



**City of Pembroke Pines
 Planning & Economic Development Department
 601 City Center Way 3rd Floor
 Pembroke Pines FL, 33025**

Summary

Agenda Date:	May 14, 2026	Application ID:	MSC 2025-0029
Project:	Acura Canopy Extension	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Boo Inc C/O Craig Zinn Auto Group	Agent:	Monica Nunez
Location:	15601 Pines Boulevard	Commission District:	3
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2005-07, SP 2004-64, PH 2004-06		
Applicant Request:	Extension of an existing canopy.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Monica Nunez, agent for owner Boo Inc C/O Craig Zinn Auto Group, is requesting approval for the proposed expansion of the existing Acura service lane canopy. Acura of Pembroke Pines is generally located north of Pines Boulevard and east of Dykes Road.

City Commission approved the site plan (SP 2004-64) for the development of the automobile dealership in 2005. Modifications to the site plan were made later that year through SP 2025-07.

BUILDINGS / STRUCTURES:

The applicant is proposing to extend the existing service lane canopy 16'-10" to the south. The additional space is to allow for the installation of automotive scanning equipment, which is utilized to quickly perform thorough vehicle inspections. New under canopy lighting is proposed which conforms to Code requirements.

The applicant extended the existing canopy in 2025 without building permits. The canopy extension will be demolished and a smaller canopy extension installed under this application.

All proposed colors and materials shall match the exiting canopy:

- Columns: Ameristone #014 White Ash stucco finish
- Column trim: Quarzputz DPR #616ST King's Gray stucco finish
- Canopy trim: Spire Blue II
- Three white Atlas Collection H-43317-B sconces on the new columns.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed: Unified Development Application
Memo from Planning Division (04/29/26)
Memo from Engineering Division (04/27/26)
DRC Comments From Petitioner Addressing Engineering (01/21/26)
Memo from Engineering Division (11/17/25)
Memo from Planning Division (11/6/25)
Memo from Fire Division (10/30/25)
Miscellaneous Plan
Subject Site Aerial Photo



**City of Pembroke Pines
Planning and Economic Development Department
Unified Development Application**

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date _____

* Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
- The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
- Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

<i>Staff Use Only</i>			
Project Planner: _____	Project #: PRJ 20_____	Application #: _____	
Date Submitted: ____/____/____	Posted Signs Required: (____)	Fees: \$_____	

SECTION 1-PROJECT INFORMATION:

Project Name: Aura Canopy
 Project Address: 15601 Pines Blvd
 Location / Shopping Center: Pembroke Pines Regional Shopping Center
 Acreage of Property: _____ Building Square Feet: 43802

Flexibility Zone _____ Folio Number(s): 514016090012
 Plat Name: Pembroke Pines Regional Shopping Center Traffic Analysis Zone (TAZ) _____

Legal Description:
Pembroke Pines Regional Shopping Center
149-12 B Portion of Parcel A Desc as BEGSE COR
Par A, W 526.74 ALG SL, N 467.26, W 85, N 310.88,
E 611.74, S 778.13 TO POB
 Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: BDO Inc c/o Craig Zinn Auto Group
Owner's Address: 1841 N. State Rd 7 Hollywood, FL 33021
Owner's Email Address: PParke@CZag.net
Owner's Phone: 954 907 4109 Owner's Fax: 954 985 1481
Agent: Monica Nunez
Contact Person: Monica Nunez
Agent's Address: PO Box 366 Ft Lauderdale FL 33302
Agent's Email Address: Permitconnection@a1.com
Agent's Phone: 561 706 7201 Agent's Fax: N/A

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING	PROPOSED
Zoning: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____
ADJACENT ZONING	ADJACENT LAND USE PLAN
North: _____	North: _____
South: _____	South: _____
East: _____	East: _____
West: _____	West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 - VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Demolition and new construction of
a portion of the canopy at the
existing service drive thru

SECTION 7- PROJECT AUTHORIZATION

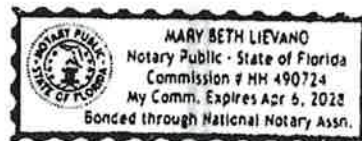
OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

James L. Parker 9/24/25
Signature of Owner Date

Sworn and Subscribed before me this 24th day
of September 20 25

Mary Beth Lievano 4/6/28
Fee Paid Signature of Notary Public My Commission Expires



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Maice 9/29/25
Signature of Agent Date

Sworn and Subscribed before me this 29th day
of SEP. 20 25

[Signature] 12/28/27
Fee Paid Signature of Notary Public My Commission Expires



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 29, 2026

To: MSC 2025-0029

From: Julia Aldridge, Planner / Zoning Technician

Re: Acura Canopy

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



April 27, 2026

**PROJECT: ACURA CANOPY
CITY REFERENCE NUMBER: MSC2025-0029**

**To: Julia Aldridge, Planner/ Zoning Technician
Planning and Economic Development Department**

**From: Eliheser Rayo, Engineer Intern
Engineering Division, Public Services Department
(954) 518-9074**

COMMENTS:

General Comments

1. Remove the existing ADA parking stall on the east side of the building and relocate it to the front entrance/south side of the building where the other ADA parking spaces are located, as the current accessible route requires a crossing through a high-traffic area that is not a public circulation space. The 2010 ADA Standards for Accessible Design require that accessible routes coincide with or be located in the same area as general circulation paths (§206.3) and do not permit accessible routes to pass through spaces not intended for public pedestrian use (§206.2.1, Advisory); therefore, crossings through high-traffic vehicular areas are not acceptable when a safer and more direct accessible route to the entrance is readily achievable.

NOTE that an Engineering Permit is required prior to construction. Submittal of a completed and executed Engineering Permit application, one (1) set of signed and sealed Site Engineering Plans in both hard copy and PDF format, payment of the applicable Plans Review Fees, and a Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
ACCOMPANIED BY THE REVISED/UPDATED PLANS**



January 21, 2026

DRC REVIEW

Project Name: Acura Canopy PP, 15601 Pines Blvd., Pembroke Pines, FL 33027

City Reference Number: MSC2025-0029

The following comments are in response to the application for the above-referenced project.

GENERAL COMMENTS:

1. Remove the existing ADA parking stall on the east side of the building and relocate it to the front entrance/south side of the building where the other ADA parking spaces are located, as the current accessible route requires a diagonal crossing through a high-traffic area that is not a public circulation space. The 2010 ADA Standards for Accessible Design require that accessible routes coincide with or be located in the same area as general circulation paths (§206.3) and do not permit accessible routes to pass through spaces not intended for public pedestrian use (§206.2.1, Advisory); therefore, diagonal crossings through high-traffic vehicular areas are not acceptable when a safer and more direct accessible route to the entrance is readily achievable.

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R: Plans have been updated so as not to disturb the existing ADA access route thus resolving the requirement for civil engineering review. This parking space and access route were approved in their current location in the previous DRC application and will not be disturbed. All striping, asphalt, curb cuts and landscape are existing to remain.

If you have any questions about the plan changes, please don't hesitate to contact us.

Sincerely,

Nathan Hoofnagle
Vice President
Indigo Architecture

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



November 17, 2025

**PROJECT: ACURA CANOPY
CITY REFERENCE NUMBER: MSC2025-0029**

**To: Cole Williams, AICP, Senior Planner
Planning and Economic Development Department**

**From: Eliheser Rayo, Engineer Intern
Engineering Division, Public Services Department
(954) 518-9074**

COMMENTS:

General Comments

1. Remove the existing ADA parking stall on the east side of the building and relocate it to the front entrance/south side of the building where the other ADA parking spaces are located, as the current accessible route requires a diagonal crossing through a high-traffic area that is not a public circulation space. The 2010 ADA Standards for Accessible Design require that accessible routes coincide with or be located in the same area as general circulation paths (§206.3) and do not permit accessible routes to pass through spaces not intended for public pedestrian use (§206.2.1, Advisory); therefore, diagonal crossings through high-traffic vehicular areas are not acceptable when a safer and more direct accessible route to the entrance is readily achievable.

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**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 6, 2025
To: MSC 2025-0029
From: Julia Aldridge, Planner / Zoning Technician
Re: Acura Canopy @ 15601 Pines Boulevard

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Is any signage proposed on the canopy?
2. Is any lighting proposed on/ under the canopy? Provide details.
3. Provide details of new scanning car machines.
4. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations of store front.
5. Provide material board of all exterior colors, finishes, materials to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members.
8. After review of resubmittal, additional comments may be made.

If you have any questions, please contact me at jaldridge@ppines.com.



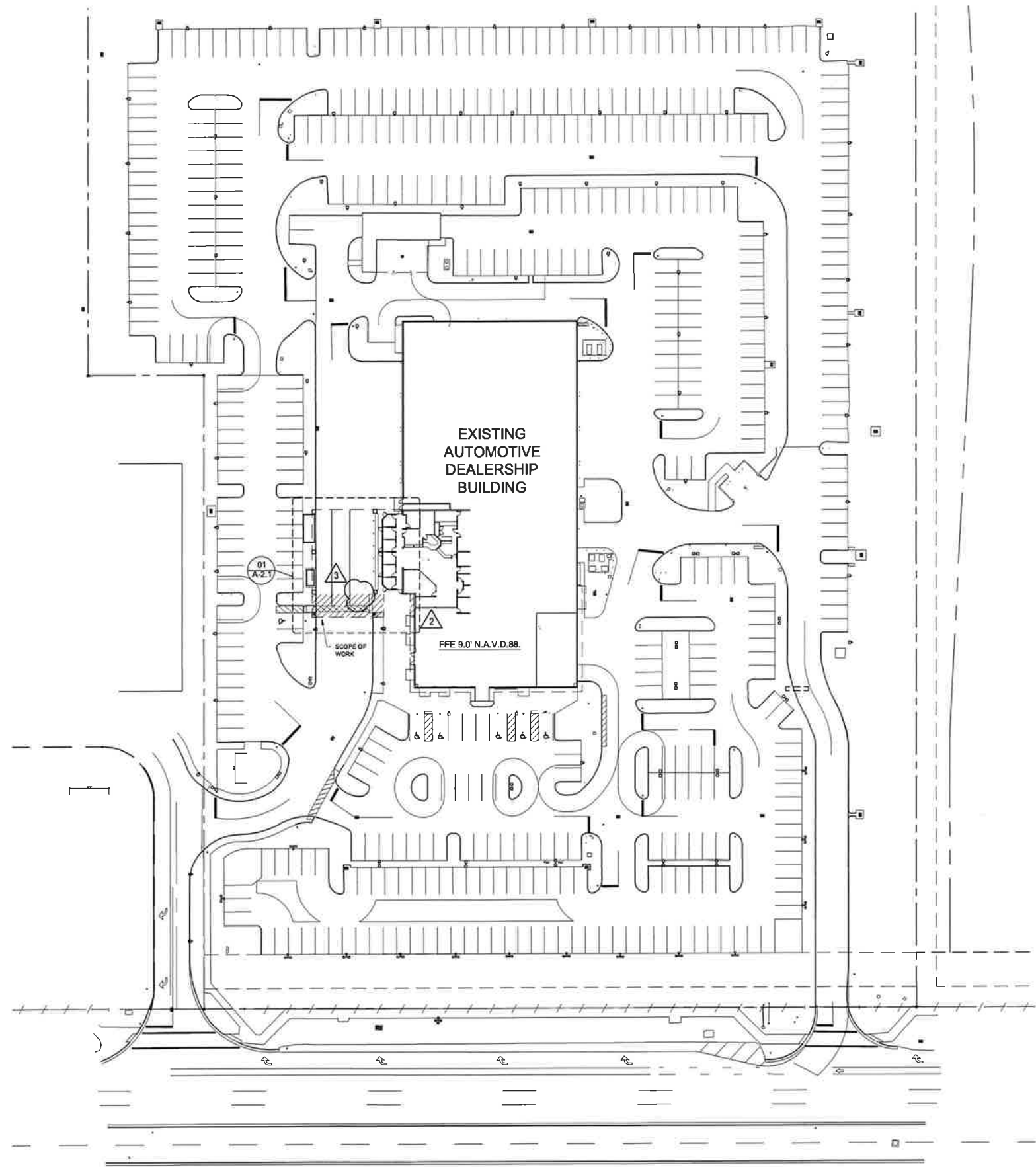
DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: **Acura Canopy**
REFERENCE #: MSC 2025 – 0029
DATE REVIEWED: 10/30/2025

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.



1 | SITE PLAN

Scale: 1" = 500'



NOTE: REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:1.14.4.

NOTE: FIRE CODES IN EFFECT: FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION, EFFECTIVE DECEMBER 31, 2023 WITH BROWARD COUNTY AMENDMENTS, WHICH INCLUDES NFPA 101, 2021 EDITION, NFPA 1, 2021 EDITION, & STATE STATUTES, 2024 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)

NOTE: SIGNAGE FOR HEIGHT WILL BE REQUIRED.

NOTE: VERTICAL CLEARANCE. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13FT. MIN. NFPA-1: 18.2.3.5.2.1, IF LOCATED IN THE FIRE DEPARTMENT LANE.



INDIGO
ARCHITECTURE
INDIGO ARCHITECTURE
12553 New Brittany Blvd., #32
Fort Myers, FL 33907
t. 239.245.7195
FL Reg. No.: AR97952

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Client
Craig Zinn Automotive Group
1841 N. State Rd 7
Hollywood, FL 33021

Project
Acura Canopy
Acura of Pembroke Pines
15601 Pines Blvd,
Pembroke Pines, FL 33027

Drawing History

Description	Date
PERMIT SET	07/18/2025

Revisions

#	Description	Date
1	BD COMMENTS	10.21.2025
2	COUNTY COMMENTS	01.16.2026
3	BD COMMENTS	04.10.2026

Consulting

Digital Signature
This item has been electronically signed and sealed on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digital Seal

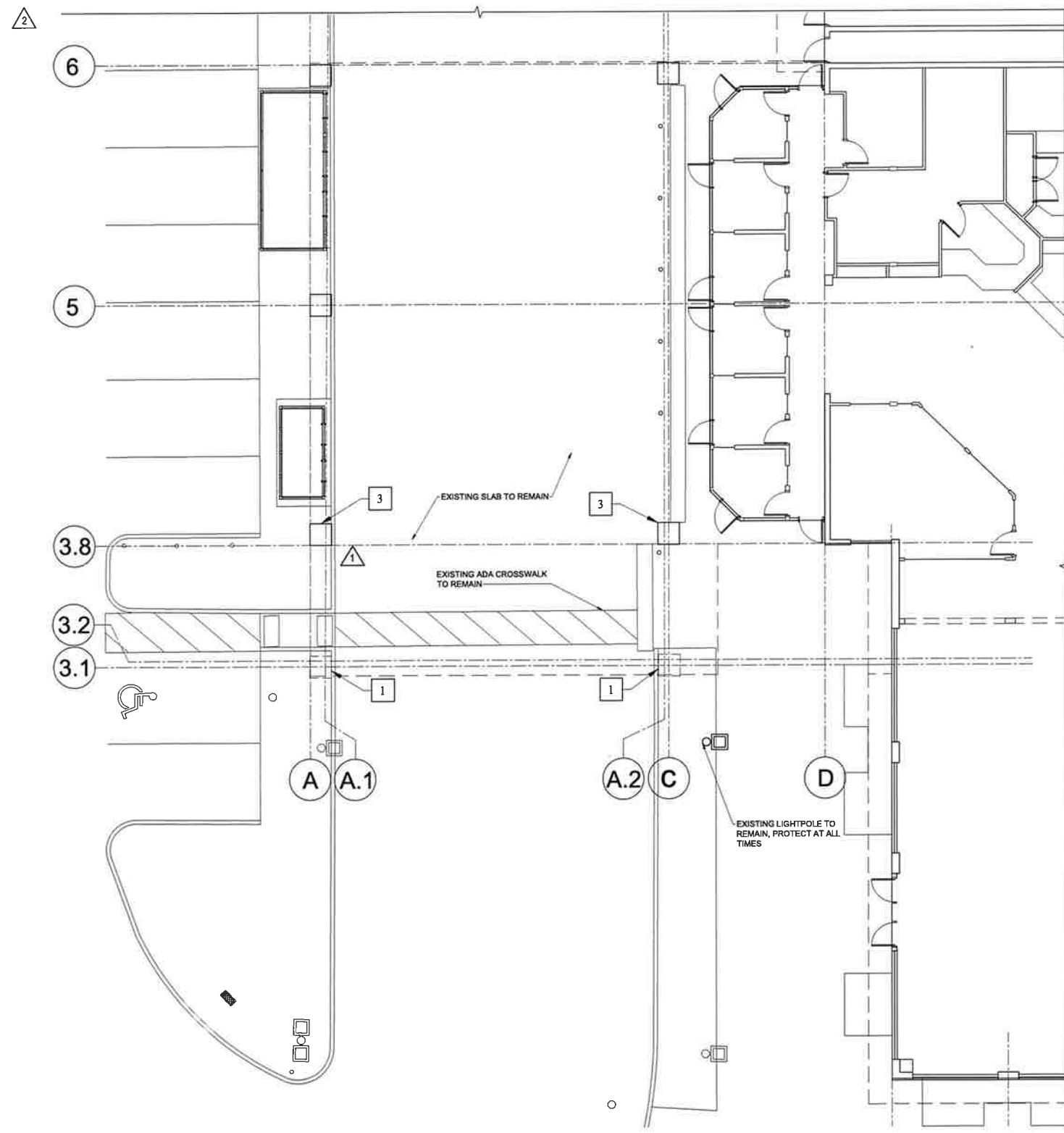


Project Number
25012

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet Number

A-1.0



1 DEMO FLOOR PLAN Scale: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. PROTECTION OF PERSONS AND PROPERTY SHALL BE PROVIDED THROUGHOUT THE PROGRESS OF THE WORK.
2. THE WORK SHALL PROCEED IN SUCH MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.
3. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK. PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.
4. BEFORE STARTING WORK ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED COORDINATE WITH OWNER PRIOR TO DISCONNECT.
5. ACTUAL LOCATIONS OF EXISTING UTILITIES AND MAIN BUILDING SERVICES (i.e., ELECTRICAL FEEDS, MAIN PLUMBING LINES, FIRE SPRINKLER LINE, ETC.) TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AS REQUIRED. ALL EXISTING UTILITIES AND MAIN BUILDING SERVICES SHALL BE PROTECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED DURING THE CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE. REMOVE ALL ELECTRICAL OUTLETS, TELEPHONE OUTLETS, LIGHT SWITCHES, AND OTHER DEVICES IN PARTITIONS TO BE DEMOLISHED. ALL ELECTRICAL, TELEPHONE, DATA, AND PLUMBING ITEMS NOT REUSED SHALL BE REMOVED BACK TO THE NEAREST JUNCTION OR CONNECTION, OR TO THE PANEL IF HOME RUN. REMAINING HOLES SHALL BE PATCHED TO PROVIDE A FLUSH SURFACE TO MATCH THE LEVEL OF FINISH OF THE ADJACENT PARTITIONS. THE GC IS RESPONSIBLE TO MANAGE ALL UTILITIES IN THE AREA OF DEMOLITION, INCLUDING ANY DISCONNECT AND CAPPING OF EXISTING SERVICES AS REQUIRED FOR WORK SCOPE.
6. EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE. WORK DAMAGED BY THE CONTRACTOR, NOT INDICATED TO BE REMOVED, SHALL BE REPAIRED, RESTORED AND/OR REPLACED TO EQUAL OR BETTER CONDITION THAN EXISTING PRIOR TO DAMAGE.
7. REMOVAL OF EXISTING MATERIALS AND EQUIPMENT SHALL BE PERFORMED IN A MANNER WHICH WILL NOT DAMAGE SUCH ITEMS. ALL REMOVED ITEMS ARE TO BE PROPERLY DISPOSED.
8. ITEMS TO BE DEMOLISHED, REMOVED, OR RELOCATED ARE SHOWN DASHED. EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY CONTRACTOR.
9. DEMOLITION AND CONSTRUCTION MUST BE SEQUENCED AND COORDINATED TO INSURE THAT EXISTING TENANT BUSINESS OPERATIONS ARE CONTINUOUSLY MAINTAINED AND UNINTERRUPTED.
10. SALVAGE ALL EXISTING FIRE EXTINGUISHERS WITHIN PROJECT AREA.
11. GC SHALL BRING TO THE AGR'S/OWNER'S ATTENTION ANY LATENT DISCREPANCIES OR CONFLICTS ARISING DURING DEMOLITION AS SOON AS FEASIBLE, AND BEFORE CONTINUING W/ CONSTRUCTION.
12. ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL JURISDICTIONAL REQUIREMENTS FOR WORKING HOURS AND NOISE ORDINANCE.
13. SUBCONTRACTOR SHALL ADHERE TO ALL OSHA RULES AND REGULATIONS AND SHALL PROVIDE ITS EMPLOYEES WITH ALL SAFETY PROVISIONS SUCH AS SAFETY EQUIPMENT, FIRST AID KITS, DRINKING WATER AND/OR ICE NEEDED TO PERFORM THIS SCOPE OF WORK IN A SAFE MANNER. SUBCONTRACTORS SHALL ALSO PROVIDE A PROJECT SPECIFIC SAFETY PLAN FOR THE PROJECT THAT ADDRESSES THE ISSUES ASSOCIATED WITH THE CONSTRUCTION OF THE STRUCTURE INCLUDING MEANS, METHODS & PROVISIONS TO MEET THE REQUIREMENTS.
14. SUBCONTRACTOR SHALL PERFORM DAILY CLEANUP AND REMOVAL OF ALL DEBRIS GENERATED BY THIS SCOPE OF WORK DEMOLITION SUBCONTRACTOR TO PROVIDE DUMPSTER FOR OWN WORK AND TRASH REMOVAL FROM SITE. ONLY FOR OWN WORK. INCLUDE CLEANING AND/OR SWEEPING OF EXISTING ROADWAYS AND WALKS ADJACENT TO THE SITE DAILY IF NEEDED TO CLEAN UP AFTER OWN EQUIPMENT AND OPERATIONS.
15. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLANS. THE SUBCONTRACTOR MUST PERFORM A WALK THROUGH OF THE PROJECT PRIOR TO SUBMITTING A BID.
16. NOT ALL FINISH DEMO IS SHOWN. G.C. SHALL VERIFY ANY ADDITIONAL FINISHES THAT NEED TO BE DEMOLISHED FOR NEW FINISHES.
17. NOT ALL MEP AND STRUCTURAL DEMOLITION IS SHOWN. G.C. SHALL FIELD VERIFY ANY ADDITIONAL DEMOLITION REQUIRED AS A RESULT OF NEW SCOPE AND ALL TRADES UNDER THIS PERMIT. G.C. IS RESPONSIBLE TO REVIEW AND COORDINATE THESE DRAWINGS FOR PROPER CONSTRUCTION. THIS DEMOLITION IS CONSIDERED "MEANS AND METHODS" AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY A.O.R. OF ANY DISCREPANCIES.
18. EXISTING TILE TO REMAIN (WHERE APPLICABLE) TO BE CAREFULLY CUT TO ALLOW FOR A SMOOTH TRANSITION BETWEEN NEW AND EXISTING TILE.

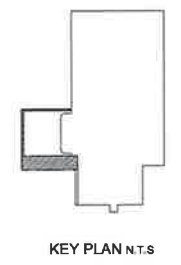
DEMOLITION KEY NOTES

- 1 REMOVE EXISTING WALL ASSEMBLY AND STRUCTURAL COLUMN/FOOTING. GC TO MAINTAIN EXISTING CURBS AND CONCRETE DRIVEWAYS. COORD WITH STRUCTURAL DRAWINGS. REPAIR ANY DAMAGED AREAS, MATCH EXISTING FINISHES.
- 2 REMOVE ROOF MEMBRANE, SOFFIT CEILING BELOW AND ROOF STRUCTURE IN ITS ENTIRETY. COORD WITH STRUCTURAL DRAWINGS. REPAIR ANY DAMAGED AREAS ON EXISTING WALL AS A RESULT OF DEMOLITION OF EXISTING CANOPY.
- 3 EXISTING COLUMN TO REMAIN.



DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE REMOVED.



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Client

Craig Zinn Automotive Group
1841 N. State Rd 7
Hollywood, FL 33021

Project

Acura Canopy
Acura of Pembroke Pines
15601 Pines Blvd,
Pembroke Pines, FL 33027

Drawing History

Description	Date
PERMIT SET	07/18/2025

Revisions

#	Description	Date
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2	COUNTY COMMENTS	01.16.2026

Consulting

Digital Signature

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Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digital Seal



Project Number

25012

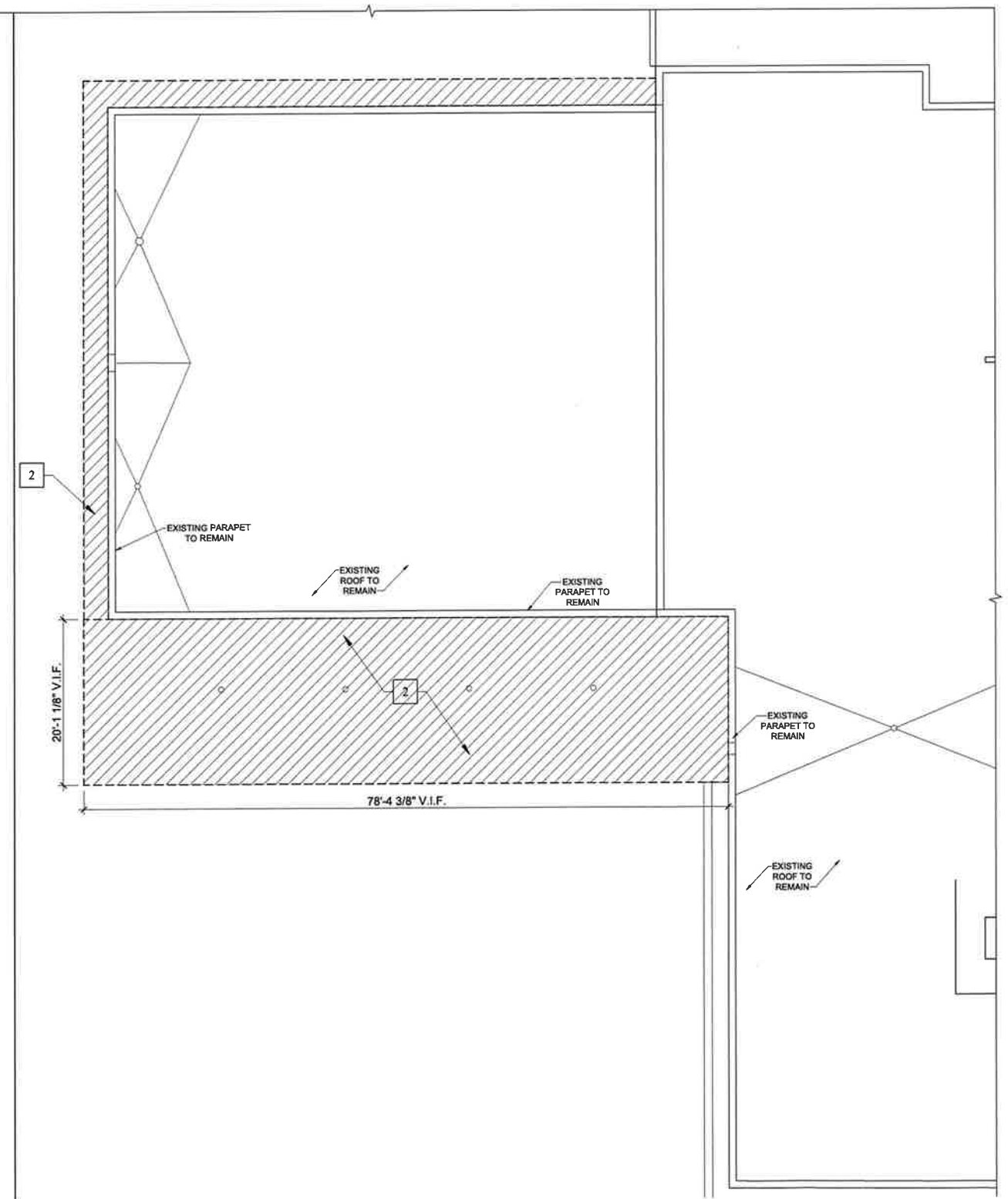
Sheet Title

DEMOLITION FLOOR PLAN

Sheet Number

A-1.1D

2



1 DEMO ROOF PLAN
 Scale: 1/8" = 1'-0"



DEMOLITION GENERAL NOTES

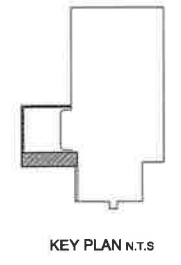
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9. DEMOLITION AND CONSTRUCTION MUST BE SEQUENCED AND COORDINATED TO INSURE THAT EXISTING TENANT BUSINESS OPERATIONS ARE CONTINUOUSLY MAINTAINED AND UNINTERRUPTED.
10. SALVAGE ALL EXISTING FIRE EXTINGUISHERS WITHIN PROJECT AREA.
11. GC SHALL BRING TO THE AOR'S/EO'S ATTENTION ANY LATENT DISCREPANCIES OR CONFLICTS ARISING DURING DEMOLITION AS SOON AS FEASIBLE, AND BEFORE CONTINUING WITH CONSTRUCTION.
12. ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL JURISDICTIONAL REQUIREMENTS FOR WORKING HOURS AND NOISE ORDINANCE.
13. SUBCONTRACTOR SHALL ADHERE TO ALL OSHA RULES AND REGULATIONS AND SHALL PROVIDE ITS EMPLOYEES WITH ALL SAFETY PROVISIONS SUCH AS SAFETY EQUIPMENT, FIRST AID KITS, DRINKING WATER AND/OR ICE NEEDED TO PERFORM THIS SCOPE OF WORK IN A SAFE MANNER. SUBCONTRACTORS SHALL ALSO PROVIDE A PROJECT SPECIFIC SAFETY PLAN FOR THE PROJECT THAT ADDRESSES THE ISSUES ASSOCIATED WITH THE CONSTRUCTION OF THE STRUCTURE INCLUDING MEANS, METHODS & PROVISIONS TO MEET THE REQUIREMENTS.
14. SUBCONTRACTOR SHALL PERFORM DAILY CLEANUP AND REMOVAL OF ALL DEBRIS GENERATED BY THIS SCOPE OF WORK. DEMOLITION SUBCONTRACTOR TO PROVIDE DUMPSTER FOR OWN WORK AND TRASH REMOVAL FROM SITE. ONLY FOR OWN WORK. INCLUDE CLEANING AND/OR SWEEPING OF EXISTING ROADWAYS AND WALKS ADJACENT TO THE SITE DAILY IF NEEDED TO CLEAN UP AFTER OWN EQUIPMENT AND OPERATIONS.
15. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLANS. THE SUBCONTRACTOR MUST PERFORM A WALK THROUGH OF THE PROJECT PRIOR TO SUBMITTING A BID.
16. NOT ALL FINISH DEMO IS SHOWN, G.C. SHALL VERIFY ANY ADDITIONAL FINISHES THAT NEED TO BE DEMOLISHED FOR NEW FINISHES.
17. NOT ALL MEP AND STRUCTURAL DEMOLITION IS SHOWN. G.C. SHALL FIELD VERIFY ANY ADDITIONAL DEMOLITION REQUIRED AS A RESULT OF NEW SCOPE AND ALL TRADES UNDER THIS PERMIT. G.C. IS RESPONSIBLE TO REVIEW AND COORDINATE THESE DRAWINGS FOR PROPER CONSTRUCTION. THIS DEMOLITION IS CONSIDERED "MEANS AND METHODS" AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY A.O.R. OF ANY DISCREPANCIES.
18. EXISTING TILE TO REMAIN (WHERE APPLICABLE) TO BE CAREFULLY CUT TO ALLOW FOR A SMOOTH TRANSITION BETWEEN NEW AND EXISTING TILE.

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING WALL ASSEMBLY AND STRUCTURAL COLUMN/FOOTING. GC TO MAINTAIN EXISTING CURBS AND CONCRETE DRIVEWAYS. COORD WITH STRUCTURAL DRAWINGS. REPAIR ANY DAMAGED AREAS. MATCH EXISTING FINISHES.
- 2 REMOVE ROOF MEMBRANE, SOFFIT CEILING BELOW AND ROOF STRUCTURE IN ITS ENTIRETY. COORD WITH STRUCTURAL DRAWINGS. REPAIR ANY DAMAGED AREAS ON EXISTING WALL AS A RESULT OF DEMOLITION OF EXISTING CANOPY.
- 3 EXISTING COLUMN TO REMAIN.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE REMOVED.



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 1841 N. State Rd 7
 Hollywood, FL 33021

Project
 Acura Canopy
 Acura of Pembroke Pines
 15601 Pines Blvd,
 Pembroke Pines, FL 33027

Drawing History

Description	Date
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Revisions

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2	COUNTY COMMENTS	01.16.2026

Consulting

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Project Number
 25012

Sheet Title
 DEMOLITION ROOF PLAN

Sheet Number
 A-1.2D

GENERAL NOTES

- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- NO COMBUSTIBLE MATERIALS ARE PERMITTED IN RETURN AIR CEILING PLENUM
- THE G.C. IS RESPONSIBLE FOR COORDINATING ALL CEILING WORK. CONFLICTS IN LOCATION OF MECHANICAL, DIFFUSERS AND GRILLES, FIRE ALARM DEVICES, SPRINKLER HEADS WITH LIGHT FIXTURE LAYOUT ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO PROCEEDING.
- THE G.C. IS RESPONSIBLE FOR COORDINATING ALL WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS
- PROVIDE CEILING PANEL HOLD DOWN CLIPS AT CEILING PANELS THAT ARE PARTIALLY OR TOTALLY WITHIN 18" HORIZONTAL DISTANCE FROM RETURN AIR DUCT OPENINGS
- THE G.C. IS RESPONSIBLE FOR FIELD COORDINATING MECHANICAL WORK AND MECHANICAL BALANCING OF ENTIRE SPACE PRIOR TO OCCUPANCY.
- THE G.C. SHALL FURNISH AND INSTALL ALL MISC. STEEL REQUIRED FOR DUCTWORK AND EQUIPMENT.
- THE G.C. IS RESPONSIBLE FOR FIELD COORDINATING ALL ACCESS PANEL TYPES, SIZES, AND LOCATIONS.
- O.C. SHALL BE RESPONSIBLE FOR SPRINKLER SYSTEM DESIGN ALL SPRINKLER HEADS SHALL BE CENTERED IN CEILING TILES AND COORDINATED WITH LIGHTS, DIFFUSERS, FA DEVICES, ETC. ALL WORK MUST MEET LOCAL CODES AND ORDINANCES.
- THE G.C. IS RESPONSIBLE TO SUBMIT SPRINKLER DRAWINGS TO LOCAL CODE AUTHORITY FOR APPROVAL PRIOR TO START OF CONSTRUCTION
- CENTER FULL ACOUSTICAL CEILING TILES IN ROOM (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE
- LIGHT FIXTURES, RECESSED FIXTURES, LIFE SAFETY DEVICES, ETC. SHALL BE LOCATED IN THE CENTER OF CEILING TILES IN BOTH DIRECTIONS AND SHALL ALIGN WITH ADJACENT FIXTURES, DEVICES OR HEADS IN A RUN OR ROW UNLESS NOTED OTHERWISE
- PATCH ALL HOLES IN EXISTING FIREPROOFING TO RESTORE THE REQUIRED FIRE RATINGS OF THE EXISTING STRUCTURE.
- PAINT ON GYP BD. CEILING/SOFFITS TO BE APPLIED TO BOTH VERTICAL AND HORIZONTAL SURFACES.
- WHERE PENDANT LIGHT FIXTURES ARE UTILIZED, GC TO PROVIDE APPROPRIATE BLOCKING FOR FIXTURE WEIGHT AND ASSEMBLY. COORDINATE LOCATION WITH FURNITURE BELOW.
- WHEN GRAPHICALLY DEPICTED IN SIMILAR LOCATIONS ALONG OUTLETS, THERMOSTATS, AND/OR FIRE PROTECTION DEVICES VERTICALLY, OUTLETS TO BE CENTERED IN A PARTICULAR WALL SHOULD BE MEASURED IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL UNO.
- CONTACT ARCHITECT IF CLARIFICATION IS NEEDED. ALL CEILING MOUNTED DEVICES TO MATCH THE WALL, CEILING, OR SOFFITS ON WHICH THEY OCCUR UNO.
- CONTRACTOR SHALL VERIFY THAT CEILING HEIGHTS CAN BE ACHIEVED AND SHALL BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT BEFORE FRAMING CEILINGS OR ISSUING SUBMITTALS
- ALL CEILING AND SOFFITS TO BE PAINTED PT-X UNO. PAINT COLOR TO BE APPLIED TO BOTH VERTICAL AND HORIZONTAL FACES OF ALL SOFFITS

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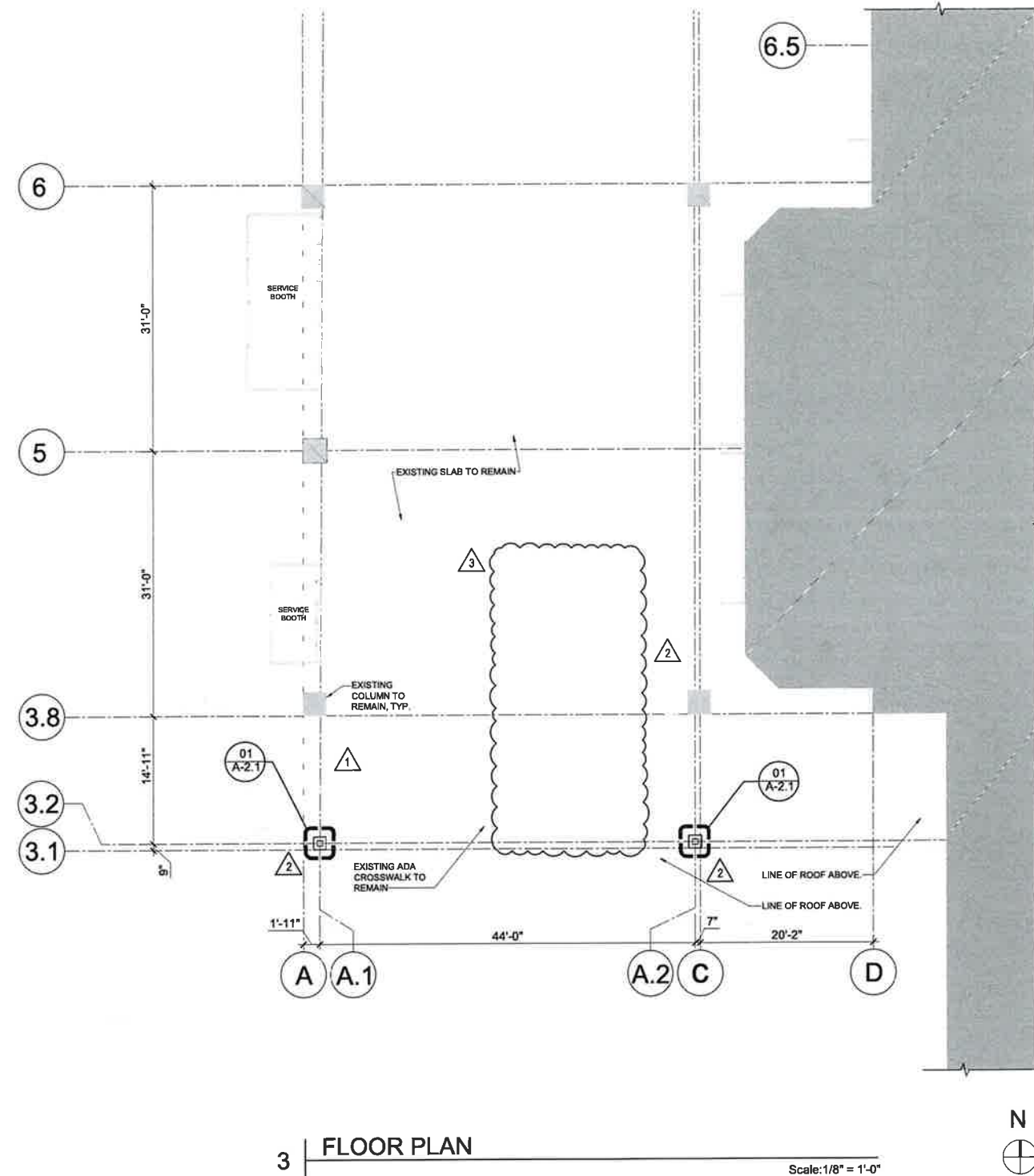
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Sheet Title

FLOOR PLAN

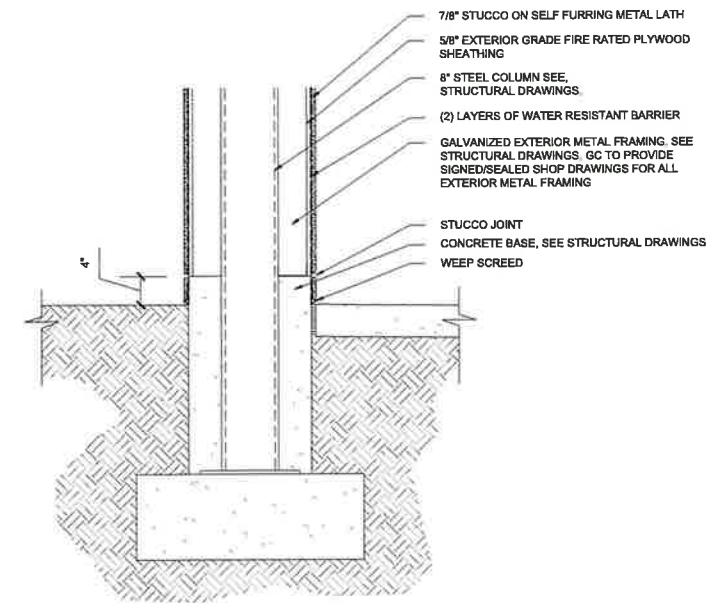
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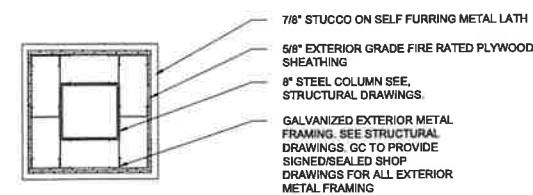
3 FLOOR PLAN

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



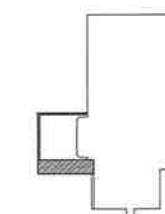
2 COLUMN SECTION DETAIL

Scale: 1" = 1'-0"



1 COLUMN DETAIL

Scale: 1" = 1'-0"



KEY PLAN N.T.S

ROOF GENERAL NOTES

1. ANY AND ALL ROOF MEMBRANE ADHESIVES SHALL HAVE A VOC LIMIT OF 250g/L.
2. ANY AND ALL ROOF MEMBRANE SEALANTS SHALL HAVE A VOC LIMIT OF 450g/L.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH AND VERIFY THE CONDITIONS, DIMENSIONS, AND LOCATIONS OF ALL ROOF AREAS INCLUDING ROOF TOP EQUIPMENT, FLASHING, PIPE LINES, CONDUIT, PIPE SUPPORTS, ETC., BEFORE SUBMITTING A BID OR COMMENCING WORK.
4. SLOPE OF CRICKETS WILL BE TWO TIMES GREATER THAN THE SLOPE OF THE MAIN ROOF TO PREVENT FLAT SPOTS AND PONDING.
5. STRUCTURAL ATTACHMENT OF ANY WOOD NAILERS MUST BE ENGINEERED TO MEET THE FLORIDA BUILDING CODE.
6. ALL AREAS MUST MEET SLOPE REQUIREMENTS FOR DRAINAGE.
7. ROOF SYSTEM SHALL COMPLY WITH ALL APPLICABLE CODES.
8. ROOF SLOPES MAY EXCEED 1/4" PER FOOT. ROOF SLOPES INDICATED ARE MINIMUM SLOPES.
9. ALL ROOF MEMBRANE AND ASSEMBLIES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
10. TAPER ALL CURBS TO PROVIDE LEVEL MOUNTING SURFACE FOR ROOF TOP A/C UNITS.
11. ALL BUILDING ENVELOPE FLASHING AND SHEET METAL FLASHINGS SHALL BE INSTALLED AS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL.

