELBOARD, SURFACE MOUNT
- 277/480V PANELBOARD, SURFACE MOUNT
- 277/480V PANELBOARD, RECESSED
- FEEDER OR BRANCH CIRCUIT CONCEALED IN WALL, CEILING OR FLOOR
- HOMERUN CONSISTING OF ONE SINGLE-PHASE, 1-POLE CIRCUIT: (2) 12 AWG + (1) 12 AWG GND IN 3/4" CONDUIT, UNLESS OTHERWISE NOTED. PANELBOARD AND CIRCUIT DESIGNATION ARE INDICATED.
- HOMERUN CONSISTING OF ONE SINGLE-PHASE, 2-POLE CIRCUIT: (2) 12 AWG + (1) 12 AWG GND IN 3/4" CONDUIT, UNLESS OTHERWISE NOTED. PANELBOARD AND CIRCUIT DESIGNATIONS ARE INDICATED.
- HOMERUN CONSISTING OF TWO SINGLE-PHASE CIRCUITS: (3) 12 AWG + (1) 12 AWG GND IN 3/4" CONDUIT, UNLESS OTHERWISE NOTED. PANELBOARD AND CIRCUIT DESIGNATION ARE INDICATED.
- HOMERUN CONSISTING OF THREE SINGLE-PHASE CIRCUITS: (4) 12 AWG + (1) 12 AWG GND IN 3/4" CONDUIT, UNLESS OTHERWISE NOTED. PANELBOARD AND CIRCUIT DESIGNATIONS ARE INDICATED.
- HOMERUN CONSISTING OF ONE THREE-PHASE CIRCUITS: (3) 12 AWG + (1) 12 AWG GND IN 3/4" CONDUIT, UNLESS OTHERWISE NOTED. PANELBOARD AND CIRCUIT DESIGNATIONS ARE INDICATED.

NOTE: SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT.

POWER DEVICES

- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- ABOVE COUNTER DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE, HALF SWITCHED
- SPECIAL PURPOSE RECEPTACLE
- BLACK DUPLEX RECEPTACLE FOR COMPUTER WORKSTATION
- BLACK QUAD RECEPTACLE FOR COMPUTER WORKSTATION
- CEILING MOUNTED RECEPTACLE
- RECESSED FLOOR RECEPTACLE
- DUPLEX RECEPTACLE, GROUND FAULT
- DUPLEX RECEPTACLE, GROUND FAULT, ABOVE COUNTER
- QUAD RECEPTACLE, GROUND FAULT
- POWER POLE
- DISCONNECT SWITCH
- JUNCTION BOX
- FLOOR MOUNTED JUNCTION BOX
- EQUIPMENT CONNECTION
- DOOR BELL PUSH BUTTON
- TRANSFORMER
- DOOR BELL
- MOTOR
- GROUND BUS BAR

FIRE ALARM SYSTEM

- MANUAL FIRE ALARM PULL STATION
- FIRE ALARM COMBINATION SPEAKER/STROBE DEVICE (75 CANDELA MINIMUM, 110 CANDELA WHERE NOTED)
- FIRE ALARM COMBINATION HORN/STROBE DEVICE (75 CANDELA MINIMUM, 110 CANDELA WHERE NOTED)
- FIRE ALARM STROBE ONLY, 75 CANDELA MINIMUM
- FIRE ALARM SPEAKER - CEILING MOUNTED
- FIRE ALARM SPEAKER - WALL MOUNTED
- 135° HEAT DETECTOR
- HEAT DETECTOR - RATE OF RISE ONLY
- HEAT DETECTOR - COMBINATION: RATE OF RISE AND FIXED TEMP
- SMOKE DETECTOR
- DUCT SMOKE DETECTOR - "R" = RETURN, "S" = SUPPLY. PROVIDE LED SUPERVISORY INDICATOR FOR BOTH DETECTORS IN AN ACCESSIBLE LOCATION AND CLEARLY LABELED.
- DUCT SMOKE DETECTOR REMOTE TEST INDICATOR
- ADDRESSABLE INPUT MODULE
- ADDRESSABLE OUTPUT MODULE
- MONITOR MODULE
- CONTROL MODULE RELAY
- WEATHERPROOF WATER FLOW SWITCH MONITOR MODULE CONNECTED TO FIRE SPRINKLER SYSTEM
- WEATHERPROOF TAMPER SWITCH MONITOR MODULE CONNECTED TO FIRE SPRINKLER SYSTEM
- FIRE ALARM CONTROL UNIT "FACU"
- FIRE ALARM ANNUNCIATOR PANEL "FAAP"
- FIRE ALARM TERMINAL CABINET "FATC", NEMA 1 RATED
- FIRE ALARM CONTROL PANEL "FACP"

PREMISE DISTRIBUTION SYSTEM

- MOUNTING 3" ABOVE COUNTER OR BACK SPLASH
- X = MOUNTING (F)LUSH, (S)URFACE, (M)ODULAR FURNITURE ADAPTER (P)OLE, (R)ACEWAY, (D)OUBLE GANG FLUSH, (PD) PEDESTAL
- N = # OF DATA JACKS
- COMMUNICATIONS "INFORMATION OUTLET" MOUNTED, AT RECEPTACLE HEIGHT UNLESS OTHERWISE NOTED. MODULE AND FACEPLATE
- SPECIAL NOTES:**
- 1. DATA JACKS: EACH RJ45 CAT6 JACK FOR DATA SHALL BE CONNECTED TO A DEDICATED UTP 4 PR CAT6 CABLE
- WALL TELEPHONE OUTLET FOR HOUSE PHONE. MOUNTED AT 52" ABOVE FINISHED FLOOR TO TOP.
- WALL DATA OUTLET. SURFACE MOUNTED AT 48" ABOVE FINISHED FLOOR TO TOP OF BACKBOX. X = # OF DATA JACKS
- FLOOR BOX DATA OUTLET. DATA OUTLET INSTALLED IN FLOOR BOX WITH UTP HOMERUN TO COMM ROOM. X = # OF DATA JACKS
- 3/4" PLYWOOD BACKBOARD. BY DIVISION 16
- TELEVISION OUTLET MOUNTED AT 96" ABOVE FINISHED FLOOR. PROVIDE 4" SQUARE BACKBOX, SINGLE GANG P-RING, 1" CONDUIT TO ACCESSIBLE CEILING SPACE, AND (2) CAT-6 CABLE TO CLOSEST IDF ROOM.

