

# PROJECT SITE LOCATION:

#### ##### AVE. UNIT ###  
#####, FL #####

## GENERAL CONTRACTOR NOTES:

- General contractor and subcontractor shall examine the project site and existing conditions to determine the scope of work. Existing concealed conditions and connections are based upon information taken from limited field investigations. Contractor shall make required adjustments to system components as necessitated by actual field conditions at no additional cost to owner or architect. Report any discrepancies between the drawings and actual field conditions to the architect before construction begins.
- All contractors shall review drawings prior to any demolition/construction and report if any discrepancies identified to architect immediately.
- General contractor shall verify all dimensions in the field and report any discrepancies to the architect.
- Contractor shall insure all work is in conformance with all applicable Florida building codes and all other federal, state and local agency regulations having jurisdiction over this project.
- General contractor (and his subcontractors) shall be licensed by the state of Florida and approved in advance by the owner.
- Contractor shall file all applications, acquire all necessary permits and secure certificates of occupancy for the project.
- All work is to be coordinated with the owner. The contractor is to meet with the owner prior to starting construction. The contractor will present the building permit and insurance certificates to the owner prior to starting construction.
- General contractor shall provide any necessary measures to protect the workers and other persons during construction. All contractors shall have current workman's compensation, liability, and automobile insurance required by the state of Florida.
- General contractor and subcontractor shall be responsible for the safety and well-being of their employees, including osha compliance and all construction safety regulations.
- Check with the owner for coordination of the work under this contract with work of other trades. Owner's regulations govern all aspects of outside contractors working on the property.
- General contractor shall submit a schedule for demolition procedures and operational sequence for architect's review.
- General contractor shall keep the job free of debris and make final cleanup to the satisfaction of the owner. General contractor shall be responsible for removal of all construction debris from project site and shall provide dumpsters etc. as required. Remove all debris on a daily basis.
- Contractor shall be responsible for the protection of all existing facilities and other installations that are to remain intact while performing the specified work. Provide and maintain fire extinguishers on project site during construction.
- Unless indicated otherwise, all material furnished and incorporated into the work shall be new, unused and of quality standard to the industry for first class work of similar nature and character. Install all materials to the manufacturer's recommendations and best standard of the trades involved.
- Unless otherwise indicated all interior finishes shall be as directed by the owner.
- Contractor to obtain and provide owner with color samples for proper color selection and final approval of all finishes prior to installation.
- All gypsum board work shall be done in accordance with the drywall construction handbook, latest edition, prepared by united states gypsum. All joints and seams shall be taped and finished in accordance with manufacturer's installation recommendations.
- These drawings do not show minor details of construction. General contractor shall furnish and install all items required for a complete building system and shall provide all requirements for all equipment to be placed in proper working order.

## SCOPE OF WORK:

- NEW FLOORING INSTALLATION
- KITCHENS REMODELING ON BOTH LEVELS
- INSTALLATION OF NEW APPLIANCES
- BATH TUB INSTALLATION
- SHOWER INSTALLATION
- TOILET INSTALLATION
- WASHER & DRYER INSTALLATION
- BATHROOMS REMODELING
- BEDROOMS REMODELING
- LIVING ROOM & DINING ROOM REMODELING
- CEILING REMODELING
- ELECTRICAL OUTLETS INSTALLATION
- LIGHT FIXTURES INSTALLATION
- SMOKE DETECTORS INSTALLATION
- A/C UNIT & DUCTWORK REPLACEMENT

