

BUILDING CODES		
BUILDING CODE:	FLORIDA BUILDING CODE (FBC), FIFTH EDITION (2014) WITH APPLICABLE AMENDMENTS	
MECHANICAL CODE:	FBC, FIFTH EDITION (2014) MECHANICAL, WITH APPLICABLE AMENDMENTS	
ENERGY CONSERVATION:	FBC, FIFTH EDITION (2014) ENERGY CONSERVATION WITH APPLICABLE AMENDMENTS	
ELECTRICAL CODE:	FBC - CHAPTER 27: NFPA 70 (N.E.C.), WITH APPLICABLE AMENDMENTS	
PLUMBING CODE:	FBC, FIFTH EDITION (2014) PLUMBING WITH APPLICABLE AMENDMENTS	
FUEL GAS CODE:	FBC, FIFTH EDITION (2014) FUEL GAS WITH APPLICABLE AMENDMENTS	
ACCESSIBILITY CODE:	FBC, FIFTH EDITION (2014) ACCESSIBILITY WITH APPLICABLE AMENDMENTS	
FIRE SAFETY CODE:	FLORIDA FIRE PREVENTION CODE, FIFTH EDITION WITH APPLICABLE AMENDMENTS	
OTHER:		
BUILDING CATEGORIZATION & PHYSICAL PROPERTIES		
OCCUPANCY CLASSIFICATION	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE
	CHAPTER 3, SECTION 302 GROUP [XX] B, A-3 (NO CHANGE TO EXISTING)	CHAPTER 6
CONSTRUCTION TYPE	CHAPTER 6	REFER TO NFPA A8.2.1.2
	VB	(000)
WIND LOADS (FBC CHAPTER 16) *SEE STRUCTURAL NOTES	FBC CHAPTER 16 140 MPH*	RISK CATEGORY TABLE 1604.5 II*

- GENERAL NOTES:**
- PRIOR TO ANY WORK COMMENCING, PREPARE A PLAN OF WORK EXECUTION IN WRITTEN FORM, INCLUDING BUT NOT LIMITED TO: AREAS TO MARSHALL DEBRIS, DEBRIS REMOVAL, NOISE ABATEMENT PROCEDURES, LOCATION OF DUMPSTER, LOCATION OF REFUSE REMOVAL VEHICLE, ETC.
 - THE CONTRACTOR SHOULD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY EXISTING CONDITIONS ARE DIFFERENT THAN SPECIFIED IN THE DRAWINGS THE DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 - THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
 - THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE WORK ON THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE BIDDING THE PROJECT OR THE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
 - THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
 - WALKWAY CROSS SLOPES ARE NOT TO EXCEED 1:48 OR 2%.
 - FIELD VERIFY LOCATIONS OF EXISTING CONCRETE SLABS AND EQUIPMENT. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 - FIELD VERIFY PERMITS, INCLUDING CHARGES.
 - REMOVE AND REPLACE PORTIONS OF EXISTING ACoustICAL PANEL CEILING AND/OR GRID TO ACCESS THE VAV'S. REPLACE ANY DAMAGED PANELS OR GRID WITH NEW TO MATCH EXISTING.

STRUCTURAL NOTES

GENERAL NOTES: STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

SOIL SHALL BE TREATED FOR TERMITES WITH A REGISTERED TERMITICIDE PER THE REQUIREMENTS OF SECTION 1816 OF THE 2014 FLORIDA BUILDING CODE. UPON COMPLETION, THE CODE REFERENCED "CERTIFICATE OF COMPLIANCE" SHALL BE SUBMITTED TO THE BUILDING OFFICIAL BY A LICENSED PEST CONTROL COMPANY.

CONCRETE: SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 psi FOR FOUNDATIONS AND SLABS ON GRADE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE.

ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RE-COATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318-89.

CONCRETE COVER OVER REINFORCING BARS: THE FOLLOWING CONCRETE COVER OVER REINFORCING BARS SHALL BE PROVIDED UNLESS NOTED OTHERWISE ON THE DRAWINGS:

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO SOIL: 3"
- CONCRETE EXPOSED TO SOIL OR WEATHER:
 - #6 BARS AND LARGER - 2" COVER
 - #5 BARS AND SMALLER - 1 1/2" COVER
- CONCRETE NOT EXPOSED TO SOIL OR WEATHER:
 - 1) SLABS, WALLS & JOISTS #11 BARS AND SMALLER - 3/4"
 - 2) BEAMS & COLUMNS (TIES & STIRRUPS) - 1 1/2"
 - 3) FOR EXTERIOR FORMED SLAB SEE DRAWINGS AS ADDITIONAL COVER MAY BE REQUIRED.

