



City of Tarpon Springs, Florida

Board of Adjustment
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

**BOARD OF ADJUSTMENT AGENDA
WEDNESDAY, APRIL 23, 2025
6:30 PM - CITY HALL AUDITORIUM**

1. CALL TO ORDER

2. ROLL CALL

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

4. APPLICATION(S)

a. **#25-22 - Schenk**

Variance to allow a new home that is smaller than the minimum dwelling size in the MHP (Mobile Home Park) zoning district.

Location: 825 Paradise Blvd.

5. APPROVAL OF MINUTES

a. March 26, 2025

6. BOARD AND STAFF COMMENTS

7. ADJOURNMENT

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to pmcneese@ctsfl.us. Said hearing may be continued from time-to-time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to akeen@ctsfl.us.



CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENTS
[APRIL 23, 2025]

STAFF REPORT

Application No. / Project Title: #25-22 (Schenk)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: Clinton Murchison / Jill Schenk
Property Size: +/- 6,508 square feet
Current Zoning: MHP (Mobile Home Park)
Current Land Use: RU (Residential Urban)
Location / Parcel ID: 825 Paradise Boulevard / 07-27-16-50958-000-1090

BACKGROUND SUMMARY:

The applicant is requesting variance approval to allow a new 320 square foot container home on the property, which is 280 square feet smaller than the minimum dwelling size in the MHP (Mobile Home Park) zoning district.

PRELIMINARY STAFF RECOMMENDATION:

Based on the information available at the time this report was prepared, staff is recommending **approval** of this request.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The MHP District is established to provide areas for mobile home dwellings located in mobile home parks and mobile home subdivisions.

Development Standards: Per Land Development Code (LDC) Section 25.06(D)(8), the minimum net floor area (dwelling size) is 600 square feet in the MHP (Mobile Home Park) zoning district.

CURRENT PROPERTY INFORMATION:

| | |
|-------------------------|--|
| Use of Property: | Undeveloped (former mobile home has been demolished) |
| Site Features: | Carpport, driveways, and trees |
| Vehicle Access: | This property gains access from Fern Pl. |

SURROUNDING ZONING & LAND USE:

| | Zoning: | Land Use: |
|---------------|------------------------|------------------------|
| North: | MHP (Mobile Home Park) | RU (Residential Urban) |
| South: | MHP (Mobile Home Park) | RU (Residential Urban) |



| | | |
|--------------|------------------------|------------------------|
| East: | MHP (Mobile Home Park) | RU (Residential Urban) |
| West: | MHP (Mobile Home Park) | RU (Residential Urban) |

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to construct a new container home in the Leisure Lake Mobile Home Subdivision that is 320 square feet in size. The MHP (Mobile Home Park) zoning district requires a minimum dwelling size of 600 square feet, per LDC Section 25.06(D)(8).
2. The MHP district only permits mobile home (manufactured home) dwellings. The proposed container home would qualify as a permissible structure in the MHP district under the Florida Building Code definition for a manufactured home, which is defined below:

Manufactured home means a structure, transportable in one or more sections, that in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, where erected on site, is 320 square feet (30 m²) or more, and that is built on a permanent chassis and designed to be used as a *dwelling* with or without a permanent foundation where connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a *label* certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered to be a *manufactured home*.

3. Except for the R-60 (One and Two Family Residential) zoning district, all residential zoning districts establish a minimum dwelling size. Since the current LDC went into effect, there have been new, modern building types and home styles that have popularized over the years, including tiny homes. In 2020, the Florida Building Code officially recognized tiny homes as a ‘dwelling that is 400 square feet or less in floor area excluding lofts.’ Locally, there have not been changes made to the Land Development Code to acknowledge these types of dwellings. However, Policy H1.1.2 of the 2045 Comprehensive Plan supports the idea of no minimum house sizes in order to increase housing options and affordability within the City. It is likely in the next update of the LDC, revisions to the minimum dwelling size requirements will be considered.
4. According to the Pinellas County Property Appraiser, there are 25 mobile homes in the Leisure Lake subdivision that have living areas less than 600 square feet. The smallest structure is 320 square feet, and the average of those structures is approximately 500 square feet.
5. Mobile homes are vulnerable to hurricanes and strong storms. The applicant has indicated that the desire to construct a container home as opposed to a traditional mobile home is to have a more resilient structure during these events.
6. According to the provided site plan, the existing carport and driveways on the property will remain once the new home is built.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff’s provisional findings of fact are provided below:



- 1. The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

Provisional Findings: The property is in the MHP (Mobile Home Park) zoning district which only allows mobile home dwellings. The Florida Building Code defines mobile homes under the definition of manufactured homes, which would include a container home. Containers come in standard sizes which in turn dictate the overall size of the home. Additionally, the applicant is proposing to construct this type of structure in order to have a safer, more resilient home in a vulnerable area. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 2. The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**

Provisional Findings: The need for the variance was not self-created by the applicant but rather arises from a conflict between the local LDC provisions and the Florida Building Code. Unlike the Florida Building Code, the LDC, which became effective in 1990, does not recognize new, modern building types, including tiny homes as primary dwellings. The proposed structure qualifies under the building code as a tiny home and manufactured home and there are other existing structures in Leisure Lake that do not meet the minimum dwelling size. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 3. Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.**

Provisional Findings: The requested variance is the minimum necessary for the applicant to construct a container home on the property that meets the requirements of the Florida Building Code under the definition of a manufactured home and tiny home. Further, approval of this request allows the applicant to build a structure that is more resilient than a mobile home to hurricanes and severe storms in an area that is vulnerable to these events. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 4. Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

Provisional Findings: Although the proposed structure is smaller than what is required, there are several other existing homes in the subdivision that do not meet the 600 square foot dwelling size. Approval of the variance will allow for the construction of one residential unit on an existing lot within an established mobile home subdivision. Further, the proposed structure meets the Florida Building Code definition of a manufactured home and tiny home, as well as meets the intent of Policy H1.1.2 of the 2045 Comprehensive Plan. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 5. Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**



Provisional Findings: The property is in an established mobile home subdivision with several other structures that are smaller than the minimum size requirement. The proposed structure, although smaller than 600 square feet, will meet the Florida Building Code, be a more resilient structure and will be located on an existing lot that would allow for a new dwelling; therefore property values are not expected to be substantially affected. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Application & Variance Addendum
3. Site & Building Plans
4. Survey

SCHENK #25-22

Board of Adjustment – April 23, 2025

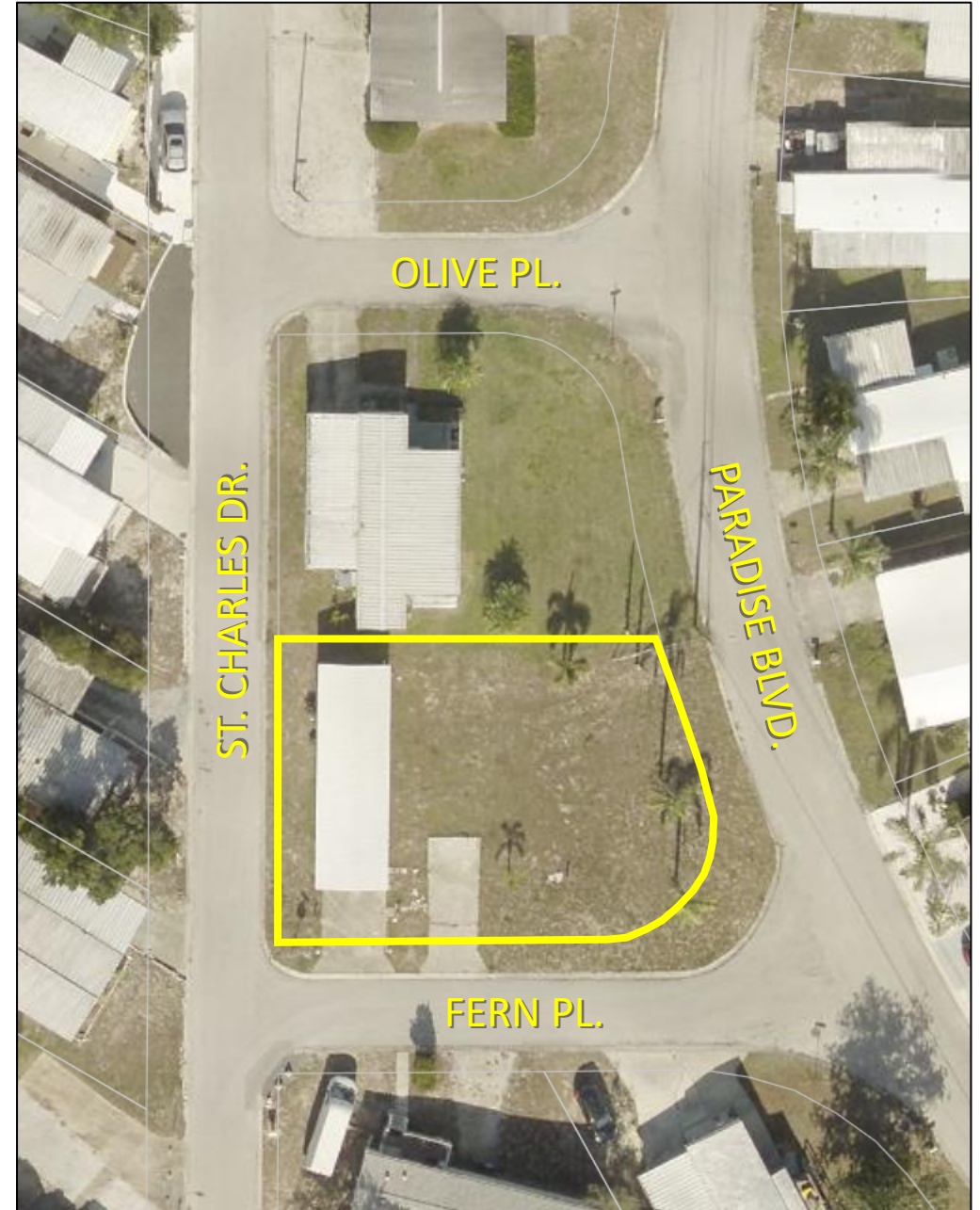


LOCATION & CONTEXT



REQUEST

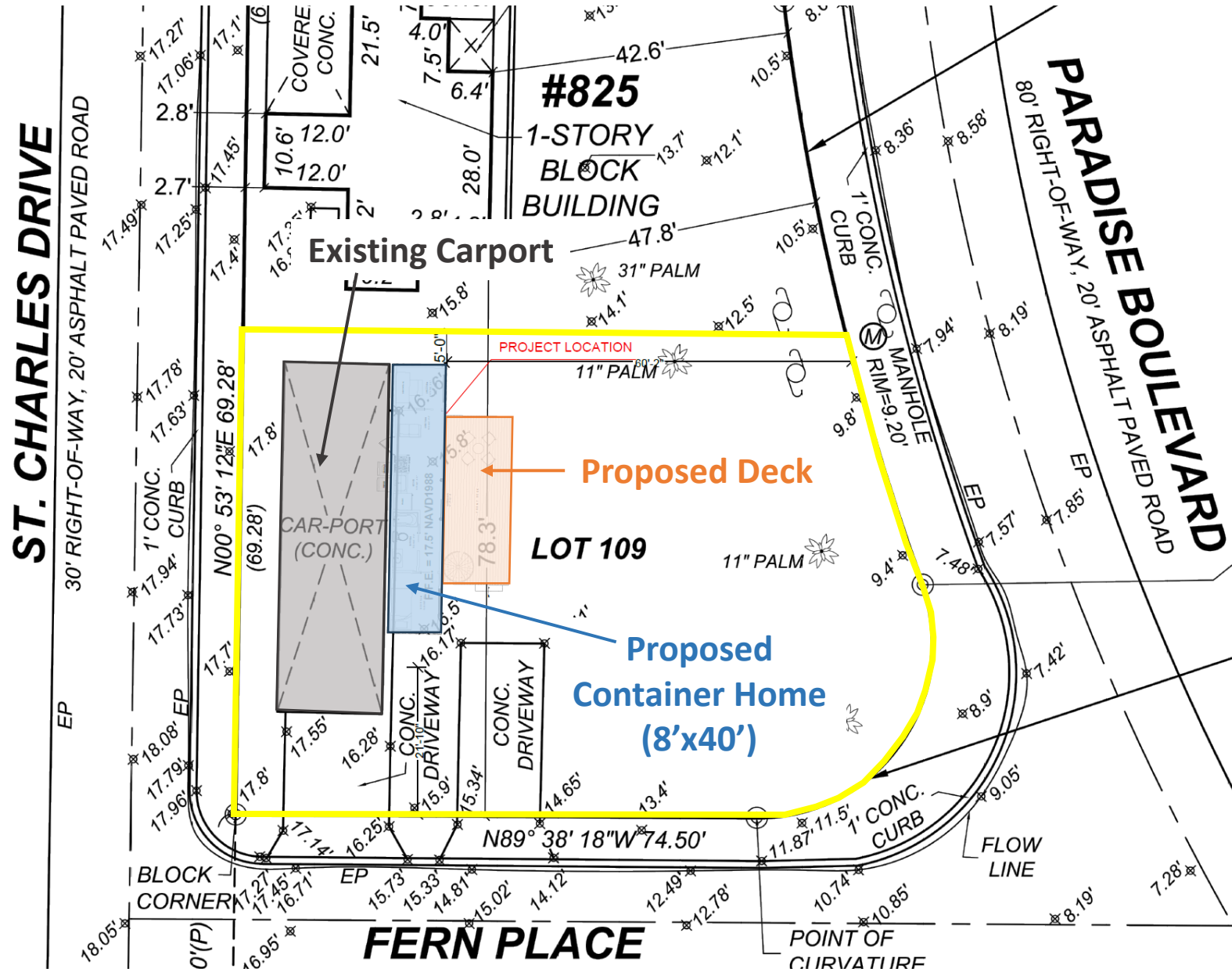
- **#25-22 – Minimum Dwelling Size**
 - Required= 600 sqft.
 - Proposed = 320 sqft.
- **Applicant:** Clinton Murchison
- **Owner:** Jill Schenk
- *Variance request to reduce the minimum dwelling size in order to allow a new container home in the MHP zoning district.*





REQUEST

- LDC 25.06(D)(8): Net Floor Area (Dwelling Size)
 - Required = 600 sqft.
 - Proposed = 320 sqft.
- Leisure Lake Subdivision:
 - Other Units >600sqft = 25
 - Smallest Unit = 320 sqft.
 - Avg. of these Units = 500 sqft.



PLANNING CONSIDERATIONS

Florida Building Code

- Manufactured Home (Container Homes Meet Definition)
- Recognized 'Tiny Homes' in 2020.
 - Dwellings less than 400 sqft. in size (excluding lofts)
- LDC has not been updated to acknowledge these building types.

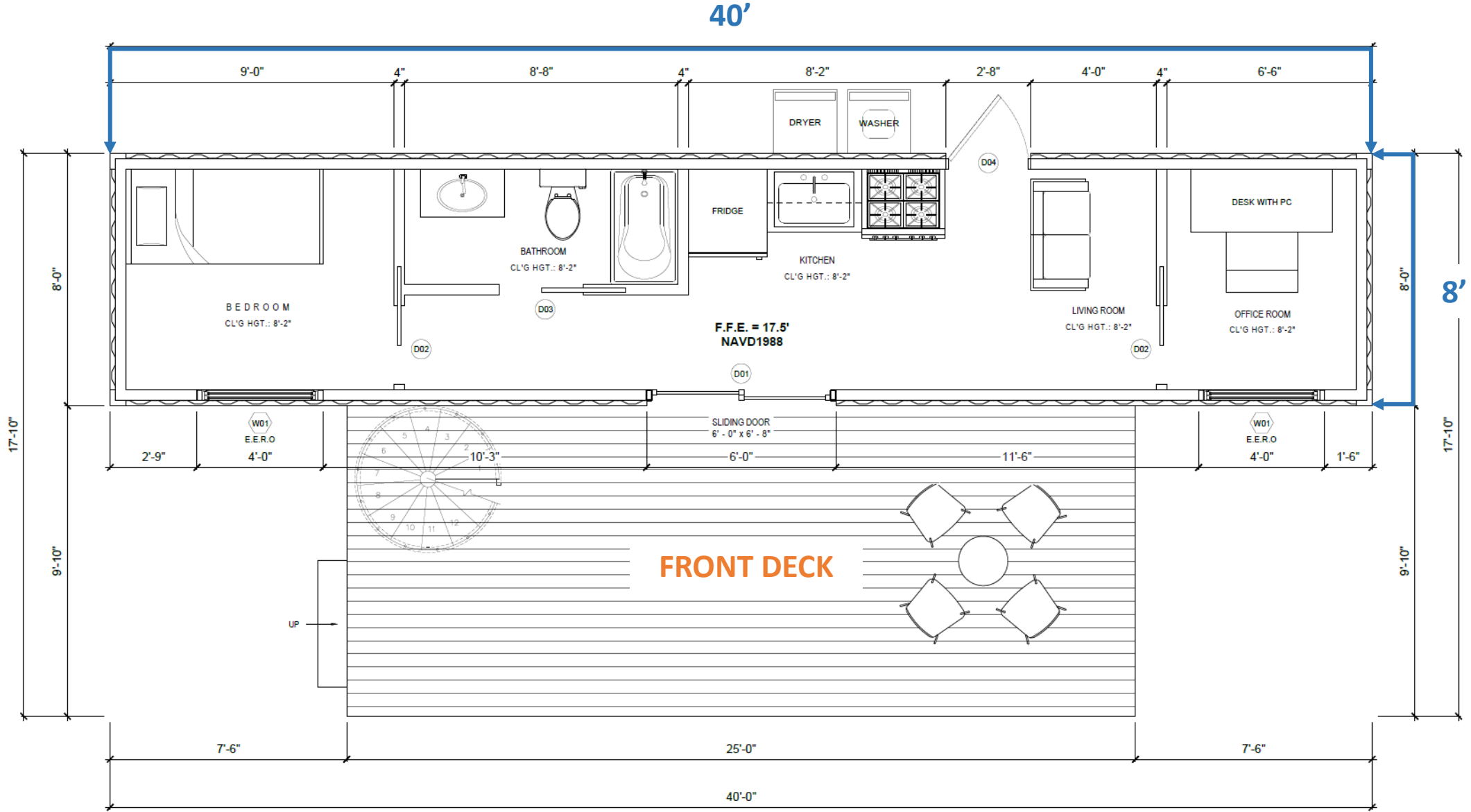
2045 Comprehensive Plan

- Policy H1.1.2 supports the idea of no minimum house sizes to increase housing options and affordability.
- Revisions to minimum dwelling sizes will likely be considered during the next LDC update.

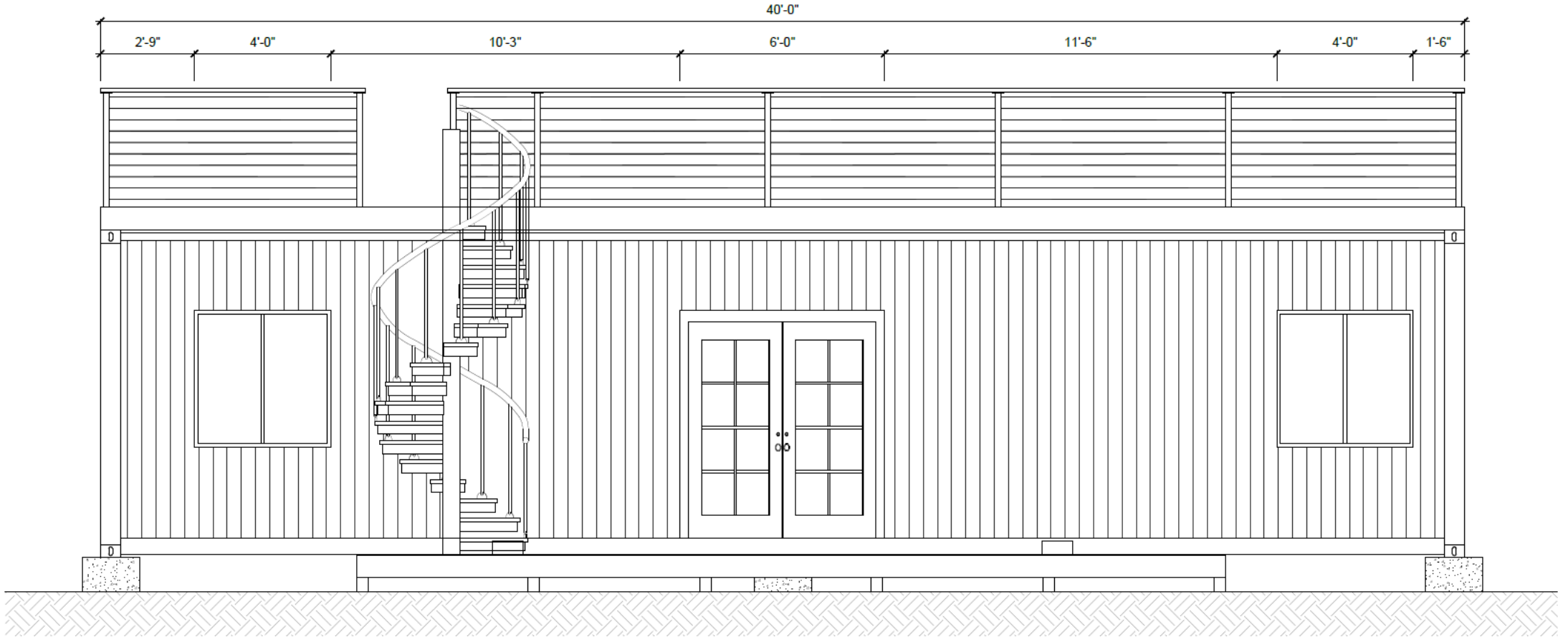
Structure Type

- Mobile homes are vulnerable to hurricanes and strong storms.
- Container homes/structures are a more resilient building type to these events.

FLOOR PLAN

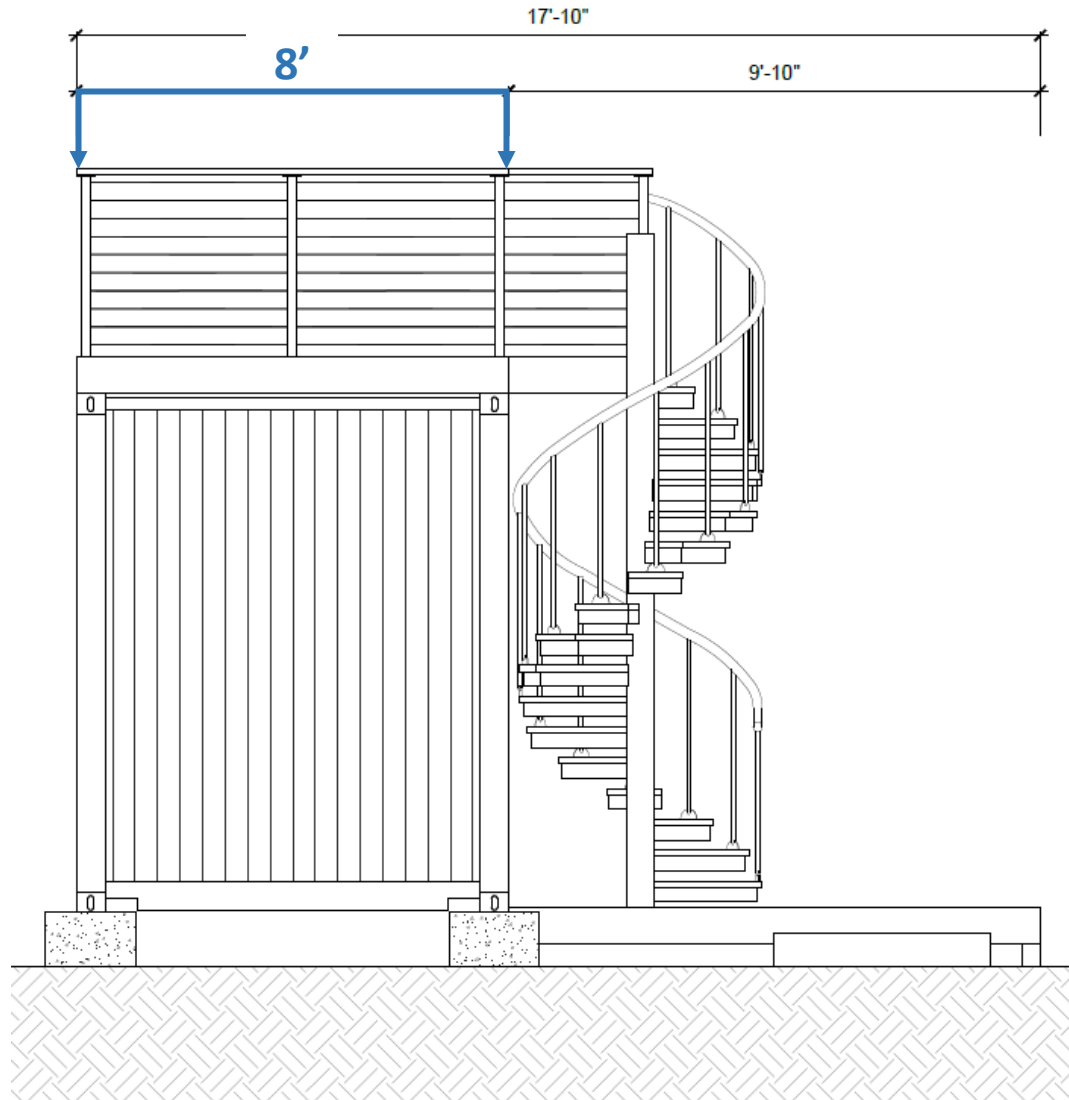


ELEVATIONS

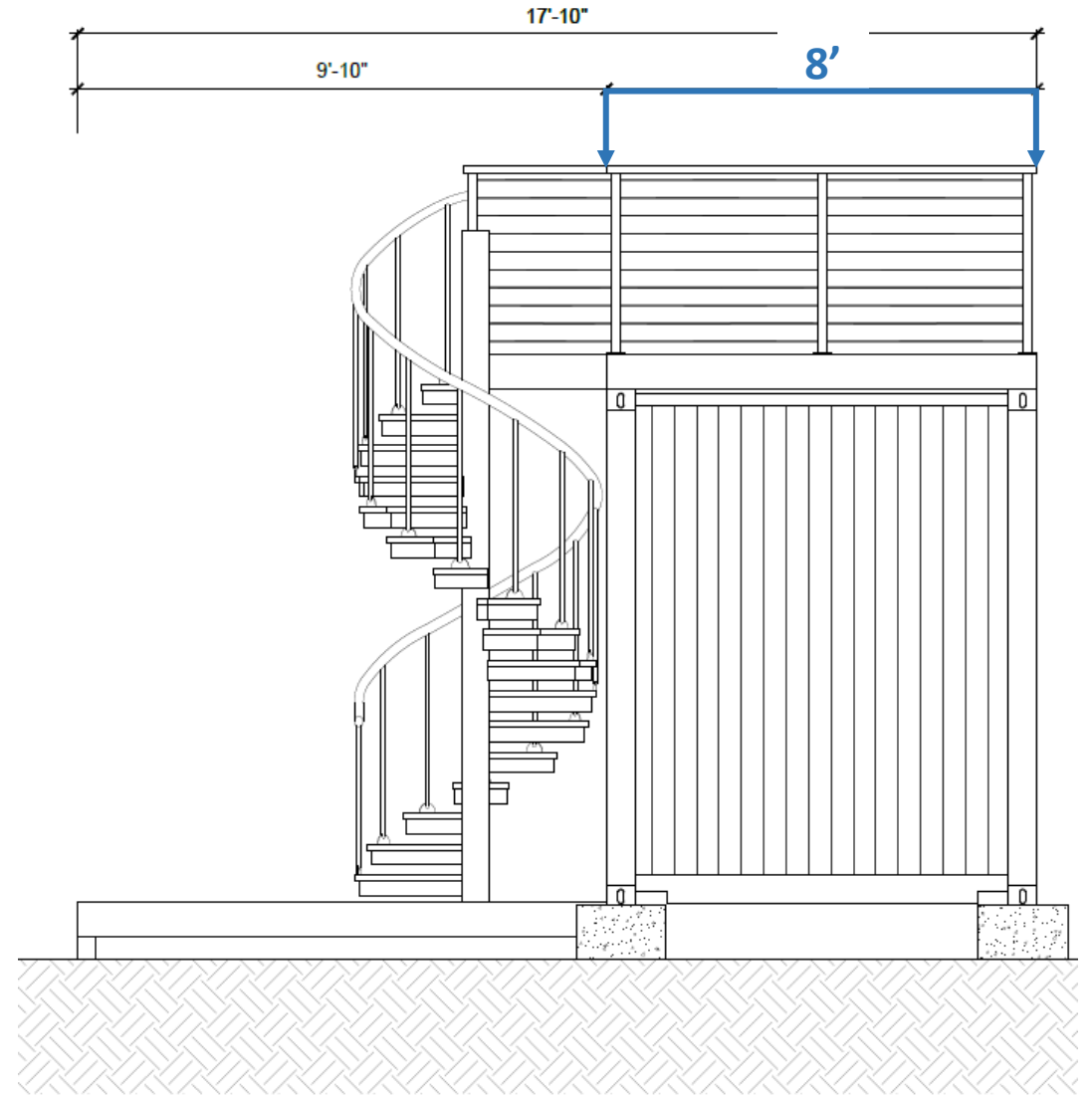


Front Elevation

ELEVATIONS



South Elevation



North Elevation

REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.



PLANNING & ZONING APPLICATION

INSTRUCTIONS

Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

| | | | |
|------------------------------|--|----------------------------------|--------------|
| NAME Jill Schenk | | EMAIL jill.schenk11@gmail.com | |
| ADDRESS 825 Paradise Blvd | | | |
| CITY Tarpon Springs | | STATE FL | ZIP 34689 |
| PHONE 619-203-1217 | | | |

2. APPLICANT(S) *(if different than owner)*

| | | | |
|--|--|-----------------------------|--------------|
| NAME Clinton Murchison | | EMAIL MurchCGC@gmail.com | |
| ADDRESS 2925 12 th Ave N | | | |
| CITY St. Petersburg | | STATE Florida | ZIP 33713 |
| PHONE 727-623-5589 | | | |

3. AGENT/REPRESENTATIVE *(if applicable)*

| | | | |
|---------|-------|-------|--|
| NAME | | EMAIL | |
| ADDRESS | | | |
| CITY | STATE | ZIP | |
| PHONE | | | |



4. APPLICATION TYPE* (Please select all that apply)

General Applications

- | | | |
|--|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Minor Plat |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan/Subdivision | <input type="checkbox"/> Planned Development: |
| <input type="checkbox"/> Discussion Item | <input type="checkbox"/> Right-of-Way Vacation | <input type="checkbox"/> Concept |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Plat or Other Property Vacation | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Future Land Use Amendment | <input type="checkbox"/> Temporary Use (Dates: _____) | <input type="checkbox"/> Final |
| <input type="checkbox"/> Sidewalk Cafe | <input type="checkbox"/> Final Plat | |

Board of Adjustment Applications (BOA)

- Variance
- Nonconforming Lot of Record Variance
- FAR/ISR Adjustment
- Sidewalk Waiver
- After-the-Fact Variance
- De Minimis Variance

Heritage Preservation Applications (HPB)

- Certificate of Appropriateness
- Designation of Historic Property Form
- Economic Hardship Exemption Form
- Petition for Removal Form

* See Page 4 for required Application Addendums.

5. GENERAL INFORMATION

| |
|--|
| PROJECT NAME Tarpon Springs Container Home 25-329 |
| ADDRESS/LOCATION 825 Paradise Blvd |
| TAX PARCEL NUMBER(S) 07-27-16-50958-000-1090 |
| LEGAL DESCRIPTION |
| SITE ACREAGE Upland _____ Wetland _____ Submerged _____ Total _____ |
| FLOOD (check all that apply) <input checked="" type="checkbox"/> Zone X <input type="checkbox"/> Zone X Shaded <input type="checkbox"/> Zone AE <input type="checkbox"/> Zone VE <input type="checkbox"/> Not in a Flood Zone Base Flood Elevation(s) (BFE): _____ |
| COASTAL HIGH HAZARD AREA (CHHA) <input type="checkbox"/> Yes, this property is located within the CHHA <input type="checkbox"/> No, this property is not located within the CHHA |

6. LAND USE & ZONING INFORMATION

| CURRENT DESIGNATIONS | | PROPOSED DESIGNATIONS (if applicable) | |
|----------------------|-----------------|---------------------------------------|-----------------|
| LAND USE CATEGORY | ZONING CATEGORY | LAND USE CATEGORY | ZONING CATEGORY |
| | | | |

7. SUMMARY/PURPOSE OF REQUEST

| |
|--|
| <p>Requesting a Variance to allow a container home, shell manufactured by Steel Specialists that is 320 square feet in size, which is smaller than the minimum. Home to be Hurricane Proof, Purpose of request is to allow installation of Hurricane Proof home for homeowner.</p> |
|--|



APPLICATION ADDENDUM
 VARIANCE APPLICATION FORM

INSTRUCTIONS

Please complete the form fully and submit with the associated development application, DIGITALLY through the Planning and Zoning online application portal (goPost/ePlan).

1. GENERAL INFORMATION

| | |
|----------------------|--|
| PROJECT NAME | Tarpon Springs Container Home 25-329 |
| ADDRESS/LOCATION | 825 Paradise Blvd Tarpon Springs FL, 34689 |
| TAX PARCEL NUMBER(S) | 07-27-16-50958-000-1090 |

2. VARIANCE REQUESTED

I am requesting a variance from Land Development Code (LDC) Section(s) 25.06(D)(8).

Please describe the project and how it varies from the LDC. (e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing an addition onto an existing home)

Requesting a variance to allow a container home, shell manufactured by steel specialists that is ~~30~~ CM 320 square feet in size which is smaller than the minimum square foot size

3. BOARD OF ADJUSTMENT REVIEW STANDARDS

Per LDC Section 215.02(B), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence. Please review the standards listed below and provide a justification on how your request meets each of the standards.

- (1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. (What are the physical hardships on the property that prevent you from meeting the requirements of the code?)
 - (a) Preservation of a protected or native tree(s), but not an invasive tree(s), as defined in Sections 133 and 134 of the LDC, may be considered as a relevant environmental condition. (If there are protected or native trees on the property, they could be considered a physical hardship if their preservation results in the need for the variance.)
 - (b) Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within the District before any variance may be granted. (If the need for the variance is in response to the property being in the Historic District, it could be considered a physical hardship.)



None

- (2) The conditions o special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. *(Is the variance in response to an action or situation in which you created? e.g. You installed a pool at the minimum setbacks, which prevents you from constructing a screen enclosure)*

None

- (3) Literal enforcement of the requirements of the Code would have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Does the variance result in reasonable use of the property and its structures?)*

Minimum sq ft requirement is 600 sq ft, we are proposing to install new hurricane proof home 40' long x 8' wide total 320 square feet.

- (4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance request result in special privilege that is not commonly enjoyed by other properties within the same district?)*

No

- (5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by the approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

Yes



8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:

The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

Clara Muecha
 (Applicant's Signature)

3/14/25
 (Date)

AGENT AUTHORIZATION:

The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

 (Agent Name, Printed)

 (Date)

 (Agent's Signature)

 (Date)

PROPERTY OWNER'S SIGNATURE*:

I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to be placed and remain on the property until the processing of the request is complete.

J. Schenk
 (Property Owner's Signature)

4/15/25
 (Date)

*Not required for discussion item applications

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

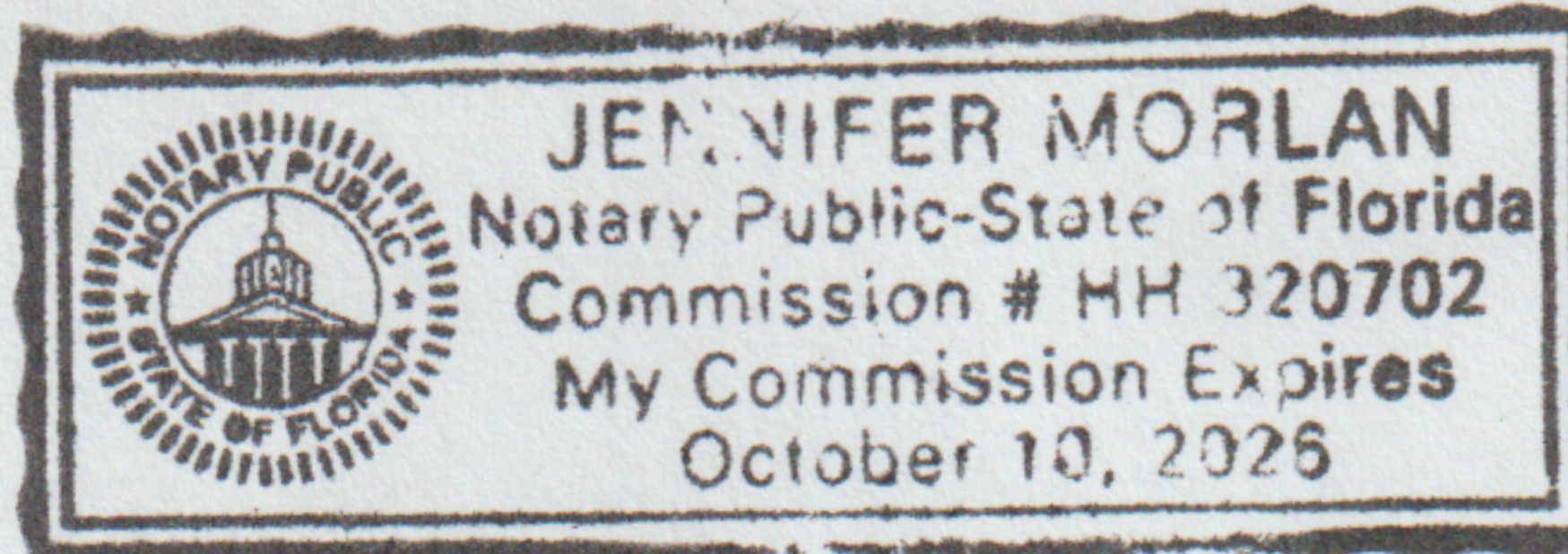
The foregoing instrument was acknowledged before me by means of () physical presence or

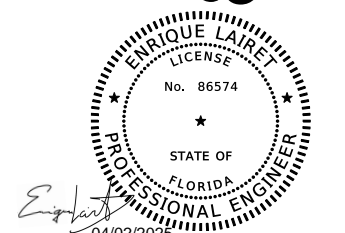
() Online notarization, this 15 day of April, A.D., 2025 by

Jill Schenk, who is personally known to me or who has produced
 Property Owner's Name
personally known as identification and who did (did not) take an oath.

Stamp:

NOTARY PUBLIC
 Name: Jennifer Morlan
 Signature: Jennifer Morlan





RELEASED FOR CONSTRUCTION



Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
Florida License No. 35420
P: 813-694-8989
www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

Revision Schedule

| Number | Description | Date |
|--------|-------------|------|
| | | |

SHEET NAME

Cover Sheet

SHEET NUMBER

A.0

This drawing is the property of OASIS ENGINEERING and shall not be used or reproduced without written consent. All rights reserved. Copyright 2024.

SCOPE OF WORK

1-STORY ULTRA-MODERN
SHIPPING CONTAINER HOME

CODE / AUTHORITY

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY ADOPTED CODES AND INTERNATIONAL BUILDING CODE SHALL BE IMPOSED.
2023 FLORIDA RESIDENTIAL CODE (FRC)
2023 FLORIDA BUILDING CODE (FBC)
AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-22)
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC-ASD)
ICC G5-2019
ACI 318-19 (STRUCTURAL CONCRETE)
TMS 402/602-16 (STRUCTURAL MASONRY)
ASCE 24 FLOOD RESISTANT DESIGN AND CONSTRUCTION

FOUNDATION NOTES:

- ALL REINFORCING STEEL TO BE ASTM A615 GR. 40.
- ALL ANCHOR BOLTS TO BE F1554-GRADE 55. (CONCRETE CONTRACTOR TO PROVIDE ALL NUTS, BOLTS, AND WASHERS.
- ALL LOAD BEARING FOOTINGS SHALL BE A MINIMUM OF 12" BELOW NATURAL GRADE AT SINGLE STORY STRUCTURES AND A MINIMUM OF 18" BELOW GRADE AT TWO STORY STRUCTURES. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL.
- ALL REINFORCING STEEL TO LAP A MINIMUM OF 24" AT SPLICES.
- PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL.
- ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE. DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SURFACE WATER.
- FASTENERS USED IN FOUNDATION SHALL BE CORROSION RESISTANT.
- ALL MATERIAL SIZES, GRADES AND CONSTRUCTION DETAILS SHOULD BE VERIFIED TO MEET JOB CONDITIONS.
- ASSUMED SOIL BEARING PRESSURE = 2000 PSF.
- ALL WELDED WIRE MESH TO BE ASTM A185.
- MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH TO BE 4000 PSI AT 28 DAYS. MAXIMUM AGGREGATE SIZE IS 1". CEMENT TO BE TYPE I OR TYPE II.
- LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING SIDE YARD PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION.
- PORCHES AND PATIO SLABS SHALL BE MIN. 1/2" BELOW RESIDENCE FINISHED FLOOR AT ALL DOOR THRESHOLDS.

- ALL PRODUCTS LISTED BY ICC / NER NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
- MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
- WHERE EXCAVATION IS TO OCCUR, THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEE BANK IT CONTAINS.
- ALL EXTERIOR LIGHTING TO COMPLY WITH LOCAL ZONING ORDINANCE FOR FIXTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED ON FIXTURES INSTALLED. REFLECT A 25 WATT MAX FOR EXPOSED FIXTURES AND 75 WATT MAX. FOR SHIELDED FLOOD LIGHTS.

GROUNDWATER & DEWATERING
CONTRACTOR SHALL DETERMINE GROUNDWATER LEVELS PRIOR TO CONSTRUCTION AND IMPLEMENT ANY REQUIRED DEWATERING MEASURES. GROUNDWATER TABLE SHALL BE MAINTAINED 18 TO 24 INCHES BELOW EARTHWORK AND COMPACTION SURFACES. BASE COURSE FOR PAVEMENT SHALL BE AT LEAST 12 INCHES ABOVE SEASONAL HIGH WATER LEVELS.



CLIENT

PROJECT ADDRESS

825 Paradise Blvd, Tarpon Springs, FL 34689, USA

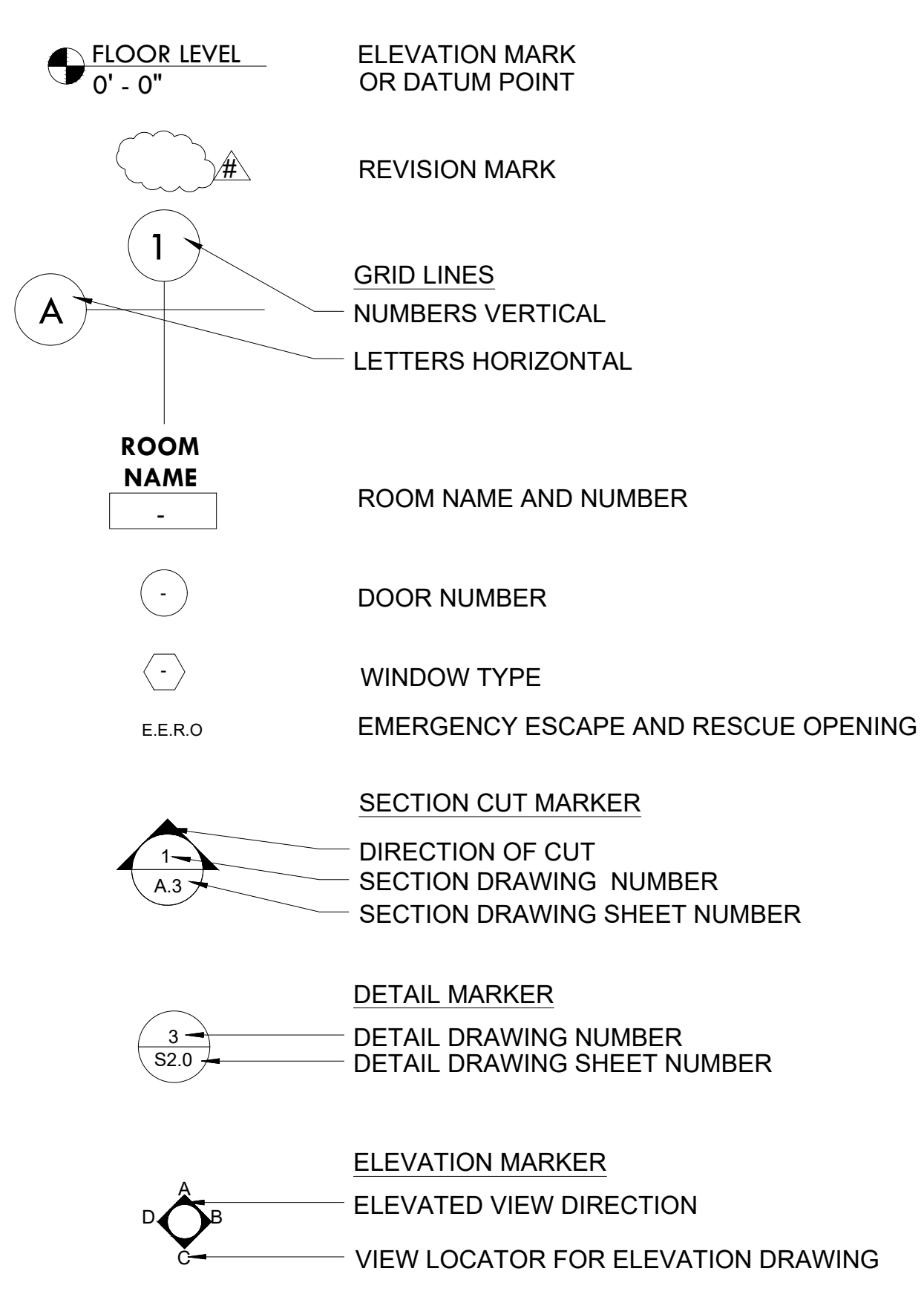
PROJECT MODEL NAME:

NEW CONTAINER HOME

DESIGN CRITERIA:

- DEAD LOAD = 20 PSF
 - LIVE LOAD = 100 PSF
 - DECK = 60 PSF
 - BASIC WIND SPEED = 144 MPH
 - WIND EXPOSURE = C
 - SEISMIC DESIGN CATEGORY = B
 - SEISMIC ZONE II
 - SITE CLASS = D
- FLASH ALL EXTERIOR OPENINGS WITH APPROVED WEATHERED BARRIER.
 - ALL METAL CONNECTORS AND HOLD-DOWNS TO BE APPROVED EQUAL.
 - PROVIDE A LOCKSET ON ALL OPENINGS INTO THE DWELLING UNIT.
 - ALL SWINGING DOORS AND WINDOWS LEADING TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER-STRIPPED.
 - FOR INFILTRATION CONTROL, ALL OPENINGS AND PENETRATIONS MUST BE CAULKED AND SEALED. SUCH AS AROUND WINDOWS, AT SOLE PLATES, AND OPENINGS FOR UTILITY PIPES AND WIRES

SYMBOLS & LEGENDS



1 VICINITY MAP
SCALE: N.T.S.

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| A.7 | Container Details (1) |
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PARCEL ID
07-27-16-50958-000-1090

SHORT LEGAL
LEISURE LAKE VILLAGE LOTS 109

LOT SIZE
6,508 sf | 0.14 acres

PHYSICAL ADDRESS
825 Paradise Blvd

FLOOD ZONE INFORMATION

PROJECT IS LOCATED IN FLOOD ZONE X NAVD1988 AS PER FIRM 12103C0038H, eff. 08/24/2021

HEATED SQUARE FOOTAGE:

PROPOSED CONTAINER HOME:
FIRST FLOOR 320 SF

TOTAL: 320 SF

UNHEATED SQUARE FOOTAGE:

EXISTING CARPORT: 760 SF

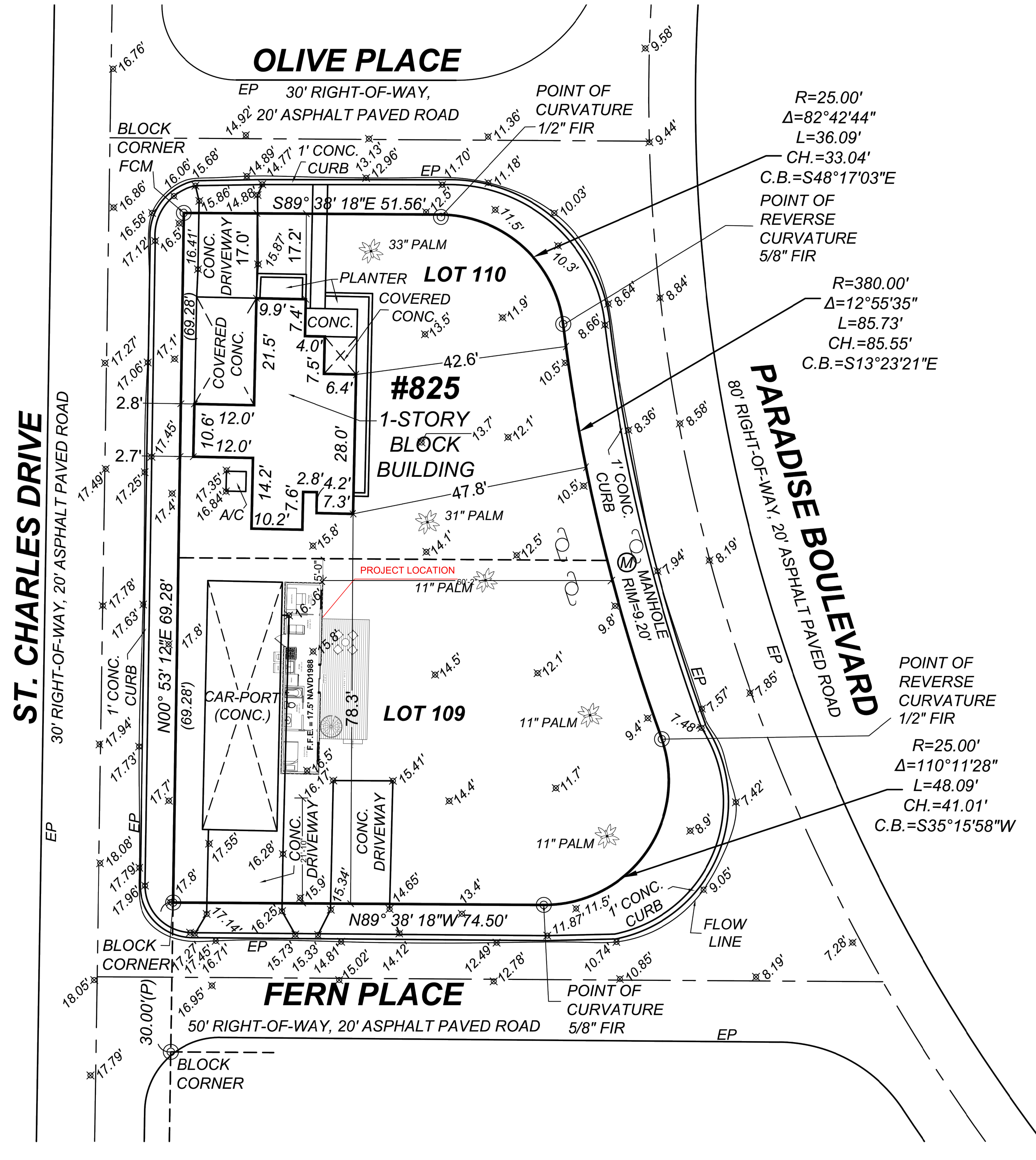
TOTAL: 760 SF

IMPERVIOUS CALCULATIONS

EXISTING CARPORT = 800 SQ-FT
EXISTING CONCRETE DRIVEWAY = 320 SQ-FT
EXISTING IMPERVIOUS AREAS = 1,120 SQ-FT
PROPOSED CONTAINER HOME = 320 SQ-FT
PROPOSED DECK = 255 SQ-FT
PROPOSED IMPERVIOUS AREAS = 1,695 SQ-FT
PROPOSED IMPERVIOUS AREAS = 26%
GREEN SPACE REMAINING = 74 %

GENERAL NOTES

- 1) THESE PLANS ARE FOR THE CONSTRUCTION OF SHIPPING CONTAINER HOME.
- 2) INDIVIDUAL CONTRACTORS TO PROVIDE THEIR OWN PLANNING AND PAPERWORK FOR PERMITTING AND APPROVAL.
- 3) AREAS TO BE PATCHED ARE INTENDED TO BE PATCHED WITH SIMILAR MATERIALS.
- 4) DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE OF HIS/HER PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
- 5) LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING FIXTURES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FIXTURES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
- 6) CONTRACTOR TO COORDINATE WITH COUNTY AND PERMITTING AUTHORITIES ANY INSPECTIONS OR APPROVALS NEEDED TO SATISFY PERMIT REQUIREMENTS. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND RESOLVED WITH THE COUNTY/CITY PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
- 7) CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES BY 811. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND CONTACTING ALL UTILITIES.
- 8) AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES PERMIT IS ACTIVE.
- 9) NO TREE REMOVAL IN THIS PROJECT.

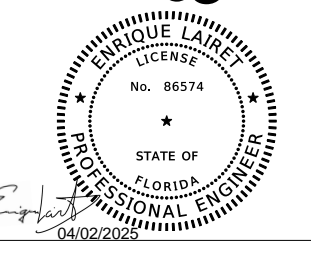


LOT GRADING
LOT GRADING TO MAINTAIN ITS HISTORICAL FLOW PATH PREVENTING THE ACCUMULATION OF WATER OR EXCESSIVE RUNOFF ONTO ADJACENT PROPERTIES

1 SITE PLAN

SCALE: 1/12"=1'-0"

SITE PLAN NOTE:
NOT A LEGAL SURVEY. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING FIXTURES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS.



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CHECKED BY: EL

| Revision Schedule | | |
|-------------------|-------------|------|
| Number | Description | Date |
| | | |

SHEET NAME

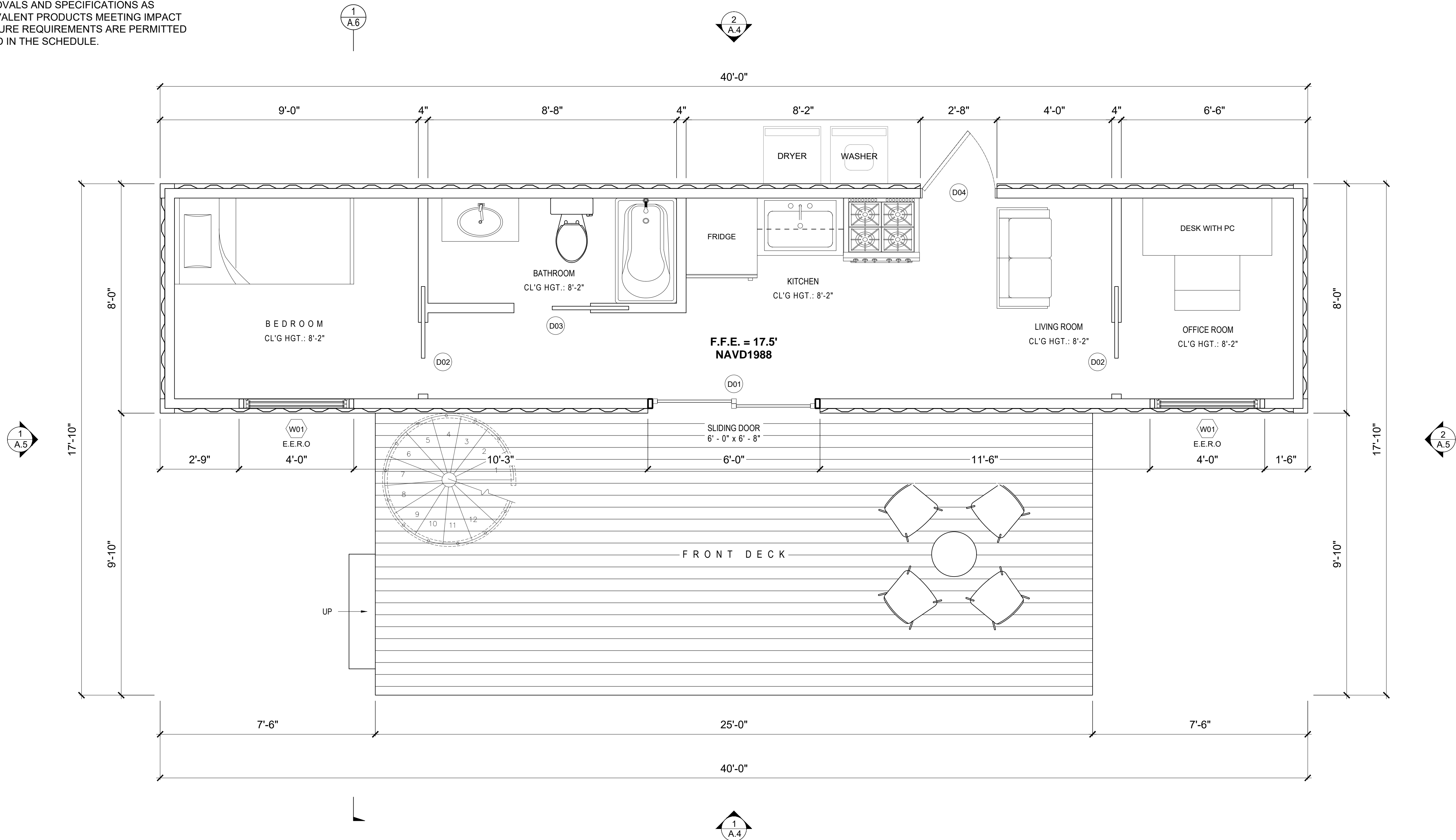
Site Plan

SHEET NUMBER

A.1

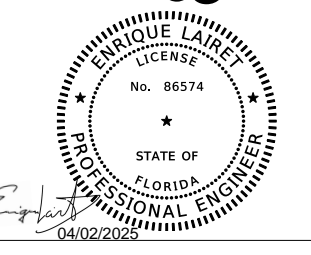
| SCHEDULE OF DOORS & WINDOWS OPENINGS | | | |
|--------------------------------------|-----------------------|-----------------------------------|---------------|
| Type | Size (Width x Height) | Sill Level (From Bottom Of Floor) | Number |
| D01 | 6'-0" x 8'-0" | 0'-0" | FL21706.1 |
| D02 | 2'-6" x 6'-4" | 0'-0" | FL22513.1-R4 |
| D03 | 2'-8" x 6'-4" | 0'-0" | - |
| D04 | 2'-8" x 6'-4" | 0'-0" | - |
| W01 | 4'-0" x 4'-0" | 2'-8" | FL14911.5-R13 |

NOTE:
IMPACT GLAZING REQUIRED IN ALL OPENINGS AS PER FBC. ALL DOORS/WINDOWS MUST WITHSTAND THE NOTED DESIGN PRESSURES. FLORIDA PRODUCT APPROVALS ARE PROVIDED HEREIN FOR THE PROJECT; HOWEVER, THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR PROVIDING PRODUCT APPROVALS AND SPECIFICATIONS AS REQUIRED BY THE PERMIT. EQUIVALENT PRODUCTS MEETING IMPACT RESISTANCE AND DESIGN PRESSURE REQUIREMENTS ARE PERMITTED IN LIEU OF THE PRODUCTS LISTED IN THE SCHEDULE.