## GENERAL DEMOLITION NOTES:

- The scope of demolition work shown in these drawings is not intended to indicate all demolition. GC shall remove all existing items as required for job completion.
- GC is responsible for performing a walk-thru of the site and become familiar with all existing conditions including possible items not addressed, that may require removal or relocation. Immediately report to Architect if existing conditions are different than shown.
- GC shall check and identify all existing water, sanitary and electric lines that are to remain and shall be protected from any damage during demolition work.
- GC shall exercise extreme care and caution when penetrating existing walls, or floor/ceiling slabs, so that structural integrity of such elements is not degraded. Architect must be notified prior to removing any structural element. GC shall restore existing surfaces scheduled to remain that are affected by scope of work. GC shall seal tight all new penetrations in walls or floor/ceiling slabs to preserve the required fire rated integrity.
- GC shall execute demolition in such a manner as not to interfere with the safety and convenience of the public and those around the site.
- GC shall remove all waste material and rubbish from demolition site as fast as possible and shall not let debris accumulate on premises. Disposal of materials on site must be done per buildings on site regulations.
- GC shall patch and repair all existing surfaces damaged by demolition or installation of new work or utilities, as required to match adjacent surfaces.
- GC shall keep premises clean at all times ensuring that there is no loose material or items, that may cause injury on site.
- GC shall demolish & remove existing conditions as shown by dashed lines/ or as noted, unless otherwise noted.
- Do not scale drawings to obtain dimensions. Use written dimensions before proceeding with work. All notes and dimensions shall be checked and verified prior to proceeding with work.

## PROJECT SITE LOCATION:



## LEGAL DESCRIPTION:

Folio: ####-####-####-####  
Sub-Division:  
##### CONDO  
Property Address:  
##### AVE  
UNIT: ###  
#####, FL #####  
Living Area: ### SF  
##### CONDO  
UNIT ###  
UNDIV #####%  
INT IN COMMON ELEMENTS  
OFF REC #####

## CODE DETAILS:

Building Code: FBC 2020 7th Edition, NEC 2017, FFPC 2020 7th Edition, NFPA 101 2018 Ed. Per NFPA 101 Chapter 43, Class of Rehabilitation: Level 3 Modification Interior finish shall comply with NFPA 101:10.2.