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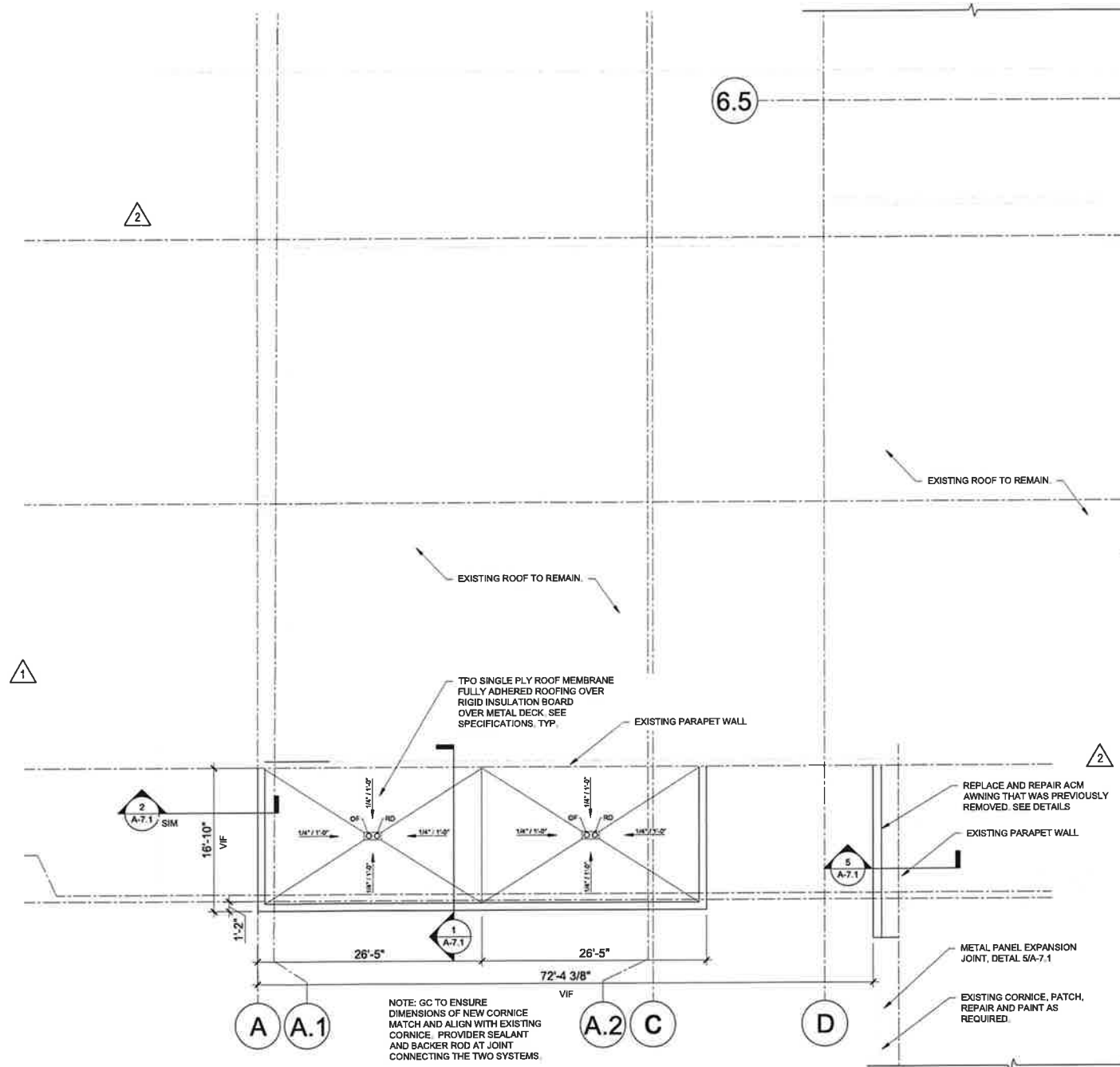
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ROOF PLAN

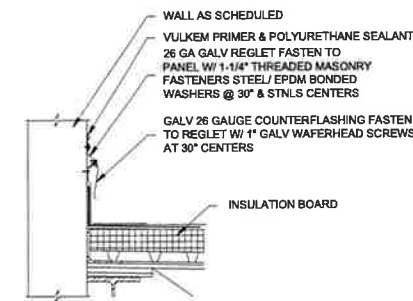
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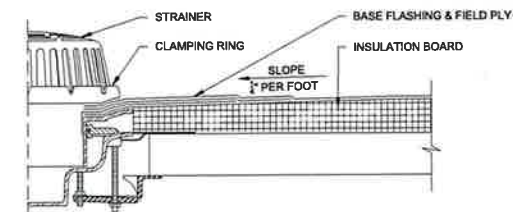
3 ROOF PLAN

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



2 PARAPET FLASHING DETAIL

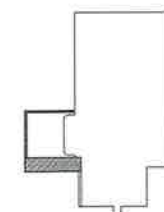
Scale: 1" = 1'-0"



- NOTES:
1. REFER TO PREPARATION GUIDELINES & SPECIFICATIONS FOR PROPER SURFACE TREATMENT AND PROPER APPLICATION OF ALL MATERIALS.
 2. AREA AROUND DRAIN SHOULD BE DEPRESSED/SUMPED TO PROMOTE POSITIVE WATER DRAINAGE

1 ROOF DRAIN DETAIL

Scale: 1" = 1'-0"



KEY PLAN N.T.S

GENERAL NOTES

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2. NO COMBUSTIBLE MATERIALS ARE PERMITTED IN RETURN AIR CEILING FLENUM
3. THE G.C. IS RESPONSIBLE FOR COORDINATING ALL CEILING WORK. CONFLICTS IN LOCATION OF MECHANICAL DIFFUSERS AND GRILLES, FIRE ALARM DEVICES, SPRINKLER HEADS WITH LIGHT FIXTURE LAYOUT ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO PROCEEDING.
4. THE G.C. IS RESPONSIBLE FOR COORDINATING ALL WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS
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12. LIGHT FIXTURES, RECESSED FIXTURES, LIFE SAFETY DEVICES, ETC. SHALL BE LOCATED IN THE CENTER OF CEILING TILES IN BOTH DIRECTIONS AND SHALL ALIGN WITH ADJACENT FIXTURES, DEVICES OR HEADS IN A RUN OR ROW, UNLESS NOTED OTHERWISE
13. PATCH ALL HOLES IN EXISTING FIRE-PROOFING TO RESTORE THE REQUIRED FIRE RATINGS OF THE EXISTING STRUCTURE.
14. PAINT ON OFF SET CEILING SOFFITS TO BE APPLIED TO BOTH VERTICAL AND HORIZONTAL SURFACES
15. WHERE PENDANT LIGHT FIXTURES ARE UTILIZED, GC TO PROVIDE APPROPRIATE BLOCKING FOR FIXTURE HEIGHT AND ASSEMBLY. COORDINATE LOCATION WITH FURNITURE BELOW.
16. WHEN GRAPHICALLY DEPICTED IN SIMILAR LOCATIONS, ALIGN OUTLETS, THERMOSTATS, AND/OR FIRE PROTECTION DEVICES VERTICALLY. OUTLETS TO BE CENTERED IN A PARTICULAR WALL SHOULD BE MEASURED IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL U.N.O.
17. CONTACT ARCHITECT IF CLARIFICATION IS NEEDED. ALL CEILING MOUNTED DEVICES TO MATCH THE WALL, CEILING OR SOFFITS ON WHICH THEY OCCUR U.N.O.
18. CONTRACTOR SHALL VERIFY THAT CEILING HEIGHTS CAN BE ACHIEVED AND SHALL BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT BEFORE FRAMING CEILINGS OR ISSUING SUBMITTALS
19. ALL CEILING AND SOFFITS TO BE PAINTED PT-X U.N.O. PAINT COLOR TO BE APPLIED TO BOTH VERTICAL AND HORIZONTAL FACES OF ALL SOFFITS.

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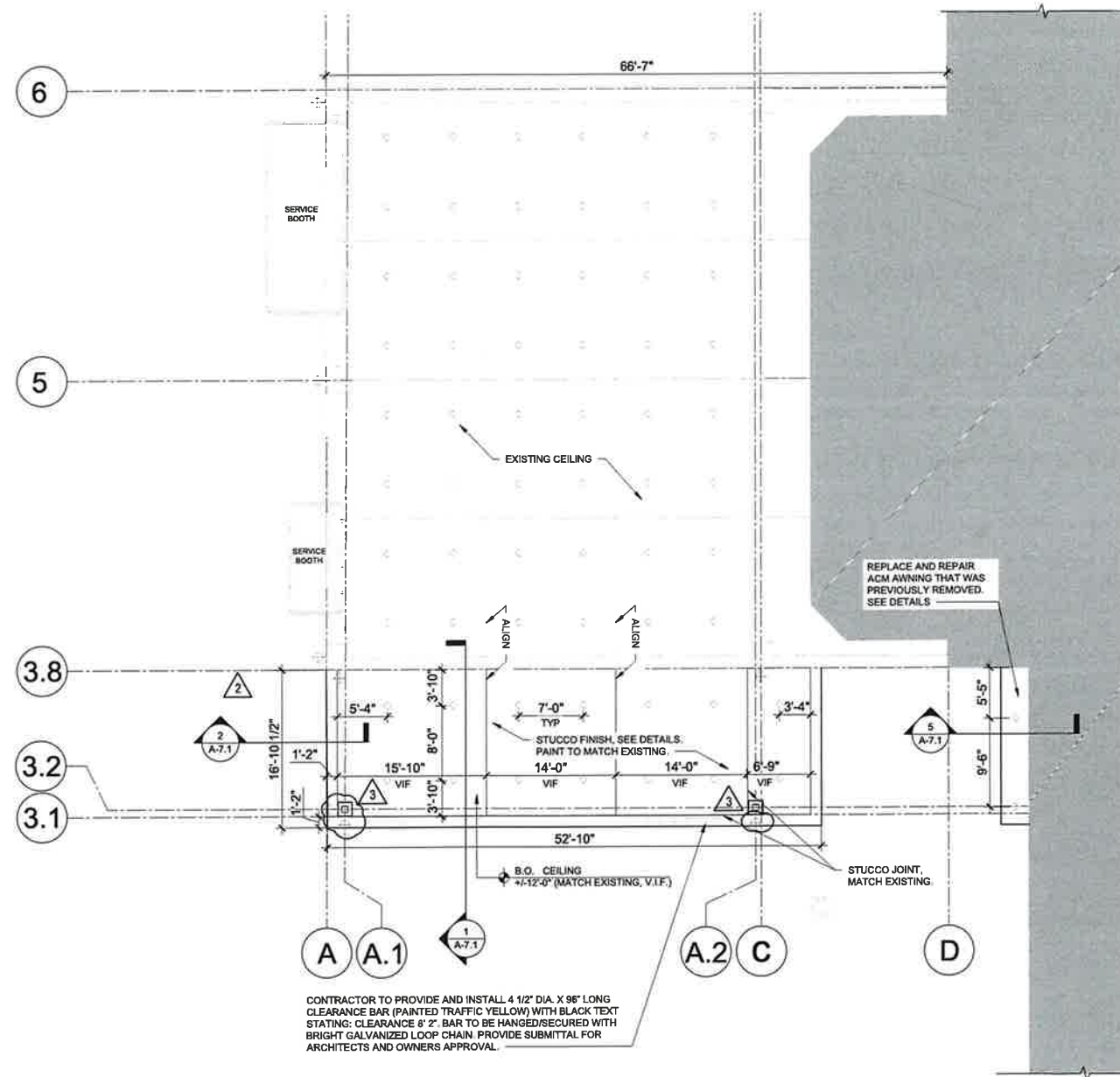
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Sheet Title

CEILING PLAN

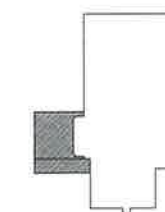
Sheet Number

A-4.1



1 CEILING PLAN

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



KEY PLAN N.T.S



NOTE: REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:1.14.4.

NOTE: FIRE CODES IN EFFECT: FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION, EFFECTIVE DECEMBER 31, 2023 WITH BROWARD COUNTY AMENDMENTS, WHICH INCLUDES NFPA 101, 2021 EDITION, NFPA 1, 2021 EDITION, & STATE STATUTES, 2024 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)

NOTE: SIGNAGE FOR HEIGHT WILL BE REQUIRED.

NOTE: VERTICAL CLEARANCE. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13FT. 6IN. NFPA-1: 18.2.3.5.2.1, IF LOCATED IN THE FIRE DEPARTMENT LANE.



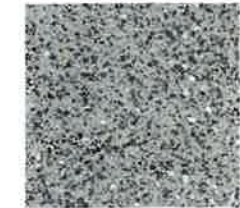
FINISH LEGEND



ACM-01
MANUF.: ALUCOBOND
COLOR: SPIRE BLUE II
SERIES: AB135



ACM-02
MANUF.: ALUCOBOND
COLOR: CHAMPAGNE METALLIC
SERIES: AB024



STC-01
MANUF.: DRIVYT
PRODUCT: AMERISTONE
COLOR: #014 WHITE ASH

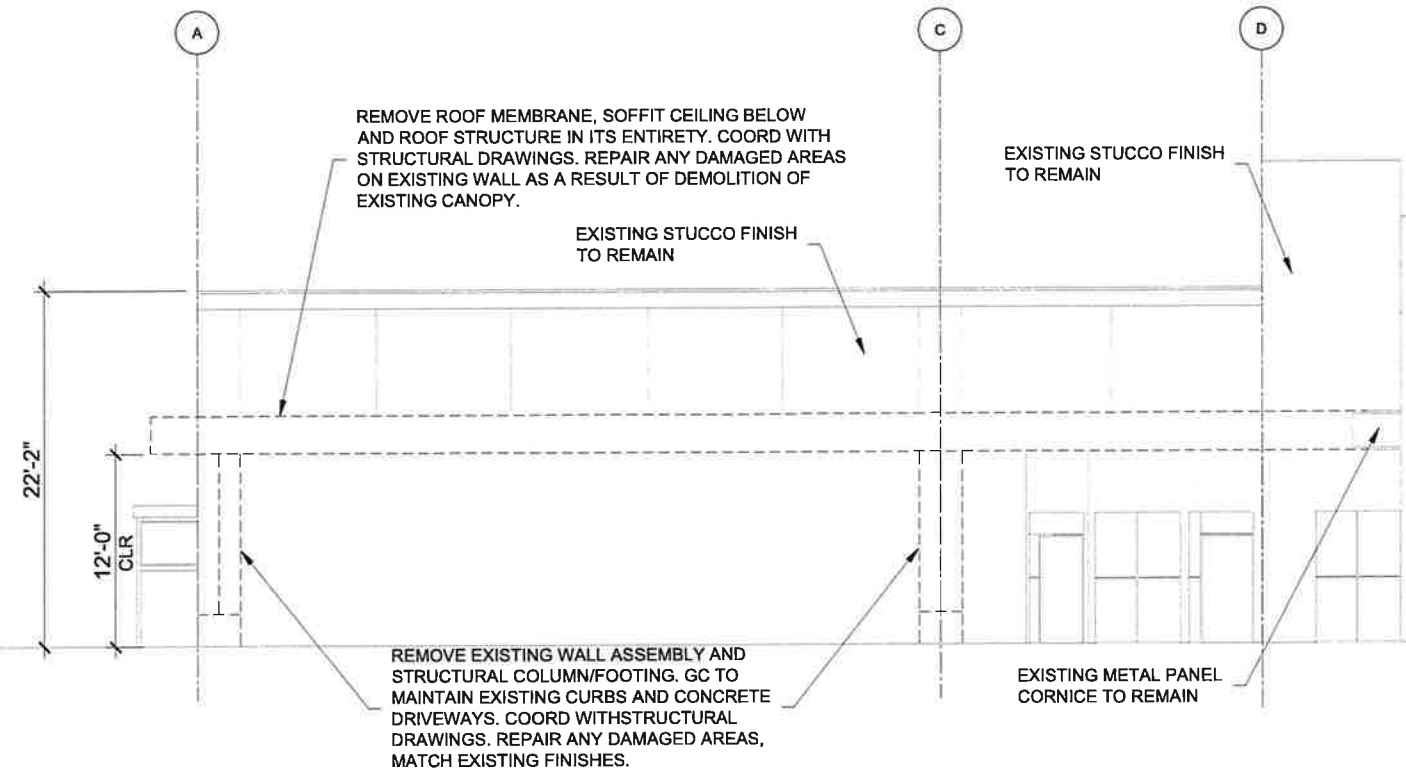


STC-02
MANUF.: DRIVYT
PRODUCT: QUARZPUTZ DPR
COLOR: #616ST KING'S GRAY

NOTE:
EXISTING STUCCO ABOVE NEW STUCCO BAND MAY REQUIRE AN ADDITIONAL FINISH COAT IN ORDER TO MATCH NEW STUCCO APPLICATION. TBD AFTER REVIEW WITH OWNER, AOR AND GC. FOLLOW MANUF. RECOMMENDATIONS.

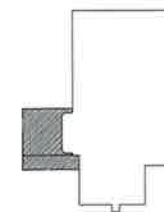
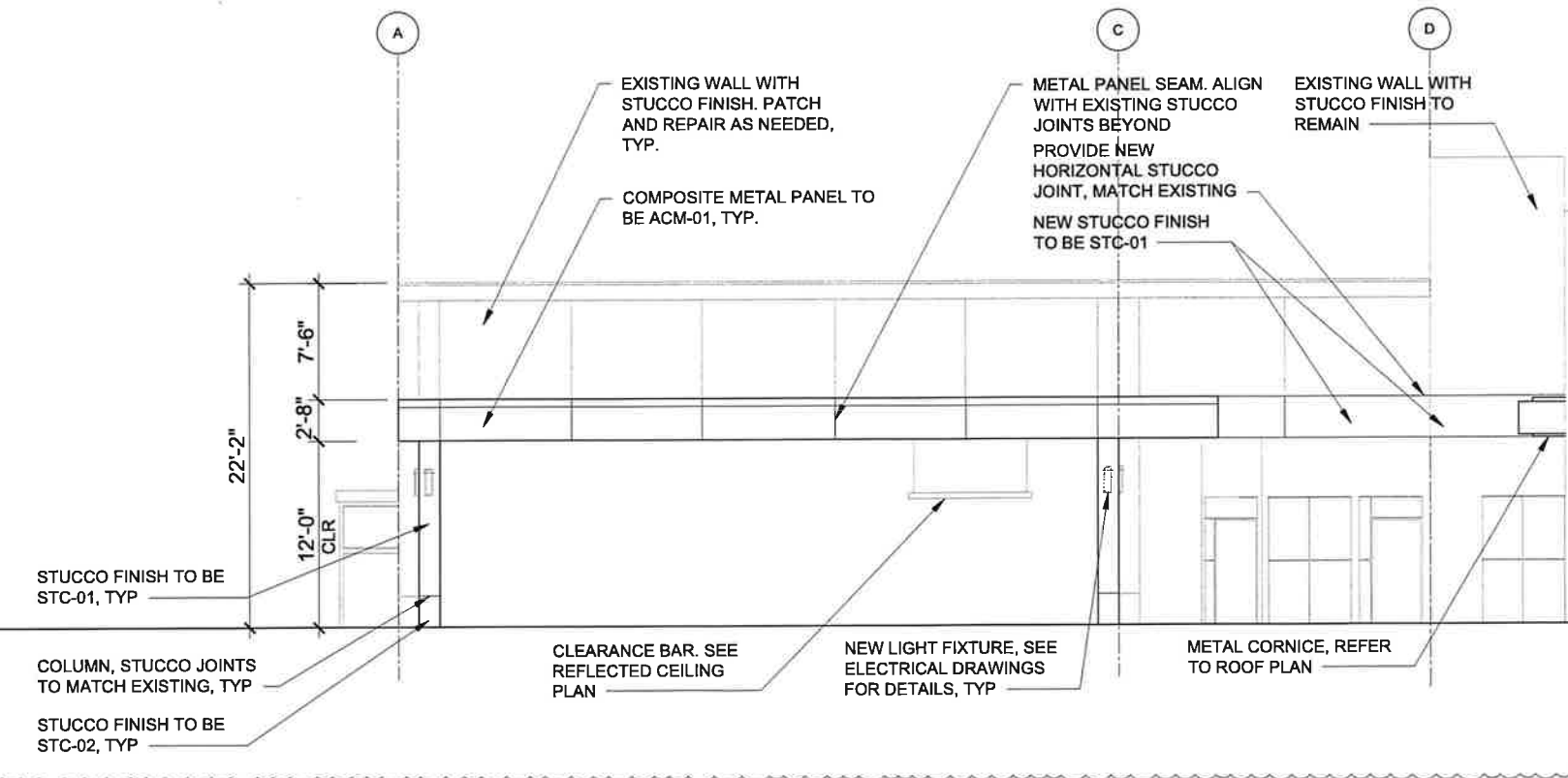
2 SOUTH ELEVATION - DEMO

Scale: 3/16" = 1' - 0"



1 SOUTH ELEVATION - PROPOSED

Scale: 3/16" = 1' - 0"



KEY PLAN N.T.S

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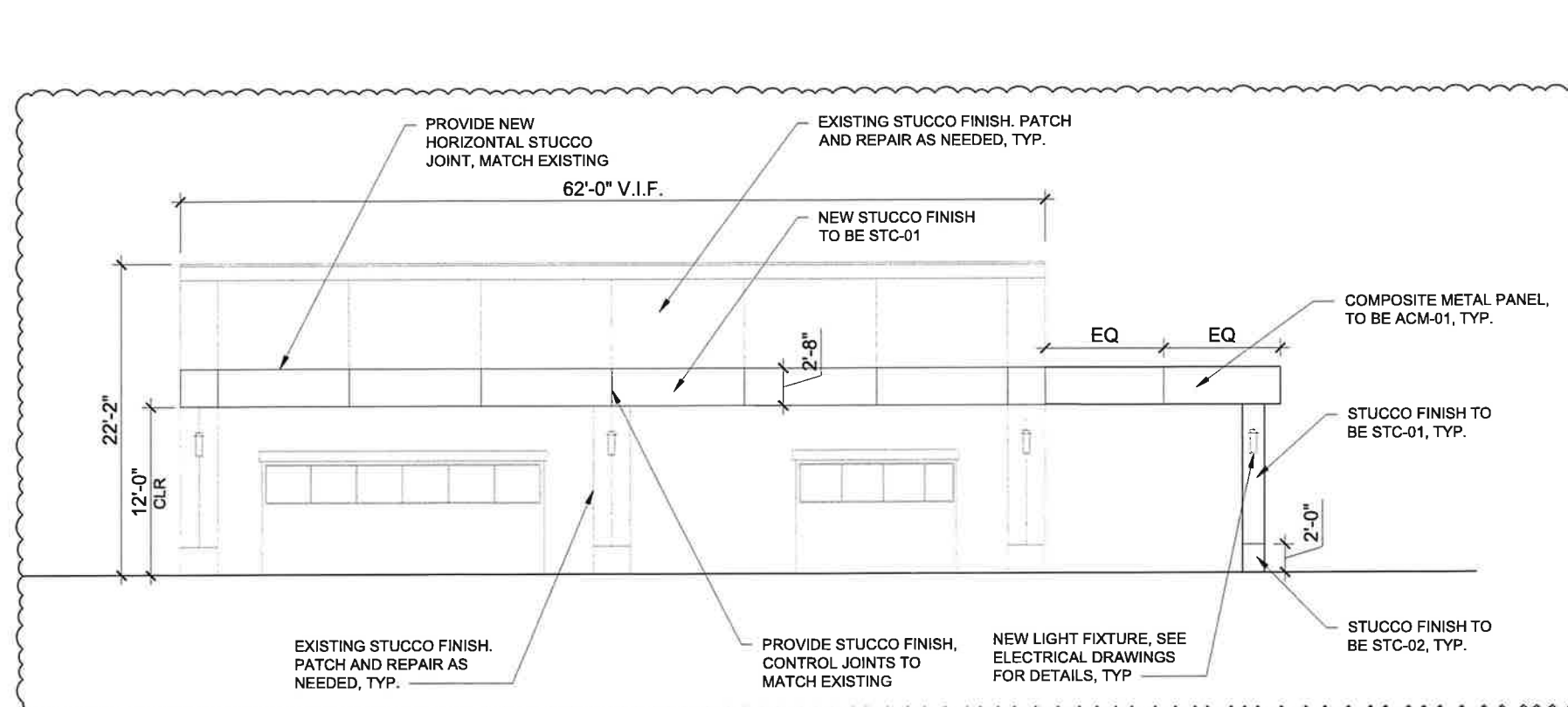
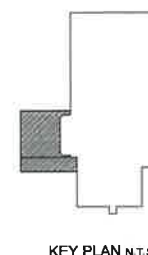
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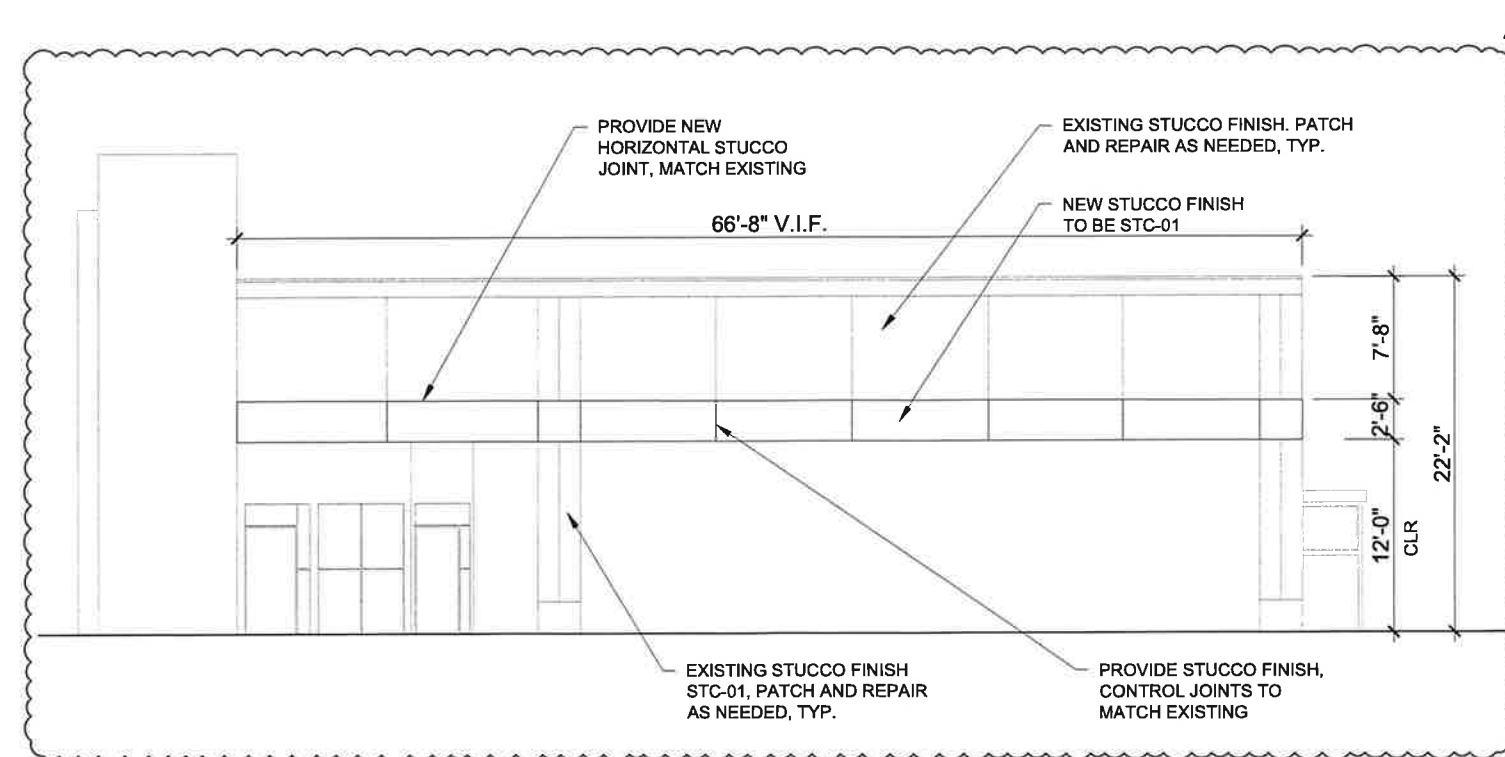
25012

EXTERIOR ELEVATIONS



2 | WEST ELEVATION - PROPOSED

Scale: 3/16" = 1' - 0"



1 | NORTH ELEVATION - PROPOSED

Scale: 3/16" = 1' - 0"

FINISH LEGEND



ACM-01
 MANUF.: ALUCOBOND
 COLOR: SPIRE BLUE II
 SERIES: AB135



ACM-02
 MANUF.: ALUCOBOND
 COLOR: CHAMPAGNE METALLIC
 SERIES: AB024



STC-01
 MANUF.: DRIVYT
 PRODUCT: AMERISTONE
 COLOR: #014 WHITE ASH



STC-02
 MANUF.: DRIVYT
 PRODUCT: QUARZPUTZ DPR
 COLOR: #616ST KING'S GRAY

NOTE:
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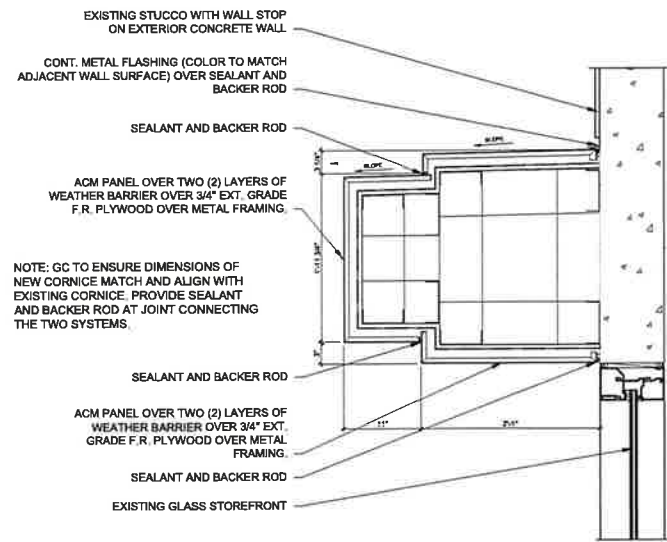
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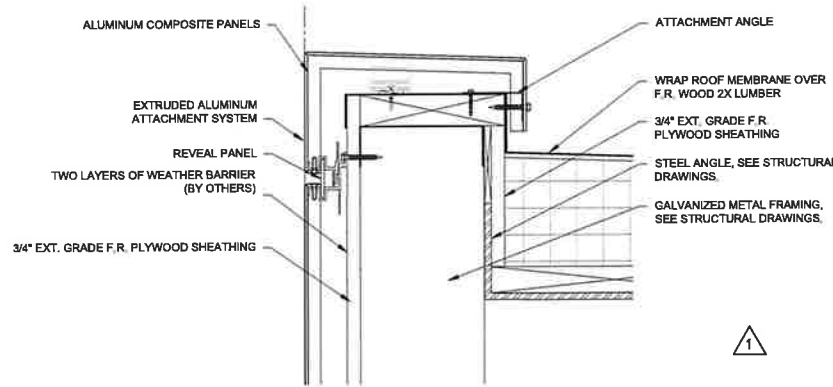
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BUILDING SECTIONS AND DETAILS

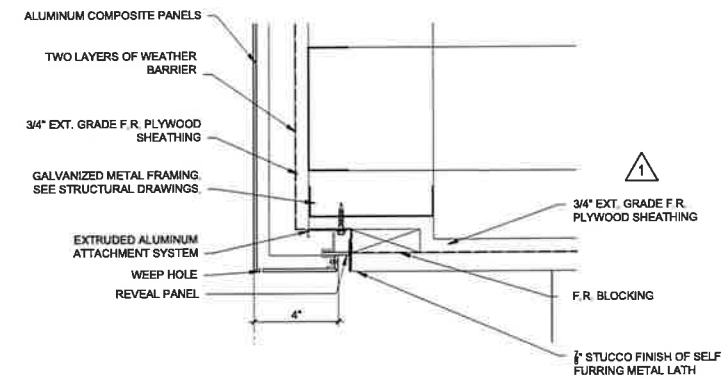
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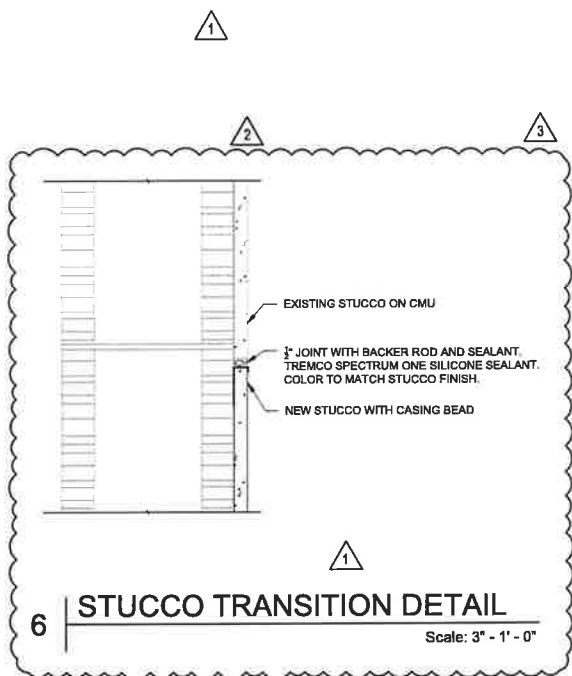
5 CORNICE DETAIL Scale: 1" = 1' - 0"