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

- ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 5 INCHES BEFORE A PLASTICIZER IS ADDED.
- ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER (S) QUANTITIES AND TEST AGE AS FOLLOWS:
 - 1 AT 7 DAYS
 - 2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

THE CHILLER PADS SHOULD BE 2500 PSI BEFORE PLACING THE CHILLER AND 3000 PSI BEFORE OPERATING THE CHILLER.

EXTRA CONCRETE TEST CYLINDERS SHALL BE CAST AND BROKEN AS DIRECTED BY THE CONTRACTOR TO VERIFY THE ABOVE.

THE CONTRACTOR MAY CHOOSE TO USE 4000 PSI CONCRETE (OR HIGHER) SO THAT THE ABOVE STRENGTHS WILL BE OBTAINED WHEN NEEDED.

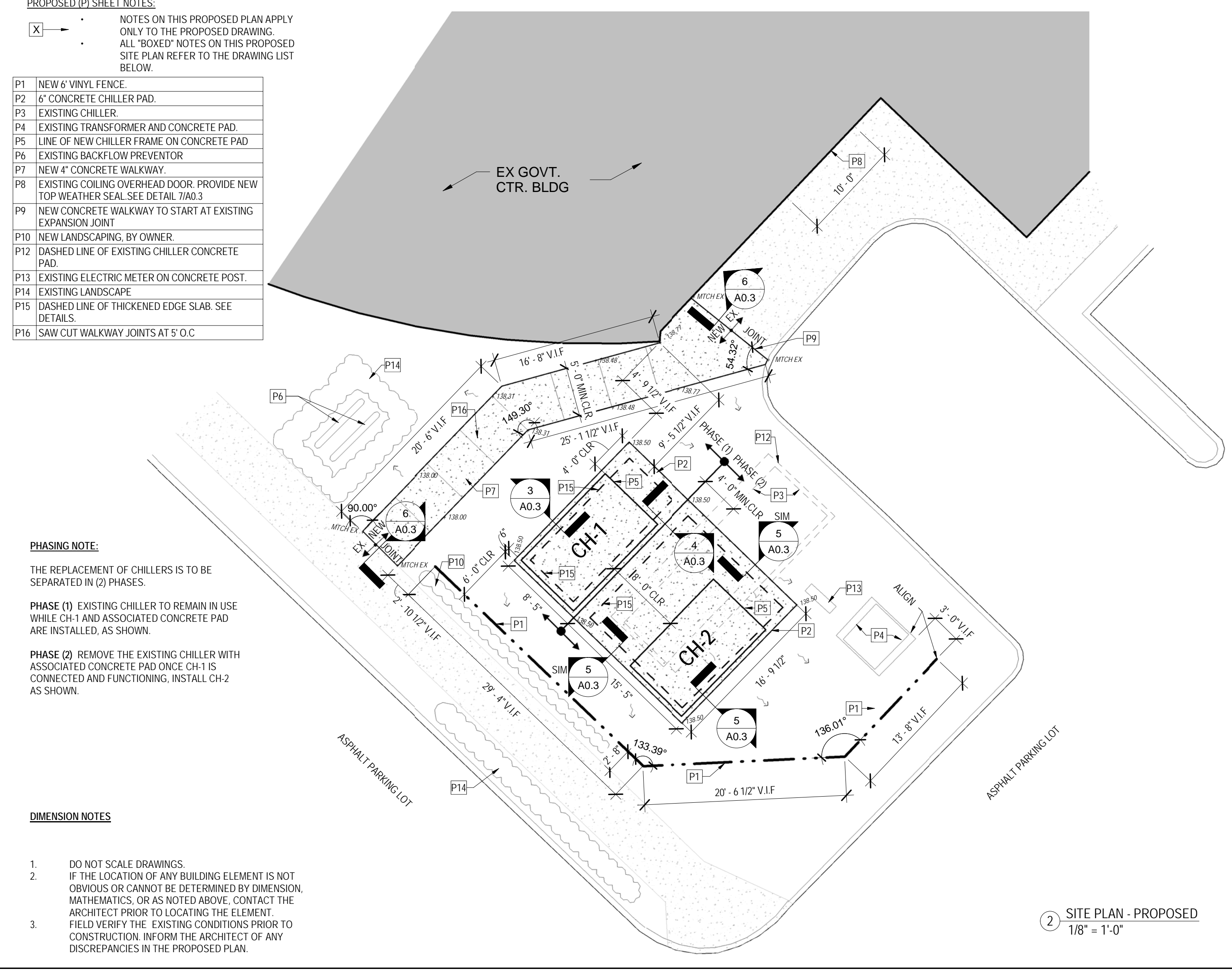
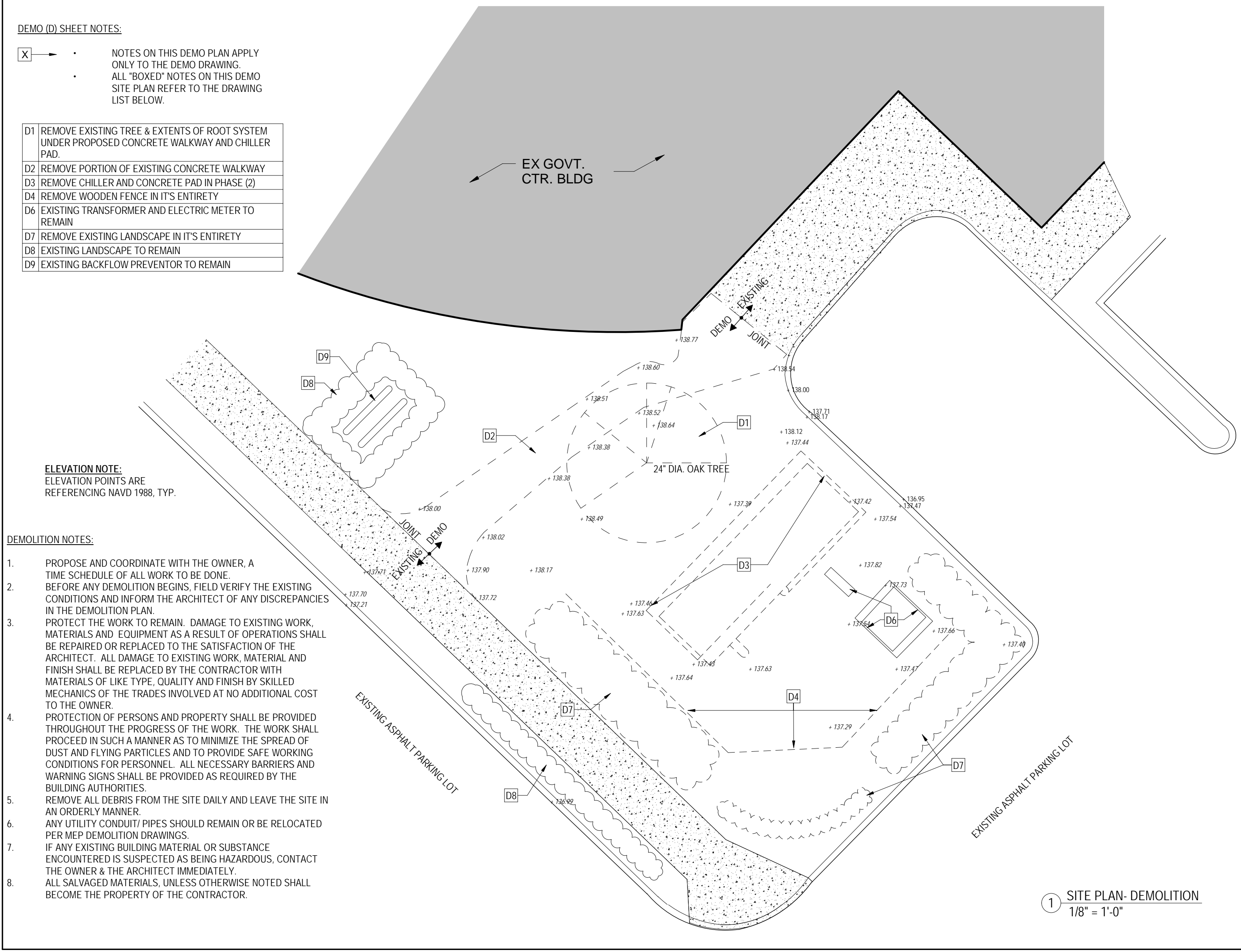
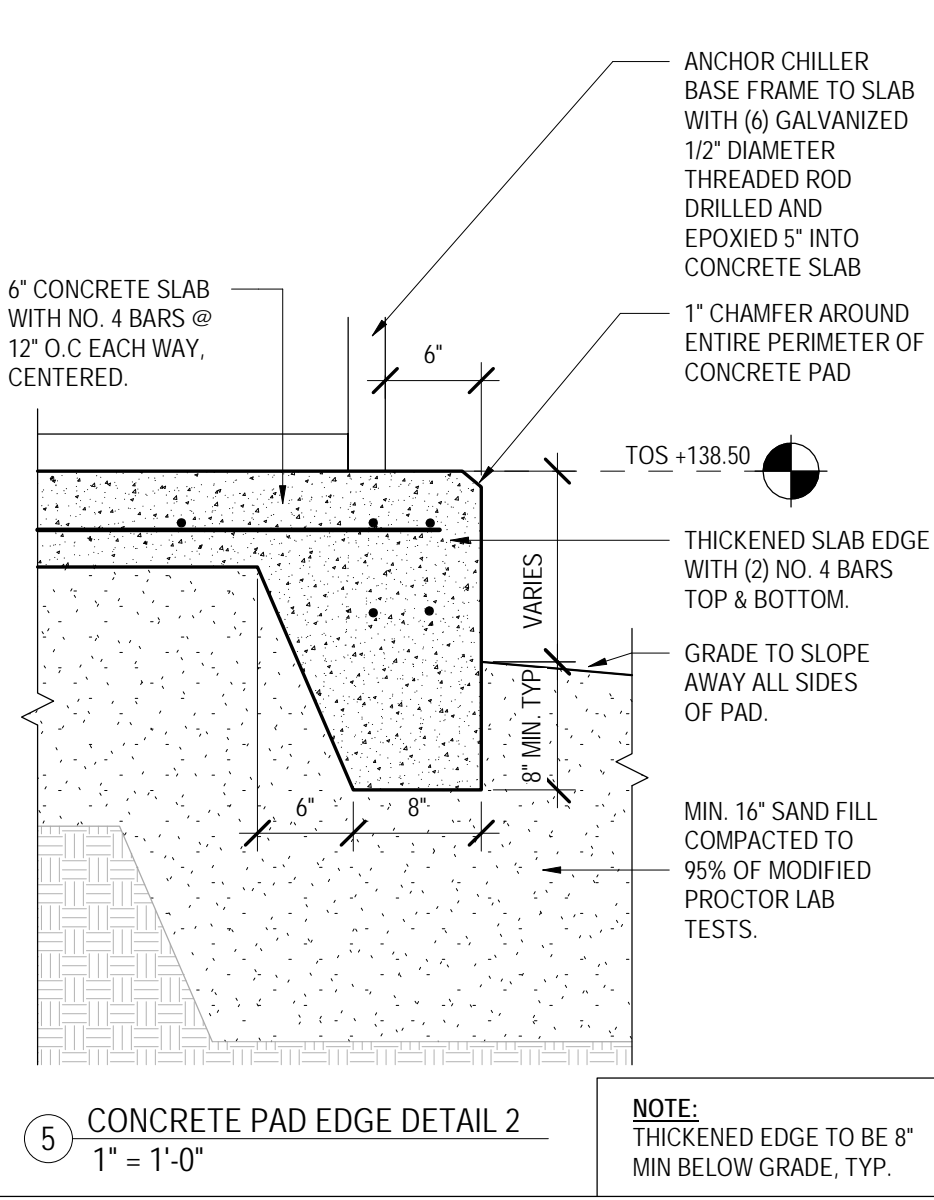
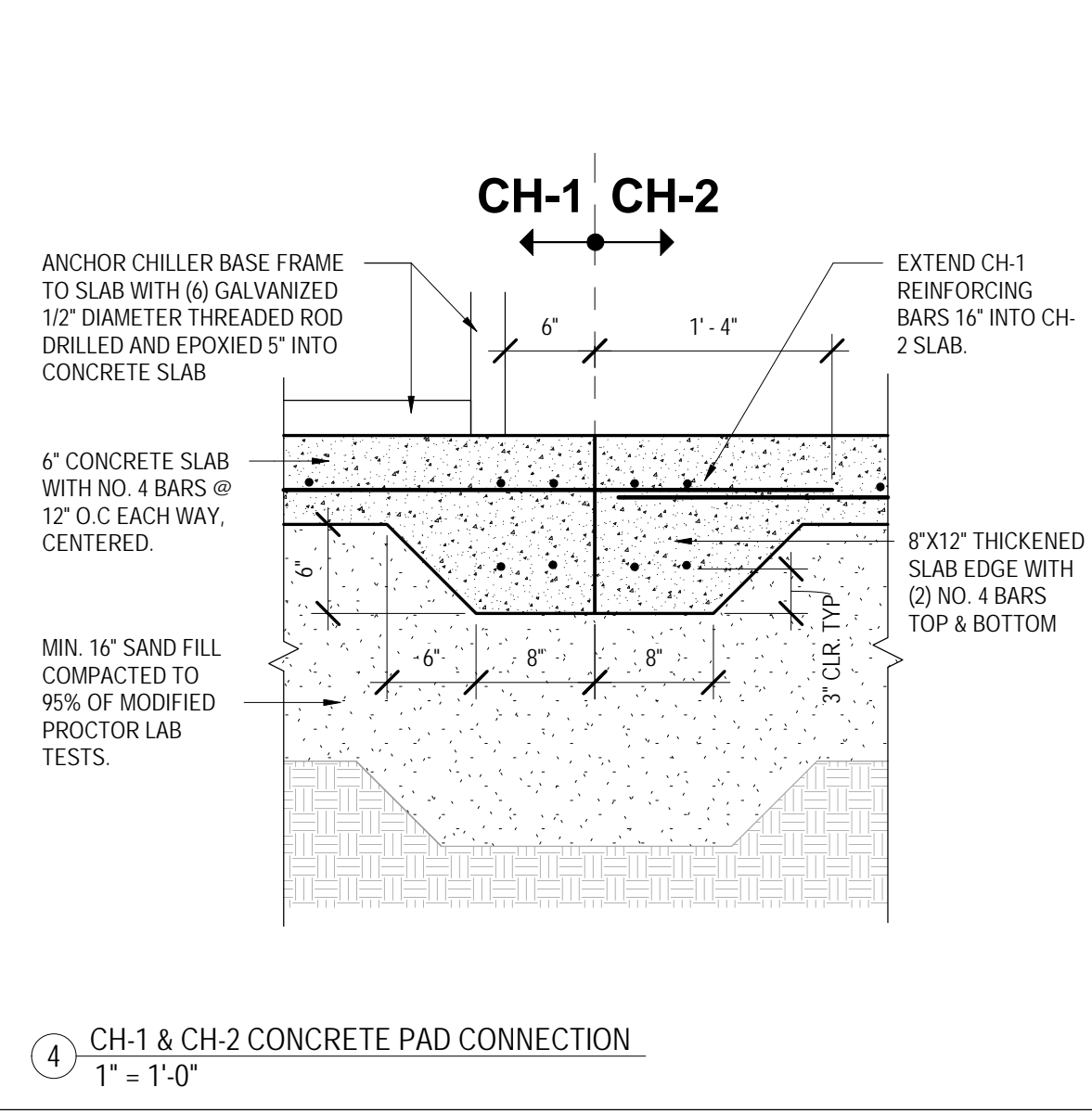
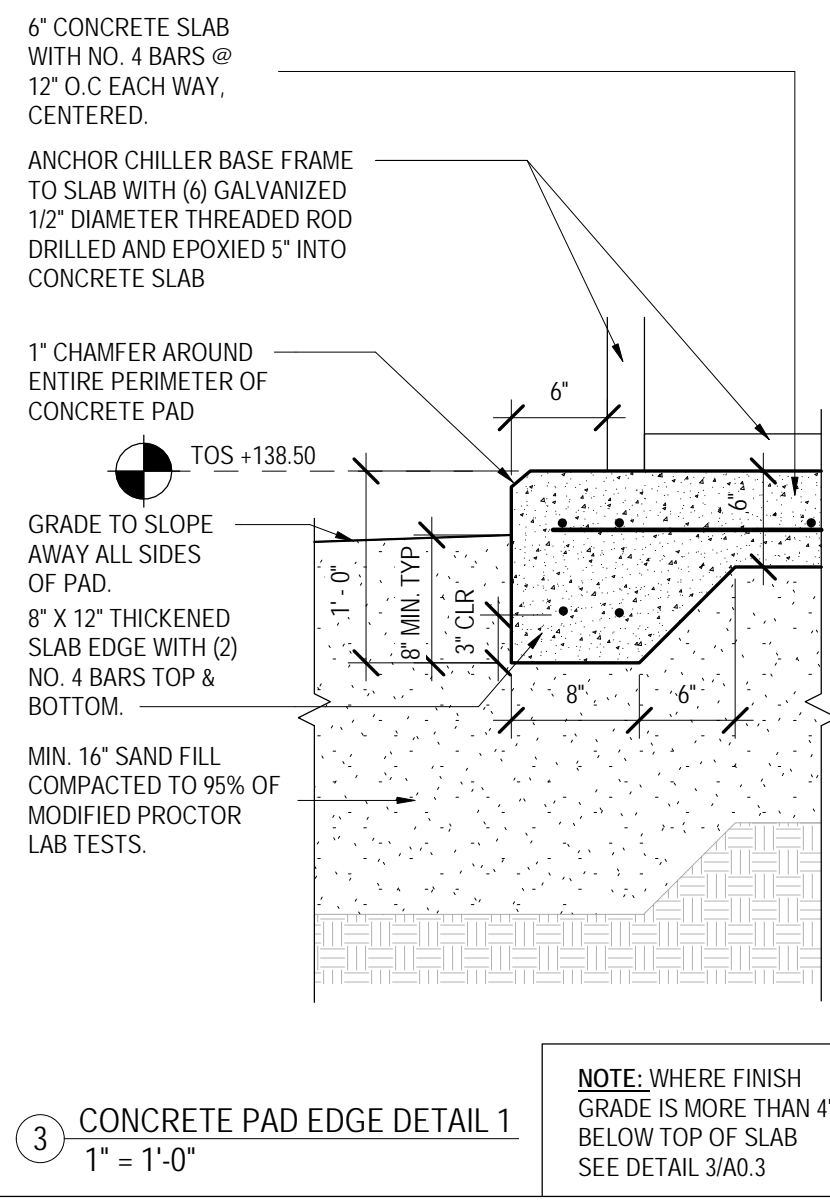
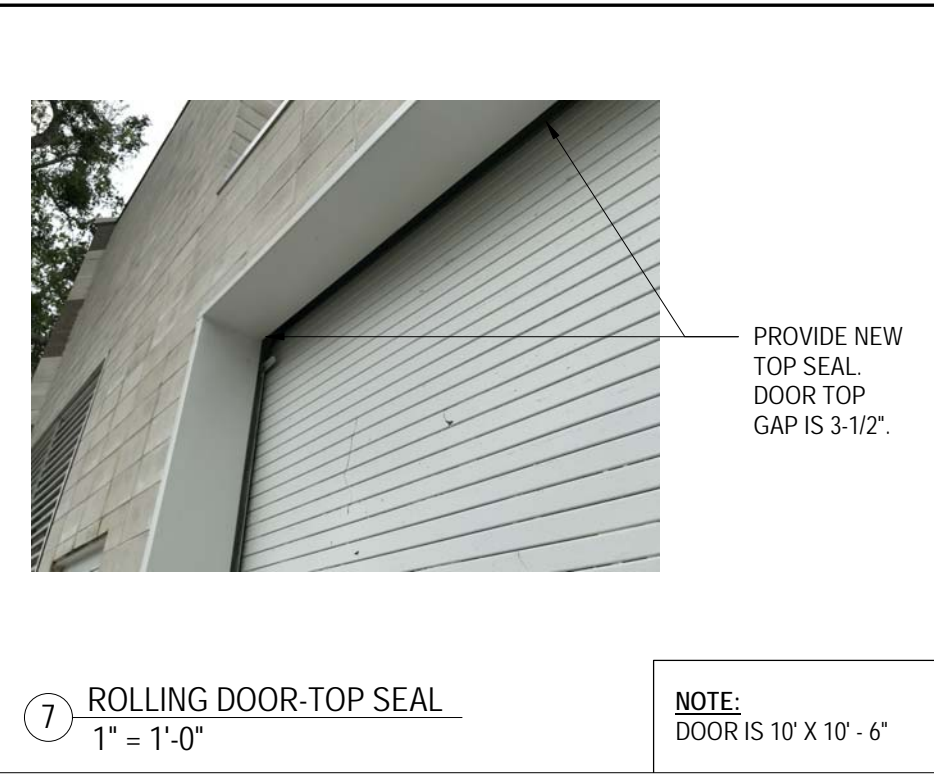
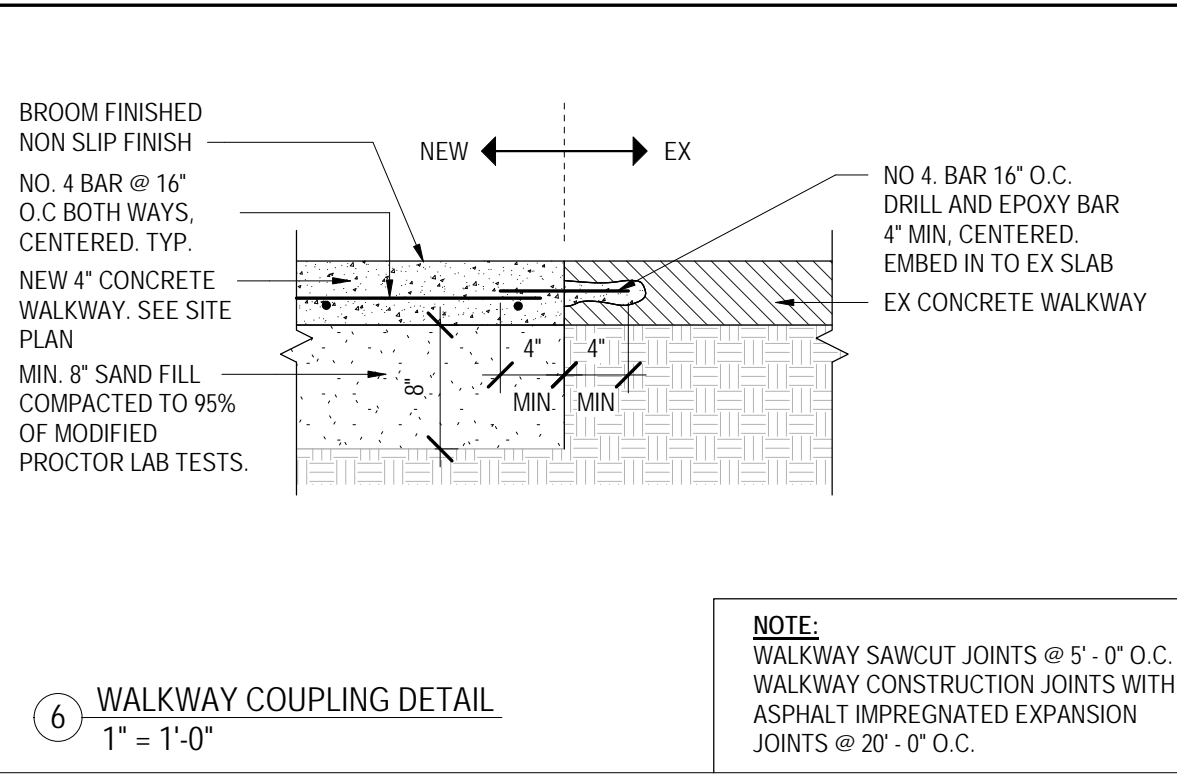
CHEMICAL ANCHORS: SHALL BE AN EQUAL TWO-PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP™ STRUCTURAL ANCHORING ADHESIVE OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

DESIGN LOADS:

CHILLER OPERATING WEIGHT = 5655 POUNDS

WIND LOAD:

140 MPH ULTIMATE WIND SPEED
109 MPH ASD WIND SPEED
WIND EXPOSURE: C
RISK CATEGORY II



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SWEET SPARKMAN ARCHITECTS

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HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
GOVERNMENT CENTER - HVAC RENOVATION - 15068
600 S. COMMERCE AVE.
SEBRING, FL 33870

PROJECT TITLE: 100% CONSTRUCTION DOCUMENTS
ISSUED FOR: 11/20/2017

REV	DESCRIPTION	DATE
1	ADDENDUM No.1	01.29.18

GRAPHIC SCALE:
0" = 1"

SCALE: As indicated
PROJECT MANAGER: MJF
DRAWN BY: CKF
A/E OF RECORD: TMS
PROJECT NO: 17471
SHEET TITLE: ARCHITECTURAL SITE PLAN & DETAILS

SHEET No.: **A0.3**
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