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	DESIGN SELECTION	DESIGN SELECTION	DESIGN SELECTION	VOLTS	LAMPS/FIXT.
A	6" RECESSED LED DOWNLIGHT. RETROFIT KIT AND SEPARATE CAN.	CREE # CR6 800L 30K E26 PROVIDE WITH NEW RETROFIT HOUSING	APPROVED EQUAL	APPROVED EQUAL	120	LED 800 LUMENS
B	SURFACE LED WRAPAROUND	RAB # GUS 436 YW	APPROVED EQUAL	APPROVED EQUAL	120	LED 4100 LUMENS
C	6" RECESSED LED DOWNLIGHT OVER MIRROR. RETROFIT KIT AND SEPARATE CAN.	CREE # CR6 800L 30K E26 PROVIDE WITH NEW RETROFIT HOUSING	APPROVED EQUAL	APPROVED EQUAL	120	LED 800 LUMENS
F	FLUSH MOUNTED LED LOW LEVEL STEP LIGHT	JUNO# IC113 LED-3K-840WH	APPROVED EQUAL	APPROVED EQUAL	120	LED (6 WATTS)
EM	SURFACE MOUNTED 2 HEAD EMERGENCY LIGHT	BEHGELLI# PEH-1	APPROVED EQUAL	APPROVED EQUAL	120	LED
X1	UNIVERSAL MOUNTED SINGLE FACE EXIT LIGHT	BEHGELLI# UNOSALR 1W	APPROVED EQUAL	APPROVED EQUAL	120	LED
X2	UNIVERSAL MOUNTED DOUBLE FACE EXIT LIGHT	BEHGELLI# UNOSALR 2W	APPROVED EQUAL	APPROVED EQUAL	120	LED

ABBREVIATIONS

- | | | | |
|-------|--|------|--------------------------------------|
| A | AMPERES | INC | INCANDESCENT |
| AE | AUDIO ENHANCEMENT | JB | JUNCTION BOX |
| AFC | ABOVE FINISHED CEILING | KV | KILO-VOLTS |
| AFF | ABOVE FINISHED FLOOR | KVA | KILO-VOLTS-AMPERES |
| AFG | ABOVE FINISHED GRADE | KVAR | KILO-VOLTS-AMPERES REACTIVE CAPACITY |
| AIC | AMPERES INTERRUPTING CAPACITY | KW | KILO-WATT-HOURS |
| AL | ALUMINUM | KWH | KILO-WATT-HOURS |
| AWG | AMERICAN WIRE GAUGE | LTG | LIGHTING |
| BFC | BELOW FINISHED CEILING | m | METER |
| BFG | BELOW FINISHED GRADE | mm | MILLIMETER |
| C | CONDUIT | MAX | MAXIMUM |
| CAB | CABINET | MCB | MAIN CIRCUIT BREAKER |
| CFCI | CONTRACTOR FURNISHED CONTRACTOR SUPPLIED | MCC | MOTOR CONTROL CENTER |
| CKT | CIRCUIT | MCP | MOTOR CIRCUIT PROTECTOR |
| CLG | CEILING | MFR | MANUFACTURER |
| CL | CENTERLINE | MH | METAL HALIDE |
| CT's | CURRENT TRANSFORMERS | MIN | MINIMUM |
| CU | COPPER | MISC | MISCELLANEOUS |
| DISC | DISCONNECT(ING) | MTR | MOTOR |
| DWG | DRAWING(S) | MTD | MOUNTED |
| EA | EACH | MTG | MOUNTING |
| EF | EXHAUST FAN | NEC | NATIONAL ELECTRICAL CODE |
| EMT | ELECTRICAL METALLIC TUBING | OFOI | OWNER FURNISHED OWNER INSTALLED |
| EQUIP | EQUIPMENT | PNL | PANEL |
| EUH | ELECTRIC UNIT HEATER | PSI | PULL STATION INSIDE |
| EW | ELECTRIC WATER COOLER | PVC | POLYVINYL CHLORIDE |
| EW | ELECTRIC WATER HEATER | REC | RECEPTACLE |
| EXH | EXHAUST | ROS | RIGID GALVANIZED STEEL |
| EXIST | EXISTING | TEL | TELEPHONE |
| EXP | EXPLOSION PROOF | TYP | TYPICAL |
| FA | FIRE ALARM | UON | UNLESS OTHERWISE NOTED |
| FLA | FULL LOAD AMPERES | V | VOLTS |
| FLUOR | FLUORESCENT | VA | VOLT-AMPERES |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER | VFD | VARIABLE FREQUENCY DRIVE |
| GFP | GROUND FAULT PROTECTION | W | WATTS |
| GND | GROUND | WP | WEATHER PROOF |
| HGT | HEIGHT | XFMR | TRANSFORMER |
| HID | HIGH INTENSITY DISCHARGE | | |
| HPS | HIGH PRESSURE SODIUM | | |
| HCA | HAND-OFF-AUTOMATIC | | |
| HP | HORSEPOWER | | |
| HVAC | HEATING/VENTILATING/AIR CONDITIONING | | |
| HV | HIGH VOLTAGE | | |



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AR-95752

Project Documents for:



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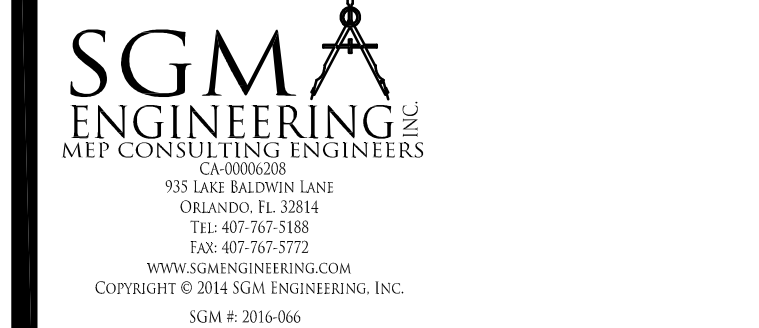
ARCHITECTURE
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Consultant • Seal/Signature