1 FLOOR PLAN

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



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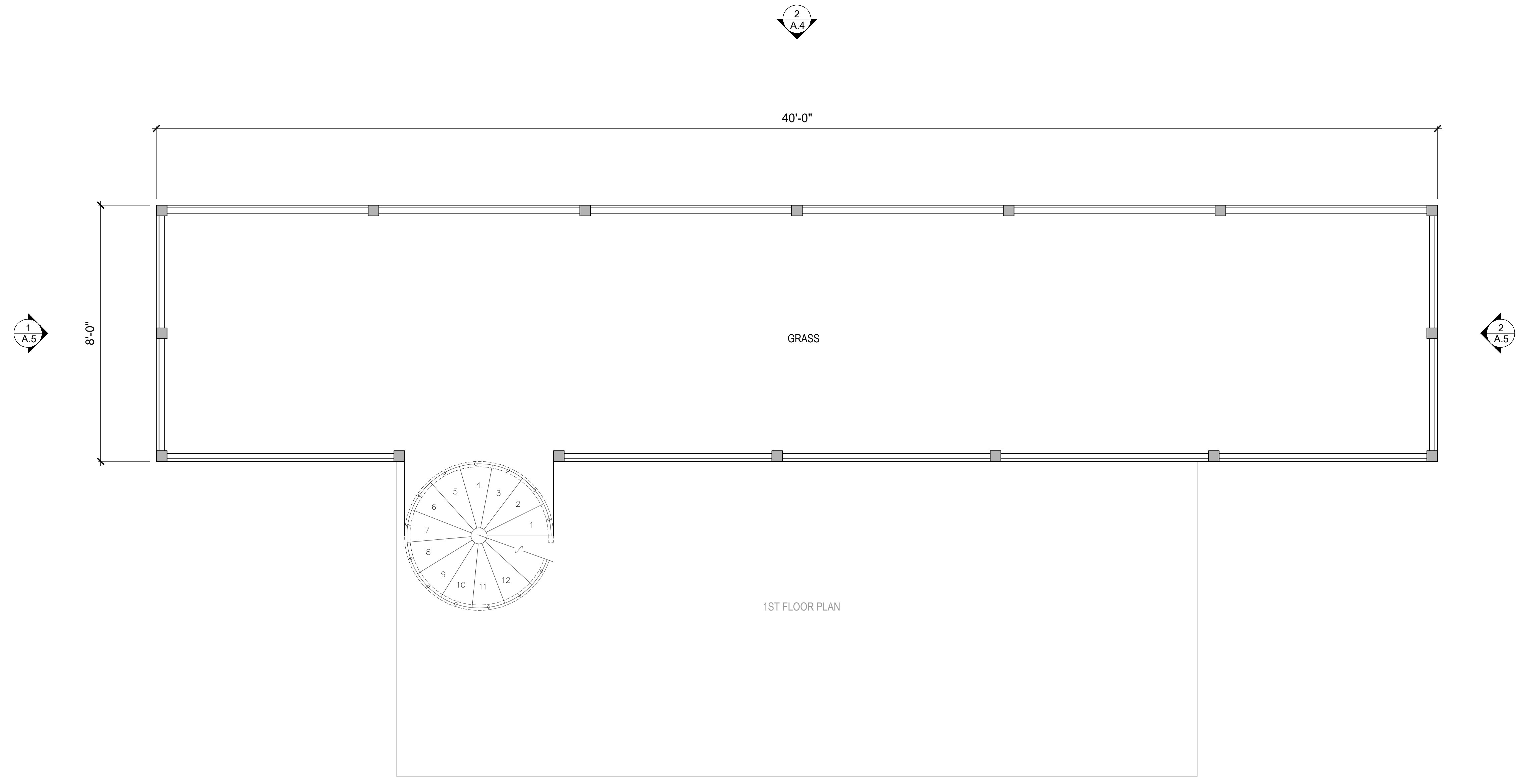
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|-------------------|-------------|------|
| Number | Description | Date |
| | | |

SHEET NAME

Floor Plan

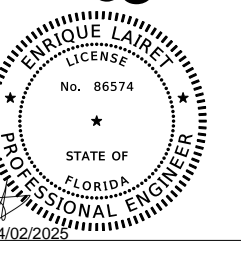
SHEET NUMBER

A.2



1 ROOF PLAN

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



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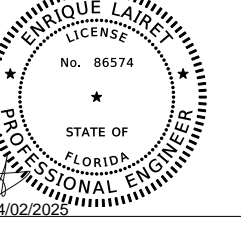
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| | | |

SHEET NAME

Roof Plan

SHEET NUMBER

A.3



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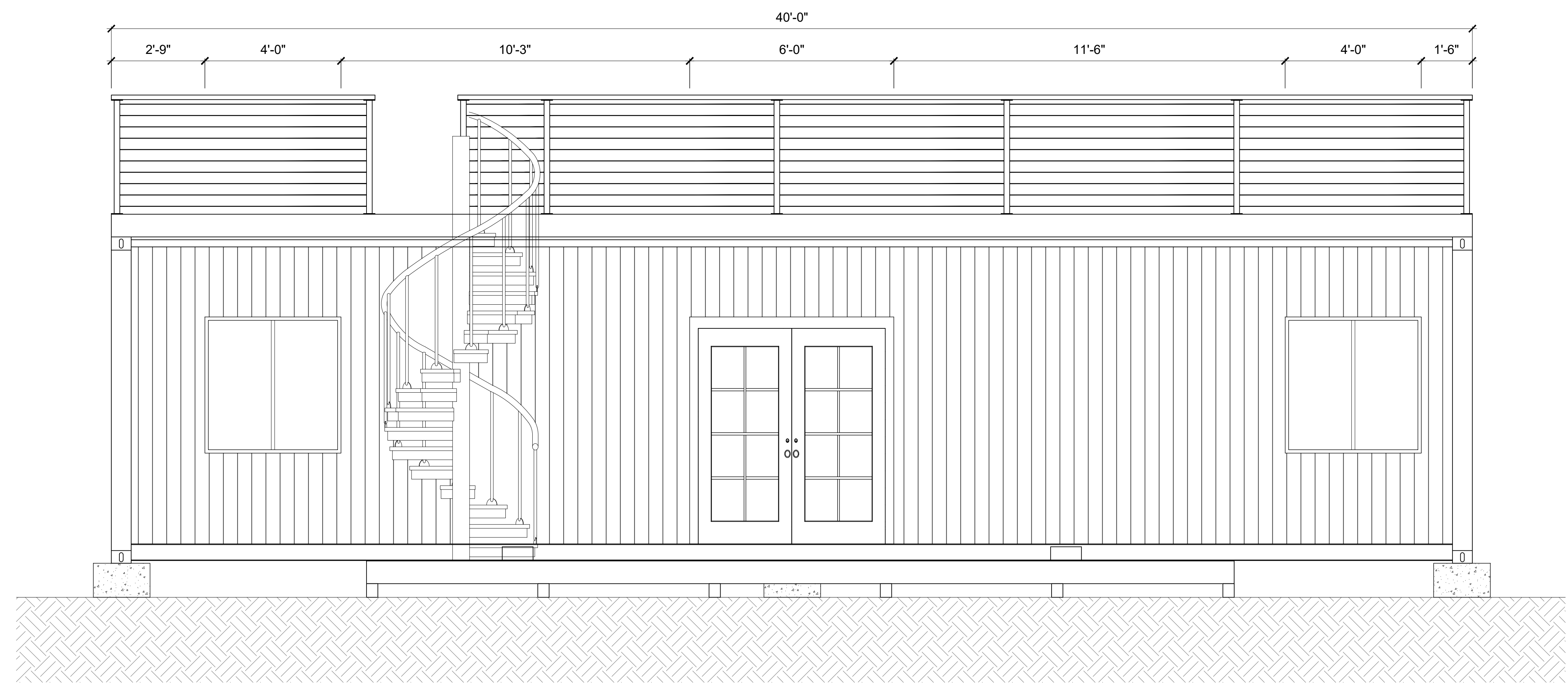
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|-------------------|-------------|------|
| Number | Description | Date |
| | | |

SHEET NAME

Elevations (1)

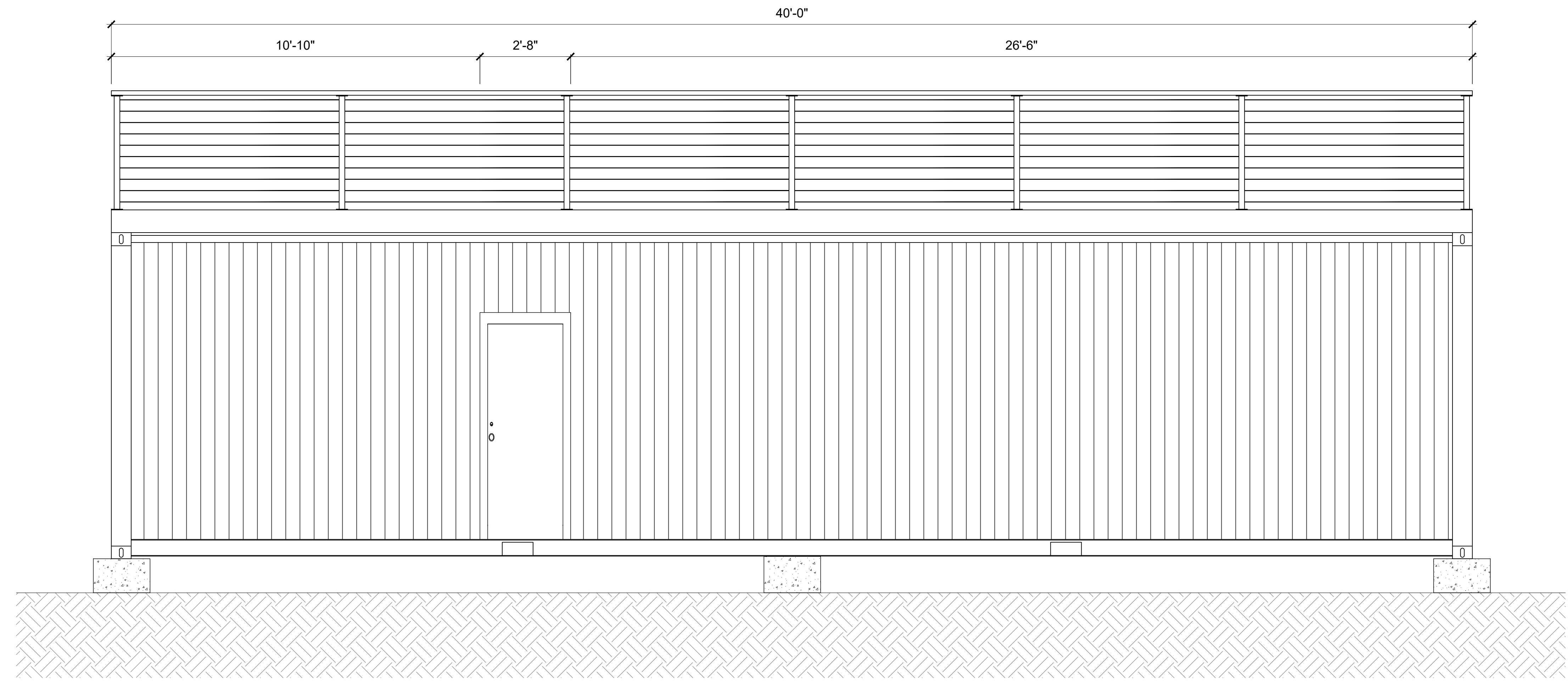
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A.4



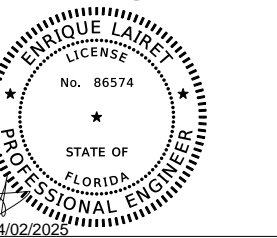
1 FRONT ELEVATION

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



2 REAR ELEVATION

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



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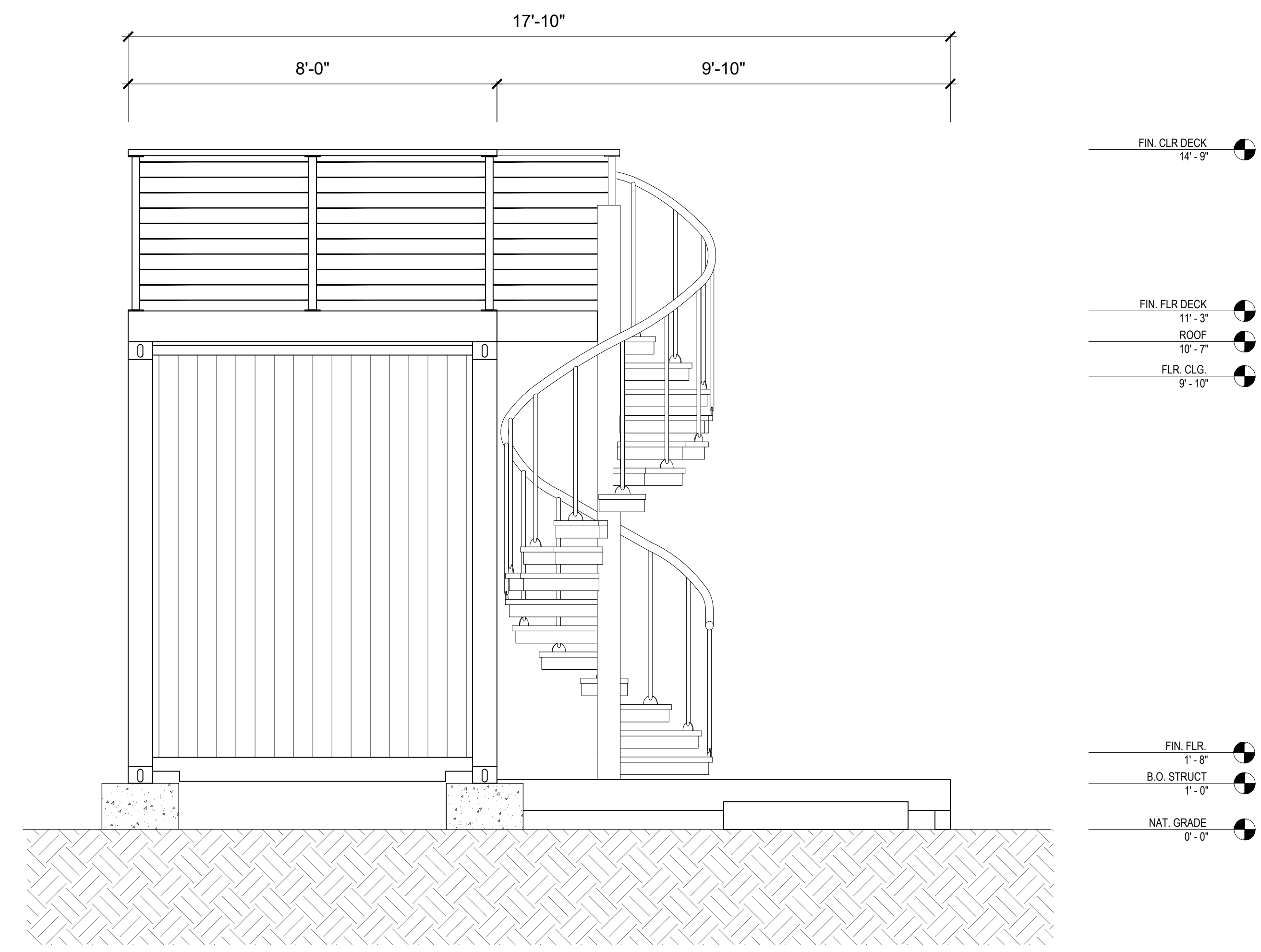
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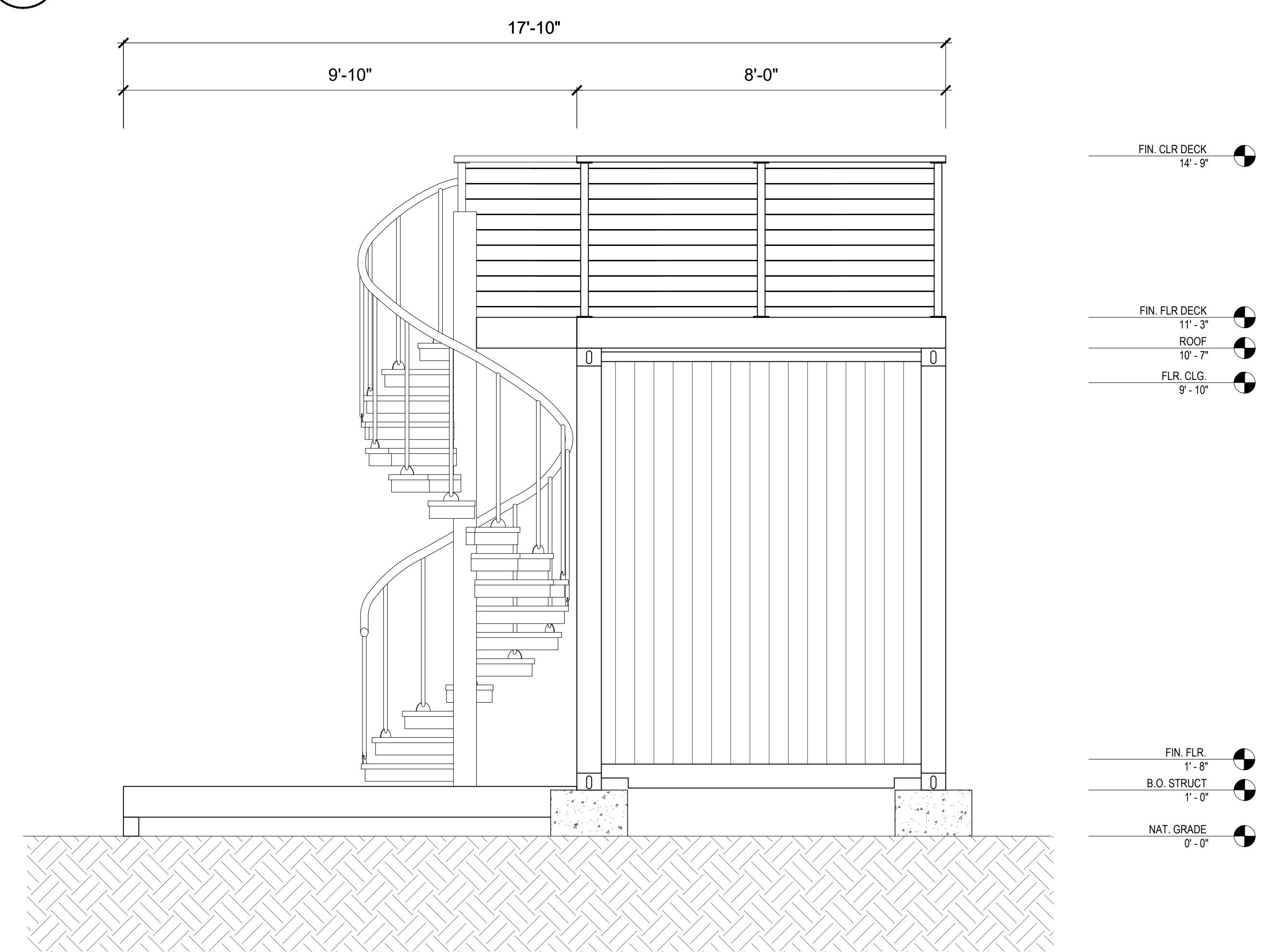
Elevations (2)

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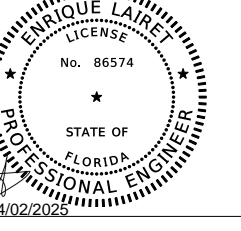
A.5



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



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



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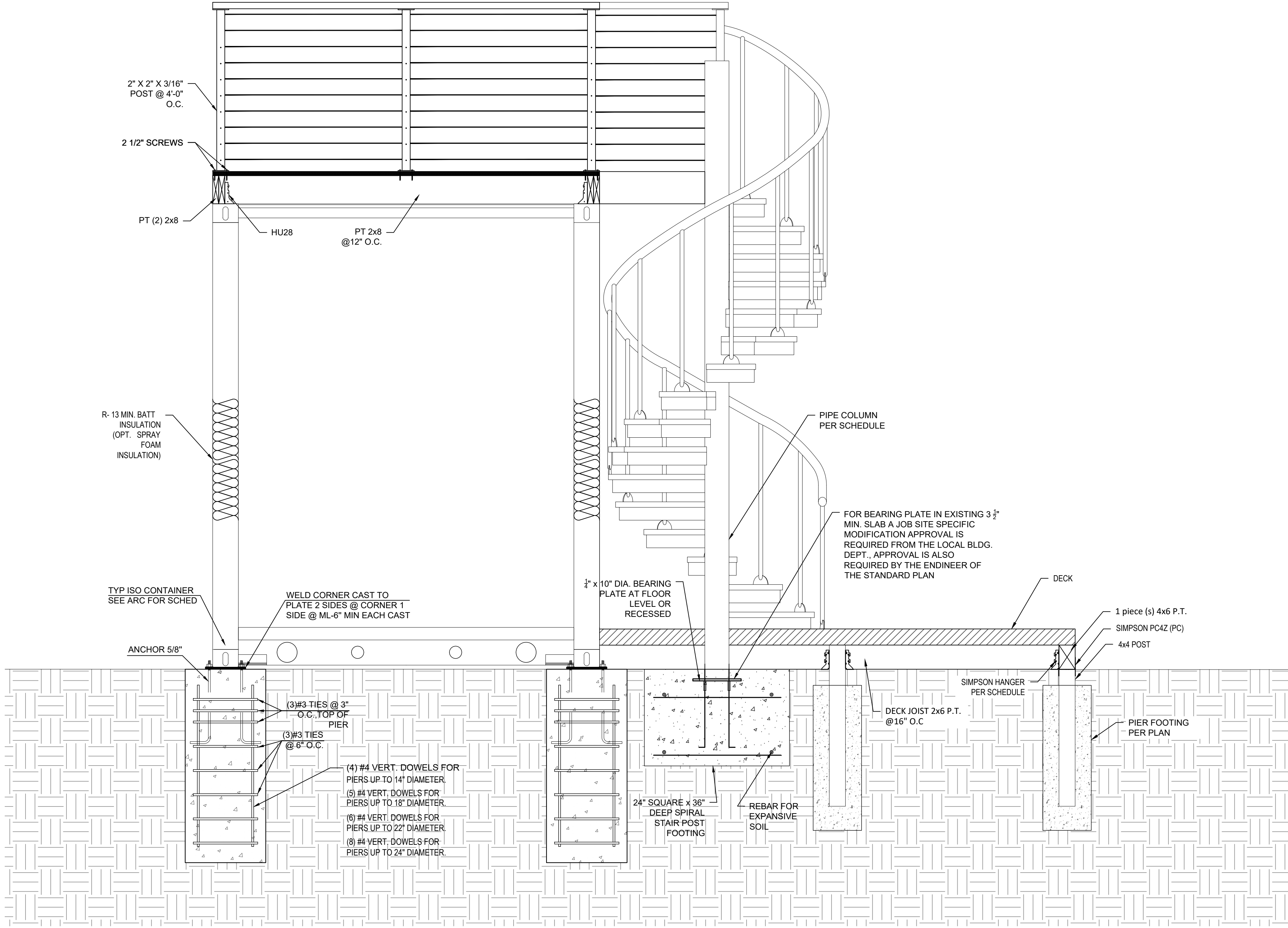
| Revision Schedule | | |
|-------------------|-------------|------|
| Number | Description | Date |
| | | |

SHEET NAME

Typical Wall Section

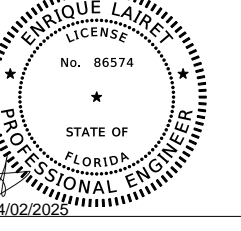
SHEET NUMBER

A.6



1 TYPICAL WALL SECTION

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



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|-------------------|-------------|------|
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| | | |

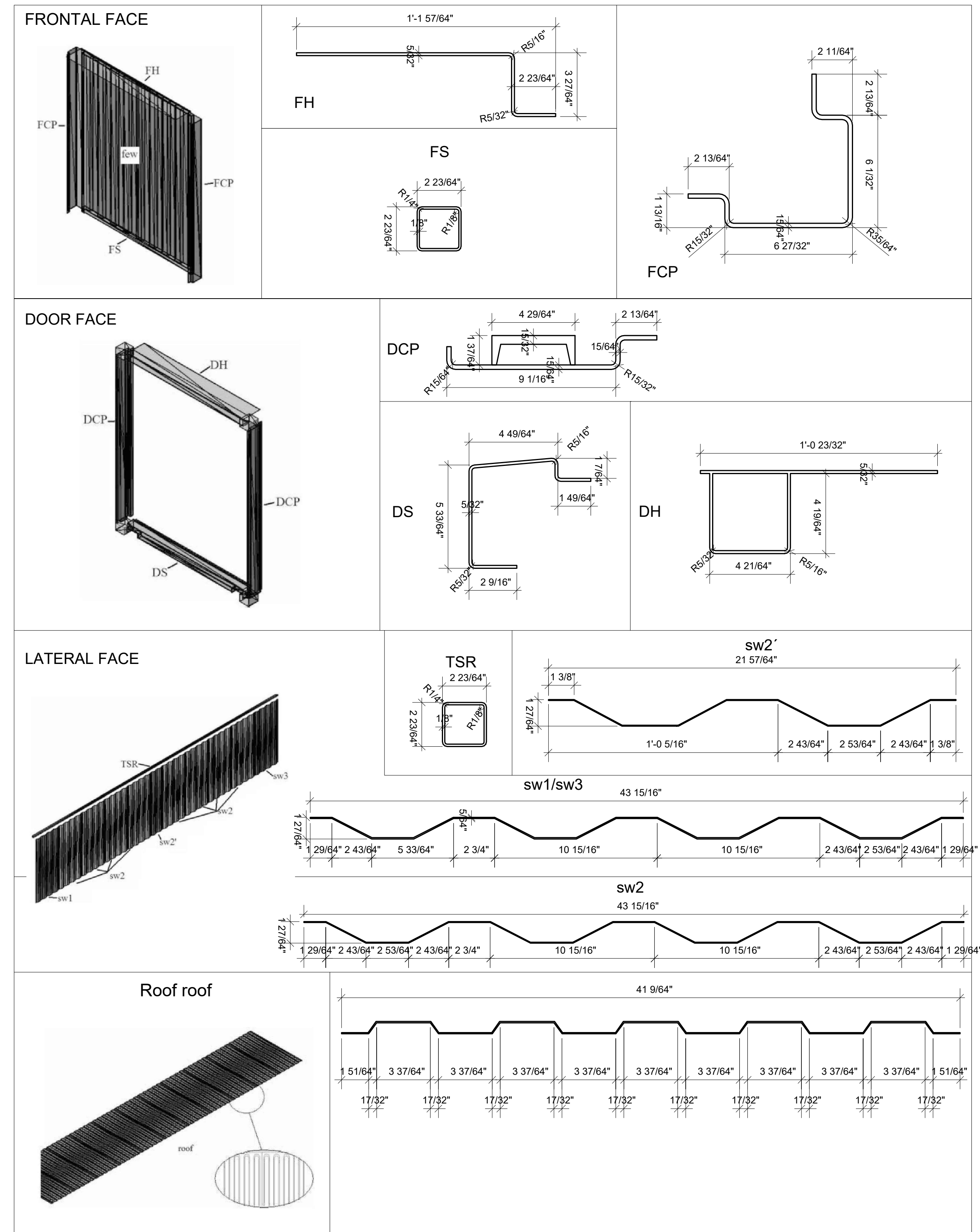
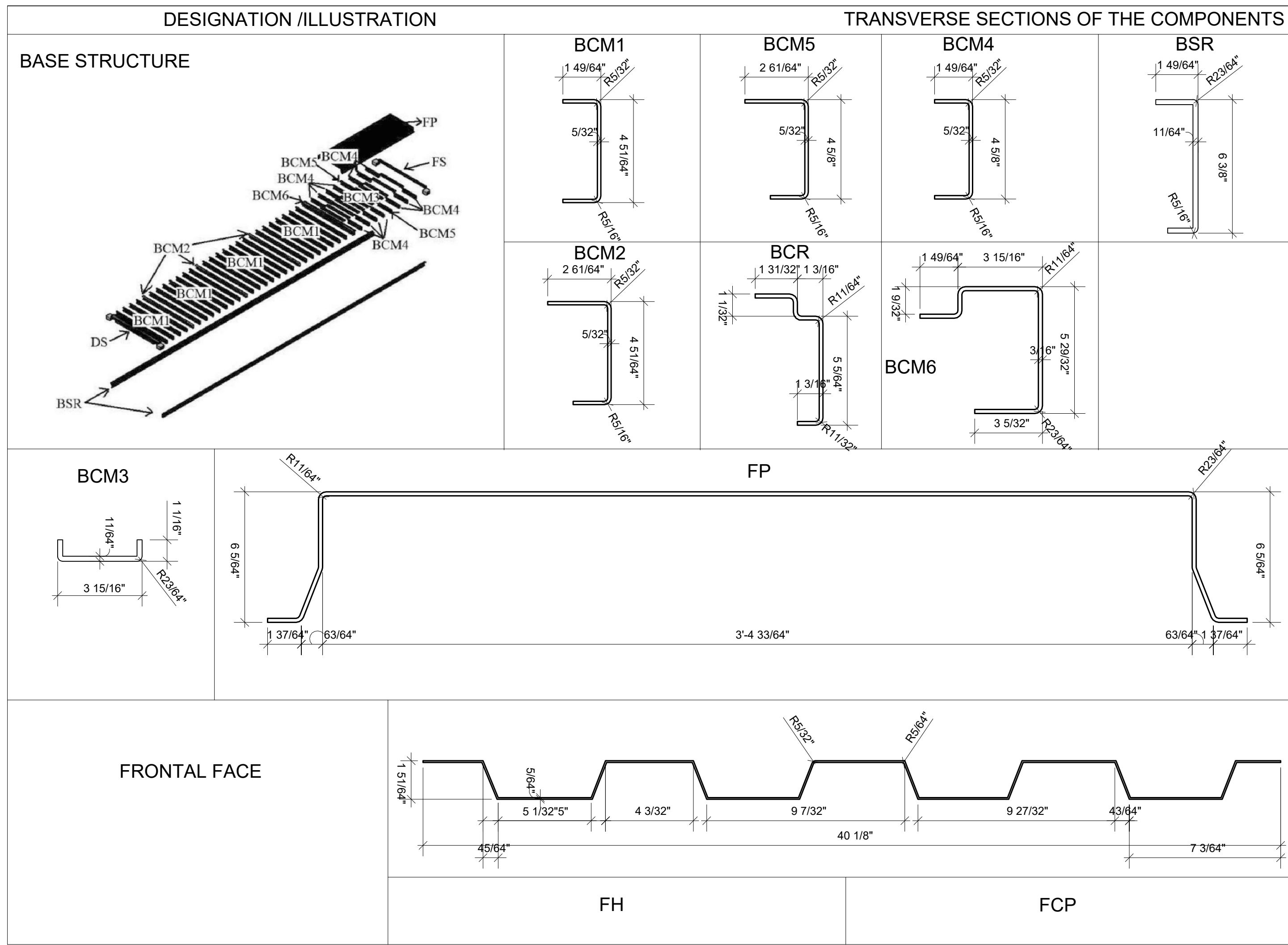
SHEET NAME

Container Details (1)

SHEET NUMBER

A.7

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1 CONTAINER DETAILS
 SCALE: N.T.S.

CHAPTER 7A WUIC GUIDELINES NOTES

EXTERIOR COVERINGS
 THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES AND ROOF AREA SOFFITS SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) RESIDENTIAL EXTERIOR PORCH CEILINGS SHALL COMPLY WITH FBC SECTION R337.7. EXTERIOR WALLS OR PORCH CEILING ASSEMBLIES MUST MEET FIRE-RESISTANT ASSEMBLY STANDARDS AS PER THE FBC.

EXTERIOR TRIM BOARDS MUST COMPLY WITH FBC FIRE-RESISTANCE REQUIREMENTS, AND SOFFIT MATERIALS NEED TO ALIGN WITH RELEVANT FBC CHAPTERS ON EXTERIOR AND FIRE-RATED CONSTRUCTION.

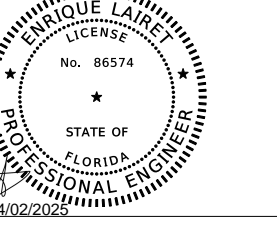
EXTERIOR GLAZING
 ALL EXTERIOR GLAZING, INCLUDING WINDOWS AND DOORS, SHALL COMPLY WITH SECTION R809 AND RELEVANT FLORIDA GLAZING REQUIREMENTS. THIS INCLUDES IMPACT RESISTANCE BASED ON HURRICANE OR WIND-BORNE DEBRIS ZONES AS PER THE FBC. MULTIPLE-PANE GLASS SHALL COMPLY WITH SAFETY STANDARDS LISTED UNDER SECTION 2406.

ROOFING
 ALL ROOFING MATERIALS MUST MEET CLASS B MINIMUM FIRE RATINGS ACCORDING TO THE FBC AND ANY ADDITIONAL LOCAL REQUIREMENTS FOR WIND LOAD COMPLIANCE. ROOF GUTTERS MUST BE INSTALLED WITH MEASURES TO PREVENT DEBRIS ACCUMULATION PER FBC R337.5.

DOORS
 EXTERIOR DOOR ASSEMBLIES, INCLUDING GARAGE DOORS, SHALL MEET THE FIRE-RESISTANCE RATINGS OUTLINED IN FBC CHAPTER 7 AND COMPLY WITH IMPACT RESISTANCE REQUIREMENTS WHEN APPLICABLE.

DECKING
 DECK MATERIALS USED FOR PORCHES, BALCONIES, AND STAIRWAYS MUST COMPLY WITH NON-COMBUSTIBLE OR FIRE-RESISTANT MATERIAL REQUIREMENTS LISTED UNDER FBC R337.3.1. DECKING ATTACHED TO THE MAIN STRUCTURE MUST ALSO ALIGN WITH THE IGNITION-RESISTANCE STANDARDS DEFINED BY ASTM E84, AS REFERENCED BY THE FLORIDA BUILDING CODE.

ACCESSORY STRUCTURES
 ALL ACCESSORY STRUCTURES SUCH AS TRELLISES, ARBORS, AND PATIO COVERS MUST MEET THE NON-COMBUSTIBILITY STANDARDS IN THE FLORIDA BUILDING CODE WITHIN THE SPECIFIED 50 FT DISTANCE FROM ANY OCCUPIED BUILDING. STRUCTURES LIKE CARPORTS AND GAZEBOS MUST FOLLOW THE IGNITION-RESISTANT MATERIAL REQUIREMENTS PER FBC CHAPTER 3.



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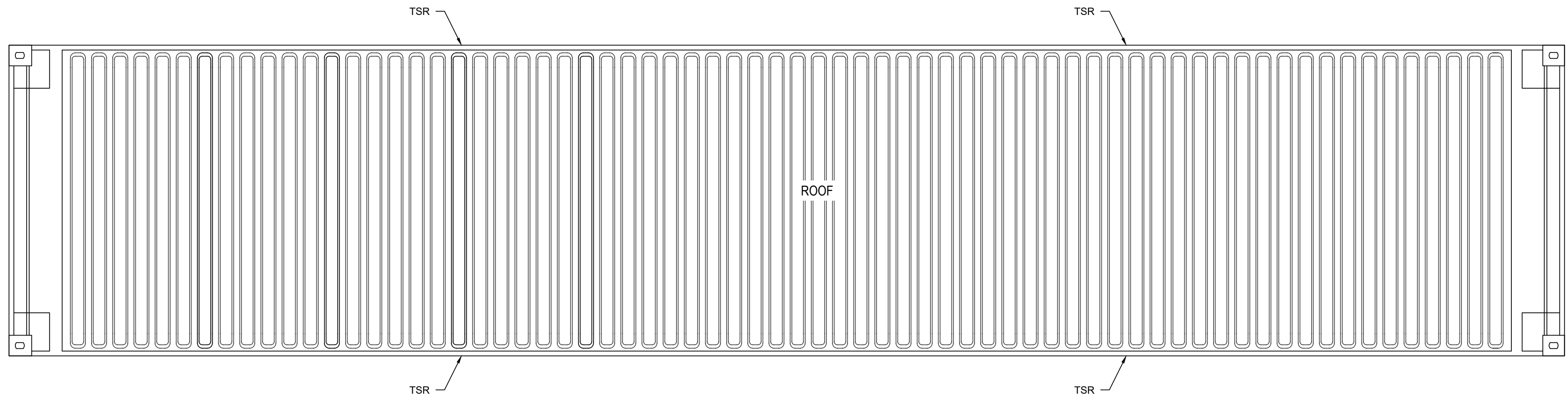
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Container Details (2)

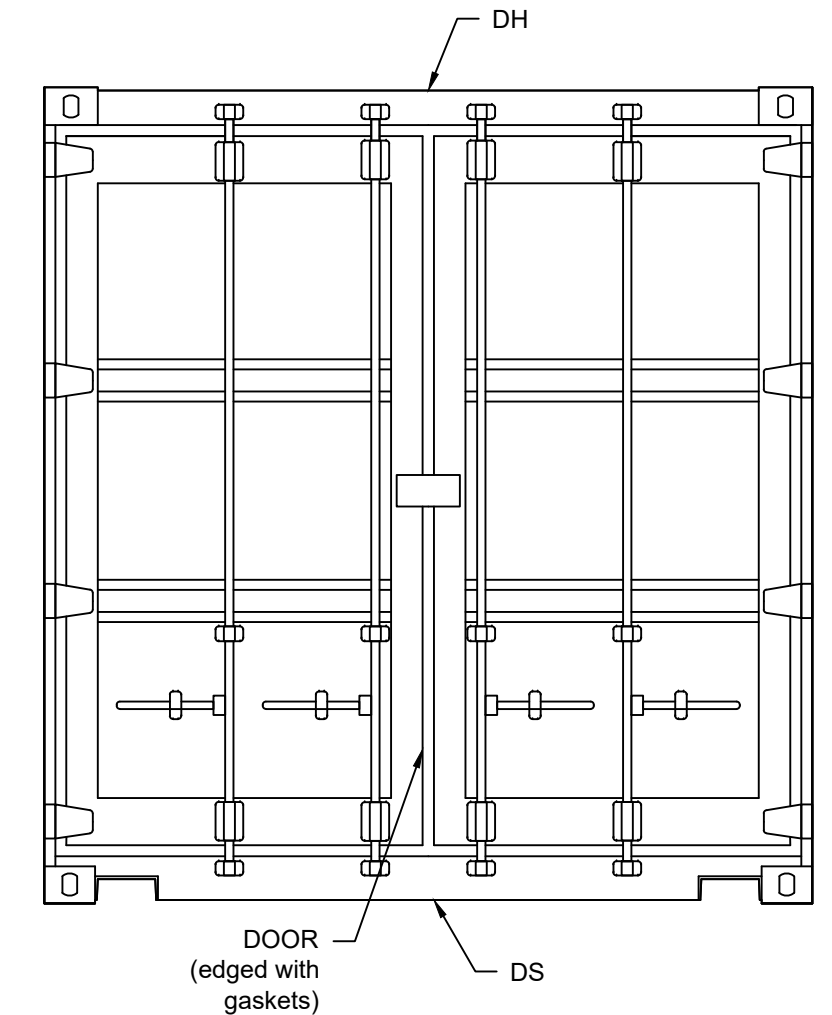
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A.8

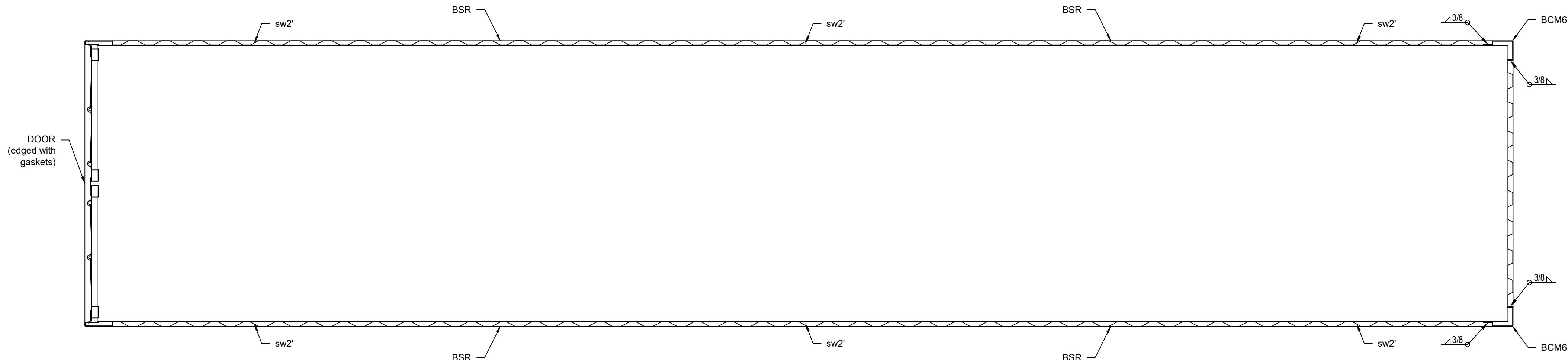
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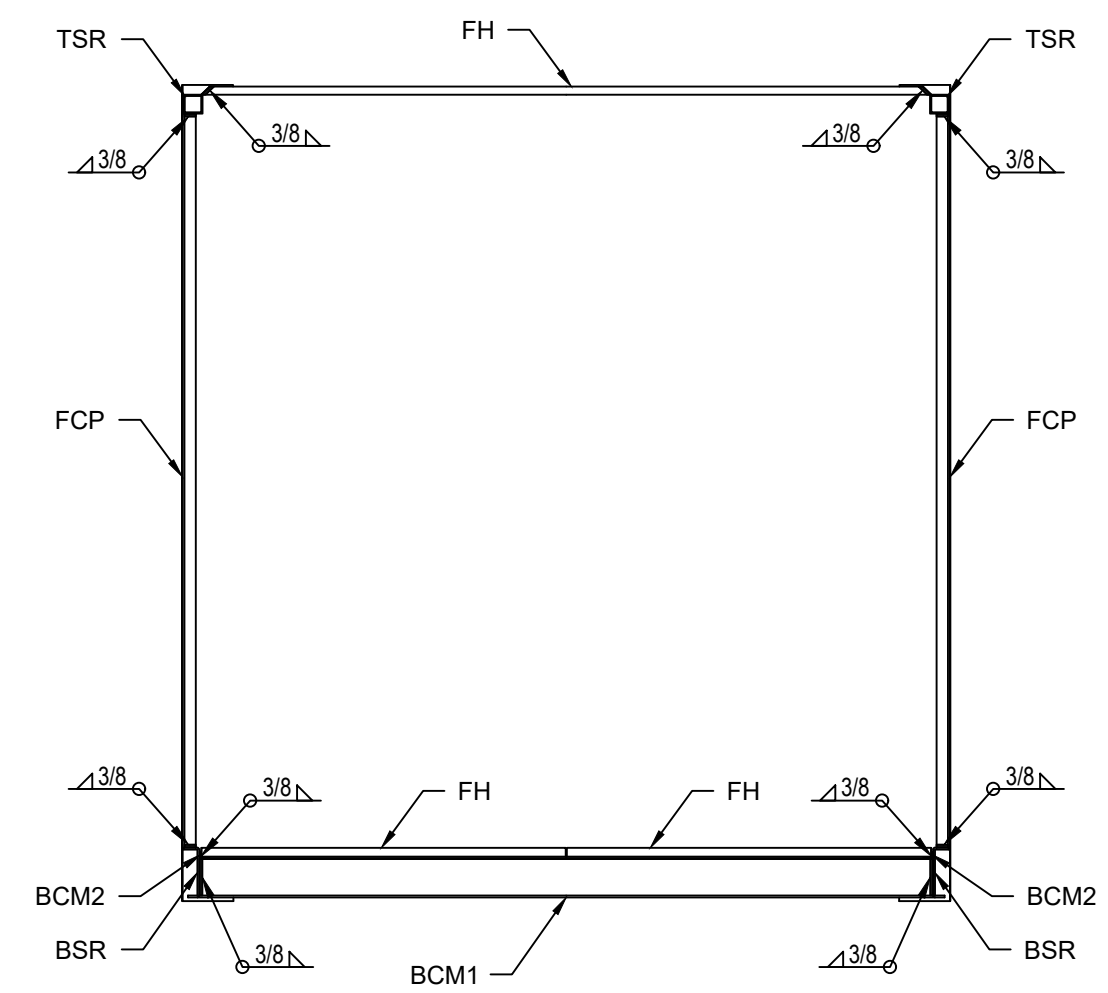
1 ROOF SCALE: 1/2"=1'-0"



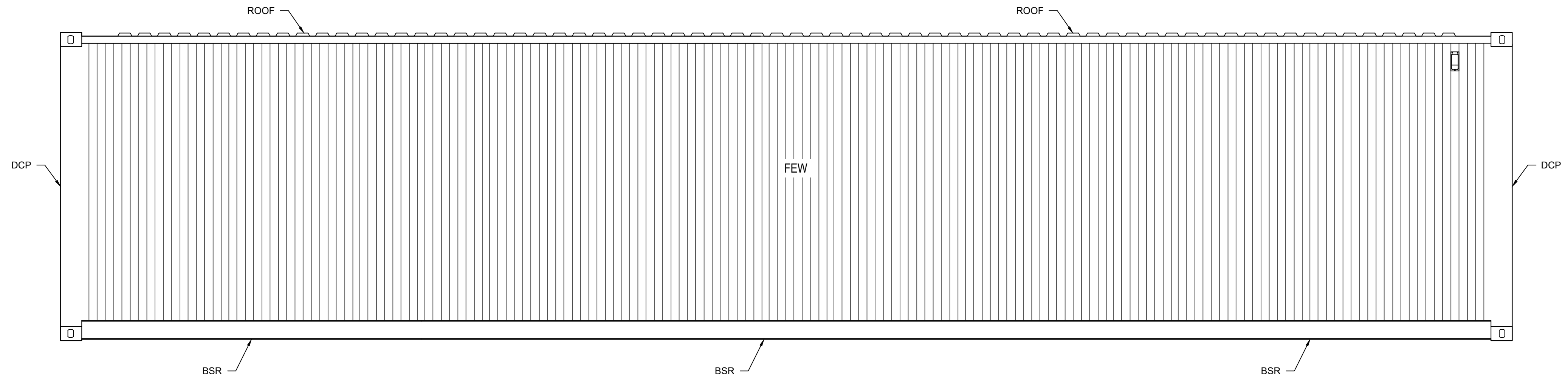
2 DOOR FACE SCALE: 1/2"=1'-0"



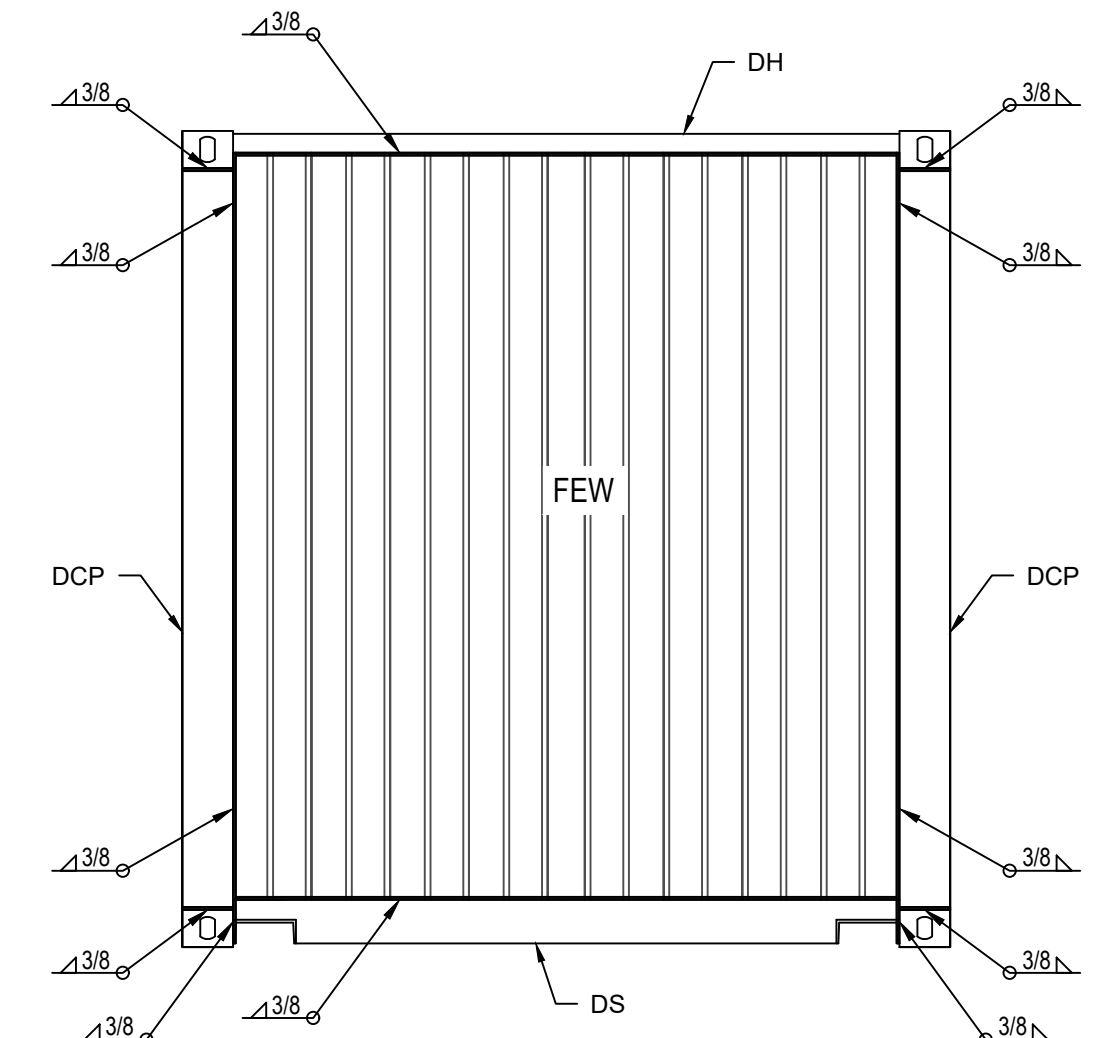
3 CROSS SECTION SCALE: 1/2"=1'-0"



4 LONGITUDINAL SECTION SCALE: 1/2"=1'-0"



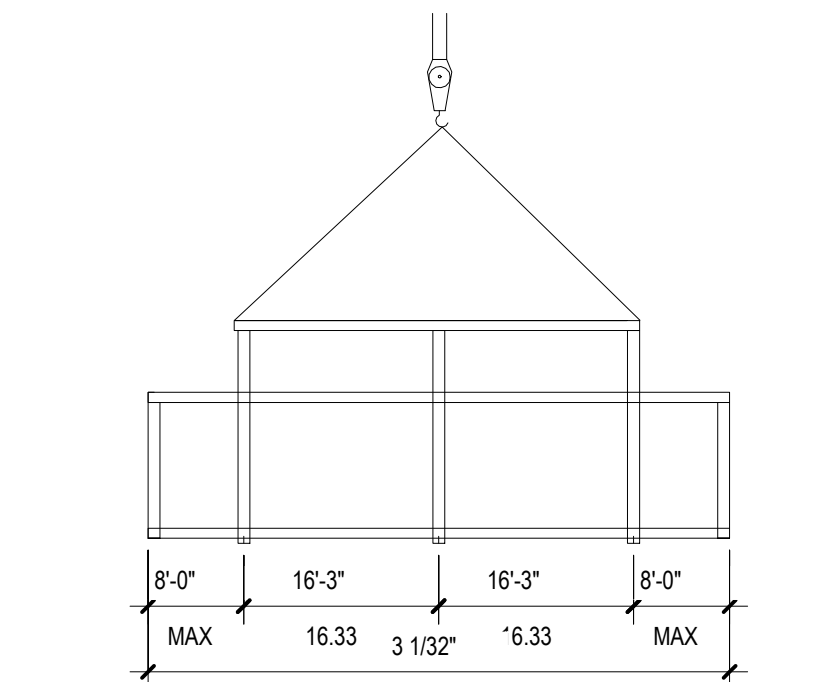
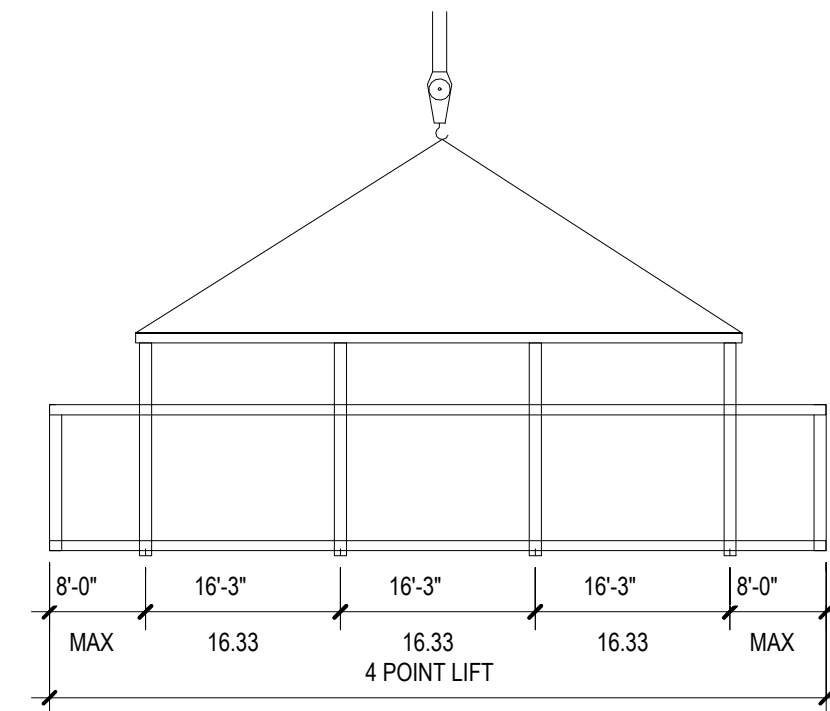
5 LATERAL FACE SCALE: 1/2"=1'-0"



6 FRONTAL FACE SCALE: 1/2"=1'-0"

MIN. LIFT REQUIREMENTS

THE BUILDER IS RESPONSIBLE FOR THE CRANE LIFT OPERATIONS. HE MAY CHOOSE TO USE ANY SYSTEM OF LIFTING THE SECTION WHICH IS SAFE WITHOUT CAUSING ANY DAMAGE AND COMPLIES WITH ALL REGULATIONS. THE SPREADER BAR SHALL BE OF SUFFICIENT WIDTH TO ENSURE THAT LIFTING STRAPS CLEAR THE EAVES. THE MINIMUM NUMBER OF STRAPS USED IS DEPENDENT ON THE SECTION WEIGHT MANUFACTURE TO PROVIDE BUILDER WEIGHT OF SECTION AND ESTIMATED CENTER OF GRAVITY AT TIME OF DELIVERY ADDITIONALLY, THERE ARE OTHER IMPORTANT FACTORS WHICH REQUIRE MORE THAN MINIMUM NEEDED FOR WEIGHT CONSIDERATIONS. FOR EXAMPLE, WHERE A STAIRWELL ALIGNS WITH THE CENTER STRAP LOCATED AT OR NEAR THE CENTER OF GRAVITY OF A THREE STRAP LIFT, FOUR STRAPS MAY BE NEEDED TO AVOID A STRAP OCCURRING AT A STAIRWELL (A VULNERABLE AREA DURING LIFT OPERATIONS)



| NO. OF CONTINUOUS LOOP STRAPS | MAXIMUM SECTION WEIGHT |
|-------------------------------|------------------------|
| 2 | 22,000 LBS |
| 3 | 33,000 LBS |
| 4 | 44,000 LBS |

| MAXIMUM LENGTH OF UNIT | MAXIMUM DISTANCE (OUTER) STRAP TO ADJACENT END |
|------------------------|--|
| 40' | 4' |
| 46' | 6' |
| 52' | 8' |
| 58' | 8' |
| 64' | 8' |
| 70' | 8' |
| 76' | 8' |

- A. MACHINE BOLTS AND LAG BOLTS:**
- BOLTS AND NUTS: ASTM A307 U.O.N.
 - WASHERS: STANDARD CUT WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD. PROVIDE MALLEABLE IRON WASHERS (MIW) WHERE INDICATED ON THE DRAWINGS.
 - BOLT HOLES: MAXIMUM 1/16" LARGER THAN BOLTS ACCURATELY LOCATED. OVERSIZE OR SLOTTED HOLES ARE NOT PERMITTED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

- B. NAILED JOINTS:** COMMON WIRE NAILS OR SPIKES. FOR MINIMUM REQUIREMENTS REFER TO THE TYPICAL NAILING SCHEDULE. PROVIDE THE MINIMUM NAIL LENGTHS NOTED BELOW. OPTIONAL NAIL TYPES ARE NOTED FOR EACH SIZE SHOWN.

| NAIL | MAX. PLY THICKNESS | ALLOW NAIL TYPES | MIN. LENGTH |
|------|--------------------|--|-------------|
| 8D | 3/8" | 6D COMMON / 6D GALV. BOX/ 8D SMOOTH BOX | 1 1/2" |
| 8D | 1/2" | 8D COMMON / 8D GALV. BOX/ 10D SMOOTH BOX | 2" |
| 10D | 7/8" | 10D COMMON / 10D GALV. BOX/ 16D SINKER | 2 1/2" |
| 16D | 1 1/8" | 16D COMMON / 16D GALV. BOX | 3" |

- C. MISC. METAL CONNECTORS:** UNLESS NOTED OTHERWISE, ALL METAL CONNECTORS USED FOR CONNECTING STRUCTURAL WOOD MEMBERS SHALL HAVE FBC APPROVAL AND BE PRODUCTS MANUFACTURED BY THE SIMPSON STRONG-TIE CO. INC. (SIMP). ALL CONNECTORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S STANDARD RECOMMENDATIONS UTILIZING THE SIZE AND QUANTITY OF SIMPSON CONNECTORS SPECIFIED IN THE MOST RECENTLY PUBLISHED CATALOG. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS APPROVED IN WRITING BY THE ENGINEER.

STRUCTURAL WOOD FASTENERS

A. GENERAL
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE FBC. AISC SPECIFICATIONS FOR STEEL BUILDINGS AND CODE OF STANDARD PRACTICE, AWS STANDARD CODE D1.1, AND ASTM STANDARDS NOTED BELOW.

B. MATERIALS:

- STRUCTURAL STEEL (W SHAPES): ASTM A572, GRADE 50 (ENHANCED) OR ASTM A992.
- STRUCTURAL STEEL (ALL OTHER SHAPES AND PLATE): ASTM A36.
- STRUCTURAL HSS TUBING: ASTM A500, GRADE B OR C. Fy = 46 ksi.
- STRUCTURAL PIPE: ASTM A-53 GRADE B
- HIGH STRENGTH BOLTS & NUTS: ASTM A325
- STRUCTURAL STEEL PANEL: ASTM A242
- HIGH STRENGTH ANCHOR RODS (H.S.): ANCHOR RODS EMBEDDED IN CONCRETE SHALL BE ASTM F1554, GRADE 55 INCLUDING WELDABILITY SUPPLEMENT S1. RODS SHALL HAVE MINIMUM 4" THREADED PROJECTION (U.O.N.). EMBEDDED END SHALL BE THREADED AND NUTTED AS INDICATED ON DETAILS. HIGH STRENGTH NUTS PER ASTM A563 (TABLE X1.1).
- WELDING MATERIALS:
 - AWS D1.1 WITH E70XX LOW HYDROGEN ELECTRODES. TYPE AS REQUIRED FOR MATERIALS BEING WELDED.
 - STORAGE OF ELECTRODES IN STRICT ACCORDANCE WITH AWS GUIDELINES.
 - ALL COMPLETE JOINT PENETRATION WELDS SHALL HAVE A MIN CHARPYV-NOTCH TOUGHNESS OF 10FT LBS@ 20°F AND 40FT LBS@ 70°F.
- EXPANSION BOLTS: *HILTI® KB-3 OR APPROVED EQUAL ICC ESR 2302 UNO10
- EPOXY ANCHORS: *HILTI HIT HY 150 FASTENING SYSTEM. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ICC ESR 3013 UNO.
- SILL PLATE ANCHOR BOLTS: TYPICAL ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL BE ASTM F1554 (GRADE 38), ASTM A38, ASTM A307 OR EQUIVALENT. EMBEDDED END SHALL BE HEADED.
- PRIMER BY BUILDING MANUFACTURER.
- CONTAINER MATERIAL PERABS RULES- SECTION 14.13.03 TENSILE PROP:
 - MIN TENSILE STRENGTH = 450 N/mm² (65ksi)
 - MIN YIELD STRENGTH = 240 N/mm² (35ksi)
 - MIN ELONGATION STRENGTH = 50mm (2 inch) 22%
 - MIN REDUCTION IN AREA = 30%
- STEEL CONTAINERS ARE TO BE MANUFACTURED TO ISO14186 AND ISO668 STANDARDS & SPECIFICATIONS. ALL UNITS SHALL BE NEW CONSTRUCTED FROM NEW STEEL CONTAINERS UNLESS APPROVED VIA SITE INSPECTION.

C. FABRICATION / INSTALLATION:

- ALL WELDING TO BE BY CERTIFIED WELDERS.
- SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE.
- SHOP PRIME ALL STEEL MEMBERS EXCEPT THOSE SPECIFIED TO BE GALVANIZED. DO NOT PRIME THOSE SURFACES TO BE WELDED OR EMBEDDED IN CONCRETE.
- ALL BOLTED JOINTS SHALL BE TIGHTENED TO THE "SNUG TIGHT" CONDITION.
- NO HOLES SHALL BE DRILLED IN COLUMNS BEAMS SHALL NOT BE DRILLED OR NOTCHED WITHOUT THE APPROVAL OF THE ENGINEER.

D. INSPECTION

- ALL FIELD & SHOP WELDING TO BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED INSPECTOR AND SAFETY PERSONNEL.

GENERAL STEEL

WORK PERFORMED UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH FBC 2023. SPECIAL INSPECTION (BY A CERTIFIED INSPECTOR) IS REQUIRED FOR FIELD WELDING, HIGH STRENGTH BOLTING, SPRAYED ON FIRE PROOFING, CONCRETE WITH STRENGTH > 2500 PSI, HIGH-LIFT GROUTING, SPECIAL MOMENT RESISTING FRAMES, PILES, DRILLED PIERS AND CAISSONS

A. STRUCTURAL WELDING:

SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH FBC 2023 WELDING IN ANY APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH FBC 2023. ALL FIELD WELDING REQUIRES CONTINUOUS INSPECTION

B. HIGH STRENGTH BOLTING:

ALL HIGH-STRENGTH (STEEL-TO-STEEL) BOLTED CONNECTIONS DESIGNATED AS HSB SHALL BE PRETENSIONED BY ONE OF FOUR METHODS:

- TURN-OF-THE-NUT
- CALIBRATED WRENCH TIGHTENING
- TWIST-OF-BOLTOR
- DIRECT TENSION INDICATOR. CONTINUOUS SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH FBC 2023.

C. ANCHOR BOLTS IN CONCRETE:

SPECIAL INSPECTION IS REQUIRED.

D. POINTING:

PREPARATION AND MORTAR POINTING SHALL BE PERFORMED WITH SPECIAL INSPECTION PER FBC 2023.

E. MASONRY SHEAR TEST:

IN-PLACE SHEAR TESTS FOR COMPLIANCE WITH FBC 2023.