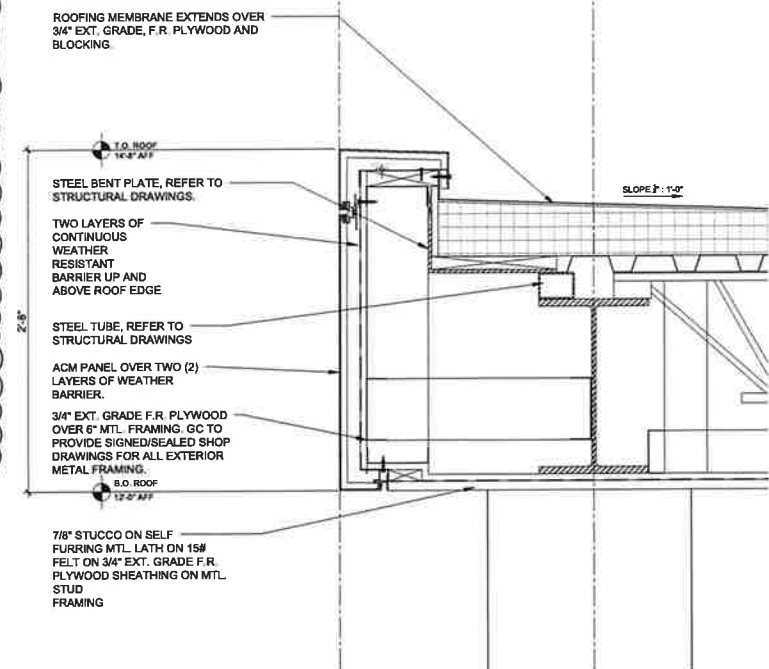
4 ACM PARAPET DETAIL Scale: 3" = 1' - 0"



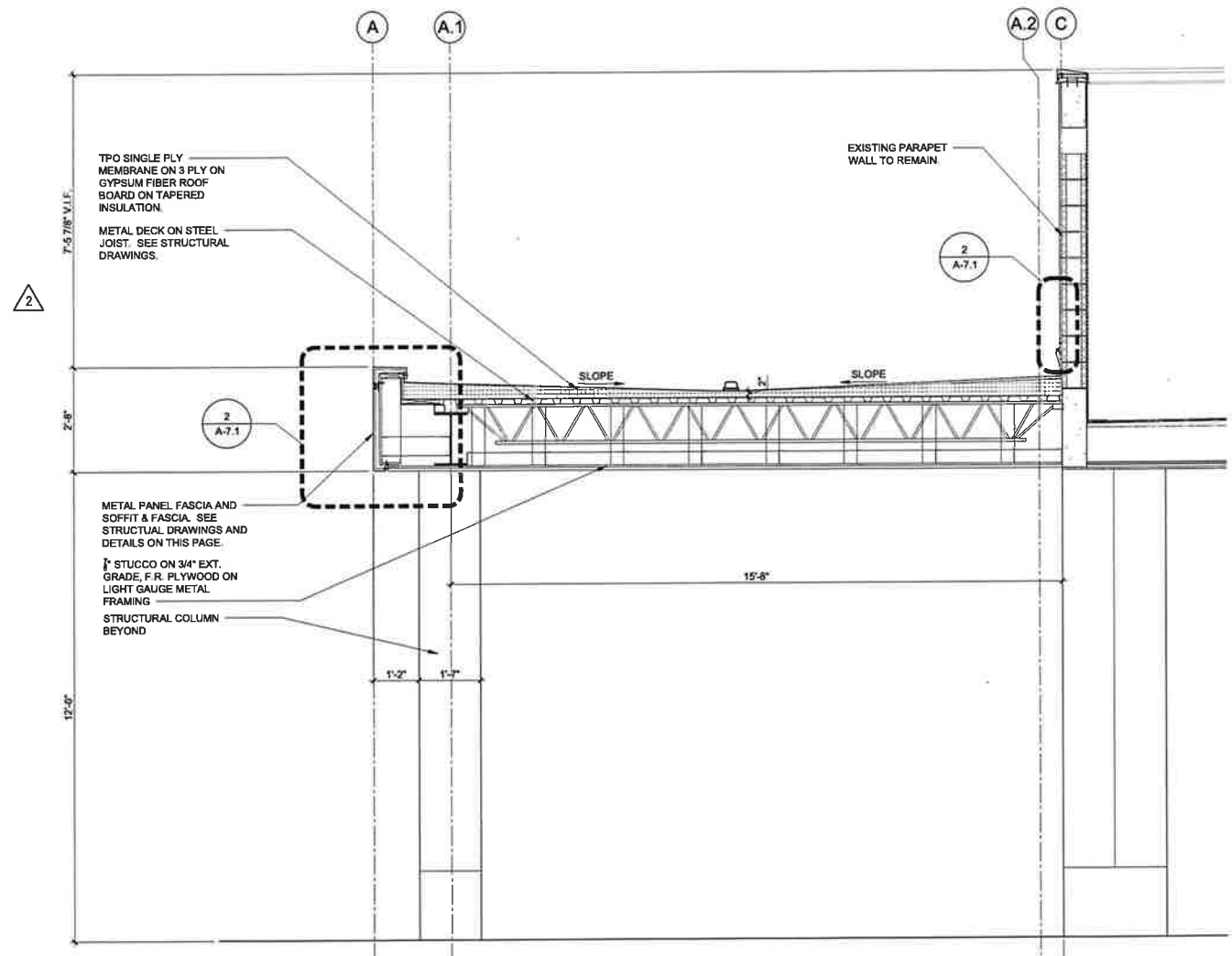
3 ACM SOFFIT DETAIL Scale: 3" = 1' - 0"



6 STUCCO TRANSITION DETAIL Scale: 3" = 1' - 0"



2 SECTION DETAIL AT FASCIA Scale: 1" = 1' - 0"



1 SECTION AT NEW CANOPY Scale: 1/2" = 1' - 0"

01000 GENERAL

01001 ALL CONSTRUCTION METHODS, MATERIALS, ETC., SHALL MEET OR EXCEED ANY AND ALL APPLICABLE BUILDING CODES, STANDARDS AND ORDINANCES.

01002 PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH SUCH ITEMS ARE NOT INDICATED WITHIN THE CONSTRUCTION DOCUMENTS.

01003 ALL SUBCONTRACTORS SHALL MAKE A MANDATORY, PROPER EXAMINATION OF THE PROJECT SITE TO BECOME FAMILIARIZED WITH THE EXISTING CONDITIONS, AND CAREFULLY EXAMINE THE MOST RECENT AVAILABLE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL BE NOTIFIED PROMPTLY FOR RESOLUTION THROUGH THE GENERAL CONTRACTOR OF ANY AMBIGUITY, INCONSISTENCY, OR ERROR WHICH MAY BE DISCOVERED UPON EXAMINATION OF THE CONSTRUCTION DOCUMENTS, OR OF THE SITE AND LOCAL CONDITION. NO EXTRA PAYMENTS SHALL BE APPROVED DUE TO ERRORS AND/OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

01004 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO BID AND BUILD FROM THE MOST UP-TO-DATE COMPLETE SET OF CONSTRUCTION DOCUMENTS AVAILABLE. THE RELEASE AND USE OF PARTIAL SETS OF CONSTRUCTION DOCUMENTS DURING BIDDING AND/OR CONSTRUCTION, SHALL NOT RELIEVE THE SUBCONTRACTOR'S RESPONSIBILITY FOR HIS WORK OR COORDINATION OF SAME WITH WORK BY OTHER TRADES.

01005 WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS ARE NOT INDICATED OR DIMENSIONS CONFLICT OR SEEM TO BE IN ERROR, PROMPTLY NOTIFY THE ARCHITECT FOR RESOLUTION.

01006 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTOR TO BE AWARE OF ALL COMMENTS MADE BY THE JURISDICTIONAL BUILDING DEPARTMENT UPON THE OFFICIAL SIGNED AND SEALED CONSTRUCTION DOCUMENTS PROJECT FIELD SET AND SHALL INCORPORATE SAME WITHIN THE SCOPE OF WORK. IT SHALL ALSO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY AND ALL FIELD CHANGES ORDERED BY THE JURISDICTIONAL INSPECTORS.

01007 ANY AND ALL SUBSTITUTIONS TO THE CONSTRUCTION DOCUMENTS SPECIFICATIONS MUST BE EQUAL TO THE PERFORMANCE AND APPEARANCE, AND MUST BE SUBMITTED TO THE ARCHITECT IN THE FORM OF AN "ALTERNATE TO CONSTRUCTION DOCUMENTS SPECIFICATION" LETTER STATING EACH ITEM TO BE SUBSTITUTED, ALONG WITH CUT SHEETS FOR BOTH THE SPECIFIED PRODUCT AND ALTERNATE. ALLOW TEN (10) DAYS REVIEW PERIOD FROM ARCHITECT'S RECEIPT OF SUBSTITUTION SUBMITTAL. ARCHITECT WILL DETERMINE ACCEPTABILITY OF ANY AND ALL SUBSTITUTIONS. ALL APPROVALS FOR SUBSTITUTIONS MUST BE OBTAINED PRIOR TO SUBMITTAL FOR SHOP DRAWING REVIEW. THE SUBCONTRACTOR BEARS ALL ADDITIONAL COSTS OF UNACCEPTABLE SUBSTITUTION IF USED IN ORIGINAL BID. THE SUBCONTRACTOR BEARS ALL ADDITIONAL COST FOR REMEDY IF UNAPPROVED SUBSTITUTION IS UTILIZED, DISCOVERED AND UNACCEPTABLE.

01008 SUBMIT ONE (1) PDF FILE OF ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS REQUESTED BY THE ARCHITECT AND/OR THE JURISDICTIONAL AUTHORITY AND/OR GENERAL CONTRACTOR, REQUIRED FOR ALL CUSTOM FABRICATED WORK OR AS REQUESTED HEREIN. A MINIMUM OF TEN (10) WORKING DAYS SHOULD BE ESTIMATED FOR PROPER REVIEW OF SHOP DRAWINGS AND SUBMITTALS.

01009 THE FOLLOWING SHOP DRAWINGS WILL BE REQUIRED FOR THE RELATED WORK (THE PRODUCTION OF THE REQUIRED SHOP DRAWING SHALL NOT BE CONSIDERED ANY EXTRA): REINFORCED STEEL, STRUCTURAL STEEL, MISCELLANEOUS STEEL, STRUCTURAL METAL STUDS, FIRE SPRINKLERS, ALUMINUM COMPOSITE METAL PANELS, ELECTRICAL AUTOMOTIVE EQUIPMENT.

01010 THE FOLLOWING PRODUCT SUBMITTAL CUT SHEETS WILL BE REQUIRED FOR THE RELATED WORK: PLUMBING FIXTURES, LIGHTING, ROOF MEMBRANE, INSULATION, FLASHINGS, CONCRETE, PAINT, WATERPROOFING, STUCCO, EXTERIOR FINISHES.

01011 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING SAME TO THE ARCHITECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ACTUAL EXISTING CONDITIONS RELATING TO SHOP DRAWINGS AND/OR SUBMITTALS.

01012 NO RELATED WORK WILL BEGIN WITHOUT RELATED SHOP DRAWINGS AND/OR SUBMITTALS BEING APPROVED. THE SUBCONTRACTOR BEARS ALL COSTS IF CHANGES ARE REQUIRED OF WORK IN PLACE BECAUSE OF AFTER-THE-FACT REVIEWS AND CHANGES IN SHOP DRAWINGS AND/OR SUBMITTALS.

01013 SUBSTITUTIONS WILL NOT BE CONSIDERED DUE TO SUB-CONTRACTORS LACK OF PROPER AND TIMELY ORDERING, SCHEDULING AND/OR PLANNING.

01014 FIRE RESISTANCE RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO ASSEMBLIES WHOSE FIRE RESISTANCE HAS BEEN DETERMINED PER ASTM E 119, BY UL, OR OTHER AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

02000 SITE WORK

02001 REFER TO THE CONSTRUCTION DOCUMENTS FOR ALL REQUIREMENTS AND STANDARDS.

02002 THE SOIL PAD UNDER ALL INTERIOR FLOOR SLABS AND ALL FOUNDATION WALLS SHALL RECEIVE AN APPLIED SOIL POISONING TREATMENT BY REGISTERED TERMITICIDES TO PREVENT THE INFESTATION OF SUBTERRANEAN TERMITES AS PER SECTION 1816 OF THE FLORIDA BUILDING CODE.

02003 FINAL GRADING OF LANDSCAPED AREAS SHALL BE A FULLY COORDINATED EFFORT WITH ARCHITECTURAL DESIGN INTENT, LANDSCAPE DESIGN AND CIVIL REQUIREMENTS AS INDICATED HEREIN. GRADING AGAINST BUILDINGS, UNLESS OTHERWISE NOTED, SHALL SLOPE AWAY FROM THE BUILDING.

03000 CONCRETE

03001 REFER TO THE CONSTRUCTION DOCUMENTS DRAWINGS FOR ALL REQUIREMENTS AND STANDARDS.

03002 INTERIOR CONCRETE FLOOR SLABS SHALL HAVE A SMOOTH STEEL TROWELED FLAT FINISH, HARDENER AND SEALERS AS PER PLANS.

03003 EXTERIOR CONCRETE SLABS SHALL RECEIVE LIGHT BRIDOM FINISH AND SHALL BE SLOPED AWAY FROM BUILDINGS FOR DRAINAGE.

03004 CONCRETE CONSTRUCTION JOINTS SHALL BE KEVED IN A MANNER AS PER INDUSTRY STANDARDS.

03005 EXPANSION JOINT FILLER INSTALLED AS PER APPLICABLE STANDARDS.

05000 METALS

05001 PROVIDE ALL STRUCTURAL STEEL, MISCELLANEOUS METALS, METAL DECKING, PLATES, BOLTS, ETC., REQUIRED FOR THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.

05002 ALL MATERIALS SHALL BE NEW, SUITABLE FOR THE INTENDED USE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPROVED SHOP DRAWINGS.

05003 ALL STRUCTURAL STEEL STUDS SHALL BE GALVANIZED. SIZES AS INDICATED IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR ALL EXTERIOR METAL STUD FRAMING, ALL INTERIOR CEILING/SOFFIT FRAMING AND STUD FRAMING OVER GLASS WALLS.

06000 WOOD

06001 PROVIDE ALL WOOD, NAILS, BOLTS, SCREWS, FRAMING ANCHORS, AND OTHER ROUGH HARDWARE, AND ALL OTHER ITEMS NEEDED FOR ROUGH AND FINISHED CARPENTRY IN THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.

06002 ALL WOOD AND RELATED ASSOCIATED MATERIALS SHALL BE NEW AND SUITABLE FOR THE INTENDED USE.

06003 ALL WOOD USED IN CONNECTION WITH ROOFING, FLASHING, WATERPROOFING, ALL MEMBERS IN CONTACT WITH MASONRY, AND ALL MEMBERS LESS THAN 24" ABOVE THE GROUND SHALL BE PRESSURE TREATED.

CONTRACTOR TO VERIFY COMPATIBILITY OF PRESSURE TREATED CHEMICALS WITH FASTENERS, FLASHINGS, ETC.

06004 SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING AND FASTENING AS INDICATED AND AS REQUIRED BY RECOGNIZED STANDARDS.

06005 PROVIDE WOOD STUD EACH SIDE OF ALL RECESSED EQUIPMENT AND ACCESSORIES, DOOR JAMBS, ETC.

06006 PROVIDE WOOD GROUNDS, NAILERS AND SLEEPERS WHERE INDICATED ON DRAWINGS AND AS REQUIRED. FORM TO SHAPES AS INDICATED AND CUT AS REQUIRED FOR TRUE LINE AND LEVEL OF WORK TO BE ATTACHED AND SCREDED.

06007 ALL WOOD INSTALLED IN WALLS SHALL BE FIRE RATED AS REQUIRED PER SECTION 603 FBC.

07000 THERMAL & MOISTURE PROTECTION

07001 PLASTIC VAPOR RETARDER SHALL BE ASTM E 1746, CLASS C, OR POLYETHYLENE SHEET, ASTM D 4397, NOT LESS THAN 10 MILS THICK LAP JOINTS 6 INCHES AND SEAL WITH MANUFACTURER'S RECOMMENDED ADHESIVE OR PRESSURE-SENSITIVE TAPE.

07002 ALL INSULATION SPECIFIED HEREIN SHALL BE INSTALLED TO ACHIEVE THE R-VALUE TO THE THICKNESS AS SPECIFIED WITHOUT GAPS OR VOIDS USING NEW, UNDAMAGED MATERIALS ONLY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.

07003 FLASHING SHEET METAL AND COUNTER FLASHING SHALL BE AS DESCRIBED HEREIN, G-90 GALVANIZED METAL 26-GAUGE MINIMUM AND SET IN APPROVED PLASTIC CEMENT AT ALL JOINTS. FASTENING OF METAL FLASHING AND PERIMETER WOOD BLOCKING PER F.B.C. (RAS NO. 111). INSTALL AND INSPECT AS PRESCRIBED PER INDUSTRY BEST PRACTICE AND PROTOCOL, (SMACNA).

07004 SEALANTS AND CAULKING AS WELL AS ALL RELATED ACCESSORY COMPONENTS SHALL BE PROVIDED AT LOCATIONS DESCRIBED HEREIN AND WHERE REQUIRED FOR WATERPROOF CONDITIONS. INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS FOR EACH PARTICULAR INSTALLATION AND SHALL ACHIEVE A TWENTY (20) YEAR LIFE EXPECTANCY.

07005 PROVIDE AIR/MOISTURE WEATHER BARRIER ASSEMBLY ARCHITECTURAL METAL PANEL LOCATIONS. PROVIDE DUPONT TYVEK "COMMERCIAL WRAP D" (OR EQUAL) W/ REQUIRED SEAM TAPE, FASTENERS, AND SEALANTS THE SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.

07006 ROOFING MEMBRANE SYSTEM SHALL BE TPO SINGLE PLY ROOF MEMBRANE FULLY ADHERED, LACQUER COATING, PROVIDING UL CLASS W ASSEMBLY, 20-YEAR N O L WARRANTY AND INSTALLED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND UPLIFT CRITERIA AS DEFINED IN THE STRUCTURAL DRAWINGS (NO# 25-6299.03, SYSTEM TYPE C7). THE SYSTEM SHALL BE INSTALLED BY MANUFACTURER APPROVED ROOF SUB-CONTRACTOR AND AS PER MANUFACTURER'S RECOMMENDATIONS. NOTE: ROOFING SUB-CONTRACTOR SHALL VERIFY THAT ALL COMPONENTS OF THE ROOF SYSTEM AS SHOWN ON THESE DRAWINGS MEET SELECTED FLORIDA PRODUCT APPROVAL. ROOF SYSTEM PRIOR TO SUBMITTING SUBMITTAL.

07007 ALUMINUM COMPOSITE MATERIAL (ACM) PANELS SHALL BE A FLORIDA PRODUCT APPROVED, ALLUCOON® PANELS DRY JOINT PANEL SYSTEM. INSTALL AS PER MANUFACTURER RECOMMENDATIONS, REFER TO EXTERIOR SCHEDULE FOR ACM PANELS INFO. FL# 29842.1

09000 FINISHES

09001 EXTERIOR STUCCO WORK AND RELATED ACCESSORIES AND MATERIAL SHALL BE INSTALLED AS PER ASTM C926 AND AS DESCRIBED HEREIN WITH A SMOOTH FINISH ON CONCRETE MASONRY UNITS PROVIDE TWO (2) COATS, 5/8" THICK MINIMUM ± ELSEWHERE PROVIDE THREE (3) COATS 7/8" THICK MINIMUM UNLESS OTHERWISE NOTED). URETHANE CAULK ALL GAPS AS REQUIRED FOR TIGHT AND PROPER INSTALLATION. PROVIDE NECESSARY CONTROL JOINTS PER INDUSTRY STANDARDS OR NOT TO EXCEED 144 SQ. FT. IN AREA OR 12' IN ANY DIRECTION FOR EXTERIOR ELEVATION GC SHALL USE STUCCO WITH INTEGRAL COLOR AND TEXTURE MATCHING. DRYVIT BASIS OF DESIGN. QUARZPUTZ DPR (ST) #616ST KINGS GRAY AND AMERISTONE #014 WHITE ASH W/ COLORPRIME #132 HIGHLIGHT FOR

09003 PAINT SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS. EXTERIOR BUILDING COLORS SHALL BE PROVIDED ON A PORTION OF THE SOUTH BUILDING ELEVATION FOR ARCHITECT'S APPROVAL PRIOR TO PAINTING THE ENTIRE BUILDING.

09004 ALL STUCCO SHALL RECEIVE ONE (1) COAT OF ALKALINE RESISTANT PRIMER (AYLENE BASE), AND TWO(2) COATS OF AN EXTERIOR MODIFIED ACRYLIC MASONRY PAINT. (COLOR TO BE SELECTED BY ARCHITECT).

09005 ALL EXPOSED EXTERIOR METAL OR STEEL SHALL BE PRIMED WITH ALKYD PRIMER AND FINISHED WITH TWO (2) COATS ALKYD INDUSTRIAL ENAMEL. (COLOR TO BE SELECTED BY ARCHITECT).

09006 ALL DRYWALL SHALL RECEIVE ONE (1)COAT OF LATEX PRIMER (4 MILS. WET, 1.3 MILS DRY) AND TWO (2) COATS OF INTERIOR LATEX PRIMER (4 MILS WET, 1.5 MILS DRY PER COAT) (COLOR AND FINISH TO BE SELECTED BY ARCHITECT).



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Client
 Craig Zinn Automotive Group
 1841 N. State Rd 7
 Hollywood, FL 33021

Project
 Acura Canopy
 Acura of Pembroke Pines
 15601 Pines Blvd,
 Pembroke Pines, FL 33027

Drawing History

Description	Date
PERMIT SET	07/18/2025

Revisions

#	Description	Date
2	COUNTY COMMENTS	01.16.2026
3	BD COMMENTS	04.10.2026

Consulting

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Digital Seal



Project Number 25012

Sheet Title
 SPECIFICATIONS

Sheet Number

A-10.1

Client

Craig Zinn Automotive Group
1841 N. State Rd 7
Hollywood, FL 33021

Project

Acura Canopy
Acura of Pembroke Pines
15601 Pines Blvd,
Pembroke Pines, FL 33027

Drawing History

Description	Date
PERMIT SET	07/18/2025

Revisions

#	Description	Date

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Digital Seal

Project Number

25012

Sheet Title

EXTERIOR ELEVATIONS

Sheet Number

A-6.1A

FINISH LEGEND



ACM-01
MANUF.: ALUCOBOND
COLOR: SPIRE BLUE II
SERIES: AB135



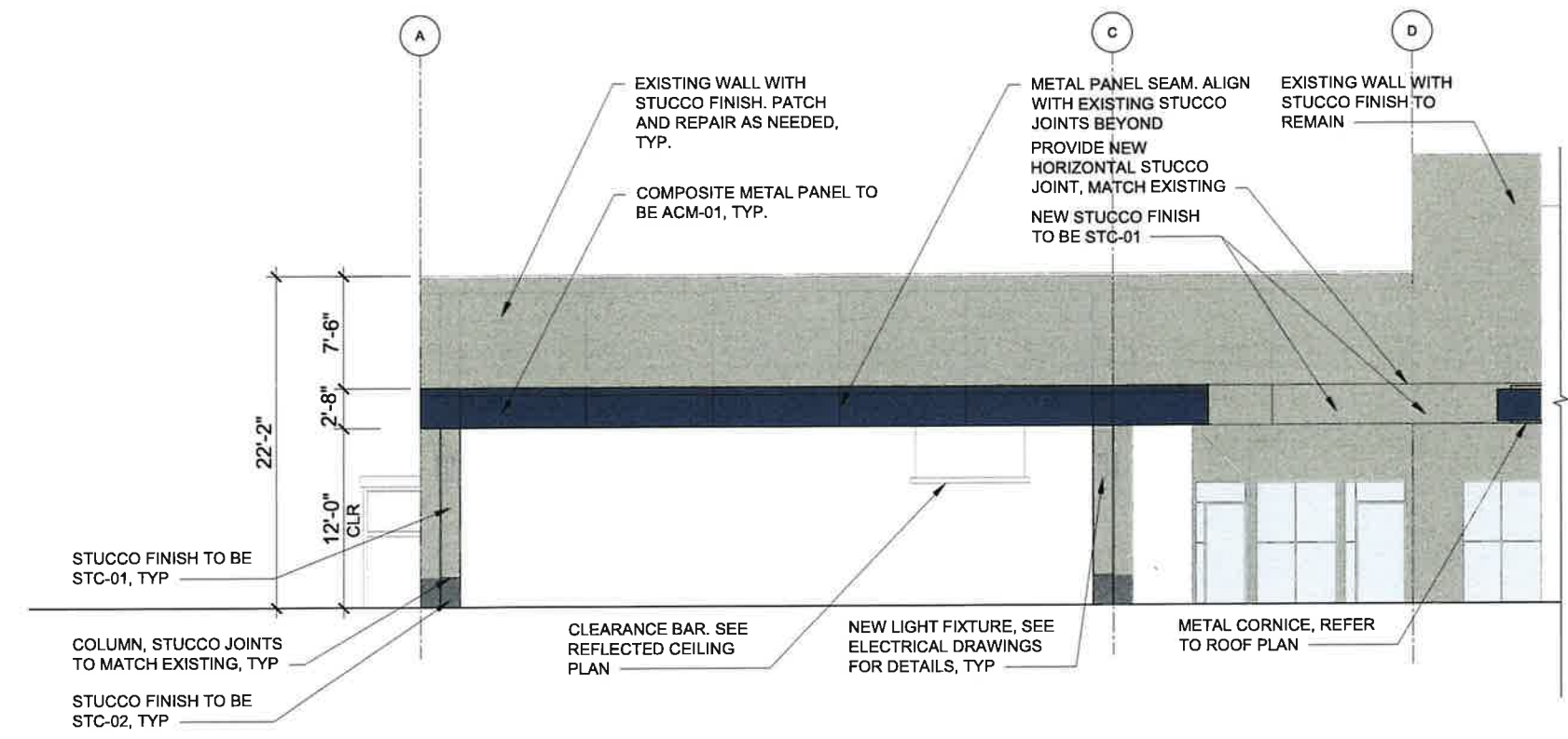
ACM-02
MANUF.: ALUCOBOND
COLOR: CHAMPAGNE METALLIC
SERIES: AB024



STC-01
MANUF.: DRIVYT
PRODUCT: AMERISTONE
COLOR: #014 WHITE ASH



STC-02
MANUF.: DRIVYT
PRODUCT: QUARZPUTZ DPR
COLOR: #616ST KING'S GRAY



2 SOUTH ELEVATION - PROPOSED

Scale: 3/16" = 1' - 0"



1 PHOTOGRAPH OF EXISTING SOUTH ELEVATION

Scale: N.T.S.

FINISH LEGEND



ACM-01
MANUF.: ALUCOBOND
COLOR: SPIRE BLUE II
SERIES: AB135



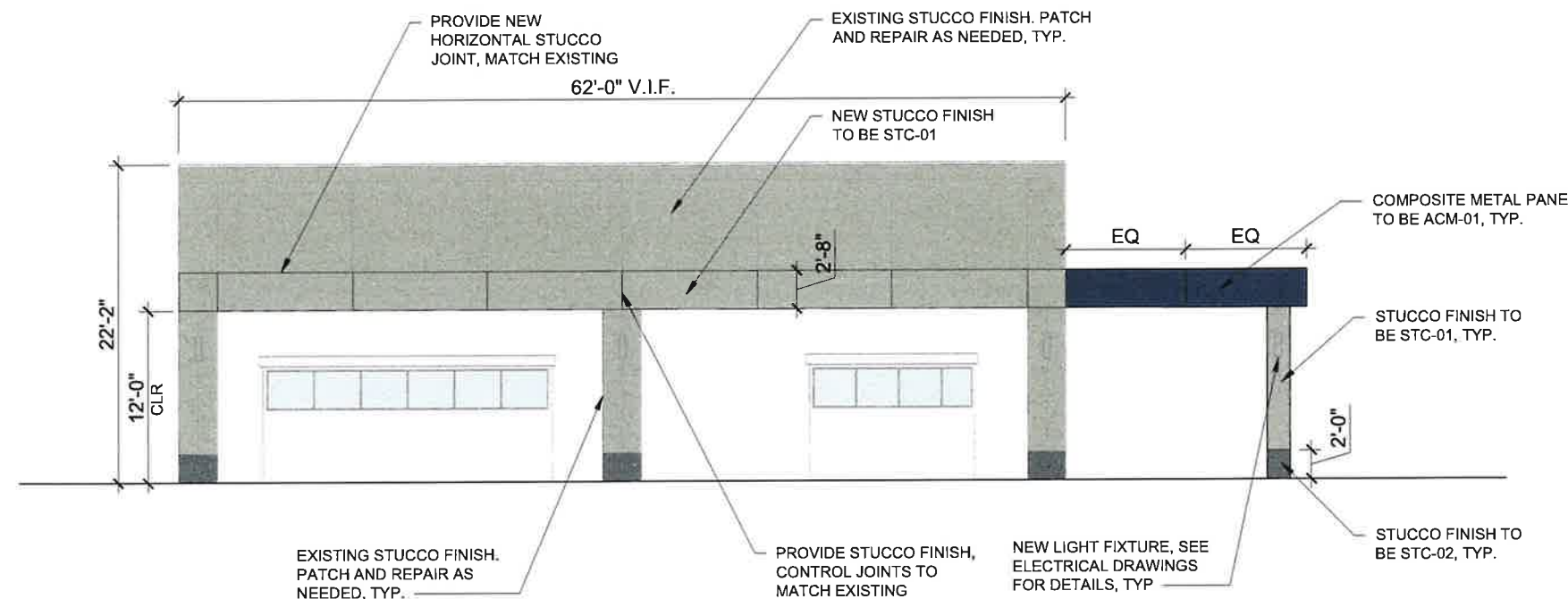
STC-01
MANUF.: DRIVYT
PRODUCT: AMERISTONE
COLOR: #014 WHITE ASH



ACM-02
MANUF.: ALUCOBOND
COLOR: CHAMPAGNE METALLIC
SERIES: AB024



STC-02
MANUF.: DRIVYT
PRODUCT: QUARZPUTZ DPR
COLOR: #616ST KING'S GRAY



2 WEST ELEVATION - PROPOSED

Scale: 3/16" = 1' - 0"



1 PHOTOGRAPH OF EXISTING WEST ELEVATION

Scale: N.T.S.

FINISH LEGEND



ACM-01
MANUF.: ALUCOBOND
COLOR: SPIRE BLUE II
SERIES: AB135



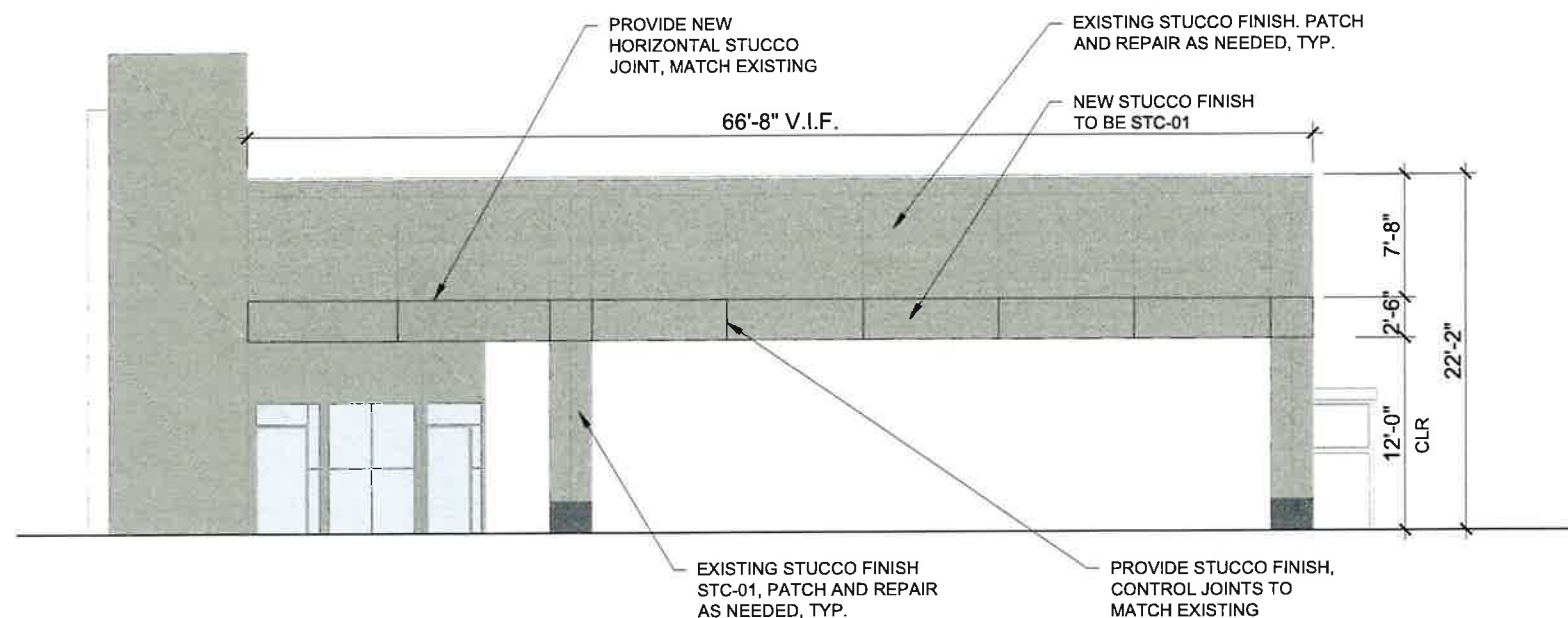
ACM-02
MANUF.: ALUCOBOND
COLOR: CHAMPAGNE METALLIC
SERIES: AB024



STC-01
MANUF.: DRIVYT
PRODUCT: AMERISTONE
COLOR: #014 WHITE ASH



STC-02
MANUF.: DRIVYT
PRODUCT: QUARZPUTZ DPR
COLOR: #616ST KING'S GRAY



2 NORTH ELEVATION - PROPOSED

Scale: 3/16" = 1' - 0"



1 PHOTOGRAPH OF EXISTING NORTH ELEVATION

Scale: N.T.S.

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Digital Seal

Project Number

25012

Sheet Title

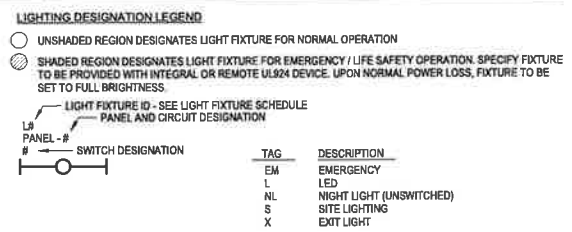
EXTERIOR ELEVATIONS

Sheet Number

A-6.2B

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LIGHTING SYMBOLS		MOUNTING (UON)
LIGHTING CONTROLS		
S	ON/OFF SWITCH, SINGLE POLE	W, +48" AFF
S ₃	ON/OFF THREE WAY SWITCH, SINGLE POLE	W, +48" AFF
S ₄	ON/OFF FOUR WAY SWITCH, SINGLE POLE	W, +48" AFF
S _D	SINGLE-POLE DIMMER SWITCH	W, +48" AFF
S _{2D}	TWO-POLE DIMMER SWITCH	W, +48" AFF
S _{3D}	THREE-POLE DIMMER SWITCH	W, +48" AFF
S _{4D}	FOUR-POLE DIMMER SWITCH	W, +48" AFF
S _{OSVS}	OCCUPANCY/VACANCY SENSOR SWITCH	W, +48" AFF
OC	OCCUPANCY/VACANCY SENSOR, DUAL TECHNOLOGY	C
PC	PHOTOCONTROL SENSOR	C
LIGHTING FIXTURES (REFER TO LIGHTING FIXTURE SCHEDULE FOR DETAILS)		
(LF)	LIGHTING FIXTURE TAG, INDICATING FIXTURE ID.	
EM	HATCHED AND/OR 'EM' TAG INDICATES FIXTURE ON LIFE SAFETY CIRCUIT. SPECIFY FIXTURE TO BE PROVIDED WITH INTEGRAL OR REMOTE UL524 DEVICE. UPON NORMAL POWER LOSS, FIXTURE TO BE SET TO FULL BRIGHTNESS.	
RF	RECESSED TROFFER, 1'x4', 2'x2', 2'x4'	
RF	RECESSED TROFFER 1'x4', 2'x2', 2'x4'	
SL	STRIP LIGHT FIXTURE	
LF	LINEAR LIGHTING FIXTURE	
RS	RECESSED SQUARE DOWNLIGHT FIXTURE	
RO	RECESSED ROUND DOWNLIGHT FIXTURE. HATCH INDICATES FIXTURE ON LIFE SAFETY CIRCUIT. SEE NOTE 'HATCHED' NOTE ABOVE.	
TL	TRACK AND TRACK LIGHT FIXTURE	
VF	VANITY FIXTURE	
ES	EXIT SIGN, SINGLE FACE, UNSWITCHED. ARROWS INDICATE PATH OF EGRESS. REFER TO ARCHITECTURAL PLANS FOR MOUNTING.	
ES	EXIT SIGN, DOUBLE FACE, UNSWITCHED. ARROWS INDICATE PATH OF EGRESS. REFER TO PLANS FOR MOUNTING.	