JUSTIN L. MUNDELL-FL70700

Sheet Title:

Electrical Symbols
Legend and General
Notes

E0.01

GENERAL NOTES:

- ALL ELECTRICAL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH ALL GOVERNING CODES AND STANDARDS. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - NFPA 70 NATIONAL ELECTRICAL CODE (2011 EDITION-FBC ADOPTED JUNE 30, 2015)
 - FLORIDA BUILDING CODE (2014 5th EDITION)
 - NFPA 72 NATIONAL FIRE CODE
 - FLORIDA FIRE PREVENTION CODE (2010)
 - LOCAL REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION
- COORDINATE ALL POWER AND SYSTEMS DEVICES SO THAT POWER RECEPTACLES AND VOICE/DATA OUTLETS ARE LOCATED AT THE SAME HEIGHT AND ADJACENT TO EACH OTHER (WITHIN 4").
- ABSOLUTELY NO SPLICES WILL BE ALLOWED IN ANY SYSTEMS WIRES. PROVIDE FULL LENGTH WIRING BETWEEN DEVICES AND TERMINALS.
- PROVIDE RACEWAYS FOR ALL WIRING.
- LOCATE LIGHT FIXTURES PRIOR TO THE INSTALLATION OF JUNCTION BOXES AND CONDUITS. HEIGHTS SHOWN ON THE DRAWINGS FOR A SPECIFIC ITEM TAKE PRECEDENCE OVER HEIGHTS INDICATED ON THIS SCHEDULE.
- HEIGHTS REQUIRED BY THE CURRENT EDITION OF "AMERICANS WITH DISABILITIES ACT" AND ALL OTHER APPLICABLE CODES, STANDARDS, AND ORDINANCES TAKE PRECEDENCE OVER ALL OTHER DIMENSIONS, EXCEPT SPECIFIC HEIGHTS SHOWN ON DRAWINGS.
- HEIGHTS REQUIRED BY EQUIPMENT SUPPLIERS TAKE PRECEDENCE OVER ALL OTHER DIMENSIONS.
- ALL HEIGHTS ON THIS SCHEDULE AND ON THE DRAWINGS ARE FROM FINISHED FLOOR OR GRADE TO TOP OF EXPOSED PORTION OF ITEM (i.e. COVERPLATE, HOUSING, OR ENCLOSURE).
- MAXIMUM ACCEPTABLE TOLERANCE OF ALL DIMENSIONS IS 1/16 INCH. ITEMS IN TILE SURFACES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE DIMENSION GIVEN AND SHALL BE HORIZONTALLY AND VERTICALLY CENTERED AND ALIGNED WITH THE TILE JOINTS.
- LOCATE CEILING MOUNTED ITEMS AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN(S). WHERE ITEM IS SHOWN ON ELECTRICAL PLAN AND NOT SHOWN ON REFLECTED CEILING PLAN, CONSULT THE ARCHITECT AND LOCATE ACCORDINGLY.
- WHERE INSTALLATION ABOVE COUNTER IS INDICATED, INSTALL ITEM 0"-1" FROM BOTTOM OF BACKBOX TO TOP OF COUNTER (OR BACKSPLASH IF SO EQUIPPED); HORIZONTALLY ALIGN BOTTOM OF ITEMS WHERE MORE THAN ONE IS LOCATED ABOVE THE SAME COUNTER.
- VISIT THE EXISTING FACILITY AND CAREFULLY EXAMINE THOSE PORTIONS OF THE BUILDING AND SITE AFFECTED BY THIS WORK BEFORE SUBMITTING PROPOSALS, SO AS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.
- ALL 120V, 20A BRANCH CIRCUIT CONDUCTORS SHALL UTILIZE #12 COPPER CONDUCTORS MINIMUM THROUGHOUT.
 - EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE NEW CONDUIT FOR ALL CONDUCTORS THAT ARE INSTALLED AS A PART OF THIS PROJECT. INSULATED PLASTIC BUSHINGS ARE TO BE PROVIDED ON ALL CONDUIT STUB-OUTS AND STUB-UPS.
 - UNLESS SPECIFICALLY INDICATED OTHERWISE, ALL EQUIPMENT, CONDUIT, WIRE AND ALL REQUIRED ACCESSORIES AND REQUIRED AS PART OF THE INSTALLATION AND USE OF STATED EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR AS A PART OF THIS PROJECT.
 - WHERE THE CONTRACTOR PROPOSES ALTERNATE SOLUTIONS, DIFFERENT ROUTINGS OF CONDUIT, DIFFERENT LOCATIONS OF EQUIPMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE RAMIFICATIONS OF THE PROPOSED CHANGE THAT ARE NOT INCLUDED IN HIS PROPOSAL, BUT BECOME APPARENT AT A LATER DATE, AND SHALL BEAR THE CONSEQUENCES OF CORRECTING ANY AND ALL CONFLICTS, DEFICIENCIES OR OTHER PROBLEMS AT NO INCREASE IN COST OR INCREASE IN CONSTRUCTION TIME ALLOTTED.
 - THE INSTALLATION OF ALL DEVICES, INCLUDING MOUNTING HEIGHTS, SHALL BE FULLY ADA AND NFPA COMPLIANT.
 - THE CONTRACTOR SHALL INCLUDE IN HIS SCOPE, (1) THE LABOR AND MATERIALS REQUIRED FOR CREATING OPENINGS FOR CONDUIT PENETRATIONS THROUGH WALLS, SLABS AND ROOF STRUCTURES, AS WELL AS THE SEALING OF THESE PENETRATIONS, AND (2) THE ROUTING OF CONDUITS AROUND IMPENETRABLE OBSTACLES, SUCH AS POURED-IN-PLACE BEAMS, COLUMNS, LINTELS AND SIMILAR OBSTRUCTIONS.
 - THE CONTRACTOR SHALL VERIFY THE EXACT DIRECTION OF ALL DOOR SWINGS PRIOR TO ROUGH-IN OF BOXES MOUNTED IN WALLS.
 - IF THE INTENT OF THE ARCHITECT/ENGINEER WITH REGARD TO ANY DETAIL IS NOT CLEAR, OR IS CAPABLE OF MORE THAN ONE INTERPRETATION, SUCH MATTERS SHALL BE BROUGHT TO THE A/E IN WRITING BEFORE THE SUBMISSION OF BIDS, AND THE A/E SHALL ISSUE CORRECTION OR CLARIFICATION IN WRITING. OTHERWISE, NO EXTRA COSTS OR EXTENSIONS OF TIME WILL BE ALLOWED FOR THE WORK OR MATERIAL THAT THE A/E WILL REQUIRE, PROVIDED THAT IT COMES WITHIN A REASONABLE INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL EQUIPMENT TO BE COMPLETELY FREE OF INTERNAL DEBRIS AND EXTERIOR PAINT, MARKS, DIRT AND ALL SCRATCHES SHALL BE TOUCHED UP.
- 120 VOLT BRANCH CIRCUITS, WHERE THE LENGTH OF CIRCUIT CONDUCTORS COMPLETE FROM CIRCUIT BREAKER IN SOURCE PANEL TO ANY DEVICE ON THE CIRCUIT IS 101-175 FEET FROM THE PANEL, ARE TO HAVE #10 MINIMUM BRANCH CIRCUIT WIRING HOMERUN (3/4" C.) FROM PANEL CIRCUIT BREAKER TO FIRST DEVICE AND #12 BRANCH CIRCUIT WIRING THROUGHOUT THE REMAINDER OF THE CIRCUIT (CONDUIT SIZE PER SPEC AND NEC). FIRST 75 FT. OF COMBINED HOMERUN AND BRANCH CIRCUIT TO BE MINIMUM #10 WIRE (3/4" C.).
- 120 VOLT BRANCH CIRCUITS, WHERE THE LENGTH OF CIRCUIT CONDUCTORS COMPLETE FROM CIRCUIT BREAKER IN SOURCE PANEL TO ANY DEVICE ON THE CIRCUIT IS 151-225 FEET FROM THE PANEL, ARE TO HAVE #10 MINIMUM BRANCH CIRCUIT WIRING HOMERUN (3/4" C.) FROM PANEL CIRCUIT BREAKER TO FIRST DEVICE AND #10 BRANCH CIRCUIT WIRING THROUGHOUT THE REMAINDER OF THE CIRCUIT (3/4" C.).
- 120 VOLT BRANCH CIRCUITS, WHERE THE LENGTH OF CIRCUIT CONDUCTORS COMPLETE FROM CIRCUIT BREAKER IN SOURCE PANEL TO ANY DEVICE ON THE CIRCUIT IS 226 FEET OR MORE FROM THE PANEL, ARE TO HAVE #8 MINIMUM BRANCH CIRCUIT WIRING HOMERUN (1" C.) FROM PANEL CIRCUIT BREAKER TO FIRST DEVICE AND #10 BRANCH CIRCUIT WIRING THROUGHOUT THE REMAINDER OF THE CIRCUIT (3/4" C.). FIRST 125 FT. OF COMBINED HOMERUN AND BRANCH CIRCUIT TO BE MINIMUM #8 WIRE (1" C.).

Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
	07.27.16	60% CD SET	JS KA
	09.15.16	90% CD SET	JS KA
	12.02.16	PERMIT/BID SET	JS KA
	01.25.17	PERMIT COMMENTS	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

• SPACE PLANNING

• INTERIOR DESIGN

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
• ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
Drawn By	Project Status
JLB	CONSTRUCTION ISSUE SET
Checked By	Scale
JLM	

File Name
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Sheet Title:

Electrical General Notes

Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

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	01.25.17	PERMIT COMMENTS	JS KA

Issue	Date & Issue Description	Drawn By	Checked By
	02.27.17	CONST. ISSUE SET	JS KA

• SPACE PLANNING

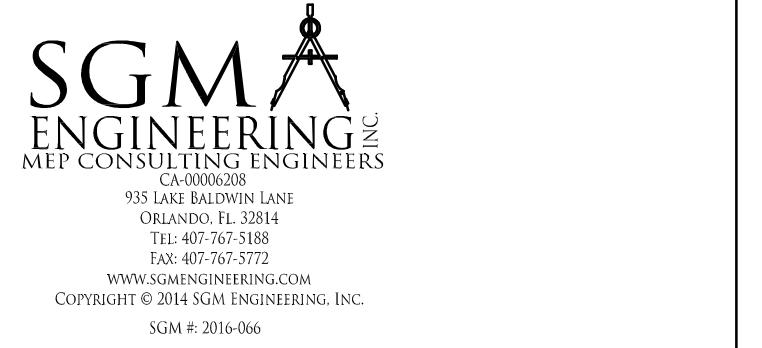
• INTERIOR DESIGN

Client Information
ORANGE COUNTY CAPITAL PROJECTS DIVISION
400 E SOUTH STREET 5th FLOOR
ORLANDO, FL 32801

Project Number	Issue Date
15253	02/27/2017
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Checked By JLM	Scale