F. NEW EMBEDDED BOLTS:

ALL BOLTS RESISTING TENSION FORCES OR A COMBINATION OF TENSION AND SHEAR FORCES SHALL BE SUBJECT TO PERIODIC INSPECTION IN ACCORDANCE WITH SECTION 1701 OF THE BUILDING CODE PRIOR TO PLACEMENT OF THE BOLT. 5% OF ALL BOLTS RESISTING TENSION FORCES SHALL BE SUBJECT TO A DIRECT TENSION TEST AND ADDITIONAL 20% SHALL BE TESTED USING A CALIBRATED TORQUE WRENCH. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH UBC STD. 21-7

- G. ALL EXPANSION/EPOXY ANCHORS REQUIRES CONTINUOUS SPECIAL INSPECTION.**

H. ALL EPOXY REINFORCING REQUIRES CONTINUOUS SPECIAL INSPECTION.

- I. ALL COMPLETE PENETRATION WELDS REQUIRE NON-DESTRUCTIVE TESTING PER AISC 341, APPENDIX Q & W**

GENERAL NAILING SCHEDULE

- ALL STRUCTURAL SAWN LUMBER SHALL BE HEM-FIR OR DOUG-FIR OF THE FOLLOWING GRADES, UNLESS NOTED OTHERWISE:

| | | |
|---------------------------------------|------------|--------------|
| 2x, 3x&4x | NO 2 | Fb= 650 PSI |
| WALL STUD | NO 3 | Fb= 500 PSI |
| ALL SIZES OF 6X | NO 1 | Fb = 975 PSI |
| 2X & 3X DECKING | SELECT DEX | Fb = 975 PSI |
| SILL PLATES-HEM/DOUG FIR (WOLMANIZED) | NO 3. | Fb = 500 PSI |

- ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH GRADING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION.
- ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED HEM FIR. ALL FIELD CUTS SHALL BE FIELD TREATED BY AWPA METHOD H-84
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY DETAILED OR NOTED.
- 2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
- CROSS BRIDGING SHALL BE PROVIDED 8'-0" O.C. MAXIMUM FOR ALL ROOF JOISTS OR RAFTERS MORE THAN 8" IN DEPTH. & ALL FLOOR JOISTS MORE THAN 10" IN DEPTH USE 2X3 OR AN APPROVED TYPE OF METAL BRIDGING.
- PLYWOOD OR O.S.B. SHEATHING USED ON ROOF, FLOOR & SHEAR WALLS SHALL BE GRADE MARKED STRUCTURAL PS-1-09.
- NOTCH ALL JOISTS AND RAFTERS, AS REQUIRED, FOR FULL BEARING ON JOIST HANGERS & PLATES. MINIMIZE WOOD REMOVAL AND OVER CUTTING.
- BOLTS: ASTM A-307, WITH STANDARD CUT WASHERS BETWEEN WOOD, NUTS & BOLT HEADS (USE MALLEABLE IRON WASHERS WHERE BOLTS ARE IN TENSION.)
- BOLTS WITH "UPSET" OR "ROLLED" THREADS ARE NOT ALLOWED. BOLT DIAMETERS INDICATED ARE SHANK DIAMETERS.
- HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
- RETIGHTEN ALL BOLTS JUST PRIOR TO BEING ENCLOSED. MACHINE APPLIED NAILING: USE OF MACHINE APPLIED NAILING IS SUBJECT TO SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
- LVL SHALL BE 1-3/4" 1 9E "TIMBER STRAND" LVL OR EQUIVALENT MANUFACTURED BOARDS FROM STRUCTURALLY BONDED WOOD FIBERS. SEE DETAILS FOR DEPTH OF BOARD IF APPLICABLE.

NOTE

ALL NOTES ARE GENERAL STANDARDS AND MAY NOT APPLY TO THIS SPECIFIC PROJECT. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE MOTOR.

NAILING SCHEDULE

NAILING SCHEDULE: (ALL NAILS SHALL BE COMMON, GALVANIZED WHERE EXPOSED) PER F.B.C. TABLE 2304.9.1

| CONNECTION | FASTENING | LOCATION |
|---|-------------------|---|
| 1. JOIST TO SILL OR GIRDER | 3-8D | TOENAIL |
| 2. BRIDGING TO JOIST | 2-8D | TOENAIL EA. END |
| 3. 1X6 OR LESS SUBFLOOR TO EA. JOIST | 2-8D | FACE NAIL |
| 4. WIDER THAN 1X6 SUBFLOOR TO EA. JOIST | 3-8D | FACE NAIL |
| 5. 2" SUBFLOOR TO JOIST | 2-16D | BLIND & FACE NAIL |
| 6. SOLE PLT. TO JOIST OR BLKG. TO EA. JOIST | 16D @ 16" | TYP. FACE NAIL |
| 7. TOP PLT. TO STUD | 2-16D | END NAIL |
| 8. STUD TO SOLE PLT. OR | 2-16D | END NAIL |
| 9. DOUBLE STUDS | 16D @ 24" | END NAIL |
| 10. DOUBLE TOP PLT. DOUBLE TOP PLT. | 16D @ 16" | TYP. FACE NAIL |
| 11. BLKG. BTW. JOIST OR RAFTERS TO TOP PLT. | 8-16D MIN. U.N.O. | LAP SPLICE |
| 12. RIM JOIST TO TOP PLT. | 3-8D | TOE NAIL |
| 13. TOP PLT., LAPS & INTERSECTIONS | 8D @ 6" | TOENAIL |
| 14. CONT. HDR. 2 PIECES | 2-16D | FACE NAIL |
| 15. CLG. JOIST TO PLT. | 16D @ 16" | ALONG EDGE |
| 16. CONT. HDR. TO STUD | 3-8D | TOE NAIL |
| 17. CLG. JOIST LAP OVER PARTITIONS | 4-8D | TOE NAIL |
| 18. CLG. JOIST PARALLEL TO RAFTERS | 3-16D | FACE NAIL |
| 19. RAFTER TO PLT. | 3-16D | FACE NAIL |
| 20. 1" DIA. BRACE TO EA. STUD & PLT. | 3-8D | FACE NAIL |
| 21. 1X8 SHT'G. TO EA. BRG. | 3-8D | FACE NAIL |
| 22. WIDER THAN 1X8 SHT'G. TO BRG. | 3-8D | FACE NAIL |
| 23. BUILT-UP CORNER STUDS | 16D @ 24" | FACE NAIL |
| 24. BUILT-UP GIRDERS & BEAMS | 20D @ 32" | FACE NAIL @ TOP & BTM. STAGR. ON OPP. SIDES |
| 25. 2" PLANKS | 2-20D | FACE NAIL @ ENDS & @EA. SPLICE |
| 26. COLLAR TIE TO RAFTER | 2-16D | @EA.BRG. |
| 27. JACK RAFTER TO HIP | 3-10D | FACE NAIL |
| 28. ROOF RAFTER TO 2X RIDGE | 3-10D | TOE NAIL |
| 29. JOIST TO BAND JOIST | 2-16D 2-16D | TOE NAIL FACE NAIL |
| | 3-16D | FACE NAIL |

NOTE

THIS PACKAGE, AND THE PLANS AND DETAILS HEREIN, ARE TO BE USED IN CONJUNCTION WITH THE MANUFACTURER'S APPROVED STRUCTURAL SYSTEM. MEMBERS AND ASSEMBLIES SPECIFICALLY CALLED FOR IN THE PLANS AND DETAILS, ALONG WITH THE ASSOCIATED NOTES, SHALL SUPERSEDE THOSE FROM THE MANUFACTURER'S APPROVED SYSTEM. ALL MEMBERS AND ASSEMBLIES NOT CALLED FOR IN THE PLANS AND DETAILS SHALL BE SELECTED AND BUILT PER THE MANUFACTURER'S APPROVED SYSTEM

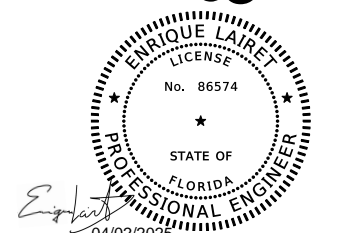
STRUCTURAL SYSTEM NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE AND THE ADDITIONAL PUBLICATIONS LISTED HEREIN.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. THESE DRAWINGS SHALL BE READ AND COORDINATED WITH ALL OTHER CONTRACT DRAWINGS, INCLUDING VENDOR DRAWINGS AND SUBCONTRACTOR SHOP DRAWINGS.
- CONTRACT DOCUMENTS USE: REVIEW CONTRACT DOCUMENTS IN THEIR ENTIRETY BEFORE PERFORMING STRUCTURAL RELATED WORK AND BEFORE DEVELOPING SHOP DRAWINGS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF ARCHITECT (STRUCTURAL ENGINEER) BEFORE STARTING WORK.
- TYPICAL DETAIL: DETAILS ON SO SERIES SHEETS ARE APPLICABLE THROUGHOUT PROJECT WHEREVER THE DESCRIBED CONDITION OCCURS AND MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THESE DETAILS AND UNDERSTANDING EXTENT OF THEIR APPLICATION PRIOR TO PERFORMING WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTS DRAWINGS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR UNCLEAR CONDITIONS ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- IN THE EVENT OF DEVIATIONS, DISCREPANCIES, CONFLICTS OR UNCLEAR CONDITIONS BETWEEN THE STRUCTURAL DRAWINGS AND THE PROJECT SPECIFICATIONS, THE STRUCTURAL DRAWINGS SHALL CONTROL.
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- PERIODIC JOB SITE VISITS BY THE OWNER AND/OR ENGINEER DOES NOT CONSTITUTE REVIEW OR APPROVAL OF CONSTRUCTION TECHNIQUES BUT ARE INTENDED SOLELY FOR THE PURPOSE OF CHECKING GENERAL COMPLIANCE OF THE WORK WITH THE PROJECT CONSTRUCTION DOCUMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH WALLS AND FLOORS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, TEXTURE & OTHER FINISH DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE IN A SAFE CONDITION AND EMPLOYING OSHA APPROVED CONSTRUCTION PRACTICES AND OSHA REGULATIONS PERFORMED IN A WORKMANLIKE MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF FORMWORK AND OTHER TEMPORARY CONSTRUCTION STRUCTURES. CARE MUST BE TAKEN DURING CONSTRUCTION NOT TO EXCEED THE DESIGN LIVE LOAD CAPACITY OF THE STRUCTURE (SEE LOADING VALUES IN DESIGN SUMMARY). CONSTRUCTION MATERIALS SHALL BE SPREAD OUT TO AVOID OVERLOADING INDIVIDUAL MEMBERS. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. FORMWORK SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH AS INDICATED IN CONCRETE NOTES.
- SHORING AND RESTORING SHALL BE DESIGNED BY A QUALIFIED DESIGNER AND THE ERECTED SHORING SHALL BE INSPECTED BY A REGISTERED ENGINEER, EXPERIENCED IN THE DESIGN OF SHORING SYSTEMS, WHO SHALL SUBMIT AN INSPECTION REPORT TO THE ARCHITECT.
- SHOP DRAWING REVIEW BY THE ENGINEER IS FOR GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. THE REPRODUCIBLE WILL BE MARKED AND RETURNED.
- ANY PROPOSED DETAIL CHANGE SHALL BE CLEARLY IDENTIFIED ON THE SHOP DRAWINGS WITH APPROPRIATE SUPPORTING DOCUMENTATION INCLUDED FOR PROPER EVALUATION OF THE CHANGE.
- THE CONTRACTOR WILL REMAIN RESPONSIBLE FOR ALL ERRORS OF DETAILING, FABRICATION AND FOR THE CORRECT FITTING OF ALL STRUCTURAL MEMBERS INCLUDING COORDINATION WITH OTHER TRADES.

INSULATION NOTES:

A. 2018 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS FOR LOW-RISE RESIDENTIAL. SEE CURRENT ENERGY CODE SPECIFICATIONS. BASIC BUILDING ENVELOPE COMPLIANCE PATH: ROOF/ATTIC R-38; JOIST VAULTS R-38; WALLS R-13; FLOOR R-30; WINDOWS U-VALUE .35. WATER SERVICE PIPE IN UNCONDITIONED AREA R-3.

B. R808 - COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3-INCHES FROM RECESSED LIGHTING FIXTURES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES UNLESS THE DEVICE IS LISTED FOR LESSER CLEARANCES.



RELEASED FOR CONSTRUCTION



Oasis Engineering, LLC
3702 W Spruce St. #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

Revision Schedule

| Number | Description | Date |
|--------|-------------|------|
|--------|-------------|------|

SHEET NAME

General Notes

SHEET NUMBER

A.9

FBC - GENERAL PROVISIONS - ELECTRICAL GENERAL

MAKE THE INSTALLATION IN ACCORDANCE WITH RECOGNIZED GOOD PRACTICES FOR THIS TYPE OF WORK. USE THE PROPER MATERIALS AND THE PROPER METHODS, WHETHER OR NOT THESE ARE DESCRIBED IN DETAIL HEREIN. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE, OPERABLE INSTALLATION, CODES, PERMITS AND DRAWINGS.

CONFORM TO APPLICABLE FLORIDA ELECTRICAL CODE, APPLICABLE NATIONAL ELECTRIC SAFETY CODE, AND TO APPLICABLE LOCAL CODES, WHERE THE DRAWINGS AND SPECIFICATION EXCEED THE REQUIREMENT OF THE CODE, COMPLY WITH THE DRAWINGS AND SPECIFICATION.

OBTAIN AND PAY ALL COSTS FOR REQUIRED PERMITS AND INSPECTIONS FOR ALL WORK INCLUDED HEREIN.

HE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COMPLY WITH LISTED CODES, ORDINANCES, REGULATIONS AND STANDARDS, WHERE DISCREPANCIES OCCUR BETWEEN DRAWINGS, SPECIFICATIONS, CODE REQUIREMENTS AND ACTUAL FIELD CONDITIONS, NOTIFY THE ARCHITECT IMMEDIATELY AND ASK FOR AN INTERPRETATION. SHOULD INSTALLED MATERIALS OR WORKMANSHIP FAIL TO COMPLY, THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING THE IMPROPER INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

MATERIALS: WHERE THE UNDERWRITERS' LABORATORIES (UL) HAVE ESTABLISHED STANDARDS AND HAVE ISSUED LABELS FOR A PARTICULAR GROUP, CLASS OR TYPE OF MATERIAL, APPARATUS, APPLIANCE OR DEVICE, THE UL LABEL SHALL BE REQUIRED ON ALL SUCH ITEMS IN THAT CATEGORY INCORPORATED INTO THE WORK.

SUBMITTALS:

SUBMIT FOR APPROVAL SHOP DRAWINGS ON THE FOLLOWING:

- 1. WIRES AND CABLES
2. RACEWAYS & BOXES
3. WIRING DEVICES
4. PANEL BOARDS
5. LIGHT FIXTURES TESTS

ALL DEFECTIVE MATERIAL AND WORKMANSHIP DISCLOSED AS THE RESULT OF TESTS REQUIRED IN OTHERS PORTIONS OF THESE SPECIFICATIONS SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE. IT SHALL BE SHOWN, BY DEMONSTRATION IN SERVICE, THAT ALL CIRCUITS AND DEVICES ARE IN GOOD OPERATING CONDITION. EQUIPMENT CONNECTIONS.

POWER WIRING: MAKE WIRING CONNECTIONS TO ALL DEVICES AND EQUIPMENT BEING INSTALLED AS PART OF THE CONTRACT. RECORD DRAWINGS A, ON ONE (1) SET OF CONTRACT DRAWINGS, KEPT AT THE SITE DURING CONSTRUCTIONS, MARK ALL WORK THAT IS INSTALLED DIFFERENTLY FROM THAT SHOWN ON PLANS, INCLUDING REVISED CIRCUITRY, MATERIAL OR EQUIPMENT. SUFFICIENT DIMENSIONS SHALL BE PROVIDED TO LOCATE ALL MATERIALS INSTALLED BENEATH AND OUTSIDE THE BUILDING INCLUDING, BUT NOT LIMITED TO UNDERGROUND CONDUITS, CABLING, GROUND RODS AND STUB OUTS.

ALL CHANGES OR REVISIONS TO THE CONTRACT DRAWINGS INCLUDING, BUT NOT LIMITED TO, THOSE INDICATED BY AMENDMENT, CHANGE ORDER, FIELD ORDER, WRITTEN RESPONSE TO RFI OR OTHER CONTRACTUAL MEANS SHALL BE KEPT CURRENT AS THE WORK PROGRESSES AND SHALL BE INCORPORATED ONTO THE FINAL RECORD DRAWINGS.

ACCURATELY LOCATE AND DIMENSION ALL UNDERGROUND AND EMBEDDED CONDUIT RUNS ON THE RECORD DRAWINGS.

THE MARKED DRAWINGS SHALL BE KEPT CURRENT AS THE WORK PROGRESSES AND SHALL BE AVAILABLE FOR INSPECTION UPON REQUEST. AT THE CLOSE OF CONSTRUCTION, PREPARE A SET OF ACCURATE REPRODUCIBLE RECORD DRAWINGS AND TURN THEM OVER TO THE ARCHITECT. THE CORRECT AND COMPLETED RECORD DRAWINGS ARE A PREREQUISITE TO FINAL CONSTRUCTION PAYMENT.

- 1. AS PART OF THE REPRODUCIBLE RECORDS DRAWINGS, THE CONTRACTOR SHALL PRODUCE FULL SIZE REPRODUCIBLE DRAWINGS WITH THE FINAL PANEL BOARD SCHEDULES AS MODIFIED DURING CONSTRUCTION AND FINAL LIGHT FIXTURE SCHEDULE AS MODIFIED DURING CONSTRUCTION.

MINIMUM SIZES: MINIMUM SIZE FOR ABOVE GROUND RACEWAYS SHALL BE 3/4" USE 1" CONDUIT FOR BELOW GRADE INSTALLATIONS.

PRODUCTS:

RACEWAYS:

- 1. ELECTRIC METALLIC TUBING (EMT) SHALL BE ZINC-COATED STEEL AS MANUFACTURED BY TRIANGLE OR AN APPROVED EQUAL.

FITTINGS:

- 1. INDOORS ON EMT: COMPRESSION TYPE

PROVIDE ALL CONNECTORS, TEES, ELBOWS, ETC. REQUIRED TO ENSURE A RIGID COMPLETE INSTALLATION.

- 1. INSIDE BUILDING UNDER CANOPY

RGIC RIGID CONDUIT WITH COMPRESSION FITTINGS.

EXPOSED CONDUIT SHALL BE RUN STRAIGHT LINES PARALLEL TO BUILDING CONSTRUCTION.

- 1. EXTERIOR LOCATIONS BELOW CHEETAH BUILDING CANOPY UP TO 8 FT ABOVE FINISHED FLOOR.

INSTALL RGIC RIGID CONDUIT WITH COMPRESSION FITTINGS.

UNDERGROUND LOCATIONS.

INSTALL PVC SCHEDULE 40 CONDUIT WITH SCHEDULE 80 ELBOWS.

SUPPORT:

- 1. FURNISH AND INSTALL COMPLETE, ADEQUATE AND STURDY SUPPORTS FOR ALL PARTS OF THE RACEWAY SYSTEM.
2. ALL CONDUITS MUST BE SUPPORTED WITH MATERIALS SPECIFICALLY MADE FOR THIS PURPOSE. DO NOT USE WIRE HANGERS, USE MALLEABLE IRON CONDUIT CLAMPS, TRAPEZE SUPPORTS OR CADDY FASTENERS. MULTIPLE RUNS SHALL BE SUPPORTED BY "UNISTRUT" OR EQUIVALENT MULTIPLE HANGERS. EACH CONDUIT SHALL BE CLAMPED AT EACH "UNISTRUT" SUPPORT.

CONTINUITY: MAKE ALL JOINTS AND CONNECTIONS IN A MANNER, WHICH WILL ENSURE MECHANICAL STRENGTH AND ELECTRICAL CONTINUITY.

OPENINGS: KEEP ALL RACEWAY OPENINGS CLOSED IN A MANNER TO PREVENT ENTRY OF MOISTURE AND FOREIGN MATERIALS UNTIL CONDUCTORS ARE INSTALLED. BLOW AND SWAB OUT ALL RACEWAYS BEFORE PULLING IN CONDUCTORS. IN EACH RACEWAY PULL ALL CONDUCTORS SIMULTANEOUSLY. SECTION 260519 - WIRES AND CABLES GENERAL.

PROVIDE COMPLETE SYSTEM OF INSULATED CONDUCTORS FOR ALL POWER REQUIREMENTS AND FOR ALL OTHER SYSTEMS WHERE THE CONDUCTORS ARE NOT INCLUDED UNDER THAT SYSTEM'S SECTION, TESTED AND CONNECTED AT BOTH ENDS.

MATERIALS:

CONDUCTOR MATERIALS - 600 VOLT

SOFT DRAWN ANNEALED COPPER, NINETY-EIGHT (98%) PERCENT CONDUCTIVITY, CONTINUOUS FROM DEVICE TO DEVICE, WITHOUT WELDS, SPLICES OR JOINTS. MINIMUM WIRE SIZE No. 12. CONDUCTOR SIZES SHOWN ON THE DRAWINGS ARE THE MINIMUM COPPER AWG CONDUCTOR SIZES REQUIRED.

ELECTRICAL / GENERAL NOTES:

PROVIDE A 125 VOLT 15 OR 20 AMP RECEPTACLE WITHIN 25" OF HEATING OR AIR CONDITIONING EQUIPMENT. 210.63 NEC/2019

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/ WALL OUTLETS INCLUDING THE REFRIGERATOR. NEC 210.11(C)(1) & 210.52(B) A

DEDICATED MINIMUM 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR THEIR EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED). NEC 210.11(C)(3) AND 210.52(D)

A MINIMUM 20 AMP SHALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING AREA, PANTRY, OR OTHER SIMILAR AREAS (NEC 210.11 (C)(1)) AT LEAST ON 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (NEC 210.11(C)(2))

IN EVERY DWELLING UNIT, FIXED APPLIANCES SUCH AS FOOD WASTE GRINDERS, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TRAY LOCATIONS BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, AC UNITS, BUILT-IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF M-H.P. OR LARGER SHALL BE ON A SEPARATE 20 AMP.

BRANCH CIRCUIT:

125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. (NEC 406.8(B)(1)).

TAMPER RESISTANT RECEPTACLES AT ALL 124 VOLT, 15 AND 20 AMP RECEPTACLES. CEC 406.11

AFCI PROTECTED RECEPTACLES IN FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATING ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS PER NEC 210.12(B).

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, INTERCONNECTED, AND WIRED ON A LIGHTING CIRCUIT WITH BATTERY BACKUP. EXISTING AREAS MAY BE SOLELY BATTERY OPERATED. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY OR RETURN REGISTERS OF A HEATING OR COOLING SYSTEM. R314 NRC/2019

CARBON MONOXIDE ALARMS: SAME REQUIREMENTS AS SMOKE ALARMS EXCEPT NOT REQUIRED IN BEDROOMS. R315 IRC/2019

APPLIANCES DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE.

SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 NMC/2019 (SEISMIC BRACING FOR GAS APPLIANCES.)

APPLIANCES INSTALLED IN GARAGES OR OTHERS AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR ELEVATED OR OUT OF THE NORMAL PATH OF VEHICLES. INSTALL A 4" DIAMETER BOLLARD (FILLED W/ CONCRETE) EMBEDDED 36" INTO 12" DIAMETER FOOTING IN FRONT OF APPLIANCE OR PROVIDE A DETAIL AND OR CALCULATION FROM AN ENGINEER FOR REVIEW. 604.1 NMC/2019

APPLIANCES DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 NMC/2019 (SEISMIC BRACING FOR GAS APPLIANCES.)

UFER GROUND NOTE:

ALL STEEL REBARS MEASURING 1/2" OR MORE IN DIAMETER AND 20' OR LONGER IN LENGTH THAT IS ENCASED IN NOT LESS THAN 2 INCHES OF CONCRETE SHALL BE BONDED TO THE BUILDING'S GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250 (ELECTRICAL SUBCODE) SECTION 250.52(A)(3).

THE "UFER" GROUND CAN BE 20 L.F. OF #2 OR #4 COPPER WIRING LAID INSIDE THE FOOTING AND THE SAME WIRE IS LONG ENOUGH TO REACH TO THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE. UFER GROUND CAN BE (1) L-SHAPED PIECE OF #4 STEEL REBAR CONNECTED TO THE OTHER STEEL REBAR IN THE FOOTING AND STICKING OUT IN SUFFICIENT LENGTH FOR CONNECTION AT THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE.

NOTE: SWITCHES, CONTROLLER, THERMOSTAT, ETC MOUNTING HEIGHT @ MINIMUM 15" TO MAXIMUM 48"

CONDUCTOR INSULATION - 600 VOLT:

- 1. ALL WIRE SHALL BE INSULATED FOR 600 VOLTS.
2. CONTROL WIRING: THW, THWN OR THHN, STRANDED.
3. POWER WIRING: THH/THWN STRANDED.
4. ALL INSULATION IN AWG SIZES TEN (10) AND BELOW SHALL BE IMPREGNATED WITH COLOR ACCORDING TO THE FOLLOWING: 120/208 VOLTS PHASE "A" BLACK PHASE "B" RED PHASE "C" BLUE NEUTRAL WHITE (STRIPED TO INDICATE PHASE) GROUND GREEN COLOR (OTHER THAN BLACK) IS NOT AN INTEGRAL PART OF INSULATION. USE 3M No. 35 TAPES IN THE SAME COLOR CODE TO IDENTIFY BOTH END OF CONDUCTORS. GROUND CONDUCTOR MUST HAVE GREEN INSULATION; GREEN TAPES ON OTHER COLORS OF INSULATION ARE NOT ACCEPTABLE.
5. MANUFACTURERS: ANACONDA, COLLYER, GENERAL ELECTRIC OKONITE, PHELPS DODGE, ROME, TRIANGLE, OR APPROVED EQUAL. INSTALLATION

WIRE - 600 VOLT:

- 1. DO NOT PULL ANY CONDUCTORS INTO CONDUITS UNTIL ALL WORK OF A NATURE WHICH MAY CAUSE INJURY TO CONDUCTORS IS COMPLETED. NO WIRE OR CABLE SHALL BE PULLED INTO CONDUIT THAT TERMINATES IN MAJOR EQUIPMENT, UNTIL SUCH EQUIPMENT HAS BEEN INSTALL AND PERMANENTLY ANCHORED IN PLACE.
2. BLOW OUT AND SWAB CONDUITS BEFORE INSTALLING CONDUCTORS. FEEDERS SHALL BE RUN THEIR ENTIRE LENGTH AS CONTINUOUS CONDUCTORS WITHOUT JOINTS OR SPLICES; HOWEVER, JOINTS AND SPLICES IN BRANCH CIRCUITS SHALL BE PERMITTED WHERE CIRCUITS DIVIDE (IN JUNCTION BOXES ONLY).
3. CARE SHALL BE EXERCISED WHEN INSTALLING WIRE IN CONDUIT SO AS NOT TO DAMAGE THE CONDUCTOR INSTALLATION. MECHANICAL MEANS OF PULLING SHALL NOT BE USED UNLESS APPROVED. OILS, GREASE OR ANY OTHER INJURIOUS TYPE OF PULLING COMPOUND SHALL NOT BE USED WHEN PULLING IN CONDUCTORS. "Y-ER-EASE" COMPOUND OR APPROVED EQUAL WILL BE ACCEPTABLE. IN EQUIPMENT AND PANELS, BUNCH, FORM AND SECURE WIRE WITH BURNDY TYRAPS OR APPROVED EQUAL. AT INTERVALS APPROPRIATE TO THE BUNDLE SIZE.
4. THE USE OF JUNCTION BOXES TO GATHER SEVERAL HOME RUNS INTO A LARGER CONDUIT TO A PANEL BOARD WILL NOT BE PERMITTED.
5. LEAVE ADEQUATE SPACE IN PANEL BOARDS AND CABINETS FOR FUTURE CIRCUITS AND FOR WIRING INSTALLED BY OTHERS.
6. ALL RACEWAYS SHALL INCLUDE A CODE SIZED INSULATED GROUNDING CONDUCTOR.
7. ALL RACEWAYS SHALL INCLUDE A CODE SIZED INSULATED GROUNDING CONDUCTOR.
8. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH SEPARATE INDIVIDUAL NEUTRAL CONDUCTORS.

SPLICES:

- 1. SPLICES IN 600 VOLT-FEEDER WIRES WILL NOT BE PERMITTED

TESTS:

- 1. WIRING SYSTEMS SHALL BE TESTED FOR INSULATION RESISTANCE AFTER ALL WIRING IS COMPLETED AND CONNECTED READY FOR THE ATTACHMENT OF EQUIPMENT AND AGAIN WHEN EQUIPMENT IS CONNECTED READY FOR USE.
2. TESTS SHALL BE MADE WITH AN INSTRUMENT (MEGGER) CAPABLE OF MEASURING THE CORRECT INSULATION RESISTANCE AND HAVING A MINIMUM VOLTAGE RATING OF 500 VOLTS. READINGS TAKEN AFTER THE VOLTAGE HAS BEEN APPLIED SHALL VERIFY THAT THE INSULATION RESISTANCE BETWEEN CONDUCTORS AND ALSO BETWEEN EACH CONDUCTOR AND GROUND IS IN EXCESS OF 10M OHMS.
3. IN CASE OF FAILURE DURING THE MEGGER TEST, LOCATE AND REPLACE THE FAULTY TERMINATION OR CABLE SECTION AS NECESSARY, AND REPEAT THE INSULATION TEST AT NO ADDITIONAL COSTS TO THE OWNER.
4. ADEQUATE MEANS SHALL BE TAKEN TO ENSURE SAFETY DURING THE TESTS AND ALL SAFETY INSTRUCTIONS OF THE TEST OPERATOR SHALL BE OBSERVED.

STANDARD ELECTRICAL NOTES:

- 1. ALL CONDUCTORS WILL BE COPPER.
2. RECEPTACLE OUTLET SPACING CONFORMS TO 2019 NAT. ELEC. CODE.
3. SPACES ARE PROVIDED IN THE PANEL BOX FOR EXPANSION.
4. ELECTRICAL BOXES SHALL BE LISTED FOR THE SPECIFIC PURPOSE. BOXES FOR FIXTURE ATTACHMENTS SHALL BE DESIGNED FOR THAT PURPOSE WITH PROPER FIXTURE ATTACHMENT MEANS. ALL FIXTURES SHALL BE ADEQUATELY SUPPORTED PER THE FIXTURE MANUFACTURERS INSTRUCTIONS AND THEIR LISTING REPORT.
5. THE METHOD OF MOUNTING FIXTURES AND WIRING INSTALLATION SHALL BE PER THE LISTING REPORT AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA AND MUST BE INSTALLED IN EACH BEDROOM. AT LEAST ONE (1) SMOKE DETECTOR MUST BE INSTALLED ON EACH LEVEL, INCLUDING BASEMENTS. ALL SMOKE DETECTORS WITHIN A DWELLING UNIT SHALL BE HARD WIRED TO THE HOME ELECTRICAL AND INTERCONNECTED TO PROVIDE SIMULTANEOUS ACTIVATION. EACH SMOKE DETECTOR WILL BE EQUIPPED WITH A BATTERY BACK-UP.
7. ALL BRANCH CIRCUITS THAT SUPPLY 125-V SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN DWELLING LIVING AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
8. ALL 15 AND 20 AMP RECEPTACLES ARE TO BE TAMPER RESISTANT.
9. BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY HUMIDISTAT.
10. A CO ALARM SHALL BE CENTRALLY LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARMS SHOULD BE LOCATED AT LEAST 6" FROM ALL EXTERIOR WALLS AND AT LEAST 3'-0" FROM SUPPLY OR RETURN VENTS. CO ALARMS WILL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACK-UP.

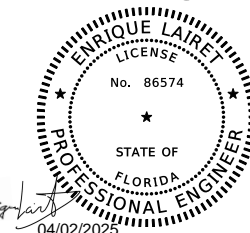
NOTES:

AFCI SHALL SERVE ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS.

FIFTEEN AND 20 AMPERE, 125 AND 250 VOLT NON - LOCKING RECEPTACLES INSTALLED IN DAMP AND WET LOCATIONS SHALL BE LISTED AS WEATHER - RESISTANT TYPE. IRC E4002.8 & E4002.9

CODE BASIS:

2023 FLORIDA BUILDING CODE
2023 FLORIDA ELECTRICAL BUILDING CODE
2023 FLORIDA MECHANICAL BUILDING CODE
ACI 318-19 (STRUCTURAL CONCRETE)
TMS 402/602-16 (STRUCTURAL MASONRY)
ASCE 7-16 (DESIGN LOADS FOR STRUCTURES)



RELEASED FOR CONSTRUCTION



Oasis Engineering, LLC 3702 W Spruce St, #1033 Tampa, FL 33607 FL Firm License No. 35420 P: 813-694-8989 www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

Revision Schedule

Table with 3 columns: Number, Description, Date

SHEET NAME

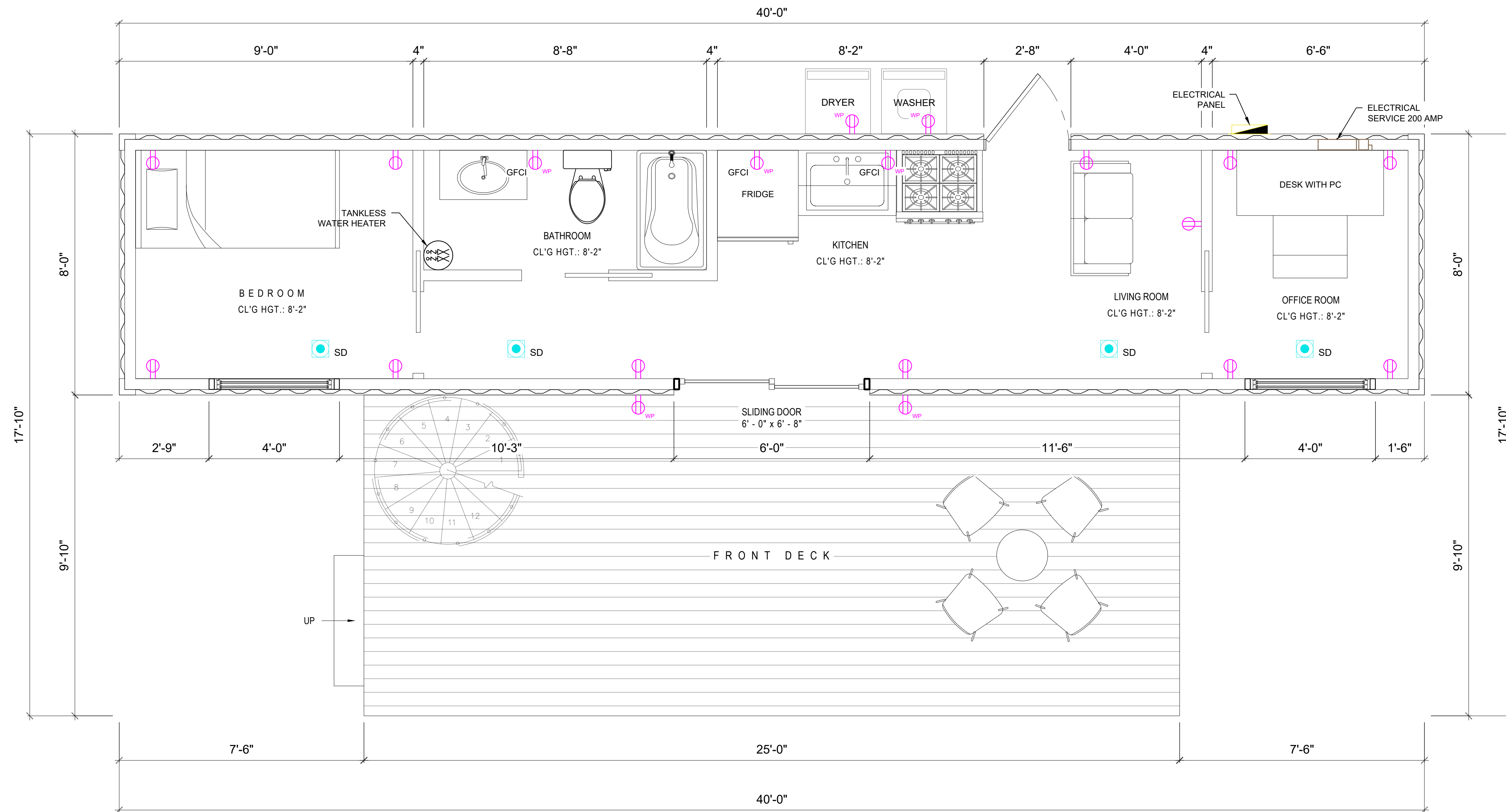
Electrical Notes

SHEET NUMBER

E.1

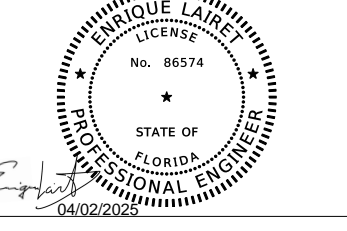
SYMBOL LEGEND

- SURFACE MOUNTED LED CAN LIGHT-CEILING
- SURFACE MOUNTED LED CAN LIGHT-WALL SCONCE
- SINGLE POLE LIGHT SWITCH, QUIET TYPE, AND DISPOSAL CIRCUITS, INSTALL 48" A.F.F.
- THREE WAY LIGHT SWITCH, QUIET TYPE, 120 VOLTS, 15 AMPS, INSTALL 48" A.F.F.
- CEILING FAN WITH LIGHTS
- A/C HEAD UNIT
- DUAL RECEPTACLE OUTLET 18" A.F.F. UNLESS OTHERWISE INDICATED
- DUAL WATER PROOF RECEPTACLE OUTLET, 18" A.F.F. UNLESS OTHERWISE INDICATED
- GROUND FAULT CIRCUIT INTERRUPTER
- AC COMPRESSOR
- 200 AMP SERVICE
- ELECTRICAL PANEL
- EXHAUST FAN ON WALL
- SMOKE SENSOR
- TANKLESS WATER HEATER
- HOT WATER PIPE
- COLD WATER PIPE
- SANITARY PIPE



1 FLOOR POWER PLAN

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



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Oasis Engineering, LLC
 3702 W Spruce St, #1033
 Tampa, FL 33607
 FL Firm License No. 35420
 P: 813-694-8989
 www.oasisengineering.com

PROJECT #: 2024-093

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| Revision Schedule | | |
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SHEET NAME

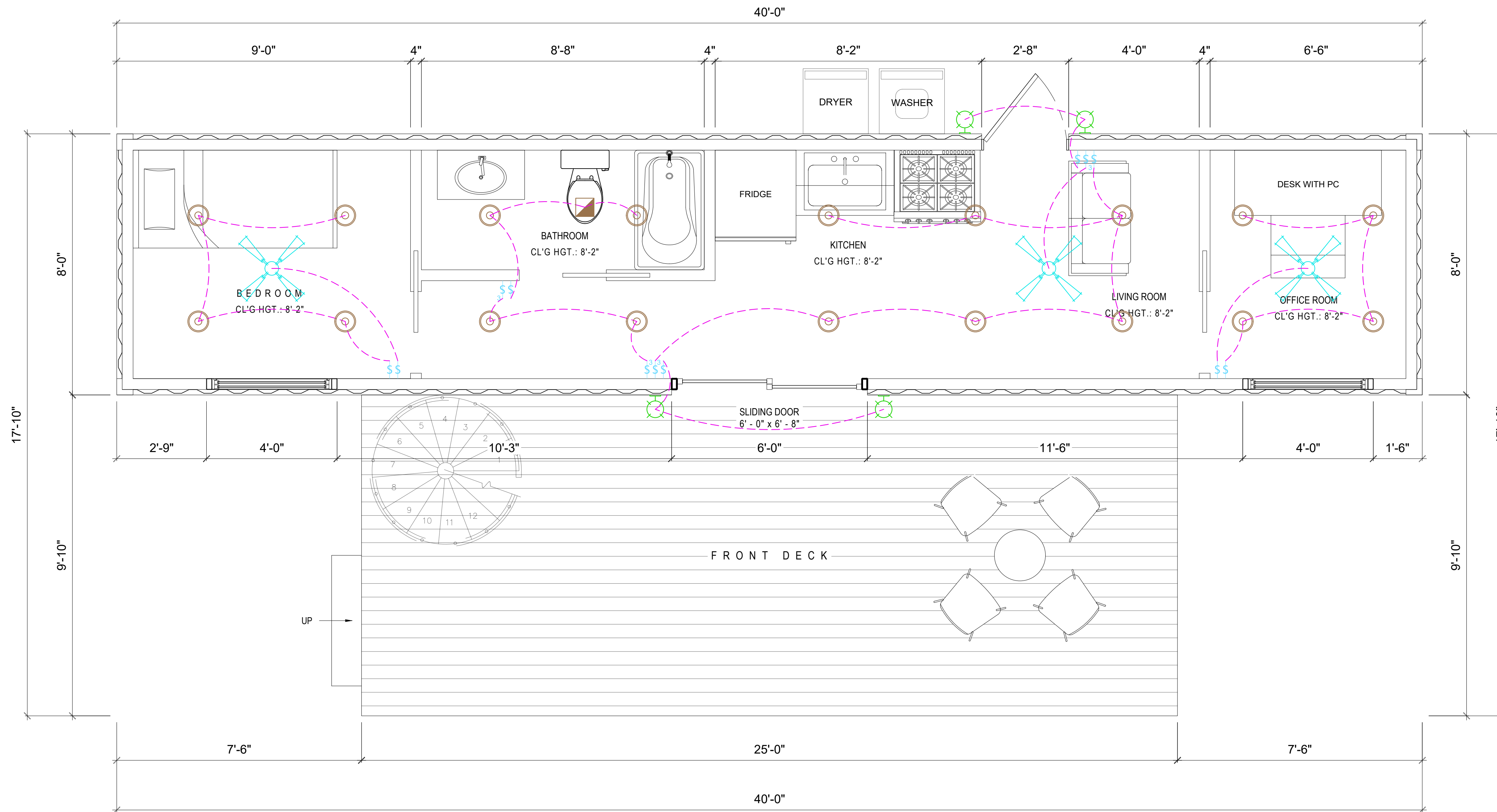
Floor Power Plan

SHEET NUMBER

E.2

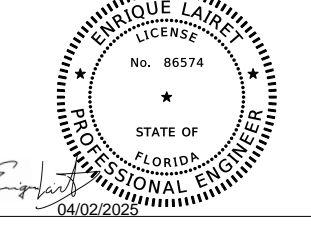
SYMBOL LEGEND

-  SURFACE MOUNTED LED CAN LIGHT-CEILING
-  SURFACE MOUNTED LED CAN LIGHT-WALL SCONCE
-  SINGLE POLE LIGHT SWITCH, QUIET TYPE, AND DISPOSAL CIRCUITS, INSTALL 48" A.F.F.
-  THREE WAY LIGHT SWITCH, QUIET TYPE, 120 VOLTS, 15 AMPS, INSTALL 48" A.F.F.
-  CEILING FAN WITH LIGHTS
-  A/C HEAD UNIT
-  DUAL RECEPTACLE OUTLET 18" A.F.F. UNLESS OTHERWISE INDICATED
-  DUAL WATER PROOF RECEPTACLE OUTLET, 18" A.F.F. UNLESS OTHERWISE INDICATED
-  GROUND FAULT CIRCUIT INTERRUPTER
-  AC COMPRESSOR
-  200 AMP SERVICE
-  ELECTRICAL PANEL
-  EXHAUST FAN ON WALL
-  SMOKE SENSOR
-  TANKLESS WATER HEATER
-  HOT WATER PIPE
-  COLD WATER PIPE
-  SANITARY PIPE



1 FLOOR LIGHTING PLAN

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



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Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

| Revision Schedule | | |
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| Number | Description | Date |
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SHEET NAME

Floor Lighting Plan

SHEET NUMBER

E.3

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MECHANICAL SPECIFICATIONS

PROVIDE EQUIPMENT INDICATED ON THE DRAWINGS, AND AS REQUIRED FOR A COMPLETE FUNCTIONING SYSTEM.

DEFINITIONS: FURNISH MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR INSTALLATION. INSTALL MEANS TO PLACE IN POSITION AND MAKE CONNECTIONS FOR SERVICE OR USE. PROVIDE MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE.

WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF THE COMPLETED PROJECT. PROVIDE A SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT THE OWNER'S OPTION.

PROVIDE OPERATIONS MANUALS, MAINTENANCE MANUALS AND SCHEMATICS FOR ALL MECHANICAL EQUIPMENT INSTALLED.

COORDINATION: COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.

ROOF PENETRATIONS SHALL COMPLY WITH "SMACNA" AND "NRC" STANDARDS, AND WITH THE REQUIREMENTS OF THE EXISTING ROOFING WARRANTY, IF APPLICABLE. DO NOT PERFORM ROOFING PENETRATIONS IN A MANNER WHICH WOULD VOID OR OTHERWISE LIMIT THE EXISTING ROOF WARRANTY.

DUCT DIMENSIONS: UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON THE DRAWINGS ARE INSIDE CLEAR DIMENSIONS

SHEET METAL DUCTWORK: PROVIDE SHEET METAL DUCTWORK FABRICATED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS, FOR 1" W.G. PRESSURE CLASS, SEAL CLASS "A". SHEET METAL SHALL BE GALVANIZED SHEET STEEL OF LOCK FORMING QUALITY, WITH G90 ZINC COATING. SHEET STEEL SHALL COMPLY WITH ASTM A653 STANDARD SPECIFICATION FOR STEEL SHEET METAL, ZINC COATED (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVANNEAL) BY THE HOT DIP PROCESS, AND A924 STANDARD SPECIFICATION FOR GENERAL REQUIREMENTS FOR SHEET, METALLIC-COATED BY THE HOT DIP PROCESS. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. CONNECTIONS TO WALLS OR FLOOR SHALL BE AIR TIGHT WITH ANGLE IRON AND CAULKING. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL, AIR TIGHT. PROVIDE TURNING VANES AT ALL 90DEG ELBOWS

TRAPEZOID DUCT HANGERS: PROVIDE MINIMUM 1" x 2" x 1/8 GAUGE CHANNELS WITH MINIMUM 1" x 18 GAUGE STRAPS TO STRUCTURAL SUPPORT.

ROUND SHEET METAL DUCT: PROVIDE SPIRAL SEAM (ALL SIZES) OR SNAP LOCK (DUCT SIZES UP TO 10") GALVANIZED STEEL COMPLYING WITH SMACNA STANDARDS. SPIRAL SEAM DUCTWORK SHALL HAVE SMACNA SEAM TYPE RL-1.

FIBER GLASS DUCT BOARD IS AN ACCEPTABLE ALTERNATIVE IF APPROVED BY OWNER AND THE LOCAL BUILDING CODE OFFICIAL. PRODUCT AND INSTALLATION MUST MEET NAIMA STANDARDS AND OTHER APPLICABLE CODES AND REGULATIONS.

EXPOSED DUCTWORK: EXPOSED DUCTWORK SHALL BE CLEANED OF DEBRIS AND OIL, THEN WIPED DOWN WITH VINEGAR OR OTHER SURFACE PREPARING CHEMICAL TO PREPARE DUCT FOR PAINT.

DUCT SEALANT: PROVIDE POLYMERIC RUBBER TYPED SEALANT FOR USE ON BOTH INTERIOR LOCATED DUCTWORK AND DUCTWORK EXPOSED TO OUTDOOR CONDITIONS. SEALER SHALL HAVE HIGH BONDING STRENGTH FOR SURE, FIRST TIME SEALING OF JOINTS IN LOW, MEDIUM, AND HIGH PRESSURE DUCT SYSTEMS. SEALER SHALL BE HIGH IN SOLID CONTENT. PROVIDE TWO PART TAPE SEALING SYSTEM, CONSISTING OF WOVEN FIBER TAPE IMPREGNATED WITH A GYPSUM MINERAL COMPOUND, AND A MODIFIED ACRYLIC/SILOXANE ACTIVATOR THAT REACTS EXOTHERMICALLY WITH THE TAPE. TWO PART TAPE SEALING SYSTEM MUST BE RATED FOR BOTH INDOOR AND OUTDOOR APPLICATION. TAPE SHALL NOT CONTAIN ASBESTOS.

DUCT INSTALLATION: MATERIAL FOR SUPPLY AND RETURN AIR DUCT ABOVE CEILING INSIDE THE BUILDING SHALL HAVE THE EQUIVALENT THERMAL RESISTANCE OF MINIMUM R-6. THE REQUIRED R VALUES ARE FOR INSTALLED INSULATION WITH 25% COMPRESSION AT THE CORNERS. PROVIDE PINS AND WASHERS IN ACCORDANCE WITH SMACNA REQUIREMENTS AND AS REQUIRE TO PREVENT INSULATION FROM SAGGING. PROVIDE ADEQUATE INSULATION AT THE SUPPLY AIR DIFFUSERS TO PREVENT CONDENSATION.

FLEXIBLE DUCT: UL #181 LISTED, CLASS 1, AND CONTAIN A 0.1 PERM RATED POLYETHYLENE INNER LINER, WITH R-8 FIBERGLASS INSULATION. FLEXIBLE DUCTS SHALL BE SECURED TO RIGID SHEET METAL COLLARS AND AIR DIFFUSERS WITH NYLON TIES OR STAINLESS STEEL WORM GEAR STRAPS. SEAL ALL CONNECTIONS AND JOINTS AIRTIGHT. SUPPORT FLEXIBLE DUCTS FROM THE BUILDINGS STRUCTURE WITH MINIMUM 1" WIDE, 1/8 GAUGE, GALVANIZED STEEL STRAP AT MAXIMUM 4'-0" CENTERS. PROVIDE 4" WIDE SHEET METAL SADDLES AT EACH SUPPORT STRAP. SAG OF FLEXIBLE DUCT BETWEEN HANGERS SHALL NOT EXCEED 1/2" PER FOOT OF SUPPORT SPACING. RADIUS FOR TURNS OF FLEXIBLE DUCTS SHALL BE A MINIMUM OF ONE DUCT DIAMETER. FLEXIBLE DUCT RUNS SHALL NOT EXCEED 10'-0" IN LENGTH AND SHALL BE THE SAME SIZE AS THE DIFFUSER NECK CONNECTION.

ROUND VOLUME DAMPERS: PROVIDE MINIMUM 20 GAUGE GALVANIZED STEEL FRAME AND BLADES, MINIMUM 3/8" SQUARE STEEL AXLE, MOLDED SYNTHETIC BEARINGS, WITH LOCKING POSITION REGULATOR. REGULATOR SHALL BE POSITIONED WITH SHEET METAL BRACKET BEYOND DUCT COVERING, WHERE POSITIONING REGULATOR IS NOT ACCESSIBLE. PROVIDE COUPLING AND EXTENSION ROD WITH REGULATOR FOR CEILING OR WALL INSTALLATION, AS REQUIRED.

RECTANGULAR VOLUME DAMPERS: PROVIDE MINIMUM 16 GAUGE GALVANIZED STEEL CHANNEL FRAME, 16 GAUGE GALVANIZED STEEL BLADES, MINIMUM 1/2" HEXAGONAL AXLE, BOLDED SYNTHETIC BEARINGS, WITH 3/8" SQUARE PLATED STEEL CONTROL SHAFT. LINKAGES SHALL BE CONCEALED IN THE FRAME. OPERATING SHAFT SHALL EXTEND BEYOND FRAME AND DUCT TO A LOCKING QUADRANT WITH ADJUSTABLE LEVER. MAXIMUM BLADE WIDTH SHALL NOT EXCEED 6".

DUCT TURNING VANES: PROVIDE FABRICATED TURNING VANES AND VANE RUNNERS, CONSTRUCTED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS". PROVIDE TURNING VANES CONSTRUCTED OF CURVED BLADES, SUPPORTED WITH BARS PERPENDICULAR TO BLADES, AND SET INTO SIDE STRIPS SUITABLE FOR MOUNTING IN DUCTWORK. FOLLOW SMACNA GUIDELINES FOR SPACING SUPPORT, AND CONSTRUCTION. ALL BLADES SHALL BE DOUBLE THICKNESS AIRFOIL TYPE.

FLEXIBLE DUCT CONNECTORS: PROVIDE U.L. LABELED 30 OUNCE NEOPRENE COATED FIBERGLASS FABRIC DUCT CONNECTORS.

DUCT ACCESS DOORS: PROVIDE HINGED ACCESS DOORS IN DUCTWORK WHERE REQUIRED FOR ACCESS TO EQUIPMENT. PROVIDE INSULATED ACCESS DOORS FOR INSULATED DUCTWORK. CONSTRUCT OF SAME OR THICKER GAUGE SHEET METAL AS DUCT IN WHICH IT IS INSTALLED. PROVIDE FLUSH FRAMES FOR UN-INSULATED DUCTS, AND EXTENDED FRAMES FOR EXTERNALLY INSULATED DUCTS. PROVIDE CONTINUOUS HINGE ON ONE SIDE, WITH ONE HANDLE-TYPE LATCH FOR ACCESS DOORS 12" HIGH AND SMALLER, AND TWO HANDLE-TYPE LATCHES FOR LARGER ACCESS DOORS.

HVAC CONTROL SYSTEM: PROVIDE ALL THE NECESSARY CONTROLS AND CONTROL WIRING IN CONDUIT COMPATIBLE TO SYSTEMS SHOWN ON EQUIPMENT SCHEDULE M2.0.

PROGRAMMABLE THERMOSTAT FOR EACH SYSTEM SHALL ENABLE THE SUPPLY FAN AND CYCLE THE COOLING AND HEATING STAGES TO MAINTAIN SPACE SET-POINT. SUPPLY FAN RUNS CONTINUOUSLY DURING THE OCCUPIED MODE.

EACH THERMOSTAT SHALL HAVE SETBACK AND SET-UP CAPABILITY DURING THE UNOCCUPIED MODE. FOR SETBACK, THE HEATING SHALL RESTART AND TEMPORARILY OPERATE ACCORDING TO A SET-POINT ADJUSTABLE DOWN TO 45 DEGREES; FOR SET-UP, THE COOLING SHALL RESTART AND TEMPORARILY OPERATE ACCORDING TO A SET-POINT ADJUSTABLE UP TO 85 DEGREES OR TO PREVENT HIGH SPACE HUMIDITY LEVELS.

EACH SYSTEM SHALL BE PROVIDED WITH A MOTORIZED OUTSIDE AIR DAMPER THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEM OR SPACES SERVED ARE NOT IN USE. VENTILATION OUTSIDE AIR DAMPERS SHALL BE CAPABLE OF AUTOMATICALLY CLOSING DURING PREOCCUPANCY BUILDING WARM-UP, COOL DOWN, AND SETBACK, EXCEPT WHEN VENTILATION REDUCES ENERGY COSTS (e.g., NIGHT PURGE) OR WHEN VENTILATION MUST BE SUPPLIED TO MEET CODE REQUIREMENTS.

COMMISSIONING/VERIFICATION: HVAC CONTROL SYSTEM SHALL BE TESTED TO ENSURE THAT CONTROL ELEMENTS ARE CALIBRATED, ADJUSTED, AND IN PROPER WORKING CONDITION, AND THAT THE SYSTEM MEETS THE DESIGN REQUIREMENTS.

TEST AND BALANCE: CONTRACT DIRECTLY A THIRD PARTY TO PROVIDE TEST AND BALANCE OF THE HVAC SYSTEM. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING, TEST AND ADJUST ALL MECHANICAL SYSTEM AND EQUIPMENT TO ASSURE PROPER BALANCE AND OPERATION. PER FROM TESTS IN ACCORDANCE WITH NEBB PROCEDURAL STANDARDS-1999 OR AABC 2002, AND ASHRAE STANDARD 111, ELIMINATE NOISE AND VIBRATION, AND ASSURE PROPER FUNCTION OF CONTROLS. SUBMIT COMPLETED TEST AND BALANCE REPORT TO OWNER'S REPRESENTATIVE. BALANCING CONTRACTOR SHALL BE INDEPENDENT AND CERTIFIED WITH NEBB OR AABC. BALANCE ALL SYSTEMS WITHIN 5% OF AIR FLOW INDICATED ON DRAWINGS, AND REPORT ALL DISCREPANCIES TO THE HVAC CONTRACTOR FOR CORRECTION. MARK FINAL BALANCE POSITIONS ON DAMPERS WITH PERMANENT MARKER.

COMPLETION OF REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE, WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS AND AN OPERATING AND MAINTENANCE MANUAL TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE OWNER

THE RECORD DRAWING SHALL BE OF THE ACTUAL INSTALLATION AND INCLUDE AS A MINIMUM THE LOCATION AND PERFORMANCE DATA ON EACH PIECE OF EQUIPMENT, GENERAL CONFIGURATION OF DUCT AND PIPE DISTRIBUTION SYSTEM INCLUDING SIZES, AND THE TERMINAL AIR OR WATER DESIGN FLOW RATES.

THE OPERATING AND MAINTENANCE MANUALS SHALL BE IN ACCORDANCE WITH INDUSTRY-ACCEPTED STANDARDS AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING: (A) SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE; (B) OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTING MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED; (C) NAMES AND ADDRESSES OF AT LEAST ONE SERVICE AGENCY; (D) HVAC CONTROL SYSTEMS MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SYSTEM SEQUENCE DESCRIPTIONS, DESIRED OR FIELD-DETERMINED SET-POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS; (E) A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING SET-POINTS.

HVAC GENERAL NOTES

- THE INTENT OF THESE PLANS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND SERVICES NECESSARY TO FURNISH, INSTALL, TEST, AND ADJUST A COMPLETE WORKABLE HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM AS SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THERE OF.
- THE ENTIRE INSTALLATION SHALL CONFORM TO THE APPLICABLE CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF CONFLICT BETWEEN SPECIFICATIONS, CODES, AND REGULATIONS, THE MORE RESTRICTIVE SHALL APPLY.
- DRAWINGS FOR HVAC WORK ARE DIAGRAMATIC SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. PROVIDE ALL DUCTWORK, MATERIALS, CONNECTIONS, ACCESSORIES, FITTINGS, OFFSETS, TRANSITIONS, DAMPERS AS REQUIRED FOR A COMPLETE WORKABLE SYSTEM.
- ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPROVED LISTING. ALL EQUIPMENT, PIPING AND SUPPORTS SHALL BE RESTRAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS" BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA). ALL EQUIPMENT SHALL BE ANCHORED TO RESIST THE LATERAL FORCE REQUIREMENTS OF CHAPTER 16 OF THE 2012 INTERNATIONAL BUILDING CODE.
- COORDINATE THE INSTALLATION OF THE HVAC SYSTEM WITH ALL OTHER TRADES PRIOR TO FABRICATION OR INSTALLATION. COORDINATE THE LOCATIONS OF PENETRATIONS AND FINAL LOCATION OF ALL EQUIPMENT WITH THE GENERAL CONTRACTOR. PROVIDE EQUIPMENT WEIGHTS, EQUIPMENT DIMENSIONS, PLATFORM SIZES & LOCATIONS, CURB SIZES & LOCATIONS, CONCRETE PAD SIZES AND LOCATIONS AS REQUIRED. COORDINATE LOCATIONS OF GAS & CONDENSATE LINES WITH PLUMBING CONTRACTOR. COORDINATE LOCATIONS OF POWER, DISCONNECTS, AND CONTROL CONDUIT WITH THE ELECTRICAL CONTRACTOR. COORDINATE LOCATIONS OF ALL DIFFUSERS, REGISTERS, AND GRILLES WITH ARCHITECTURAL PLAN, ELECTRICAL LIGHTING PLANS AND ARCHITECTURAL ELEVATIONS.
- DETAILS FOR EQUIPMENT PADS, PLATFORMS, AND FLASHINGS SHALL BE AS INDICATED BY THE ARCHITECTURAL/STRUCTURAL/CIVIL DRAWINGS, UNLESS NOTED OTHERWISE.
- ALL EQUIPMENT, DUCTS, PIPINGS, SUPPORTS, AND OTHER DEVICES OUTSIDE OF THE BUILDING OR EXPOSED TO WEATHER, SHALL BE COMPLETELY WEATHER-PROOFED.
- OUTSIDE AIR INTAKES SHALL BE AT LEAST 10FT. AWAY OR 3FT. BELOW ANY VENT OR EXHAUST DISCHARGE.
- ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. DUCTWORK SHALL BE CONSTRUCTED ERECTED, INSULATED AND TESTED IN ACCORDANCE CHAPTER 6 OF THE 2012 INTERNATIONAL MECHANICAL CODE.
- ALL EXHAUST FANS SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER.
- DUCT AND AIR TRANSFER PENETRATIONS THRU BUILDING ASSEMBLIES REQUIRING PROTECTION SHALL BE PROTECTED WITH FIRE DAMPERS, SMOKE DAMPERS, COMBINATION SMOKE/FIRE DAMPERS AND CEILING RADIATION DAMPERS IN ACCORDANCE WITH SECTION 607 OF THE INTERNATIONAL MECHANICAL CODE. DUCTS NOT REQUIRING DAMPERS SHALL COMPLY WITH THE SECTION 714 & 717 OF THE 2012 INTERNATIONAL BUILDING CODE.
- INSTALL SMOKE DETECTORS AND PROVIDE FOR SMOKE DETECTION AND AUTOMATIC SHUT-OFF OF ALL AIR HANDLING EQUIPMENT IN ACCORDANCE WITH SECTION 606 OF THE INTERNATIONAL MECHANICAL CODE.
- UNLESS NOTED OTHERWISE, ALL LINE VOLTAGE WIRING, CONDUIT, FINAL CONNECTIONS, DISCONNECTS, STARTERS, AND OVER CURRENT PROTECTION DEVICES SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THESE MECHANICAL DRAWINGS AND/OR ELECTRICAL DRAWINGS AND/OR ELECTRICAL SECTION OF THE SPECIFICATIONS.
- INSTALL ALL LOW VOLTAGE HVAC CONTROL WIRE AND DEVICES PER PLAN. ALL WIRE SHALL BE IN CONDUIT PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
- PROVIDE OWNER WITH THREE COPIES OF A CERTIFIED AIR BALANCE REPORT PREPARED BY A THIRD PARTY CERTIFIED BY THE AABC OR NEBB. TEST, ADJUST AND BALANCE THE HVAC SYSTEM IN ACCORDANCE WITH AABC OR NEBB PROCEDURES. PROVIDE START-UP TEST REPORTS FOR ALL AIR HANDLING EQUIPMENT, FANS, AND REFRIGERATION EQUIPMENT. TEST AND VERIFY PROPER OPERATION OF ALL MAKE-UP AIR/EXHAUST AIR INTERLOCK SYSTEMS AND THEIR SEQUENCES OF OPERATION. BALANCE ALL AIR FLOWS WITHIN 5% OF DESIGN VALUES. PERMANENTLY MARK BALANCE POSITION OF ALL REGULATING DEVICES.
- PROVIDE OWNER WITH THREE SETS OF AS-BUILT PLANS AND OPERATIONS AND MAINTENANCE MANUALS. CLEARLY IDENTIFY ALL EQUIPMENT WITH PERMANENT PLASTIC OR METAL LABELS/TAGS (PEN MARKING NOT ACCEPTABLE).
- PROVIDE ONE YEAR WARRANTY ON ALL LABOR, PARTS AND MATERIALS.
- ANY CHANGE OR DEVIATION FROM THESE PLANS OR SPECIFICATIONS SHALL REQUIRE THE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO COMMENCEMENT OF SUCH WORK.