SYSTEM SYMBOLS		REMARKS
FIRE ALARM		
FACP	FIRE ALARM CONTROL PANEL	ADDRESSABLE FIRE ALARM CONTROL PANEL W/ DACT. 5' AFF TO TOP OF PANEL
FATC	FIRE ALARM TERMINAL CABINET	
NAC	NOTIFICATION APPLIANCE CIRCUIT CABINET	
FARA	FIRE ALARM REMOTE ANNUNCIATOR	MOUNTED AND LOCATED AS DIRECTED BY A.H.J. WHERE APPLICABLE
KB	KNOX BOX	MOUNTED AND LOCATED AS DIRECTED BY A.H.J. WHERE APPLICABLE
MS	MANUAL PULL STATION	WALL MOUNTED 48" CENTER LINE A.F.F.
MSP	MANUAL PULL STATION (WEATHERPROOF)	WALL MOUNTED 48" CENTER LINE A.F.F.
PSD	PHOTOELECTRIC SMOKE DETECTOR	
PSD	120 VOLT SMOKE DETECTOR WITH BATTERY BACKUP	
DD	DUCT DETECTOR	
DDWP	DUCT DETECTOR WEATHERPROOF	
H	HEAT DETECTOR (R.O./FIXED TEMP 135°)	
H	HEAT DETECTOR (FIXED TEMP. 190°)	
HWP	HEAT DETECTOR (WEATHERPROOF)	
DH	DOOR HOLDER	FLUSH MOUNTED, SEE DOOR SCHEDULE
FS	SPRINKLER FLOW SWITCH	FURNISHED BY OTHERS
TS	SPRINKLER TAMPER SWITCH	FURNISHED BY OTHERS
PS	SPRINKLER PRESSURE SWITCH	FURNISHED BY OTHERS
TWC	TWO WAY COMMUNICATION	WALL MOUNTED 48" CENTER LINE A.F.F.
MS	MULTI-CANDELA STROBE ONLY	80" A.F.F. TO THE BOTTOM OF THE LENS
MSWP	MULTI-CANDELA STROBE ONLY (WEATHERPROOF)	80" A.F.F. TO THE BOTTOM OF THE LENS
MSWP	CEILING MOUNTED STROBE (WEATHERPROOF, HIGH CANDELA)	80" A.F.F. TO THE BOTTOM OF THE LENS
MSWP	CEILING MOUNTED HORN/STROBE	80" A.F.F. TO THE BOTTOM OF THE LENS
MSWP	CEILING MOUNTED HORN/STROBE (WEATHERPROOF)	80" A.F.F. TO THE BOTTOM OF THE LENS
MSWP	CEILING MOUNTED HORN/STROBE (WEATHERPROOF, HIGH CANDELA)	80" A.F.F. TO THE BOTTOM OF THE LENS
H	HORN	WALL MOUNTED, 90" TOP A.F.F. MINIMUM AND NO LESS THAN 6" FROM CEILING
HWP	HORN (WEATHERPROOF) ("RED ONLY)	WALL MOUNTED, 90" TOP A.F.F. MINIMUM AND NO LESS THAN 6" FROM CEILING
SWB	SPRINKLER WATERFLOW BELL	FURNISHED BY OTHERS
2WAY	TWO-WAY COMMUNICATIONS PANEL	
SD	FIRE SMOKE DAMPER	FURNISHED BY OTHERS
EQUIPMENT		
MS	MOTOR RATED SWITCH	
MSHA	MOTOR RATED HAND-OFF-AUTO SWITCH	
EP	EMERGENCY POWER OFF SWITCH, MUSHROOM TYPE	
DIS	DISCONNECT, HEAVY DUTY, NON-FUSIBLE	
DIS	DISCONNECT, HEAVY DUTY, FUSIBLE	
MS	MAGNETIC MOTOR STARTER	
MS	COMBINATION MOTOR STARTER & DISCONNECT	
VFD	VARIABLE FREQUENCY DRIVE	
WALL	ELECTRICAL PANEL, SURFACE MOUNTED	
WALL	ELECTRICAL PANEL, FLUSH MOUNTED	
T	TRANSFORMER	
DP	DISTRIBUTION PANEL BOARD	
WALL	INVERTER	
WALL	EQUIPMENT CALLOUT	
WALL	AUXILIARY SYSTEM CABINET	
AUDIO/VIDEO		MOUNTING (UON)
AS	AUDIO SPEAKER	FVM
TELECOMMUNICATION DEVICES		
DATA	DATA OUTLET, DASH INDICATES 42" AFF	
TEL	TELEPHONE OUTLET	
DATA	DATA OUTLET, CEILING MOUNTED	
DATA	DATA OUTLET, IN FLOOR BOX. REUSE DEMOLISHED AMF50 FLOOR BOX HOUSING WHEN AVAILABLE. IF NOT, PURCHASE SAME OR EQUIVALENT.	
WAP	WIRELESS ACCESS POINT (WAP)	
CR	CARD READER	

TELECOMMUNICATION DEVICE TYPE DESIGNATION LEGEND

X = TYPE, # = NUMBER OF DATA DROPS

SYMBOL	DESCRIPTION
DATA	DATA OUTLET, DASH INDICATES 42" AFF
TEL	TELEPHONE OUTLET
DATA	DATA OUTLET, CEILING MOUNTED
DATA	DATA OUTLET, IN FLOOR BOX. REUSE DEMOLISHED AMF50 FLOOR BOX HOUSING WHEN AVAILABLE. IF NOT, PURCHASE SAME OR EQUIVALENT.
WAP	WIRELESS ACCESS POINT (WAP)
CR	CARD READER

ELECTRICAL SYMBOLS		MOUNTING (UON)
CONDUIT AND RACEWAY		
CON	CONDUIT RUN IN OR ON CEILING OR WALL.	
CON	CONDUIT RUN IN FLOOR, UNDER FLOOR, OR UNDERGROUND.	
CON	MARKS INDICATE QTY OF CONDUCTORS IN CONDUIT EXCLUDING GROUND. NO MARKS INDICATE (2) CONDUCTORS. ADD GROUND PER NEC FOR EMT & NON-METALLIC CONDUIT.	
CON	LONG MARK INDICATES GROUND FOR ISOLATED GROUNDING SYSTEM. SIZE PER NEC.	
BR	BRANCH CIRCUIT (DIAGRAMMATIC)	
LA-1	HOMERUN INDICATING PANEL AND CIRCUIT NUMBER.	
LA-1,3,5	HOMERUN WITH CIRCUIT NUMBER IN BRACKETS INDICATING MULTI-PHASE LOAD.	
ON	'ON' INDICATES CIRCUITING SPLIT AT DIFFERENT LOCATIONS	
CON	CONDUIT DOWN.	
CON	CONDUIT UP.	
CON	CONDUIT STUB AND CAP.	
POWER DEVICES		
DU	DUPLEX CONVENIENCE OUTLET, +18" AFF (TYPICAL).	W, +18" AFF
DU	DUPLEX CONVENIENCE OUTLET, COUNTER HEIGHT +42" AFF (TYPICAL).	W, FVMH
DU	CONVENIENCE OUTLET W/ GFCI PROTECTION.	W, +18" AFF
DUWP	CONVENIENCE OUTLET W/ GFCI PROTECTION & WEATHER PROOF-IN-USE COVER.	W, +18" AFF
DU	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT & ISOLATED GROUND.	W, +18" AFF
DU	DUPLEX CONVENIENCE OUTLET FOR MONITOR. COORDINATE WITH ARCH/OOWNER.	W, +60" AFF
DU	DUPLEX CONVENIENCE OUTLET WITH INTEGRAL USB CHARGING PORTS.	W, +18" AFF
DU	DUPLEX CONVENIENCE OUTLET FOR ELECTRIC WATER COOLER.	W, +30" AFF
DU	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT FOR REFRIGERATOR.	W, +42" AFF
DU	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT FOR WASTE DISPOSAL.	W, +18" AFF
DU	DOUBLE DUPLEX CONVENIENCE OUTLET.	W, +18" AFF
DU	DUPLEX CONVENIENCE OUTLET, CEILING MOUNTED, FVMH.	C, FVMH
DU	QUAD RECEPTACLE IN FLOOR BOX.	FL
DU	DUPLEX RECEPTACLE IN FLOOR BOX.	FL
DU	SPECIAL PURPOSE OUTLET, NEMA CONFIGURATION AND VOLTAGE AS NOTED.	W, FVMH
DU	JUNCTION BOX, SPECIFIC USE AS NOTED.	W, FVMH

ABBREVIATIONS	
AC	ARMORED CABLE
AFF	ABOVE FINISHED FLOOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
CU	COPPER
DIA	DIAMETER
EX	EXISTING TO REMAIN. PROVIDE WHITE TRIM FOR NON-WHITE TRIM DEVICES
EMT	ELECTRIC METAL TUBING
ENT	ELECTRIC NON-METALLIC TUBING
ETC	ETCETERA
IEEE	INSTITUTE FOR ELECTRONIC AND ELECTRICAL ENGINEERS
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPT
KW	KILOWATT
KVA	KILOVOLT-AMPS
MC	METAL CLAD
MH	MOUNTING HEIGHT
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION AGENCY
NORM	NORMAL
NTS	NOT TO SCALE
OC	OVER CURRENT PROTECTION
PH	PHASE
PWR	POWER
PVC	POLYVINYL CHLORIDE
SES	SERVICE ENTRANCE SECTION
SPD	SURGE PROTECTION DEVICE
SWBD	SWITCHBOARD
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UL	UNDERWRITERS LABORATORY
UON	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SUPPLY
W	WIRE
XFMR	TRANSFORMER
WP	WEATHER PROOF

- GENERAL PROJECT NOTES:**
- FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC. REQUIRED FOR A COMPLETE WORKING ELECTRICAL SYSTEM.
 - ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND ORDINANCES, AS WELL AS ALL CURRENT STANDARDS, CODES AND PRACTICES AS REQUIRED BY NEC 2020, NEMA, ANSI, NFPA, UBC, UL, IEEE, AND UTILITY COMPANY STANDARDS.
 - ALL EQUIPMENT, MATERIALS, AND WORK SHOWN ARE NEW UNLESS SPECIFICALLY NOTED AS EXISTING OR NOTED OTHERWISE ON OTHER SHEETS.
 - VERIFY EXACT LOCATION OF ALL RECEPTACLES ABOVE OR ADJACENT TO COUNTERS, FIXTURES, MIRRORS OUTDOOR FIXTURES AND MOUNTING HEIGHTS AND LOCATIONS OF ALL FIXTURES AND BOXES PRIOR TO ROUGH-IN. NO EXTRA COSTS WILL BE ALLOWED FOR FAILURE TO COMPLY.
 - ANY POWER OUTAGE OF ANY CIRCUIT SHALL BE APPROVED BY THE OWNER IN WRITING A MINIMUM OF TWO WEEKS PRIOR TO OUTAGE. ALL OUTAGES SHALL BE DONE EXACTLY WHEN DETERMINED BY THE OWNER AND DONE BEFORE OR AFTER WORKING HOURS AND ON WEEKENDS. NO SINGLE OUTAGE SHALL REQUIRE MORE THAN 4 HOURS. PROVIDE TEMPORARY POWER, HEAT AND COOLING AS REQUIRED DURING OUTAGE.
 - DUE TO THE REQUIREMENTS TO INTERFACE WITH EXISTING FACILITIES AND UTILITIES, IT IS REQUIRED THAT THE CONTRACTOR VISIT THE SITE TO DETERMINE EXISTING CONDITIONS PRIOR TO BID.
 - PRIOR TO PURCHASE OF ANY PANEL, PROTECTIVE DEVICES, SWITCH, STARTER, CONDUIT, WIRE, ETC., TO FEED ANY PIECE OF MECHANICAL EQUIPMENT, VERIFY THE VOLTAGE, PHASE, AND LOAD OF THAT ITEM IN THE FIELD AND/OR WITH THE PARTICULAR ENTITY INVOLVED IN FURNISHING THE ITEM SUCH THAT THE PROPER SIZE & RATING OF THE MATERIALS ARE PURCHASED. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO COMPLY. THIS APPLIES TO ALL EQUIPMENT UNDER OTHER SECTIONS & BY THE OWNER.
 - ALL RECEPTACLES SHALL MATCH THE MALE PLUG CONNECTOR OF ALL EQUIPMENT PROVIDED. VERIFY PRIOR TO PURCHASE. SEE GENERAL NOTE 7.
 - PULL ROPES: PROVIDE 300 POUND PULL WIRE OR NYLON EQUIVALENT IN ALL INTERIOR EMPTY CONDUIT RUNS. PROVIDE 1/4" DIA NYLON PULL ROPE IN EACH EMPTY EXTERIOR CONDUIT OR DUCT.
 - COORDINATE WITH MECHANICAL CONTRACTOR TO AVOID CONFLICTS BETWEEN DUCT WORK, SUPPLY & EXHAUST DIFFUSERS, LIGHTING, SOUND SYSTEMS, AND FIRE ALARM SYSTEM FIXTURES.
 - ELECTRICAL CONTRACTOR SHALL GUARANTEE THE ELECTRICAL WORK TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - VERIFY THE EXACT LOCATION AND ELEVATION OF ALL ELECTRICAL EQUIPMENT PRIOR TO ROUGH-IN. FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURERS APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
 - NOTE: COORDINATE LUMINAIRE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
 - ORDER AND/OR RELEASE ORDERED MATERIALS PROMPTLY AFTER SUBMITTAL APPROVAL. NO SUBSTITUTION METHODS OF INSTALLATION WILL BE ACCEPTED FOR FAILURE TO ORDER MATERIALS IN A TIMELY FASHION.
 - OBTAIN WRITTEN APPROVAL FROM THE ENGINEER OF ALL SHOP DRAWINGS AND MANUFACTURERS DATA FOR PANEL BOARDS, TRANSFORMERS, WIRING DEVICES, ETC. BEFORE RELEASING ORDERED MATERIALS. SUBMITTAL DATA SHALL INDICATE THAT THE CONTRACTOR HAS REVIEWED THE INFORMATION THEREIN AND THAT THE PROPOSED EQUIPMENT WILL MEET THE PHYSICAL CONSTRAINTS AT THE JOB SITE. ANY SUBSTITUTIONS SHALL BE OF THE EQUIVALENT OR BETTER QUALITY THAN THE SPECIFIED COMPONENTS.
 - TYPE MC OR TYPE AC CABLE SHALL ONLY BE USED WITH THE SPECIFIED WRITTEN PERMISSION OF THE PROGRAM/PROJECT MANAGER. ENT TYPE CONDUIT IS NOT ALLOWED.
 - CONDUIT/CONDUIT RUNS SHOWN ARE DIAGRAMMATIC ONLY. THE BEST FINAL CONDUIT ROUTING SHALL BE AS DETERMINED BY THE ELECTRICAL CONTRACTOR AT THE TIME OF CONSTRUCTION.
 - ALL WIRE SHALL BE COPPER. MINIMUM SIZE FOR POWER WIRING SHALL BE #12 AWG. STRANDED UNLESS OTHERWISE NOTED. MINIMUM SIZE FOR CONTROL WIRING SHALL BE #14 AWG.
 - PROVIDE ALL PANEL BOARDS WITH TYPED DIRECTORIES INSTALLED UNDER A CLEAR PLASTIC COVER. SUBMIT DIRECTORY INFORMATION TO THE OWNER FOR APPROVAL PRIOR TO FINALIZATION.
 - SERIES RATING OF UPSTREAM OR DOWNSTREAM CIRCUIT BREAKERS OR FUSES IS PROHIBITED. ONLY FULLY RATED SYSTEM COMPONENTS WILL BE ACCEPTED.
 - PROVIDE ALL TRENCHING, EXCAVATION, BACK FILLING, SHORING, PUMPING, COMP ACTION TEST ETC. THAT ARE REQUIRED FOR THE SCOPE OF ELECTRICAL WORK.
 - ALL PANEL BOARDS, SWITCHES, MOTOR STARTERS, AND SWITCHBOARD CIRCUIT BREAKERS SHALL HAVE ENGRAVED MICARTA NAMEPLATES.
 - PROVIDE CIRCUIT BREAKER LOCK LOCKED IN THE 'ON' POSITION FOR ALL CIRCUITS SERVING EMERGENCY LIGHTING.
 - ALL ANALOG INSTRUMENTATION WIRING SHALL BE SHIELDED.
 - IN ADDITION TO SURFACE RACEWAY AND/OR FLOOR MOUNTED OUTLET BOXES AND POWER POLES INDICATED ON ELECTRICAL DRAWINGS, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CABLE TRAY AND FLUSH MOUNTED OUTLET BOXES/BACK BOXES AND ASSOCIATED CONDUIT FOR ALL TELECOMMUNICATIONS OUTLETS (INCLUDING PAMASTER CLOCK/SOUND SYSTEMS, CATV/VIDEO SYSTEMS, AND SECURITY SYSTEMS) ON THIS PROJECT.

COMPLIANCE DATA	
THE FOLLOWING ARE THE PRIMARY CODES UNDER WHICH THIS PROJECT IS DESIGNED AND PERMITTED	
CODE	APPLICABLE CODE BOOK AND YEAR
BUILDING CODE	2023 FBC (IBC 2021 WITH AMENDMENTS)
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE
ENERGY	2023 FBC, ENERGY CONSERVATION
ACCESSIBILITY	2023 FBC - ACCESSIBILITY
FIRE ALARM	2023 FLORIDA FIRE PREVENTION CODE

ELECTRICAL SHEET LIST	
#	SHEET NAME
E000	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES
E001	ELECTRICAL SPECIFICATIONS
E002	LIGHTING SPECIFICATIONS
E100	ELECTRICAL PLAN

143857000
DATE: 07/22/2025
SCALE: AS SHOWN
DESIGNED BY: JRS
DRAWN BY: JS
CHECKED BY: JPF

Kimley»Horn

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REVISIONS

NO.	DATE	BY
1	04/10/2026	
2	07/22/2025	

ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES

ACURA PEMBROKE PINES

BROWARD COUNTY

SHEET NUMBER
E000

ELECTRICAL SPECIFICATIONS

<p>1.1. THE WORK: ALL WORK SHALL BE NEW UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE THE WORK SHOWN ON THE DRAWINGS AND REQUESTS FOR INFORMATION PRIOR TO BID DATE. THE WORD "WORK" IS DEFINED AS ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SUPERVISION AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE COMPLETE SYSTEMS, WHICH SHALL BE PROVIDED BY THIS CONTRACTOR WHETHER OR NOT SPECIFICALLY INDICATED OR NOTED.</p> <p>1.2. RESPONSIBILITY: THIS CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACTIONS OF ITS PERSONNEL, SUPPLIERS, AND SUB-CRONTACTORS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK AS MAY BE REQUIRED TO ACCOMMODATE OR SUPPORT THE ELECTRICAL WORK. EXAMPLES: PAINTING, STRUCTURAL SUPPORTS, CUTTING AND PATCHING, EXCAVATION AND BACKFILL, CONCRETE PADS, ROOF JACKS, ETC. REQUIRING THIS CONTRACTOR'S ENGAGEMENT OF APPROPRIATE TRADES TO PERFORM SUCH WORK FOR THE PROPER INSTALLATION AND OPERATION OF COMPLETE ELECTRICAL SYSTEMS.</p> <p>1.3. MINIMUM REQUIREMENTS: THESE SPECIFICATIONS ESTABLISH THE MINIMUM REQUIREMENTS FOR THE WORK AND MATERIALS, EQUIPMENT AND METHODS TO BE PROVIDED. THE DRAWINGS MAY INDICATE REQUIREMENTS WHICH EXCEED THESE MINIMUMS.</p> <p>1.4. GENERAL CONDITIONS: ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME FORCE AND EFFECT AS IF COMPLETELY REPRODUCED.</p> <p>1.5. DEFINITIONS: AHJ: AUTHORITY HAVING JURISDICTION ASSEMBLY: AN INSTALLATION OR SYSTEM OF MULTIPLE COMPONENTS REQUIRING MULTIPLE CONNECTIONS. (EXAMPLES: TRASH COMPACTOR, MOTORIZED DOOR, HVAC SPLIT SYSTEM, ETC.) EQUAL: ACCEPTED BY THE ENGINEER AS EQUAL FF&E: FURNISHINGS, FIXTURES AND EQUIPMENT - PROVIDED BY OTHERS AT JOBSITE RECEIVE, PROTECT, STORE, ASSEMBLE, INSTALL AND CONNECT: PROVIDE MINIMUM SIX STRUCTURAL BACKING. (EXAMPLES: CHANDELIERS, PROJECTORS, ETC.) PROVIDE: FURNISH, INSTALL, ACTIVATE, AND COMMISSION.</p> <p>1.6. CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), THE 2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), AND ALL OTHER ADOPTED APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.</p> <p>1.7. PERMITS: PAY ALL FEES AND OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.</p> <p>1.8. DRAWINGS: DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE, AND INDICATE THE TYPE, SIZE, ARRANGEMENT AND LOCATIONS OF MATERIALS AND EQUIPMENT. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES, AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. PROVIDE ALL NECESSARY ITEMS TO COMPLETE THE WORK ACCORDING TO INDUSTRY STANDARDS. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO REQUIRE FINISHED WORK, TESTED AND READY FOR OPERATION. DO NOT SCALE DRAWINGS. ARRANGEMENT OF EQUIPMENT AND ROUTING OF FEEDERS AND BRANCH CIRCUITING SHALL BE PLUMB AND AT RIGHT ANGLES TO BUILDING CONSTRUCTION, AND MAY REQUIRE MODIFICATION DUE TO UNFORESEEN CONDITIONS REQUIRING ONSITE REVISIONS DURING CONSTRUCTION. (SEE ALSO "BIDDING")</p> <p>1.9. COORDINATION: THIS PROJECT REQUIRES A HIGH LEVEL OF COORDINATION AND COOPERATION WITH OWNER, ARCHITECT, OTHER TRADES, VENDORS, AND SPECIALTY CONTRACTORS. CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, SHOP DRAWINGS, ETC. FOR ALL GENERAL CONSTRUCTION, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND SPECIALTY CONTRACTOR WORK. PRIOR TO ROUGH-IN, COORDINATE THE WORK WITH ALL OTHER TRADES, TAKING RESPONSIBILITY FOR THE PROPER FITTING OF MATERIAL INTO THE BUILDING AS PLANNED WITHOUT INTERFERENCE WITH OTHER WORK. ESTABLISH AND VERIFY LOCATIONS, HEIGHTS, CONNECTION METHODS, ETC. WITH EQUIPMENT INSTALLER (AND OWNER, ARCHITECT, AND/OR INTERIOR DESIGNER FOR FF&E ITEMS), AND MAKE REASONABLE MODIFICATIONS IN THE LAYOUTS NEEDED TO PREVENT CONFLICTS WITH OTHER TRADES IN ORDER TO PROVIDE ACCESS FOR THE PROPER EXECUTION OF THE WORK.</p> <p>1.10. IDENTICAL: ALL WORK REQUIRED FOR IDENTICAL ITEMS AND ASSEMBLIES OF THE PROJECT SHALL BE PROVIDED, ALTHOUGH EACH SPECIFIC IDENTICAL ITEM MAY NOT BE SHOWN IN DETAIL.</p> <p>1.11. VERIFICATION: CHECK AND VERIFY ALL SIZES, DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. ANY DEVIATIONS(S) OR PROBLEM(S) SHALL BE TRANSMITTED TO THE ENGINEER FOR REVIEW.</p> <p>1.12. CONNECTIONS: CONNECT ALL EQUIPMENT, SYSTEMS, AND ASSEMBLIES PROVIDED BY OTHERS INCLUDING CONTROLS, SAFETY DEVICES AND INTERCONNECTIONS. EXCEPTION: DO NOT INTERCONNECT THE CONTROL SYSTEMS OF MECHANICAL AND PLUMBING SYSTEMS WHICH ARE SPECIFICALLY NOTED TO BE THE RESPONSIBILITY OF THOSE TRADES. PROVIDE FUSIBLE DISCONNECT SWITCHES AND MOTOR STARTERS FOR ALL EQUIPMENT EXCEPT THOSE ITEMS WHICH ARE SPECIFICALLY LISTED WITH INTEGRAL STARTERS/DISCONNECT SWITCHES. WHERE STARTERS AND/OR DISCONNECT SWITCHES ARE FURNISHED TOGETHER WITH EQUIPMENT, RECEIVE, INSTALL, AND CONNECT THOSE ITEMS.</p> <p>1.13. SUBMITTAL: SUBMIT TO THE ENGINEER COMPLETE ELECTRONIC SETS OF SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR ALL EQUIPMENT AND MATERIALS SPECIFIED HEREIN. THE ENGINEER SHALL REVIEW SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ISSUE A WRITTEN ASSESSMENT TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. THE ENGINEER'S FAILURE TO CORRECT ERRORS IN THE SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO PERFORM THE WORK AS SHOWN AND/OR SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING FEES NECESSARY TO CHANGE PROJECT DOCUMENTS BASED ON ALTERNATE SUBSTITUTIONS/EQUIPMENT SUBSTITUTIONS.</p> <p>1.14. OR-EQUAL SUBSTITUTIONS: ALL PROPOSED "OR EQUAL" SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR CONSIDERATION PRIOR TO BIDDING AND AFTER ALL REQUIREMENTS ASSOCIATED WITH SUBSTITUTED EQUIPMENT AND/OR MATERIALS HAVE BEEN COORDINATED WITH OTHER BUILDING TRADES, INCLUDING ALL MECHANICAL, STRUCTURAL, AND/OR ARCHITECTURAL ELEMENTS. THE OWNER'S REPRESENTATIVE SHALL PRE-APPROVE ANY PROPOSED SUBSTITUTION IN WRITING. IDENTIFY AND ANNOTATE ALL REVISED REQUIREMENTS PER BUILDING TRADE ON THE SHOP DRAWINGS. ALSO IDENTIFY ALL COST DEBITS OR CREDITS IN WRITING FOR THE PROPOSED CHANGES PER BUILDING TRADE AND SUMMARIZE THESE AS A TOTAL NET-TO-OWNER CHARGE OR CREDIT FOR CONSIDERATION.</p> <p>1.15. AS-BUILT: UPON COMPLETION OF CONSTRUCTION, SUPPLY THE ENGINEER WITH AS-BUILT DOCUMENTS ACCURATELY SHOWING THE MATERIALS AND EQUIPMENT AS INSTALLED. PROVIDE OPERATION AND MAINTENANCE MANUAL(S) CONTAINING APPROVED SHOP DRAWINGS, OPERATING AND MAINTENANCE INSTRUCTION FOR SWITCHGEAR, LIGHTING FIXTURES, CONTROLS, AND SPECIALTY EQUIPMENT.</p> <p>1.16. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER (LONGER IF REQUIRED BY GENERAL AND/OR SPECIAL CONDITIONS). IN ADDITION, THE INSTALLATION SHALL BE GUARANTEED TO PERFORM AS SPECIFIED AND FULFILL EACH AND EVERY REQUIREMENT OF THE DRAWINGS AND SPECIFICATIONS WHEN OPERATED IN ACCORDANCE WITH THE CONTRACTOR'S INSTRUCTIONS. SHOULD THE INSTALLATION IN ANY WAY FAIL TO DO SO, THE CONTRACTOR WILL, WITHOUT DELAY AND WITHOUT COST TO THE OWNER, PROVIDE WHATEVER ADDITIONAL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO CORRECT THE DEFICIENCY AND COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. WHERE SPECIFIED EQUIPMENT HAS A LONGER GUARANTEE PERIOD, THE TERMS OF THAT GUARANTEE SHALL GOVERN (EXAMPLE: LED SYSTEMS WITH 5-YEAR GUARANTEE). INCANDESCENT LAMPS ARE EXEMPT BUT SHALL BE NEW AND UNUSED AT THE TIME OF FINAL ACCEPTANCE.</p> <p>1.18. IECC COMPLIANCE: COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE IECC COMPLIANCE CERTIFICATE INCLUDED IN THESE DOCUMENTS. HIRE A COMMISSIONING AGENT TO COMPLY WITH AND PERFORM ALL ASPECTS OF SECTION C408 OF THE 2021 IECC.</p> <p>BIDDING</p> <p>1.19. SITE VISIT: CONTRACT DOCUMENTS INDICATE NEW WORK TO BE PERFORMED AND DO NOT PURPORT TO SHOW ALL EXISTING CONDITIONS. VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH EXISTING CONDITIONS. COMPARE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS AGAINST EXISTING CONDITIONS, AND IDENTIFY AND ANNOTATE ALL WORK OR CONDITIONS THAT ARE DIFFERENT FROM THE CONTRACT DOCUMENTS OR THEIR INTENT. UPON DISCOVERY, IMMEDIATELY NOTIFY AND REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER. NO EXTRAS OR CHANGE ORDERS WILL BE ALLOWED FOR FAILURE TO PERFORM THE PRE-BID SITE VISIT.</p>	<p>1.20. BASIS OF PROPOSAL: PROPOSAL SHALL BE BASED ON MANUFACTURERS AND MODELS AS LISTED UNLESS "OR EQUAL" IS INDICATED. PROVIDE SUBSTITUTION REQUESTS A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO BID DATE CLOSING TO ALLOW TIME FOR DUE CONSIDERATION OF PROPOSED ALTERNATE AND SUBSEQUENT NOTIFICATION TO ALL OTHER BIDDERS IN THE EVENT SUBSTITUTION IS DEEMED ACCEPTABLE. DETERMINATION OF SUBSTITUTION EQUALITY RESTS SOLELY WITH THE ENGINEER.</p> <p>1.21. VALUE ENGINEERING (V.E.) INITIATIVES: IN ADDITION TO THE "AS SPECIFIED/OR EQUAL" BASE BID, A COST REDUCTION INITIATIVE(S) MAY BE PROPOSED BASED ON SUBSTITUTIONS OF EQUIPMENT, MATERIALS, AND/OR METHODS. EACH SUCH PROPOSAL SHALL INCLUDE A DATA SHEET(S) ON THE SPECIFIED ITEM(S), THE PROPOSED SUBSTITUTE(S), AND THE NET CREDIT TO THE OWNER, INCLUDING ALL CREDITS AND CHARGES FROM ALL MEMBERS OF THE CONSTRUCTION TEAM. THE ENGINEER WILL REVIEW AND RENDER AN OPINION TO THE OWNER. IF THE V.E. INITIATIVE IS DECLINED, PROVIDE THE SPECIFIED EQUIPMENT/MATERIAL/METHOD. IF THE V.E. INITIATIVE IS ACCEPTED, AND IF SUCH ACCEPTANCE RESULTS IN A REQUIREMENT TO REVISE ANY DESIGN DOCUMENTS, THE CHARGES FOR THESE REVISIONS SHALL BE BILLED TO THE CONTRACTOR AND THE INVOICING SHALL BE SETTLED BEFORE THE PROJECT IS SIGNED OFF FOR FINAL ACCEPTANCE.</p> <p>1.22. BIDDING: THE CIVIL, ARCHITECTURAL, MECHANICAL, KITCHEN, AND/OR INTERIOR DRAWINGS CONTAIN DETAILED DESCRIPTIONS, CIRCUITING, AND CONNECTION REQUIREMENTS WHICH ARE PART OF THIS CONTRACTOR'S RESPONSIBILITIES. DO NOT SUBMIT BIDS ON THIS PROJECT PRIOR TO REVIEWING ALL PROJECT DRAWINGS, SPECIFICATIONS, AND ADDENDA.</p> <p>1.23. SPECIFICATIONS BOOK: THE SPECIFICATIONS CONTAIN SIGNIFICANT INFORMATION, CONDITIONS, AND PROCEDURES WHICH MAY HAVE A SUBSTANTIAL IMPACT ON THIS CONTRACTOR'S COSTS. DO NOT SUBMIT A BID ON THIS PROJECT UNLESS YOU HAVE THOROUGHLY REVIEWED THE GENERAL NOTES CONTAINED HEREIN ARE COMPLIMENTARY TO THE SPECIFICATIONS BOOK, AND IN COMPARISON THE MORE STRINGENT REQUIREMENT(S) SHALL GOVERN.</p> <p>PART TWO - PRODUCTS</p> <p>2.1. EQUIPMENT STANDARDS: ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST QUALITY AVAILABLE ("SPECIFICATION GRADE"). EQUIPMENT SHALL BE CONSTRUCTED TO NEMA STANDARDS AND SHALL BE LABELED FOR THEIR INTENDED PURPOSE BY A RECOGNIZED LISTING AGENCY ACCEPTABLE TO THE AHJ (UL, CSA, ETL, ETC.)</p> <p>2.2. ACCEPTABLE MANUFACTURERS AND SUPPLIERS: WHERE EQUIPMENT AND MATERIALS ARE NOT SPECIFIED BY NAME THEY ARE DEEMED TO BE GENERIC, SUBJECT TO THE REQUIREMENTS LISTED HEREIN. THESE MANUFACTURERS ARE CONSIDERED CAPABLE OF OFFERING EQUIVALENT PRODUCTS. MINIMUM STANDARD IN ALL INSTANCES IS COMMERCIAL GRADE.</p> <p>SWITCHGEAR: EATON, GENERAL ELECTRIC, SIEMENS, SQUARE D LIGHT FIXTURES: ACUTY, COOPER, HUBBELL, THOMAS WIRING DEVICES: HUBBELL, LEVITON, LEGRAND, WIREMOLD</p> <p>2.3. CIRCUITING: ALL WIRING SHALL BE IN CONDUIT, CONCEALED WHERE POSSIBLE EXCEPT FOR BRANCH CIRCUITS WITHIN EACH RESIDENTIAL UNIT. EMT WITH STEEL INSULATED THROAT SET SCREW FITTINGS MAY BE USED IN DRY, PROTECTED INTERIOR LOCATIONS. PVC SCHEDULE 40 SHALL BE USED BELOW GRADE AT MINIMUM 24" WRAPPED RIGID ELBOWS AND RISERS SHALL BE USED FOR ALL THROUGH-GRADE TRANSITIONS AND STUB-UPS. RGS OR IMC CONDUIT WITH THREADED FITTINGS SHALL BE USED IN ALL LOCATIONS WHERE EXPOSED TO THE ELEMENTS OR SUBJECT TO PHYSICAL DAMAGE. IMC OR RIGID CONDUIT BELOW GRADE SHALL BE HALF-LAP WRAPPED WITH 20 MIL PVC TAPE. TYPE ENT RACEWAY IS NOT ALLOWED. CONNECT RECESSED AND SUSPENDED LIGHTING FIXTURES, MOTORIZED AND/OR VIBRATING EQUIPMENT WITH STEEL FLEX OR SEALTITE CONDUIT. ALL CONDUIT SHALL HAVE FULL CORD IF OTHERWISE EMPTY.</p> <p>2.4. MC CABLE: MC CABLE MAY BE USED ONLY WITH SPECIFIC PERMISSION FROM THE ENGINEER. MC CABLE USE SHALL BE LIMITED TO CIRCUITING SOLUTIONS IN TIGHT CONDITIONS WHERE CONDUIT AND WIRE CIRCUITING CANNOT FIT. HOMERUNS AND FEEDERS SHALL BE CONDUIT AND WIRE.</p> <p>2.5. WIRING: ALL WIRE SHALL BE COPPER UNLESS OTHERWISE NOTED. ALL WIRE SHALL BE STRANDED IN SIZES #8 AWG AND LARGER. SINGLE PHASE BRANCH CIRCUITS SHALL INCLUDE A SEPARATE NEUTRAL WIRE WITH EACH PHASE WIRE. NEUTRAL SHALL BE WHITE WITH COLOR STRIPE MATCHING COLOR OF PHASE WIRE. HOMERUNS TO PANELBOARDS SHALL BE MINIMUM #12 AWG CU IN 3/4" CONDUIT UNLESS OTHERWISE NOTED.</p> <p>2.6. FUSES AND CIRCUIT BREAKERS: FUSES AND CIRCUIT BREAKERS SHALL BE SIZED PER ACTUAL RESPECTIVE APPLICATION (i.e., MOTOR CIRCUIT PROTECTOR, GROUND FAULT CIRCUIT INTERRUPTER, ARC FAULT CIRCUIT INTERRUPTER, ETC.). FUSES SHALL BE DUAL ELEMENT, CURRENT-LIMITING, AND SHALL BE INTERCHANGEABLE BETWEEN FRAME SIZES WITH STANDARD FACTORY FUSE REDUCERS. PROVIDE LOCKABLE SPARE FUSE CABINET WITH (3) SPARE FUSES OF EACH SIZE USED.</p> <p>2.7. DISTRIBUTION SWITCHGEAR: SWITCHGEAR SHALL HAVE COPPER BUS AND HEAVY GAUGE LOCKABLE COVERS. SWITCHGEAR IN LOCATIONS OTHER THAN LOCKED ELECTRIC ROOMS SHALL HAVE USABLE SPACE, MEASURED AS A PERCENTAGE OF THE SPACE OCCUPIED BY SPECIFIED CIRCUIT BREAKERS, SWITCHES, ETC.</p> <p>2.8. SERVICE SWITCHES: IN ADDITION TO THE ABOVE, SERVICE SWITCHGEAR SHALL MEET THE REQUIREMENTS OF THE SERVING UTILITY.</p> <p>2.9. PANELBOARDS: PANELS SHALL HAVE COPPER BUS AND HARDWARE, BOLT-ON CIRCUIT BREAKERS, FLUSH MONO-FLAT TRIM, PIANO HINGED DOORS AND COVER (DOOR-IN-DOOR) WITH LOCKABLE MASTER-KEYED FLUSH LATCHES. FLUSH-MOUNTED PANELS SHALL HAVE EMPTY CONDUITS STUBBED TO ACCESSIBLE ATTIC SPACE: (1) 3/4" CONDUIT FOR EACH THREE (3) SPARE/SPACE CIRCUITS.</p> <p>2.10. SAFETY SWITCHES: SWITCHES SHALL BE GENERAL DUTY UP TO 250 VOLTS, HEAVY DUTY ABOVE 250 VOLTS. FUSIBLE SWITCHES SHALL BE FUSED PER THE NAMEPLATE REQUIREMENTS OF THE EQUIPMENT BEING CONNECTED.</p> <p>2.11. MOTOR STARTERS: STARTERS SHALL BE MINIMUM NEMA SIZE 1 WITH INTEGRAL CONTROL TRANSFORMER, RED NEON "RUN" PILOT LIGHT AND "ON-OFF-AUTO" SELECTOR SWITCH ON COVER. OVERLOAD DEVICES SHALL BE SIZED PER THE NAMEPLATE AMPERAGE OF THE EQUIPMENT BEING CONTROLLED.</p> <p>2.12. CONTACTORS: CONTACTORS SHALL BE ELECTRICALLY HELD WITH "ON-OFF-AUTO" SELECTOR SWITCH ON COVER.</p> <p>2.13. RATINGS: ALL ELECTRICAL EQUIPMENT SHALL BE FULLY RATED FOR BRACING IN EXCESS OF THE MAXIMUM AVAILABLE FAULT CURRENT CALCULATED AND SHOWN AT THE EQUIPMENT CONNECTION POINT WITHIN THE DISTRIBUTION SYSTEM. MINIMUM RATING SHALL BE 10K AIC.</p> <p>2.14. WIRING DEVICES: WIRING DEVICES (SWITCHES, RECEPTACLES, ETC.) SHALL BE SPECIFICATION GRADE "DECORA" STYLE, MINIMUM 20-AMP RATED. COVER PLATES SHALL BE NYLON. DEVICE AND PLATE COLORS SHALL BE AS SPECIFIED BY ARCHITECT OR INTERIOR DESIGNER. VERIFY PRIOR TO COMMENCEMENT OF WORK. WIRING DEVICES EXPOSED TO THE ELEMENTS SHALL HAVE WEATHERPROOF-IN-USE LOCKABLE COVERS. RAISED STEEL BOX COVERS MAY BE USED IN UTILITY AREAS. REFER TO FOOD SERVICE NOTES (IF APPLICABLE TO THIS PROJECT) FOR ADDITIONAL REQUIREMENTS.</p> <p>2.15. TRANSFORMERS: TRANSFORMERS SHALL BE TYPE TP-1 MINIMUM WITH ALUMINUM WINDINGS, RATED FOR 150°C RISE (UNLESS OTHERWISE NOTED), MOUNTED ON RUBBER-IN-SHEAR VIBRATION ISOLATORS, CONNECTED WITH FLEXIBLE CONDUIT. PUBLISHED AND MEASURED NOISE RATING SHALL NOT EXCEED NEMA TP-20 MAXIMUM.</p> <p>2.16. LIGHTING FIXTURES: LIGHT FIXTURES SHALL BE PROVIDED WITH ALL ASSOCIATED HARDWARE (HANGER BARS, PENDANTS, STEMS, RESTRAINTS, CHAINS, CORDS, LAMPS, ETC.). LENSES SHALL BE ACRYLIC, REFLECTORS SHALL BE ANODIZED. FLUORESCENT BALLASTS SHALL BE ELECTRONIC. PROGRAM RAPID START, THD LESS THAN 10%. FLUORESCENT LAMPS SHALL HAVE MINIMUM CRI OF 80%. INCANDESCENT LAMPS SHALL BE 120 VOLT, INSIDE FROST, MINIMUM 2000 HOUR LIFE. LOW VOLTAGE INCANDESCENT LAMPS SHALL BE HIRALOGEN, MINIMUM 3000 HOUR LIFE. EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED TO PREVENT WATER, DUST AND INSECT INTRUSION, WITH GASKETING FOR DOORBACKPLATE AND SEALANT AT THE WIRING ENTRY POINT. REFER TO LIGHTING FIXTURE SCHEDULE WITHIN PLAN SET FOR ADDITIONAL REQUIREMENTS (LED, CRITERIA, ETC.).</p> <p>2.17. TAMPERPROOF: ALL EQUIPMENT AND CIRCUITING ACCESSIBLE BY THE PUBLIC SHALL BE DEMONSTRATED TO BE TAMPERPROOF AND VANDAL RESISTANT. OPENABLE DEVICES AND EQUIPMENT SHALL BE PAD LOCKABLE.</p> <p>PART THREE - EXECUTION</p> <p>3.1. GROUNDING: GROUND ALL EQUIPMENT AND SYSTEM NEUTRAL IN ACCORDANCE WITH THE REQUIREMENTS OF NEC ARTICLE 250. PROVIDE CODE-SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL FEEDERS AND BRANCH CIRCUIT RACEWAYS. WHERE ISOLATED GROUNDS ARE INDICATED, PROVIDE INSULATED CONDUCTOR (GREEN WITH YELLOW STRIPE).</p>	<p>3.2. UTILITY SERVICES: PROVIDE POWER AND COMMUNICATIONS SYSTEM SERVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVING UTILITIES. CONTRACTOR TO PROVIDE ARC FLASH STUDY AND LABELING ON ALL NEW EQUIPMENT IN CONFORMANCE WITH NEC. PROVIDE EXCAVATION, RACEWAY, STRUCTURES, GROUNDING, ETC. AS DIRECTED. POWER SERVICES AND DISTRIBUTION SYSTEM AC RATING SHALL EXCEED MAXIMUM AVAILABLE FAULT CURRENT THROUGH UTILITY SERVICE TRANSFORMER. CONTACT SERVING UTILITIES AND OBTAIN THEIR REQUIREMENTS PRIOR TO BID. (UTILITY SERVICE AND LINE EXTENSION CHARGES PAID BY OTHERS).</p> <p>3.3. TEMPORARY CONSTRUCTION POWER: PROVIDE TEMPORARY ELECTRICAL POWER DISTRIBUTION AND LIGHTING AS REQUIRED FOR ALL TRADES THAT REQUIRE SERVICE DURING THE COURSE OF THIS PROJECT IN COMPLIANCE WITH ALL NEC AND OSHA REQUIREMENTS. OWNER SHALL NOT BE RESPONSIBLE FOR TEMPORARY POWER CHARGES.</p> <p>3.4. LOCATIONS: INDICATED LOCATIONS OF ALL OUTLETS AND EQUIPMENT ARE SUBJECT TO CHANGE. SHIFT/RELOCATE/RECONFIGURE ANY OUTLET, EQUIPMENT OR CONNECTION POINT UP TO 10' AS DIRECTED BY ENGINEER AT NO ADDED COST.</p> <p>3.5. WORKMANSHIP: THE WORK SHALL BE INSTALLED PARALLEL AND AT RIGHT ANGLES TO THE BUILDING LINES, LEVEL AND PLUMB. THE WORK SHALL BE WELL SUPPORTED AND SOLIDLY MOUNTED. DRESS AND THE WIRING IN PANELBOARDS AND SWITCHGEAR. THE WORK SHALL BE LEFT CLEAN WITH NO DIRT, DENTS, ABRASIONS, PAINT SPLATTERS, OR OTHER IRREGULARITIES.</p> <p>3.6. FIRE STOPPING: ALL PENETRATED FIRE RATED SURFACES SHALL BE FIRE SEALED WITH APPROVED U.L. LISTED SEALANTS AS LISTED WITHIN ARCHITECTURAL SPECIFICATIONS. DO NOT EXCEED MAXIMUM ALLOWABLE SURFACE PENETRATIONS DEPENDENT ON RATINGS OF SURFACES. REFER TO ARCHITECTURAL DRAWINGS FOR DETERMINATION OF PENETRATION LOCATIONS THROUGH FIRE RATED ASSEMBLIES.</p> <p>3.7. SUPPORTS AND HANGERS: PROVIDE 3" HIGH HOUSEKEEPING CONCRETE PAD BENEATH FLOOR MOUNTED EQUIPMENT, EXTENDING 3" BEYOND EQUIPMENT FOOTPRINT. SUPPORT AND ALIGN ALL RACEWAYS, CABINETS, BOXES, BACK BOXES, FIXTURES, AND EQUIPMENT FROM STRUCTURE. SECURE ALL SUPPORTING METHODS BY MEANS OF TOGGLE BOLTS IN HOLLOW MASONRY, EXPANSION BOLTS IN SOLID MASONRY, CONCRETE PRESET INSERTS OR EXPANSION BOLTS IN CONCRETE, MACHINE SCREWS OR BOLTS IN METAL, AND WOOD SCREWS IN WOOD CONSTRUCTION. ALL SUPPORTING SYSTEMS AND COMPONENTS SHALL BE RATED FOR A MINIMUM OF FIVE (5) TIMES THE ACTUAL LOAD.</p> <p>3.8. SLEEVES AND PENETRATIONS: PENETRATIONS OF ALL SURFACES SHALL BE PROVIDED WITH SLEEVES THAT SHALL BE SEALED WITH LIKE MATERIALS AND SHALL BE FINISHED WITH ESCUTCHEON PLATES. PENETRATIONS BELOW GRADE LEVEL SHALL BE WATERTIGHT. PENETRATIONS AT EXTERIOR WALLS SHALL BE WEATHERPROOF. ROOF PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED.</p> <p>3.9. EXPANSION AND CONTRACTION: RACEWAYS PASSING THROUGH BUILDING EXPANSION JOINTS, ON ROOF, AND IN AREAS OF TEMPERATURE VARIATIONS GREATER THAN 30°F SHALL BE INSTALLED WITH EXPANSION FITTINGS.</p> <p>3.10. CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES: BOXES SHALL BE MARKED WITH PANEL AND CIRCUIT NUMBERS (PERMANENT PEN ACCEPTABLE ABOVE CEILING). NAMEPLATES SHALL BE FASTENED WITH A MINIMUM OF TWO (2) SCREWS. PANEL DIRECTORIES SHALL BE LOCATED ABOVE ENTRY DOOR. THE SPRINKLER PIPING TO SOURCE, JUNCTION BOXES, AND ALL OUTLET BOXES WITH PERMANENT ADHESIVE MARKER STRIP. PANEL DIRECTORIES SHALL BE TYPED. IDENTIFY WIRING DEVICES WITH SELF ADHESIVE CLEAR SATIN FINISH LABELS WITH SOURCE AND CIRCUIT NUMBER.</p> <p>3.11. ELECTRICAL ROOM CODE COMPLIANCE: DUE TO THE DIAGRAMMATIC NATURE OF THE DESIGN DOCUMENTS (ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, ETC.), COORDINATE WITH ALL OTHER SUBCONTRACTORS AT THE START OF THIS PROJECT TO INFORM AND VERIFY THAT NO FOREIGN SYSTEMS OR EQUIPMENT ARE MOUNTED ABOVE ELECTRICAL EQUIPMENT OR PASS THROUGH THE DESIGNATED ELECTRIC ROOMS, AND THAT A MINIMUM OF 7'-0" IS PROVIDED AS CLEAR HEADROOM ALONG ACCESS PATHS TO ELECTRIC ROOMS. ANY REROUTING OR RELOCATION OF SYSTEMS THAT A SUBCONTRACTOR FEELS WILL COMPROMISE THE DESIGN INTENT SHALL BE DESCRIBED IN WRITING AND FORWARDED TO THE DESIGN ENGINEER FOR FURTHER REVIEW. ALL PIPING TO HVAC UNITS THAT COOL ELECTRIC ROOMS SHALL BE LOCATED ABOVE ENTRY DOOR. THE SPRINKLER PIPING TO PROVIDE PROTECTION FOR THE ELECTRIC ROOM IS PREFERRED TO ENTER THE ROOM ABOVE THE ENTRY DOOR AND RUN DOWN THE AISLE SPACES OF THE ROOM. ALL INSTALLATIONS SHALL BE FULLY COORDINATED AMONGST ALL TRADES.</p> <p>3.12. ELECTRICALLY OPERATED EQUIPMENT: VERIFICATION AND SUBSTITUTION: FEEDERS AND OVER-CURRENT DEVICES (INCLUDING STARTERS, DISCONNECTS, ETC.) HAVE BEEN DESIGNATED BASED ON INFORMATION PROVIDED BY THE RESPONSIBLE CONTRACTOR AND/OR DESIGNATED SUPPLIER. PRIOR TO ROUGH-IN, COORDINATE WITH THE APPROPRIATE TRADE AND/OR INSTALLER TO DETERMINE THAT THE ACTUAL NAMEPLATE ELECTRICAL REQUIREMENTS MATCH THIS DESIGN. ALL ADDITIONAL ELECTRICAL COSTS RELATED TO THE CONNECTION OF EQUIPMENT WHICH VARIES FROM THE ORIGINAL SPECIFICATIONS SHALL BE RESOLVED WITHIN THE CONSTRUCTION TEAM AT NO ADDITIONAL COST TO THE OWNER.</p> <p>3.13. ADDITIONAL SYSTEMS AND EQUIPMENT CONNECTIONS: IN ADDITION TO EQUIPMENT POWER FEEDERS AND CONNECTIONS INDICATED ON THE ELECTRICAL DRAWINGS, PROVIDE 120V CONTROL POWER CONNECTIONS TO SMOKE/FIRE DAMPERS, VAV BOXES, TEMPERATURE CONTROL, FIRE ALARM PANELS, DOOR HOLDING/LATCHING DEVICES, ETC. AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS AS WELL AS ALL DESIGN-BUILD SYSTEM DRAWING.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>POWER SOURCE</th> <th>MAX NO. PER CIRCUIT</th> <th>PROVIDE SMOKE DETECTORS</th> </tr> </thead> <tbody> <tr> <td>FIRE/SMOKE DAMPER</td> <td>EMERGENCY</td> <td>10</td> <td>YES</td> </tr> <tr> <td>VAV TERMINAL (NO FAN)</td> <td>NORMAL (VERIFY)</td> <td>10</td> <td>NO</td> </tr> <tr> <td>TEMPERATURE CONTROL PANEL</td> <td>EMERGENCY (VERIFY)</td> <td>1</td> <td>NO</td> </tr> <tr> <td>FIRE ALARM PANEL</td> <td>EMERGENCY</td> <td>1</td> <td>NO</td> </tr> <tr> <td>DOOR HOLDING/LATCHING DEVICES</td> <td>EMERGENCY</td> <td>10</td> <td>NO</td> </tr> </tbody> </table> <p>3.14. HOURS OF OPERATION: CONDUCT WORK TO MINIMIZE DISRUPTION OF OWNER'S ONGOING BUSINESS OPERATIONS. PROVIDE BARRICADES, NOISE ABATEMENT, AND DUST CONTAINMENT MEASURES TO ENSURE THE SAFETY AND COMFORT OF PATRONS, STAFF, AND WORKERS. INTERRUPTIONS OF EXISTING POWER, COMMUNICATIONS, AND/OR FIRE ALARM SYSTEMS SHALL BE PERFORMED ONLY AT SUCH TIMES AS DIRECTED BY OWNER OR RESIDENT ENGINEER. OUTAGES SHALL BE MOMENTARY IN NATURE, EACH SUCH OUTAGE (OR OPERATION WHICH MAY POSE RISK OF AN ACCIDENTAL OUTAGE) SHALL BE SCHEDULED A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE.</p> <p>3.15. COMMUNICATIONS SYSTEMS: THE ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLETS AND RACEWAYS FOR COMMUNICATION SYSTEMS AS INDICATED HEREIN, INCLUDING TELEPHONE, DATA, POINT-OF-SALE, SOUND, SECURITY, AUDIOVISUAL, CCTV, MATV, ETC. CABLING AND DEVICES SHALL BE INSTALLED AND TERMINATED BY OTHERS.</p> <p>PART FOUR - SPECIAL SYSTEMS</p> <p>4.1. THIRD PARTY TESTING: PROVIDE ALL ASSOCIATED COSTS FOR THIRD PARTY TESTING OF ALL EQUIPMENT, CONDUCTORS, GROUND FAULT, GROUND FAULT COORDINATION STUDY WITH REPORT PREPARATION, ETC. AS REQUIRED BY THE NEC, AHJ, AND ALL OTHER GOVERNING AUTHORITIES.</p>	ITEM	POWER SOURCE	MAX NO. PER CIRCUIT	PROVIDE SMOKE DETECTORS	FIRE/SMOKE DAMPER	EMERGENCY	10	YES	VAV TERMINAL (NO FAN)	NORMAL (VERIFY)	10	NO	TEMPERATURE CONTROL PANEL	EMERGENCY (VERIFY)	1	NO	FIRE ALARM PANEL	EMERGENCY	1	NO	DOOR HOLDING/LATCHING DEVICES	EMERGENCY	10	NO
ITEM	POWER SOURCE	MAX NO. PER CIRCUIT	PROVIDE SMOKE DETECTORS																							
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DOOR HOLDING/LATCHING DEVICES	EMERGENCY	10	NO																							