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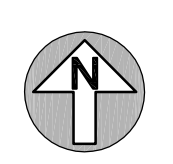
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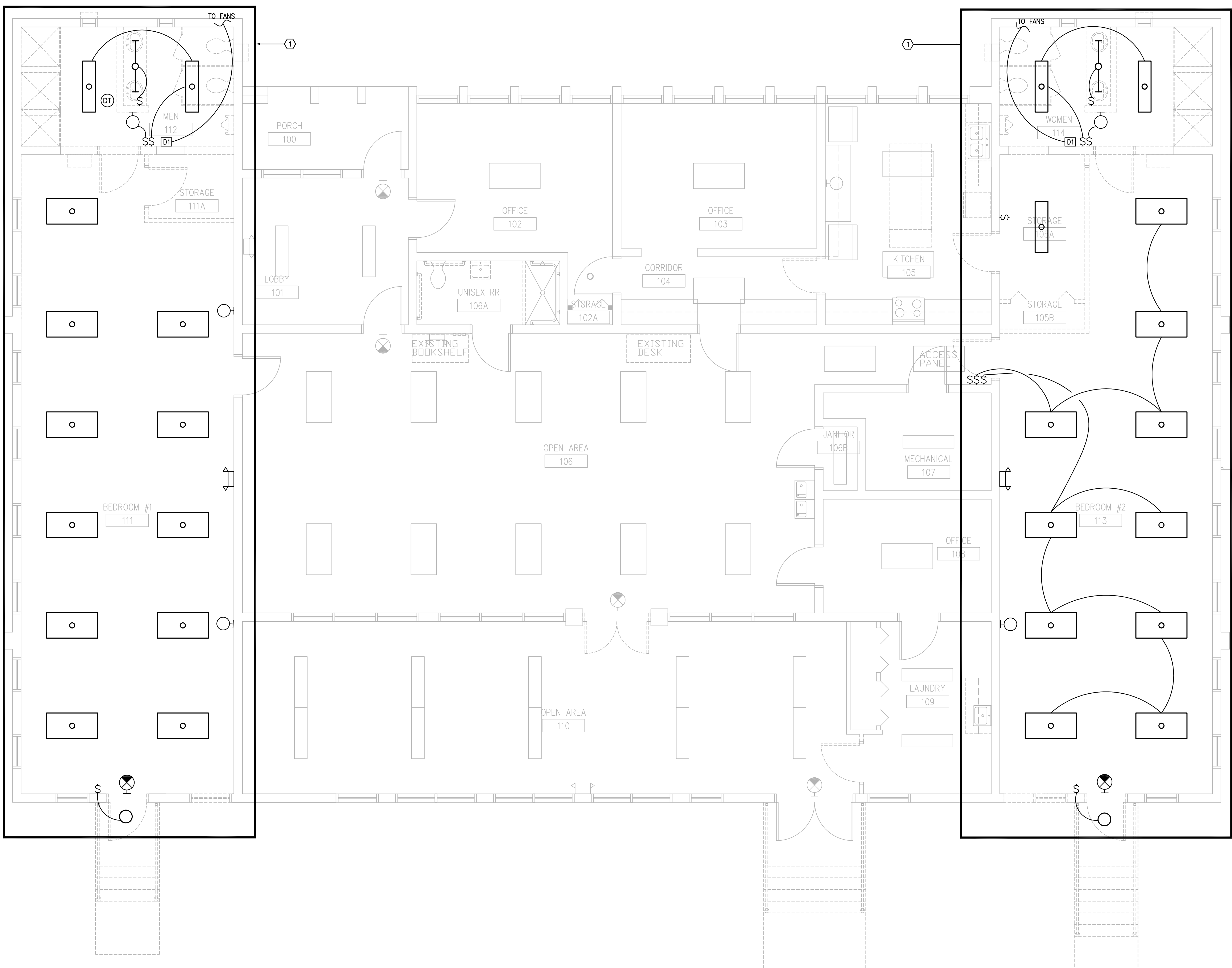
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Sheet Title:

Lighting Demolition Plan



ED1.01



GENERAL NOTES:

- a. REFER TO SYMBOL LEGENDS.
- b. REFER TO SPECIFICATION MANUAL.

PLAN KEY NOTES:

- 1. REMOVE ALL LIGHTS AND ASSOCIATED RACEWAYS AND WIRING AS REQUIRED TO FACILITATE DEMOLITION AND NEW CONSTRUCTION.

LIGHTING DEMOLITION PLAN

SCALE: 1/4"=1'-0" 0 2' 4' 8'

Project Documents for:



Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
ORLANDO, FL 32806

Issue	Date & Issue Description	Drawn By	Checked By
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	01.25.17	PERMIT COMMENTS	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

Client Information
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Project Number	Issue Date
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Checked By JLM	Scale

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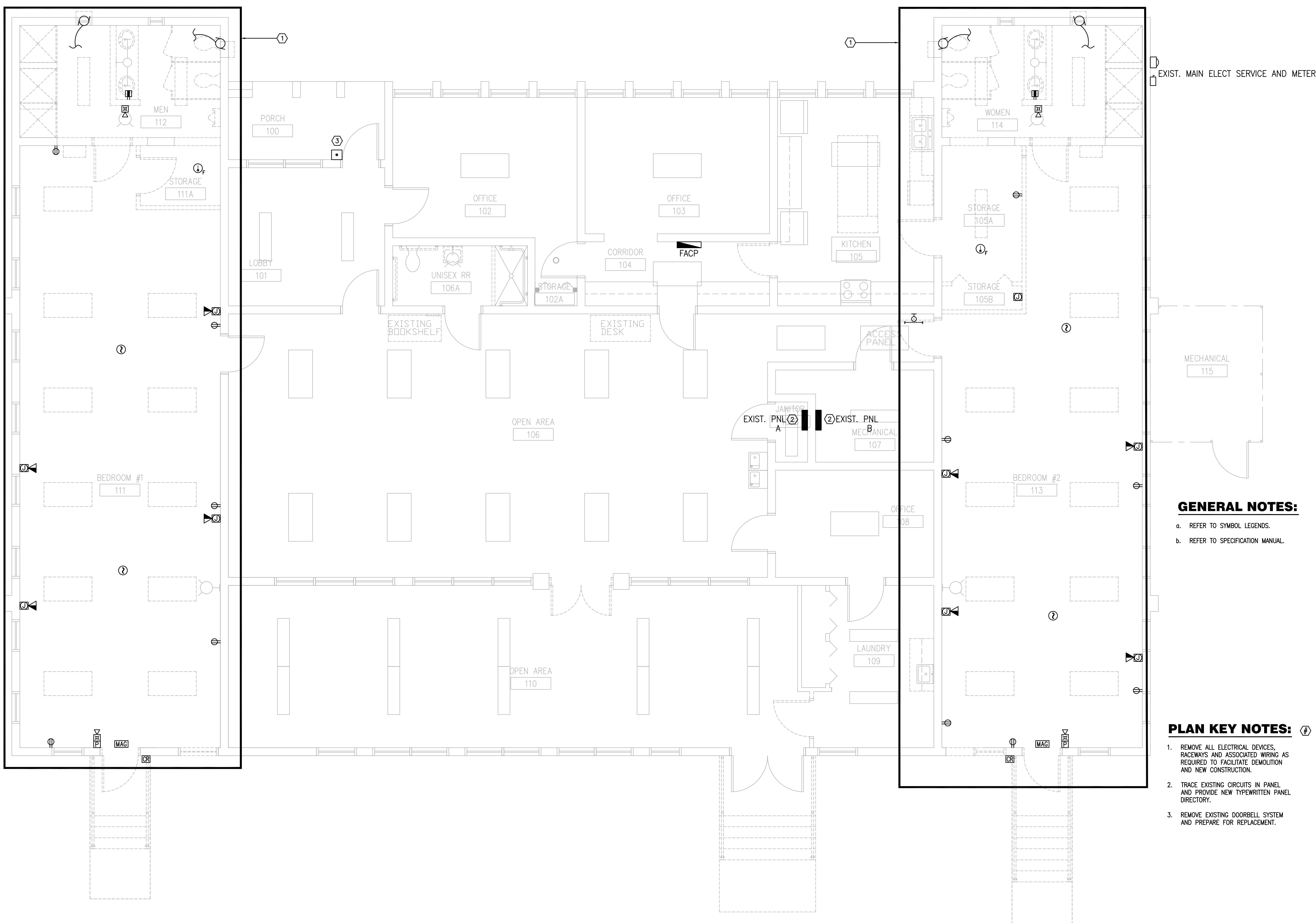
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Sheet Title:

Power Demolition Plan

ED1.02



GENERAL NOTES:

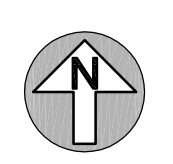
- a. REFER TO SYMBOL LEGENDS.
- b. REFER TO SPECIFICATION MANUAL.

PLAN KEY NOTES:

1. REMOVE ALL ELECTRICAL DEVICES, RACEWAYS AND ASSOCIATED WIRING AS REQUIRED TO FACILITATE DEMOLITION AND NEW CONSTRUCTION.
2. TRACE EXISTING CIRCUITS IN PANEL AND PROVIDE NEW TYPED PANEL DIRECTORY.
3. REMOVE EXISTING DOORBELL SYSTEM AND PREPARE FOR REPLACEMENT.

POWER DEMOLITION PLAN

SCALE: 1/4"=1'-0" 0 2' 4' 8'





Project:
GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
ADA UPGRADES AND RENOVATIONS
1784 E. MICHIGAN STREET
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	07.27.16	60% CD SET	JS KA
	09.15.16	90% CD SET	JS KA
	12.02.16	PERMIT/BID SET	JS KA
	01.25.17	PERMIT COMMENTS	JS KA
	12.16.16	GC/Client Coordination	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

PLANNING

Client Information

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ARCHITECTURE

Project Number	Issue Date
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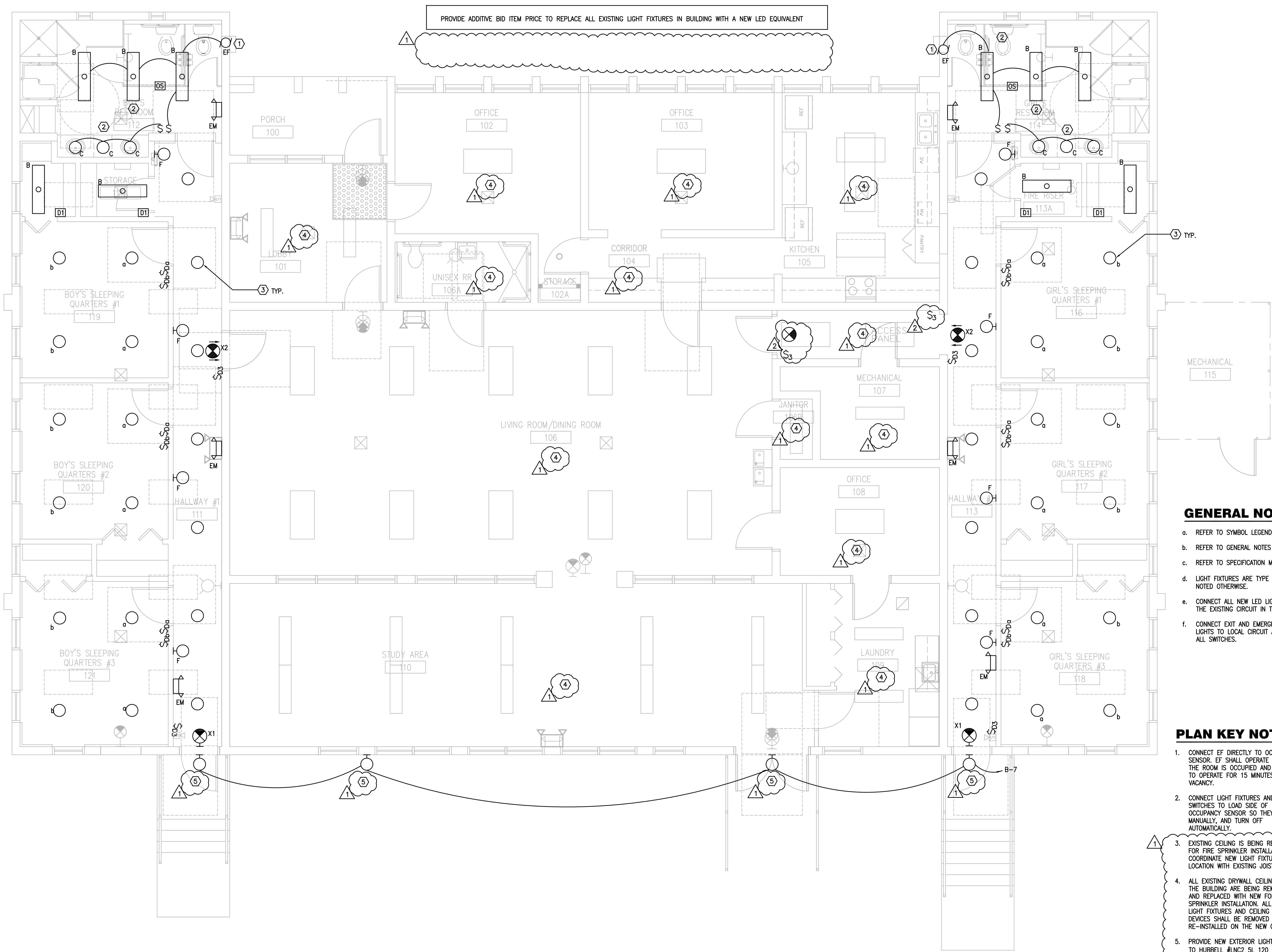
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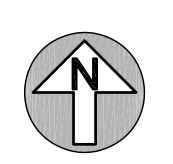
Lighting Renovation Plan