LEGEND

| | |
|--|--|
| | DUCT WORK (WIDTH/DEPTH) |
| | LINE DUCT WORK (WIDTH/DEPTH DIMENSIONS ARE FOR ID) |
| | SUPPLY DUCT SECTION |
| | RETURN DUCT SECTION |
| | EXHAUST DUCT SECTION |
| | RISE OR DROP IN DIRECTION OF AIR FLOW |
| | FLEX CONN |
| | DUCT TRANSITION FOUND AND RECTANGULAR |
| | SPLITTER DAMPER |
| | EXTRACTOR AT BRANCH DUCT |
| | TURNING VANES |
| | FLEXIBLE DUCT |
| | SINGLE LINE DUCT WORK |
| | AVD |
| | MVD |
| | BDD |
| | MD |
| | APD |
| | AD |
| | SD |
| | RR |
| | ER |
| | SWR |
| | SWE |
| | LD |
| | D.L. |
| | U.C. |
| | VAV |
| | T |
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SPECIAL NOTICE TO CONTRACTORS

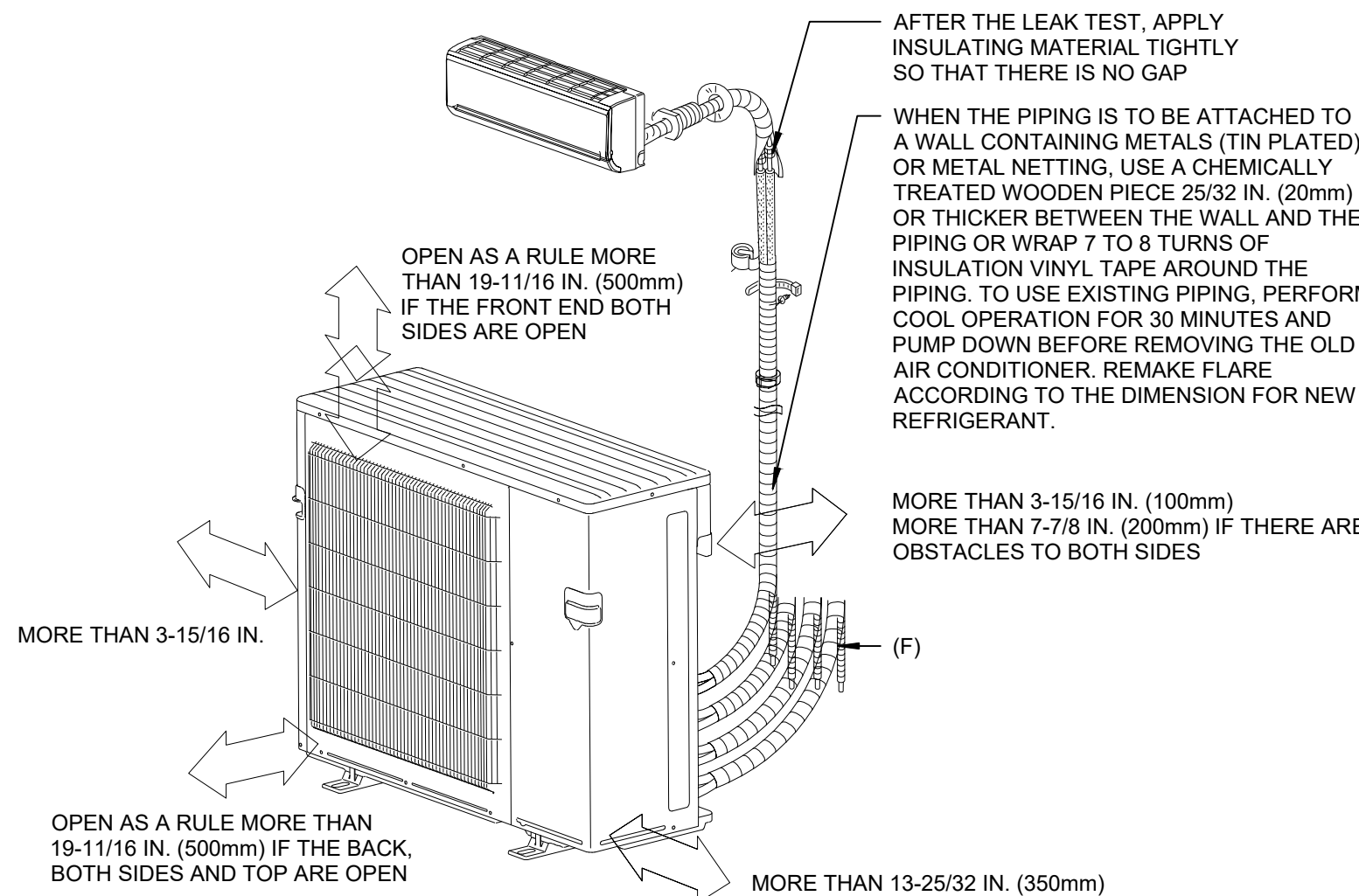
- ALL CONTRACTORS (GENERALS CONTRACTOR AND SUB-CONTRACTORS) BIDDING THIS PROJECT ARE REQUIRED TO VISIT THE JOB SITE AND VERIFY THE EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID. CONTRACTORS ARE TO CAREFULLY REVIEW ALL CONSTRUCTION DOCUMENTS AND NOTE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED AT THE JOB SITE PRIOR TO SUBMISSION OF ANY BID. THE BUILDING OWNER REPRESENTATIVE LISTED BELOW MAY BE CONTACTED FOR ACCESS TO THE JOB SITE.
- CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE LOCATION AND CONDITION OF ALL POINTS OF CONNECTION, LOCATION AND CONDITION OF ALL BUILDING (ROOF/FLOOR/CEILING) PENETRATIONS, LOCATION AND CONDITION OF ALL UTILITIES AND BUILDING SYSTEMS INCLUDING, BUT NOT LIMITED TO, GAS, WATER, SEWER, VENT, ELECTRICAL, BUILDING MECHANICAL SYSTEMS, DUCT CONNECTIONS, EXHAUST/OUTSIDE AIR CONNECTIONS, SECURITY, FIRE ALARM, DATA, AND PHONE PRIOR TO SUBMISSION OF THEIR BID.
- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED SHALL BE BROUGHT TO THE ATTENTION, IN WRITING, TO THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- NO WORK SHALL BE DONE ON ANY PART OF THE BUILDING BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION WITHOUT FIRST OBTAINING THE WRITTEN APPROVAL OF THE CODE OFFICIAL. NO CONSTRUCTION SHALL BE CONCEALED WITHOUT BEING INSPECTED AND APPROVED.

ROOF VENTILATION R806

R806.1 VENTILATION REQUIRED
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTER SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/16 INCH MINIMUM TO 1/4 INCH MAXIMUM OPENINGS.

R806.2 MINIMUM VENT AREA
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MEASURED VERTICALLY.

R806.3 VENT AND INSULATION CLEARANCE
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.



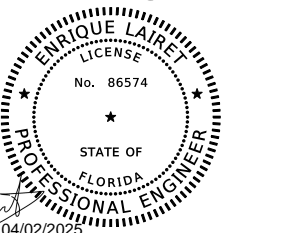
CODE BASIS:

2023 FLORIDA BUILDING CODE
2023 FLORIDA ELECTRICAL BUILDING CODE
2023 FLORIDA MECHANICAL BUILDING CODE
ACI 318-19 (STRUCTURAL CONCRETE)
TMS 402/602-16 (STRUCTURAL MASONRY)
ASCE 7-16 (DESIGN LOADS FOR STRUCTURES)

| OUTDOOR DUCTLESS UNIT SCHEDULE | | | |
|---|--------------------|-----------------------|-------------------|
| NAME MARK | MANUFACTURER/MODEL | RATED COOLING (BTU/H) | VOLT/PHASE/HZ |
| CONDENSING UNIT ACU FOR THE SINGLE CONTAINERS | MRCOOL | 18,000 | 208/230, 1-PH, 60 |

| INDOOR DUCTLESS UNIT SCHEDULE | | | | |
|-------------------------------|--------------|-----------------------|--------------------------|--------------------------|
| NAME MARK | OUTDOOR UNIT | MANUFACTURER/MODEL | COOLING CAPACITY (BTU/H) | HEATING CAPACITY (BTU/H) |
| FC-1 | FCU-1A | DIY-09-HP-WMAH-230C25 | 9000 | 9000 |
| FC-1 | FCU-1B | DIY-09-HP-WMAH-230C25 | 9000 | 9000 |

| EXHAUST FAN SCHEDULE | | | | | | |
|----------------------|------------|-----|---------|---------|------|--------|
| MARK | TYPE | CFM | S.P. WG | FAN RPM | VOLT | DRIVE |
| EF-1 | ON CEILING | 53 | 0.15 | 1050 | 115 | DIRECT |



RELEASED FOR CONSTRUCTION



Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

| Revision Schedule | | |
|-------------------|-------------|------|
| Number | Description | Date |
| | | |



















SHEET NAME

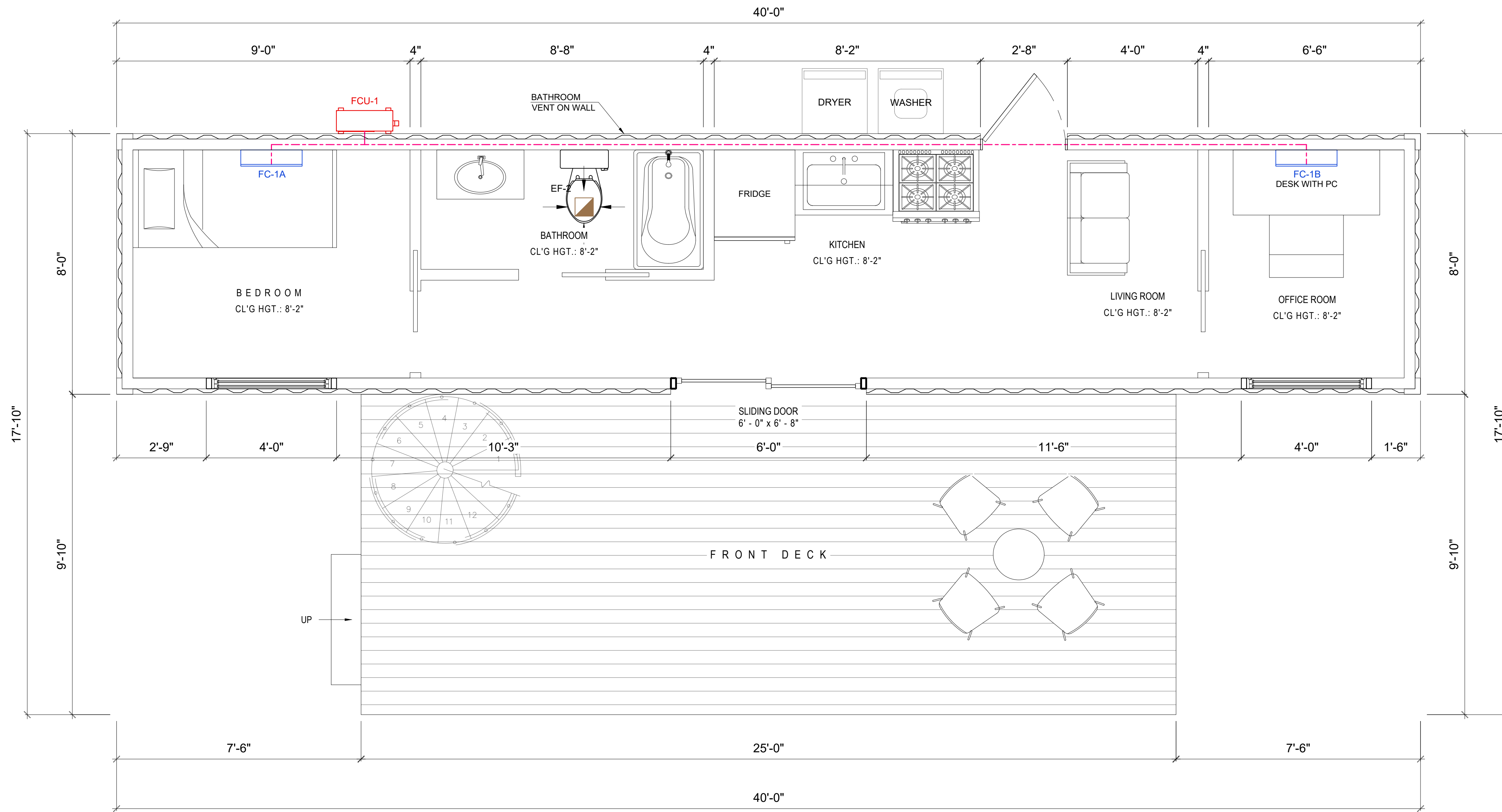
Mechanical
Specs and
Schedule

SHEET NUMBER

M.1

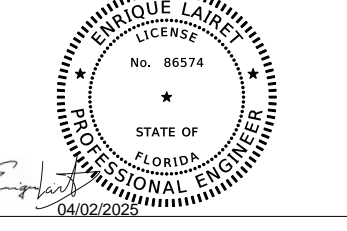
SYMBOL LEGEND

-  SURFACE MOUNTED LED CAN LIGHT-CEILING HANGED
-  SURFACE MOUNTED LED CAN LIGHT-WALL SCONCE
-  SINGLE POLE LIGHT SWITCH, QUIET TYPE, AND DISPOSAL CIRCUITS, INSTALL 48" A.F.F.
-  THREE WAY LIGHT SWITCH, QUIET TYPE, 120 VOLTS, 15 AMPS, INSTALL 48" A.F.F.
-  CEILING FAN WITH LIGHTS
-  A/C HEAD UNIT
-  DUAL RECEPTACLE OUTLET 18" A.F.F. UNLESS OTHERWISE INDICATED
-  DUAL WATER PROOF RECEPTACLE OUTLET, 18" A.F.F. UNLESS OTHERWISE INDICATED
-  GFCI GROUND FAULT CIRCUIT INTERRUPTER
-  AC COMPRESSOR
-  200 AMP SERVICE
-  ELECTRICAL PANEL
-  EXHAUST FAN ON WALL
-  SMOKE SENSOR
-  TANKLESS WATER HEATER
-  HOT WATER PIPE
-  COLD WATER PIPE
-  SANITARY PIPE



1 FLOOR MECHANICAL PLAN

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



RELEASED FOR CONSTRUCTION



Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

| Revision Schedule | | |
|-------------------|-------------|------|
| Number | Description | Date |
| | | |

SHEET NAME

Floor Mechanical Plan

SHEET NUMBER

M.2

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PLUMBING SPECIFICATIONS

THE WORK INCLUDES MODIFICATION TO THE EXISTING PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. THE WORK ALSO INCLUDES ROUGH-IN AND FINAL CONNECTIONS TO FOOD SERVICE EQUIPMENT AND BEVERAGE DISPENSING EQUIPMENT PROVIDED BY OTHERS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK-UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF THE COMPLETED PROJECT. PROVIDE A SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT THE OWNER'S OPTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURE INSTALLATION REQUIREMENT. COMPLY WITH ALL APPLICABLE ADD INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECTS SITE.

PIPING SYSTEMS - GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK SUCH AS DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIALECTIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPEMENT INDICATED.

FIXTURES/EQUIPMENT FURNISHED BY OTHERS: PLUMBING CONTRACTOR SHALL PROVIDE UTILITY CONNECTIONS REQUIRED SUCH AS WATER, GAS, AIR, SUPPLIES, WASTE OUTLET, TRAPS, ETC. AT ALL PLUMBING TYPE FIXTURES OR EQUIPMENT FURNISHED BY OWNER, GENERAL CONTRACTOR, FOOD SERVICE CONTRACTOR, EQUIPMENT SUPPLIER, ETC. INCLUDED ARE STOP VALVES, ESCUTCHEONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

SEWER AND WASTE PIPING: PROVIDE ALL DRAINS AND SEWERS WITHIN THE SPACE WITH CONNECTION TO THE EXISTING DRAINAGE SYSTEMS ON-SITE. SANITARY DRAINAGE PIPING ABOVE FLOOR SHALL BE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE, FITTINGS AND CONNECTIONS. SANITARY DRAINAGE FITTINGS MAY BE USED (WHERE PERMITTED BY CODE/LOCAL AUTHORITIES). ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS, OR INDICATED ON THE DRAWINGS.

VENTS: PROVIDE A COMPLETE SYSTEM OF STANDARD WEIGHT CAST IRON NO-HUB VENT RISERS WHERE THE CEILING SPACE IS USED AS A RETURN AIR PLENUM OR USE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE, FITTINGS AND CONNECTIONS, PIPING BELOW GRADE SHALL BE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE, FITTINGS AND CONNECTIONS, PIPING BELOW GRADE SHALL BE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE WITH SOLVENT WELD FITTINGS.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE, CONFORMING TO CODE REQUIREMENTS. PROVIDE SUITABLE WALL OR FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE 1/2" MIN. CPVC PIPE WITH SOLVENT FITTING. PROVIDE WATER HAMMER ARRESTERS AT EACH FIXTURE OR GROUP OF FIXTURES AS REQUIRED. INSTALL CHROME PLATED BRASS ESCUTCHEON PLATES AT ALL PENETRATIONS THROUGH FINISHED SURFACES (INCLUDING CABINET INTERIORS).

PIPE INSULATION: INSULATE (AS ALLOWED BY CODE) ALL LISTED SERVICE PIPING AS FOLLOWS. DOMESTIC COLD/HOT WATER, HOT WATER RETURN, STORM WATER PIPING 1" PREFORMED FIBERGLASS, AS/JISS, FLAME SPREAD 25, SMOKE DEVELOPED 50, ASTM C-547. FOR CONDENSATE PIPING PROVIDE 1/2" THICK INSULATION OF SAME CHARACTERISTICS AS LISTED FOR 1" ABOVE. WHERE PERMITTED BY LOCAL CODES, PROVIDE 1/2" SELF-ADHESIVE UNICELLULAR FOAM PIPE INSULATION WITH PRE-FORMED PVC FITTING COVERS - EQUAL TO SELF-ADHESIVE ARMSTRONG 2000 WITH K FACTOR 0.27 AT 75 DEGREES MEAN TEMPERATURE. INSULATE ANY EXPOSED CONDENSATE PIPING WITH WASTE TEMPERATURE BELOW 60 DEGREES F.

SHUTOFF VALVES, WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, FOOD SERVICE EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. VALVES SHALL BE EQUAL TO JENKINS #902-T BALL VALVE, CHROM-FINISHED BRONZE, TEFLON SEATS AND PACKING, 400 LB. W.O.G., SOLDER END.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

PIPING SYSTEM - PVC SCHEDULE 40, SCHEDULE 80 AND CPVC PIPE WITH SOLVENT FITTINGS SHALL BE USED WHERE PERMITTED BY CODE/LOCAL AUTHORITIES.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTION HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTCHEONS.

REPAIR EXISTING PLUMBING SYSTEM COMPONENTS DAMAGED BY CONSTRUCTION OPERATIONS AND RESTORE TO ORIGINAL CONDITIONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

ROOF PENETRATIONS SHALL COMPLY WITH "SMACNA" AND "NCRA" STANDARDS, AND WITH THE REQUIREMENTS OF THE EXISTING ROOFING WARRANTY, IF APPLICABLE. DO NOT PERFORM ROOFING PENETRATIONS IN A MANNER WHICH WOULD VOID OR OTHERWISE LIMIT THE EXISTING ROOFING WARRANTY.

GENERAL NOTES

- THE INTENT OF THESE PLANS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND SERVICES NECESSARY TO FURNISH, INSTALL, TEST, AND ADJUST A COMPLETE WORKABLE PLUMBING INSTALLATION AS SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREOF.
- THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2006 UNIFORM PLUMBING CODE, 2006 INTERNATIONAL BUILDING CODE, 2006 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF CONFLICT BETWEEN SPECIFICATIONS, CODES, AND REGULATIONS, THE MORE RESTRICTIVE SHALL APPLY.
- COORDINATE ENTIRE INSTALLATION OF THE PLUMBING SYSTEM WITH THE WORK OF OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. FILED VERIFY ALL DIMENSIONS AND CONDITIONS. REPORT ANY DISCREPANCIES, IN WRITING, TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE SPECIFICATIONS.
- PROVIDE ONE YEAR WARRANTY ON ALL PART AND LABOR.
- THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE THE BEST ARRANGEMENT OF ALL DUCT, PIPE, CONDUIT, ETC.
- ALL CUTTING AND PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK. PROVIDE NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT
- ALL HOT WATER PIPING AND RECIRCULATION PIPING (EXCEPT RUNOUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED TO MEET THE REQUIREMENT OF THE 2019 INTERNATIONAL ENERGY CONSERVATION CODE.
- CONDENSATE DRAINS SHALL BE PROVIDED FOR EACH AIR CONDITIONING UNIT. HORIZONTAL CONDENSATE DRAINS ABOVE ANY CEILING SHALL BE INSULATED WITH MIN. 3/8" THICK CLOSED CELL INSULATION.
- PIPING:
 - WASTE, VENT, AND STORM DRAIN PIPING SHALL BE CO-EXTRUDED PVC SCHEDULE 40 PIPE.
 - WATER PIPE SHALL BE CPVC PIPE.
 - CONDENSATE PIPING SHALL BE CO-EXTRUDED PVC (SCHEDULE 40) PIPE.
 - INSIDE GAS PIPING SHALL BE BLACK IRON SCHEDULE 40 WITH MALLEABLE IRON FITTINGS. OUTSIDE SHALL BE GALVANIZED IRON SCHEDULE 40 WITH GALVANIZED FITTINGS. GAS LINE TO BE PAINTED GRAY IN COLOR. A 24 HOUR METERED GAS TEST SHALL BE REQUIRED.
 - ALL PIPING NOT ENCLOSED IN CONDITION SPACE OR AT EXTERIOR WALLS SHALL BE INSULATED.
 - PIPING: PVC SCHEDULE 40, SCHEDULE 80 AND CPVC PIPING WITH SOLVENT WELD FITTINGS SHALL BE USED WHERE PERMITTED BY CODE/LOCAL AUTHORITIES.
- ALL VENTS OR EXHAUSTS SHALL BE AT LEAST 10 FT. AWAY OR 3 FT. ABOVE ANY WINDOW, DOOR, OPENING, OR AIR INTAKE.
- CLEANOUTS SHALL BE INSTALLED PER THE UNIFORM PLUMBING CODE.
- PROVIDE WATER TIGHT FLASHINGS WHEREVER PIPES PASS THROUGH EXTERIOR WALLS, ROOFS, OR FLOORS.
- PROVIDE ISOLATION FOR ALL PIPES THAT COME IN CONTACT WITH THE STRUCTURE.
- LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND SERVICES PRIOR TO STARTING WORK OF THIS SECTION. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO EXISTING UTILITIES AS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.
- VALVES SHALL BE NIBCO, JENKINS, HAMMONG, RED & WHITE OR APPROVED EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED. THE MAIN WATER SHUT OFF VALVE SHALL BE A FULL PORT BALL TYPE AND APPROVED FOR SERVICE INTENDED.
- CONTRACTOR SHALL PROVIDE ALL SHUT OFF VALVES AS NECESSARY TO ISOLATE ANY EQUIPMENT, PLUMBING ITEMS, OR FIXTURES, THAT MAY NEED SERVICING OR ARE SUBJECT TO FAILURE WHETHER OR NOT SUCH VALVES ARE SHOWN ON THE DRAWINGS.
- PROVIDE HANGERS AND SUPPORTS AS REQUIRED. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
- CONTRACTOR IS RESPONSIBLE FOR HIS OWN TRENCHING, BACKFILL, AND COMPACTION OF TRENCHES NECESSARY TO COMPLETE HIS SCOPE OF WORK. BACKFILLED TRENCHES SHALL BE RETURNED TO THEIR ORIGINAL GRADE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL AFFIX A MAINTENANCE LABEL TO ALL EQUIPMENT REQUIRING ROUTINE MAINTENANCE AND SHALL PROVIDE MAINTENANCE AND OPERATIONAL MANUALS IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL EQUIPMENT THAT REQUIRES KEYS OR SPECIAL TOOLS TO OPERATE SHALL SUPPLY THE OWNER WITH TWO OF ANY SUCH KEYS OR TOOLS FOR EACH PIECE OF EQUIPMENT THAT REQUIRE THE SAME.
- ANY CHANGE OR DEVIATION FROM THESE PLANS OR SPECIFICATIONS SHALL REQUIRE THE APPROVAL, IN WRITING, OF THE ENGINEER PRIOR TO COMMENCEMENT OF SUCH WORK.
- ALL PLUMBING, ELECTRICAL, AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT EXTENT AS POSSIBLE. ALL LINES NOT CONCEALED SHALL BE SECURED 6" OFF THE FLOOR AND 3/4" FROM THE WALL USING S TANDOFF BRACKETS.
- AN APPROVED BACKFLOW PREVENTOR SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND SOURCE OF CONTAMINATION.
- WATER SUPPLY CARBONATORS SHALL BE PROTECTED BY AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR. THE RELIEF VALVE SHALL DRAIN IN-DIRECTLY TO A FLOOR SINK WITH A 1" MIN. AIR GAP.

PLUMBING FIXTURE FLOW RATE

| FIXTURE TYPE | MAXIMUM FLOW RATE |
|------------------|--------------------|
| WATERCLOSET | 1.28 GALLONS FLUSH |
| SHOWERHEADS | 1.8gpm @ 80psi |
| LAVATORY FAUCETS | 1.2gpm @ 80psi |
| KITCHEN FAUCETS | 1.9gpm @ 80psi |

PIPE MATERIAL SCHEDULE

| SERVICE | | COPPER TYPE "M" | COPPER TYPE "L" | COPPER TYPE "K" | CAST IRON | BLACK STEEL | GALV. STEEL | VTRI CLAY | ABS | SCH. 40 PVC | SCH.40 PEX | REMARKS |
|------------------------------|---------|-----------------|-----------------|-----------------|-----------|-------------|-------------|-----------|-----|-------------|------------|---------|
| WATER PIPING | INSIDE | | | | | | | | | | | |
| | OUTSIDE | | | | | | | | | | X | |
| SANITARY DRAIN | INSIDE | | | | | | | | | | X | |
| | OUTSIDE | | | | | | | | | | X | |
| SANITARY VENT | INSIDE | | | | | | | | | | X | |
| | OUTSIDE | | | | | | | | | | X | |
| GAS PIPING | INSIDE | | | | | X | X | | | | | |
| | OUTSIDE | | | | | | | | | | | |
| STORM DRAIN | INSIDE | | | | | | | | | | X | |
| | OUTSIDE | | | | | | | | | | X | |
| INDIRECT DRAINAGE CONDENSATE | INSIDE | | | | | | | | | | X | |
| | OUTSIDE | | | | | | | | | | X | |
| COMPRESSED AIR | INSIDE | | | | | X | | | | | | |
| | OUTSIDE | | | | | | X | | | | | |

| PLUMBING LEGEND | | |
|-----------------|----------------------------------|-------------|
| SYMBOL | ABBREVIATION | DESCRIPTION |
| SS | NEW SEWER OR WASTE | |
| V | NEW VENT | |
| CW | NEW COLD WATER | |
| HW | NEW HOT WATER | |
| G | NEW GAS | |
| CD | NEW CONDENSATE DRAIN | |
| CA | COMPRESSED AIR | |
| FCO | FLOOR CLEANOUT | |
| WCO | WALL CLEANOUT | |
| FD | FLOOR DRAIN | |
| FS | FLOOR SINK | |
| TP | TRAP PRIMER & TRAP PRIMER PIPING | |
| SOV | SHUT-OFF VALVE | |
| CV | CHECK VALVE | |
| PRV | BACKFLOW PREVENTOR W/ SOV'S | |
| T & F | | |
| DN | PIPE DOWN | |
| UP | PIPE UP | |
| POC | POINT OF CONNECTION | |
| | PLUMBING NOTE CALL-OUT | |
| ABV | ABOVE | |
| AFF | ABOVE FINISH FLOOR | |
| AP | ACCESS PANEL | |
| BE | BELOW | |
| BLDG | BUILDING | |
| CLG | CEILING | |
| CONT | CONTINUATION | |
| EL | ELEVATION | |
| FCO | FLOOR CLEANOUT | |
| FL | FLOOR | |
| GR | GRADE | |
| NTS | NOT TO SCALE | |
| CC | ON CENTER | |
| PER % | PERCENT AT A PERCENTAGE | |
| SHT | SHEET | |
| TYP | TYPICAL | |
| VTR | VENT THRU ROOF | |

PLUMBING / GENERAL NOTES

BATHUBS AND WHIRLPOOL BATHUBS. THE MAX. HOT WATER TEMPERATURE DISCHARGING SHALL BE LIMITED TO 120 DEGREES. NPC 414/2019.

BATHUBS WASTE OPENING IN FLOOR OVER CRAWL SPACES SHALL BE PROTECTED BY A METAL SCREEN NOT EXCEEDING 12" OR SOLID COVER. NPC 313.12.4 2019. SHOWERS AND TUB-SHOWERS COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF BOTH THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION. 418.0 NPC/2019.

VERIFY AND WHERE WATER PRESSURE EXCEEDS 80 PSI AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED 608.2 NFC/2019.

- INSTALL TEMPERATURE AND PRESSURE RELIEF VALVE WITH MINIMUM 3/4" DRAIN PIPE AND TERMINATE TO THE EXTERIOR OF THE BUILDING OVER WINDOW, DOOR OR VISIBLE LOCATION. DISCHARGE FROM A RELIEF VALVE INTO A WATER HEATER PAN SHALL BE PROHIBITED NPC 608.5, 510.8.
- PROVIDE (ON THE PLANS) A GAS PIPING DIAGRAM OF THE GAS PIPING SYSTEM THAT INCLUDES ALL PIPES SIZES, PIPE LENGTHS AND BTU RATINGS.
- SUBMIT GAS LOAD CALCULATIONS IN ACCORDANCE WITH CPC TABLE 12-8 VERIFY THE PIPE SIZES ARE ADEQUATE FOR THE MAXIMUM DELIVERY CAPACITY OF CUBIC FEET OF GAS PER HOUR. A WHOLE HOUSE GAS TEST IS REQUIRED UPON COMPLETION OF THE INSTALLATION, ALTERATION, OR REPAIR OF ANY GAS PIPING. NOTE ON THE PLANS THE CITY OF CITY SHALL BE NOTIFIED WHEN GAS PIPING IS READY FOR INSPECTION.
- 2GPM SHOWER FIXTURE, MAX 1.5 GPM BATHROOM FAUCET, MAX. 2 GPM KITCHEN FAUCET, AND MAX. 1.28 WATER CLOSET TO CONFORM TO CITY GREEN REQUIREMENTS. BATHROOMS: PROVIDE AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') WITH A MINIMUM VENTILATION RATE OF 100 CFM. NOTE THAT ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10" FROM OR 3' ABOVE ANY WINDOW, DOOR OPENING AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE. (2019 NPC 906) IF WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED. (2019 NPC 608.2). NON-REMOVABLE BACK FLOW PRE-VENTER OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. (2019 NPC 603.4.7). HOT WATER RE-CIRCULATING SYSTEM IS INSTALLED, THE ENTIRE LENGTH OF HOT WATER PIPES SHALL BE INSULATED.

NOTES:

- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING:
 - RETENTION BASINS.
 - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.
- SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTIONS, FRENCH DRAINS, ETC. EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH.
- WHEN SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME.
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS. THE PLANS THAT A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN.
- THE BUILDER IS TO PROVIDE AN OPERATION MANUAL CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. THE GAS FIREPLACE(S) SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD STOVE OR PELLET STOVES MUST BE US EPA PHASE II RATED APPLIANCES.

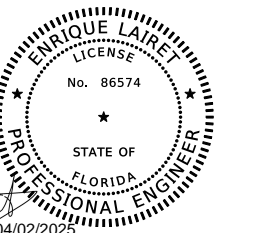
WATER SAVING STANDARDS

THE WATER SAVING PERFORMANCE STANDARDS FOR A PLUMBING FIXTURE ARE THOSE ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), CURRENT REVISION, OR THE FOLLOWING STANDARDS, WHICHEVER ARE THE MORE RESTRICTIVE

- THE MAXIMUM FLOW FROM A SINK OR LAVATORY FAUCET OR A FAUCET AERATOR SHALL NOT EXCEED 0.5 GALLONS OF WATER PER MINUTE AT A PRESSURE OF 80 POUNDS PER SQUARE INCH WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES.
- THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A TOILET SHALL NOT EXCEED AN AVERAGE OF 1.28 GALLONS WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES.
- THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A URINAL AND THE ASSOCIATED FLUSH VALVE, IF ANY, SHALL NOT EXCEED AN AVERAGE OF ONE GALLON WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES.

SPECIAL NOTICE TO CONTRACTORS

- ALL CONTRACTORS (GENERAL CONTRACTOR AND SUB-CONTRACTORS) BIDDING THIS PROJECT ARE REQUIRED TO VISIT THE JOB SITE AND VERIFY THE EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID. CONTRACTORS ARE TO CAREFULLY REVIEW ALL CONSTRUCTION DOCUMENTS AND NOTE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED AT THE JOB SITE PRIOR TO SUBMISSION OF ANY BID. THE BUILDING OWNER REPRESENTATIVE LISTED BELOW MAY BE CONTACTED FOR ACCESS TO THE JOB SITE.
- CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE LOCATION AND CONDITION OF ALL BUILDING (ROOF/FLOOR/CEILING) PENETRATIONS, LOCATION AND CONDITION OF ALL UTILITIES AND BUILDING SYSTEMS INCLUDING, BUT NOT LIMITED TO GAS, WATER, SEWER, VENT, ELECTRICAL, BUILDING MECHANICAL SYSTEMS, DUCT CONNECTIONS, EXHAUST/OUTSIDE AIR CONNECTIONS, SECURITY, FIRE ALARM, DATA, AND PHONE PRIOR TO SUBMISSION OF THEIR BID.
- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED SHALL BE BROUGHT TO THE ATTENTION, IN WRITING, TO THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



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Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

Revision Schedule

| Number | Description | Date |
|--------|-------------|------|
| | | |

SHEET NAME

Plumbing Specs

SHEET NUMBER

P.1

CODE BASIS:

2023 FLORIDA BUILDING CODE
2023 FLORIDA ELECTRICAL BUILDING CODE
2023 FLORIDA MECHANICAL BUILDING CODE
ACI 318-19 (STRUCTURAL CONCRETE)
TMS 402/602-16 (STRUCTURAL MASONRY)
ASCE 7-16 (DESIGN LOADS FOR STRUCTURES)

DWW GENERAL NOTES

- ALL PIPES WILL CONSIST OF ABS AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.
- ALL PIPES AND FITTINGS TO BE 1 1/2 DIA. UNLESS SPECIFIED OTHERWISE
- A COPY OF THIS DRAWING SHALL BE INCLUDED IN THE INSTALLATION INSTRUCTIONS FOR SITE INSTALLATION OF PIPE AND FITTINGS.
- DRAIN DUMP MAY BE DTL OR 90 DEGREES DBL L OR WYE.
- DENOTES SHIP LOOSE FOR ON SITE INSTALLATION.
- STOOL TRAP ARM MAX. 6.
- DENOTES PLBG. THRU FLOOR.
- MIN. HORIZONTAL SLOPE FOR DRAIN LINES IS 1/4" PER 1'-0"
- ALL 1 1/2" P-TRAPS TO HAVE A MAXIMUM LENGTH OF 42" FOR TRAP ARM PER CPC CHAPTER 10.
- ALL 2" P-TRAPS TO HAVE A MAXIMUM LENGTH OF 60" FOR TRAP ARM PER CPC CHAPTER 10.

ALL PLUMBING BELOW SHIPPED FLOOR IS INSTALLED ON SITE BY OTHERS.

SUPPLY GENERAL NOTES

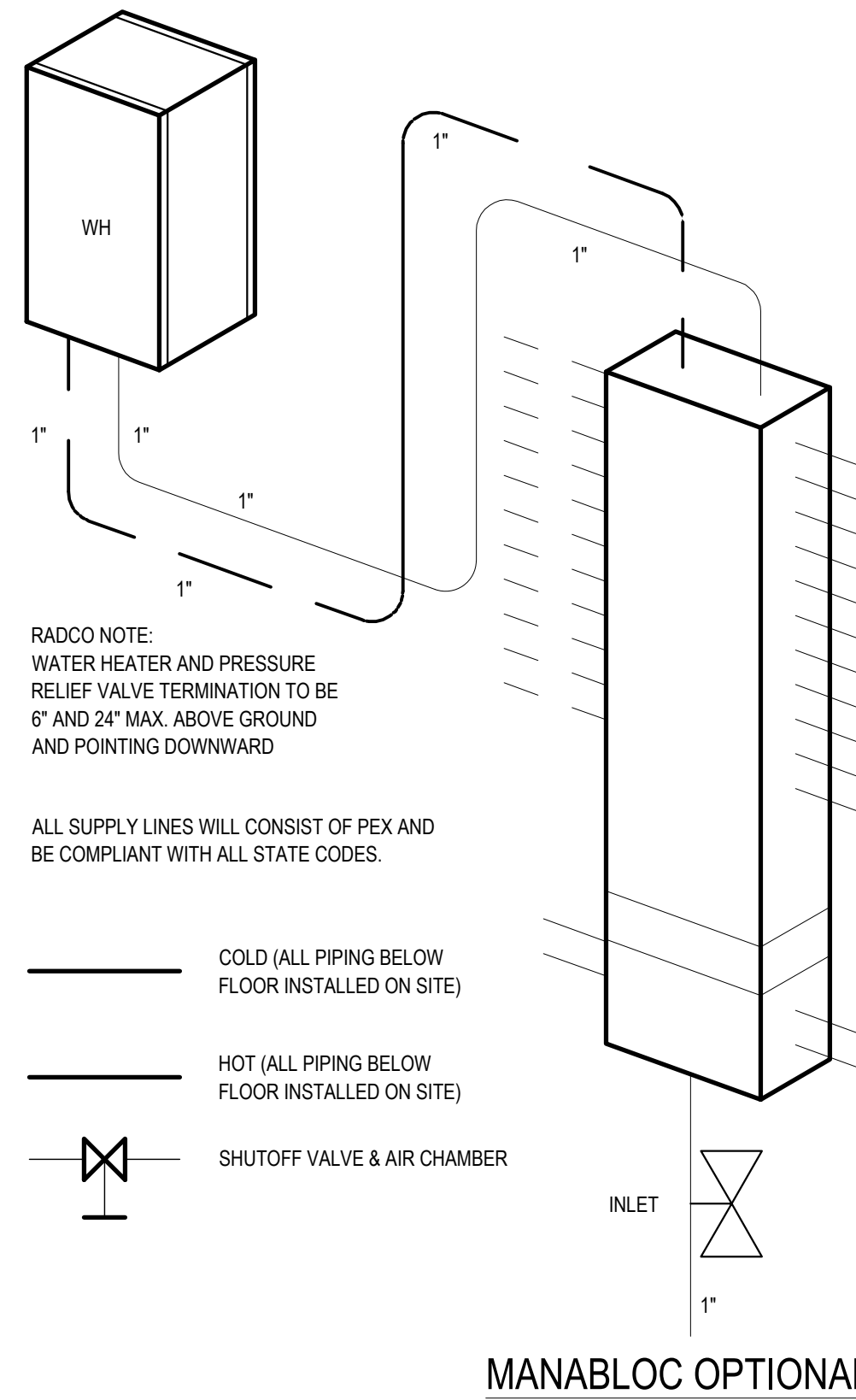
- ALL SUPPLY LINES WILL CONSIST OF PEX PIPE 1 FLAIR-IT FITTINGS (PEX SHALL NOT BE USED WITHIN THE FIRST 18' OF PIPING CONNECTED TO THE WATER HEATER PER CPC 604.13)
- EXTERIOR FAUCETS TO BE PROVIDED WITH ANTI-SIPHON DEVICES AND FROST PROOF.
- PROVIDE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM THREE-QUARTER INCH (20 mm) DIAMETER DRAIN TO AN APPROVED LOCATION CPC 507.4
- SHOWERS AND TUBS: SHOWERS IN ALL BUILDINGS SHALL BE PROVIDED INDIVIDUAL CONTROL VALVES THAT LIMIT TEMPERATURE TO A MAXIMUM OF 120°F (49°C). THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL CPC 408.3
- WATER CONSERVING PLUMBING FIXTURES ARE REQUIRED BY CAL GREEN 4.303.

| | |
|------------------|------------------|
| TOILETS: | 1.28 GPF |
| SHOWER HEADS: | 2.0 GPM @ 80 PSI |
| LAVY FAUCETS: | 1.5 GPM @ 60 PSI |
| KITCHEN FAUCETS: | 1.8 GPM @ 60 PSI |
- ALL COLD WATER PIPING SHALL BE LOCATED WITHIN CONDITIONED SPACE OR OTHERWISE PROTECTED FROM FREEZING IN ACCORDANCE WITH LOCAL ADOPTED CODES. - CPC 312.6
- ALL DOMESTIC HOT WATER PIPING CONDITIONS LISTED BELOW MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE. 150.0 (J)

| | |
|---|--|
| THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK | |
| ALL PIPING WITH A NOMINAL DIAMETER OF 3/4" OR LARGER | |
| ALL HOT WATER PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES | |
| FLUID TEMPERATURE RANGE = 105° - 140° F | |
| CONDUCTIVITY RANGE = 0.22 - 0.28 | |
| REQUIRED THICKNESS - 1" INSULATION FOR PIPES LESS THAN 1" NOMINAL DIAMETER - 1-1/2" INSULATION FOR PIPES 1" TO 1-1/2" NOMINAL DIAMETER - SEE WATER HEATER CUT SHEETS FOR REQUIRED ENERGY EFFICIENT WATER HEATER | |
- STRAP WATER HEATER FOR SEISMIC RESTRAINT-CPC 507.2
- STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR EQUAL TO OR LESS THAN THE FEDERAL MINIMUM STANDARDS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER. 150.0 J

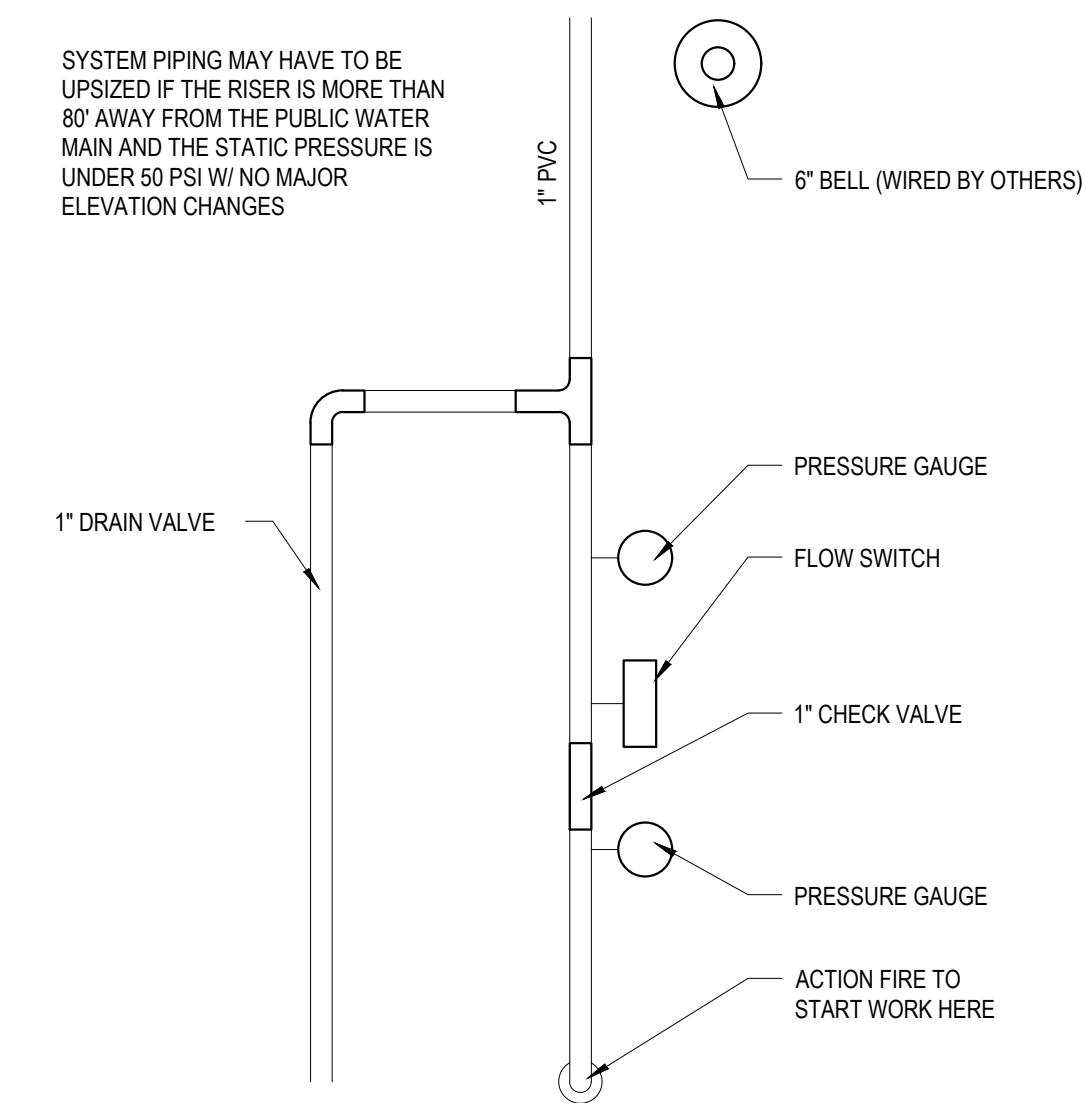
PLUMBING NOTES

- WHEN WATER HEATERS OR HOT WATER STORAGE TANKS ARE INSTALLED IN LOCATIONS WHERE TANK OR CONNECTION LEAKAGE COULD CAUSE DAMAGE. THE TANK OR THE WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL OR OTHER METAL PAN OF EQUAL CORROSION RESISTANCE HAVING A MINIMUM THICKNESS OF 24 GAUGE. 0.0276 INCH. ELECTRICAL WATER HEATERS SHALL BE INSTALLED IN A METAL PAN AS REQUIRED OR IN A HIGH-IMPACT PLASTIC PAN OF AT LEAST 0.0625 INCH THICKNESS.
- THE PAN SHALL NOT BE LESS THAN 1 1/2 DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 1 INCH OR THE OUTLET DIAMETER OF THE REQUIRED RELIEF VALVE, WHICHEVER IS LARGER.
- THE PAN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE.
- IN CONCEALED LOCATIONS WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS LESS THAN 1 1/2 INCHES FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES. PROTECTIVE SHIELD PLATES SHALL BE A MINIMUM OF 1/8 INCH THICK STEEL. SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
- FIXTURES, INCLUDING P TRAPS, WITH CONCEALED SLIP-JOINT CONNECTIONS SHALL BE PROVIDED WITH ON ACCESS PANEL OR UTILITY SPACE AT LEAST 12 INCHES IN ITS SMALLEST DIMENSION OR OTHER APPROVED ARRANGEMENT SO AS TO PROVIDE ACCESS TO THE SLIP CONNECTIONS FOR INSPECTION AND REPAIR.
- THE DISCHARGE FROM AN AUTOMATIC CLOTHES WASHER SHALL BE THROUGH AN AIR BREAK AND CONNECTED TO A STANDPIPE.
- STANDPIPES SHALL BE INDIVIDUALLY TRAPPED. STANDPIPES SHALL EXTEND A MINIMUM OF 18 INCHES AND A MAXIMUM OF 30 INCHES ABOVE THE TRAP. ACCESS SHALL BE PROVIDED TO ALL STANDPIPE TRAPS AND DRAINS FOR RODDING.
- THE PUMP SHALL BE ACCESSIBLE ON ALL WHIRLPOOL BATHTUBS.
- SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED PRESSURE. THERMOSTATIC OR COMBINATION MIXING VALVES. SUCH VALVES SHALL BE EQUIPPED WITH HANDLE POSITION STOPS THAT ARE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO A MAXIMUM HOT WATER SETTING OF 120 DEGREES F.
- THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTER SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED. UNLESS OTHERWISE APPROVED, THE ARRESTER SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF A QUICK CLOSING VALVE. WATER HAMMER ARRESTERS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTERS.
- HOSE BIBB VALVES INSTALLED IN PLANT AND SHALL BE IDENTIFIED WITH A HANG TAG. WASHER AND HOSE BIBS SHALL HAVE A VACUUM BREAK INSTALLED.
- DRAIN WASTE AND VENT LINES SHALL MEET ASTM 02662-89A REQUIREMENTS AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.
- ALL PLUMBING VENTS TO BE A MINIMUM OF 10 FEET AWAY FROM OR AT LEAST 3'-0" ABOVE ANY OPERABLE SKYLIGHTS.
- CLEANOUTS IN BUILDING SEWERS SHALL BE PROVIDED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE CITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT.
- WATER DISTRIBUTION SYSTEM SUPPLY LINES WILL BE COMPLIANT WITH ALL STATE CODES.



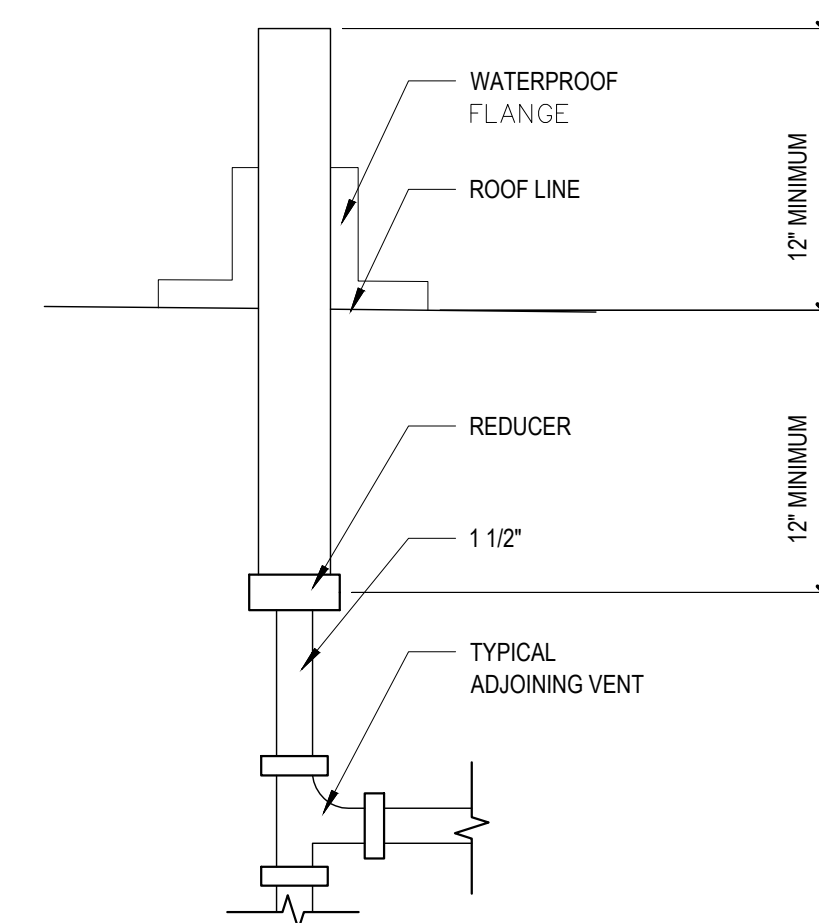
1 TYPICAL TANKLESS WATER HEATER DETAIL

SCALE: N.T.S.



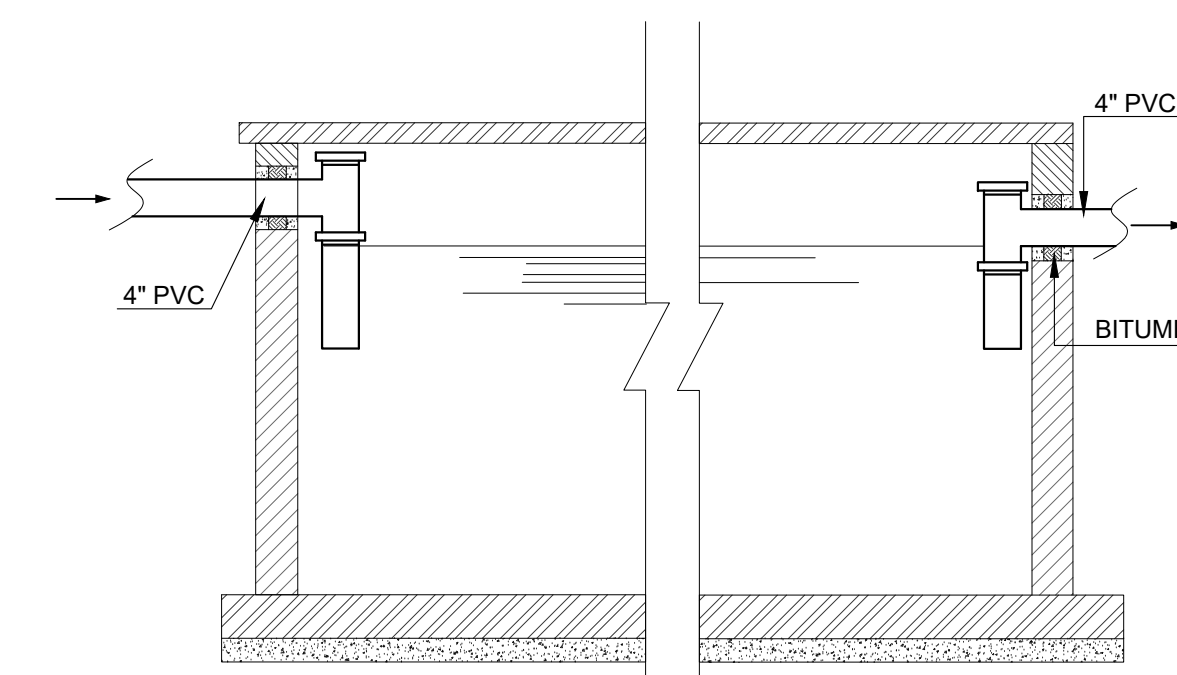
2 RISER DETAIL

SCALE: N.T.S.



3 ROOF VENT DETAIL (REDUCER)

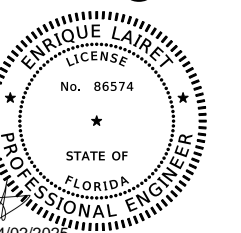
SCALE: N.T.S.