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ELECTRICAL SPECIFICATIONS


ACURA PEMBROKE PINES

BROWARD COUNTY

SHEET NUMBER
E001

KHA PROJECT 143857000	DATE 07/22/2025	SCALE AS SHOWN	DESIGNED BY JRS	DRAWN BY JS	CHECKED BY JPF
					FL
					REVISIONS
					DATE
					BY

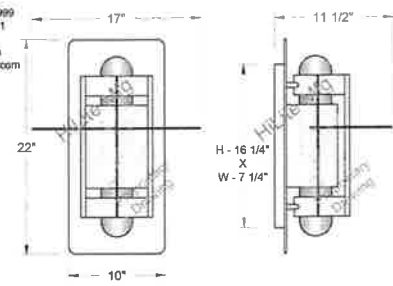
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H-43317-B
Atlas Collection

Job Name: _____
Type: _____
Quantity: _____



FINISH - Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamel liquid, raw metal, or galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), 97(Black), 98(White), 99(Black), 100(White), 101(Black), 102(White), 103(Black), 104(White), 105(Black), 106(White), 107(Black), 108(White), 109(Black), 110(White), 111(Black), 112(White), 113(Black), 114(White), 115(Black), 116(White), 117(Black), 118(White), 119(Black), 120(White), 121(Black), 122(White), 123(Black), 124(White), 125(Black), 126(White).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Wall Mount.


LENS OPTION - CLR(Clear), RIB(Clear Ribbed), FR(Frost), RD(Red), BL(Blue), GRN(Green), AM(Amber) and AMC(Amber Crackle) available.

GC TO MATCH EXISTING LENS, FINISH, REFLECTOR, LAMP, COLOR TEMPERATURE

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available In:
Incandescent
- rated 2-100 watt max/120 volt, medium base.
Compact Fluorescent(CFL)
- rated 2-13/18/26/32 watt max/120/277 volt, GX24Q base.
Metal Halide(MH)
- rated 2-35/50/70/100 watt max/120/208/240/277 volt, medium base, 4KV socket.
High Pressure Sodium(HPS)
- rated 2-50/70/100 watt max/120/277 volt, medium base.
Light-Emitted Diode (LED)
- rated 20w LED max. See LED specifications for complete part number.

MADE IN THE U.S.A. Suitable for wet location.



ACURA PEMBROKE PINES
BROWARD COUNTY

LIGHTING SPECIFICATIONS

FL

KHA PROJECT
143857000

DATE
07/22/2025

SCALE AS SHOWN
DESIGNED BY JFS
DRAWN BY JS
CHECKED BY IPF

Kimley»Horn

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REVISIONS

No.	REVISIONS	DATE	BY
3	BD COMMENTS PERMIT SET	07/22/2025	

SHEET NUMBER
E002

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GENERAL DEMO NOTES:

- REVIEW ARCHITECT'S DEMO DRAWINGS FOR LOCATION OF WALLS BEING REMOVED UNDER THE SCOPE OF WORK AND REMOVAL ALL CONDUIT AND WIRING BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.
- EXISTING UNDERGROUND CONDUIT LEAVING OR ENTERING THE BUILDING TO FROM AN OUTSIDE SOURCE OR DEVICE ARE TO BE DEMOLISHED BACK TO ITS SOURCE. UPDATE ASSOCIATED ELECTRICAL PANEL CIRCUIT DIRECTORY TO READ AS 'SPARE' FOR THE DEMOLISHED CIRCUIT. DO NOT LEAVE ABANDONED.
- MAKE ALL NECESSARY ALTERATIONS TO COORDINATE AND CONNECT THE EXISTING WITH THE NEW ELECTRICAL WORK TO THE END THAT WHEN THE WORK IS COMPLETE THE ENTIRE ELECTRICAL INSTALLATION, EXISTING AND NEW, SHALL BE IN COMPLETE OPERATION CONDITION. THE DRAWINGS INDICATE THE WORK WHICH IS TO BE IN PLACE AT THE COMPLETION OF THE INSTALLATION.
- IF APPLICABLE, CONTRACTOR TO REUSE FIRE AND SMOKE PARTITION PENETRATIONS OF EXISTING TO BE REMOVED WORK. IF NOT TO BE REUSED, SEAL PENETRATIONS PER PARTITION'S FIRE RATING.
- EXCEPT WHERE SPECIFICALLY NOTED HEREIN OR DIRECTED BY THE OWNER, ALL EXISTING FIXTURES, SWITCHES AND OTHER MATERIALS OR EQUIPMENT WITHIN THE PROJECT'S SCOPE NOT TO BE REUSED, SHALL BE TURNED OVER TO THE OWNER OR BE DISPOSED OF AS DIRECTED BY THE OWNER.
- FOLLOW OSHA 1910.147 FOR LOCKOUT/TAGOUT PROCEDURES.
- PROVIDE THE 'NOTICE OF DEMOLITION OR ASBESTOS RENOVATION' FORM 67-257 900(1) TO THE APPROPRIATE D.E.P. DISTRICT OFFICE OR LOCAL AIR PROGRAM OFFICE AT LEAST 10 WORKING DAYS BEFORE THE PROJECT START DATE PER FLORIDA STATUTE 376.60.
- ANY EXISTING MATERIAL TO REMAIN UPON COMPLETION IS INDICATED ON DRAWINGS AS EXISTING. CONDUIT AND WIRING IS EXISTING TO THEIR RESPECTIVE SOURCE. ALTHOUGH NOT INDICATED ON THE DRAWINGS, THIS MAY REQUIRE TEMPORARY REMOVAL OR RE-ROUTING OF CONDUITS AND REPLACING EXISTING WIRING WITH NEW DURING THE COURSE OF CONSTRUCTION WORK.
- FURNISH AND INSTALL NEW BLANK PLATES FOR ALL REMOVED OUTLETS, SWITCHES, LIGHT FIXTURES, ETC., WHEN THE OUTLET BOX IS TO REMAIN.
- REMOVE ALL EXISTING CONDUCTORS AND EXPOSED CONDUITS ABANDONED BACK TO PANEL BOARD. LABEL NEW PANEL DIRECTORY AS 'SPARE'.
- MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., REMAINING IN OPERATION WHICH IS BEING FED BY AN ABANDONED OUTLET. MAINTAINING CONTINUITY SHALL CONSIST OF RE-ROUTING OF CONDUIT AND WIRING, AS REQUIRED TO SUIT THE EXISTING CONDITIONS.

GENERAL LIGHTING NOTES:

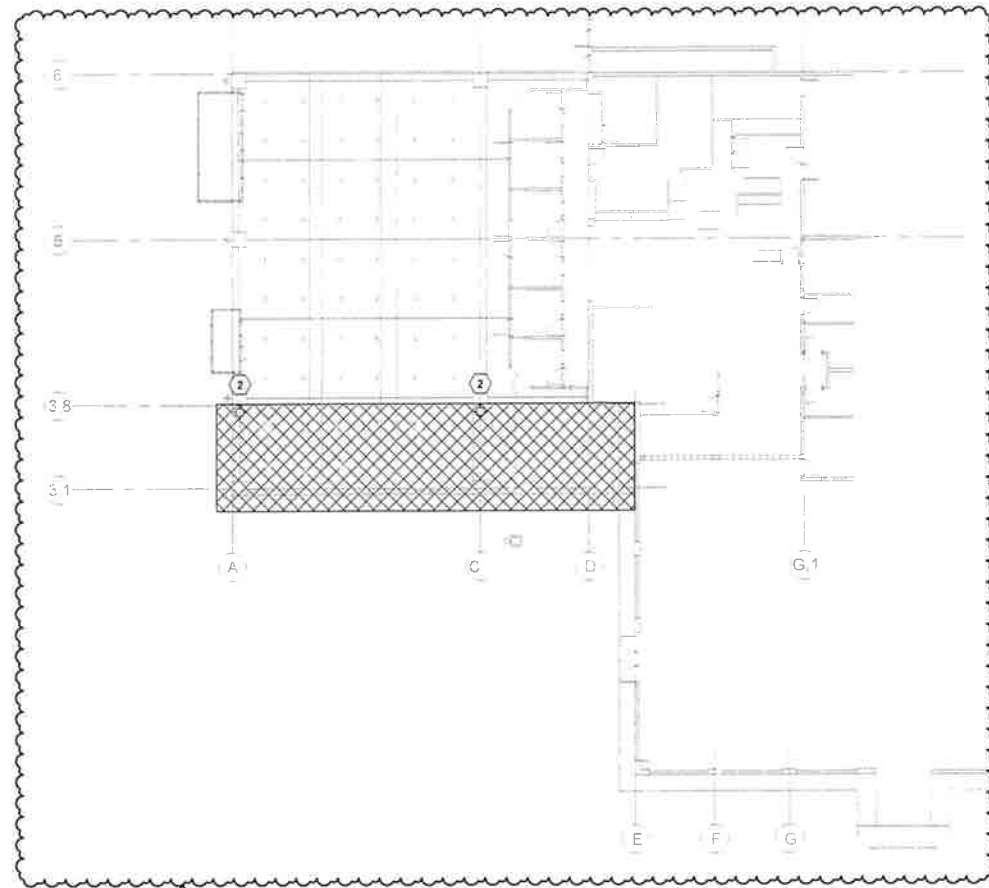
- COMPLETE LIGHTING DESIGN IS BEING PROVIDED BY THE ARCHITECT AND/OR THEIR SECURED LIGHTING REPRESENTATIVE. THEIR DRAWINGS SHALL BE USED FOR FINAL COORDINATION OF EXACT FIXTURE SELECTIONS, QUANTITIES, LOCATIONS, AND CONTROLS. ELECTRICAL DRAWINGS HEREIN SHALL BE USED FOR CIRCUITING PURPOSES ONLY.
- IF FIXTURE DISCREPANCIES ARE FOUND BETWEEN THE ELECTRICAL DRAWINGS AND FINAL ARCHITECTURAL LIGHTING REPRESENTATIVE DESIGN DRAWINGS, CONTRACTOR TO NOTIFY THE ARCHITECT ON HOW TO PROCEED AND WHEN NECESSARY, TO PROVIDE POWER TO NEW FIXTURES FROM ADJACENT DESIGNED LIGHTING CIRCUITS. DEMAND LOADS FOR LIGHTING CIRCUITS SHALL BE LESS THAN 80% OF THE CIRCUIT BREAKER RATING. NOTIFY THE ENGINEER OF RECORD IF ADDITIONAL CIRCUITS NEED TO BE ADDED.
- ALL 0-10 VOLT DIMMABLE LUMINAIRES REQUIRE THE CONTRACTOR TO PROVIDE AND INSTALL ADDITIONAL LOW-VOLTAGE WIRING FROM THE LUMINAIRE TO THE CONTROL LOCATION INCLUDING, BUT NOT LIMITED TO: EMERGENCY BATTERY BACK-UP, POWER FROM INVERTERS CONTAINING DIMMING FOR LUMINAIRES TO OPERATE LESS THAN 100% AND ALL LIGHTING CONTROL SYSTEM REQUIREMENTS.
- CONTRACTOR TO PROVIDE ALL REQUIRED CONTROL WIRING, FIXTURE MODULES, DEVICES, ETC. TO ACCOMMODATE CONTROLS AS INDICATED ON FLOOR PLANS INCLUDING, BUT NOT LIMITED TO: DIMMING, AUTOMATIC ON/OFF, DAYLIGHT HARVESTING, ETC.
- CONTRACTOR SHALL CONNECT ALL EXIT SIGNS AND EMERGENCY LIGHTS TO NEAREST LIGHTING CIRCUIT AHEAD OF ALL SWITCH LEGS/CONTROLS.

GENERAL POWER NOTES:

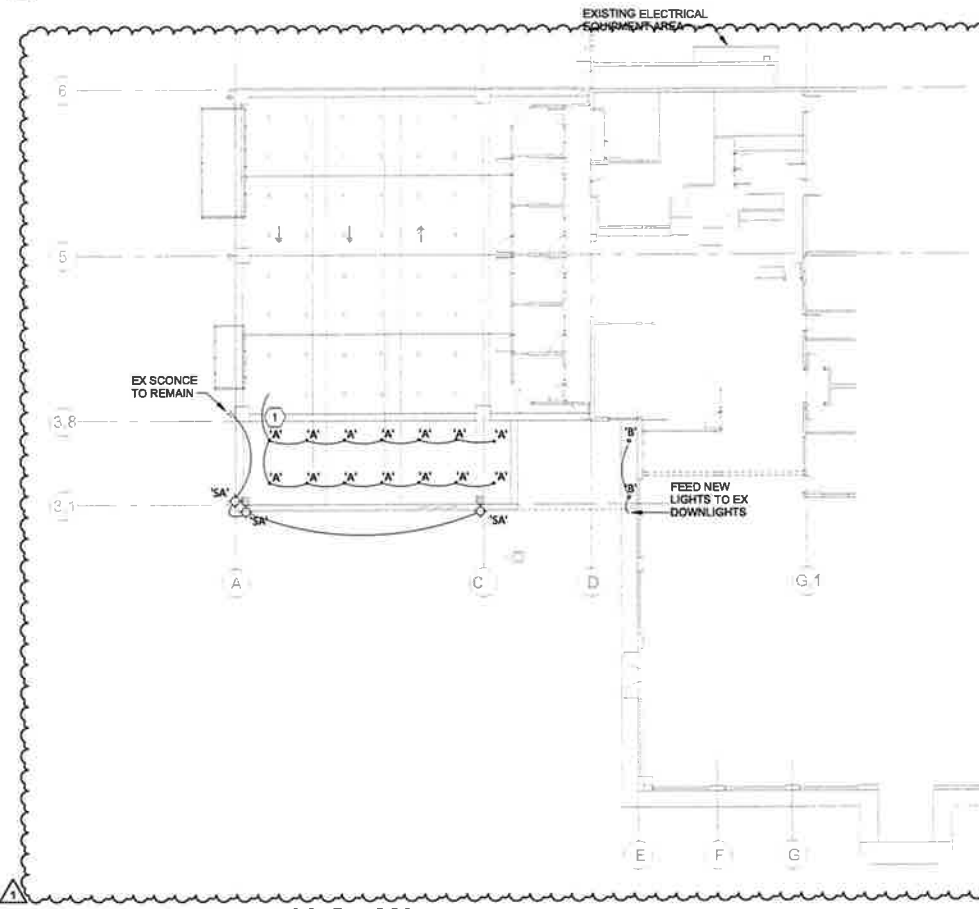
- ELECTRICAL FIXTURES AND EQUIPMENT LOCATIONS ARE DIAGRAMMATIC REPRESENTATIONS AND NOT DIMENSIONED LOCATIONS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION PRIOR TO ROUGH IN.
- CONTRACTOR TO SPECIFY DEVICE AND COVERPLATE COLOR ACCORDING TO FINAL ARCHITECTURAL PLANS OR OWNER'S DIRECTION.
- COORDINATE ALL FINAL PLUMBING AND MECHANICAL EQUIPMENT LOCATIONS AND REQUIREMENTS WITH PLUMBING/MECHANICAL DRAWINGS AND CONTRACTOR.
- ALL RECEPTACLES SHALL BE GFI OR PROTECTED BY A GFI BREAKER IF WITHIN 6 FT OF WATER SOURCE WHETHER SHOWN OR NOT. ALL RECEPTACLES THAT ARE INACCESSIBLE OR BEHIND EQUIPMENT SHALL HAVE GFI BEAKER.
- ALL EQUIPMENT, DEVICES, ETC. ARE NEW, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH OWNER'S LOW VOLTAGE CONTRACTOR/EQUIPMENT PROVIDER FOR ALL FINAL LOCATIONS OF BACK BOXES, CONDUITS AND REQUIREMENTS, INCLUDING AUDIO VISUAL AND SECURITY/SURVEILLANCE SYSTEMS.
- ALL PENETRATIONS THROUGH FIRE-RATED WALLS, FLOORS, AND CEILINGS SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN FIRE RESISTANCE RATING.
- ALL EQUIPMENT SHALL BE NEW AND BEAR THE APPROPRIATE U.L. LISTING OR CLASSIFICATION MARK. INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH THE U.L. LISTING OR CLASSIFICATION, SPECIFICALLY, THE UVEYE MACHINE IS LISTED UNDER UL FIELD EVALUATION 610-10-1.

#	KEYNOTES
1	PROVIDE POWER TO REPLACED, IN-PLACE FIXTURES FROM ADJACENT EXISTING LIGHTING CIRCUITS. CONTRACTOR TO VERIFY DEMAND LOADS SHALL BE LESS THAN 80% OF THE CIRCUIT BREAKER RATING. NOTIFY THE ENGINEER OF RECORD IF ADDITIONAL CIRCUITS NEED TO BE ADDED.
2	CONTRACTOR SHALL DEMOLISH WALL SCOFFERS, BACKBOXES, AND RACEWAYS BACK TO THE CEILING SPACE ABOVE. CONTRACTOR SHALL FILL VOIDS WITH LIKE MATERIAL TO MATCH EXISTING FINISH.

LIGHT FIXTURE SCHEDULE							
TYPE	DESCRIPTION	LAMP DATA		BASIS OF DESIGN		MOUNT TYPE	NOTES
		FIXTURE VOLTAGE	LAMP WATTAGE	MANUFACTURER PRELIM	MODEL PRELIM		
'A'	RECESSED CAN	UNV	15 W	TBD	TBD	RECESSED	
'B'	RECESSED CAN	UNV	15 W	TBD	TBD	RECESSED	
'SA'	SCONCE	UNV	40 W	HI-LITE	H-43317-B	WALL MOUNT	



1 ELECTRICAL DEMO PLAN
1/16" = 1'-0"



2 ELECTRICAL RENO PLAN
1/16" = 1'-0"

		KHA PROJECT 143857000		DATE 07/22/2025		SCALE AS SHOWN		DESIGNED BY JRS		DRAWN BY JS		CHECKED BY JPF					
		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 600, CORAL GABLES, FL 33134 PHONE: (305) 875-2025 WWW.KIMLEY-HORN.COM REGISTRY NO. 888		REVISIONS		NO.		DATE		BY							
ELECTRICAL PLAN												ACURA PEMBROKE PINES		BROWARD COUNTY		FL	
SHEET NUMBER E100																	

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FIRE PROTECTION SPECIFICATIONS
1.00 - GENERAL PROVISIONS
1.1 PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE AND PROPERLY OPERATING FIRE PROTECTION SYSTEM.
1.2 CODES AND STANDARDS: THE FIRE SPRINKLER PROTECTION SYSTEMS INSTALLATION, FLUSHING AND TESTING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 13 AND 24 AND ALL LOCAL CODES HAVING JURISDICTION.
1.3 PIPE THREAD PATTERN: ALL THREADS SHALL BE IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT SPECIFICATIONS AND NFPA 1963.
1.4 ULFM APPROVAL: ALL EQUIPMENT, VALVES, COUPLINGS, HANGERS AND DEVICES SHALL BE APPROVED BY UNDERWRITERS' LABORATORY (UL) OR FACTORY MUTUAL (FM) FOR USE IN FIRE PROTECTION SERVICE.
1.5 LICENSE: THE FIRE PROTECTION SYSTEMS SHALL BE INSTALLED BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR.
1.6 ALL FIRE PROTECTION WORK SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER.
1.7 CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FEES, ETC., REQUIRED FOR THE EXECUTION OF THIS WORK.
1.8 CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES BEFORE FABRICATION OR INSTALLATION. OFFSETS AND/OR TRANSITIONS REQUIRED SHALL BE PROVIDED WITHOUT ADDITIONAL COST. CONTRACTOR SHALL COORDINATE AND INSTALL WORK IN A TIMELY MANNER TO PREVENT DELAYS IN THE CONSTRUCTION.
1.9 CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE DAMAGED EQUIPMENT AND/OR MATERIAL.
1.10 PIPING SHOP DRAWINGS: SUBMIT 1/8" SCALE PIPING SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE SPRINKLER PIPING CUT LENGTHS, OFFSETS, FITTINGS AND DEVICES, ELEVATIONS, HANGER LOCATIONS, SPRINKLER HEAD COUNT BY TYPE, ELEVATION SECTIONS AND OTHER INSTALLATION INFORMATION. SUBMIT HYDRAULIC CALCULATIONS PROVING THE VIABILITY OF THE MOST HYDRAULICALLY-REMOTE AREAS OF THE PROJECT. INDICATE HYDRAULIC REFERENCE POINTS AND SUBMIT COMPUTER ANALYZED NODAL CALCULATIONS IN BOTH TABULAR AND GRAPHICAL FORMATS. HYDRAULIC IMBALANCE SHALL NOT EXCEED 0.01 GPM AT ANY NODE, AND WATER VELOCITY SHALL NOT EXCEED 20 FEET PER SECOND. DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS OF NFPA 13 REGARDING DENSITY, AREA OF APPLICATION, SELECTION OF HYDRAULICALLY-REMOTE AREAS, AND MAXIMUM COVERAGE PER SPRINKLER.
1.11 COORDINATE ALL PIPE ROUTING WITH ALL OTHER TRADES PRIOR TO INSTALLATION. ROUTE ALL PIPING TO AVOID DUCTWORK, PIPING, AND BUILDING STRUCTURE.
2.00 - BASIC MATERIALS AND METHODS
2.1 GENERAL: ONLY THE FOLLOWING MATERIALS DESIGNED FOR 175 PSIG CWP SHALL BE USED FOR FIRE PROTECTION PIPING UNLESS SPECIFICALLY INDICATED OTHERWISE. ALL PIPING MATERIALS SHALL HAVE A CORROSION RESISTANCE RATING (CCR) OF 1.0 OR GREATER.
2.2 PIPE AND FITTING: SCHEDULE 40 STEEL PIPE TO BE JOINED BY GROOVED COUPLINGS, THREADED FITTINGS, SCHEDULE 10 STEEL PIPE SHALL BE JOINED BY ROLLED GROOVE COUPLINGS OR WELDED ONLY.
2.3 HANGERS: ALL HANGER SPACING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA-13 SPRINKLER CAGE GUARDS. PROVIDE HEAD GUARDS ON ALL HEADS IN ELECTRICAL ROOMS AND ON ALL HEADS LESS THAN 7'-0" ABOVE FINISHED FLOOR.
2.4 ACCESS PANELS: PROVIDE ACCESS PANELS TO ALL VALVES WITHIN CHASES OR ABOVE NON-ACCESSIBLE CEILING. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
2.5 HYDROSTATIC TESTS: ABOVE GROUND AND BELOW GROUND PIPING SYSTEMS SHALL BE HYDROSTATICALLY TESTED AT NOT LESS THAN 200 PSI PRESSURE, OR AT 50 PSI IN EXCESS OF THE MAXIMUM PRESSURE, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS. THE TEST PRESSURE SHALL BE READ FROM A CALIBRATED GAGE LOCATED AT THE LOW ELEVATION POINT OF THE INDIVIDUAL SYSTEM OR PORTION OF THE SYSTEM BEING TESTED. THE SPRINKLER PIPING SHALL NOT HAVE LEAKAGE EXCEEDING THE AMOUNTS SPECIFIED IN NFPA 24. LEAKAGE QUANTITIES SHALL BE DETERMINED BY PUMPING AT THE SPECIFIED TEST PRESSURE FROM A CALIBRATED CONTAINER. REPAIR LEAKING JOINTS AND RETEST AS NECESSARY UNTIL ALL SYSTEMS HAVE BEEN TESTED. TEST THE PIPING BETWEEN THE CHECK VALVE IN THE FIRE DEPARTMENT INLET PIPE AND THE OUTSIDE CONNECTION THE SAME AS THE BALANCE OF THE SYSTEM.
3.00 - FIRE PROTECTION VALVES AND ACCESSORIES
3.1 BUTTERFLY TYPE ISOLATION VALVES 2-1/2 INCH AND LARGER: ISOLATION VALVES 2-1/2 INCH AND LARGER SHALL BE CAST IRON BODY BUTTERFLY VALVES WITH THE VALVE SIZE, PRESSURE RATING, MANUFACTURER AND "L" AND "M" CAST INTO THE BODY. VALVE SHALL HAVE BRONZE OR CAST IRON DISC, NEOPRENE DISC LINER, CAST IRON HANDWHEEL WITH DISC POSITION INDICATOR, INTEGRAL TAMPER SWITCH, 175 PSIG CWP WORKING PRESSURE, 300 PSIG CWP TEST PRESSURE, AND FLANGED OR GROOVED CONNECTIONS - GRINNELL 8000 PP OR EQUAL.
3.2 ISOLATION VALVE TAMPER SWITCH: PROVIDE AN ELECTRONIC SUPERVISORY OR TAMPER SWITCH ON EACH ISOLATION VALVE IN THE SPRINKLER SYSTEM. UNIT SHALL HAVE A RED TAMPER-PROOF COVER WHICH WILL ACTIVATE AN ALARM OR TROUBLE SIGNAL WHEN ADJUSTED. PROVIDE UNIT WITH SINGLE-POLE, NORMALLY CLOSED MICROSWITCH, MOUNTING BRACKET, AND NON-RESETTING LOCK WITH REMOVABLE RESET KEY - SIMPLEX 2091-9035.
3.3 FLOW SWITCH: PROVIDE AN ELECTRIC FLOW SWITCH WHERE INDICATED OR REQUIRED. FLOW SHALL BE SENSED BY AN IMMERSION PROBE, WITH AN ADJUSTABLE RETARD SETTING FROM 0 TO 75 SECONDS TO MINIMIZE FALSE ALARMS. FLOW SWITCH SHALL HAVE 2 SEPARATE SINGLE POLE, DOUBLE THROW MICROSWITCHES TO ACTIVATE A FLOW ALARM, OR TO INDICATE A TROUBLE SIGNAL IF THE FLOW SWITCH HOUSING IS TAMPERED. FLOW ALARM SHALL BE AUTOMATICALLY RESETTING. PROVIDE CLAMP-ON HOUSING TO SECURE UNIT TO PIPE, OR THREADED CONNECTION FOR TEE FITTING - POTTER ELECTRIC SIGNAL CO. VSR-S.