- GENERAL NOTES:**
- REFER TO SYMBOL LEGEND ON E0.01.
 - REFER TO GENERAL NOTES ON E0.01.
 - REFER TO SPECIFICATION MANUAL.
 - LIGHT FIXTURES ARE TYPE 'A' UNLESS NOTED OTHERWISE.
 - CONNECT ALL NEW LED LIGHTS TO THE EXISTING CIRCUIT IN THE ROOM.
 - CONNECT EXIT AND EMERGENCY LIGHTS TO LOCAL CIRCUIT AHEAD OF ALL SWITCHES.

- PLAN KEY NOTES:**
- CONNECT EF DIRECTLY TO OCCUPANCY SENSOR. EF SHALL OPERATE ANYTIME THE ROOM IS OCCUPIED AND CONTINUE TO OPERATE FOR 15 MINUTES AFTER VACANCY.
 - CONNECT LIGHT FIXTURES AND SWITCHES TO LOAD SIDE OF OCCUPANCY SENSOR SO THEY OPERATE MANUALLY, AND TURN OFF AUTOMATICALLY.
 - EXISTING CEILING IS BEING REMOVED FOR FIRE SPRINKLER INSTALLATION. COORDINATE NEW LIGHT FIXTURE LOCATION WITH EXISTING JOISTS.
 - ALL EXISTING DRYWALL CEILINGS IN THE BUILDING ARE BEING REMOVED AND REPLACED WITH NEW FOR FIRE SPRINKLER INSTALLATION. ALL EXISTING LIGHT FIXTURES AND CEILING MOUNTED DEVICES SHALL BE REMOVED AND RE-INSTALLED ON THE NEW CEILING.
 - PROVIDE NEW EXTERIOR LIGHTS EQUAL TO HUBBELL #LNC2 5L 120 4K 3 PC.

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



E1.01



Project:
 GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
 ADA UPGRADES AND RENOVATIONS
 1784 E. MICHIGAN STREET
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▲	01.25.17	PERMIT COMMENTS	JS KA
	02.27.17	CONST. ISSUE SET	JS KA

• SPACE PLANNING

• INTERIOR DESIGN

Client Information
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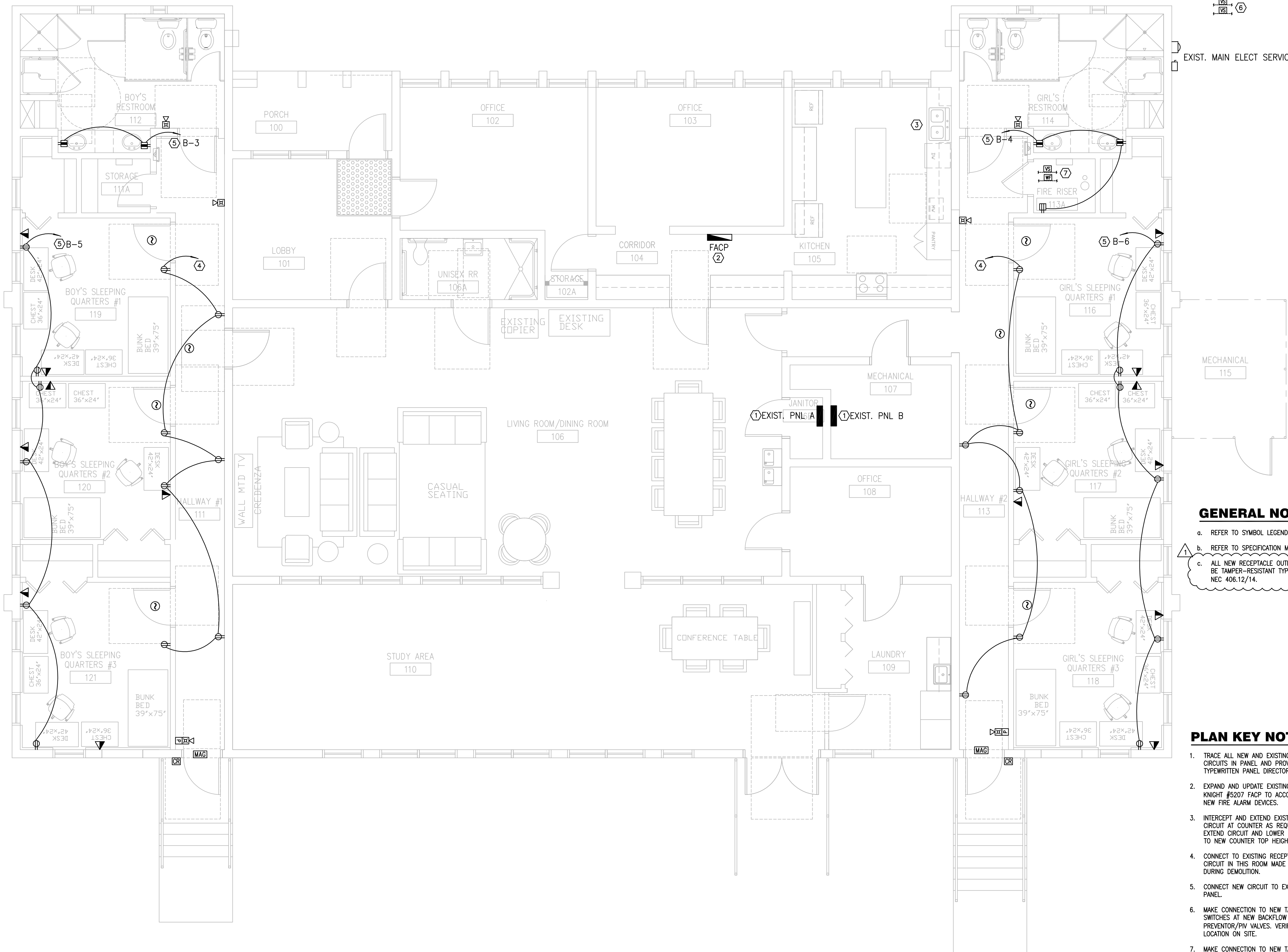
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Power Renovation Plan