4 SEPTIC DETAIL

SCALE: N.T.S.

| ABBREVIATIONS | |
|---------------|-----------------|
| ABBREV. | DESCRIPTION |
| FD | FLOOR DRAIN |
| FCO | FLOOR CLEAN OUT |
| DP | WASTE PIPE |
| VP | VENT PIPE |
| VTR | VENT TO ROOF |
| FU | FIXTURE UNIT |
| CW | COLD WATER |
| HW | HOT WATER |



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3702 W Spruce St, #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
www.oasisengineering.com

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| Revision Schedule | | |
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| Number | Description | Date |
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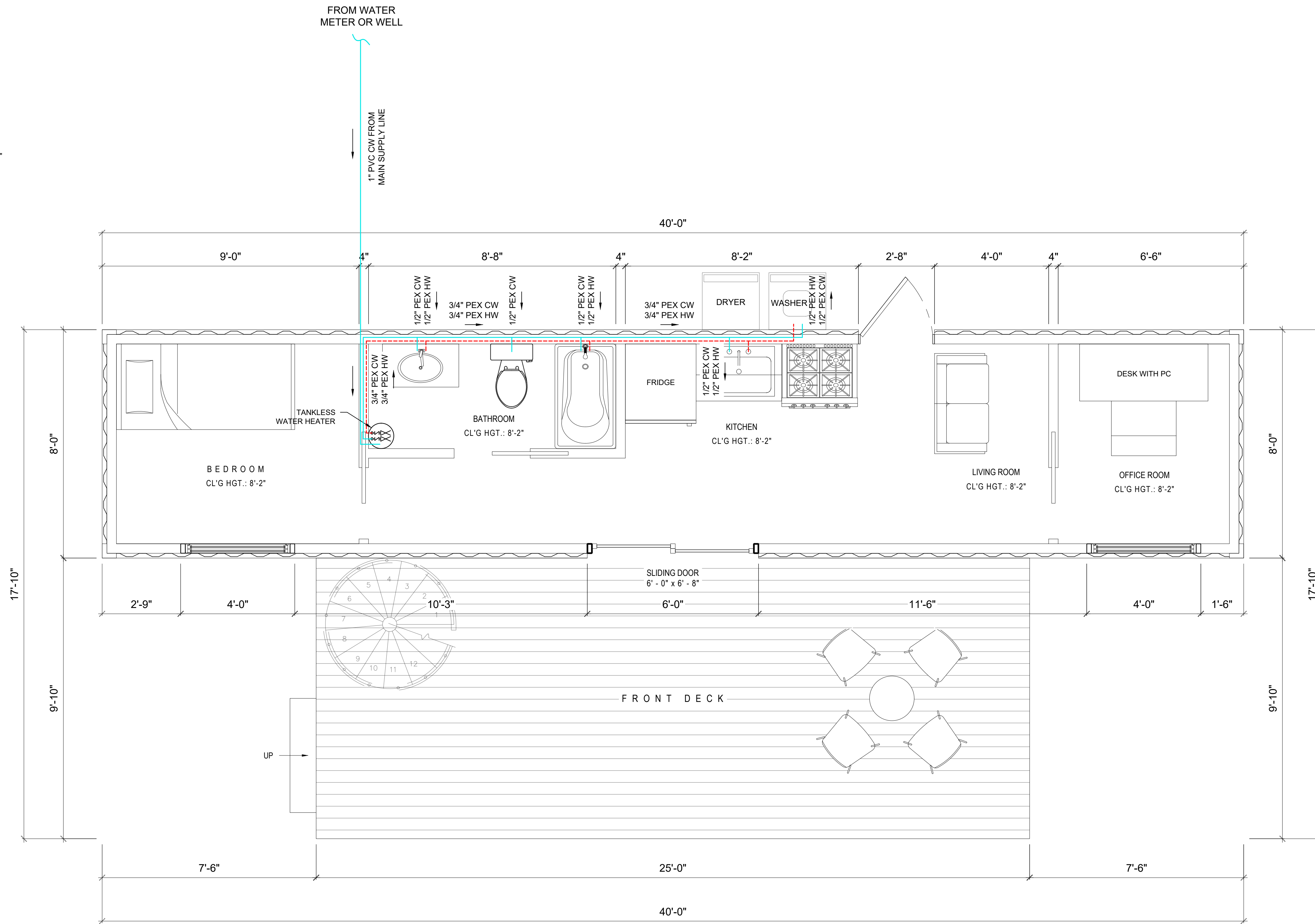
Details and Notes

SHEET NUMBER

P.2

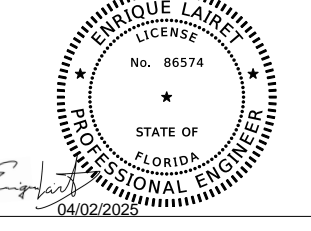
SYMBOL LEGEND

- SURFACE MOUNTED LED CAN LIGHT-CEILING HANGED
- SURFACE MOUNTED LED CAN LIGHT-WALL SCONCE
- SINGLE POLE LIGHT SWITCH, QUIET TYPE, AND DISPOSAL CIRCUITS, INSTALL 48" A.F.F.
- THREE WAY LIGHT SWITCH, QUIET TYPE, 120 VOLTS, 15 AMPS. INSTALL 48" A.F.F.
- CEILING FAN WITH LIGHTS
- A/C HEAD UNIT
- DUAL RECEPTACLE OUTLET 18" A.F.F. UNLESS OTHERWISE INDICATED
- DUAL WATER PROOF RECEPTACLE OUTLET, 18" A.F.F. UNLESS OTHERWISE INDICATED
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- AC COMPRESSOR
- 200 AMP SERVICE
- ELECTRICAL PANEL
- EXHAUST FAN ON WALL
- SMOKE SENSOR
- TANKLESS WATER HEATER
- HOT WATER PIPE
- COLD WATER PIPE
- SANITARY PIPE



1 FLOOR PLUMBING WATER PLAN

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



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3702 W Spruce St, #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
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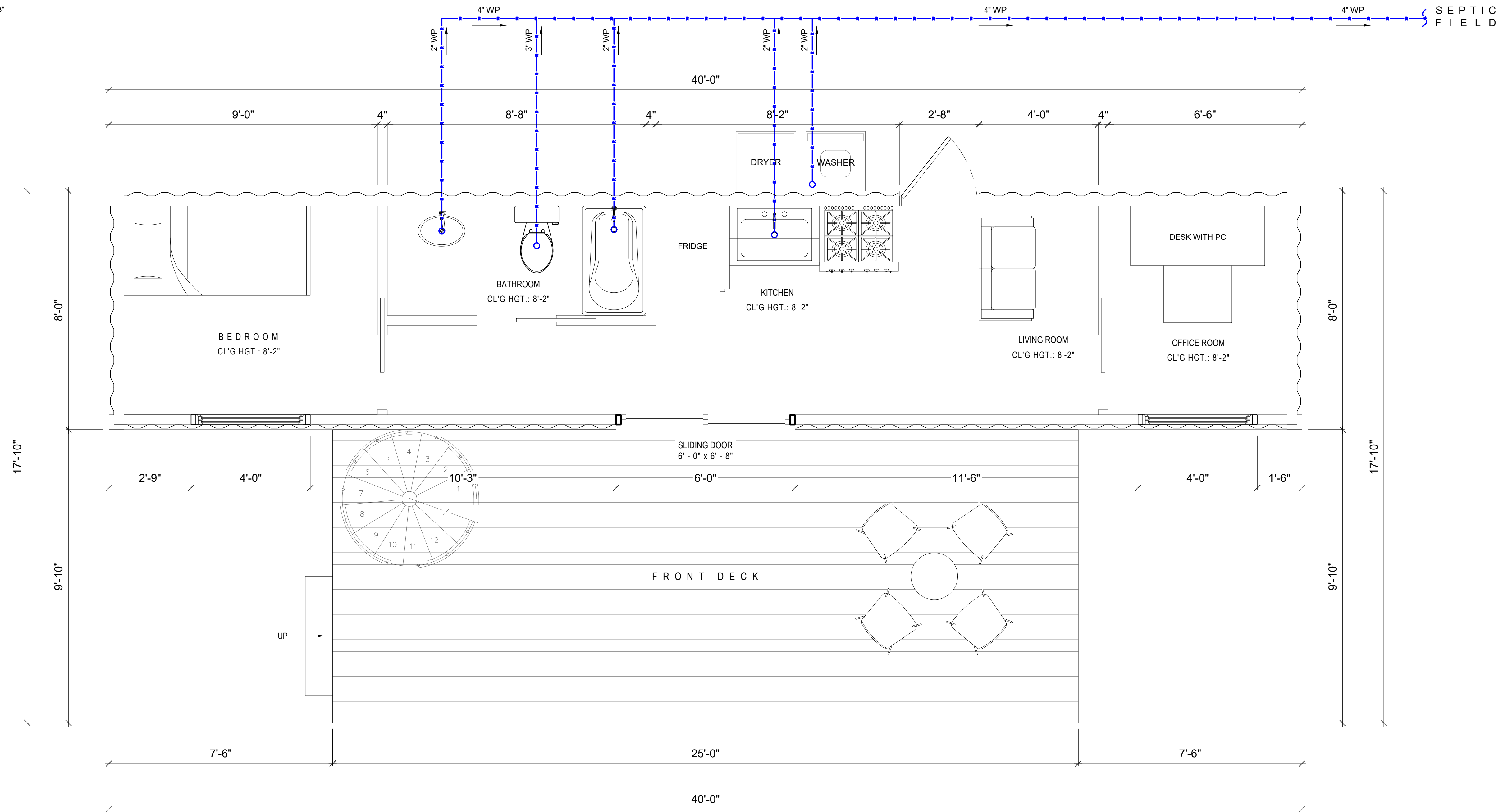
Floor Plumbing Water Plan

SHEET NUMBER

P.3

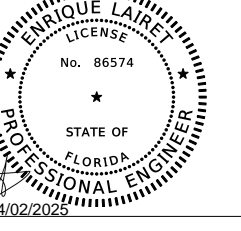
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- 200 AMP SERVICE
- ELECTRICAL PANEL
- EXHAUST FAN ON WALL
- SMOKE SENSOR
- TANKLESS WATER HEATER
- HOT WATER PIPE
- COLD WATER PIPE
- SANITARY PIPE



1 FLOOR SANYTARY PLAN

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



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Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
www.oasisengineering.com

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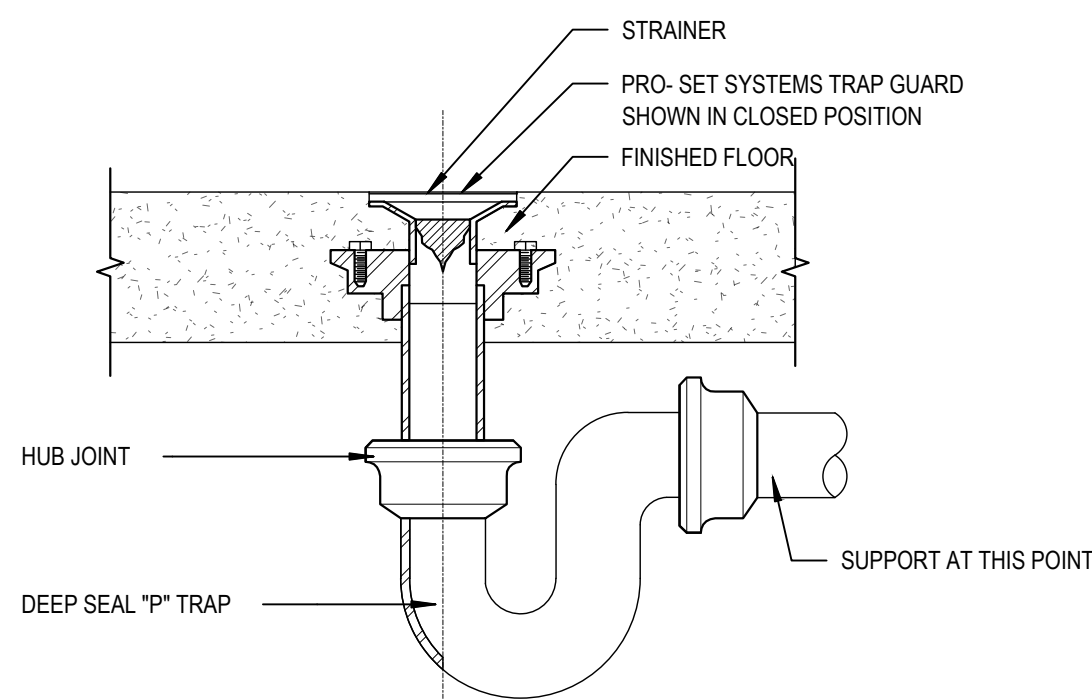
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| Number | Description | Date |
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SHEET NAME

Floor Sanitary Plan

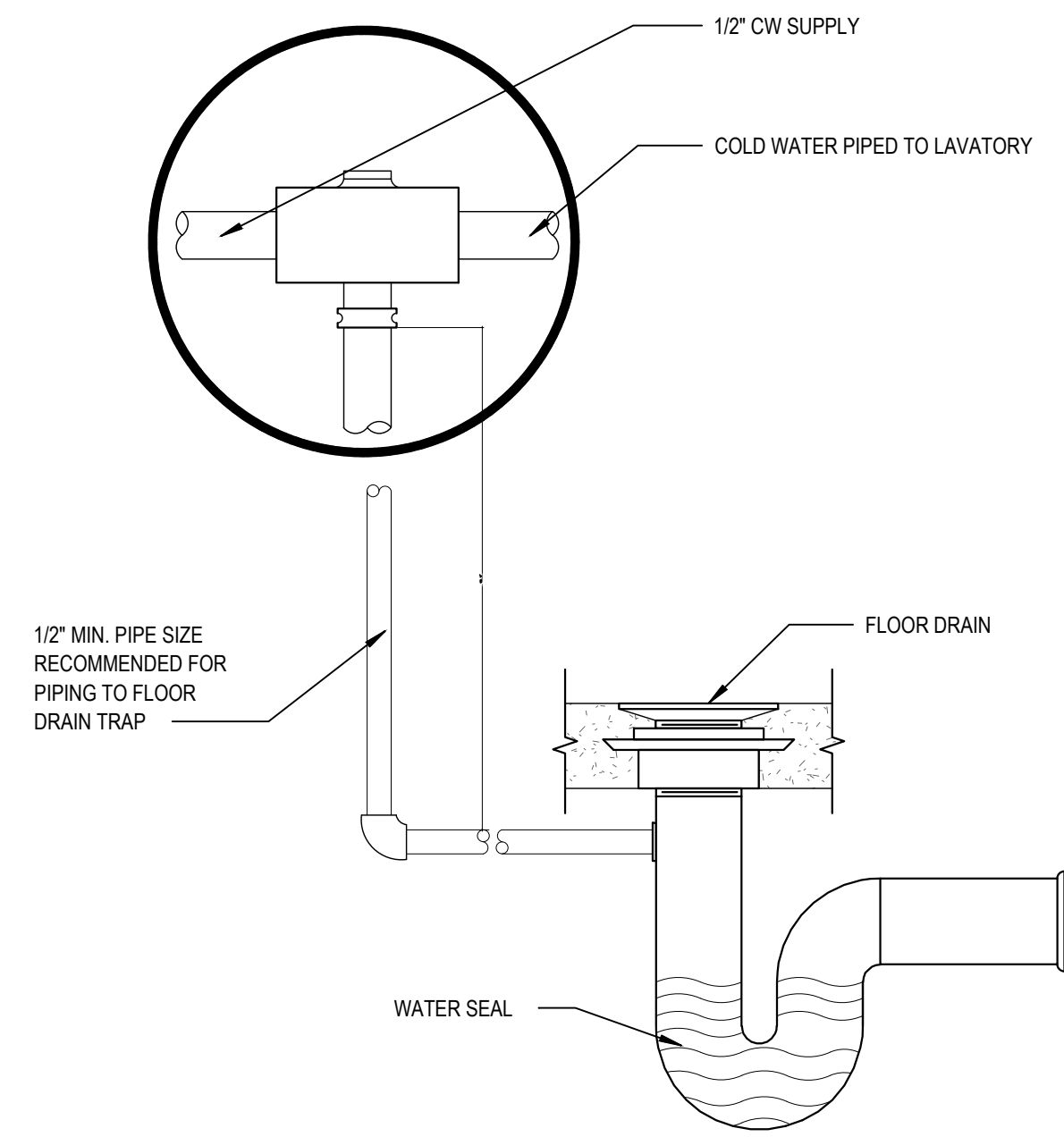
SHEET NUMBER

P.4

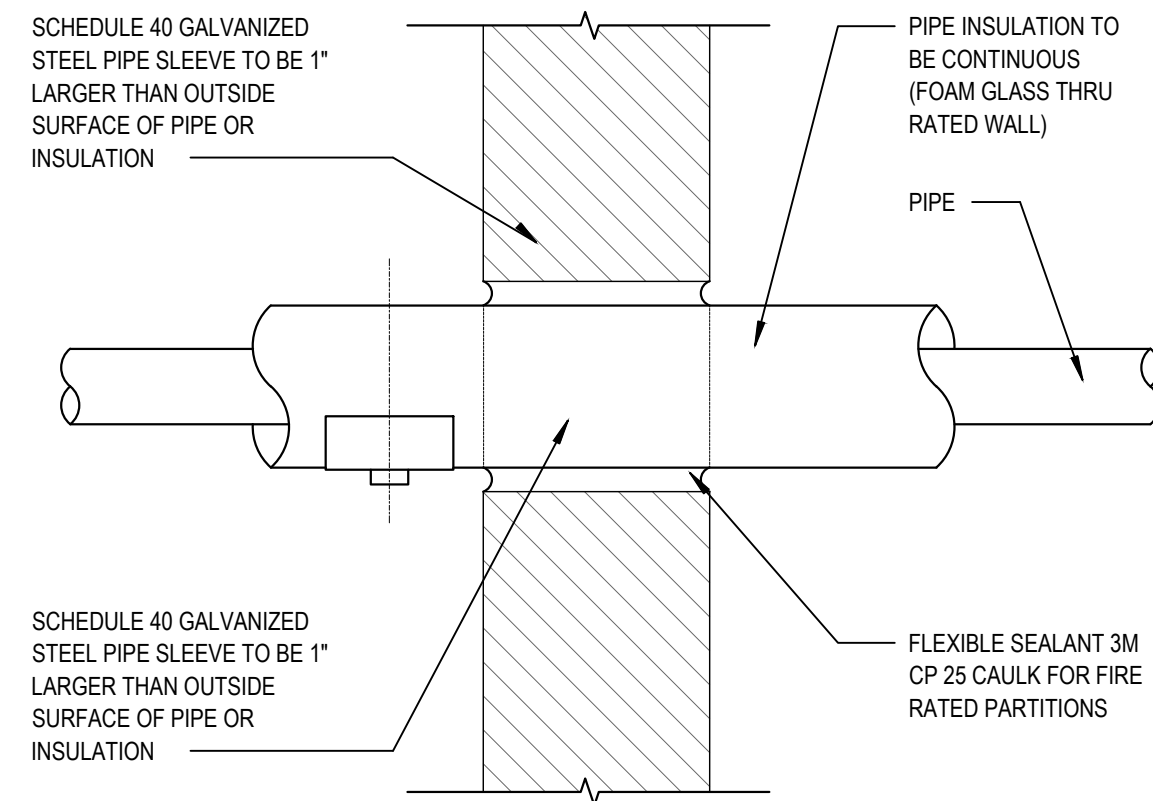


- NOTES:
1. TRAP GUARD SHALL BE FACTORY FITTED TO MATCH EACH FLOOR DRAIN (AND FLOOR SINK) BY SIZE, MODEL AND MANUFACTURER.
 2. FLOOR SINK/ HUB DRAIN TRAP GUARD INSTALLATION IS SIMILAR.
 3. INSTALLATION OF TRAP GUARD TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 4. INSERT TRAP GUARD ONLY AFTER FINAL RODDING OF DRAINS. INSTALL TRAP GUARD WITH CLEAR SILICONE CAULK FOR GAS TIGHT SEAL. FOR DRAIN RODDING AFTER INSTALLATION, INSERT SEWER TAPE THROUGH LIGHTLY GREASED 1 1/2" PVC PIPE TO PROTECT TRAP GUARD.

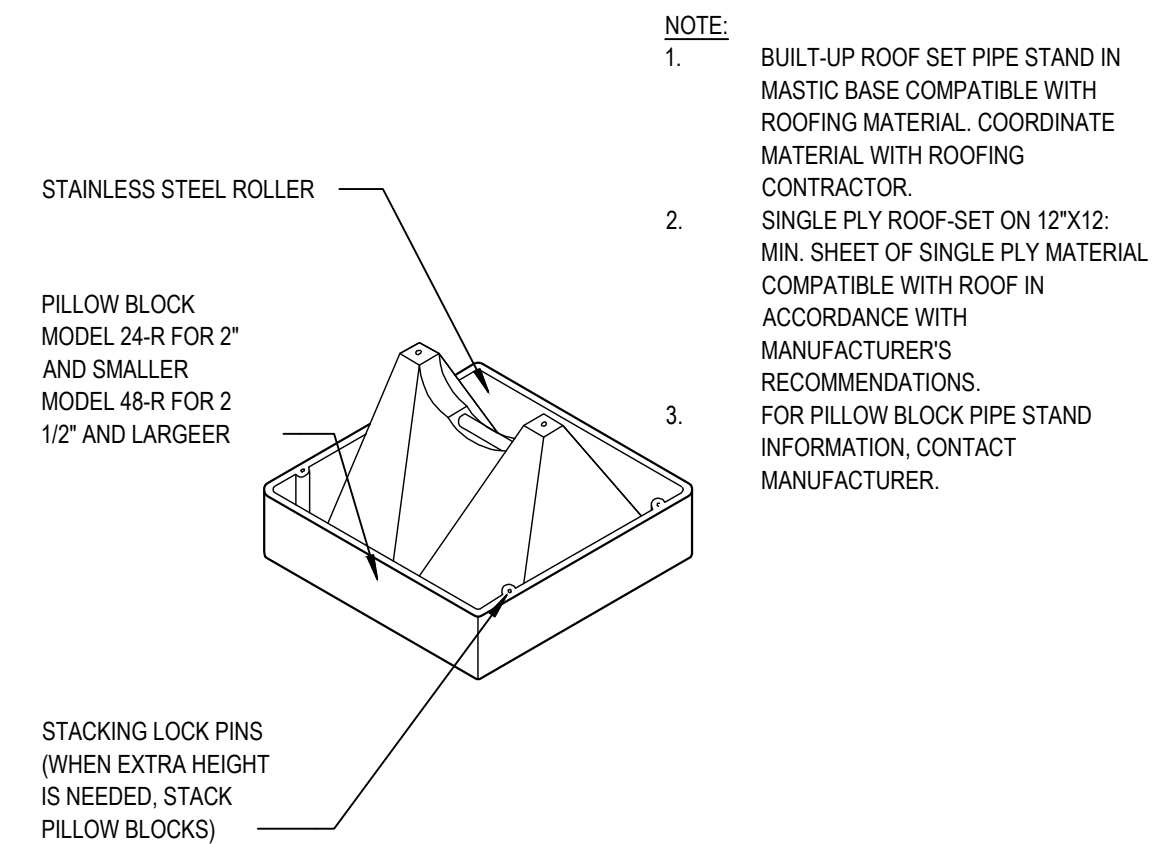
1 FLOOR DRAIN WITH TRAP SEAL PROTECTION
SCALE: N.T.S.



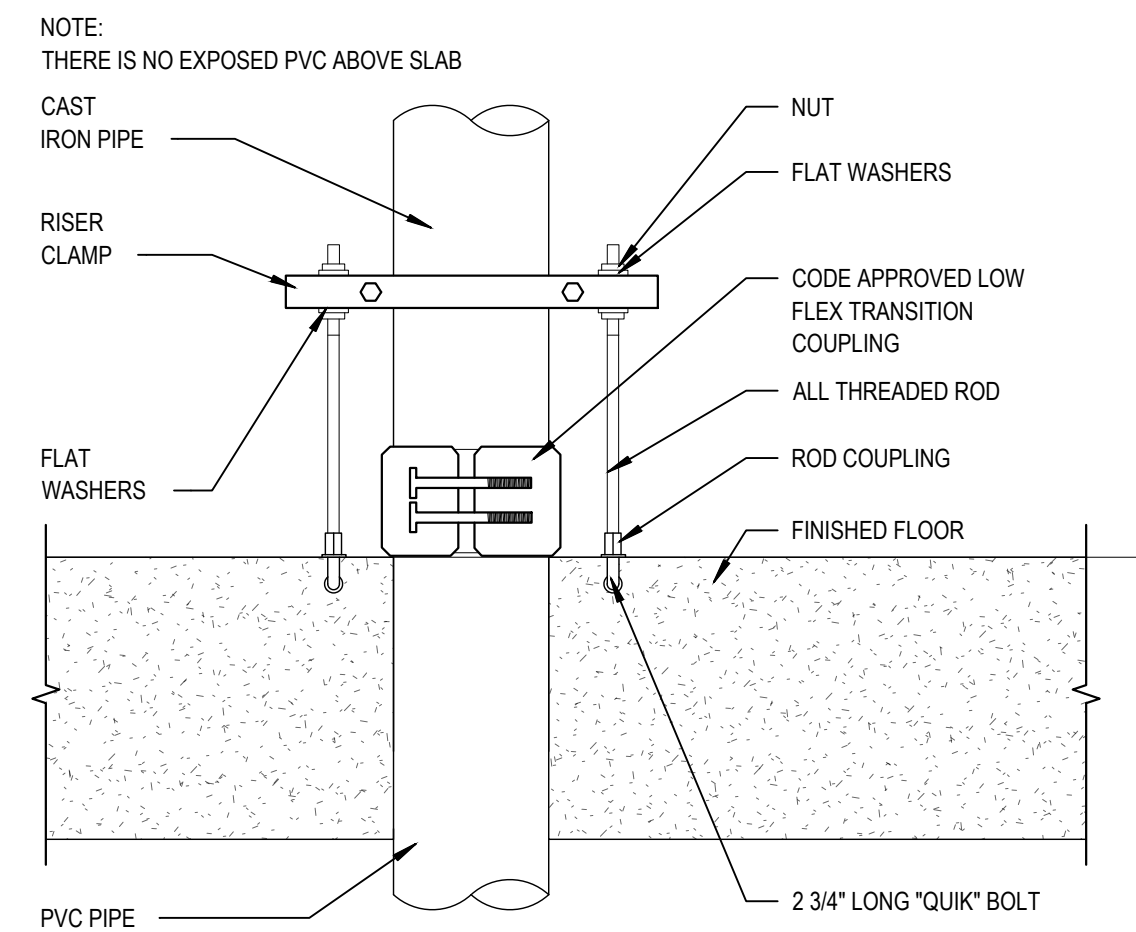
2 TRAP PIPE SEAL
SCALE: N.T.S.



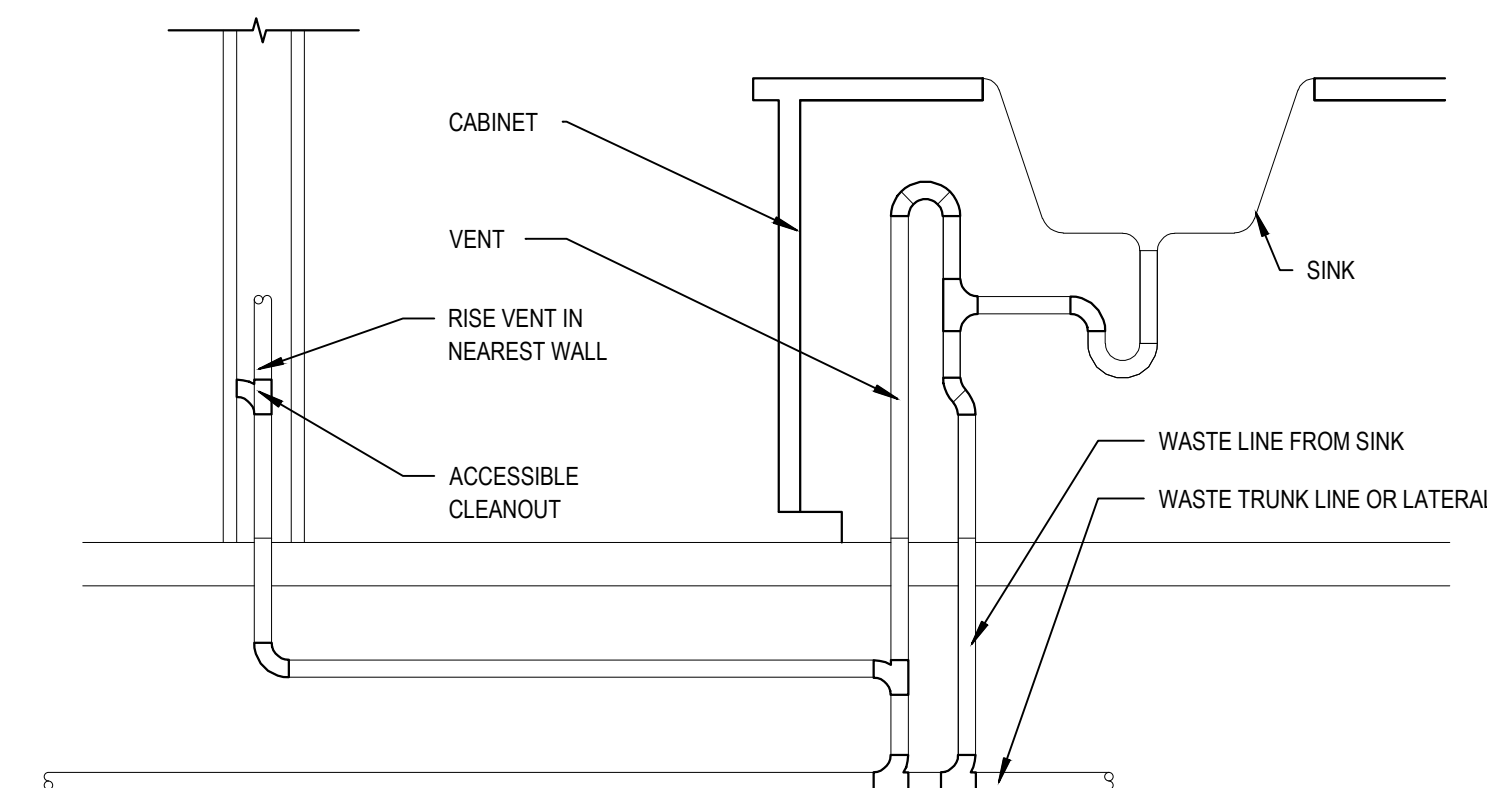
3 INTERIOR WALL PENETRATION
SCALE: N.T.S.



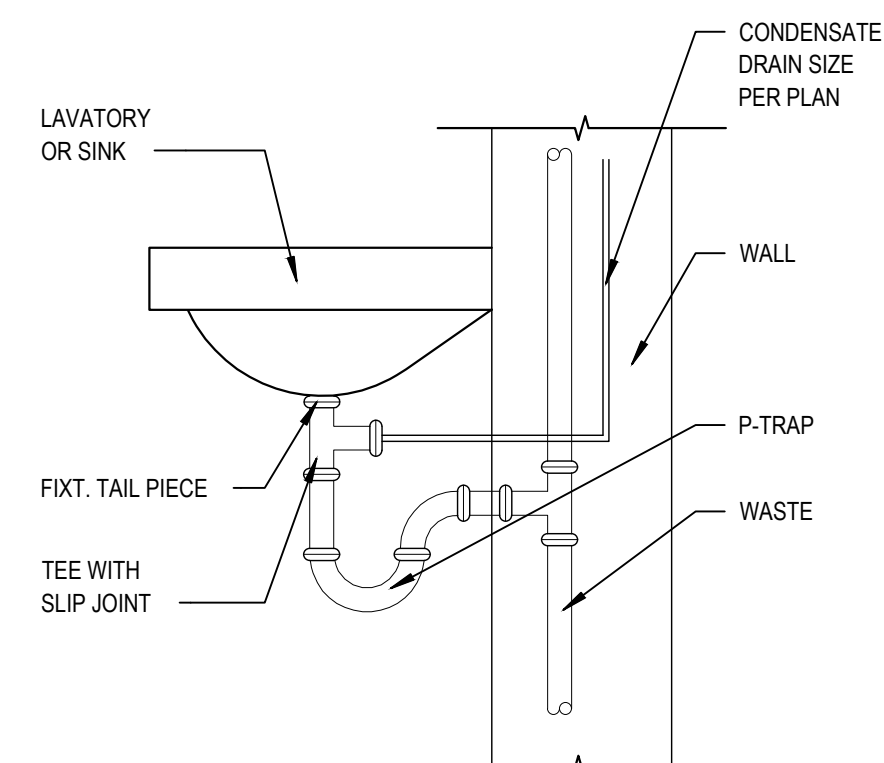
4 PIPE SUPPORT ON ROOF
SCALE: N.T.S.



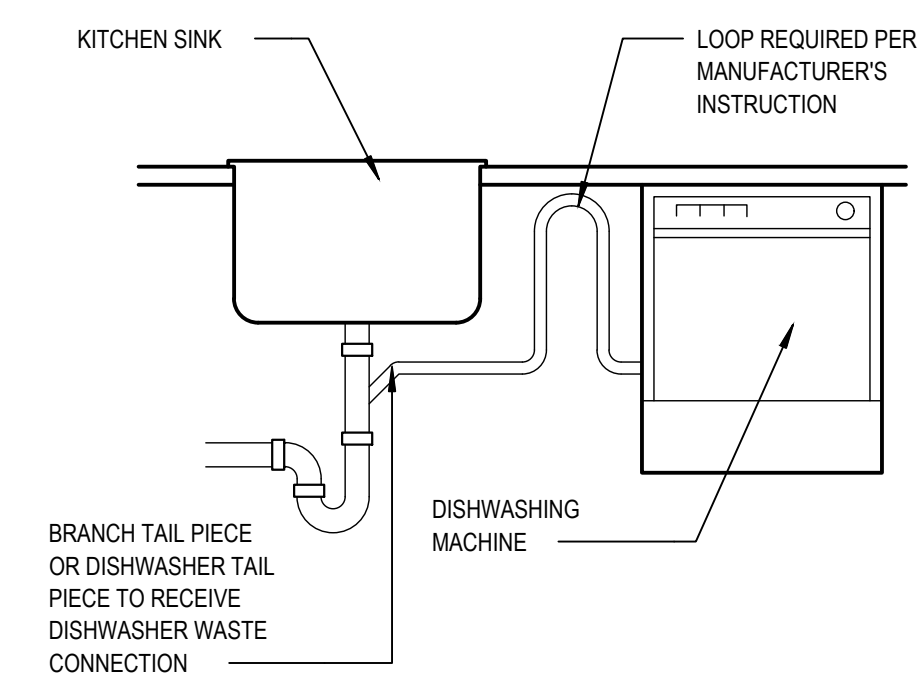
5 CAST IRON TO PVC PIPE
SCALE: N.T.S.



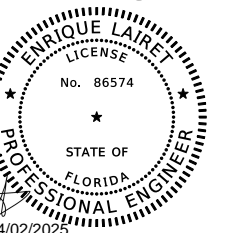
6 ISLAND SINK VENT
SCALE: N.T.S.



7 CONDENSATE PIPE INSTALLATION
SCALE: N.T.S.



8 DISHWASHER INSTALLATION DETAIL
SCALE: N.T.S.



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Tampa, FL 33607
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PROJECT #: 2024-093

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| Revision Schedule | | |
|-------------------|-------------|------|
| Number | Description | Date |
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SHEET NAME

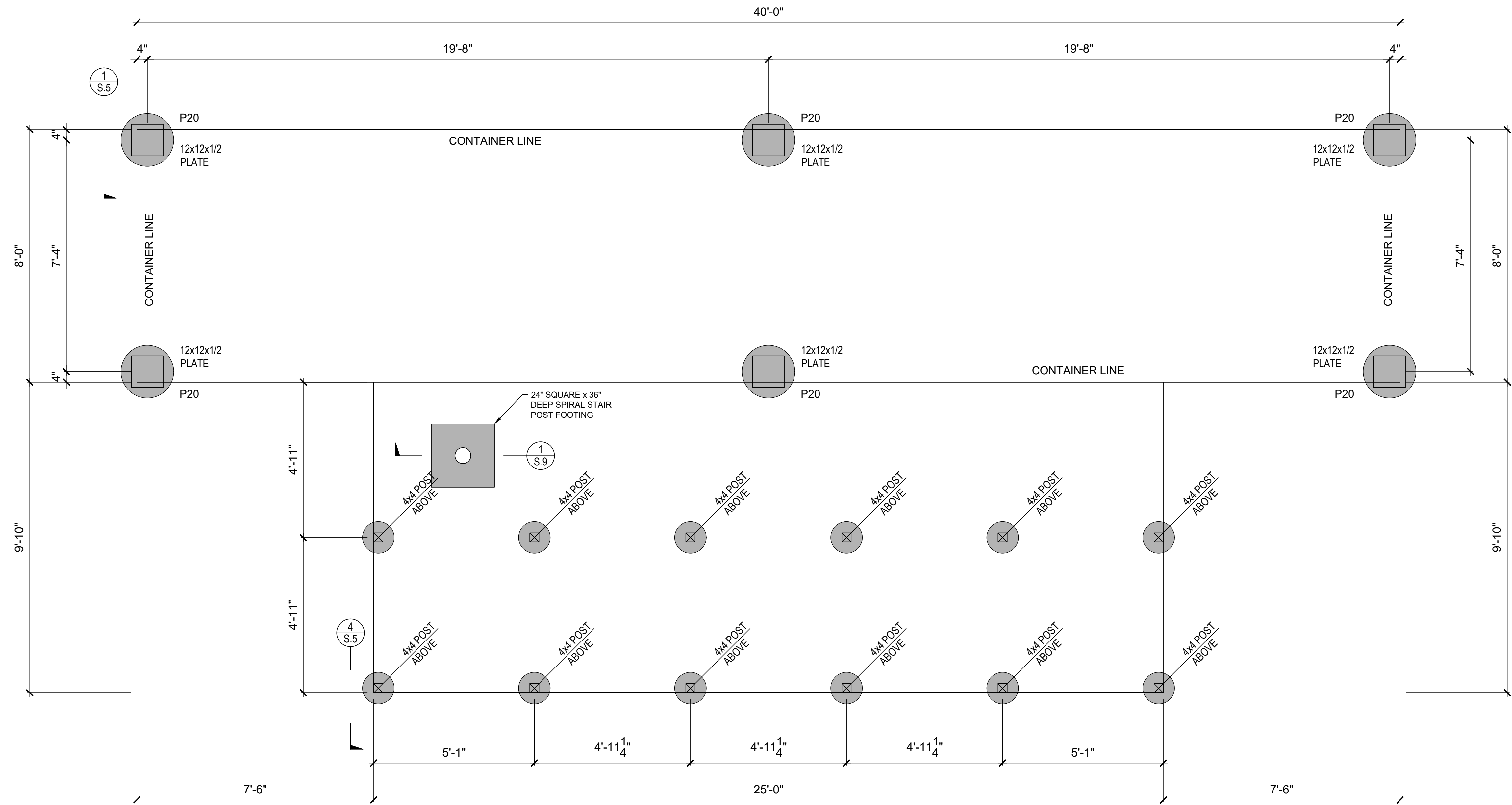
**Plumbing
Details**

SHEET NUMBER

P.5

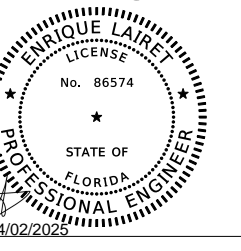
PIER FOOTING SCHEDULE

| FOOTING ID | DIAMETER | DEPTH | REINFORCING | HARDWARE ABOVE |
|------------|----------|-------|------------------------------|------------------------|
| P20 | 20" | 48" | (4) #4's CONTINUOUS VERTICAL | 12" x 12" x 1/2" PLATE |
| P24 | 24" | 36" | - | - |
| P12 | 12" | 36" | - | - |



1 FOUNDATION PLAN

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



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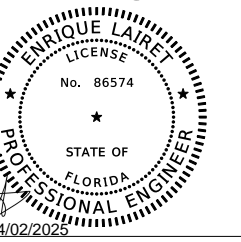
| Revision Schedule | | |
|-------------------|-------------|------|
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SHEET NAME

Foundation Plan

SHEET NUMBER

S.1



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Revision Schedule

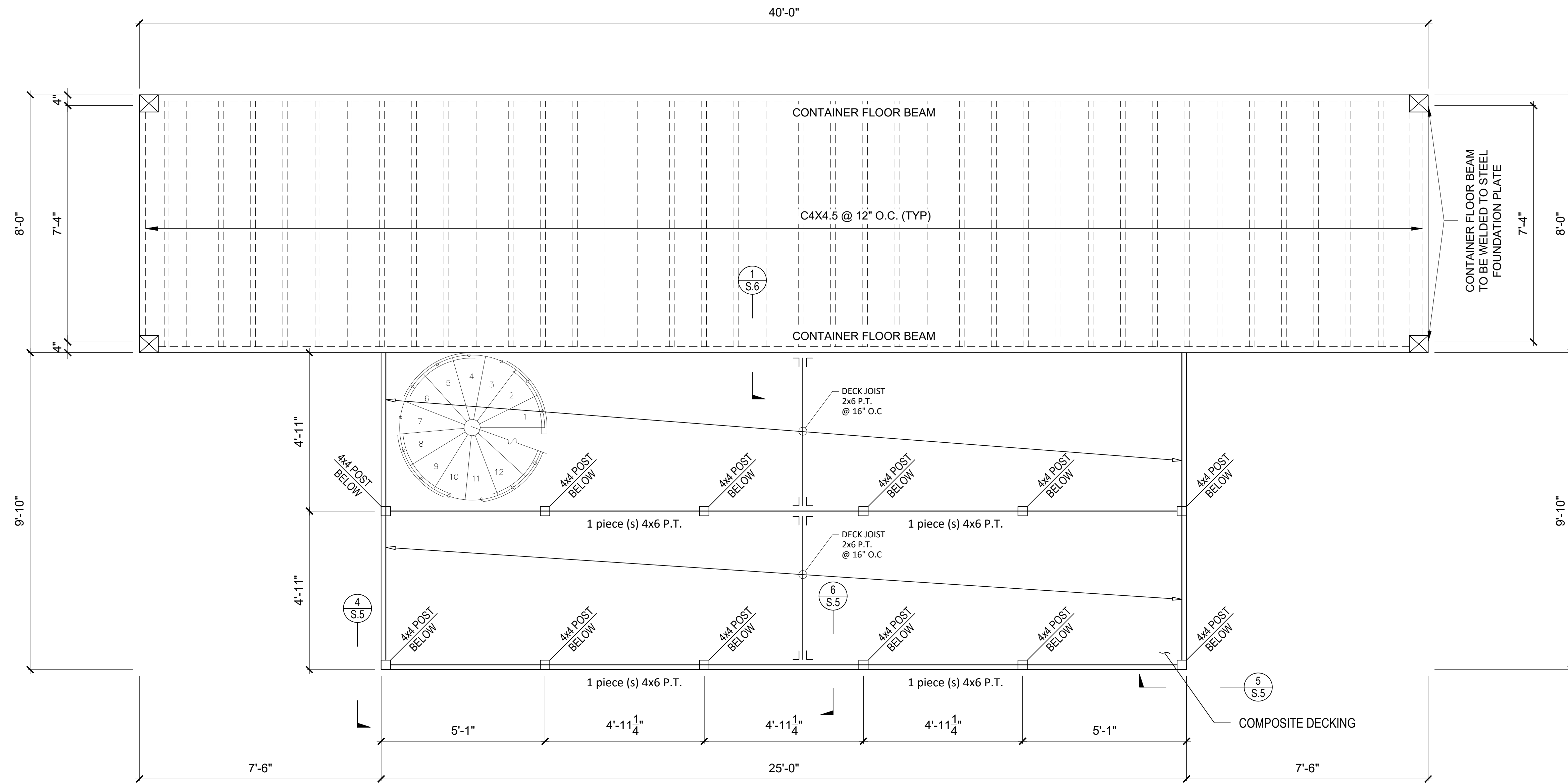
| Number | Description | Date |
|--------|-------------|------|
| | | |

SHEET NAME

Floor Framing Plan

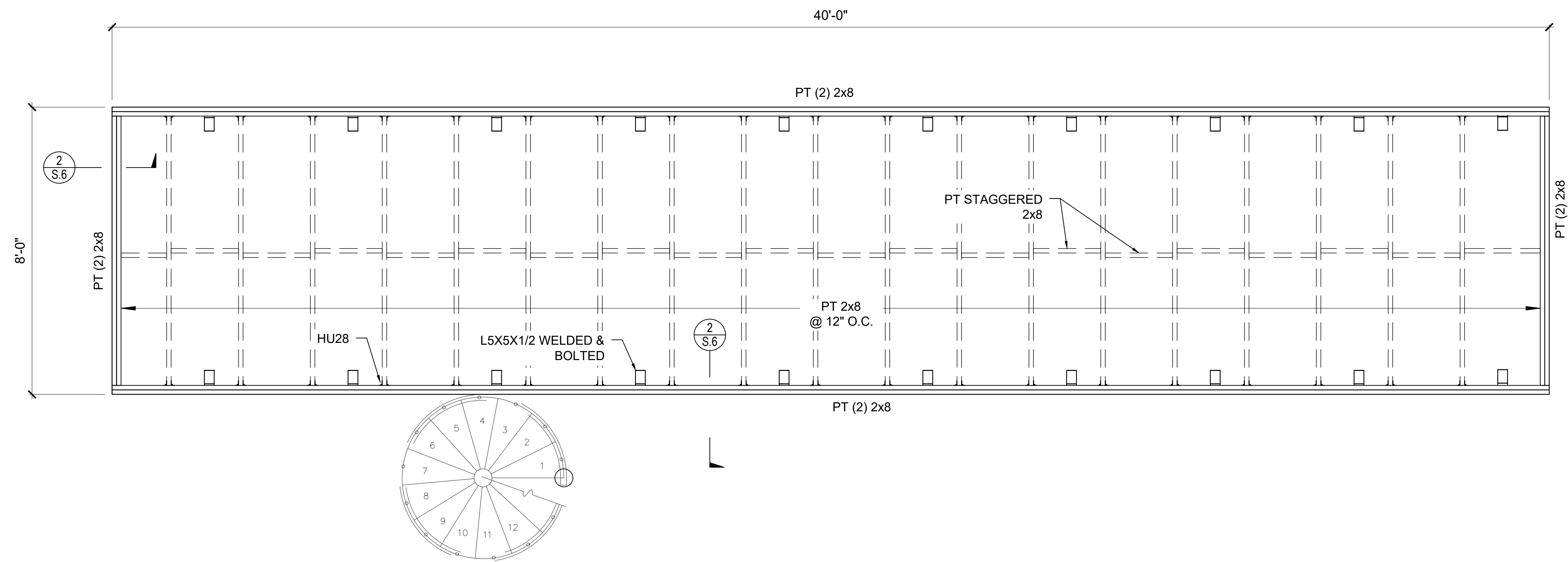
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S.2



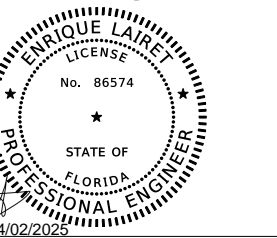
1 FLOOR FRAMING PLAN

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



1 ROOF FRAMING PLAN

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



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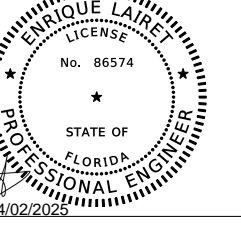
| Revision Schedule | | |
|-------------------|-------------|------|
| Number | Description | Date |
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SHEET NAME

Roof Framing Plan

SHEET NUMBER

S.3



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| Revision Schedule | | |
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| Number | Description | Date |
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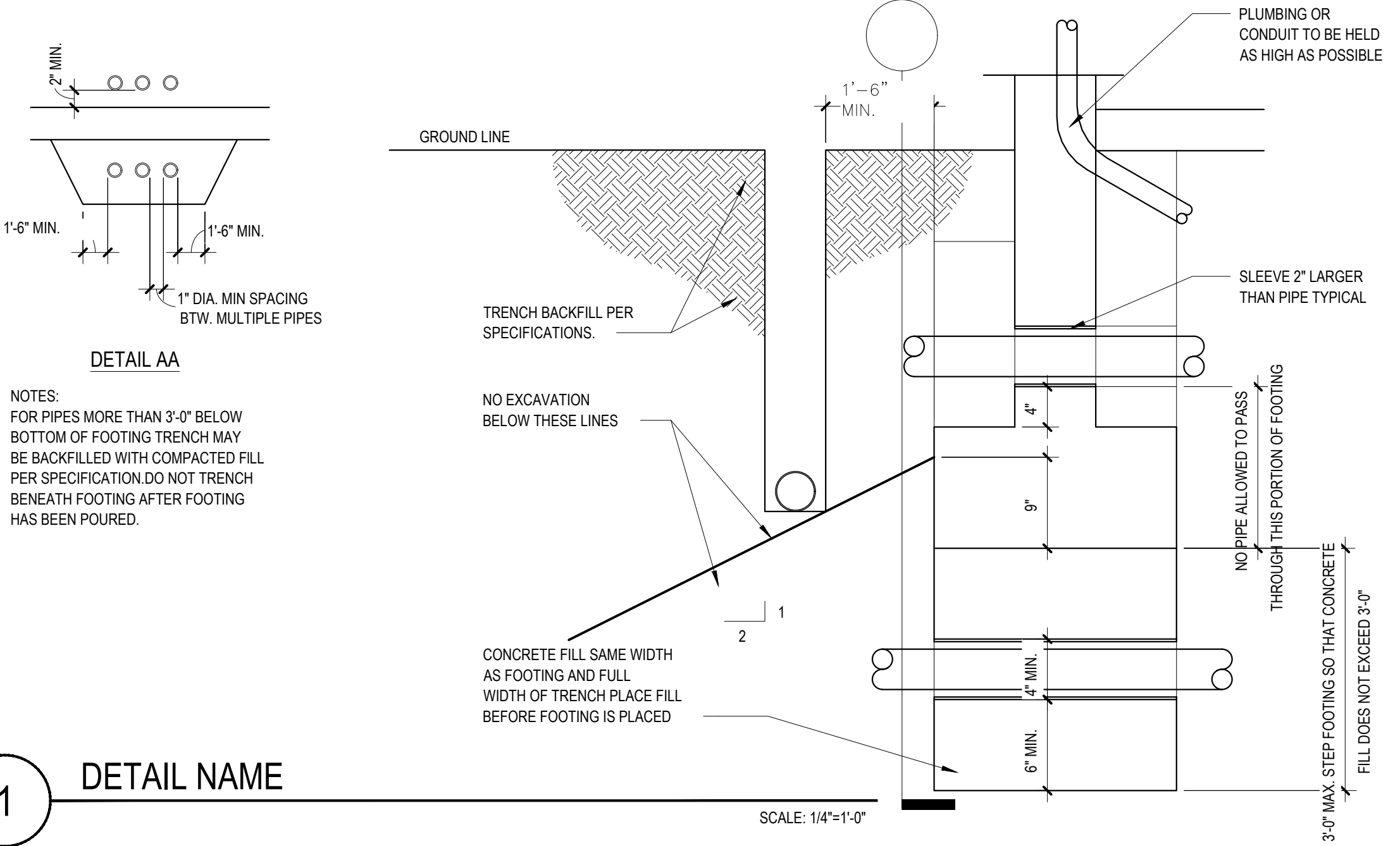
SHEET NAME

Foundation General Notes

SHEET NUMBER

S.4

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1 DETAIL NAME
6 TYPICAL PIPE & TRENCH DETAIL
 SCALE: 1/4"=1'-0"

INSPECTION NOTES

WORK PERFORMED UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH FBC CHAPTER 17. SPECIAL INSPECTION (BY A CERTIFIED INSPECTOR) IS REQUIRED FOR FIELD WELDING, HIGH STRENGTH BOLTING, SPRAYED ON FIRE PROOFING, CONCRETE WITH STRENGTH>2500 PSI, HIGH-LIFT GROUTING, SPECIAL MOMENT RESISTING FRAMES, PILES, DRILLED PIERS AND CAISSONS.

- A. CONCRETE: THE STRUCTURAL DESIGN OF THIS PROJECT IS BASED ON CONCRETE HAVING A COMPRESSIVE STRENGTH (f_c) OF 2500 PSI (NO CONCRETE SPECIAL INSPECTIONS REQUIRED).
- B. STRUCTURAL WELDING: SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH FBC CHAPTER 17 WELDING IN ANY APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH FBC CHAPTER 17 ALL FIELD WELDING REQUIRES CONTINUOUS INSPECTION.
- C. HIGH STRENGTH BOLTING: ALL HIGH STRENGTH (STEEL-TO-STEEL) BOLTED CONNECTIONS DESIGNATED AS HSB SHALL BE PRETENSIONED BY ONE OF FOUR METHODS:
 1. TURN-OF-THE-NUT
 2. CALIBRATED WRENCH TIGHTENING
 3. TWIST-OF-BOLT OR
 4. DIRECT TENSION INDICATOR CONTINUOUS SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH FBC CHAPTER 17.
- D. ANCHOR BOLTS IN CONCRETE: SPECIAL INSPECTION IS REQUIRED.
- E. POINTING: PREPARATION AND MORTAR POINTING SHALL BE PERFORMED WITH SPECIAL INSPECTION PER FBC CHAPTER 17.
- F. MASONRY SHEAR TEST: IN-PLACE SHEAR TESTS FOR COMPLIANCE WITH FBC CHAPTER 17.
- G. NEW EMBEDDED BOLTS: ALL BOLTS RESISTING TENSION FORCES OR A COMBINATION OF TENSION AND SHEAR FORCES SHALL BE SUBJECT TO PERIODIC INSPECTION IN ACCORDANCE WITH SECTION 1701 OF THE BUILDING CODE PRIOR TO PLACEMENT OF THE BOLT. 5% OF ALL BOLTS RESISTING TENSION FORCES SHALL BE SUBJECT TO A DIRECT TENSION TEST AND ADDITIONAL 20% SHALL BE TESTED USING A CALIBRATED TORQUE WRENCH. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH FBC STD.21-7
- H. ALL EXPANSION/EPOXY ANCHORS REQUIRES CONTINUOUS SPECIAL INSPECTION.
- I. ALL EPOXY REINFORCING REQUIRES CONTINUOUS SPECIAL INSPECTION.
- J. ALL COMPLETE PENETRATION WELDS REQUIRE NON DESTRUCTIVE TESTING PER AISC 341, APPENDIX Q & W.

FOUNDATION NOTES

1. SITE GRADING, PLACEMENT OF FILL FOOTING EXCAVATIONS & MOISTURE CONDITIONING OPERATIONS SHALL BE OBSERVED BY SOILS ENGINEER.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
3. FOUNDATION ELEVATION & DRAINAGE TO COMPLY WITH SECTION 1086.4
4. VERIFY ALL DIMENSIONS & POINT LOAD CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
5. FLATWORK SLAB SHALL BE: 4" MIN. CONC. SLAB ON CLEAN SAND OR 4" GRAVEL.
6. ALL HOLD-DOWNS & OTHER FOUNDATION HARDWARE SHALL BE INSTALLED AT FOUNDATION INSPECTION.
7. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER OR REDWOOD.
8. PROVIDE SPLASH BLOCKS AT ALL DS LOCATIONS OR PERIMETER DRAINAGE SYSTEM WHEN NOTED PER SOILS REPORT.
9. ANCHOR BOLTS (RODS): ANCHOR RODS EMBEDDED IN CONCRETE SHALL BE ASTM F1554, GRADE36 (OR S5), INCLUDING WELD ABILITY SUPPLEMENT S1.
10. ALL FOOTINGS SHALL BE AT A MIN OF 3" BELOW FROST LINE
11. ALL REINFORCING TO BE WELDED SHALL BE ASTMA 706 GRD 60G
12. ALL HARDWARE SHALL BE "SIMPSON" OR EQUAL CONNECTIONS & INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
13. ALL ANGLES OTHER THAN 90 DEGREES SHALL BE 45 DEGREES U.N.O.
14. PROVIDE SPLASH-BLOCKS @ ALL DS LOCATIONS OR PERIMETER DRAINAGE SYSTEM WHEN NOTED PER SOILS REPORT.
15. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

GENERAL MASONRY NOTES

- A. MATERIALS
 1. PORTLAND CEMENT: ASTM C150 OR II. LOW ALKALI.
 2. AGGREGATE: MORTAR SAND-ASTM C144, GROUT SAND-ASTM A404.
 3. HYDRATED LIME: ASTM C207-TYPE S.
 4. ADMIXTURES: ONLY AS APPROVED BY ENGINEER.
 5. HOLLOW CONCRETE MASONRY UNITS: ASTM C90, TYPE 2, GRADE N. NOMINAL FACE DIMENSIONS: 8 INCHES HIGH AND 16 INCHES LONG. MAXIMUM LINEAR DRYING SHRINKAGE SHALL NOT EXCEED .06 PERCENT WHEN TESTED IN ACCORDANCE WITH ASTM C426.
 6. USED OPEN-END UNITS WHEREVER POSSIBLE.
 7. MASONRY DESIGN F_m=2000 P.S.I. S.A.D. FOR COLOR AND TEXTURE. PROTECT CMU CONSTRUCTION FROM COLD AND HOT WEATHER AND EXCESSIVE MOISTURE AT ALL TIMES UNTIL UNITS ARE FULLY GROUTED.
 8. REINFORCING MATERIALS: ASTM A6-5, GRADE 60 DEFORMED BARS.
 9. LAP HORIZONTAL REINFORCING 48 BAR DIAMETERS MIN. STAGGER ALL LAPS.
 10. VERTICAL REINFORCING TO BE FULL HEIGHT WITH NO SPLICES. TIE EACH VERTICAL TO HORIZONTAL REINFORCING AT 24" O.C. MAXIMUM. HOLD VERTICAL REINFORCING IN CORRECT POSITION.
- B. MORTAR: SHALL BE PER FBC SECTION 2103 TYPE S
- C. GROUT:
 1. GROUT SHALL BE IN COARSE IN ACCORDANCE W/ FBC TABLE 2103.12 AND SHALL BE PLACED WITH A SLUMP OF 8 INCHES TO 10 INCHES.
 2. CONCRETE BLOCK MASONRY UNITS SHALL BE DRY AND CLEAN BEFORE GROUTING OPERATION.
 3. ALL CMU CELLS SHALL BE FULLY GROUTED. GROUT SHALL BE PLACED IN ACCORDANCE WITH FBC SECTION 2104. PROVIDE CLEANOUTS FOR GROUT POURS OVER 5'-0" HIGH.
- D. TOOLED JOINTS:
 1. EXPOSED JOINTS: TOOLED SLIGHTLY CONCAVE.
 2. UNEXPOSED JOINTS: TOOLED FLUSH. USE RUNNING BOND PATTERN THROUGHOUT.

GENERAL CONCRETE NOTES:

- A. GENERAL: ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI MANUAL OF CONCRETE PRACTICE AND THE FBC.
- B. REINFORCING MATERIALS:
 1. DEFORMED ASTM615, GRADE 60.
 2. WELDED WIRE FABRIC, ASTM A185.
 3. WELDED REINF.: ASPM A706
- C. SILL PLATE ANCHOR BOLTS: TYPICAL ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL BE ASTM F1544 (GRADE 36), ASTM A36, ASTM A307 OR EQUIVALENT. EMBEDDED END SHALL BE HEADED.
- D. CONCRETE STRENGTH: FOOTING AND SLABS ON GRADE. (DESIGN BASED ON F_c=2500 PSI) MINIMUM REQUIREMENTS: PSI @ 28 DAYS = 2500, MIN. CEMENT TYPE I/IV WITH WATER/ CEMENT RATIO OF 0.5 AND MAX SLUMP 4".
- E. MIX TO BE APPROVED BY THE ENGINEER. ADMIXTURES ONLY AS APPROVED BY THE ENGINEER.
- F. WELDING: ALL WELDING OF REINFORCING STEEL SHOULD BE AVOIDED NUT WHERE ABSOLUTELY NECESSARY. WELDING SHALL BE WITH LOW-HYDROGEN ELECTRODES IN STRICT ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY (AWS D1.4)
- G. LAP SPLICES: MINIMUM 48 BAR DIAMETERS OR 1'-6" (WHICHEVER IS GREATER) AND AS DETAILED ON DRAWINGS.
- H. COVER TO BARS: UNLESS OTHERWISE SHOWN OR NOTED, COVER TO REINFORCING BARS SHALL BE AS STATED IN ACI 318 SECTION 7.7.1.
- I. CONCRETE CURING: KEEP CONCRETE SLABS CONTINUOUSLY WET FOR 7 DAYS OR USE MEMBRANCE CURING AS APPROVED BY THE ENGINEER.
- J. FORM REMOVAL: SIDE FORMS OF FOOTINGS AND SLABS ON GRADE, MINIMUM 2 DAYS.
- K. VIBRATION: VIBRATE ALL CONCRETE IN PLACE WITH A MECHANICAL VIBRATOR USED BY EXPERIENCED PERSONNEL.
- L. TESTING: WHEN REQUESTED BY THE OWNER, AND WHERE CONC F_c=3000 PSI & GREATER TESTING OF CONCRETE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 301, CHAPTER 16.

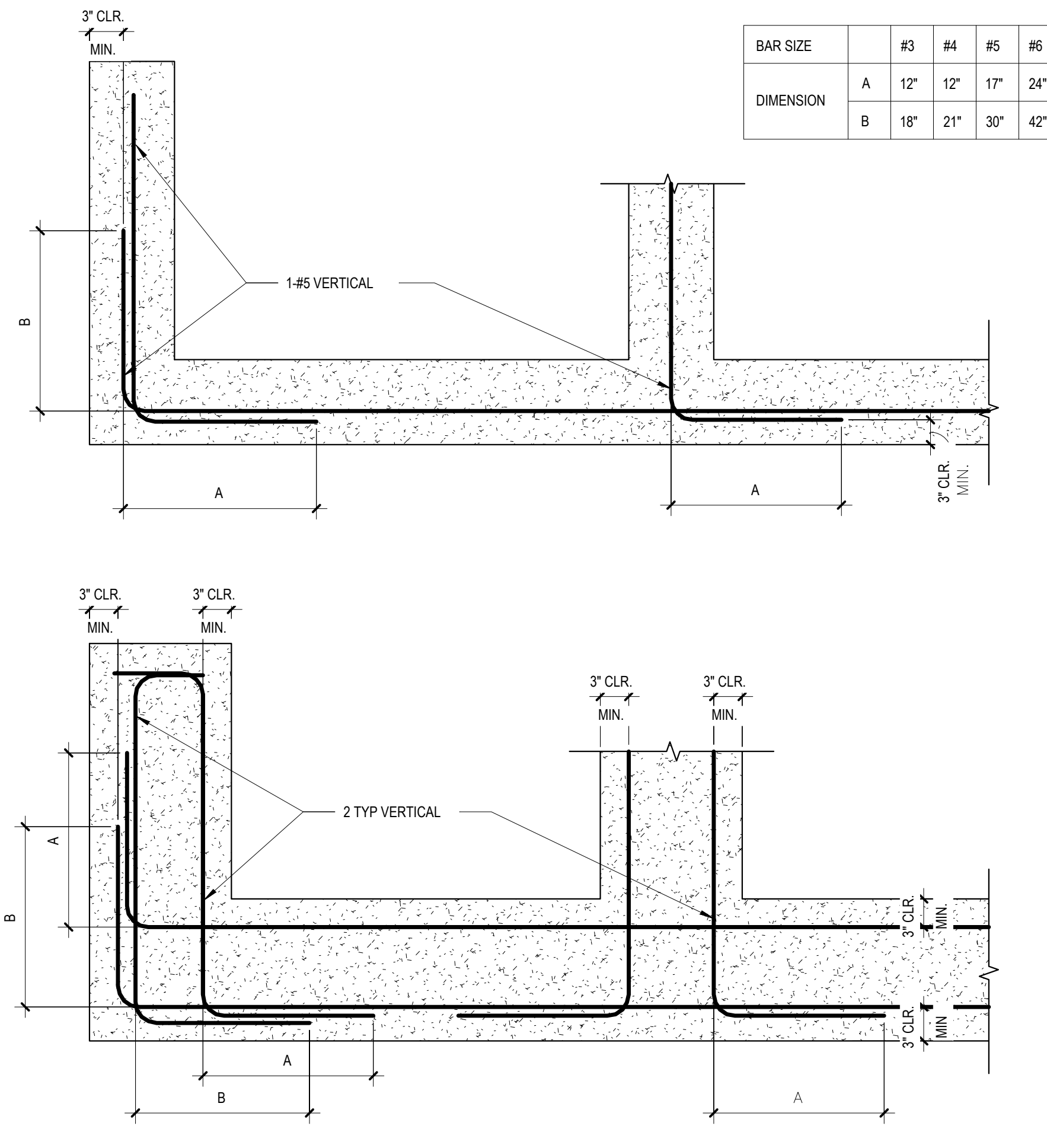
FOUNDATION REQUIREMENTS - MUCK REMOVAL

SITE PREPARATION: THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING THE SITE AND ENSURING THE COMPLETE REMOVAL OF ANY MUCK LAYER WITHIN THE BUILDING FOOTPRINT PLUS 5 FEET BEYOND.

SUBSURFACE VERIFICATION: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONDUCT ADDITIONAL TEST PIT EXCAVATIONS AS NECESSARY TO CONFIRM THE LATERAL EXTENT, DEPTH, AND COMPOSITION OF THE MUCK LAYER AND ENSURE COMPLIANCE WITH FOUNDATION REQUIREMENTS.