EXISTING HYDRAULICALLY CALCULATED DATA
DISCHARGE RATE: 0.20 GPM.
MAX COVERAGE AREA: 2900 SQ. FT.
SYSTEM FLOW: 568.4 GPM
SYSTEM PSI: 53.5 PSI
HOSE STREAM ALLOWANCE: 250 GPM

DESIGN CRITERIA
ENTIRE SPACE (EXCEPT AS NOTED):
OCCUPANCY CLASSIFICATION: LIGHT HAZARD
SYSTEM TYPE: WET PIPE
DESIGN DENSITY: 10 GPM/SQ. FT.
HYDRAULIC REMOTE AREA: 1,500 SQ. FT.
SPRINKLER ORIFICE SIZE: 1/2"
DURATION OF SUPPLY: 60 - 90 MIN
MAX. COVERAGE/SPRINKLER HEAD: 225 SQ. FT. OR SPRINKLER LISTING
HOSE STREAM ALLOWANCE: 250 GPM
STORAGE, MECH./ELEC. ROOMS:
OCCUPANCY CLASSIFICATION: ORDINARY HAZARD GROUP I
SYSTEM TYPE: WET PIPE
DESIGN DENSITY: 15 GPM/SQ. FT.
HYDRAULIC REMOTE AREA: 1,500 SQ. FT.
SPRINKLER ORIFICE SIZE: 1/2"
DURATION OF SUPPLY: 60 - 90 MIN
MAX. COVERAGE/SPRINKLER HEAD: 130 SQ. FT. OR SPRINKLER LISTING
HOSE STREAM ALLOWANCE: 250 GPM
STANDPIPE:
SYSTEM DESCRIPTION: AUTOMATIC WET
REFERENCE PUBLICATIONS:
THE FOLLOWING PUBLICATIONS SHALL BE USED AS A REFERENCE FOR DESIGN OF THE FIRE SUPPRESSION SYSTEM ON THIS PROJECT.
• FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023)
• NFPA 4, STANDARD FOR INTEGRATED FIRE PROTECTION AND LIFE SAFETY SYSTEM TESTING, 2021 EDITION
• NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2019 EDITION
• NFPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2019 EDITION
SPRINKLER TYPE CRITERIA:
SPRINKLERS IN GYPSUM BOARD CEILINGS, RECEPTIONS, SPECIALTY CEILINGS TO BE CONCEALED (WHITE COVERPLATE), AND SHALL BE RATED AT 185°F WITH A 5.6 K-FACTOR.
ALL SPRINKLERS IN OFFICES AND BACK OF HOUSE SPACES TO HAVE SEMI-RECESSED SPRINKLERS (CHROME FINISH), AND SHALL BE RATED AT 165°F WITH A 5.6 K-FACTOR.
ALL SPRINKLERS IN AREAS WITH NO CEILING TO HAVE BRASS UPRIGHT SPRINKLERS, AND SHALL BE RATED AT 185°F WITH A 5.6 K-FACTOR. PROVIDE SPRINKLER HEAD WITH GUARDS IN MECHANICAL/ELECTRICAL ROOMS.

FLORIDA ADMINISTRATIVE CODE CHAPTER 61G15-32 NOTES:
FAC CHAPTER 61G15-32 DESIGN OF FIRE PROTECTION SYSTEMS: THESE DRAWINGS ARE FIRE PROTECTION PERFORMANCE SPECIFICATION ONLY. FIRE PROTECTION CONTRACTOR TO BE DESIGNATED ENGINEER OF RECORD. 61G15-32.003.
(1) ENGINEERING REQUIREMENTS: THESE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS (PERFORMANCE SPECIFICATION) INDICATE THE NATURE AND SCOPE OF THE WORK, AND DESCRIBE, IN DETAIL, DIMENSIONS, LABELS AND DEFINE THE FIRE PROTECTION COMPONENTS, SYSTEMS(S), MATERIALS, ASSEMBLIES, EQUIPMENT AND ITS STRUCTURAL AND UTILITY SUPPORT SYSTEM(S), INsofar AS THEY INVOLVE THE SAFEGUARDING OF LIFE, HEALTH AND PROPERTY. THE LICENSED FIRE PROTECTION CONTRACTOR SHALL USE THESE DRAWINGS TO CREATE THEIR FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS, PERFORM HYDRAULIC CALCULATIONS INCLUDING A NEW FIRE HYDRANT FLOW TEST, AND COMPLETE SUBMITTALS. THE FIRE SPRINKLER CONTRACTOR SHALL SUBMIT THEIR DOCUMENTS TO THE ARCHITECT/ENGINEER, AND FOR LOCAL PERMIT. FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS SHALL BE IN ACCORDANCE WITH 61G15-32 AND PROVIDE DETAILS ON THE LOCATION OF RISERS, CROSS MAINS, BRANCH LINES, SPRINKLER HEADS, SIZING OF PIPING, HANGER LOCATIONS AND ALSO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION OF THE FIRE PROTECTION SYSTEM.
(2) ACCEPTANCE TESTING: REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET.
(3) OCCUPANCY CLASSIFICATIONS: REFER TO FIRE PROTECTION SHOP DRAWINGS FOR OCCUPANCY CLASSIFICATIONS.
(4) APPLICABLE CODES: REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET.
(5) STRUCTURAL SUPPORT: STRUCTURAL SUPPORT AND STRUCTURAL OPENINGS FOR THE FIRE PROTECTION SYSTEM INCLUDING LIVE AND DEAD LOADS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER AND SHOWN ON THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS. STEEL SLEEVES SHALL BE SET PRIOR TO CONCRETE PLACEMENT TO PROVIDE FOR PENETRATION OF FIRE PROTECTION PIPING THROUGH THE FLOORS OR ROOF STRUCTURE. COORDINATE ANY CORE DRILLING AS MAY BE REQUIRED. ALL PENETRATIONS SHALL BE PROPERLY FIRE-CAULKED, AS REQUIRED. STRUCTURE SHALL INCLUDE A MINIMUM OF 2.5 PSI DEAD LOAD TO ACCOUNT FOR FIRE PROTECTION SYSTEM WEIGHT.
(6) DEVIATIONS: FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS SHALL NOT CONTAIN SIGNIFICANT DEVIATION FROM THESE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS.
(7) ACTIVATION CONTROL SYSTEMS: REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM CONTROL SEQUENCES. 61G15-32.004.
(2a) POINT OF SERVICE: REFER TO GROUND FLOOR PIPING PLAN AND SITE PLAN.
(2b) APPLICABLE CODES: REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET.
(2c) OCCUPANCY CLASSIFICATIONS: REFER TO ALL FIRE PROTECTION SHOP DRAWINGS FOR OCCUPANCY CLASSIFICATIONS.
(2d) DESIGN APPROACH: THE NEW 4 STORY HOTEL SHALL BE EQUIPPED WITH A NEW HYDRAULICALLY-CALCULATED, FULLY-AUTOMATIC, WET-PIPE SYSTEM, COMPLETE WITH FIRE PUMP AND STANDPIPES WITH HOSE VALVES IN THE STAIRWELLS. ALL AREAS SHALL BE FULLY-SPRINKLERED. A NEW UTILITY WATER SUPPLY CONNECTION WITH NEW BACKFLOW PREVENTOR AND ONE NEW FDOS SHALL BE PROVIDED.
(2e) WATER SUPPLY CHARACTERISTICS: REFER TO GROUND FLOOR PIPING PLAN.
(2f) FLOW TEST INFORMATION: REFER TO FLOW TEST INFORMATION ON THIS SHEET.
(2g) VALUING AND ALARM REQUIREMENTS: REFER TO ALL FIRE PROTECTION FLOOR PLANS FOR LOCATION OF FLOW AND TAMPER SWITCHES. REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM CONTROL SEQUENCES.
(2h) MIC RISK EVALUATION: CONDITIONS ARE NOT KNOWN TO EXIST IN THE UTILITY WATER SUPPLY IN THE CITY OF ORLANDO TO LEAD TO MIC (MICROBIAL INFLUENCED CORROSION).
(2i) BACKFLOW PREVENTION DETAILS: REFER TO CIVIL SITE PLAN. THE BACK FLOW PREVENTION ASSEMBLY SHALL MEET THE REQUIREMENTS OF AUTHORITY HAVING JURISDICTION. PRESSURE LOSS SHALL NOT EXCEED 10 PSI THROUGH THE ASSEMBLY.
(2j) COMPONENT SPECIFICATIONS: REFER TO FIRE PROTECTION GENERAL NOTES ON THIS SHEET.
(2k) FIRE PUMP: A FIRE PUMP IS REQUIRED HYDRAULICALLY. REFER TO FIRE PUMP ROOM ON FLOOR PLANS.
(2l) FIREWATER STORAGE TANK: A FIREWATER STORAGE TANK IS NOT REQUIRED FOR THIS PROJECT, CIVIL ENGINEER TO CONFIRM.
(2m) OWNER'S CERTIFICATE: SHALL BE PROVIDED BY OWNER AND INCLUDED IN THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS.

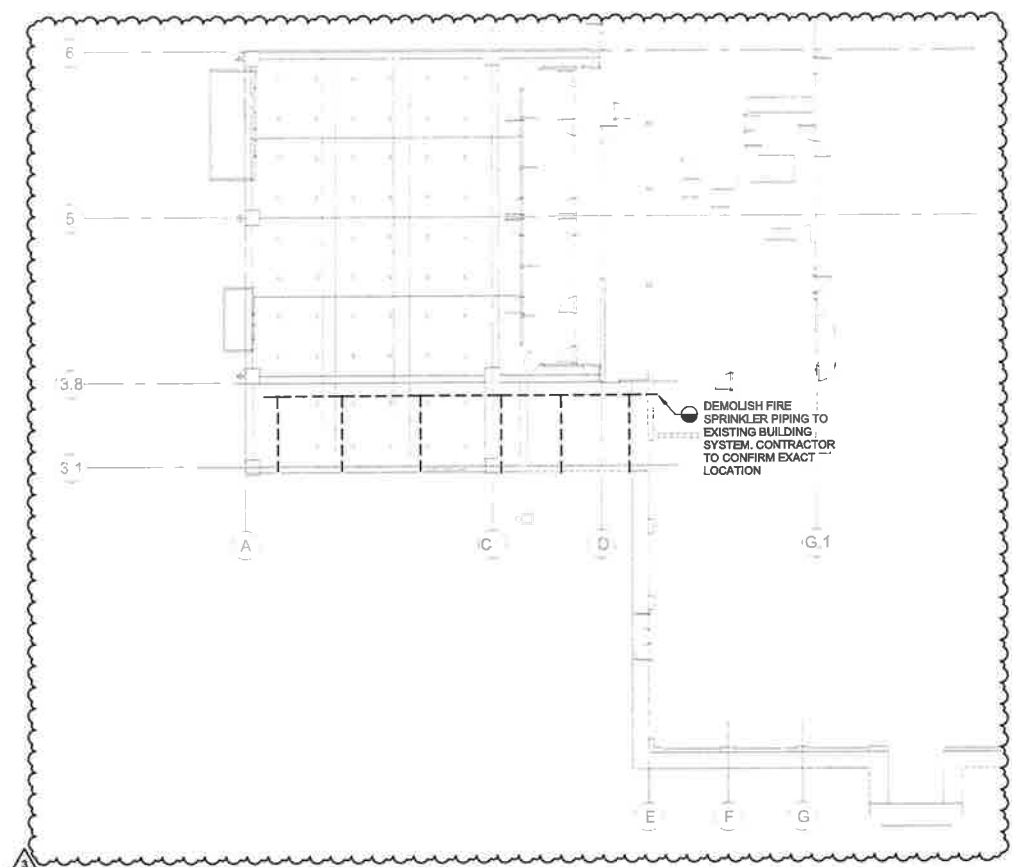
FIRE PROTECTION GENERAL NOTES
1. THE ENTIRE FIRE PROTECTION SYSTEM SHALL CONFORM TO THE LATEST APPLICABLE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 13), LOCAL AND STATE AUTHORITIES, AND THE OWNER'S FIRE INSURANCE UNDERWRITERS.
2. THE INFORMATION SHOWN ON THE DRAWINGS AND LISTED IN THE SPECIFICATIONS SHALL NOT BE INTERPRETED AS TO INSTRUCT THE CONTRACTOR TO NOT FOLLOW THE APPLICABLE CODES OR LOCAL AMENDMENTS. WHERE THE INFORMATION PROVIDED IS BELIEVED NOT TO BE IN CONFORMANCE WITH THE CODE REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THIS BID PROPOSAL.
3. REFERENCES IN THIS PERFORMANCE CRITERIA OR IN THE SPECIFICATIONS TO NFPA STANDARDS AS DESIGN AND INSTALLATION GUIDANCE OF FIRE PROTECTION SYSTEMS, INVOLVE ALL OF THE SECTIONS, SUBSECTIONS, EXCEPTIONS AND ADVISORY PROVISION OF THE STANDARDS THAT ARE APPLICABLE TO THE PROJECT'S REQUIREMENTS; THEY ARE HEREBY INCLUDED IN THE PROJECT CRITERIA AND SPECIFICATIONS AS IF REPEATED IN THEIR ENTIRETY, AND ARE REFERENCED TO CONVEY THE MINIMUM ACCEPTABLE PERFORMANCE AND INSTALLATION REQUIREMENTS.
4. REFERENCES TO PROVIDING SPRINKLERS PER THE REQUIREMENTS OF NFPA 13 SHALL BE RATED AT 185°F WITH A 5.6 K-FACTOR. COMPLETE, FULL SPRINKLER PROTECTION, UNLESS SPECIFIC NOTATION IS MADE TO THE CONTRARY ON THE DRAWINGS OR IN THE SPECIFICATIONS.
5. FINAL FIRE PROTECTION SYSTEM DESIGN AND LAYOUT (INCLUDING SPRINKLER HEAD QUANTITIES AND LOCATIONS THEIR SPECIFIC SPACING REQUIREMENTS) IS THE SOLE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR.
6. THE FIRE PROTECTION CONTRACTOR SHALL PREPARE INSTALLATION DRAWINGS SHOWING THE ENTIRE FIRE PROTECTION SYSTEM. THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR THE BUILDING'S ARCHITECTURAL AND STRUCTURAL FEATURES.
7. "HYDRAULICALLY DESIGNED SYSTEM" IS DEFINED AS A CALCULATED SPRINKLER SYSTEM IN WHICH PIPE SIZES ARE SELECTED ON A PRESSURE LOSS BASIS TO PROVIDE A PRESCRIBED MINIMUM WATER DENSITY, IN GALLONS PER MINUTE PER SQUARE FOOT, OR A PRESCRIBED MINIMUM DISCHARGE PRESSURE OR A FLOW PER SPRINKLER, DISTRIBUTED WITH A REASONABLE DEGREE OF UNIFORMITY OVER A SPECIFIED AREA.
8. HYDRAULIC CALCULATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HYDRAULIC CALCULATION PROCEDURES AS DEFINED BY NFPA 13 IN CHAPTER 27 "PLANS AND CALCULATIONS."
9. SPRINKLER HEADS SHALL BE CENTERED IN CEILING TILES ON THE LONG AND SHORT AXIS OF THE TILE. SPRINKLER HEADS SHALL NOT BE CLOSER THAN 12 INCHES TO AIR DIFFUSERS AND GRILLES IN FINISHED CEILINGS. HEADS THAT ARE WITHIN 36 INCHES OF DIFFUSERS AND GRILLES SHALL BE OF AN INTERMEDIATE TEMPERATURE RATING.
10. PLASTIC PIPE SHALL NOT BE PERMITTED.
11. EACH SPRINKLER SYSTEM ZONE SHALL BE PROVIDED WITH A COMBINATION DRAIN/INSPECTOR'S TEST STATION AND PIPED TO GRADE.
12. SPRINKLER SYSTEMS SHALL BE PROVIDED WITH DRAINS AS REQUIRED BY NFPA 13. AUXILIARY DRAINS SHALL BE PROVIDED FOR ALL SYSTEM LOW POINTS. PIPING SHALL BE EXTENDED AS REQUIRED (WITH SUFFICIENT SLOPE) FROM THE DRAIN CONNECTION TO THE BUILDING EXTERIOR. IF PHYSICAL CONSTRAINTS WITHIN THE BUILDING WILL NOT ALLOW DRAIN LINES TO BE EXTENDED TO THE EXTERIOR, THEY SHALL BE PIPED TO A DRAIN CONNECTION WITHIN THE BUILDING CAPABLE OF RECEIVING SYSTEM DRAINAGE FLOW WHEN THE DRAIN VALVE IS IN THE FULL OPEN POSITION. EXISTING SYSTEM AUXILIARY DRAINS AFFECTED BY THE SCOPE OF RENOVATION WORK SHALL BE MAINTAINED IN SERVICE AND EXTENDED TO ALTERNATE LOCATIONS AS REQUIRED DURING THE COURSE OF CONSTRUCTION.
13. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LIGHT FIXTURES, SPEAKERS, DIFFUSERS, GRILLES AND OTHER CEILING MOUNTED DEVICES.
14. COORDINATE SPRINKLER PIPING, EQUIPMENT, HEADS, APPURTENANCES, ETC. WITH THAT OF OTHER TRADES SO THAT SPRINKLER WORK WILL BE INSTALLED IN THE MOST DIRECT MANNER AND SO THAT INTERFERENCE BETWEEN PIPING, DUCTS, EQUIPMENT, AND ARCHITECTURAL OR STRUCTURAL FEATURES WILL BE AVOIDED. SPRINKLER PIPING, EQUIPMENT, HEADS, APPURTENANCES, ETC. INSTALLED IN AN ARBITRARY MANNER WITHOUT REGARD FOR WORK OF OTHER TRADES WILL BE REJECTED IN ANY SITUATION WHERE AN UNDESIRABLE CONDITION OR AN UNFAIR HANDSHIP FOR OTHER TRADES, OR OWNER, RESULTS.
15. SPRINKLER SHOP DRAWINGS AND HYDRAULIC CALCULATIONS BEARING THE DESIGNER'S SIGNATURE AND EITHER A PROFESSIONAL ENGINEER'S SEAL OR NICEET III CERTIFICATION NUMBER SHALL BE PREPARED AND SUBMITTED TO THE FOLLOWING: A. LOCAL FIRE MARSHAL. B. OWNER'S FIRE INSURANCE UNDERWRITER.
16. COPIES OF SUBMITTAL LETTER REQUESTING PLANS REVIEW AND APPROVAL ADDRESSED TO THE AGENCIES IDENTIFIED ABOVE SHALL BE SUBMITTED WITH SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO THE ARCHITECT. SHOP DRAWINGS WILL NOT BE REVIEWED UNTIL SUBMITTAL LETTERS HAVE BEEN RECEIVED. SUBMIT COPIES OF INSURANCE COMPANY AND FIRE MARSHAL'S LETTERS OF APPROVAL AND ANY ADDITIONAL REVIEW COMMENTS TO THE ARCHITECT.
17. IN ADDITION TO STANDARD LAYOUT DRAWINGS AND HYDRAULIC CALCULATIONS, CONTRACTOR SHALL PROVIDE SIGNED AND SEALED LAYOUT DRAWINGS AND HYDRAULIC CALCULATIONS, SIGNED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER (PE).
18. THE LOCAL WATER SUPPLIER HAS NOT INDICATED THAT THE WATER SUPPLY COULD LEAD TO MICROBIAL INDUCED CORROSION.
19. ALL VALVES SHALL BE PROVIDED WITH TAMPER SWITCHES AND ALL ZONES SHALL BE PROVIDED WITH FLOW SWITCHES WIRED TO THE FIRE ALARM SYSTEM.

FIRE PROTECTION SYMBOLS & LEGENDS		
THIS IS A MASTER LEGEND, NOT ALL ABBREVIATIONS OR SYMBOLS ARE USED ON DRAWINGS.		
FIRE PROTECTION PIPING SYMBOLS & LEGENDS		
SYMBOL	ABBREVIATION	DESCRIPTION
	F	FIRE PROTECTION WATER SUPPLY
	SP	AUTOMATIC FIRE SPRINKLER PIPING
	DS	DRY SPRINKLER SYSTEM PIPING
	ASD	AUTOMATIC SPRINKLER DRAIN PIPING
	P.D.	PIPING TEE DOWN
	P.U.	PIPING TEE UP
	P.U.	PIPING ELBOW LIP
	P.D.	PIPING ELBOW DOWN
		BRANCH - TOP CONNECTION
		BRANCH - BOTTOM CONNECTION
		BRANCH - SIDE CONNECTION
	P.T.	PLUGGED TEE
	C.O.P.	CAP ON END OF PIPE
		ARROW INDICATES DIRECTION OF FLOW
	P.O.C.	POINT OF CONNECTION - NEW ITEMS TO EXISTING ITEMS
		RISER LOCATION
	A.P.	ACCESS PANEL
	F.H.R.	FIRE HOSE RACK
	F.H.C.	FIRE HOSE CABINET
	F.V.C.	FIRE VALVE CABINET
	F.H.	FIRE HYDRANT
	F.D.C.	FIRE DEPARTMENT CONNECTION
	U.S.	UPRIGHT SPRINKLER HEADS
	P.F.S.H.	PENDANT FIRE SPRINKLER HEADS
	S.S.	SIDEWALL FIRE SPRINKLER HEADS
	P.I.V.F.	POST INDICATOR VALVE - FREE STANDING
	P.I.V.	POST INDICATOR VALVE
	O.S.&Y.	OUTSIDE STEM & YOKE VALVE
	F.S.	FLOW SWITCH
	T.S.	TAMPER SWITCH
	C.H.V.	CHECK VALVE
	B.P.	BACKFLOW PREVENTION ASSEMBLY
	R.P.B.P.	REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY

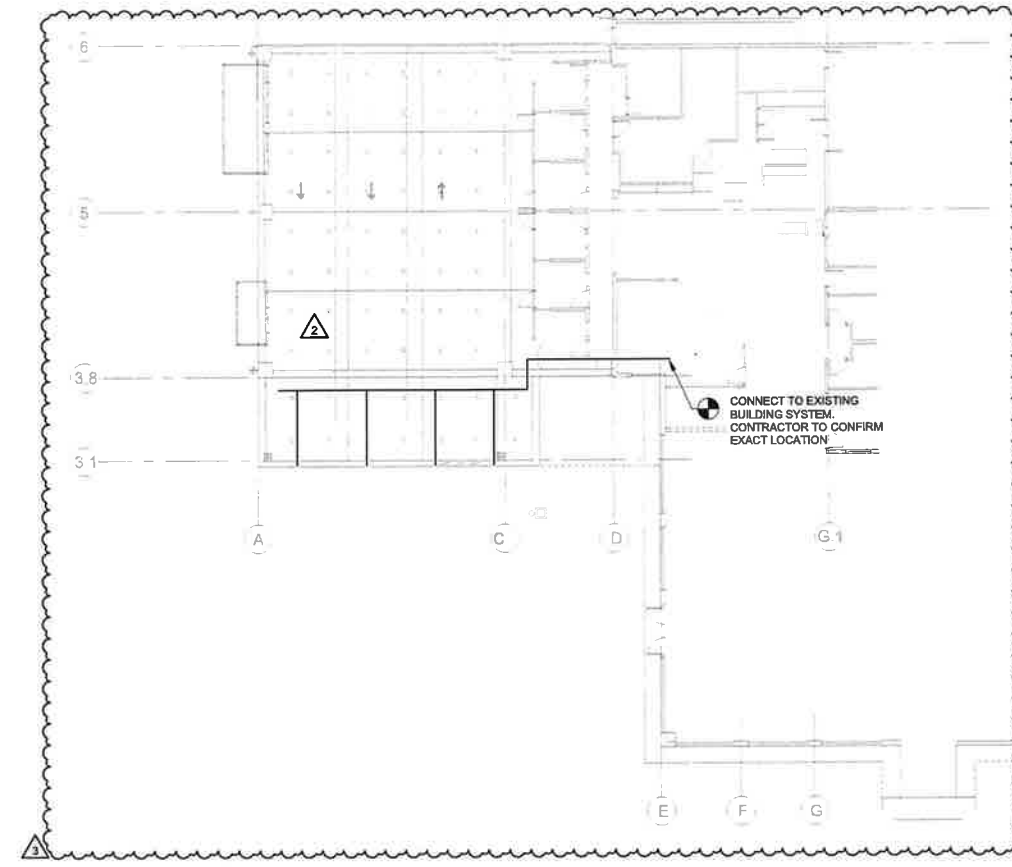
FIRE PROTECTION SHEET LIST	
#	SHEET NAME
FP000	FIRE PROTECTION SYMBOLS, ABBREVIATIONS, AND NOTES
FP100	FIRE PROTECTION PLAN

Kimley»Horn	
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KHIA PROJECT 143857000	DATE 07/22/2025
SCALE AS SHOWN	DESIGNED BY FDL
	DRAWN BY FDL
	CHECKED BY TAH
FIRE PROTECTION SYMBOLS, ABBREVIATIONS, AND NOTES	
ACURA PEMBROKE PINES	
BROWARD COUNTY	
SHEET NUMBER FP000	
REVISIONS	DATE
No.	
PERMIT SET	07/22/2025
BY	

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1 FIRE PROTECTION DEMO PLAN
1/16" = 1'-0"



2 FIRE PROTECTION RENO PLAN
1/16" = 1'-0"

GENERAL NOTES:

1. FIRE PROTECTION DRAWINGS ARE INHERENTLY DIAGRAMMATIC AND ONLY SERVE TO SHOW INTENT, SYSTEM CONNECTIONS, AND GENERAL ROUTING. FINAL FIRE PROTECTION SYSTEM DESIGN AND LAYOUT (INCLUDING SPRINKLER HEAD QUANTITIES AND LOCATIONS THEIR SPECIFIC SPACING REQUIREMENTS) IS THE SOLE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR.
2. IT IS THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR TO COORDINATE HIS WORK WITH ALL OTHER TRADES, AS WELL AS THE ARCHITECTURAL AND STRUCTURAL FEATURES OF THE BUILDING.
3. LOCATIONS OF UTILITIES SHOWN ARE FOR INFORMATION/COORDINATION PURPOSES ONLY. DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES IN FIELD. VERIFY INVERTS AND ELEVATIONS PRIOR TO CONSTRUCTION AND INSTALLATION.
4. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL, ETC. FOR THE PROPER INSTALLATION OF ALL PLUMBING SYSTEMS. THE CONTRACTOR SHALL COORDINATE FLOOR, WALL, AND ROOF PENETRATIONS, ETC. WITH GENERAL TRADES.
6. THE CONTRACTOR SHALL VERIFY ALL CLEARANCES PRIOR TO FABRICATION OF ANY WORK. PIPING SHALL NOT BE LOCATED ABOVE ANY ELECTRICAL PANELS OR EQUIPMENT.

No.	REVISIONS	DATE	BY
3	BD COMMENTS	04/10/2026	
2	COUNTY COMMENTS	01/16/2026	
1	PERMIT SET	07/22/2025	

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FWA PROJECT	143857000
DATE	07/22/2025
SCALE	AS SHOWN
DESIGNED BY	FDL
DRAWN BY	FDL
CHECKED BY	TAH

FIRE PROTECTION PLAN

ACURA PEMBROKE PINES
BROWARD COUNTY

SHEET NUMBER
FP100

PLUMBING SYMBOLS AND LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
	BV	BALL VALVE
	CS	CIRCUIT SETTER OR FLOW CONTROL VALVE
	BFV	BUTTERFLY VALVE
	GV	GATE VALVE
	CHV	CHECK VALVE
	GLV	GLOBE VALVE
	ANV	ANGLE VALVE
	TDV	TRIPLE DUTY VALVE
	HB	HOSE BIB
	HV	3/4" HOSE END DRAIN VALVE
	BP	BACKFLOW PREVENTOR
	GPR	GAS PRESSURE REGULATOR
	STR	STRAINER
	STR	STRAINER WITH 3/4" HOSE END DRAIN VALVE
	PTR	PRESSURE - TEMPERATURE RELIEF VALVE
	RV	PRESSURE RELIEF VALVE
		2-WAY CONTROL VALVE
		3-WAY CONTROL VALVE
		UNION
		REDUCER
	WHA	WATER HAMMER ARRESTOR
	PG	PRESSURE GAGE WITH GAUGE COCK
	TH	THERMOMETER
	FCO/GCO	FLOOR OR GRADE CLEANOUT
	WCO	WALL CLEANOUT
	PD	PIPING TEE DOWN
	PU	PIPING TEE UP
	PU	PIPING ELBOW UP
	PD	PIPING ELBOW DOWN
		BRANCH - TOP CONNECTION
		BRANCH - BOTTOM CONNECTION
	COP	CAP ON END OF PIPE
		ARROW INDICATES DIRECTION OF EACH FLOW
	FLS	FLOOR SINK
	FD	FLOOR DRAIN
	VTR	PLUMBING VENT THRU ROOF

PLUMBING PIPING LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
	CW	COLD WATER
	HWS	HOT WATER SUPPLY
	HWR	HOT WATER RETURN
	W	SANITARY WASTE
	W	SANITARY WASTE (ABOVE GRADE)
	GLW	GREASE LADEN WASTE
	V	VENT PIPING
	ST	STORM OR ROOF DRAIN PIPING
	ST	STORM OR ROOF DRAIN PIPING (ABOVE GRADE)
	ODL	OVERFLOW ROOF DRAIN PIPING
	ODL	OVERFLOW ROOF DRAIN PIPING (ABOVE GRADE)
	CD	CONDENSATE DRAIN PIPING
	TW	TEMPERED WATER (105° F)
	TP	TRAP PRIMER WATER PIPING
	G	GAS - LOW PRESSURE (7-14" WC)
	MPG	GAS - MEDIUM PRESSURE (2-3 PSI)
	HPG	GAS - HIGH PRESSURE (5 PSI AND ABOVE)
	LPG	GAS - LIQUEFIED PETROLEUM
	CA	COMPRESSED AIR PIPING

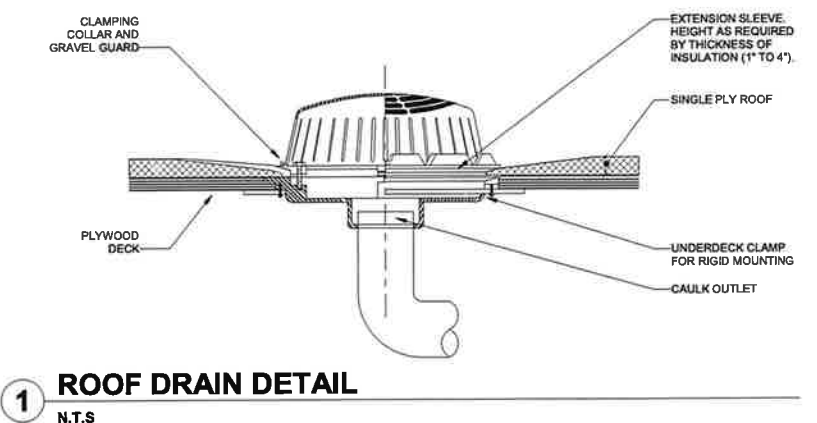
PLUMBING ANNOTATIONS		
SYMBOL	ABBREVIATION	DESCRIPTION
		MECHANICAL EQUIPMENT - (SEE MECHANICAL SCHEDULE)
	M6.1	DETAIL REFERENCE CALLOUT, DETAIL NUMBER AND SHEET
		SECTION VIEW CALLOUT, DETAIL NUMBER AND SHEET
	POC	POINT OF CONNECTION - NEW ITEMS TO EXISTING ITEMS
	L-1	PLUMBING FIXTURE SCHEDULE - (SEE SCHEDULE)
		SHEET NOTES
	AP	ACCESS PANEL

PLUMBING ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFB	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AV	ACID VENT
AW	ACID WASTE
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
BHP	BRAKE HORSE POWER
BOP	BOTTOM OF PIPE
BTU/H	BRITISH THERMAL UNIT PER HOUR
CO	CLEANOUT
CP	CONDENSATE PYMP
CPVC	CHLORINATED POLYVINYL CHLORIDE
CU	COPPER
(D)	DEMOLISHED
DIA	DIAMETER
DFU	DRAINAGE FIXTURE UNIT
DN	DOWN
(E)	EXISTING
EFF	EFFICIENCY
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
F	DEGREES FAHRENHEIT
FLA	FULL LOAD AMPS
FFM	FEET PER MINUTE
GA	GAGE OR GAUGE
GAL	GALLONS
GI	GREASE INTERCEPTOR
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
HD	HEAD PRESSURE
HP	HORSEPOWER
IBC	INTERNATIONAL BUILDING CODE
IMC	INTERNATIONAL MECHANICAL CODE
IPC	INTERNATIONAL PLUMBING CODE
IE	INVERT ELEVATION BELOW FINISHED FLOOR
KW	KILOWATT
L	LAVATORY
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	ONE THOUSAND BTU/H
MCA	MINIMUM CIRCUIT AMPS
MIN	MINIMUM
MCCP	MAXIMUM OVER CURRENT PROTECTION
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NOT IN SCOPE	NOT IN SCOPE
NTS	NOT TO SCALE
OWNER FURNISHED, CONTRACTOR INSTALLED	OWNER FURNISHED, CONTRACTOR INSTALLED
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
RPM	REVOLUTIONS PER MINUTE
S	SINK
SOI	SAND OIL INTERCEPTOR
SP	SUMP PUMP
SS	STAINLESS STEEL
TDH	TOTAL DYNAMIC HEAD
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES, INC.
UMC	UNIFORM MECHANICAL CODE
UNO	UNLESS NOTED OTHERWISE
UPC	UNIFORM PLUMBING CODE
VFD	VARIABLE FREQUENCY DRIVE
WC	WATER COLUMN
WG	WATER GAUGE
WSFU	WATER SUPPLY FIXTURE UNIT
WVS	WASTE VENT STACK

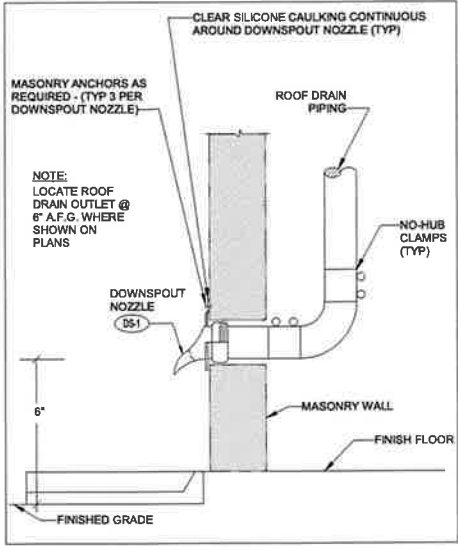
PLUMBING SHEET LIST	
SHEET #	SHEET NAME
P000	PLUMBING SYMBOLS, ABBREVIATIONS, AND NOTES
P101	PLUMBING GRAVITY PLAN

- ### PLUMBING GENERAL NOTES
- PLUMBING WORK SHALL CONFORM WITH THE LATEST ADOPTED LOCAL CODES, ORDINANCES AND DESIGN REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 2023 INTERNATIONAL BUILDING CODE, 2023 INTERNATIONAL PLUMBING CODE, 2023 INTERNATIONAL FIRE CODE, 2023 INTERNATIONAL MECHANICAL CODE, 2023 INTERNATIONAL ENERGY CONSERVATION, 2017 NATIONAL ELECTRIC CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS.
 - THE INFORMATION INDICATED WITHIN THE DRAWINGS AS EXISTING WAS TAKEN FROM CLIENT PROVIDED INFORMATION SUCH AS AS-BUILT DRAWINGS, SITE PHOTOS, OR OBSERVED BY THE DESIGN TEAM DURING SITE VISITS. THE ACCURACY OF THE DRAWING IS NOT GUARANTEED BUT ONLY FOR INDICATING, TO THE BEST OF OUR KNOWLEDGE, THE EXISTING SYSTEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND FIELD VERIFY SYSTEMS SHOWN ON THE DRAWINGS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ADJUSTMENTS TO THE DRAWING INFORMATION AS REQUIRED TO MATCH EXISTING FIELD CONDITIONS.
 - THE CONTRACTOR SHALL INSTALL NEW SYSTEMS AROUND NEW AND EXISTING OBSTACLES SUCH AS BUT NOT LIMITED TO DOMESTIC WATER PIPING, FIRE SPRINKLER PIPING, ELECTRICAL CONDUIT, STRUCTURAL ELEMENTS. RELOCATION OF EXISTING SYSTEMS MAY BE REQUIRED IF IN CONFLICT WITH NEW SYSTEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY RELOCATIONS WITH THE APPROPRIATE SUBCONTRACTOR.
 - CONTRACTOR SHALL COORDINATE WITH STRUCTURAL REQUIREMENTS BEFORE DRILLING OR CUTTING ANY CMU WALLS, CEILING JOISTS OR STRUCTURAL ELEMENTS.
 - PLUMBING DRAWING ARE INHERENTLY DIAGRAMMATIC AND ONLY SERVE TO SHOW INTENT, SYSTEM CONNECTIONS, AND GENERAL ROUTING. THE CONTRACTOR IS RESPONSIBLE FOR ALL FOR ALL COMPONENTS FOR A COMPLETE OPERABLE AND CODE COMPLIANT SYSTEM.
 - LOCATIONS OF UTILITIES SHOWN ARE FOR INFORMATION/COORDINATION PURPOSES ONLY. DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES IN FIELD. VERIFY INVERTS AND ELEVATIONS PRIOR TO CONSTRUCTION AND INSTALLATION.
 - CONTRACTOR TO PROVIDE ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, AND INSURANCES TO COMPLETE THE DESIGN PER THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO THE SATISFACTION OF THE ENGINEER/ARCHITECT.
 - CONTRACTOR TO PROVIDE ALL REQUIRED PERMITS AND FEES TO COMPLETE THE PROJECT.
 - CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR.
 - THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH DRAWINGS PROVIDED BY OTHER DISCIPLINES. CONSTRUCTION CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT.
 - DUE TO THE SMALL SCALE OF THE DRAWINGS, IT IS NOT FEASIBLE TO SHOW ALL REQUIRED ROUTING, ELEVATIONS, ETC., IT IS THEREFORE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED ROUTING, ELEVATION, AND PLACEMENT OF EQUIPMENT AND FIXTURES. DEVIATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH CURRENT CODES AND THE SPECIFICATIONS TO MEET THE INTENT OF THE DESIGN.
 - ALL INFORMATION SHOWN ON SCHEDULES ARE BASED ON AVAILABLE PRODUCT INFORMATION AT THE TIME OF DESIGN.
 - THE CONTRACTOR SHALL KEEP INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT ON THIS PROJECT AT THE JOBSITE AND SHALL HAVE THEM ACCESSIBLE FOR THE FIELD INSPECTOR UPON REQUEST.
 - PROVIDED DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE AN INSTALLATION SUITABLE IN DIMENSION, CONSTRUCTION, FUNCTION AND FINISH FOR THE PURPOSE INTENDED.
 - ANY DISCREPANCIES DURING BID SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT AND RESOLVED PRIOR TO FINALIZATION OF THE CONSTRUCTION CONTRACT.
 - ALL PRODUCTS SHALL BE INSTALLED CONFORMING TO MANUFACTURERS' REQUIREMENTS AND RECOMMENDATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION WITH ALL OTHER TRADES.
 - PROVIDE ACCESS PANELS FOR ANY EQUIPMENT THAT REQUIRES REGULAR MAINTENANCE. EXACT LOCATION OF ACCESS PANELS SHALL BE COORDINATED WITH FINAL PLACEMENT OF ALL VALVES, DAMPERS, AND ANY OTHER COMPONENT IDENTIFIED ON THE DRAWINGS.
 - ALL ABOVE GRADE PIPING SHALL BE SUPPORTED PROPERLY FROM THE STRUCTURE AND SHALL NOT HANG OR REST ON ANY CEILING TILES, DUCTWORK, PIPING ETC.
 - FLOOR DRAINS SHALL BE INSTALLED FLUSH WITH THE FINISHED FLOOR.
 - NO PIPING SHALL BE ROUTED OVER ELECTRICAL PANELS OR EQUIPMENT.
 - CONTRACTOR SHALL PROVIDE DIELECTRIC FITTINGS FOR DISSIMILAR METAL CONNECTIONS.
 - ALL VALVES SHALL BE LINE SIZE UNLESS NOTED OTHERWISE.