EXIST. MAIN ELECT SERVICE AND METER

GENERAL NOTES:

- REFER TO SYMBOL LEGENDS.
- REFER TO SPECIFICATION MANUAL.
- ALL NEW RECEPTACLE OUTLETS SHALL BE TAMPER-RESISTANT TYPE AS PER NEC 406.12/14.

PLAN KEY NOTES:

- TRACE ALL NEW AND EXISTING CIRCUITS IN PANEL AND PROVIDE NEW TYPED PANEL DIRECTORY.
- EXPAND AND UPDATE EXISTING SILENT KNIGHT #5207 FACP TO ACCOMMODATE NEW FIRE ALARM DEVICES.
- INTERCEPT AND EXTEND EXISTING CIRCUIT AT COUNTER AS REQUIRED TO EXTEND CIRCUIT AND LOWER DEVICES TO NEW COUNTER TOP HEIGHT.
- CONNECT TO EXISTING RECEPTACLE CIRCUIT IN THIS ROOM MADE AVAILABLE DURING DEMOLITION.
- CONNECT NEW CIRCUIT TO EXISTING PANEL.
- MAKE CONNECTION TO NEW TAMPER SWITCHES AT NEW BACKFLOW PREVENTOR/PV VALVES. VERIFY EXACT LOCATION ON SITE.
- MAKE CONNECTION TO NEW TAMPER AND FLOW SWITCHES AT NEW FIRE RISER.

POWER RENOVATION PLAN

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

NOTES		MANUFACTURER:		SQ. D.		MAIN OPTIONS REQUIRED				PANEL NAME:		EX PNL B		NOTES	
		TYPE:		NGOOD		MCB:		N/A		LOCATION:		MECH ROOM			
CKT NO.		IDENTIFICATION		LOAD/PHASE (KVA)		CIRCUIT BREAKER				LOAD/PHASE (KVA)		IDENTIFICATION		CKT NO.	
						TRIP		P P							
1		SPARE	S			20	1	1	20		0.90		MICROWAVE	2	
2	3	NEW GFI RECEP	R		0.36	20	1	1	20		0.36		NEW GFI RECEP	4	2
2	5	NEW BEDROOM RECEP	R	1.08		20	1	1	20		1.08		NEW BEDROOM RECEP	6	2
7		SPARE	S			20	1	1					SPARE	8	
9		DATA RECEP	R	0.36		20	1	1					SPARE	10	
11		OFFICE RECEP	R		0.90	20	1	1	20		0.36		KITCHEN RECEP	12	
13		DISPOSAL	E	0.50		20	1	1	20		0.36		KITCHEN RECEP	14	
15		GFI RECEP	R		0.54	20	1	1	20		0.36		KITCHEN RECEP	16	
17		REFRIGERATOR	E	0.50		20	1	1	20		0.50		REFRIGERATOR	18	
19		PHONE SYSTEM	E		0.50	20	1	1	20		0.60		DISHWASHER	20	
21		OFFICE RECEP	R	0.90		20	1	1	20		0.90		MICROWAVE	22	
23		LAUNDRY RECEP	E		0.50	20	1	1	20		0.54		GFI RECEP	24	
25		OFFICE RECEP	R	1.08		20	1	1	20		0.36		GFI RECEP	26	
27		FIRE ALARM PANEL	E		0.50	20	1	2	30		2.25		GFI RECEP	28	
29		EXT/EM LIGHT CIRCUIT	L		0.50	20	1				2.25		WATER HEATER	30	
SUB FEED LUGS AS INDICATED, IF BLANK (NOT USED)															
				4.9		3.3						6.4		4.5	

CONN. LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
LIGHTING (L)	0.50	1.25
RECEPTACLES 1ST 10 KVA (R)	8.64	1.00
RECEPTACLES OVER 10KVA (R)	0.00	0.50
HVAC EQUIPMENT (H)	0.00	1.00
APPLIANCES (A)	0.00	1.00
EQUIPMENT (E)	9.90	1.00
LARGEST MOTOR (M)	0.00	1.25
OTHER (O)	0.00	1.00
SPARE (S)	0.00	1.00
LINKED PANEL (P)	INCLUDED IN ABOVE TOTALS	

TOTAL CONNECTED KVA:	19.04
TOTAL CONNECTED AMPS/PH:	79
TOTAL DEMAND KVA:	19.17
TOTAL DEMAND AMPS/PH:	80

NOTES:

- PROVIDE ARC FLASH LABELING FOR THE PANEL IN ACCORDANCE WITH NFPA 70 & 70E AS SPECIFIED.
- PROVIDE NEW C.B. AND CIRCUIT FOR NEW RECEPTACLES.

Project Documents for:



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 GREAT OAKS VILLAGE WITTENSTEIN COTTAGE
 ADA UPGRADES AND RENOVATIONS
 1784 E. MICHIGAN STREET
 ORLANDO, FL 32806

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Client Information

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Sheet Title:

Electrical Panel Schedules