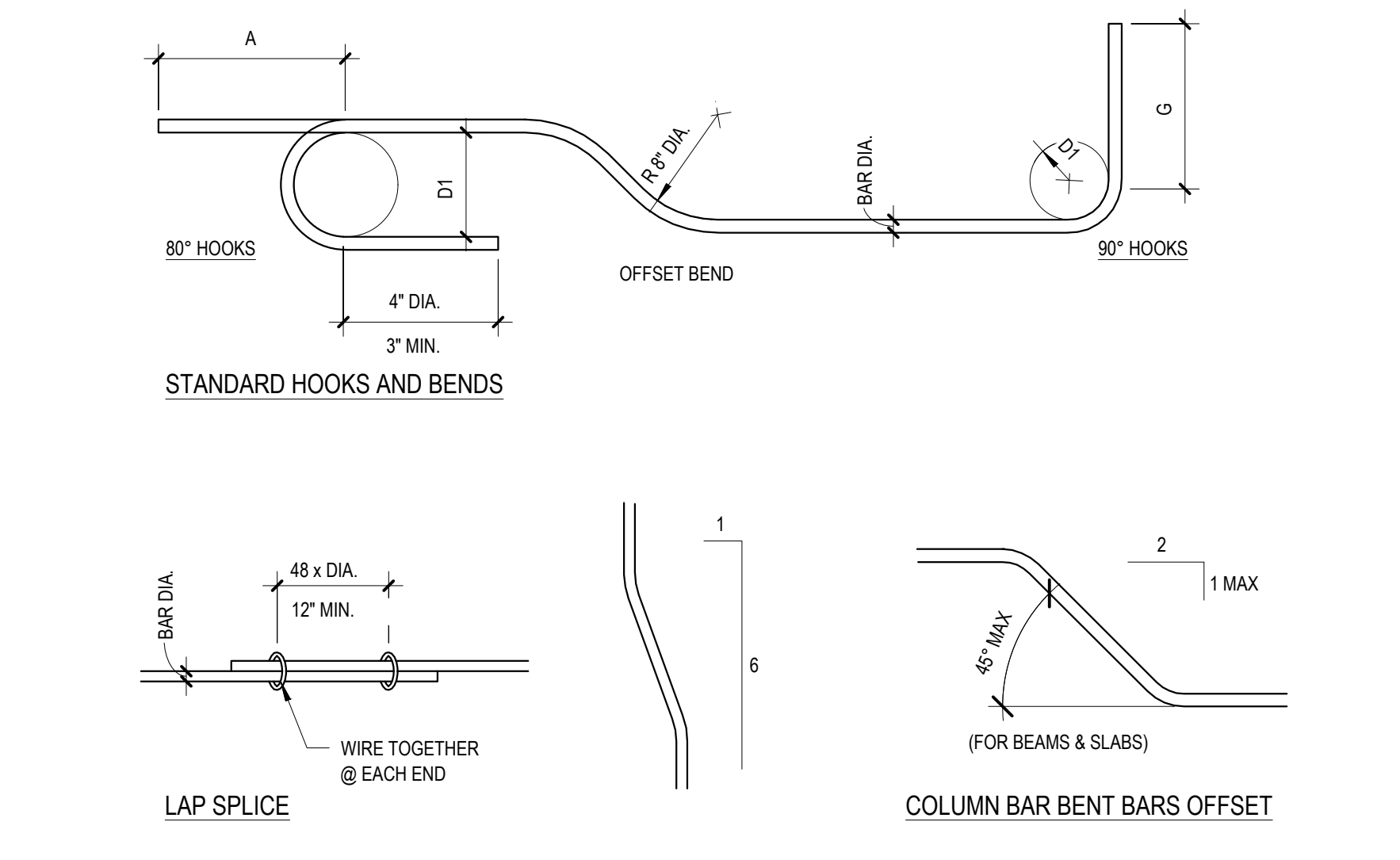
FOUNDATION SUITABILITY: CONVENTIONAL, SHALLOW FOUNDATIONS SHALL ONLY BE PLACED ON STRUCTURALLY COMPETENT, UNDISTURBED NATIVE SOIL OR PROPERLY COMPACTED ENGINEERED FILL AS DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER.

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, EXCAVATING, AND REMOVING UNSUITABLE SOIL AND ENSURING THAT FOUNDATION-BEARING SOILS MEET THE NECESSARY COMPACTION AND STABILITY CRITERIA BEFORE CONSTRUCTION PROCEEDS.

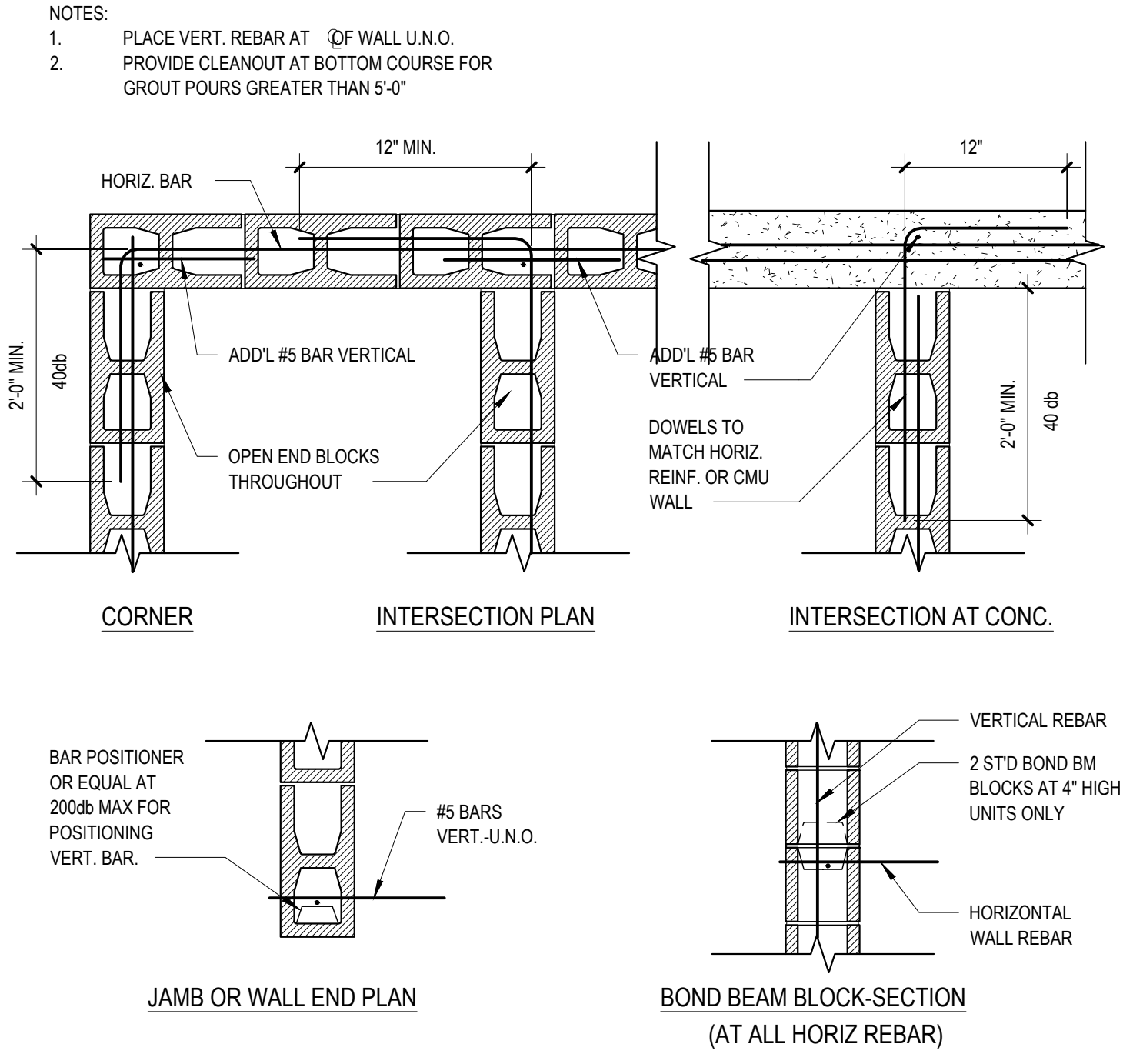


3 TYPICAL REINFORCED LAPS
 SCALE: 1/2"=1'-0"

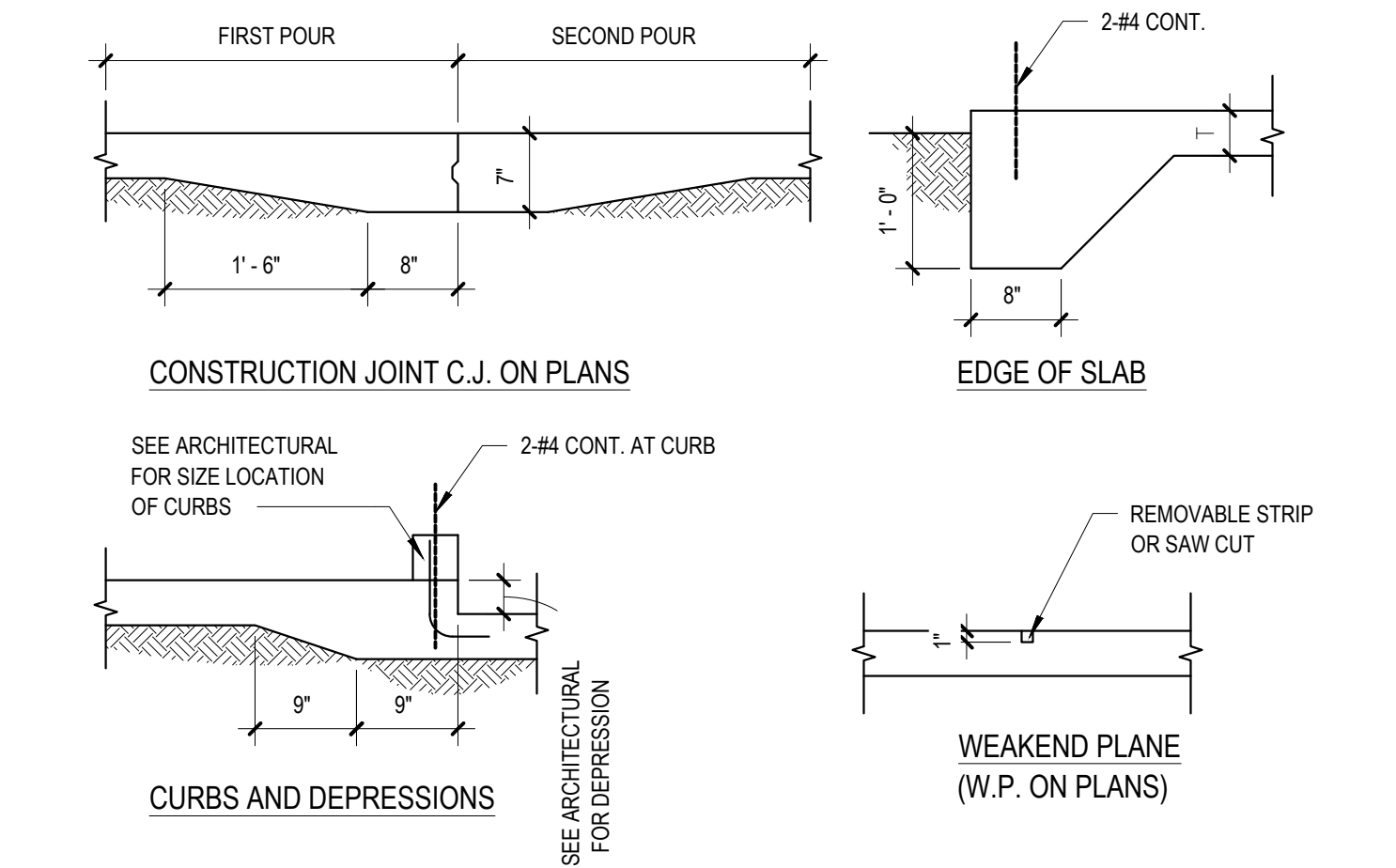
| STANDARD HOOK DIMENSIONS | | | |
|--------------------------|----|----|--------|
| | A | G | D1 |
| #3 | 5 | 6 | |
| #4 | 5 | 6 | 2 1/4 |
| #5 | 5 | 10 | 3 3/4 |
| #6 | 5 | 12 | 4 1/2 |
| #7 | 10 | 10 | 5 1/4 |
| #8 | 11 | 16 | 6 |
| #9 | 15 | 19 | 9 1/2 |
| #10 | 17 | 22 | 10 3/4 |
| #11 | 19 | 24 | 12 |



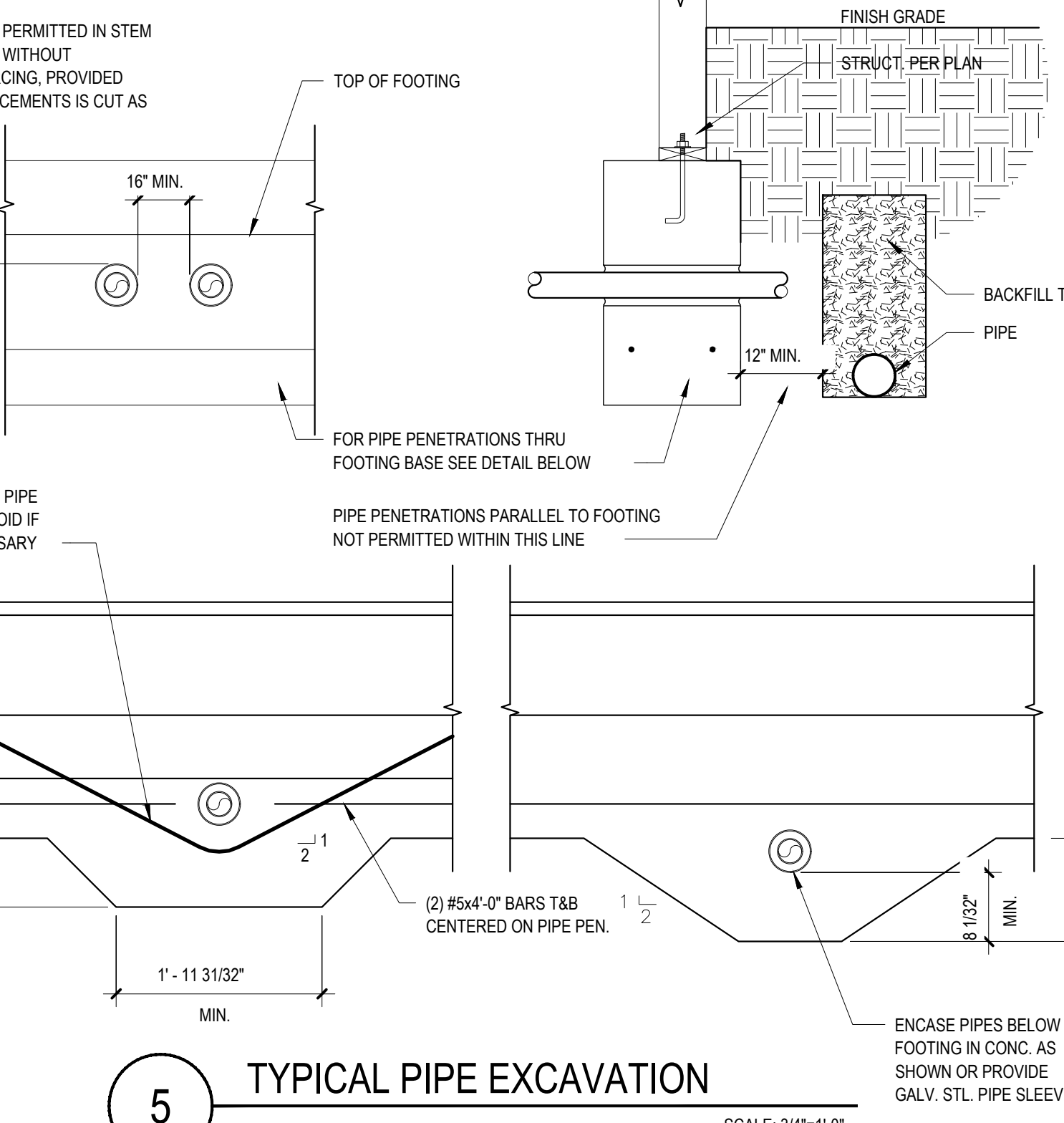
4 TYPICAL REBAR BENDS
 SCALE: 3/8"=1'-0"



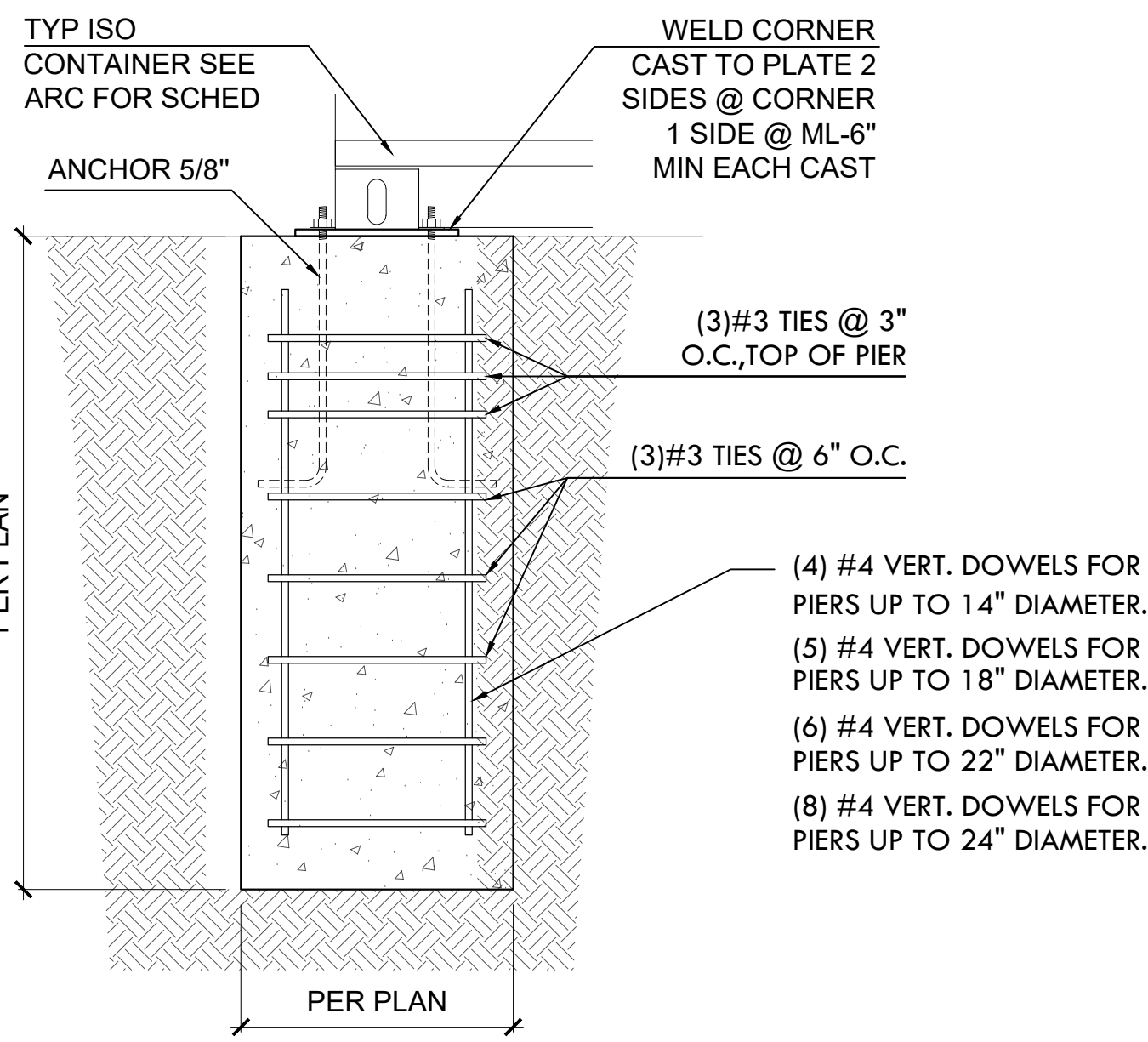
1 ALTERNATIVE TYP. MASONRY REINFORCEMENT
 SCALE: 1 1/2"=1'-0"



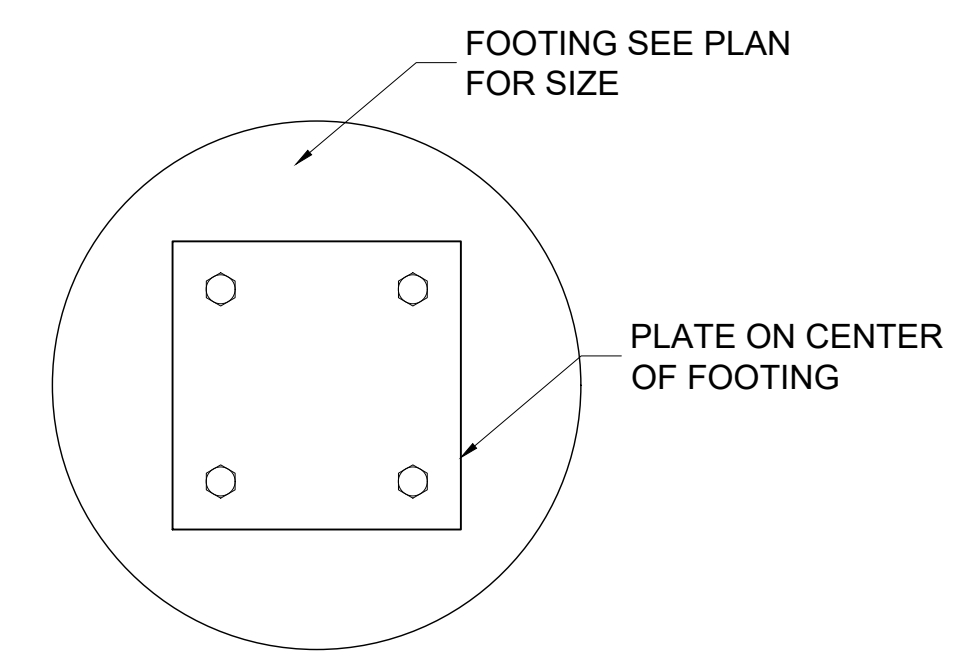
2 TYPICAL SLAB ON GRND OPTIONAL
 SCALE: 3/4"=1'-0"



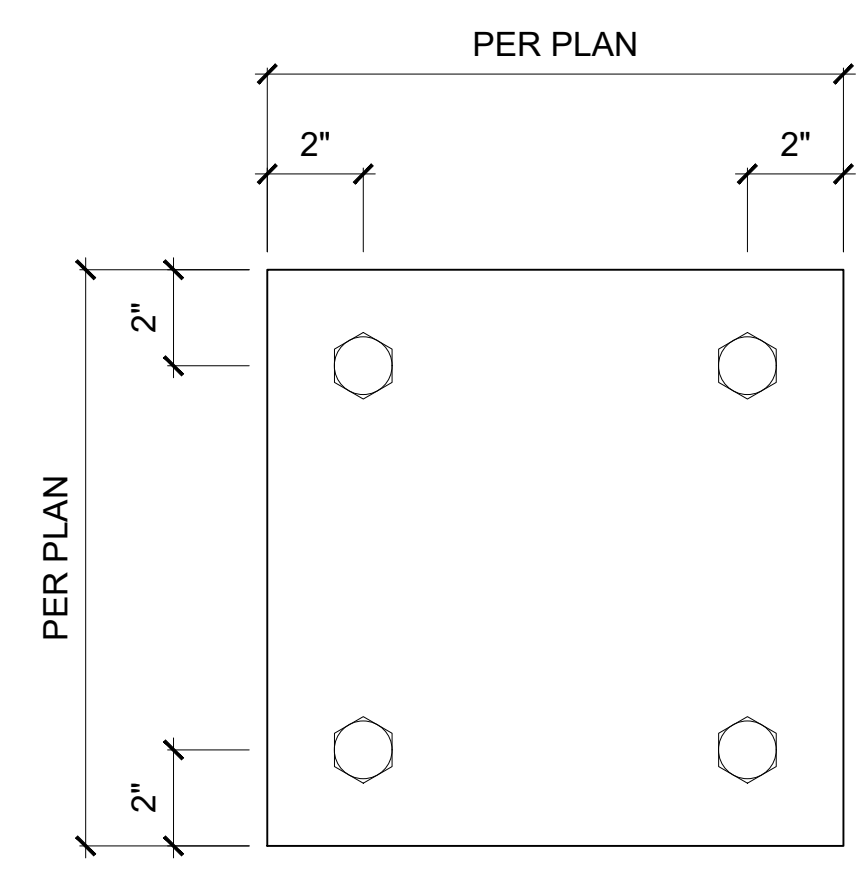
5 TYPICAL PIPE EXCAVATION
 SCALE: 3/4"=1'-0"



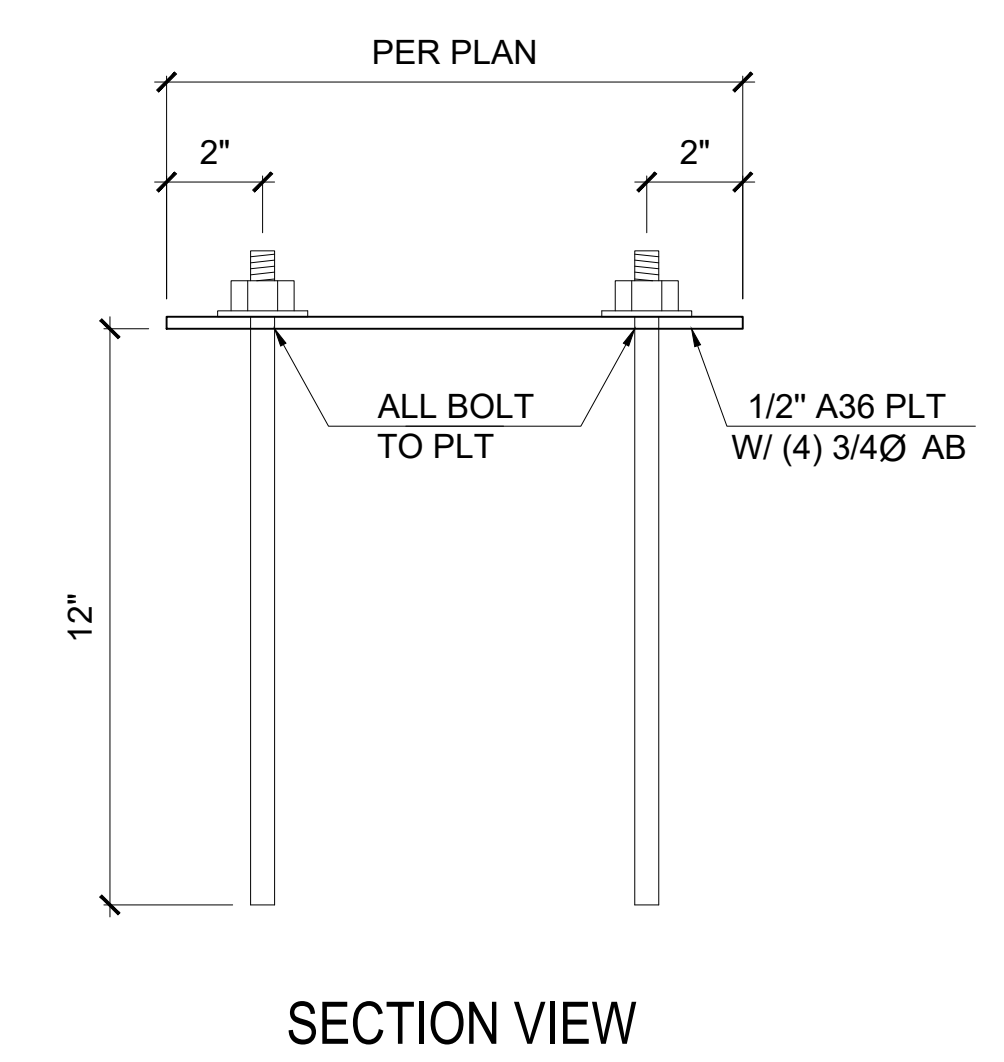
1 TYPICAL FOUNDATION FOR CONTAINER
SCALE: 1"=1'-0"



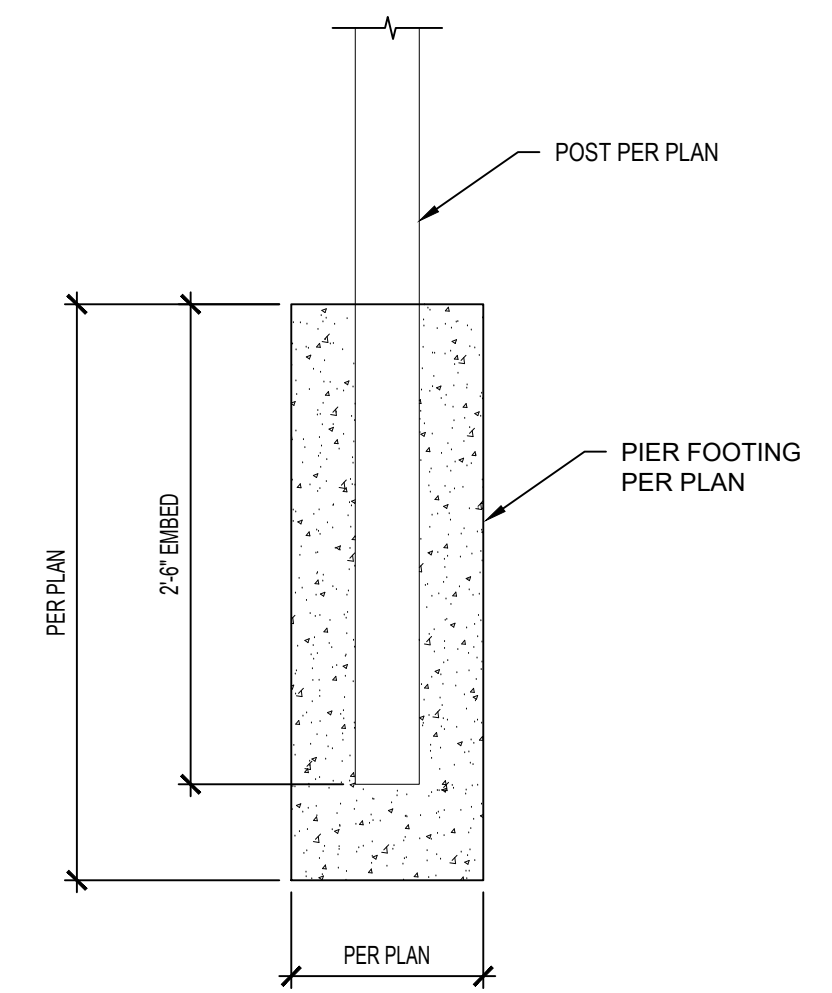
2 CORNER FOOTING PLAN TYPE A
SCALE: 1 1/2"=1'-0"



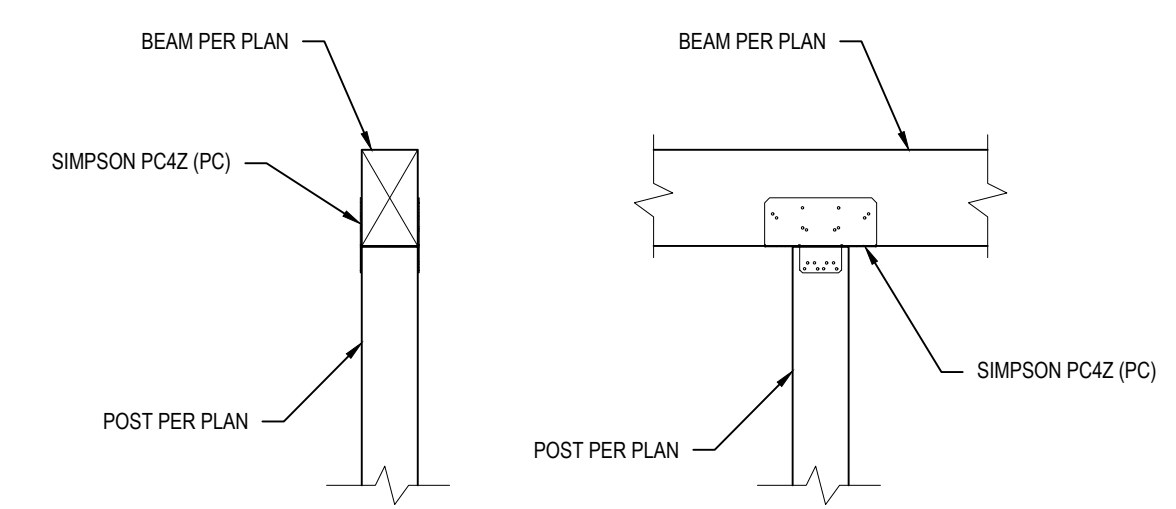
3 TYPICAL PLATE
SCALE: 3"=1'-0"



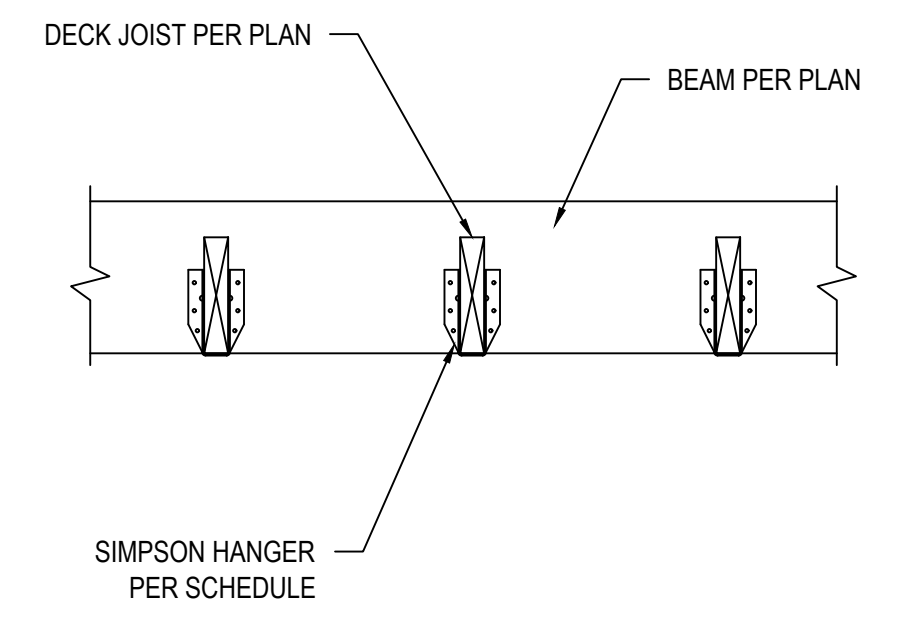
4 SECTION VIEW
SCALE: 3"=1'-0"



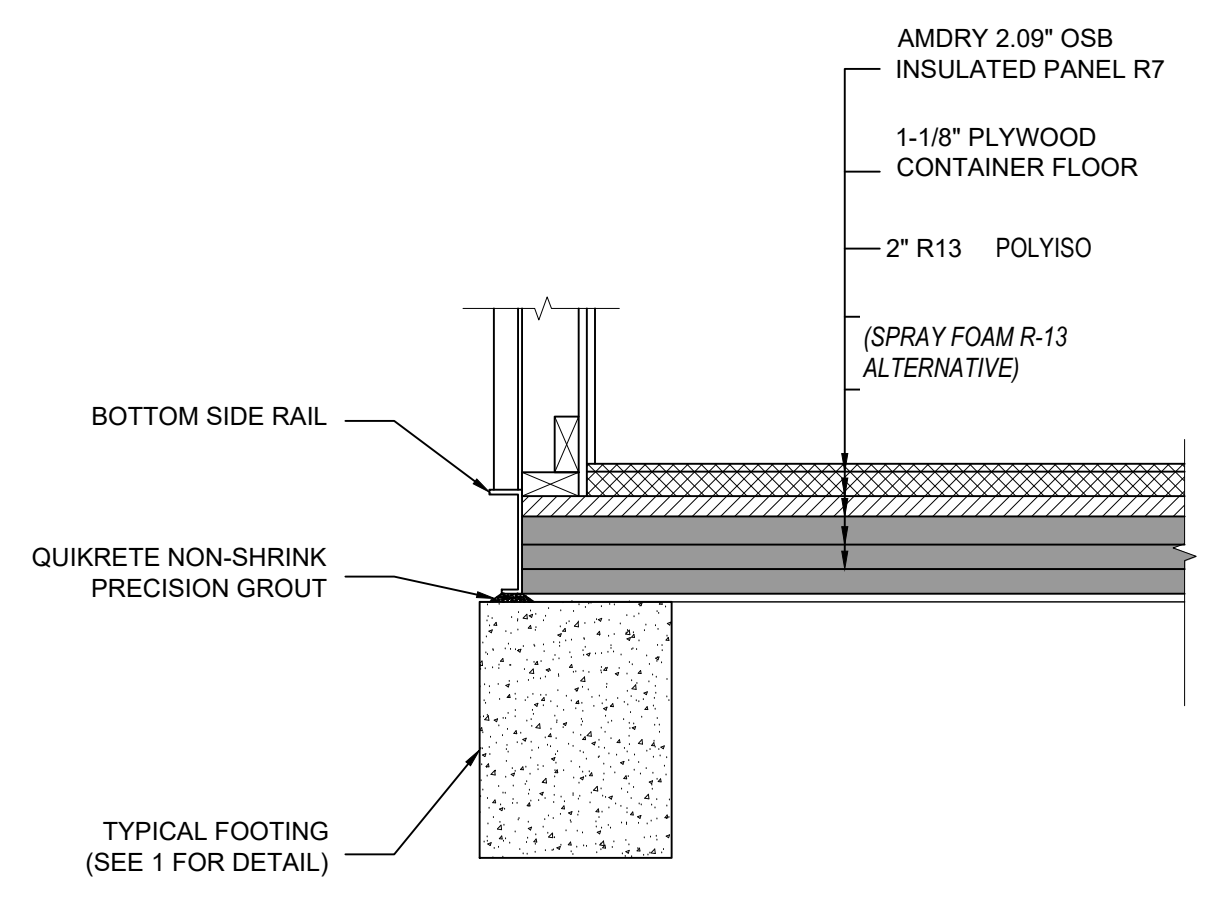
5 PIER FOOTING FOR WOOD POST
SCALE: 1"=1'-0"



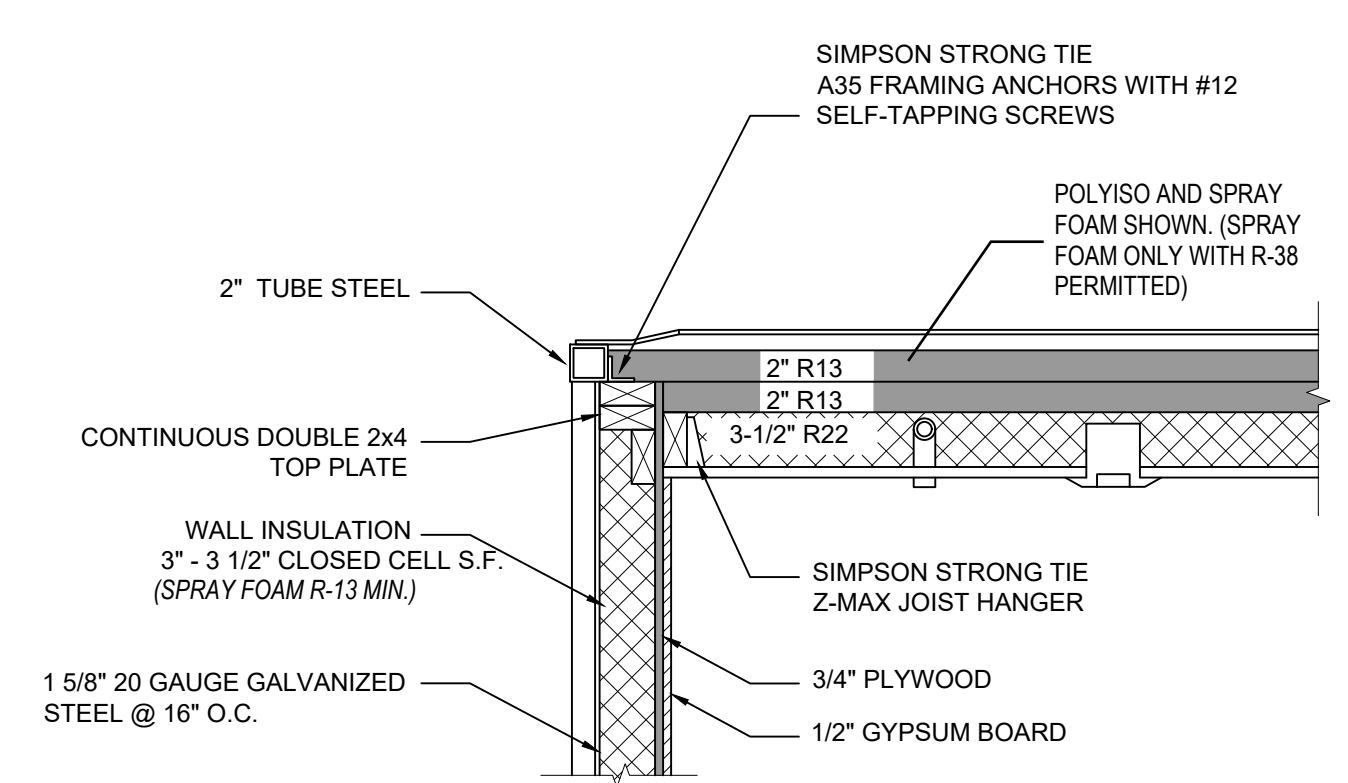
6 POST TO BEAM CONNECTION
SCALE: 1"=1'-0"



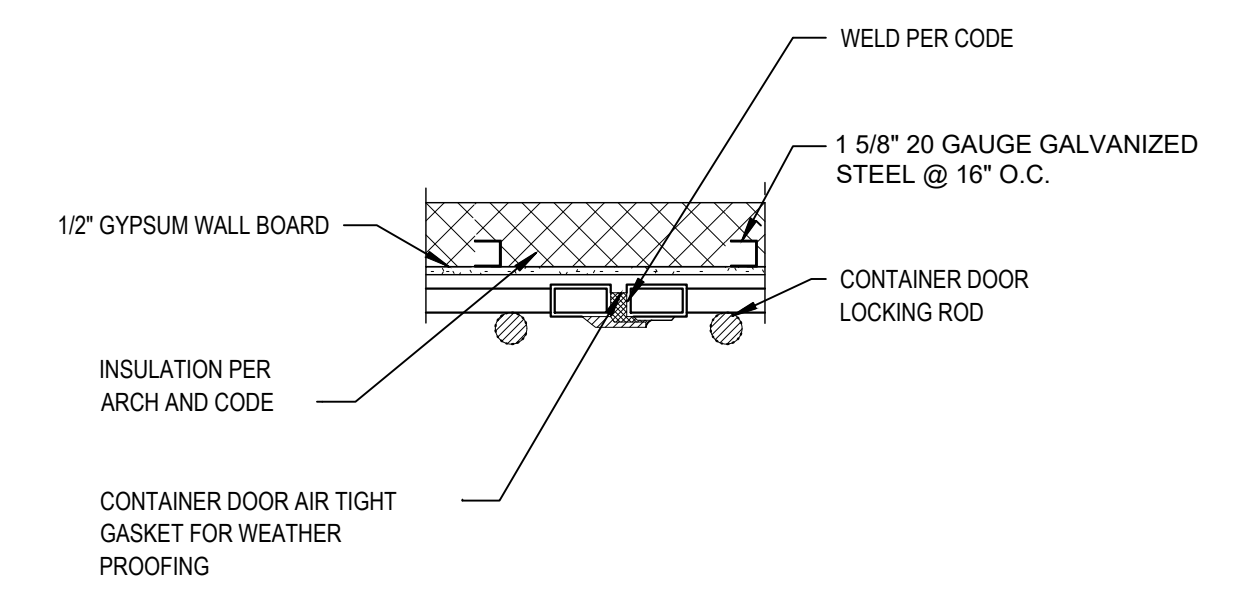
7 JOIST TO BEAM CONNECTION
SCALE: 1"=1'-0"



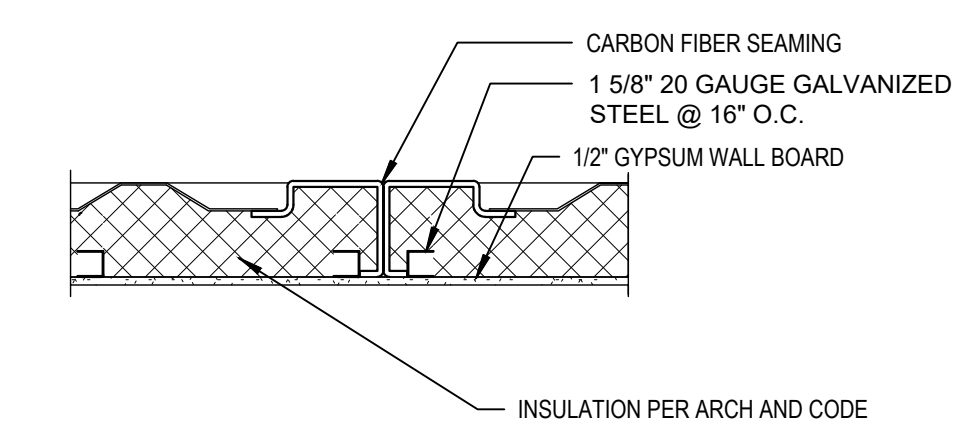
8 TYP. CONTAINER FLOOR DETAIL
SCALE: 1"=1'-0"
CEILING: R-38 MIN. REQUIRED
FLOOR/WALLS: R-13 MIN. REQUIRED.



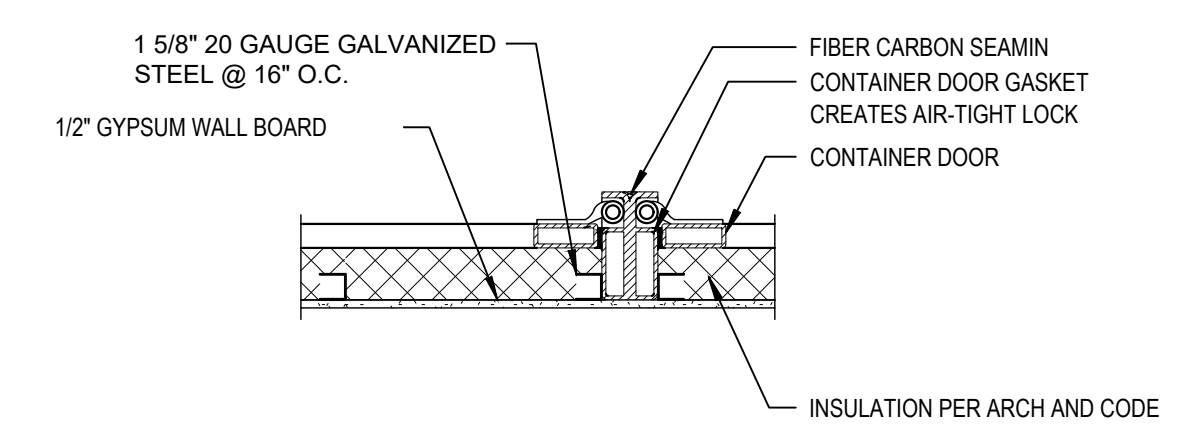
9 TYP. WALL / CEILING ASSEMBLY
SCALE: 1"=1'-0"
CEILING: R-38 MIN. REQUIRED
FLOOR/WALLS: R-13 MIN. REQUIRED.



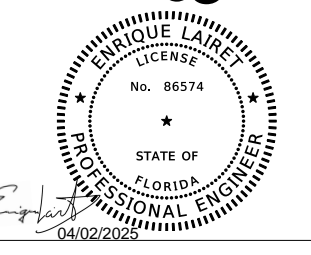
10 TYP. CONTAINER DOOR DETAIL
SCALE: 1"=1'-0"
CEILING: R-38 MIN. REQUIRED
FLOOR/WALLS: R-13 MIN. REQUIRED.



11 TYP. CONTAINER ENDWALL CONNECTION
SCALE: 1"=1'-0"
CEILING: R-38 MIN. REQUIRED
FLOOR/WALLS: R-13 MIN. REQUIRED.



12 TYP. CONTAINER ENDWALL CONNECTION
SCALE: 1"=1'-0"
CEILING: R-38 MIN. REQUIRED
FLOOR/WALLS: R-13 MIN. REQUIRED.



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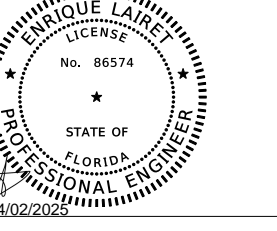
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| Number | Description | Date |
| | | |

SHEET NAME

Sections & Details (1)

SHEET NUMBER

S.5



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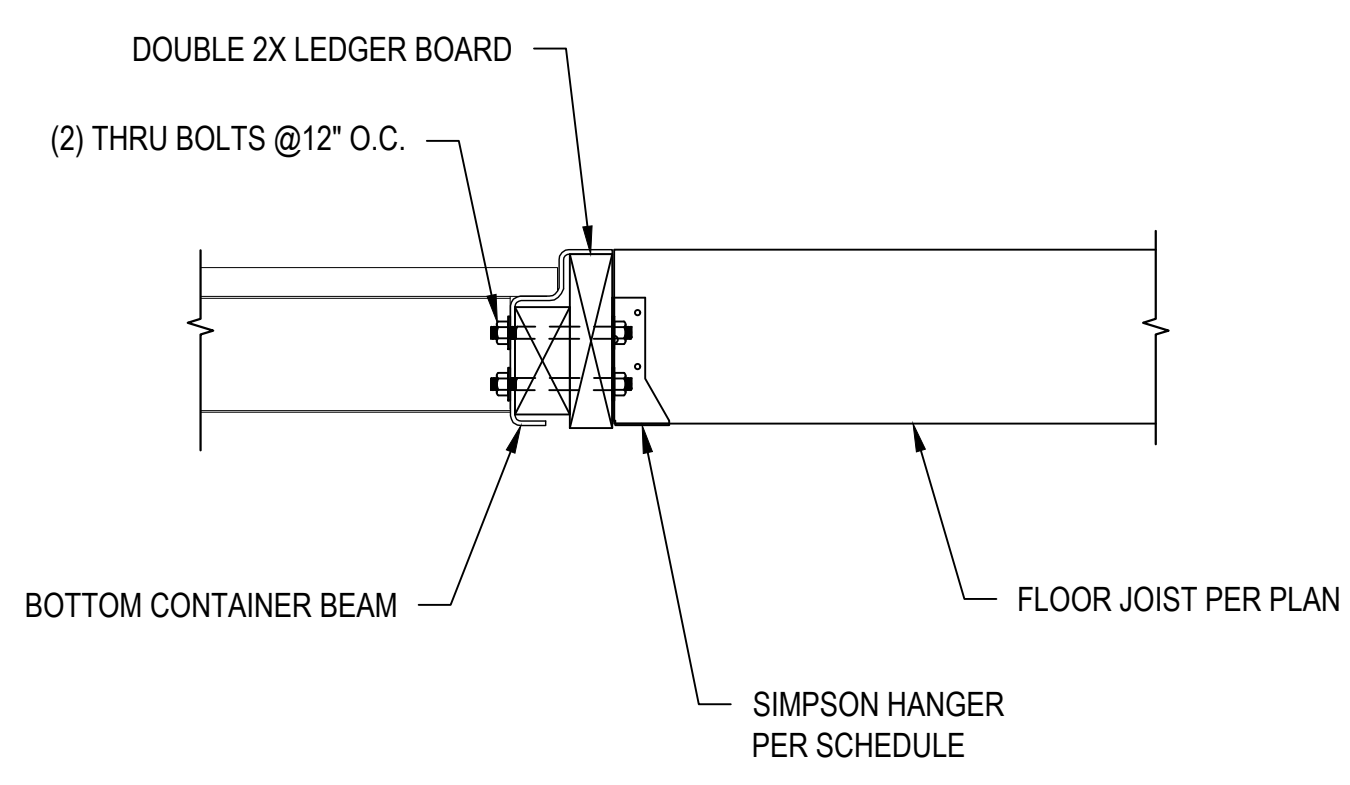
SHEET NAME

Sections & Details (2)

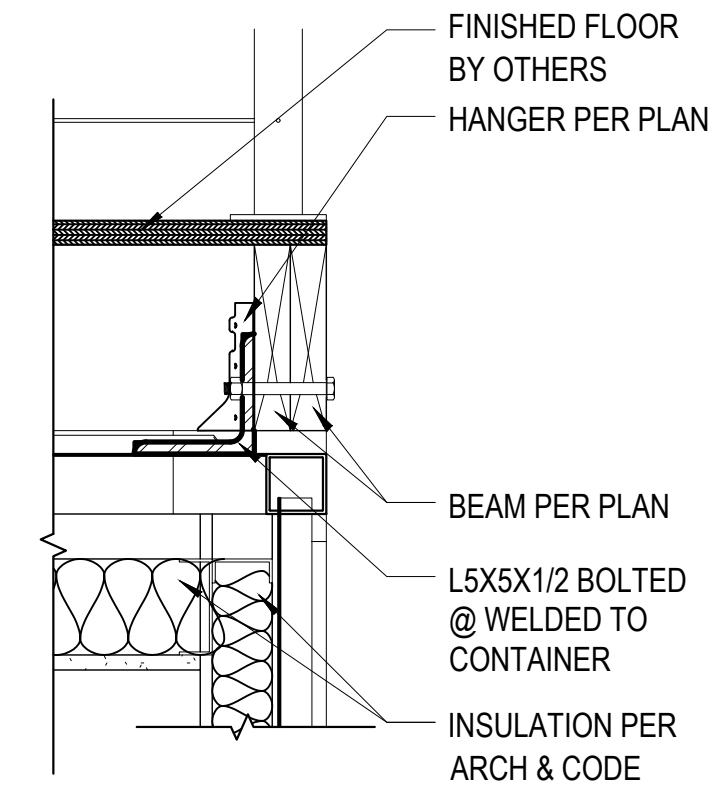
SHEET NUMBER

S.6

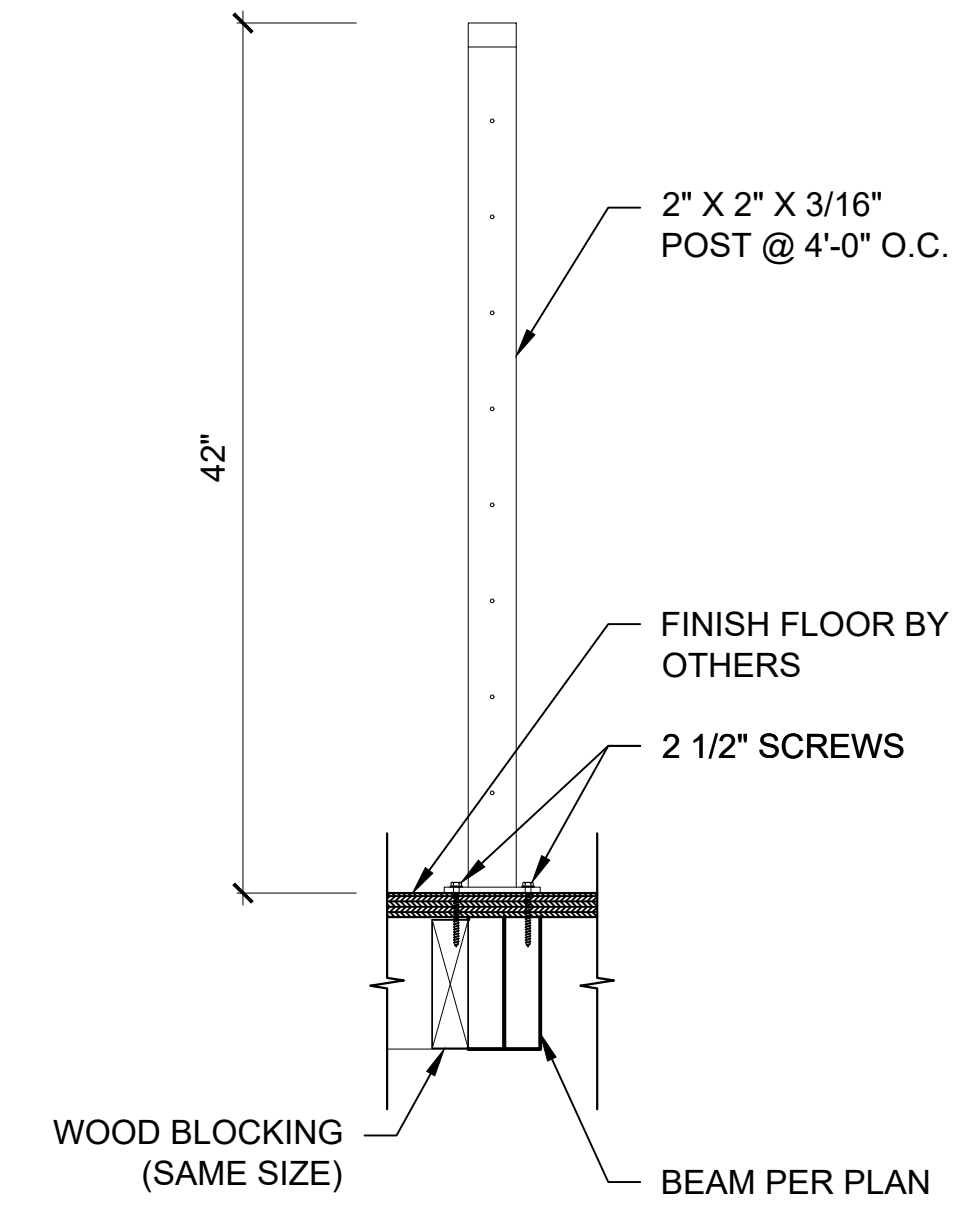
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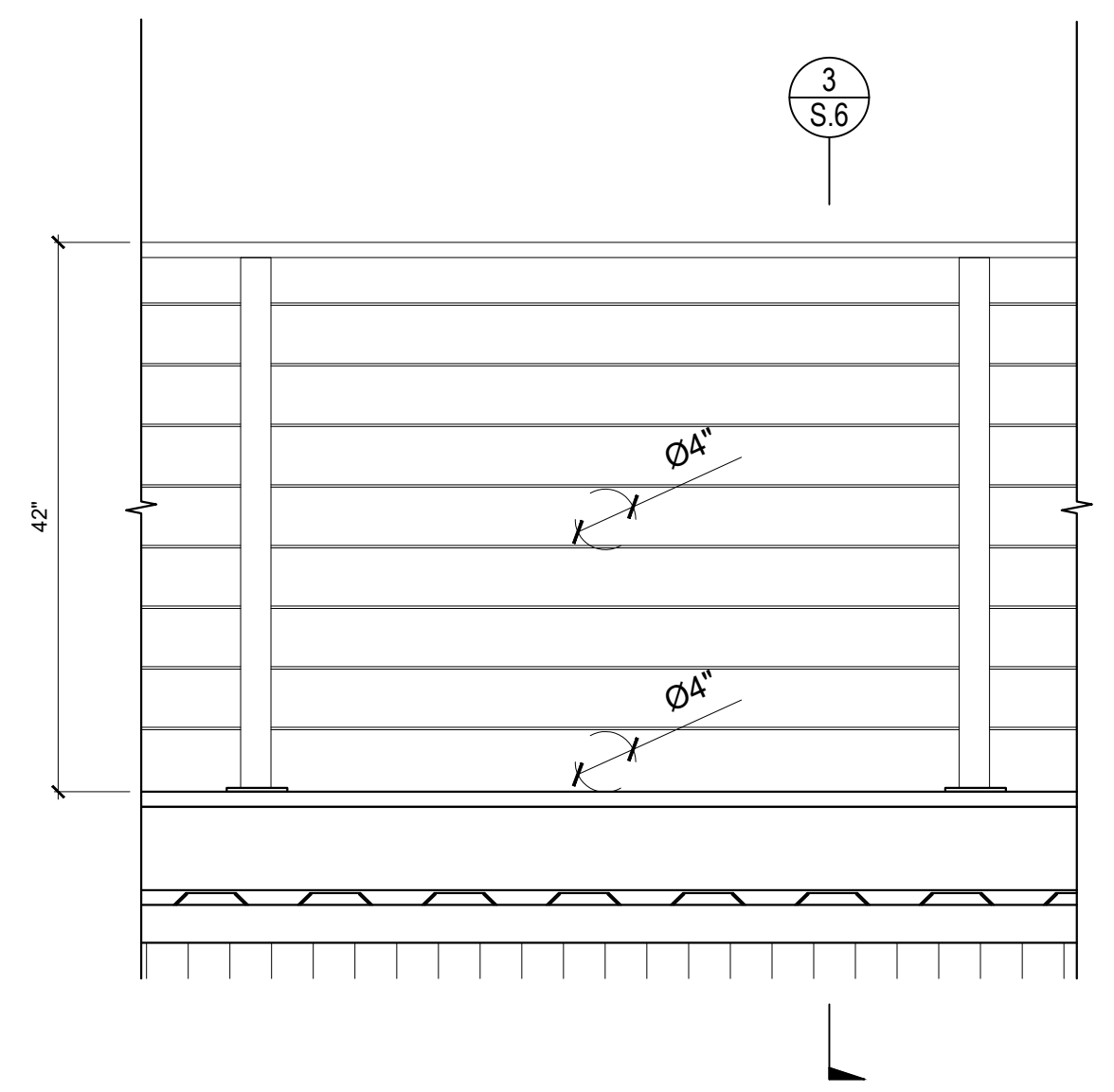
1 WOOD JOIST TO CONTAINER CONNECTION
 SCALE: 1 1/2"=1'-0"



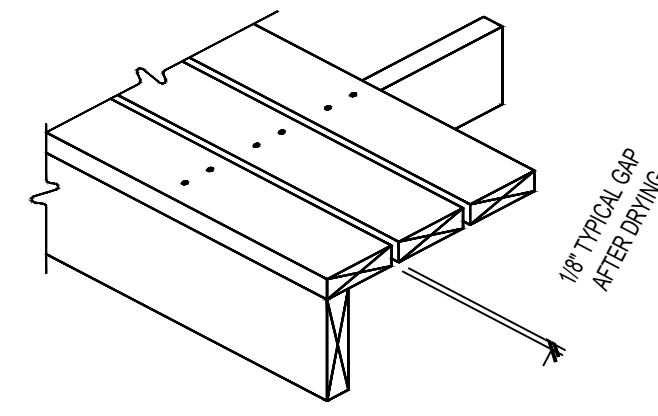
2 ROOF DECK CONNECTION DETAIL
 SCALE: 1 1/2"=1'-0"



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



4 RAILING ELEVATION
 SCALE: 1"=1'-0"



DECKING REQUIREMENTS AND MAXIMUM JOIST SPACING

| Material Type and Nominal Size | Maximum Joist Spacing (inches) | |
|--------------------------------|--------------------------------|------------------|
| | Angular | Perpendicular |
| Wood *five-quarter board | 12 | 16 |
| Wood 2x4 or 2x6 | 16 | 24 |
| Plastic composites, PVC | per manufacturer | per manufacturer |

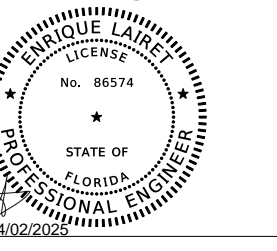
5 TYPICAL DECKING
 SCALE: N.T.S.