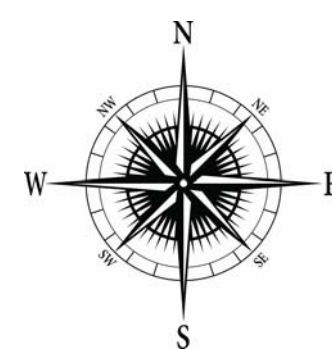
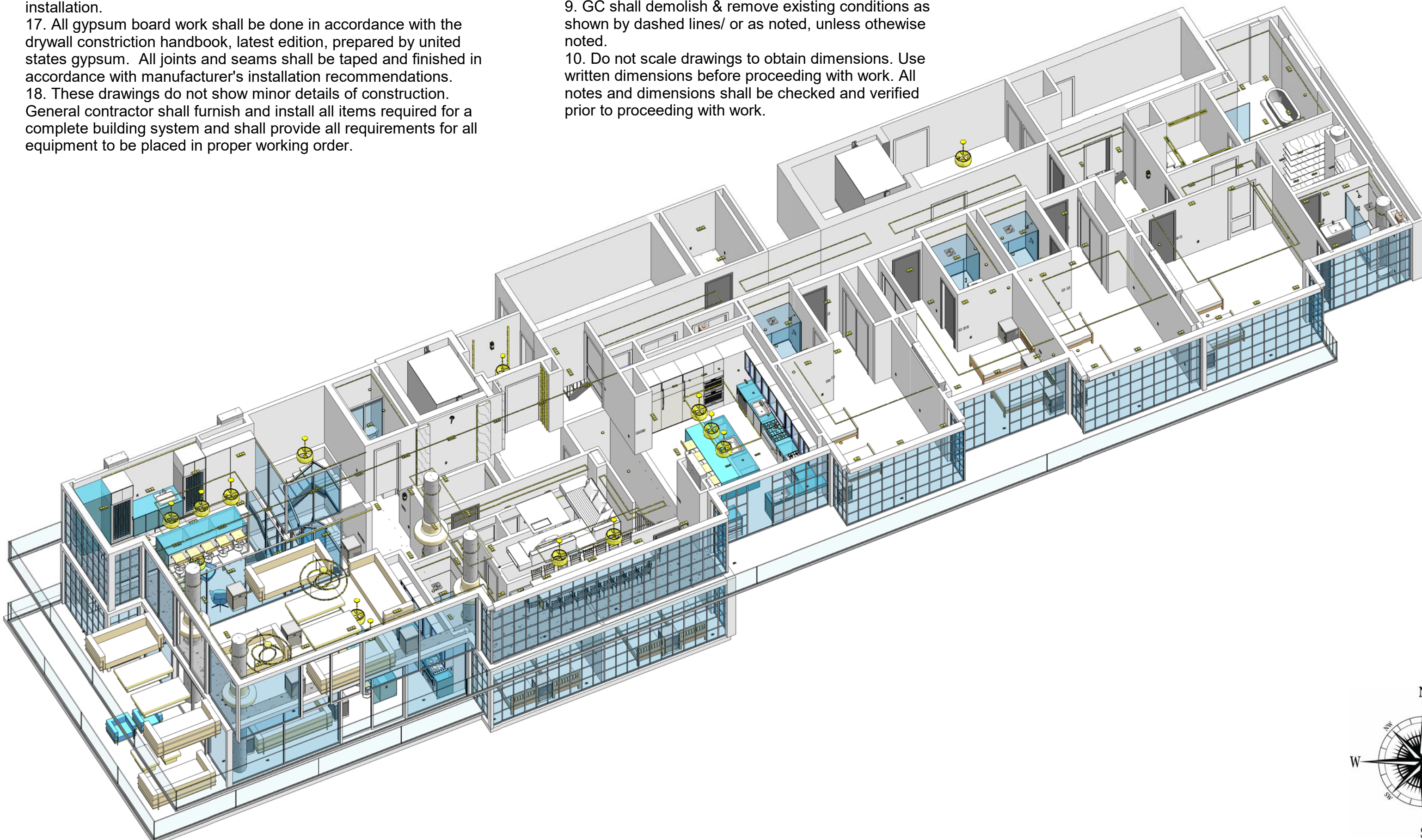
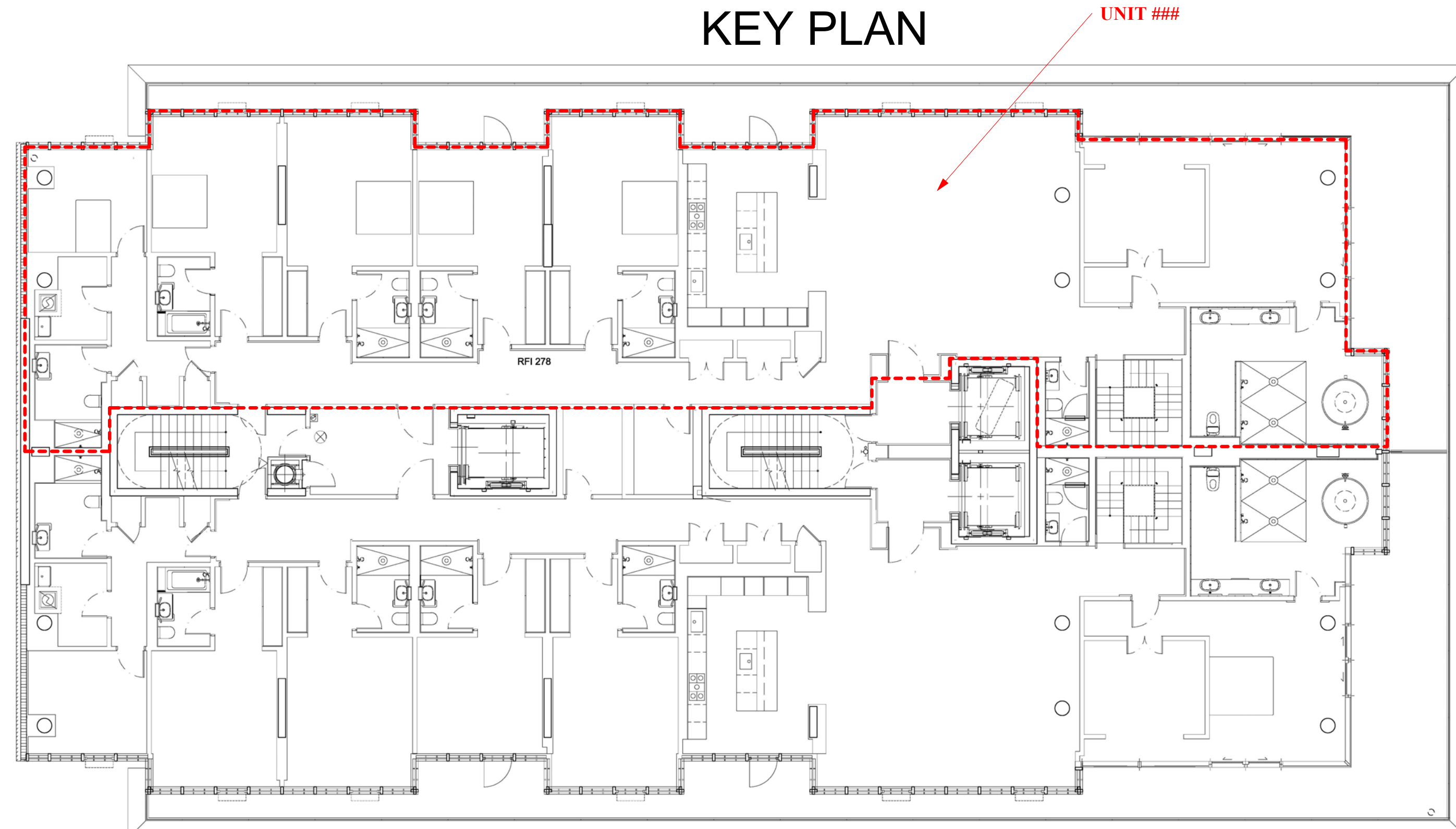
Occupancy Type: R-2  
Type of Construction: 1-B  
Classification of Work:  
Level 2 Alteration