P - FIXTURE SCHEDULE								
Mark	FIXTURE TYPE	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN SIZE			
					W	V	CW	HW
DS-1	DOWNSPOUT NOZZLE	DECORATIVE DOWNSPOUT NOZZLE WITH BRONZE OR NICKEL BRONZE FINISH	ZURN	Z199	4"	0"	0"	0"
RD-1	ROOF DRAIN	15" DIAMETER COMBINATION MAIN ROOF & OVERFLOW DRAIN W/ LOW SILHOUETTE DOMES & DOUBLE TOP-SET DECK PLATE	ZURN	Z163	4"	0"	0"	0"



1 ROOF DRAIN DETAIL
N.T.S



2 DOWNSPOUT NOZZLE DETAIL
N.T.S

DATE	07/22/2025
BY	
REVISIONS	
NO.	
DATE	
BY	

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: (305) 973-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 989

KHA PROJECT	143857000
DATE	07/22/2025
SCALE	AS SHOWN
DESIGNED BY	FDL
DRAWN BY	FDL
CHECKED BY	ECT

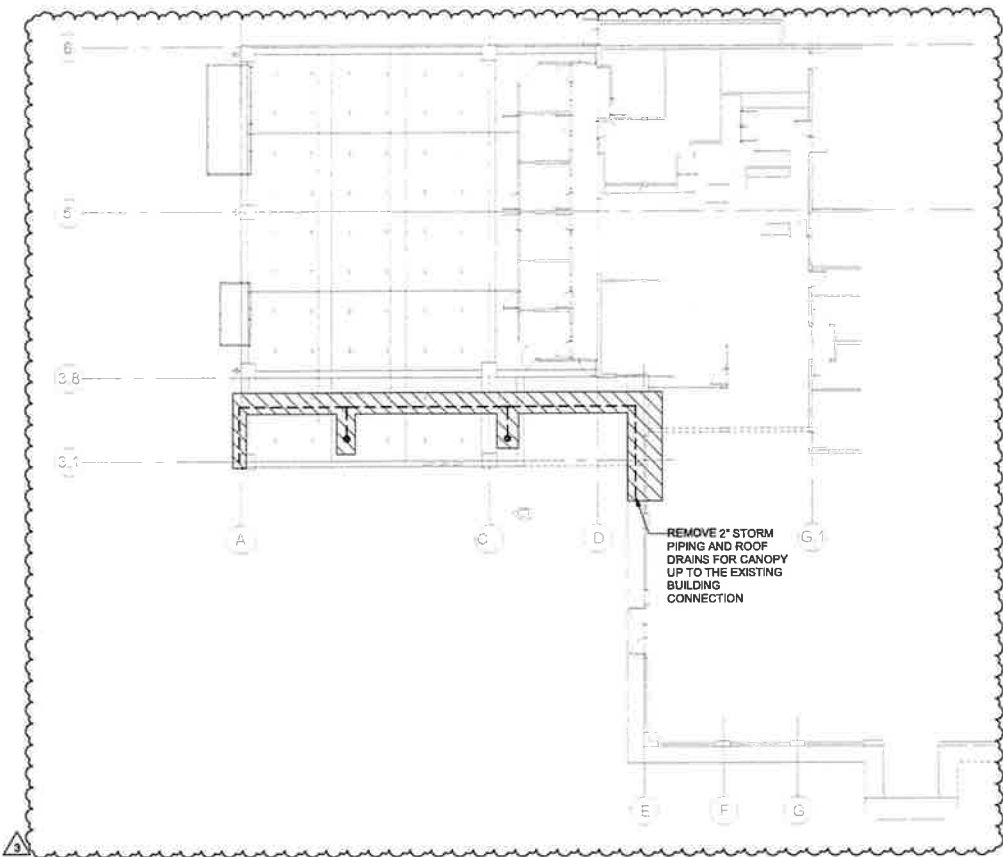
PLUMBING SYMBOLS, ABBREVIATIONS, AND NOTES

ACURA PEMBROKE PINES

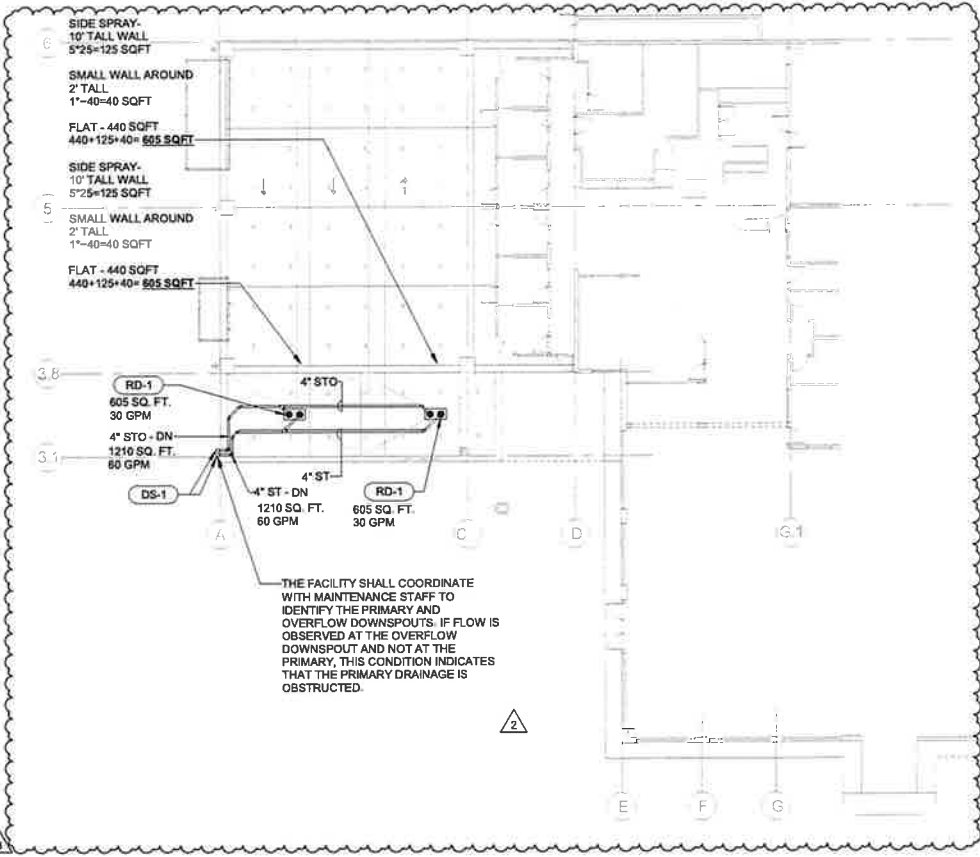
BROWARD COUNTY

SHEET NUMBER
P000

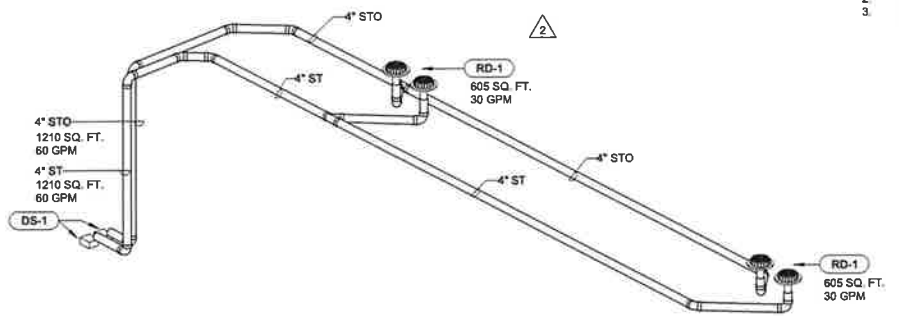
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1 PLUMBING GRAVITY DEMO PLAN
1/16" = 1'-0"



2 PLUMBING GRAVITY RENO PLAN
1/16" = 1'-0"



3 ISOMETRIC RISER
N.T.S

GENERAL NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR EXACT DRAIN LOCATION WITH ROOF INSULATION SLOPING
2. STORM PIPING TO BE SLOPED AT 1/8" PER FOOT.
3. SEE STRUCTURAL DRAWINGS FOR 4" STORM PIPE PENETRATION THROUGH COLUMN.

Kimley»Horn	© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 WWW.KIMLEY-HORN.COM REGISTRY NO. 688		KHA PROJECT 143857000	DATE 07/22/2025	SCALE AS SHOWN	DESIGNED BY FDL	DRAWN BY FDL
PLUMBING GRAVITY PLAN							
ACURA PEMBROKE PINES				FL			
BROWARD COUNTY							
SHEET NUMBER P101							
No.	REVISIONS	DATE	BY				
3	BD COMMENTS	07/16/2025					
2	COUNTY COMMENTS	07/22/2025					
1	PERMIT SET						

STRUCTURAL DEMOLITION NOTES

GENERAL NOTES:

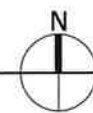
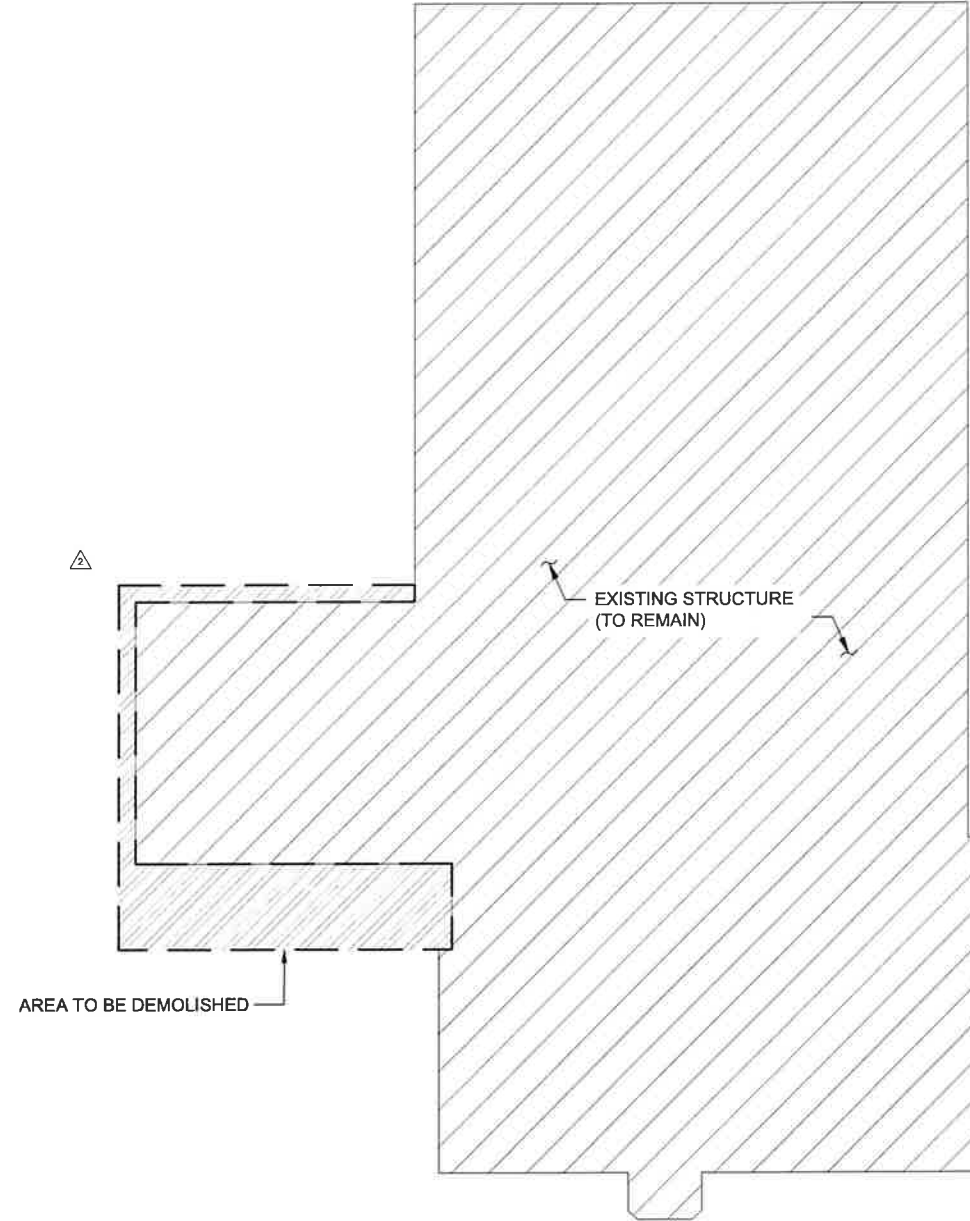
1. THE GOVERNING CODE FOR THIS PROJECT IS THE 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, EIGHTH EDITION. THIS CODE PRESCRIBES WHICH EDITION OF EACH REFERENCED STANDARD APPLIES TO THIS PROJECT.
2. TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
3. CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
4. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYS IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
5. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
6. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
7. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.

CLEAN UP:

1. KEEP BUILDING AND SITE WELL ORGANIZED AND CLEAN THROUGHOUT THE JOB.
2. PROVIDE GENERAL CLEAN UP DURING CONSTRUCTION AND COMPLETE WEEKLY PICK-UP AND REMOVAL OF ALL SCRAP AND DEBRIS FROM THE SITE.
3. AT COMPLETION OF THE WORK, REMOVE FROM THE JOB SITE ALL TOOLS AND EQUIPMENT, SURPLUS MATERIALS, EQUIPMENT SURPLUS MATERIALS, SCRAP AND DEBRIS.
4. INTERIOR AND EXTERIOR OF BUILDING: INSPECT ALL SURFACES AND REMOVE ALL WASTE MATERIALS, SPOTS, STAINS, OR DIRT.
5. SCHEDULE FINAL CLEANING WITH THE OWNER TO ENABLE THE USE OF THE SPACE IN TIME.
6. FINAL CLEANING WILL BE COMPARABLE TO THAT PROVIDED BY PROFESSIONAL, SKILLED CLEANERS USING COMMERCIAL GRADE CLEANING MATERIALS.
7. PROTECT SPACES DAILY FROM DIRT AND DUST AND CLEAR ACCESS FOR BUSINESSES AT THE TIME DIRECTED BY BUILDING MANAGEMENT PRIOR TO OPENING HOURS EACH DAY.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO BRING TO ENGINEER'S ATTENTION ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. OWNER TO DETERMINE SALVAGING ANY MATERIAL FOR FUTURE USE.
3. NOTIFY OWNER PRIOR TO STARTING WORK, ALL WORK SHALL BE COORDINATED AND SCHEDULED WITH OWNER.
4. THE WORK SHALL INCLUDE THE PROVISIONS OF ALL MATERIALS, CUTTING CONNECTIONS, PATCHING, REPAIRING, ADAPTING, AND OTHER WORK INCIDENTAL THERETO, TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED. PROVIDE ALL NECESSARY SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK. THE WORK SHALL ALSO INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE AS DIRECTED BY OWNER.
5. ANY WORK, NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN A PROPER MANNER SHALL BE PROVIDED BY CONTRACTOR WITHOUT ADDITIONAL CHARGE.
6. WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT, OR APPARATUS, THE CONTRACTOR SHALL PROVIDE FINISH WITH QUALITY, SHAPE, FINISH, AND FIRE RATING TO MATCH SIMILAR AND ADJOINING WORK.
7. IF ANY HAZARDOUS MATERIALS, INCLUDING ASBESTOS, ARE ENCOUNTERED DURING DEMOLITION WORK, STOP WORK IMMEDIATELY AND CONTACT OWNER.
8. WHERE DEMOLITION WORK REQUIRES TEMPORARY SHUT-OFF OF ELECTRICAL, WATER OR COMMUNICATION SERVICES, RESPECTIVE UTILITIES AND OWNER SHALL BE NOTIFIED AS NECESSARY AND ALL WORK DONE UNDER THE SUPERVISION AND ESTABLISHED STANDARDS. NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION WORKS. STOP WORK IMMEDIATELY AND CONTACT THE OWNER IF ANY UTILITY LINES ARE DAMAGED.
9. CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE WORK REQUIRED TO MEET THE INTENT OF THIS PROVISION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.
10. CONTRACTOR SHALL REPAIR ANY EXISTING MATERIALS OR ELEMENTS PARTIALLY DAMAGED SUCH AS BUT NOT LIMITED TO PAVEMENT, SIDEWALKS, LANDSCAPING, BUILDING COMPONENTS, ETC. AT NO ADDITIONAL COST TO THE OWNER.



LEVEL 2 ALTERATION

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	01/16/26	
2	ISSUED FOR PERMIT	10/21/25	

Kimley»Horn
 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
 PHONE: 305-673-2025
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
 ANANTH SUNDARARAMAN
 FL LICENSE NUMBER
 94462
 DESIGNED BY: KI
 DRAWN BY: GH
 CHECKED BY: AS
 DATE: 04/13/26

DEMOLITION
 GENERAL NOTES

ACURA PEMBROKE
 PINES
 PREPARED FOR
 B.O.O., INC.
 BROWARD COUNTY FL

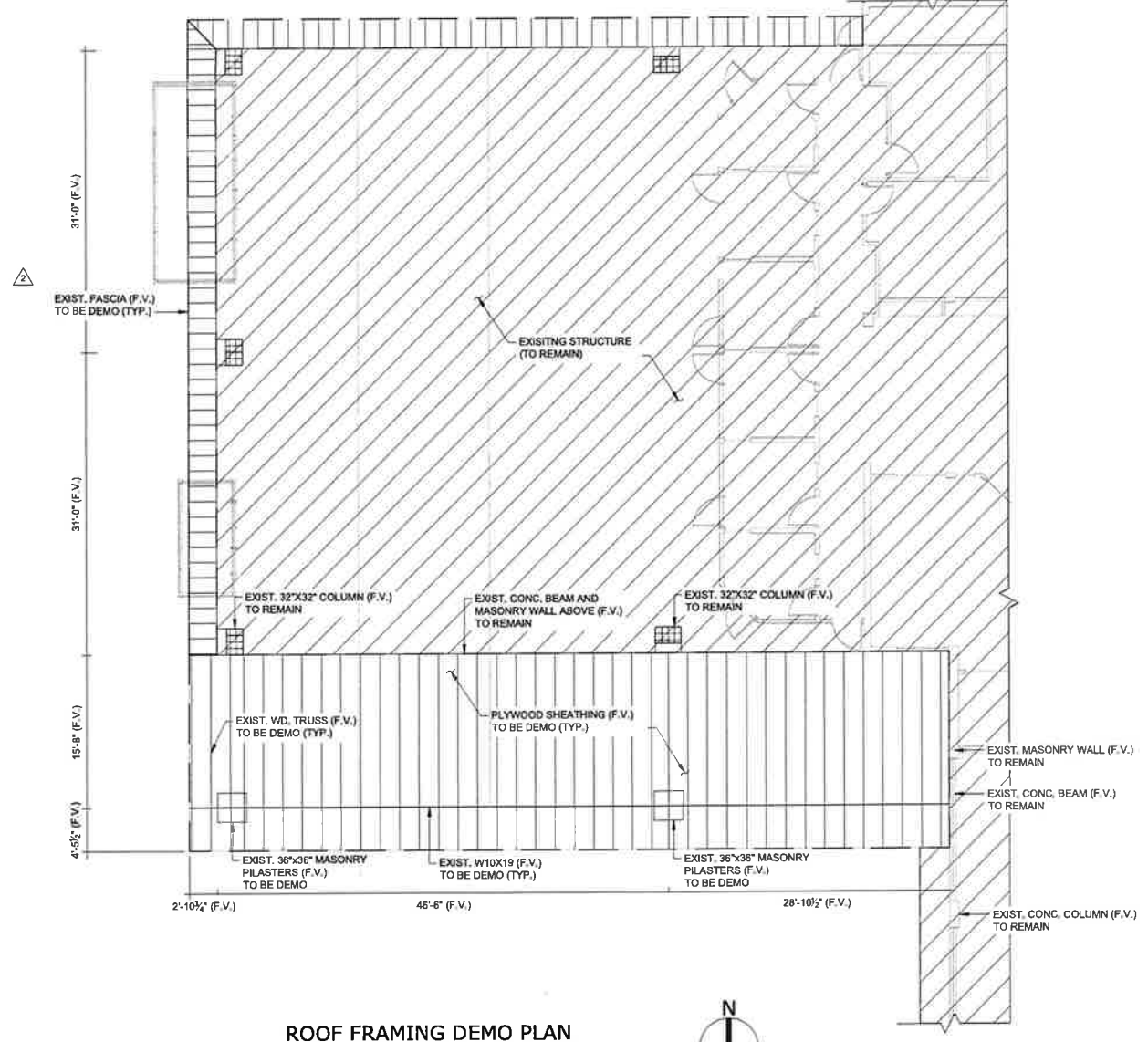
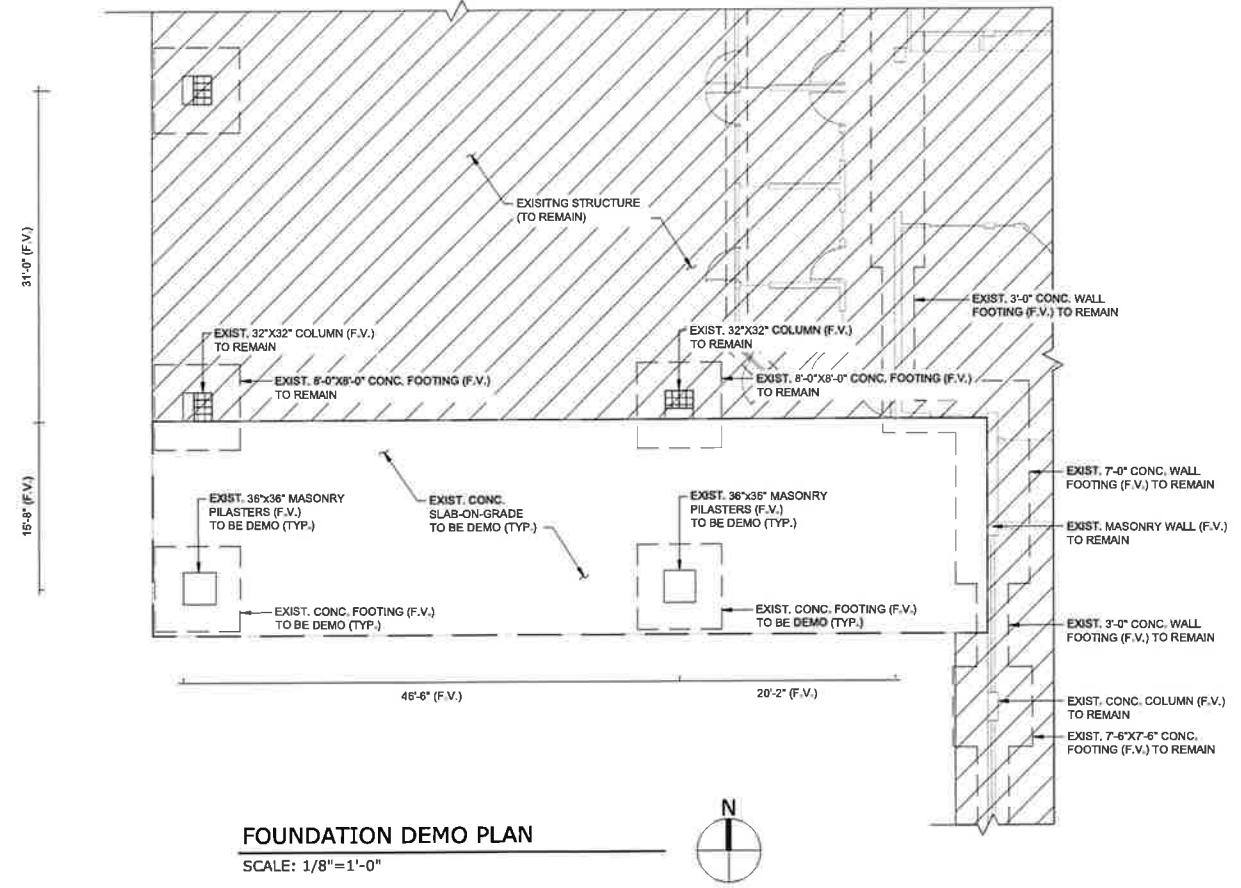
SHEET NUMBER
 SD-1.00

Plotted By: vils, Lily. Sheet: SD-1.00 GENERAL NOTES April 13, 2026 12:35:49pm C:\web_structures\143857000_zim\coral\143857000.dwg K:\web_structures\143857000_zim\coral\143857000.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and context for which it was prepared. Reuse of any information on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Printed By: vilo, Lily. Sheet Set: 143857000 - Layout: SD-2.00 DEMOLITION PLAN. April 13, 2026 12:13:56pm. K:\vino_structures\143857000 - drawings\SD-2.00 DEMOLITION PLAN.dwg
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SUGGESTED DEMOLITION SEQUENCE:

1. REVIEW FIELD CONDITIONS AND NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
2. VERIFY IF THERE IS A NEED TO DISCONNECT ANY FIRE SERVICE. NOTIFY OWNER AND EOR. FIRE WATCH WILL BE NECESSARY IF THERE IS A DISRUPTION TO THE LIFE SAFETY SYSTEM.
3. VERIFY UTILITY LOCATIONS FOR CONFLICTS WITH PROPOSED DEMOLITION.
4. PROVIDE OWNER WITH PROPOSED DEMOLITION SCHEDULE. PROCEED TO NEXT STEP UPON ACCEPTANCE OF SCHEDULE.
5. VERIFY IF THERE IS A NEED TO DISCONNECT ANY ELECTRICAL SERVICE. NOTIFY UTILITY AND OWNER IF THERE IS A NEED.
6. VERIFY IF THERE IS A NEED TO DISCONNECT ANY WATER SERVICE. NOTIFY OWNER IF THERE IS A NEED.
7. VERIFY IF THERE IS A NEED TO DISCONNECT ANY SPRINKLERS. NOTIFY OWNER IF THERE IS A NEED.
8. PROVIDE TEMPORARY LATERAL BRACING OF ROOF FRAMING AND REMOVE EXISTING ROOF SHEATHING, INCLUDING ROOFING MEMBRANE MATERIAL, WATERPROOFING MEMBRANE, INSULATION, ETC. **CARE SHOULD BE TAKEN NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.**
9. BRACE EXISTING MASONRY COLUMNS (AS REQUIRED) PRIOR TO REMOVING ROOF FRAMING MEMBERS. CONTRACTOR SHALL SUBMIT A PROPOSED BRACING PLAN TO EOR IF REQUIRED. **CARE SHOULD BE TAKEN NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.**
10. DISCONNECT AND REMOVE WOOD ROOF TRUSSES. MAINTAIN COLUMN STABILITY. **CARE SHOULD BE TAKEN NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.**
11. DISCONNECT AND REMOVE STEEL ROOF BEAMS. MAINTAIN COLUMN STABILITY. **CARE SHOULD BE TAKEN NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.**
12. REMOVE BRACING AND MASONRY COLUMNS. **CARE SHOULD BE TAKEN NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.**
13. REMOVE EXISTING REINFORCED CONCRETE SLAB ON GRADE. **CARE SHOULD BE TAKEN NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.**
14. REMOVE EXISTING REINFORCED CONCRETE FOOTINGS. **CARE SHOULD BE TAKEN NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.**
15. REPAIR ANY ELEMENTS DAMAGED DURING CONSTRUCTION, AS REQUIRED.
16. RECONNECT ANY DISCONNECTED UTILITIES.



LEVEL 2 ALTERATION

<p>Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM REGISTRY NO. 696</p>		<p>DATE: 01/16/26 BY: [Signature]</p>						
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	BY				<p>DATE: 04/13/26 BY: [Signature]</p>
NO.	DATE	BY						
<p>PROFESSIONAL ANANTH SUNDARARAMAN FL LICENSE NUMBER 94462</p>		<p>DATE: 04/13/26 BY: [Signature]</p>						
<p>KHA PROJECT 143857000 DATE APR 2026 SCALE AS SHOWN DESIGNED BY KH DRAWN BY GH CHECKED BY AS</p>		<p>DATE: 04/13/26 BY: [Signature]</p>						
<p>DEMOLITION PLAN</p>								
<p>ACURA PEMBROKE PINES PREPARED FOR B.O.O., INC.</p>		<p>FL BROWARD COUNTY</p>						
<p>SHEET NUMBER SD-2.00</p>								

STRUCTURAL NOTES

GENERAL NOTES:

- THE GOVERNING CODE FOR THIS PROJECT IS THE 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, EIGHTH EDITION. THIS CODE PRESCRIBES WHICH EDITION OF EACH REFERENCED STANDARD APPLIES TO THIS PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
- CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
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- THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A FLORIDA LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

DESIGN SUPERIMPOSED LOADS:

OCCUPANCY	LIVE LOAD	RED. LL	DEAD LOAD	POINT LL
ROOF	20 PSF	-	10 PSF	300 (LBS)

DESIGN WIND LOADS:

GOVERNING CODE	ASCE 7-22
BASIC WIND SPEED	V _{ult} = 170 MPH/V _{adj} = 132 MPH
RISK CATEGORY	II
BUILDING ENCLOSURE	OPEN
DIRECTIONALITY FACTOR	K _d = 0.85
EXPOSURE	C
MEAN ROOF HEIGHT	18 FEET

FLOOD DESIGN CRITERIA:

GOVERNING CODE	ASCE 24-14
FLOOD DESIGN CLASS	II
FLOOD ZONE	AH
BASE FLOOD ELEVATION	6 FT

SHALLOW FOUNDATIONS:

- FOUNDATION DESIGN, SOIL PREPARATION AND COMPACTION ARE BASED PRESUMPTIVE VALUES OF SOIL GIVEN IN FBC 2023 CHAPTER 1807.
- FOOTING SIZES AND REINFORCING ARE BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. ALL FOOTINGS SHALL BEAR ON COMPACTED FILL, NATURAL SOIL OR ROCK PREPARED PER FBC 2023.
- SUBGRADE PREPARATION SHALL BE FIELD CONTROLLED AND TESTED BY A LICENSED SOILS ENGINEER IN ACCORDANCE WITH FBC 2023. AT COMPLETION, THAT ENGINEER SHALL PREPARE AND SUBMIT TO THE OWNER, ARCHITECT, CONTRACTOR AND STRUCTURAL ENGINEER A SIGNED AND SEALED LETTER INDICATING THAT THE RECOMMENDATIONS OF FBC 2023 HAVE BEEN FOLLOWED.
- CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS, U.O.N.
- TOP OF ALL FOOTINGS IS -2'-0" BELOW THE GROUND FLOOR LEVEL, U.O.N.

SLABS ON GRADE:

- REFER TO FBC 2023 FOR SUBGRADE PREPARATION MORE THAN 12" BELOW BOTTOM OF SLAB.
- ABOVE SUBGRADE, USE FILL CONTAINING NOT MORE THAN 10% PASSING #200 SIEVE AND MAXIMUM 1 INCH DIAMETER. COMPACT TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR ASTM D-1557. EACH LAYER OF FILL SHALL NOT EXCEED 6" LOOSE THICKNESS. COMPACT PRIOR TO PLACEMENT OF THE NEXT LAYER.
- FILL PLACEMENT AND COMPACTION SHALL BE MONITORED AND ACCEPTED BY THE TESTING AGENCY. TAKE A MIN. OF ONE FIELD DENSITY TEST (ASTM D-1556 OR D-2922) FOR EACH 2,500 SQUARE FEET OF EACH LAYER. THE TESTING AGENCY SHALL RANDOMLY SELECT TEST LOCATIONS.
- PLACE CONCRETE IN LONG-STRIP CONSTRUCTION METHOD. PROVIDE CRACK CONTROL JOINTS AT 15 FEET MAXIMUM TO LIMIT AREAS BETWEEN JOINTS TO 225 SQ. FT. IN ALL FLOATING SLABS ON GRADE LOCATE TO CONFORM TO BAY SPACING WHENEVER POSSIBLE, ADD CRACK CONTROL JOINTS AT RE-ENTRANT CORNERS WHICH TEND TO INVITE CRACKS.
- SEE THE ARCHITECTURAL DRAWINGS FOR SLAB ON GRADE DEPRESSIONS AND OTHER REQUIREMENTS.

EXCAVATION, BACKFILL AND DEWATERING:

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND OSHA REGULATIONS. DO NOT EXCAVATE WITHIN ONE FOOT OF THE ANGLE OF REPOSE OF ANY SOIL BEARING FOUNDATION UNLESS THE FOUNDATION IS PROPERLY PROTECTED AGAINST SETTLEMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER IN A MANNER THAT DOES NOT INCONVENIENCE OR DAMAGE THE WORK.

REINFORCED CONCRETE:

- COMPLY WITH ACI 301 AND 318-19.
- PROVIDE STRUCTURAL CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE DESIGN STRENGTH OF 4,000 PSI IN 28 DAYS AS FOLLOWS:

ELEMENT	STRENGTH
FOOTINGS	4,000 PSI (w/c = 0.40 MAX)
COLUMNS	4,000 PSI (w/c = 0.40 MAX)
SLABS ON GRADE	4,000 PSI (w/c = 0.45 MAX)

- *PEAROCK MIX IS NOT ACCEPTABLE TO BE USED AT ANY ELEVATED FLATWORK, INCLUDING SLABS AND BEAMS.

- USE NORMAL WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS. U.O.N.
- PROVIDE ASTM A-615 GRADE 60 REINFORCING STEEL. WELDABLE REBAR SHALL BE ASTM-706, GRADE 60 PER AWS D.1. REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE, WITH APPROPRIATE BAR SUPPORTS AND SPACERS. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N. PROVIDE COVER OVER REINFORCING AS FOLLOWS:

ELEMENT	BOTTOM		TOP		SIDES	
	3"	2"	3"	2"	3"	3"
FOOTINGS	-	-	-	-	-	-
COLUMNS	-	-	-	-	-	-
SLABS ON GRADE	2"	1"	2"	1"	2"	2"

- TENSION DEVELOPMENT LENGTH AND LAP SPLICE LENGTHS SHALL BE PER SCHEDULE.
- WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRICALLY-WELDED WIRE REINFORCEMENT CONFORMING TO ASTM A-185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE TWO CROSS WIRE SPACING.
- IN ADDITION TO SPECIFIED REINFORCING, PROVIDE 0.25 TONS OF REINFORCING BARS TO BE DETAILED, FABRICATED, DELIVERED TO SITE AND PLACED AS DIRECTED BY THE ARCHITECT/ENGINEER TO ACCOUNT FOR UNFORESEEABLE CONDITIONS.
- UTILITIES SHALL NOT PENETRATE BEAMS OR COLUMNS BUT MAY PASS THROUGH SLABS AND WALLS INDIVIDUALLY, U.O.N. FOR OPENINGS 24" LONG OR LESS, CUT REINFORCING AND REPLACE ALONGSIDE OPENING WITH SPLICE BARS OF EQUIVALENT AREA WITH 48 BAR DIA. LAP. PREPARE AND SUBMIT SHOP DRAWINGS FOR OPENINGS LONGER THAN 24". FOR RECTANGULAR OPENINGS 12" LONG OR LONGER, ADD 1/8" X 6" MID DEPTH DIAGONAL AT ALL 4 CORNERS.
- WHERE REINFORCING STEEL CONGESTION PERMITS, CONDUIT AND PIPES UP TO 1" DIAMETER MAY BE EMBEDDED IN CONCRETE PER ACI 318, SECTION 6.3. SPACE AT 3 DIAMETERS O.C. PLACE BETWEEN OUTER LAYERS OF REINFORCING IF CONDUITS ARE SIGNIFICANTLY CONGESTED, ADDITIONAL REINFORCING PERPENDICULAR TO PIPING MAY BE REQUIRED. REQUESTS TO EMBED LARGER PIPES SHALL BE ACCOMPANIED BY A DETAILED DESCRIPTION AND BE SUBMITTED TO THE ARCHITECT FOR EVALUATION.
- PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318, SECTION 6.4. PROVIDE KEYWAYS AND ADEQUATE DOWELS. SUBMIT DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND DIRECTION OF POUR FOR REVIEW.
- PROVIDE 3/4" CHAMFER FOR ALL EXPOSED CORNERS.
- PROVIDE REINFORCING STEEL PLACER WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD REFERENCE. INSPECT REINFORCING STEEL PLACING FROM STRUCTURAL DRAWINGS.