JOIST AND BEAM HANGER SCHEDULE

| JOIST / BEAM | FACE MOUNT HANGER | TOP FLANGE HANGER | CONCEALED FLANGE HANGER |
|------------------------------|-------------------|-------------------|-------------------------|
| 2x12 | HU212 | HU212TF | LUC210Z |
| (2) 2x12 | LUS210-2 | - | - |
| 3x6 | HU36 | HU36TF | HUC36 |
| 4x6 | HU46 | HU46TF | HUC46 |
| 4x8 | HU48 | HUS48TF | HUC48 |
| 4x10 | HUS410 | HUS410TF | HUCQ410-SDS |
| 4x12 | HU412 | HUS412TF | HUCQ412-SDS |
| 3 1/2" x 9 1/2" LSL/PSL | HHUS410 | BA3.56/9.5 | HUCQ410-SDS |
| 3 1/2" x 11 1/8" LSL/PSL | HHUS410 | BA3.56/11.88 | HUCQ412-SDS |
| 6x10 OR 5 1/4" x 9 1/2" PSL | HGUS5.50/10 | GLTV5.59 | HUCQ610-SDS |
| 6x12 OR 5 1/4" x 11 1/8" PSL | HGUS5.50/12 | GLTV5.511 | HUCQ612-SDS |
| 7" x 9 1/2" PSL | HHUS7.25/10 | GLTV49.5-2 | HUC410-2 |
| 7" x 11 1/8" PSL | HHUS7.25/10 | GLTV411.88-2 | HUC412-2 |

- NOTE:**
- USE JOIST AND BEAM HANGERS PER SCHEDULE, U.O.N. ON PLANS OR DETAILS
 - FOR BUILT-UP MEMBERS, USE HANGERS PER BEAM OF EQUIVALENT WIDTH
 - USE FACE MOUNTED HANGER WHENEVER POSSIBLE. SUBSTITUTE WITH TOP FLANGE HANGER AS NECESSARY AT CONTRACTOR'S OPTION, U.O.N.
 - USE CONCEALED FLANGE HANGERS ONLY WHERE INDICATED ON PLANS
 - HANGERS PRODUCED BY SIMPSON STRONG-TIE, U.O.N., OR EQUIVALENT APPROVED BY STRUCTURAL ENGINEER OF RECORD.
 - FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - PROVIDE MAXIMUM FASTENERS LISTED BY MANUFACTURER
 - CONTACT STRUCTURAL ENGINEER OF RECORD FOR BEAM SIZES NOT SHOWN

6 TYPICAL JOIST & BEAM HANGER SCHEDULE
 SCALE: N.T.S.



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Oasis Engineering, LLC
 3702 W Spruce St, #1033
 Tampa, FL 33607
 FL Firm License No. 35420
 P: 813-694-8989
 www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

Revision Schedule

| Number | Description | Date |
|--------|-------------|------|
| | | |

SHEET NAME

Floor Shear Wall Plans

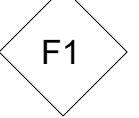
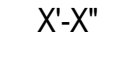
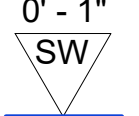

SHEET NUMBER

S.7

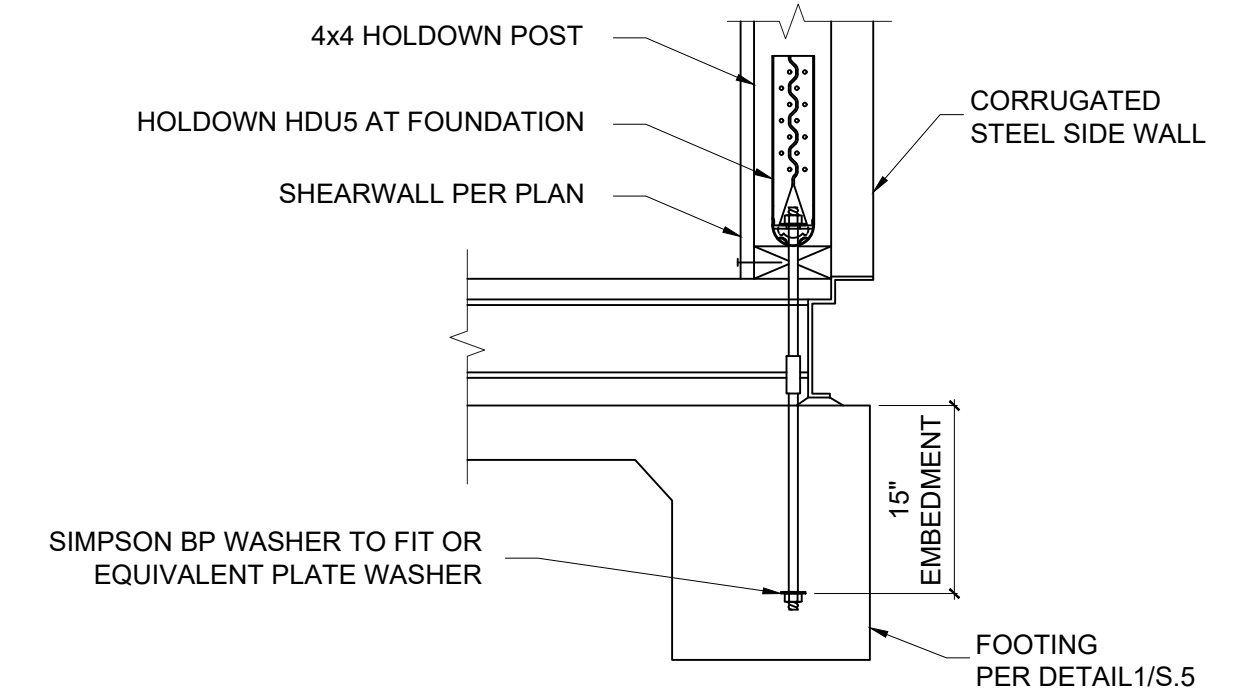
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NOTE:

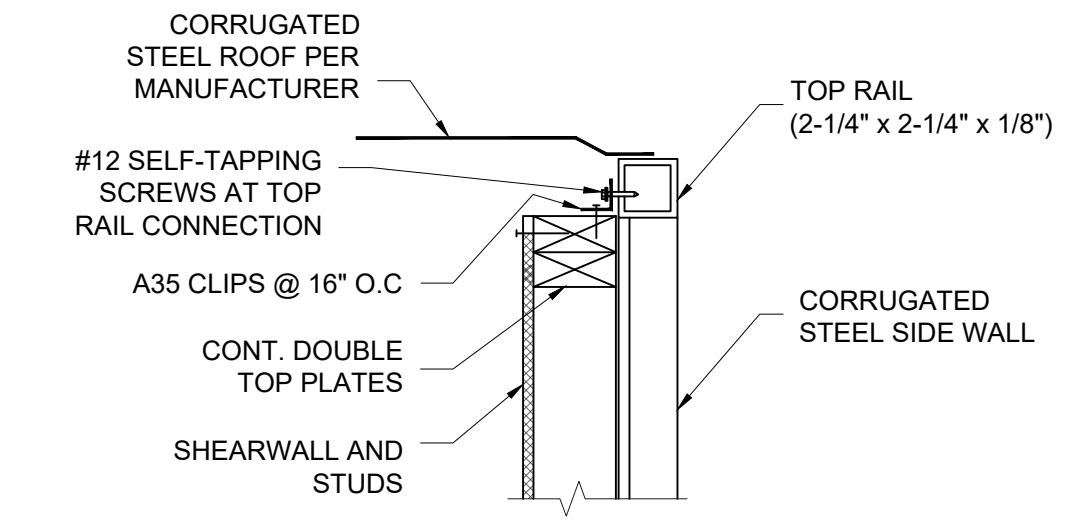
WALLS, DOORS, & WINDOWS PER ARCH

-  **F1** 3/4" T&G PLYWOOD #10 SCREWS @ 6" EN, 12" FN UNBLOCKED DIAPHRAGM PER ISO CONTAINER
-  **X-X'** LENGTH OF SHEAR WALL
-  **SW** 0' - 1" STEEL SHEATH SHEAR WALL FAST'NG 1/8" WELD 4"
-  **MF** 0' - 1" MOMENT FRAME PER ENDWALL

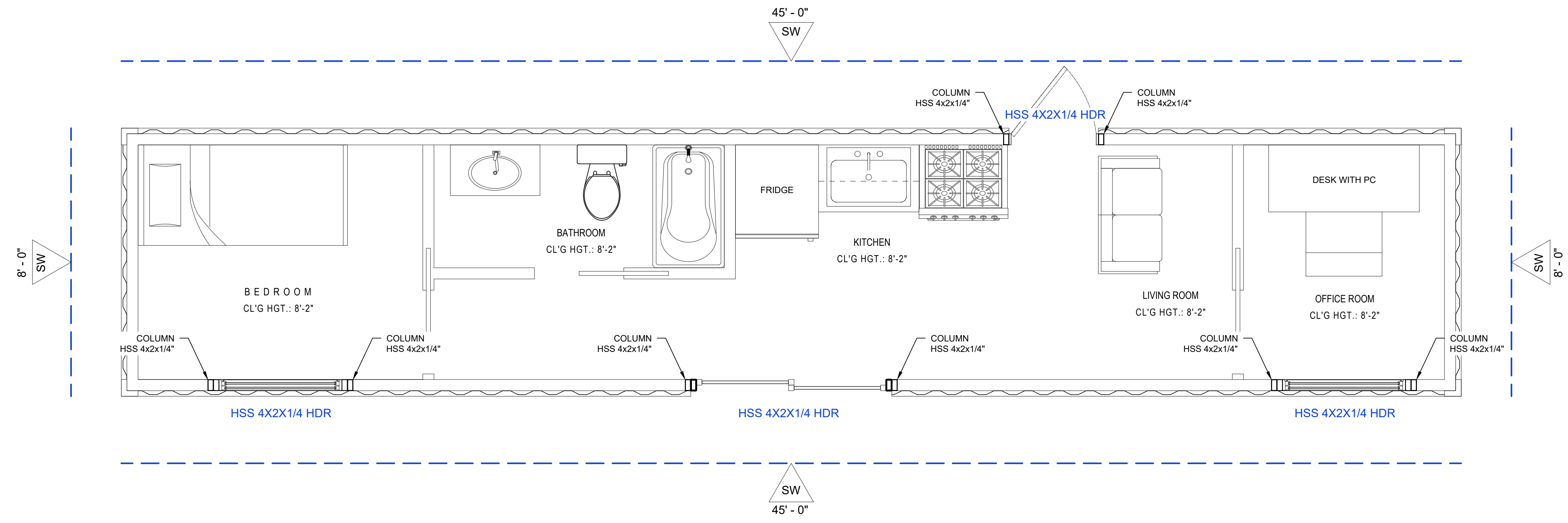
SHEAR WALL SHALL CONFORM WITH FBC 2023



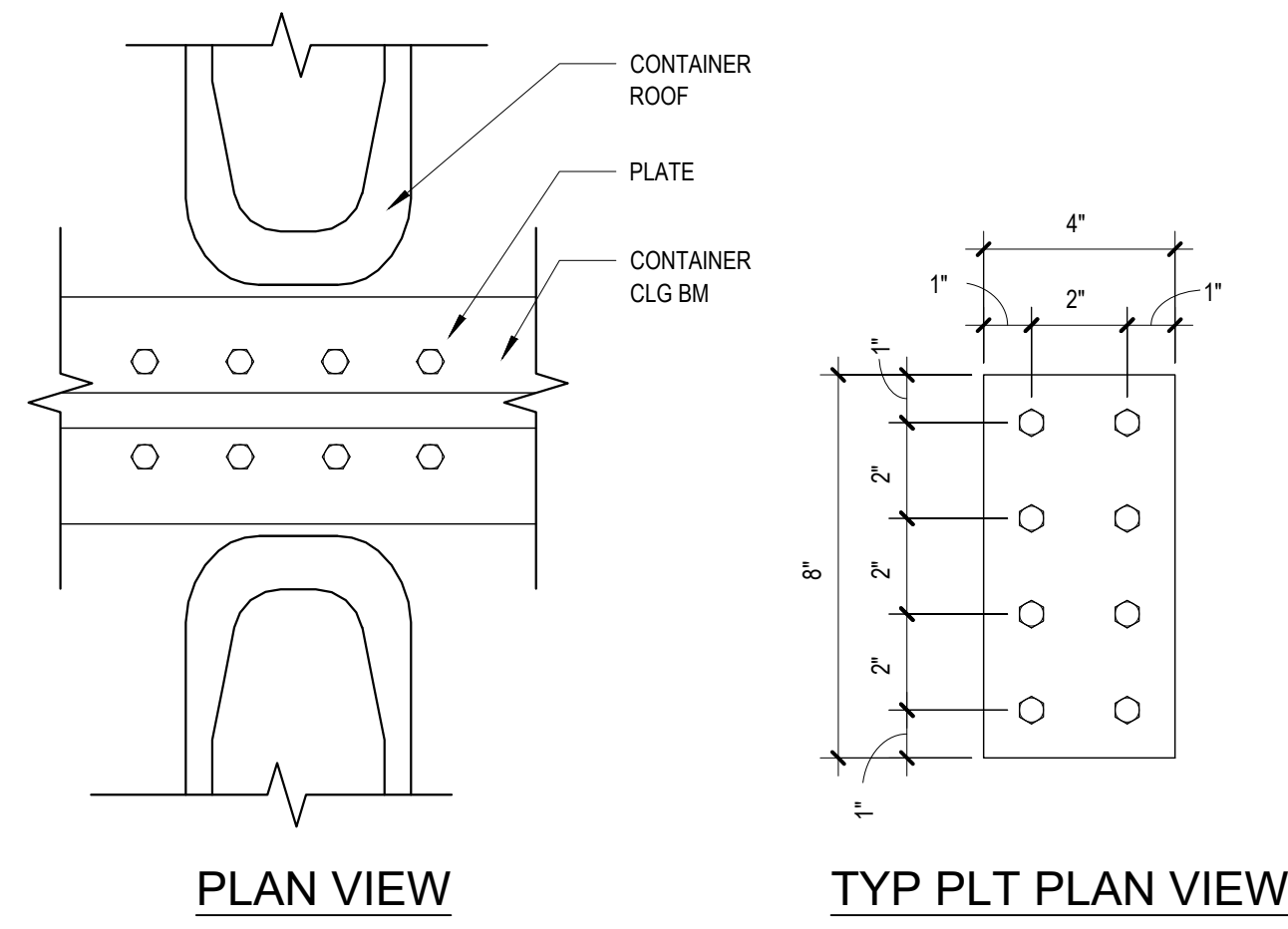
2 TYPICAL HOLDOWN AT FOUNDATION
 SCALE: 1 1/2"=1'-0"



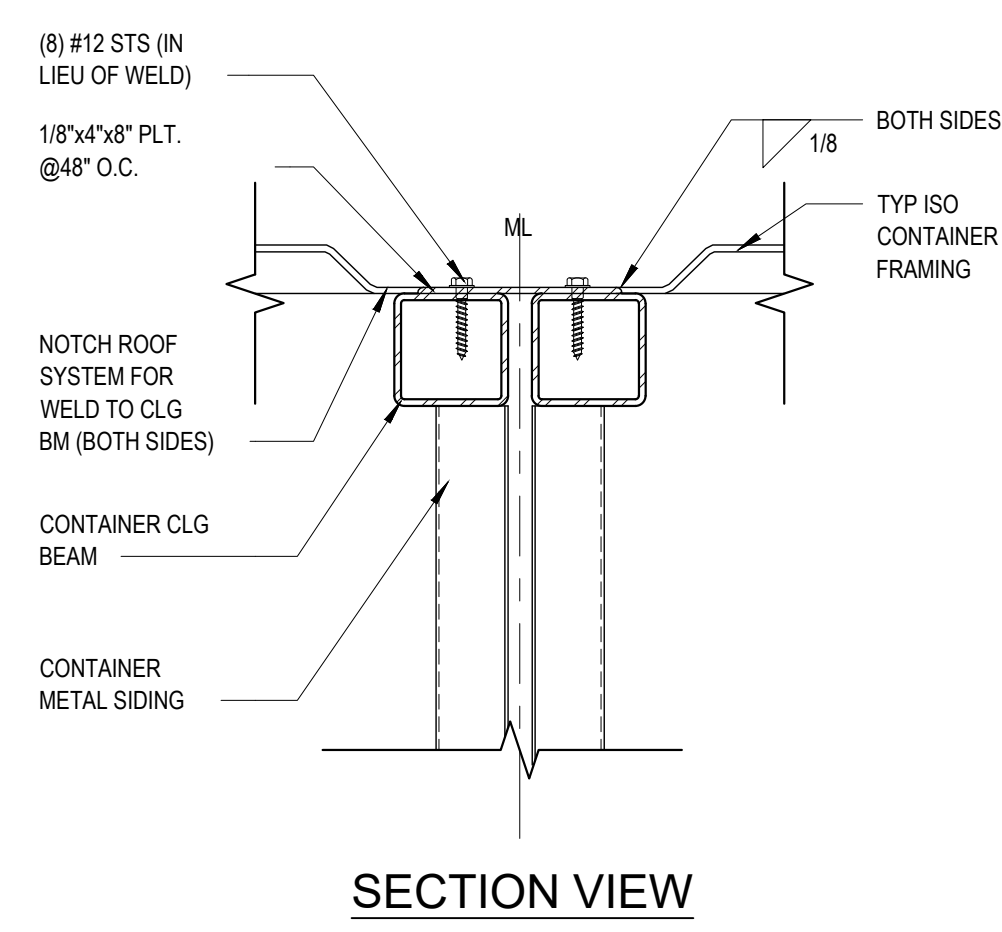
3 SHEAR TRANSFER TO TOP RAIL
 SCALE: 1 1/2"=1'-0"



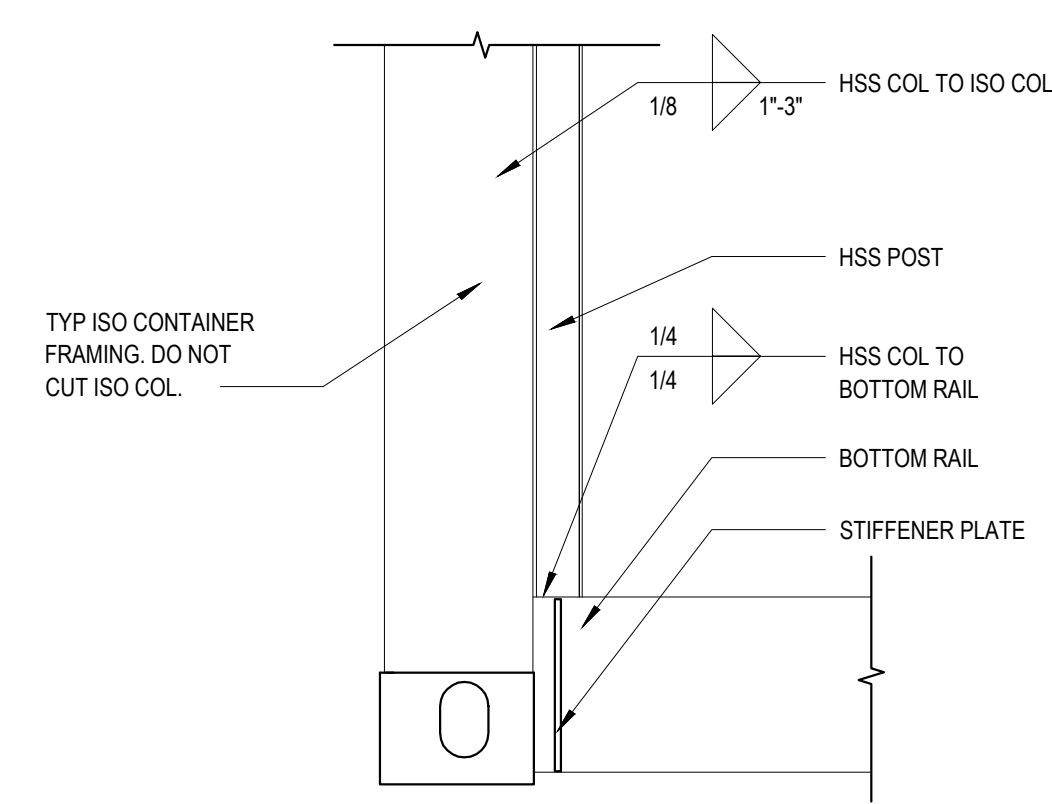
1 FLOOR SHEAR WALL PLAN
 SCALE: 1/2"=1'-0"



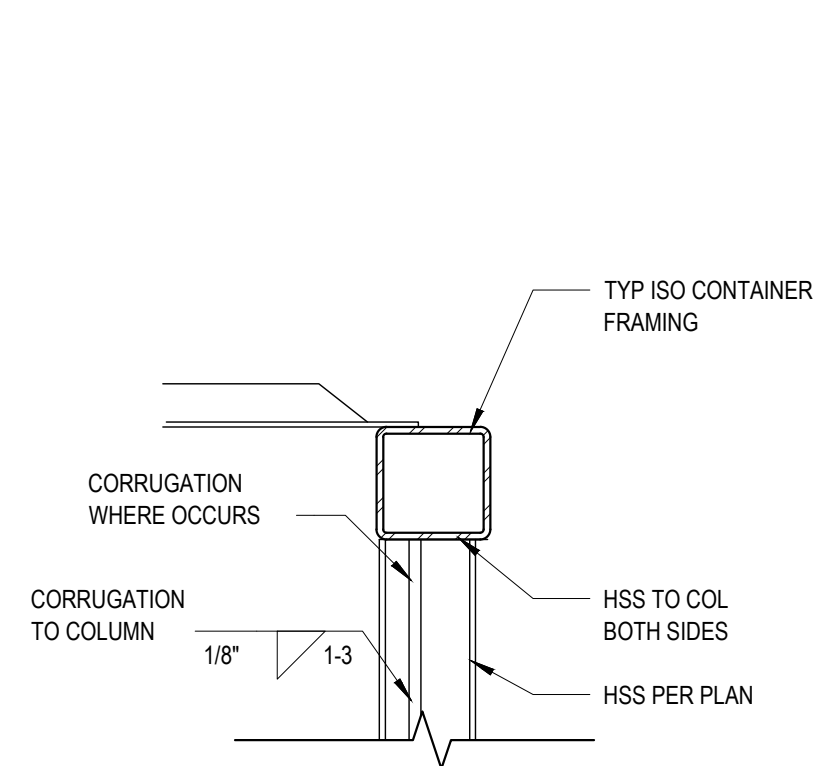
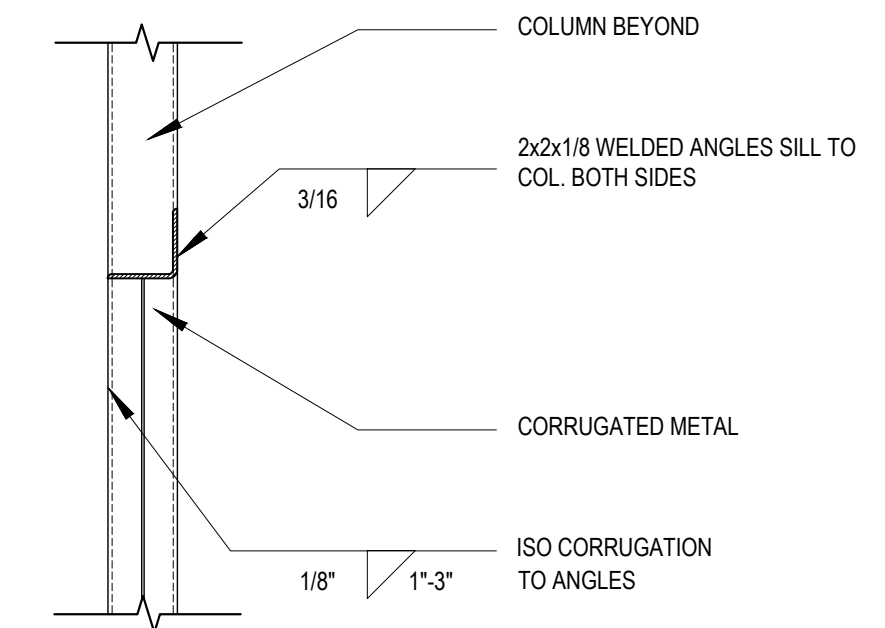
1 ML PLT @ ROOF SCALE: 3/8"=1'-0"



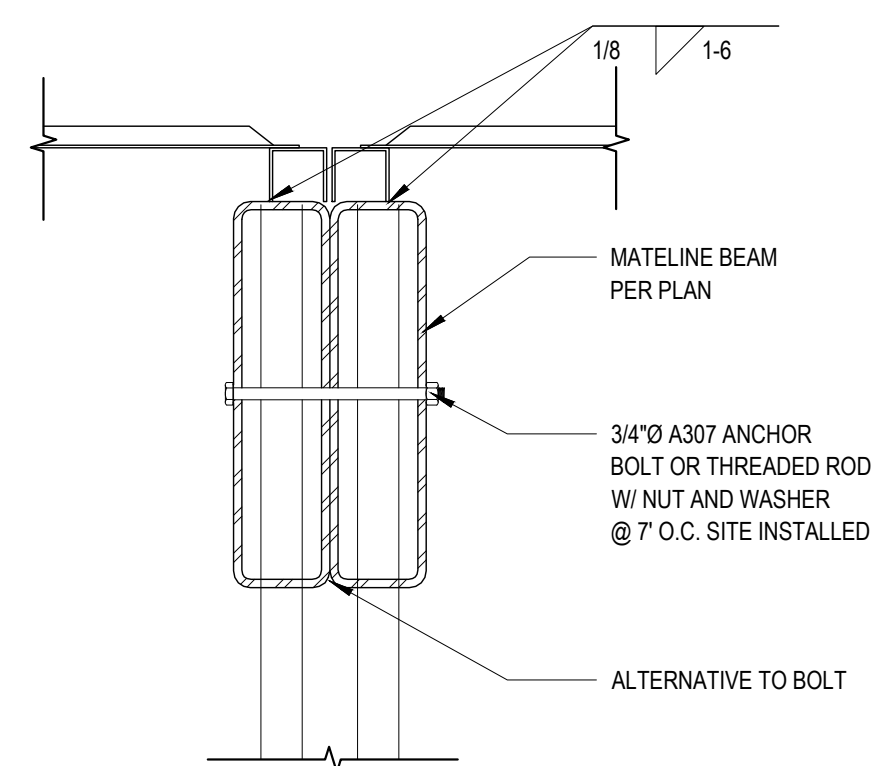
2 TYPICAL ENDWALL CONNECTION @ FLOOR SCALE: 1 1/2"=1'-0"



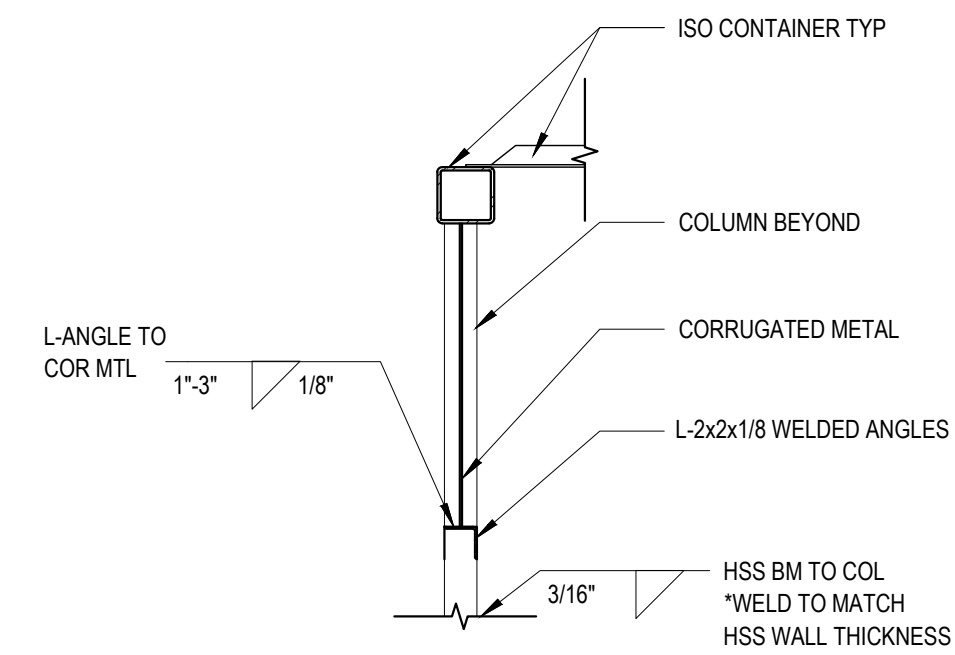
3 TYPICAL WELD @ WINDOW SILL SCALE: N.T.S



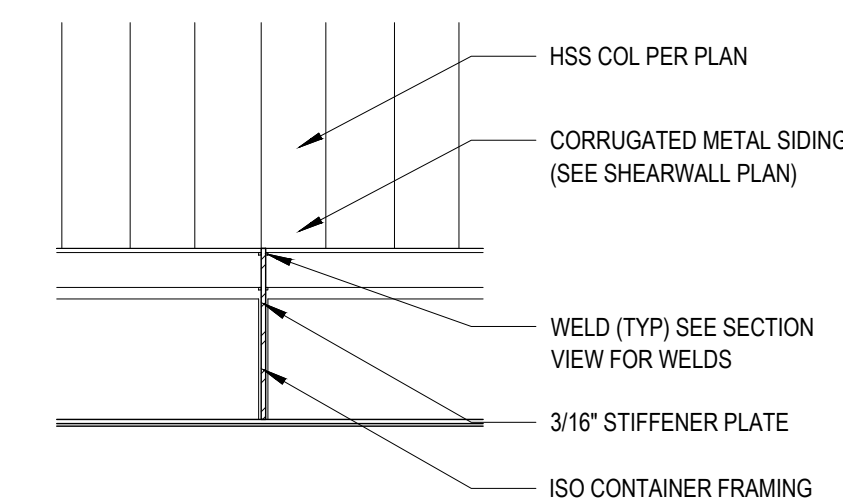
4 TYPICAL COL CONNECTION @ CLG SCALE: 3/8"=1'-0"



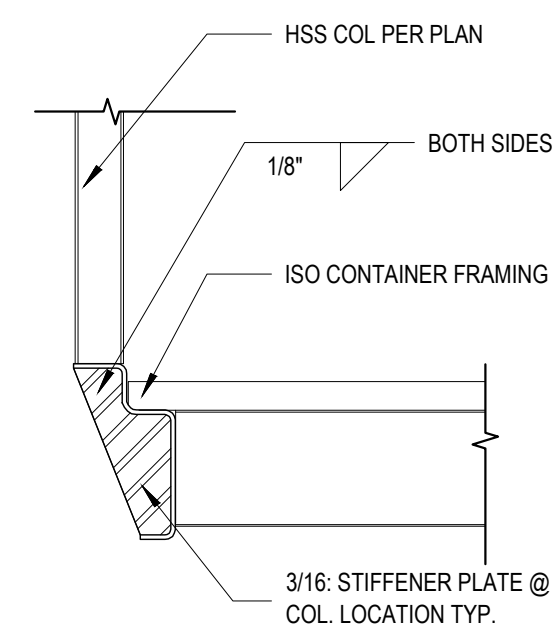
5 MATELINE BM DETAIL SCALE: 1 1/2"=1'-0"



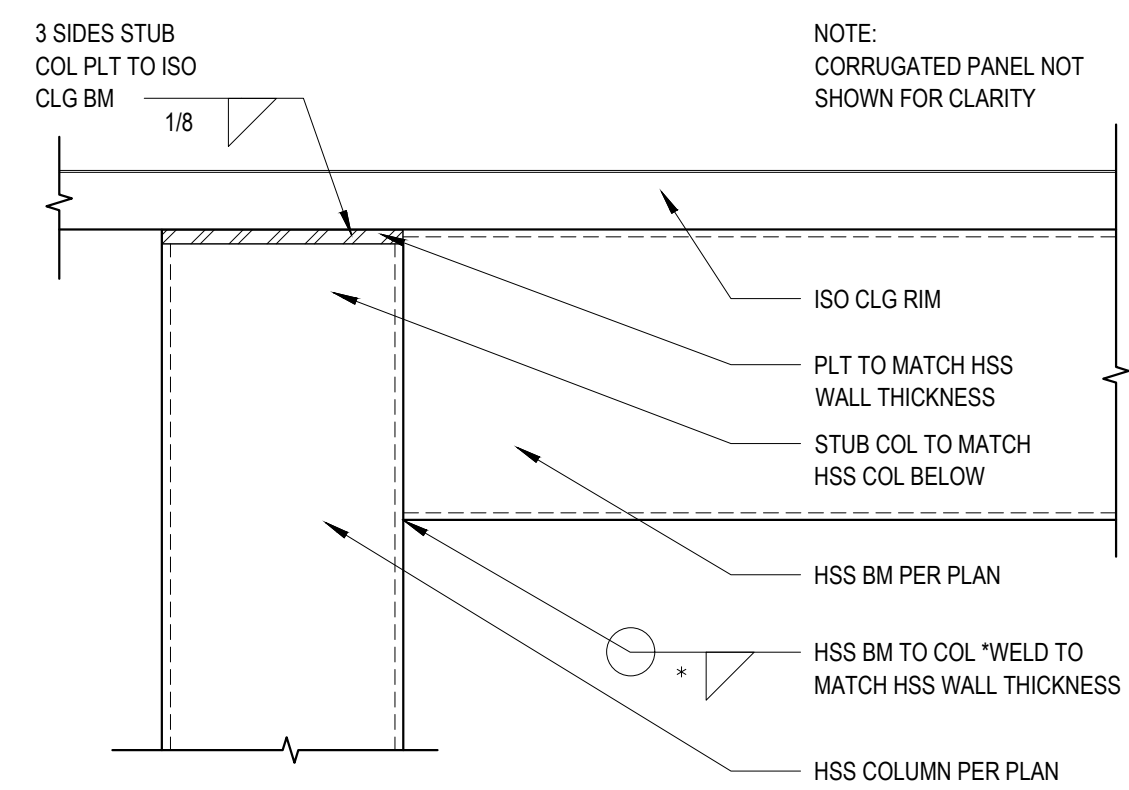
6 TYPICAL WELD @ HEADER SCALE: 1 1/2"=1'-0"



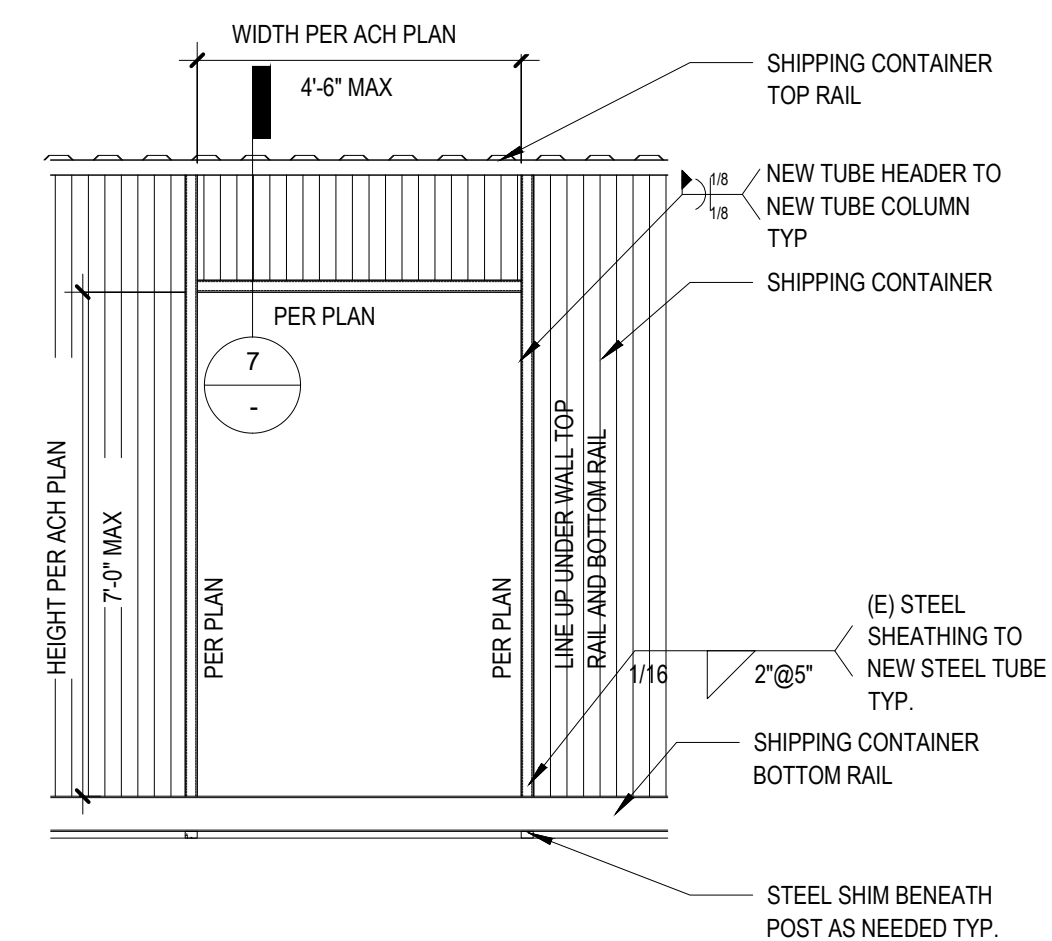
7 STIFFENER PLATE ELEVATION SCALE: 1 1/2"=1'-0"



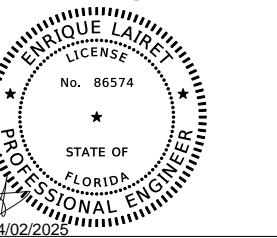
8 TYPICAL COLUMN CONNECTION @ FLOOR SCALE: 1 1/2"=1'-0"



9 TYPICAL MOMENT FRAME CONNECTION @ ISO CLG BM SCALE: 1 1/2"=1'-0"



10 TYPICAL FRAMING AT DOOR OPENING SCALE: 3/8"=1'-0"



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Oasis Engineering, LLC 3702 W Spruce St, #1033 Tampa, FL 33607 FL Firm License No. 35420 P: 813-694-8989 www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

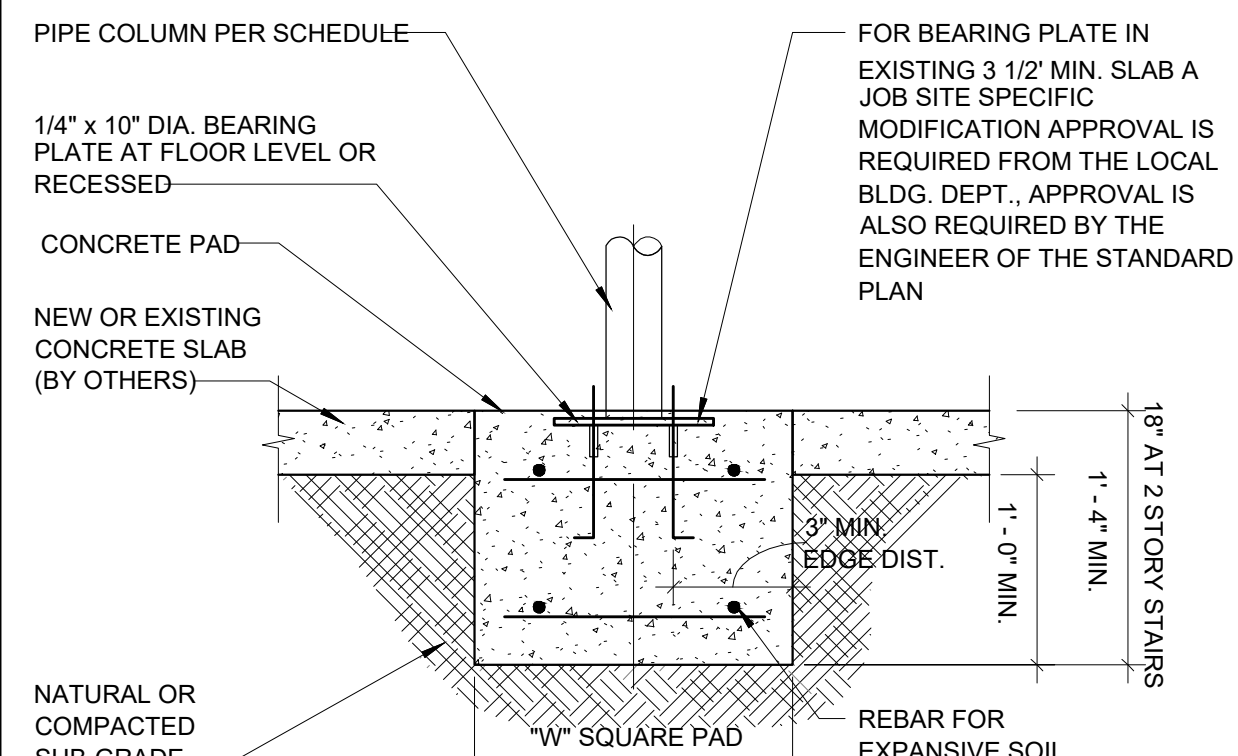
| Revision Schedule | | |
|-------------------|-------------|------|
| Number | Description | Date |
| | | |

SHEET NAME

Typical Opening Details

SHEET NUMBER

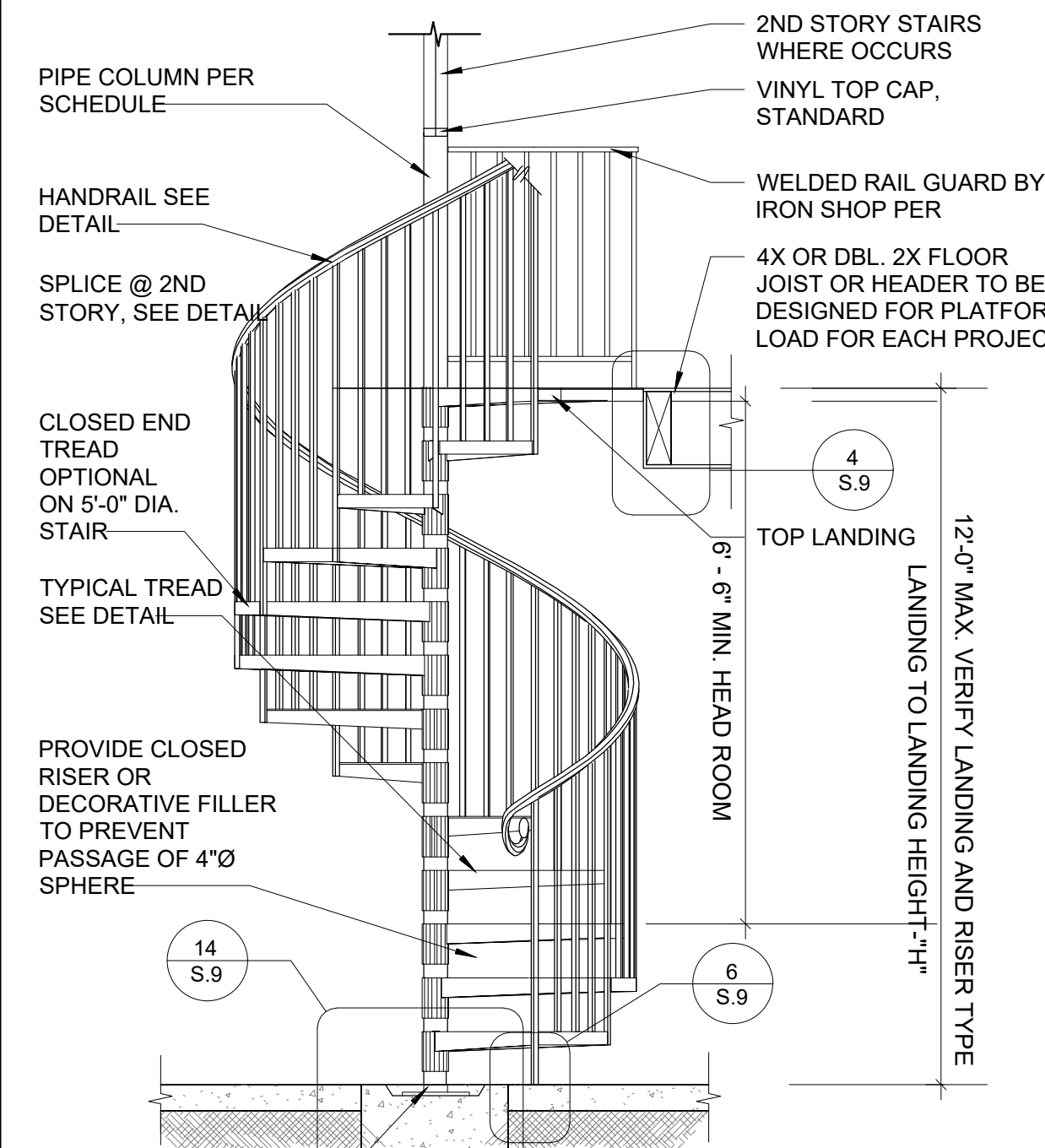
S.8



BEARING PLATE ANCHORAGE
 (4) 1/2" DIA. x 10" A.B. (GALV. W/ALUMINUM BASE PLATE) FOR EXTERIOR INSTALLATION USE GALV. A.B. (STAINLESS STEEL REQUIRED W/ ALUMINUM PLATE) OR
 (4) 3/8" DIA. MIN. HILTI KWIK BOLT TZ ANCHORS W/ 2" MIN. EFFECTIVE EMBED IN 2 5/8" MIN. HOLE. (25 FT.-LBS. TORQUE) L.A. R.R. #25701 AND I.C.C. E.S.R-1917. (INSTALL ANCHORS AFTER CONCRETE HAS CURED, 28 DAYS.)

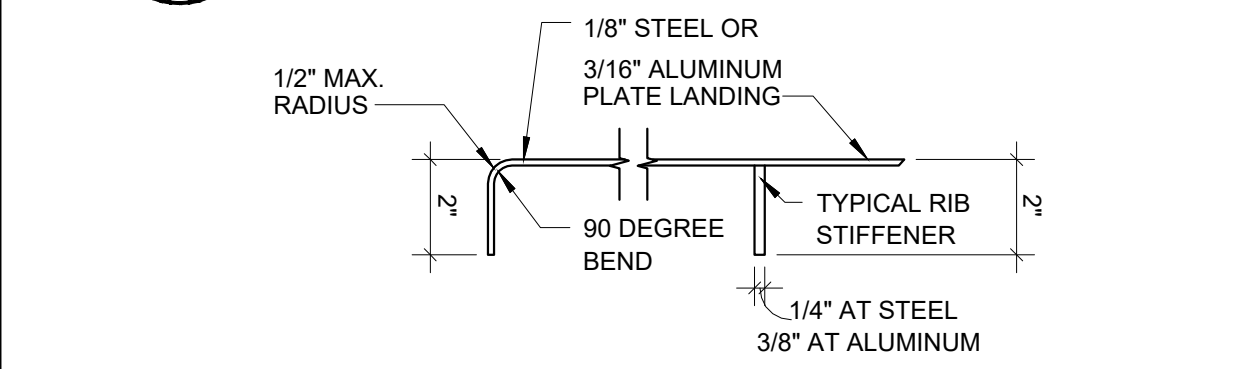
NOTE:
 CONCRETE FLOOR OR WOOD FLOOR FRAMING (EXISTING OR NEW) SHALL BE DESIGNED FOR THE SPECIFIC COLUMN LOAD FOR EACH INSTALLATION. ANY REQUIRED STRUCTURAL CALCULATION OR ENGINEERING SHALL BE PROVIDED BY OWNER.

14 COLUMN BASE SECTION
 SCALE: 1"=1'-0"

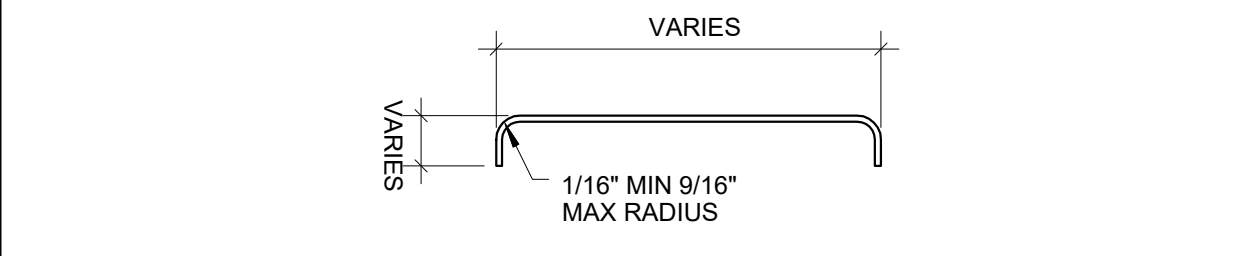


STRUCTURE SHALL BE CAPABLE OF RESISTING 210 # WIND OR 168# SEISMIC LATERAL LOAD IN ADDITION TO 162# LATERAL FROM COLUMN DUE TO UNBALANCED LOADS. (372# MIN. LATERAL)

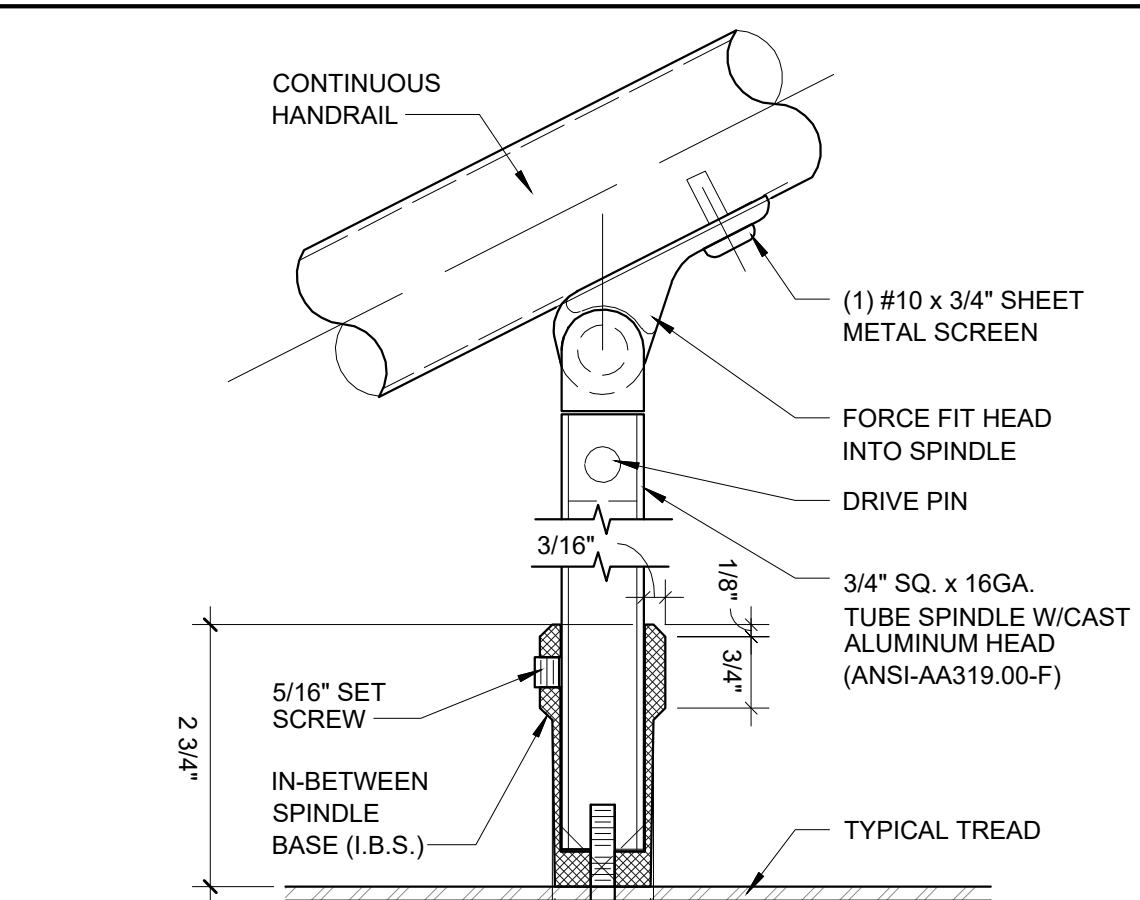
15 TYPICAL ELEVATION
 SCALE: 1/2"=1'-0"



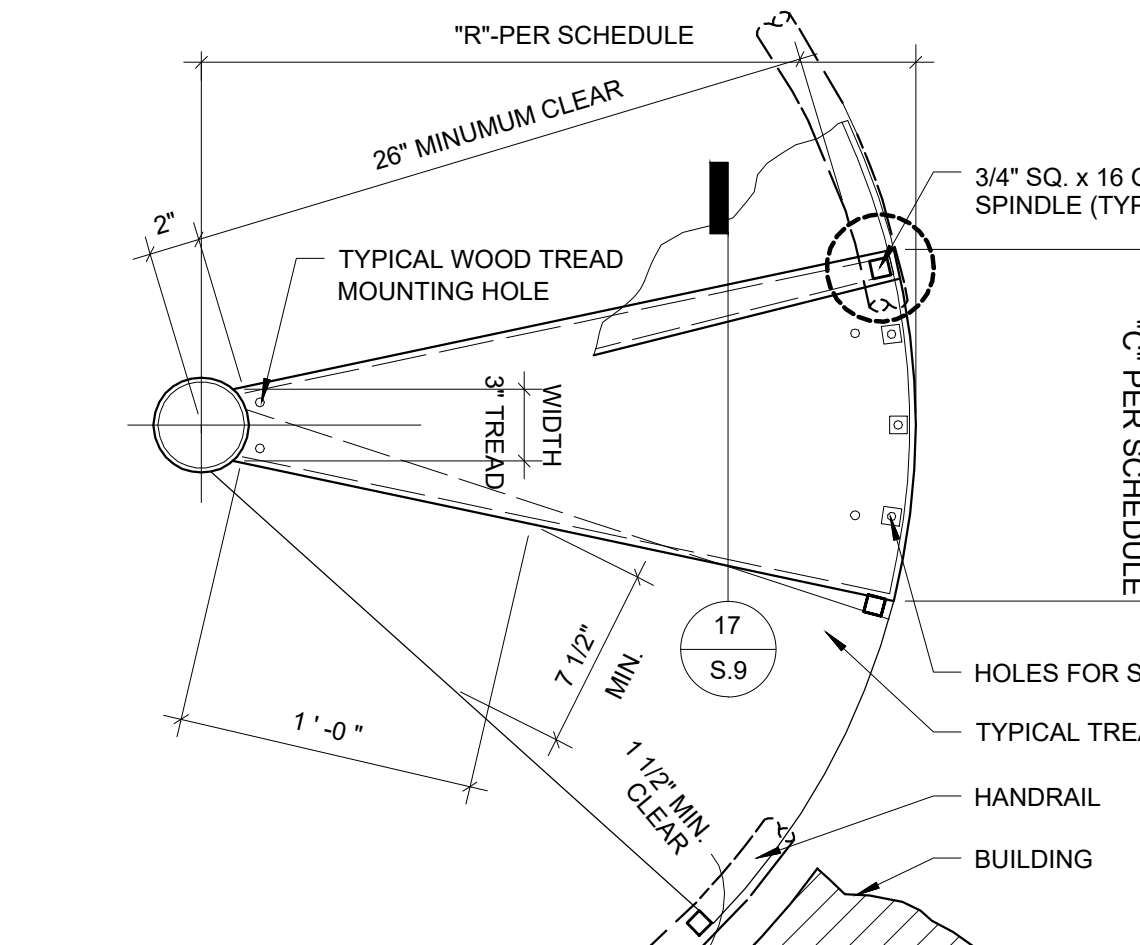
16 LANDING STIFFENER
 SCALE: 3"=1'-0"



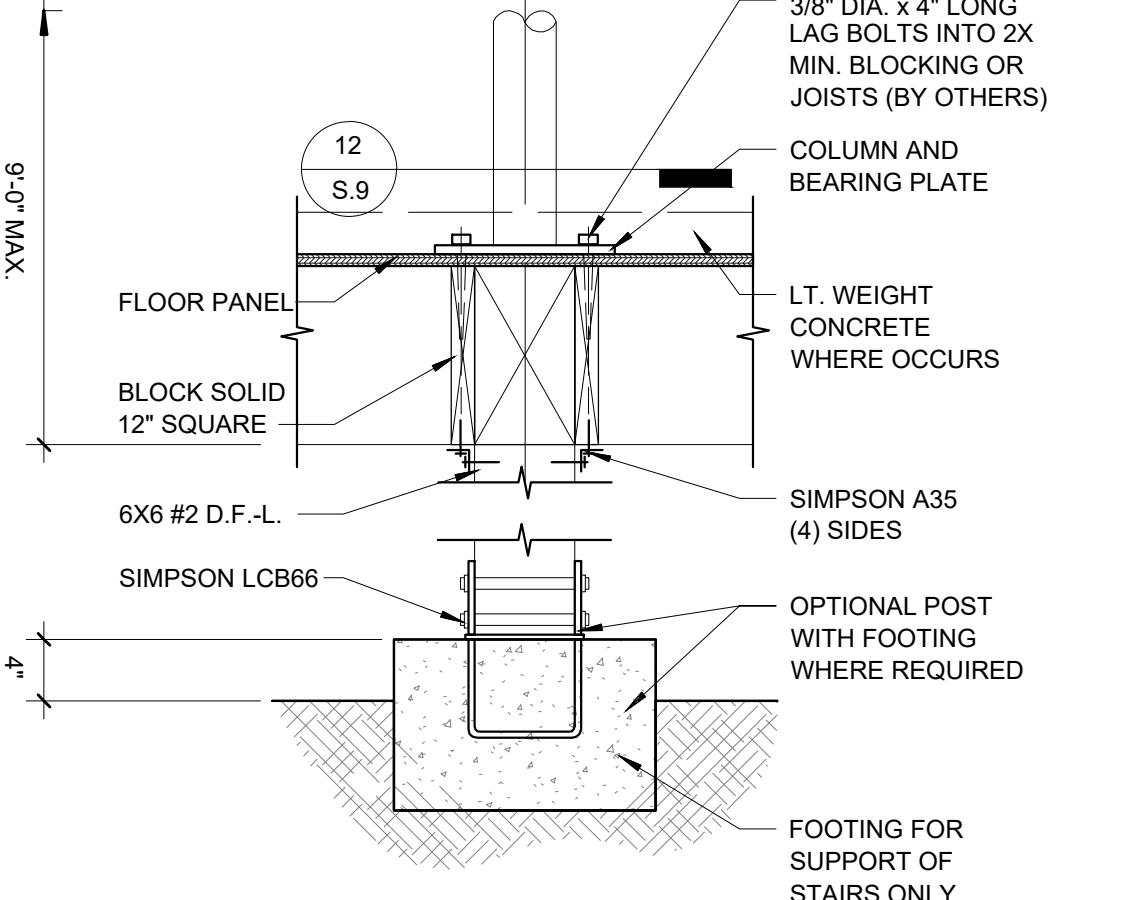
17 TREAD SECTION
 SCALE: 3"=1'-0"



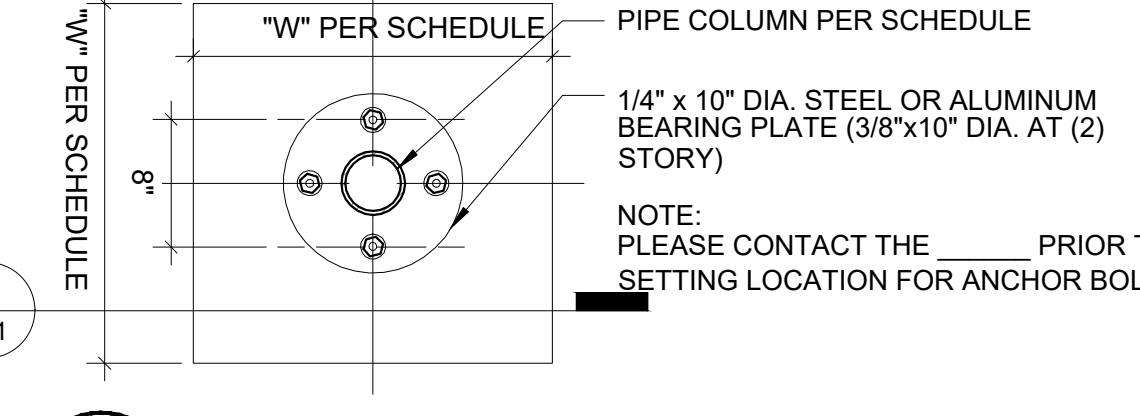
9 SPINDLE
 SCALE: 6"=1'-0"



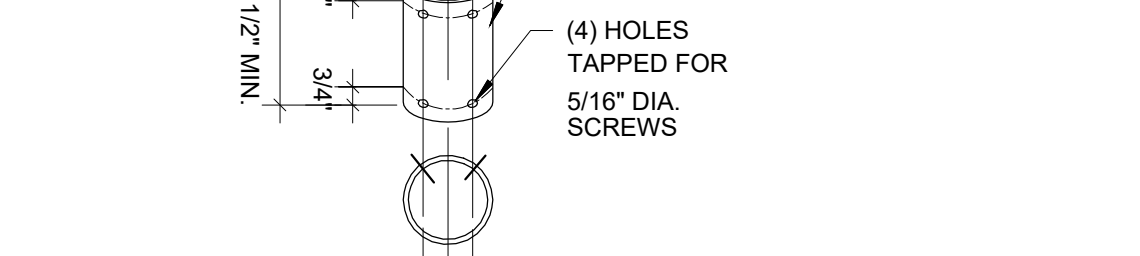
10 TREAD PLAN
 SCALE: 1 1/2"=1'-0"



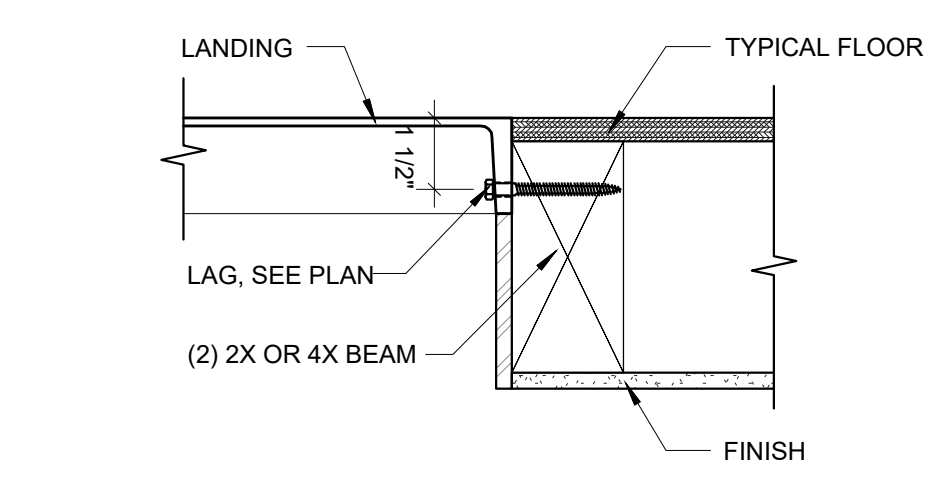
11 COLUMN BASE SECTION
 SCALE: 1"=1'-0"



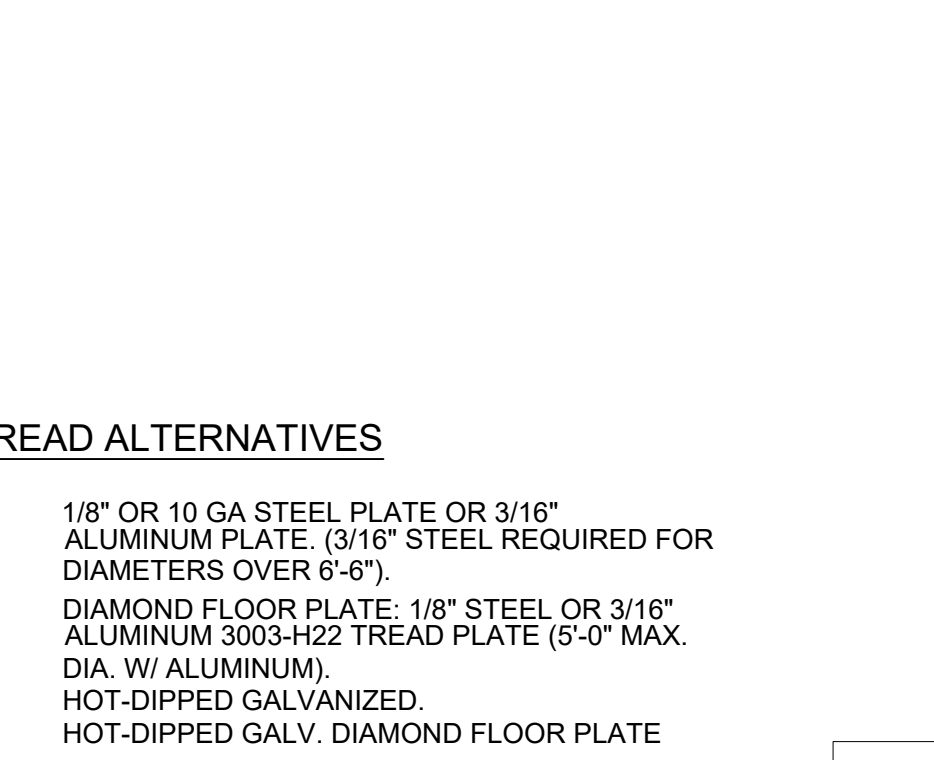
12 COLUMN BASE PLAN
 SCALE: 1"=1'-0"



13 TYPICAL SLEEVE COLLAR
 SCALE: 1 1/2"=1'-0"



4 CONNECTION AT LANDING
 SCALE: 3"=1'-0"



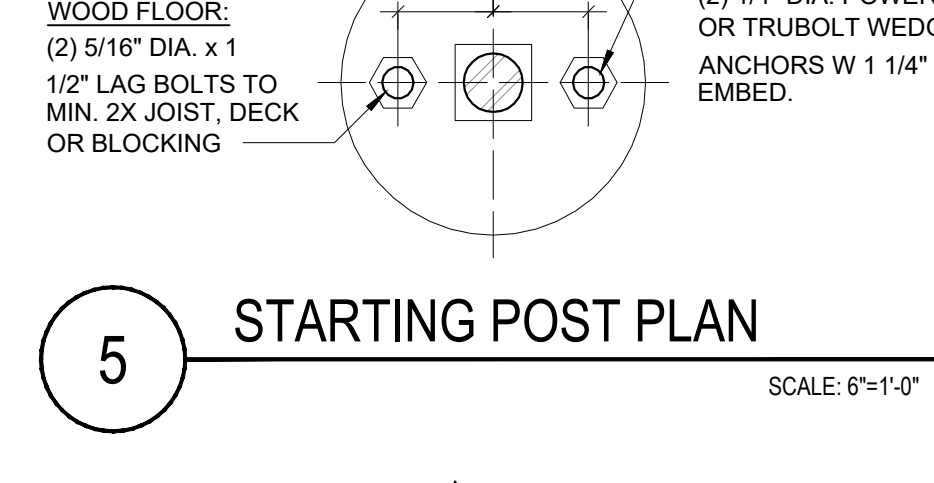
TREAD ALTERNATIVES

- 1/8" OR 10 GA STEEL PLATE OR 3/16" ALUMINUM PLATE. (3/16" STEEL REQUIRED FOR DIAMETERS OVER 6'-6").
- DIAMOND FLOOR PLATE: 1/8" STEEL OR 3/16" ALUMINUM 3003-H22 TREAD PLATE (5'-0" MAX. DIA. W/ ALUMINUM).
- HOT-DIPPED GALVANIZED.
- HOT-DIPPED GALV. DIAMOND FLOOR PLATE

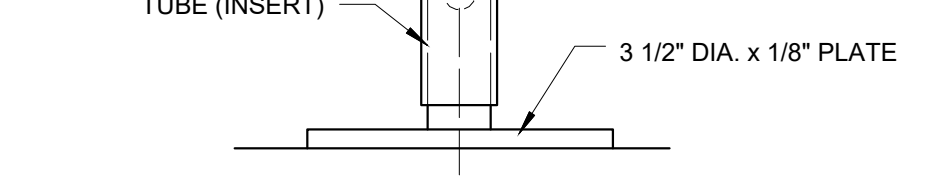
OVERLAYMENT

- 1/16" THICK OAK.
- 3/4" THICK HIGH DENSITY PARTICLE BOARD (FOR CARPET).