BAR TYPE	MIN. LAP SPLICE LENGTH SCHEDULE										
	#3	#4	#5	#6	#7	#8	#9	#10	#11		
48 BAR DIAMETER	18"	24"	30"	36"	42"	48"	-	-	-	-	-
FOOTINGS	18"	18"	18"	23"	33"	37"	-	-	-	-	-
COLUMNS	-	-	19"	23"	33"	39"	-	-	-	-	-
SLAB ON GRADE	18"	19"	28"	-	-	-	-	-	-	-	-

STEEL FLOOR DECK:

- MANUFACTURE AND INSTALL COMPOSITE STEEL DECK IN CONFORMANCE WITH SPECIFICATIONS OF THE STEEL DECK INSTITUTE.
- MANUFACTURE STEEL SHEETS CONFORMING TO ASTM A-653, WITH A MINIMUM YIELD POINT OF 50 KSI AND 0.65% (MIN.) HIGH SHEAR LUGS (WEB EMBOSSEMENTS) PROVIDE PROTECTIVE ZINC COATING OF G-90 FOR ROOFS OR WHERE TOP OF SLAB OR BOTTOM OF DECK IS EXPOSED TO WEATHER.
- THE BARE STEEL DECK HAS BEEN DESIGNED TO SUPPORT CONSTRUCTION LOADS UNSHORED U.O.N.
- ERECT STEEL DECK CLOSURES AND OTHER LIGHT GAGE MATERIAL REQUIRED TO PRODUCE A COMPLETED INSTALLATION.
- MANUFACTURE AND INSTALL STEEL DECK FOR A MINIMUM TWO SPAN CONDITION. ONE SPAN CONDITIONS ARE PROHIBITED EXCEPT WHERE SPECIFICALLY SHOWN ON THE DRAWINGS.
- DECK SUPPLIER SHALL SUBMIT ICC REPORTS SHOWING ALLOWABLE DIAPHRAGM SHEAR VALUES. ERECT IN ACCORDANCE WITH THE REPORT TO MEET THE REQUIRED SHEAR SPECIFIED ON DRAWINGS. CONNECTION TO THE FRAMING MEMBERS SHALL NOT BE LESS THAN WHAT IS INDICATED ON THE DRAWINGS.

STEEL JOISTS:

- MANUFACTURE AND ERECT STEEL JOISTS AND BRIDGING IN ACCORDANCE WITH SPECIFICATIONS OF THE STEEL JOIST INSTITUTE, AND ALL OSHA REQUIREMENTS. MANUFACTURE JOISTS WITH SJI RECOMMENDED APPROXIMATE CAMBER.
- PROVIDE MIN. BEARING PER SJI REQUIREMENTS AND CONNECT EACH SIDE OF JOIST TO SUPPORT STEEL WITH 3/16" X 1" FILLET WELDS FOR K SECTIONS. COMPLY WITH ALL OSHA REQUIREMENTS. FIELD BOLT JOISTS AT COLUMN LINES IF STRUCTURAL STEEL IS NOT FRAMED IN TWO (2) DIRECTIONS. IF SLOTTED HOLES ARE USED, SLOT JOIST SEAT, NOT SUPPORTING STEEL.

ABBREVIATIONS:

ADDL	ADDITIONAL	EA	EACH	JT	JOINT	REF	REFER
ARCH	ARCHITECT	EF	EACH FACE	KIP	THOUSAND POUNDS	RC	REINFORCED CONCRETE
BAL	BALANCE	EMBED	EMBEDMENT	KLF	KIPS PER LINEAR FOOT	REBAR	REINFORCING STEEL BAR
BLDG	BUILDING	ENGR	ENGINEER	KSF	KIPS PER SQUARE FOOT	REINF	REINFORCEMENT
BOT	BOTTOM	EOR	ENGINEER OF RECORD	KSI	KIPS PER SQUARE INCH	REV	REVISION
BO	BOTTOM OF	EQ	EQUAL	L	LINEAR FEET	SCHED	SCHEDULE
C&C	COMPONENTS & CLADDING	EQ	EQUAL	LBS	POUNDS	SIM	SIMILAR
CIP	CAST-IN-PLACE	EQUIP	EQUIPMENT	LF	LINEAR FEET	SOG	SLAB ON GRADE
CL	CENTER LINE	EW	EACH WAY	LLV	LIVE LOAD	STD	STANDARD
CLR	CLEAR	EXIST	EXISTING	LLH	LONG LEG HORIZONTAL	STL	STEEL
COL	COLUMN	FDN	FOUNDATION	LLV	LONG LEG VERTICAL	STRUCT	STRUCTURAL
CONC	CONCRETE	FT	FOOTING	MAX	MAXIMUM	T&B	TOP AND BOTTOM
CONT	CONTINUOUS	FTG	FOOTING	MECH	MECHANICAL	TO	TOP OF
CONN	CONNECTION	FV	FIELD VERIFY	MIN	MINIMUM	TYP	TYPICAL
COORD	COORDINATE	GA	GAGE	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
COUL	COLUMN	HT	HOOK	NTS	NOT TO SCALE	VERT	VERTICAL
DEM	DEMOLITION	HORIZ	HORIZONTAL	PAF	POWER ACTUATED FASTENER	W	WITH
DET	DETAIL	HT	HEIGHT	PL	PLATE	W/O	WITHOUT
DIA	DIAMETER	IN	INCH	PSF	POUNDS PER SQUARE FOOT		
DIST	DISTANCE	ISO	ISOLATION JOINT	PSI	POUNDS PER SQUARE INCH		
DWG	DRAWING						

- BRACE ALL JOISTS WITH STEEL ANGLE CROSS-BRIDGING SPACED PER SJI AND AS SHOWN ON THE DRAWINGS. PROVIDE THE FOLLOWING SIZES:

BRACING SIZE	MAX. JOIST SPACING
L2 X 2 X 1/8	60"

- WELD BRIDGING TO THE TOP AND BOTTOM OF JOISTS AND BEAMS, AT INTERSECTIONS, AND TO ALL STRUCTURAL MEMBERS PARALLEL TO JOISTS. HORIZONTAL BRIDGING WILL NOT BE ACCEPTED IN LIEU OF DIAGONAL BRIDGING. FOR JOISTS SUBJECT TO WIND UPLIFT, PROVIDE HORIZONTAL BOTTOM CHORD BRIDGING AT THE FIRST INTERIOR PANEL POINT IN ADDITION TO ALL OTHER BRIDGING.

STRUCTURAL STEEL:

- FABRICATE AND ERECT STRUCTURAL STEEL IN CONFORMANCE WITH 2017 "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY, AND ALL OSHA REQUIREMENTS.
- STRUCTURAL STEEL SHAPES SHALL BE FABRICATED FROM THE FOLLOWING MATERIALS:
 - ROLLED W AND WT SHAPES: ASTM A992, GRADE 50.
 - PLATES AND BARS: ASTM A36, F7-36 KSI.
- ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE BY THE AMERICAN WELDING SOCIETY. USE E70 SERIES WELDING ELECTRODES, U.O.N. WHERE NECESSARY, REMOVE GALVANIZING OR PRIMER PRIOR TO WELDING. USE E60 SERIES FOR WELDABLE REBAR.
- A325 BOLTS SHALL COMPLY WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325, INCLUDING COMMENTARY.
 - TYPICAL BOLTS USED IN STRUCTURAL CONNECTIONS FOR THIS PROJECT ARE 3/4" DIAMETER A325N.
 - TIGHTEN BEARING-TYPE BOLTS (A-325N, A-325X, A-490N, AND A-490X) TO THE SNUG TIGHT CONDITION AS FOLLOWS:
 - BOLTS SHALL BE PLACED IN ALL HOLES, WITH WASHERS POSITIONED AS REQUIRED AND NUTS THREADED TO COMPLETE THE ASSEMBLY.
 - COMPACTING THE JOINT TO THE SNUG-TIGHT CONDITION SHALL PROGRESS SYSTEMATICALLY FROM THE MOST RIGID PART OF THE JOINT.
 - THE SNUG-TIGHTENED CONDITION IS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.
 - MORE THAN ONE CYCLE THROUGH THE BOLT PATTERN MAY BE REQUIRED TO ACHIEVE THE SNUG-TIGHTENED JOINT.
 - PROVIDE HARDENED WASHERS CONFORMING TO ASTM F436 AND PLACE UNDER THE PART BEING TURNED.
 - DO NOT REUSE OR RETIGHTEN BOLTS WHICH HAVE BEEN FULLY TIGHTENED. USE ONLY NON-GALVANIZED NUTS AND BOLTS THAT ARE CLEAN, RUST-FREE, AND WELL LUBRICATED. BOLTS AND NUTS SHALL BE WAX DIPPED BY THE BOLT SUPPLIER OR LUBRICATED WITH JOHNSON'S STICK WAX 140. CLEANING AND LUBRICATION OF ASTM F1852 TWIST-OFF-TYPE TENSION-CONTROL BOLTS IS NOT PERMITTED.
 - WHERE SLOTTED HOLES ARE USED TO ACCOMMODATE THERMAL MOVEMENT, NOTIFY THE ARCHITECT IF BOLT IS EXPECTED TO HIT THE END OF SLOT, BASED ON TEMPERATURE AT TIME OF INSTALLATION.
 - STORE FASTENER COMPONENTS IN SEALED CONTAINERS UNTIL READY FOR USE. RESEAL OPEN CONTAINERS TO PREVENT CONTAMINATION BY MOISTURE OR OTHER DELETERIOUS SUBSTANCES. STORE CLOSED CONTAINERS FROM DIRT AND MOISTURE IN A PROTECTIVE SHELTER. TAKE FROM PROTECTIVE STORAGE ONLY AS MANY FASTENER COMPONENTS AS ARE ANTICIPATED TO BE INSTALLED DURING THE WORK SHIFT. FASTENER COMPONENTS THAT ARE NOT INCORPORATED INTO THE WORK SHALL BE RETURNED TO PROTECTIVE STORAGE AT THE END OF THE WORK SHIFT. FASTENERS FROM OPEN CONTAINERS AND FASTENERS THAT ACCUMULATE RUST OR DIRT SHALL NOT BE USED AND SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PROJECT SITE.
 - USE A-307 BOLTS FOR ALL ERECTION BOLTS AND BOLTS LESS THAN 3/4" DIAMETER, U.O.N. ANCHOR RODS SHALL BE ASTM F1554 GRADE 55 WITH SUPPLEMENTARY REQUIREMENT S1, THREADED WITH NUTS AND WASHERS EACH END.
 - SETTING BASE AND BEARING PLATES: CLEAN CONCRETE AND MASONRY BEARING SURFACE OF BOND-REDUCING MATERIALS AND CLEAN BOTTOM OF BASE AND BEARING PLATE.
 - SET BASE OR BEARING PLATE ON WEDGES OR OTHER ADJUSTING DEVICES.
 - TIGHTEN ANCHOR RODS AFTER STRUCTURAL STEEL FRAME HAS BEEN PLUMBED. DO NOT REMOVE WEDGES OR SHIMS BUT, IF REMOVAL IS NECESSARY, CUT OFF FLUSH WITH EDGE OF BASE OR BEARING PLATE PRIOR TO PACKING WITH GROUT.
 - PACK OR POUR NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACE AND BASE OR BEARING PLATE. ENSURE THAT NO VOIDS REMAIN. FINISH EXPOSED SURFACES, PROTECT GROUT AND ALLOW TO CURE. GROUT SHALL BE NON-SHRINK, NON-METALLIC GROUT WITH A STRENGTH OF 5,000 PSI AT 3 DAYS.
 - FOR PROPRIETARY GROUT MATERIALS, COMPLY WITH MANUFACTURER'S INSTRUCTIONS.
 - BASE PLATES MUST BE GROUTED A MINIMUM OF 72 HOURS PRIOR TO PLACING CONCRETE SLABS ON SUPPORTING STEEL STRUCTURE.

- CUT, DRILL, OR PUNCH HOLES PERPENDICULAR TO METAL SURFACES. REAM HOLES THAT MUST BE ENLARGED TO ADMIT BOLTS AS PERMITTED BY ARCHITECT. DO NOT ENLARGE UNFAIR HOLES BY BURNING OR USING DRIFT PINS.
- DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE DRAWINGS.
- SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR PAINTING AND FIREPROOFING OF STRUCTURAL STEEL. PROVIDE A MINIMUM OF ONE SHOP COAT OF PAINT FOR EXPOSED STRUCTURAL STEEL U.O.N. STEEL EXPOSED TO THE ATMOSPHERE OR ELEMENTS SHALL RECEIVE A SECOND SHOP COAT OF PAINT OR BE FIELD PAINTED IN ADDITION TO THE INITIAL SHOP COAT WITH LEAD, GRAPHITE OR ASPHALT PAINT OR OTHER APPROVED COATING COMPATIBLE WITH THE SHOP COAT. DO NOT PAINT STEEL SURFACES IN CONTACT WITH FIREPROOFING OR EMBEDDED IN CONCRETE. STEEL ELEMENTS THAT ARE HOT-DIPPED GALVANIZED DO NOT REQUIRE SHOP AND FIELD PAINTING.

CHEMICAL ADHESIVE FOR ANCHORING REINFORCING BARS, THREADED BARS AND ANCHOR BOLTS:

- USE AN EPOXY, ACRYLIC OR POLYESTER RESIN ADHESIVE SYSTEM SUCH AS THE HILTI HIT HY200, SIMPSON STRONG-TIE AT OR ET, OR ACCEPTED EQUIVALENT. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR USE AND INSTALLATION.
- CONFIRM THE ABSENCE OF REINFORCING STEEL BY DRILLING A 1/4" DIAMETER PILOT HOLE FOR EACH ANCHOR. DO NOT CUT REINFORCING STEEL WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
- REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR APPROPRIATE DRILL SIZE. THOROUGHLY CLEAN HOLE INCLUDING REMOVAL OF DUST PRIOR TO FILLING WITH EPOXY.
- PROVIDE ANCHOR EMBEDMENT, SPACING AND EDGE DISTANCE AS SHOWN ON THE DRAWINGS.
- THREADED RODS ARE A-36 GALVANIZED STEEL, U.O.N.

SHOP DRAWINGS AND OTHER SUBMITTALS:

- SUBMIT SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN A SINGLE PACKAGE.
- ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS. ON RESUBMITTALS, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL; ONLY CLOUDED ITEMS WILL BE REVIEWED.
- SUBMITTALS FOR SPECIAL STRUCTURAL LOAD-CARRYING ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES MUST BE PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, A DELEGATED ENGINEER AS FOLLOWS:

SHOP DRAWING SUBMITTAL REQUIREMENTS

COMPONENT	DRAWINGS/ MATERIAL SHEETS	PRODUCT APPROVALS	SIGNED & SEALED DRAWINGS	SIGNED & SEALED CALCULATIONS
REINFORCEMENT	X			
CONCRETE MIXES	X			
CONCRETE ACCESSORIES	X			
EPOXY, EXPANSION, OR SCREW ANCHORS	X		X	X
OPEN WEB STEEL JOISTS				
STRUCTURAL STEEL	X			
COLD FORM STEEL FRAMING (FASCIA)			X	X

- A DELEGATED ENGINEER IS DEFINED AS A FLORIDA LICENSED ENGINEER WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OF, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL. THE DELEGATED ENGINEER SHALL SIGN, SEAL AND DATE THE SUBMITTAL, INCLUDING CALCULATIONS AND DRAWINGS.
- THE TRADE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITES, FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW AND APPROVE SUBMITTALS AND SHALL SIGN AND DATE EACH DRAWING PRIOR TO SUBMITTING TO THE ARCHITECT. THIS APPROVAL IS TO CONFIRM THAT THE SUBMITTAL IS COMPLETE, COMPLIES WITH THE SUBMITTAL REQUIREMENTS AND IS COORDINATED WITH FIELD DIMENSIONS, OTHER TRADES, ERECTION SEQUENCING AND CONSTRUCTIBILITY.
- THE STRUCTURAL ENGINEER REVIEWS SUBMITTALS TO CONFIRM THAT THE SUBMITTAL IS IN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT PRESENTED IN THE CONTRACT DOCUMENTS. QUANTITIES AND DIMENSIONS ARE NOT CHECKED. NOTATIONS ON SUBMITTALS DO NOT AUTHORIZE CHANGES TO THE CONTRACT SUM. CHECKING OF THE SUBMITTAL BY THE STRUCTURAL ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS AND FROM ERRORS OR OMISSIONS IN THE SUBMITTAL.

- IN ADDITION TO THE ABOVE, THE STRUCTURAL ENGINEER'S REVIEW OF DELEGATED ENGINEER SUBMITTALS IS LIMITED TO VERIFYING THAT THE SPECIFIED STRUCTURAL SUBMITTAL HAS BEEN FURNISHED, SIGNED AND SEALED BY THE DELEGATED ENGINEER AND THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. THE DELEGATED ENGINEER IS SOLELY RESPONSIBLE FOR THEIR DESIGN, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF THEIR CALCULATIONS AND COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

- CAD FILES OF STRUCTURAL DRAWINGS MAY BE USED AS AN AID IN PREPARING SHOP DRAWINGS ONLY UPON THE CONTRACTOR SIGNING AN AGREEMENT. WHEN CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE MADE AVAILABLE, IT IS UNDER THE FOLLOWING CONDITIONS:

- ALL INFORMATION CONTAINED IN THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT/ENGINEER AND SHALL NOT BE USED FOR OTHER PROJECTS. ADDITIONS TO THE PROJECT OR THE COMPLETION OF THE PROJECT BY OTHERS. CAD FILES AND COPIES OF THE STRUCTURAL DRAWINGS REMAIN THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. AND IN NO CASE SHALL THEIR TRANSFER BE CONSIDERED A SALE.
- CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE NOT CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT, THE STRUCTURAL DRAWINGS SHALL GOVERN.
- THE USE OF CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER CHECKING AND COORDINATION OF DIMENSIONS, DETAILS, SIZES AND QUANTITIES OF MATERIALS AS REQUIRED FOR THE PREPARATION OF COMPLETE AND ACCURATE SHOP DRAWINGS; AND
- THE CONTRACTOR SHALL REVISE ALL REFERENCES TO CONTRACT DOCUMENT SHEET NUMBERS AND SECTION MARKS AND SHALL REMOVE INFORMATION THAT IS NOT REQUIRED FOR THEIR WORK FROM THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS, INCLUDING THE TITLE BLOCK.
- DIMENSIONS IN THE CAD FILES MAY NOT BE PRECISE AND, IN SOME CASES, HAVE BEEN INTENTIONALLY ALTERED FOR PRESENTATION PURPOSES. DO NOT SCALE DIMENSIONS ELECTRONICALLY OR OTHERWISE.

SOIL STATEMENT

SOIL CONDITIONS AT THE SITE LOCATED AT 15601 PINES BLVD., PEMBROKE PINES, FL 33027 ARE PRESUMED TO CONSIST OF UNDISTURBED SAND. THE PRESUMED BEARING CAPACITY IS 2000 PSF. ENGINEER OF RECORD WILL VERIFY IF SOIL CONDITIONS DIFFER DURING EXCAVATION. A SIGNED AND SEALED LETTER WILL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION SUBSTANTIATING SOIL ASSUMPTIONS.

LEVEL 2 ALTERATION

Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-613-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
ANANTH SUNDARAMAN

KHA PROJECT
14-3857000
DATE
APR 2026
SCALE AS SHOWN
DESIGNED BY KI
DRAWN BY GH
CHECKED BY AS
DATE: 04/13/26

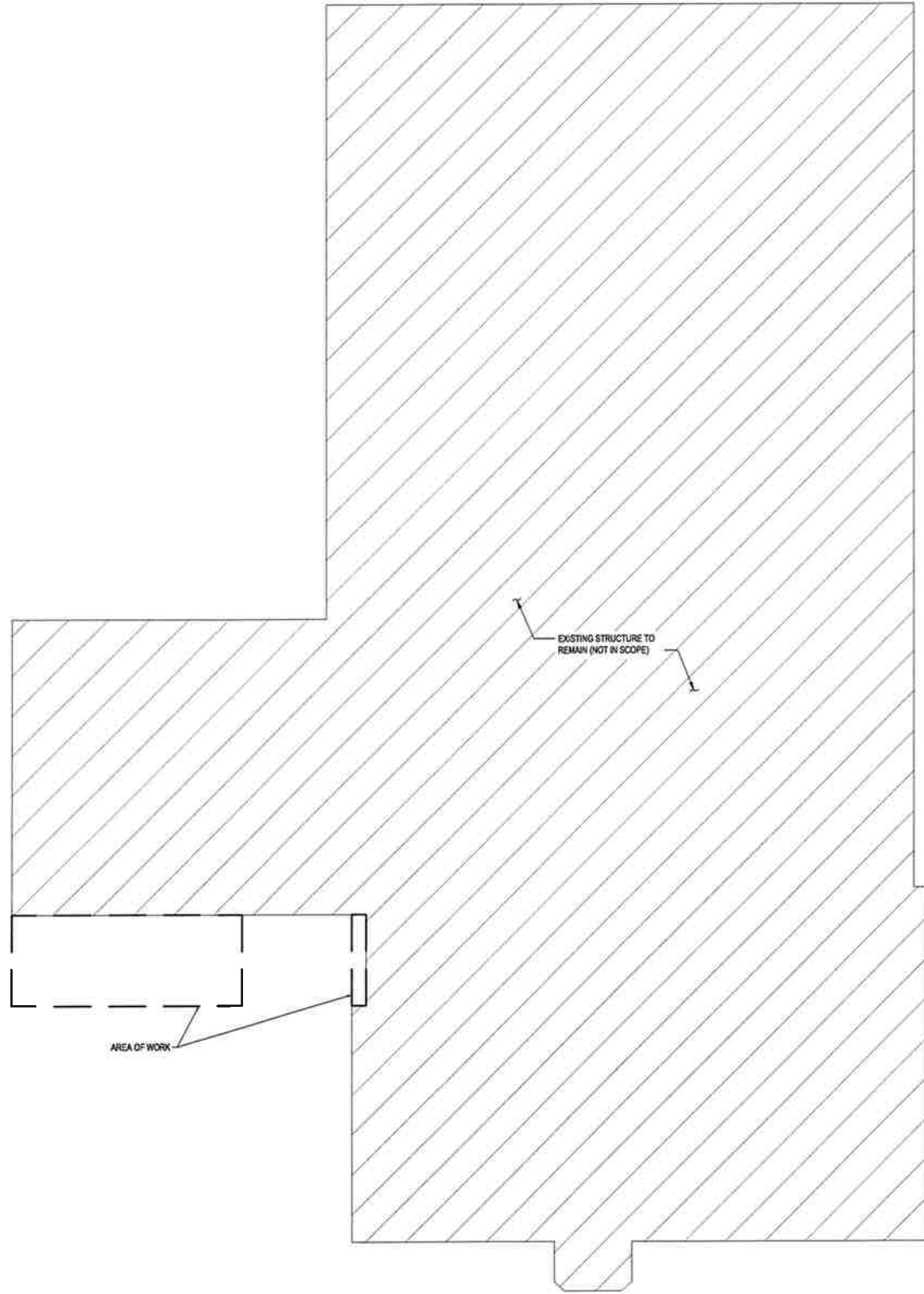
GENERAL NOTES

ACURA PEMBROKE PINES
PREPARED FOR
B.O.O., INC.
BROWARD COUNTY

SHEET NUMBER
S-1.00

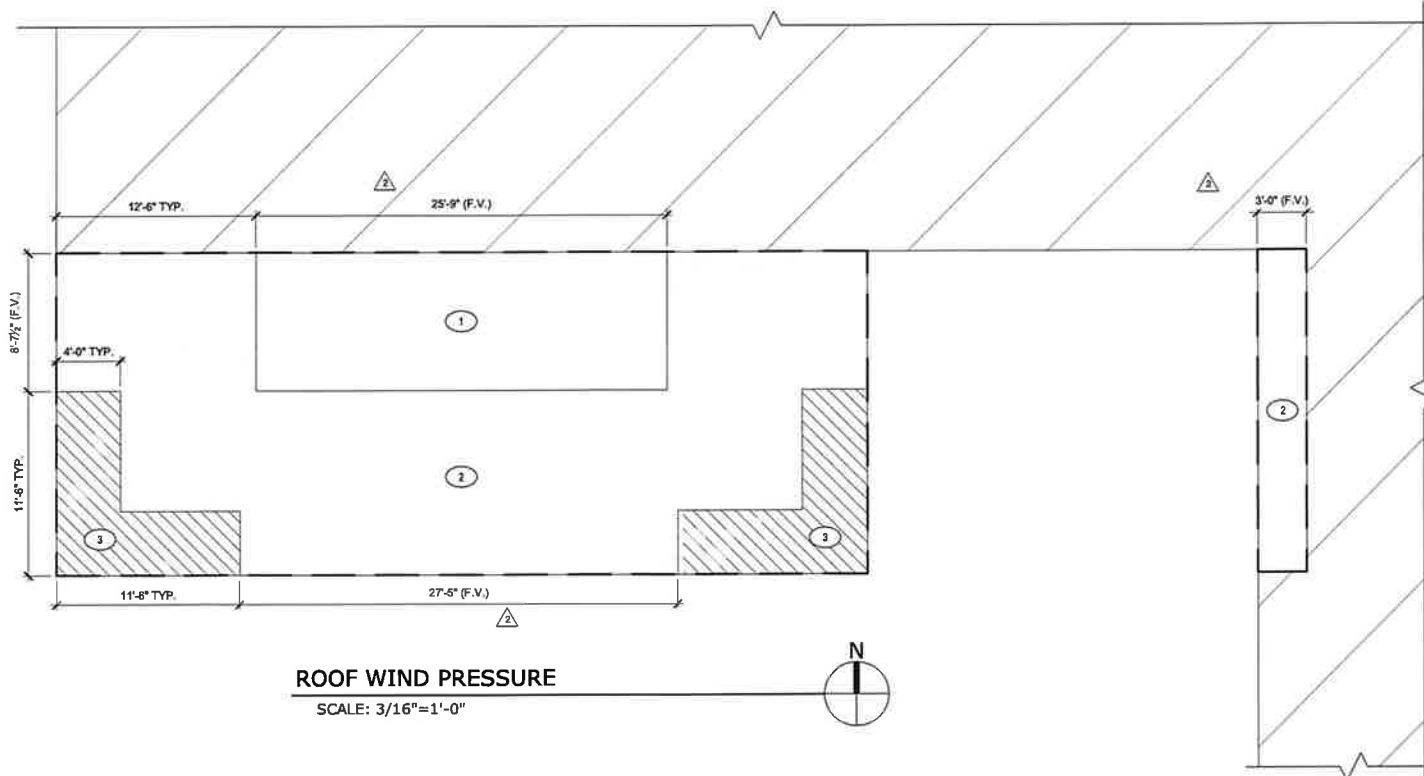
NO.	REVISIONS	DATE	BY
10/21/25			

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KEY PLAN

SCALE: 1/16"=1'-0"



ROOF WIND PRESSURE

SCALE: 3/16"=1'-0"



TRIBUTARY AREA	PRESSURE (PSF)						
	< 19 sf	20 sf to 49 sf	50 sf to 79sf	80 sf to 100 sf	100 sf +	ROOFING	FASCIA
1	+35.0 / -35.0	+35.0 / -35.0	+35.0 / -35.0	+35.0 / -35.0	+35.0 / -35.0	+35.0 / -35.0	+51.6 / -34.4
2	+52.4 / -52.4	+52.4 / -52.4	+52.4 / -52.4	+52.4 / -52.4	+52.4 / -52.4	+52.4 / -52.4	+51.6 / -34.4
3	+89.6 / -105	+89.6 / -105	+52.4 / -52.4	+52.4 / -52.4	+52.4 / -52.4	+89.6 / -105	+51.6 / -34.4

NOTES:
 1. REFER TO DIAGRAM FOR LOCATION OF ZONES 1, 2, AND 3.
 2. PER ASCE 7-22, ASD WIND PRESSURE = 0.8*(WLS4 ULTIMATE PRESSURE)
 3. ROOFING PRESSURES ARE BASED ON AN EFFECTIVE AREA OF 10 SF
 4. (+) = POSITIVE PRESSURE ACTING TOWARD SURFACE; (-) = NEGATIVE PRESSURE ACTING AWAY FROM SURFACE

LEVEL 2 ALTERATION

ACURA PEMBROKE PINES
 PREPARED FOR
B.O.O., INC.
 BROWARD COUNTY

C&C WIND PRESSURE DIAGRAMS / KEY PLAN

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 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
 PHONE: 305-673-2025
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
 ANANTH SUNDARARAMAN
 FL LICENSE NUMBER 94462
 DATE: 04/13/26

KHA PROJECT 143857000
 DATE APR 2026
 SCALE AS SHOWN
 DESIGNED BY KH
 DRAWN BY GH
 CHECKED BY AS

No.	REVISIONS	DATE	BY
1	COUNTY COMMENTS	01/16/26	
2	LD COMMENTS	10/21/25	

SHEET NUMBER
S-1.10

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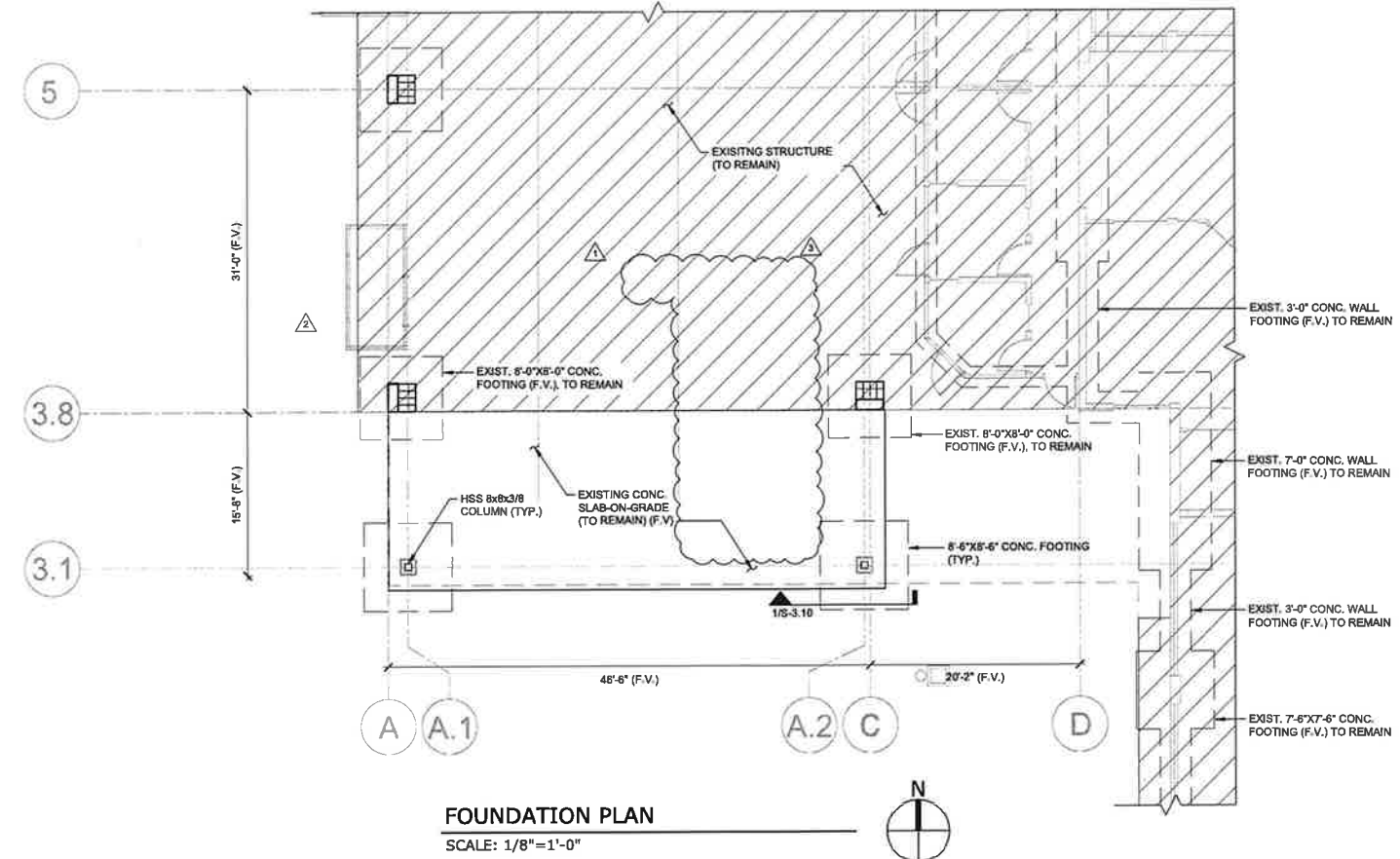
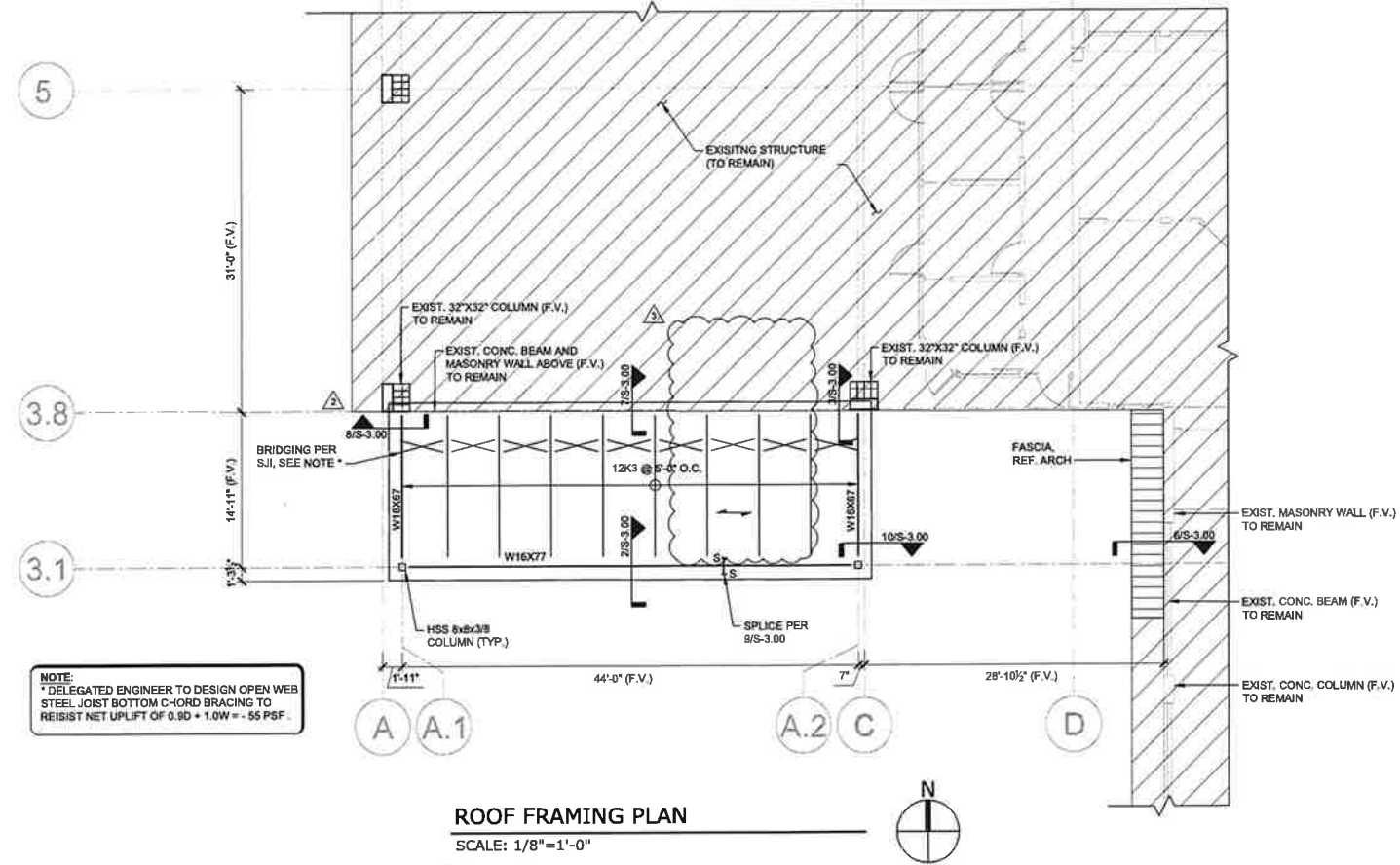
FRAMING PLAN NOTES

1. ROOF DECK TO BE 1-1/2" 20 GA MIN STEEL.
2. ALL ELEVATIONS ARE FROM DATUM. ELEVATION +0'-0" = 6.425' NAVD88 U.N.O.
3. COLUMNS ARE CENTERED ON GRIDLINES, U.N.O.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR OPENINGS, EDGE OF SLAB DIMENSIONS.
5. REFER MEP DRAWINGS FOR QUANTITY AND LOCATIONS OF ROOF DRAINS, SLEEVING LOCATIONS / DIMENSIONS.

ROOF DECK AND CONNECTOR SCHEDULE			
MARK	DECK	SIDLAP CONN SPACING	CONN PATTERN TO SUPPORT
←	1.5B-36	#12 SDS SCREWS AT 12"	3/4" 5/8" PUDDLE WELD

FOUNDATION PLAN NOTES

1. TOP OF FOOTING ELEVATIONS IS -2'-0" U.N.O.



LEVEL 2 ALTERATION

		LICENSED PROFESSIONAL ANANTH SUNDARARAMAN FL LICENSE NUMBER 94462 DATE: 04/13/26	BD COMMENTS 04/10/26 COUNTY COMMENTS 01/16/26 BD COMMENTS 10/21/25
KHA PROJECT 143857000 DATE APR 2026 SCALE AS SHOWN DESIGNED BY KI DRAWN BY GH CHECKED BY AS		REVISIONS No. DATE BY	
ENLARGED PLAN		FL	
ACURA PEMBROKE PINES PREPARED FOR B.O.O., INC. BROWARD COUNTY		SHEET NUMBER S-2.10	