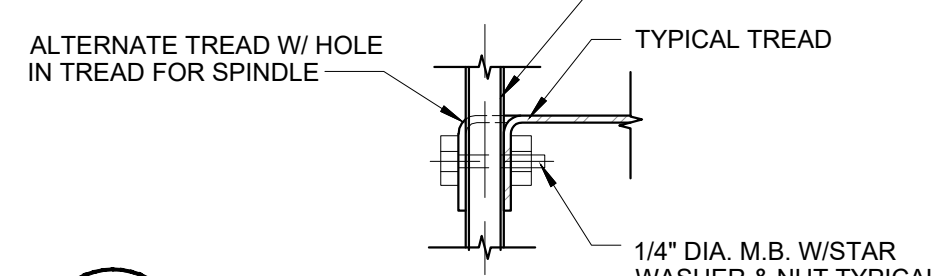
*INCLUDES HOLES FOR MOUNTING WOOD OVERLAYMENT PER A OR B ABOVE (SPECIAL ORDER AVAILABLE WITHOUT HOLES).



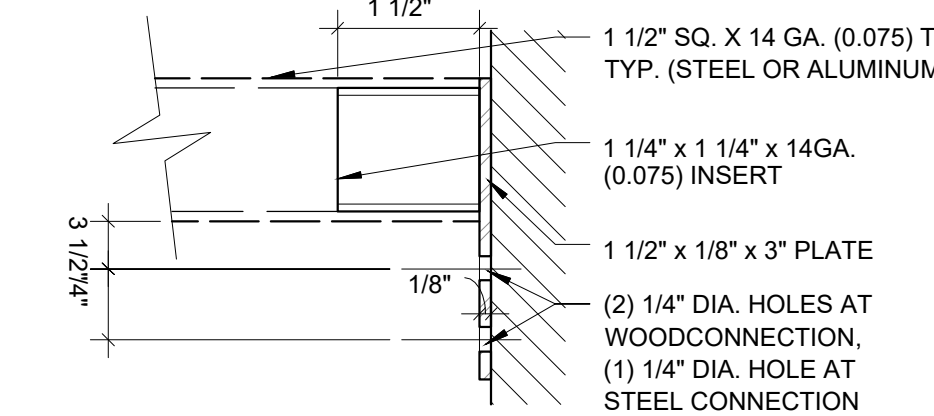
5 STARTING POST PLAN
 SCALE: 6"=1'-0"



6 DETAIL
 SCALE: 6"=1'-0"



7 DETAIL
 SCALE: 3"=1'-0"



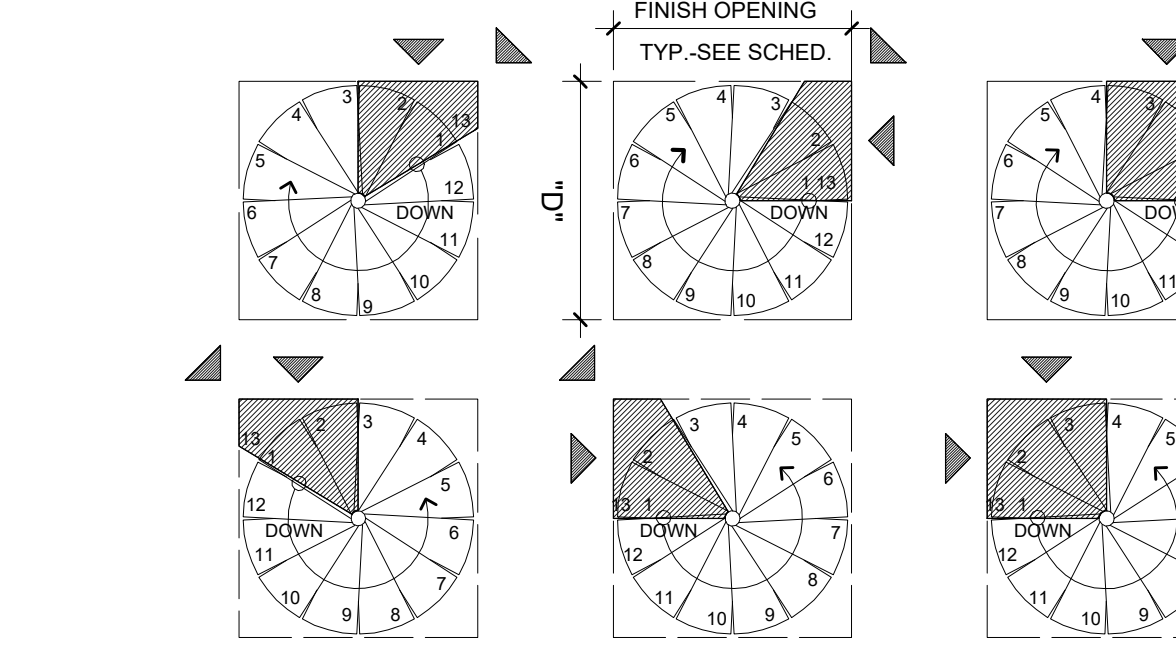
8 ST RAIL CONNECTOR2
 SCALE: 6"=1'-0"

TYPICAL RISERS

| RISER HEIGHT | LANDING TO LANDING HT. - "H" | | | | | | | |
|--------------|------------------------------|------------|-----------|-------------|-----------|-----------|-----------|-----------|
| | 12 RISERS | 13 RISERS | 14 RISERS | 15 RISERS | 16 RISERS | 17 RISERS | 18 RISERS | 18 RISERS |
| 8" | - | 8'-8" | 9'-4" | 10'-0" | 10'-8" | 11'-4" | 12'-0" | - |
| 8 1/2" | 8'-6" | 9'-2 1/2" | 9'-11" | 10'-7 1/2" | 11'-4" | - | - | - |
| 9" | 9'-0" | 9'-9" | 10'-6" | 11'-3" | 12'-0" | - | - | - |
| 9 1/2" | 9'-6" | 10'-3 1/2" | 11'-1" | 11'-10 1/2" | - | - | - | - |

MINIMUM FINISH FRAMED OPENING FOR STAIRS

| STAIR DIA. "D" | FINISHED OPENING |
|----------------|------------------|
| 5'-0" | 5'-3" x 5'-3" |
| 5'-6" | 5'-9" x 5'-9" |
| 6'-0" | 6'-3" x 6'-3" |
| 6'-6" | 6'-9" x 6'-9" |
| 7'-0" | 7'-3" x 7'-3" |



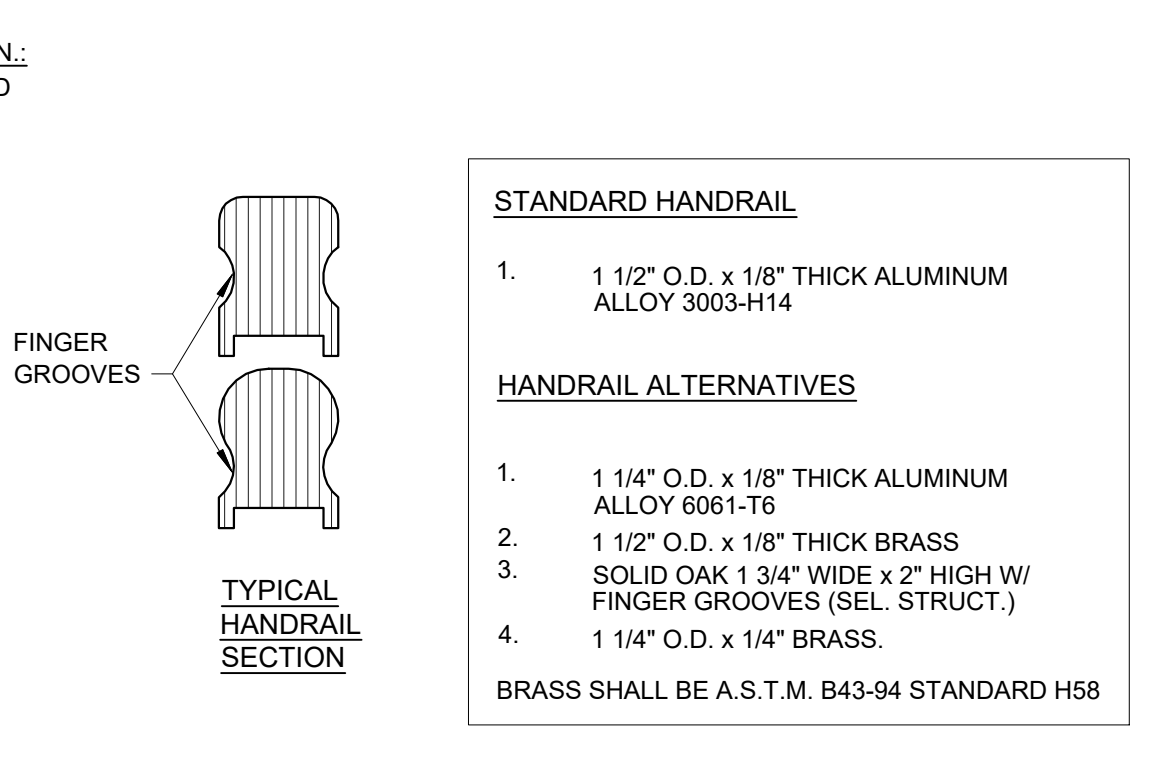
TREAD, COLUMN, & FOOTING SCHEDULE

| STAIR DIAMETER "D" | TREAD | | | COLUMN | | CONC. PAD "W" (3) (5) SOIL BRG. VALUE 1,500 P.S.F. |
|--------------------|-------------|---------|-------------|------------------|----------------------|--|
| | "R" (1) | "C" (1) | "E" (2) (4) | MAX. LOADS (LBS) | PIPE DIA. & TYPE (7) | |
| 5'-0" | 2'-6" | 14 3/4" | 4" | 2,500 | 3" STD. | 3 1/2" 16" |
| 5'-6" | 2'-9" | 16 3/8" | 4" | 2,500 | 3" STD. | 3 1/2" 16" |
| 6'-0" | 3'-0" | 17 7/8" | 4" | 2,500 | 3 1/2" STD | 4" 16" |
| 6'-6" | 3'-3" | 19 3/8" | 4" | 2,500 | 3 1/2" EX. STR. | 4" 16" |
| 7'-0" | 3'-6" | 21" | 4" | 2,500 | 3 1/2" EX. STR. | 4" 16" |
| 6'-0" MAX. (6) | MATCH ABOVE | | | 3,600 | 3 1/2" EX. STR. | 4" 20" |

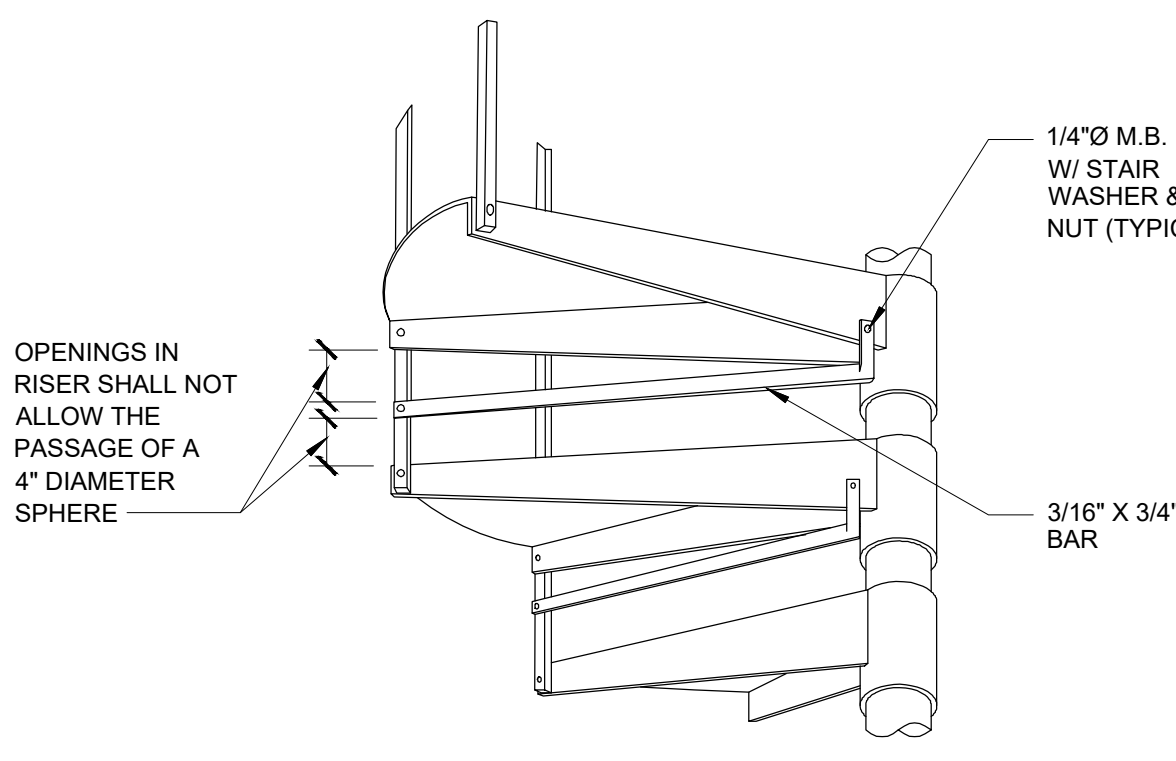
STAIR SCHEDULE

| STAIR DIAMETER "D" | "R" (1) | "C" (1) | "E" (2) (4) | MAX. LOADS (LBS) | PIPE DIA. & TYPE (7) | O.D. | CONC. PAD "W" (3) (5) SOIL BRG. VALUE 1,500 P.S.F. |
|--------------------|-------------|---------|-------------|------------------|----------------------|--------|--|
| 5'-0" | 2'-6" | 14 3/4" | 4" | 2,500 | 3" STD. | 3 1/2" | 16" |
| 5'-6" | 2'-9" | 16 3/8" | 4" | 2,500 | 3" STD. | 3 1/2" | 16" |
| 6'-0" | 3'-0" | 17 7/8" | 4" | 2,500 | 3 1/2" STD | 4" | 16" |
| 6'-6" | 3'-3" | 19 3/8" | 4" | 2,500 | 3 1/2" EX. STR. | 4" | 16" |
| 7'-0" | 3'-6" | 21" | 4" | 2,500 | 3 1/2" EX. STR. | 4" | 16" |
| 6'-0" MAX. (6) | MATCH ABOVE | | | 3,600 | 3 1/2" EX. STR. | 4" | 20" |

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



2 HANDRAILS
 SCALE: 3"=1'-0"



3 3 RISER SPACE REDUCTION BAR
 SCALE: 3/4"=1'-0"

GENERAL NOTES
 (THESE NOTES SHALL APPLY UNLESS OTHERWISE NOTED)

NOTE:
 WHERE CODE IS SPECIFIED, IT SHALL BE THE 2023 FLORIDA RESIDENTIAL CODE.

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE.
- SOIL BEARING MINIMUM=2,000 P.S.F. PER TABLE 1806.2 FOR CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT PER GRADING PREINSPECTION OR SOILS REPORT.
- CONCRETE FOR NEW FOOTINGS SHALL BE STANDARD MIX, 2,500 P.S.I. AT 28 DAYS. DEPUTY INSPECTOR NOT REQUIRED.
- STRUCTURAL STEEL PLATES AND BARS SHALL BE A.S.T.M. A-36 (OR HIGHER) YIELD STRENGTH. ALUMINUM PLATE FOR TREADS SHALL BE 5052-H32. ALL OTHER PLATE SHALL BE 6061-T6.
- STEEL PIPE COLUMNS AND SLEEVES SHALL BE A.S.T.M. A-53 GRADE B OR ROUND H.S.S., A.S.T.M. A500 GRADE B. ALUMINUM PIPE COLUMNS AND ROUND TUBE COLUMNS SHALL BE 6061-T6.
- STEEL TUBES SHALL BE A.S.T.M. A500 GRADE C. (Fy=50 K.S.I. MIN.) ALUMINUM TUBES SHALL BE 6061-T6
- BOLTS SHALL BE A.S.T.M. A-307. SET SCREWS SHALL BE A.S.T.M. F912. BOLTS IN ALUMINUM SHALL BE HOT DIPPED GALVANIZED A.S.T.M. A153 OR ELECTRO-GALVANIZED A.S.T.M. B633.
- FASTENERS FOR EXTERIOR EXPOSURE SHALL BE GALVANIZED FOR STEEL STAIRWAY AND STAINLESS STEEL FOR ALUMINUM STAIRWAY.
- STEEL WELDING SHALL BE PER CODE USING SHIELDED METAL ARC PROCESS WITH E70XX ELECTRODES OR EQUAL IN AN APPROVED FABRICATOR'S SHOP. ALUMINUM WELDING SHALL BE PER CODE WITH 5356 WELD FILLER.
- ALL FABRICATION SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR OF THE CITY LOS ANGELES OR EQUAL.
- STAIRWAY SHALL BE USED FOR ONE AND TWO FAMILY DWELLING ONLY.
- SPIRAL STAIRWAYS ARE PERMITTED TO BE USE AS A COMPONENT IN THE MEANS OF EGRESS ONLY WITHIN DWELLING UNITS. (NOTE THAT A PRIVATE STAIRWAY IS A STAIRWAY THAT SERVES A SINGLE TENANT. A SINGLE TENANT MAY BE ONE OR MORE OCCUPANTS IN A DWELLING).
- PROVIDE MINIMUM 26" WIDE WALKING AREA FROM OUTER EDGE OF SUPPORT COLUMN TO INNER EDGE AT AND BELOW HANDRAIL. 7 1/2" MINIMUM TREAD AT A POINT 12' FROM WHERE THE TREADS IS NARROWEST. MINIMUM 6'-6" HEAD ROOM, AND RISE NOT EXCEED 9 1/2". STAIR LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" (0.375 INCH) IN ANY FLIGHT OF STAIRS.
- THE TOP GUARDRAILS (GUARDS) SHALL BE 42" MINIMUM IN HEIGHT. OPEN GUARDRAILS (GUARDS) SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
- HANDRAILS SHALL BE CONTINUOUS THE LENGTH OF THE STAIRS. FOR PRIVATE STAIRWAYS, HANDRAILS ARE NOT REQUIRED TO EXTEND BEYOND THE TOP OR BOTTOM RISER PER CODE SECTION 1014.6.
- LANDINGS AND LANDINGS AT DOORS SHALL COMPLY WITH CODE SECTIONS 1010.1.6 AND 1011.6.
- REDUCED PLANS OR POOR QUALITY PRINTS (TOO DARK OR TOO LIGHT) WILL NOT BE ACCEPTABLE FOR OBTAINING A BUILDING PERMIT.
- A PLOT PLAN AND/OR FLOOR PLAN IS REQUIRED FOR OBTAINING A BUILDING PERMIT USING THIS PRODUCT.
- REPRESENTATIONS OF PATTERNS AND VIEWS SHOWN ON THIS PLAN MAY NOT MATCH CURRENT PRODUCTION.
- ALL WORK MUST COMPLY WITH AND LOCAL PLANNING AND ZONING CODES WHERE APPLICABLE.

LUMARA
 Lumara Containers
 Office: (772) 203-5023
 6691 43rd St, Suite 1301
 Paradise Park, FL 32781
 info@lumara.com
 www.lumara.com

SHIPPING CONTAINER HOME
 825 Paradise Blvd, Tarpon Springs, FL 34689, USA

Oasis Engineering
 RELEASED FOR CONSTRUCTION

Oasis Engineering, LLC
 3702 W Spruce St, #1033
 Tampa, FL 33607
 Florida License No. 35420
 P: 813-694-8989
 www.oasisengineering.com

PROJECT #: 2024-093
 DRAWN BY: HL
 CHECKED BY: EL

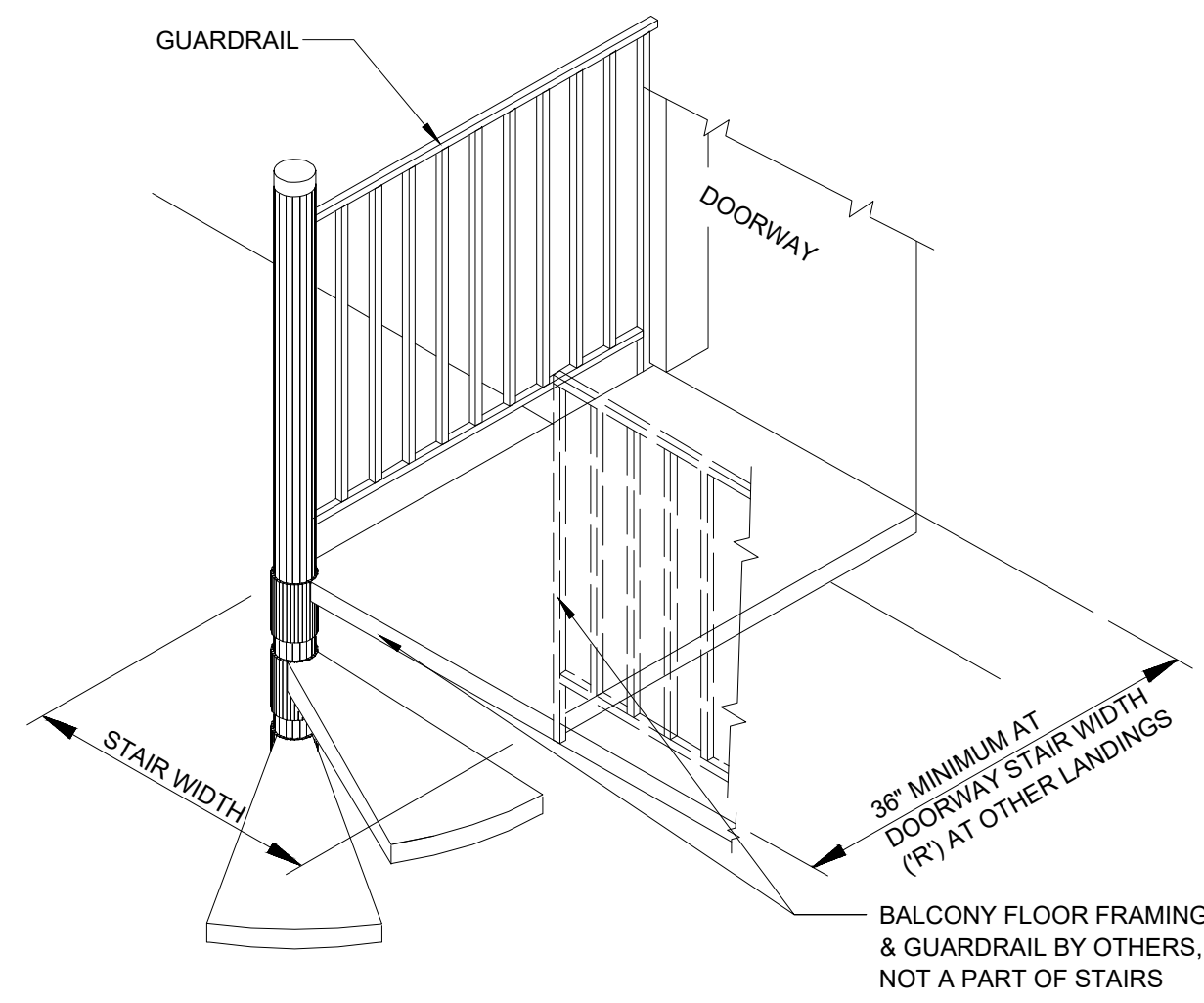
Revision Schedule

| Number | Description | Date |
|--------|-------------|------|
| | | |

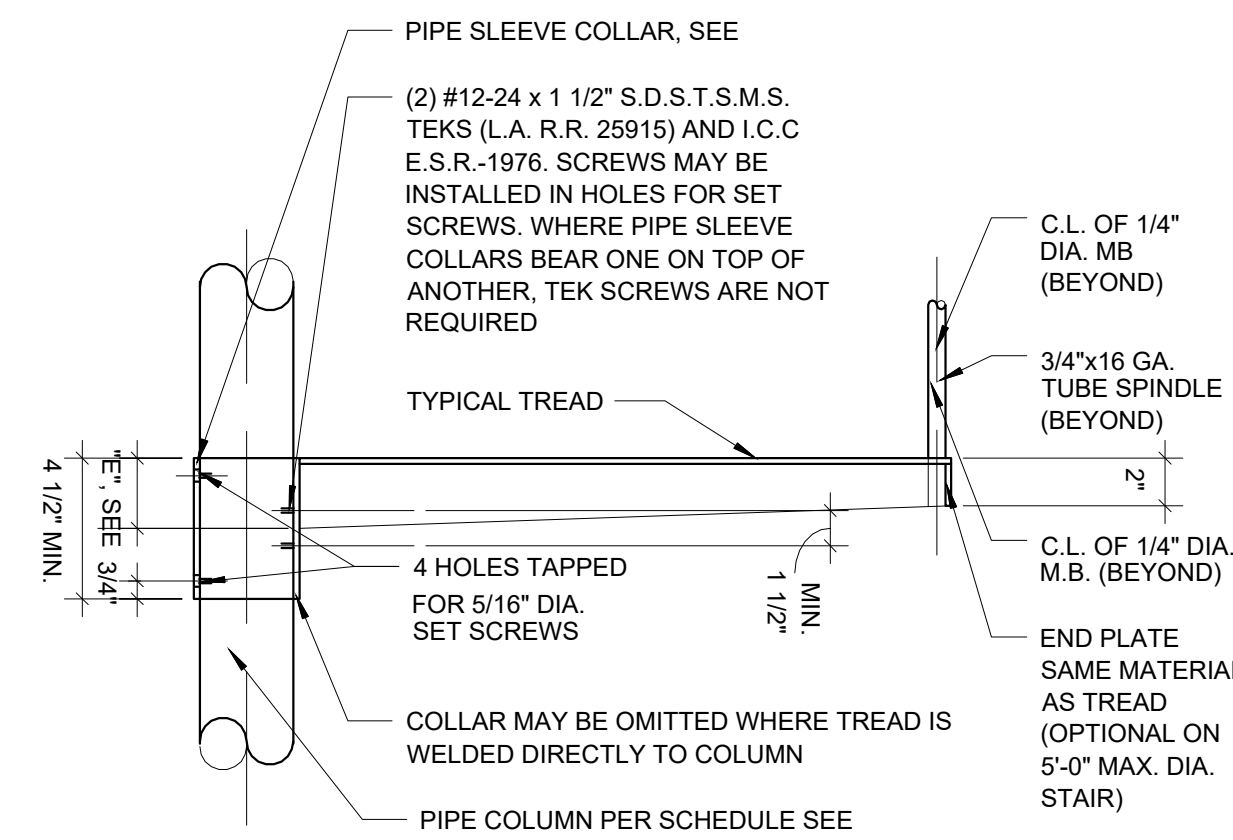
SHEET NAME
Spiral Staircase Details (1)

SHEET NUMBER
S.9

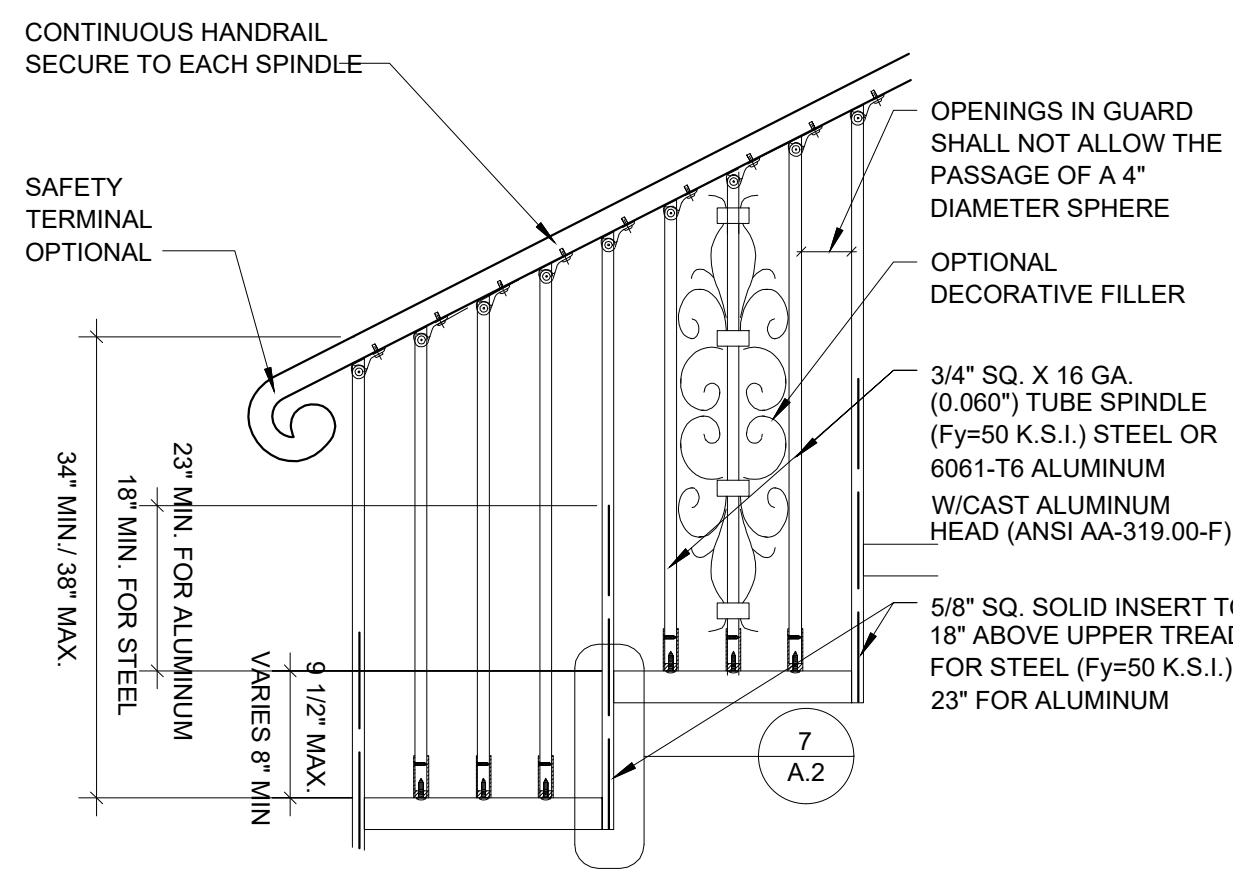
Page 48 of 52



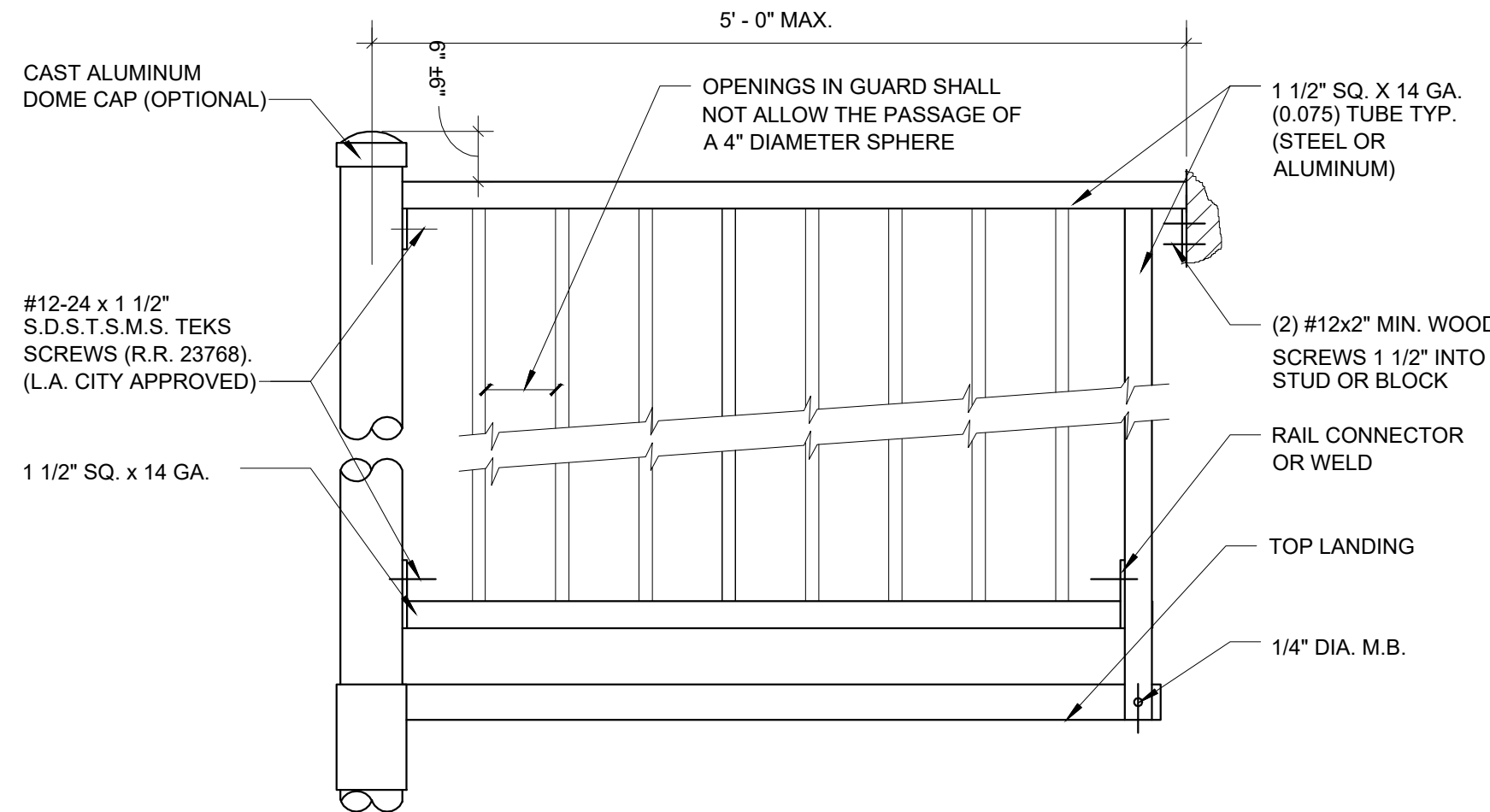
7 ST LANDING DETAIL
SCALE: 3/4"=1'-0"



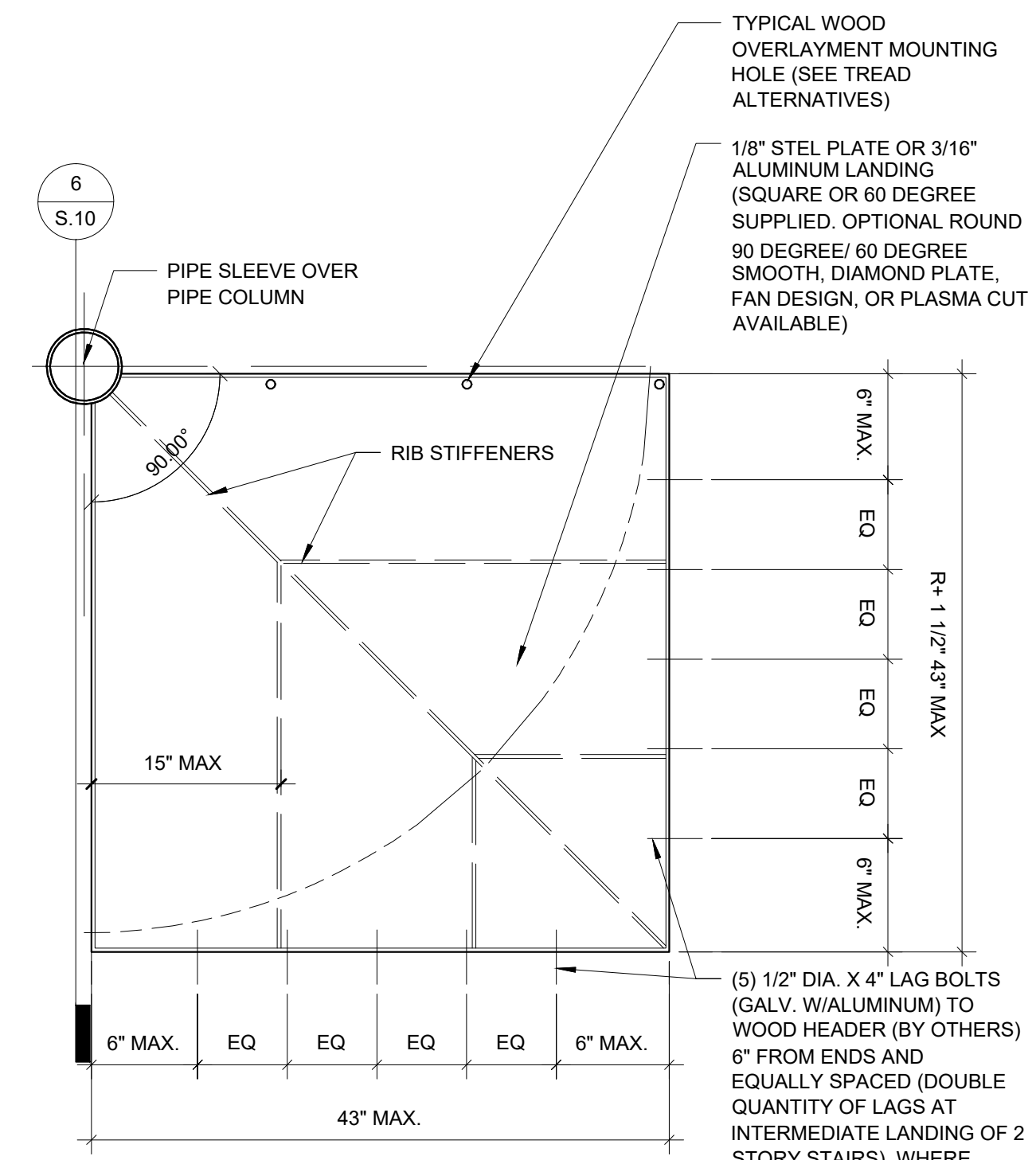
4 TYPICAL TREAD SECTION
SCALE: 1 1/2"=1'-0"



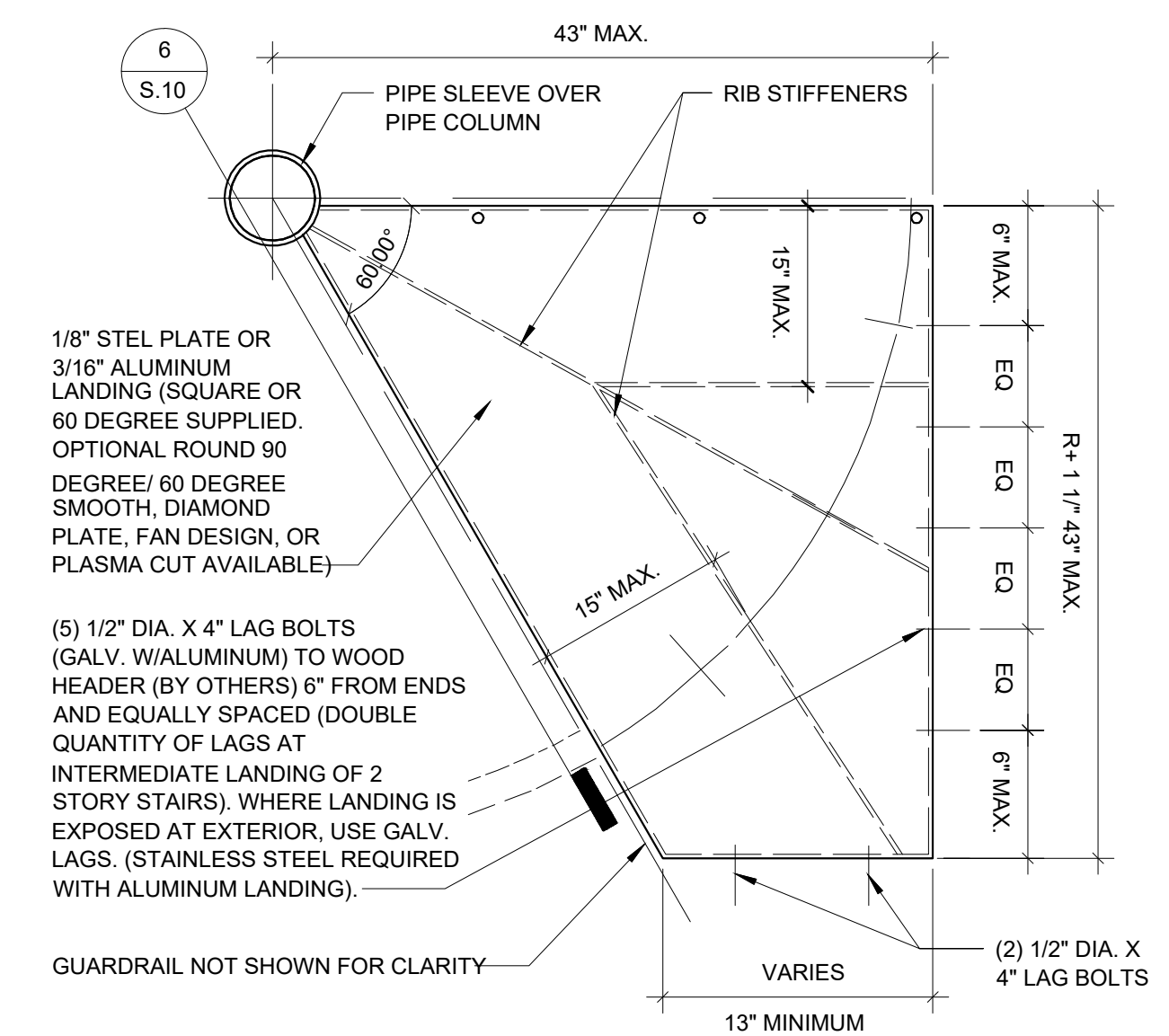
5 TYPICAL HANDRAIL RAIL GUARD
SCALE: 1"=1'-0"



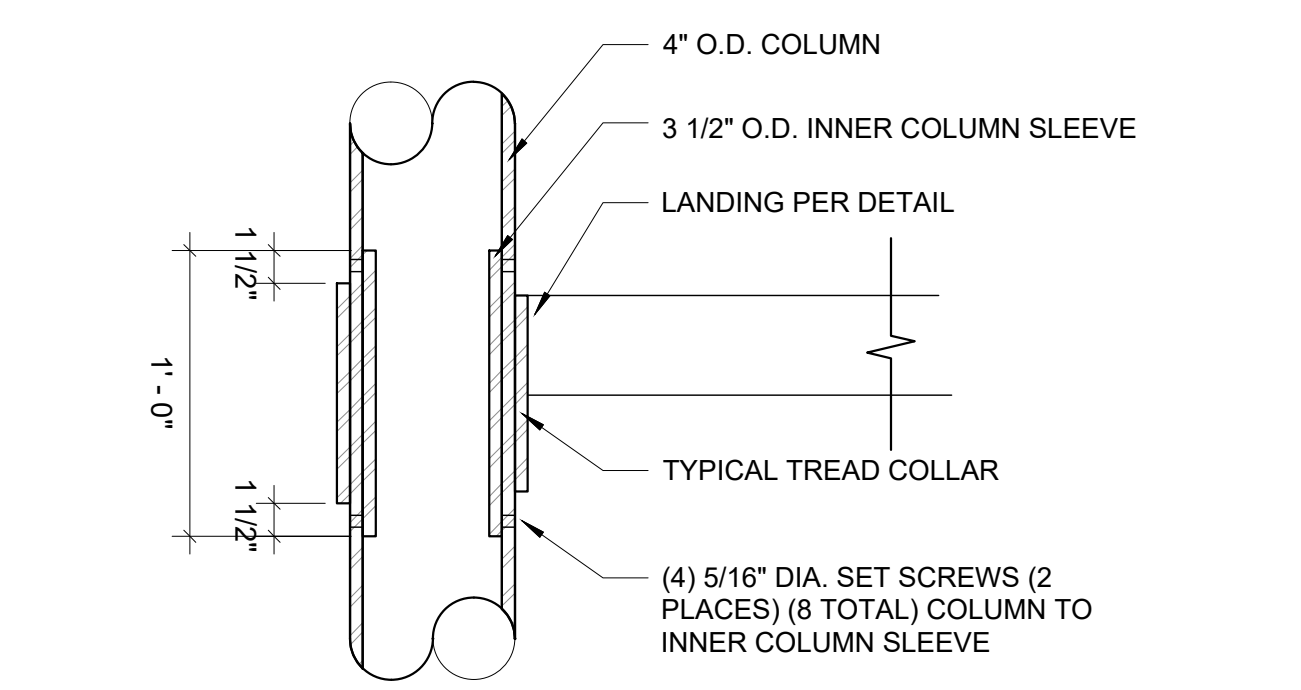
6 ST LANDING RAIL GUARD
SCALE: 1"=1'-0"



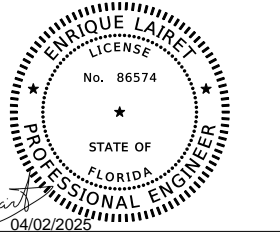
1 90 DEGREE LANDING PLAN
SCALE: 1"=1'-0"



2 60 DEGREE LANDING PLAN
SCALE: 1"=1'-0"



3 COLUMN SPLICE @ 2ND STORY
SCALE: 1 1/2"=1'-0"



RELEASED FOR CONSTRUCTION



Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
FL Firm License No. 35420
P: 813-694-8989
www.oasisengineering.com

PROJECT #: 2024-093

DRAWN BY: HL

CHECKED BY: EL

| Revision Schedule | | |
|-------------------|-------------|------|
| Number | Description | Date |
| | | |

SHEET NAME

**Spiral Staircase
Details (2)**

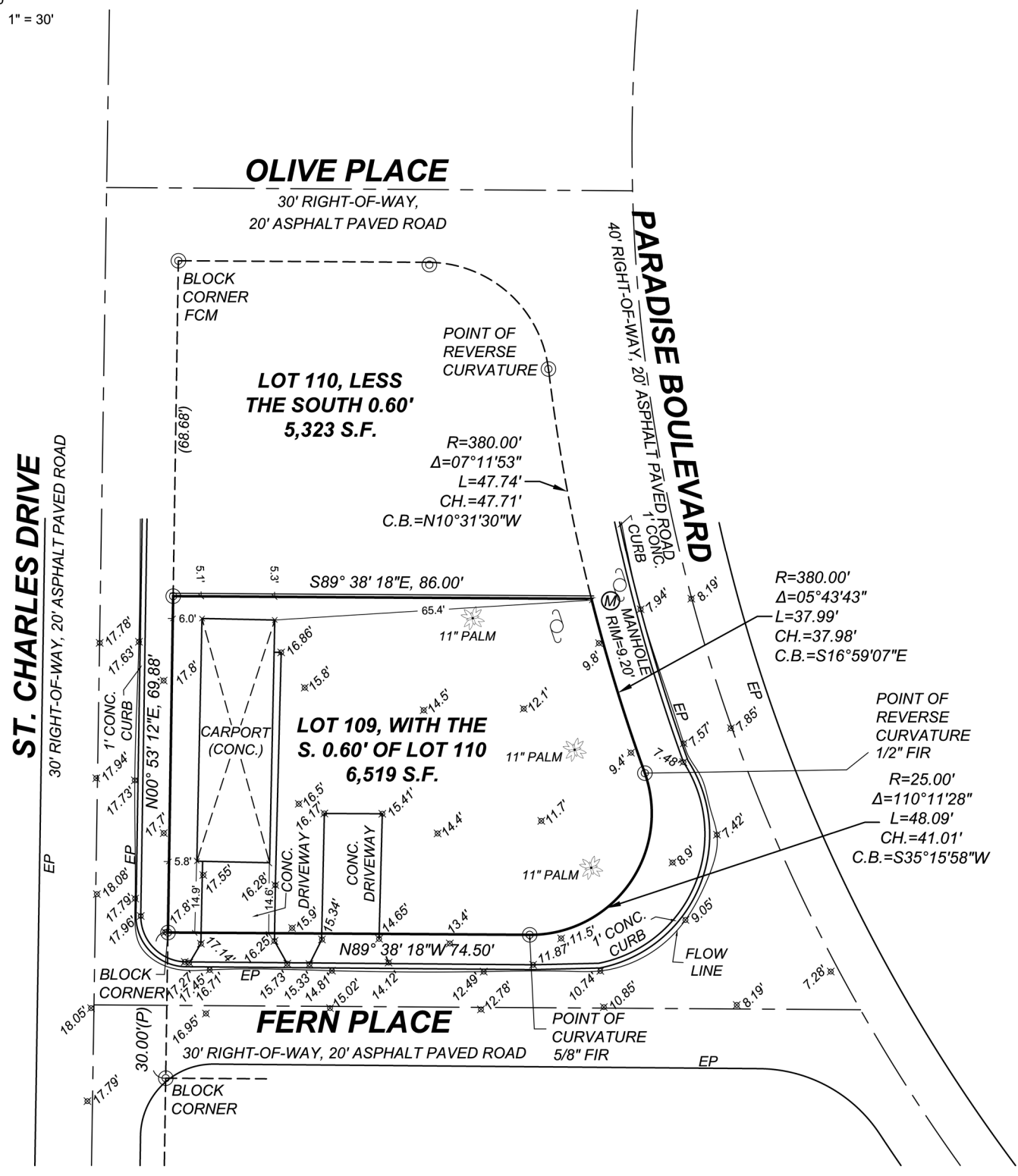
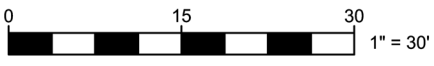
SHEET NUMBER

S.10

BOUNDARY, TREE & TOPOGRAPHIC SURVEY

LEGEND

- | | | |
|--|--|--|
| <p>A = ARC A/C = AIR CONDITIONER AC. = ACREAGE C.B. = CHORD BEARING CH = CHORD CLF = CHAIN LINK FENCE CONC = CONCRETE DI = DRAINAGE INLET EL. = ELEVATION EP = EDGE OF PAVEMENT F.F. = FINISHED FLOOR ELEVATION FCIR = FOUND CAPPED IRON ROD FCM = FOUND CONCRETE MONUMENT FIR = FOUND IRON ROD FOEP = FOUND OPEN END PIPE GAR. EL. = GARAGE ELEVATION HYD = HYDRANT</p> | <p>LP = LIGHT POLE (M) = MEASURED (P) = PLAT (R) = RECORD (C) = CALCULATED O.R. = OFFICIAL RECORD P.B. = PLAT BOOK P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.P. = PINCHED PIPE PG. = PAGE PP = POWER POLE R = RADIUS R/W = RIGHT OF WAY S.F. = SQUARE FEET SCIR = SET 1/2" IRON ROD #5545 UP = UTILITY POLE</p> | <p>⊙ SANITARY MANHOLE ⊕ DRAINAGE MANHOLE ⊙ MANHOLE ⊙ SURVEY CONTROL POINT ⊙ CLEANOUT ⊙ BOUNDARY POINT FOUND □ FOUND CONC. MONUMENT ⊙ GREASE TRAP ☀ LIGHTPOLE ⊗ GAS VALVE ⊗ WATER VALVE (POTABLE) ⊗ WATER VALVE (NON-POTABLE) ⊗ SANITARY VALVE ⊗ VALVE ⊗ TELEPHONE PEDESTAL ⊗ ELECTRIC PEDESTAL</p> |
| | | <p>⊗ CABLE TELEVISION PEDESTAL ⊗ SERVICE CABINET ⊗ VALVE COVER (WATER) ⊗ VALVE COVER (IRRIGATION) ⊗ WIRE PULL BOX ⊗ WATER METER BOX ⊗ HYDRANT ⊗ UTILITY POLE ⊗ ELECTRIC TRANSFORMER ⊗ VALVE (BACKFLOW) ● SINGLE SUPPORT SIGN ● MULTI SUPPORT SIGN ℙ PROPERTY LINE ℄ CENTER LINE Δ DELTA ⊗ COLUMN</p> |



SURVEYOR NOTES:

1. ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THE BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 11/09/2024. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.
9. ALL ELEVATIONS REFER TO N.A.V.D. OF 1988

LEGAL DESCRIPTION:
SEC 7, TWP 27S, RGE 16E

LOTS 109 TOGETHER WITH THE SOUTH 0.60' OF LOT 110, LEISURE LAKE VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL NO: 017-27-16-50958-000-109A

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

CERTIFIED PARTIES:

.....

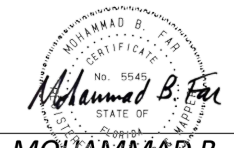
FLOODPLAIN CERTIFICATION: ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0038/H DATED: 08/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X".

MOHAMMAD B. FAR
3152 LITTLE ROAD #333,
TRINITY, FLORIDA 34655
PHONE: (727) 375-1740 FAX: (727) 375-1741
E-MAIL: MOHAMMADBFAR@AOL.COM

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17 F.A.C. pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations hereon. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL. FOR REFERENCE ONLY.

| | | |
|------------|------------|------------|
| JOB # | 825 | REVISIONS: |
| FIELD DATE | 11/09/2024 | |
| SCALE | 1" = 30' | |
| DRAWN BY | E.I. | |
| CHECKED BY | M.B.F. | |

11/12/2024
DATE



MOHAMMAD B. FAR, P.L.S. #5545
Page 50 of 52



MINUTES
Board Of Adjustment
CITY OF TARPON SPRINGS, FLORIDA
March 26, 2025

THE Board Of Adjustment OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON Wednesday, March 26, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Chairperson Joanne Reich
Vice-Chairperson Timothy Grossman
Member Jacqui Turner
Alternate 1 Robert Wood

ABSENT/EXCUSED: Alternate 2 Karl Fuchs

ALSO PRESENT: Allie Keen, AICP, Principal Planner
Ethan Evans, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Reich called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Evans read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

4. APPLICATION(S)

a. **#24-82 - Gialousis**

Variance to allow a nonconforming lot of record to be built upon for the purpose of constructing a single-family home.

Location: West side of N. Disston Avenue, approximately 58 feet north of the E. Center Street intersection

Staff:

Mrs. Keen provided background information and indicated that based on the evidence available at the time this report was prepared, staff recommended approval of the nonconforming lot of record.

Applicant:

Pantelis Mastrovasilis, 58 W Center Street, noted that he was going to build a home according to the setbacks.

Public:

Rory Kamenicky, 255 N Disston Avenue, noted that he and his wife were in favor of approval of the application.

Charles Augsbach, 1441 Wegmann Drive, noted that he was in opposition to approval of the application.

MOTION: Chairperson Turner
SECOND: Alternate 1 Wood

to approve the request as requested.

Vote on Motion – Upon roll call vote, the motion was passed as follows:

Yes: Alternate 1 Wood
Member Turner
Vice-Chairperson Grossman
Chairperson Reich

No: None

5. CONSENT AGENDA

- a. Minutes from meeting of February 26, 2025, for approval.

Ms. Reich noted that the minutes indicated that her and Ms. Turner were Chairperson, and that was incorrect.

MOTION: Member Turner
SECOND: Vice-Chairperson Grossman

to approve the minutes with corrections.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Alternate 1 Wood
Member Turner
Vice-Chairperson Grossman
Chairperson Reich

No: None

6. BOARD AND STAFF COMMENTS

There were no board or staff comments.

7. ADJOURNMENT

Chairperson Reich adjourned the meeting at 06:55 PM.

Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.