Jurisdiction:  
##### Ave, #####,  
FL #####  
(###) ###-####

## LIST OF DRAWINGS

Sheet Number	Sheet Name
A-01	TITLE SHEET
A-02	1.5 LEVEL FLOOR PLAN - EXISTING CONDITIONS & DEMO
A-03	2ND LEVEL FLOOR PLAN - EXISTING CONDITIONS & DEMO
A-04	1.5 LEVEL PROPOSED PLAN
A-05	2ND LEVEL PROPOSED PLAN
A-06	1.5 LEVEL PROPOSED FLOORING PLAN
A-07	2ND LEVEL PROPOSED FLOORING PLAN
A-08	3D 1.5 LEVEL - PROPOSED VIEWS
A-09	3D 2ND LEVEL - PROPOSED VIEWS
A-10	1.5 LEVEL PROPOSED REFLECTED CEILING PLAN
A-11	2ND LEVEL PROPOSED REFLECTED CEILING PLAN
A-12	FIRE RATED WALL ASSEMBLY AND DETAILS
A-13	1.5 & 2ND LEVELS KITCHEN REMODELING PLANS
E-01	1.5 LEVEL FLOOR ELECTRICAL PLAN - EXISTING & DEMO
E-02	2ND LEVEL ELECTRICAL PLAN - EXISTING & DEMO
E-03	1.5 LEVEL - PROPOSED ELECTRICAL PLAN
E-04	2ND LEVEL - PROPOSED ELECTRICAL PLAN
E-05	ELECTRICAL - PANELS SCHEDULE & NOTES
F-301	1.5 LEVEL FIRE SPRINKLERS EXISTING CONDITIONS
F-302	2ND LEVEL FIRE SPRINKLERS EXISTING CONDITIONS
F-303	1.5 LEVEL FIRE PREVENTION PLAN
F-304	2ND LEVEL FIRE PREVENTION PLAN
M-01	1.5 LEVEL MECHANICAL PLAN - EXISTING & DEMO
M-02	2ND LEVEL MECHANICAL PLAN - EXISTING & DEMO
M-03	1.5 LEVEL - 2D & 3D PROPOSED MECHANICAL PLAN
M-04	2ND LEVEL - PROPOSED MECHANICAL PLAN
M-05	2ND LEVEL - 3D PROPOSED MECHANICAL PLAN
M-06	MECHANICAL - DETAILS 1
M-07	MECHANICAL - DETAILS 2
P-01	1.5 LEVEL PLUMBING PLAN - EXISTING CONDITIONS AND DEMO
P-02	2ND LEVEL PLUMBING PLAN - EXISTING CONDITIONS AND DEMO
P-03	3D ISOMETRIC SANITARY - EXISTING & DEMO
P-04	1.5 LEVEL PROPOSED PLUMBING PLAN - SANITARY
P-05	2ND LEVEL PROPOSED PLUMBING PLAN - SANITARY
P-06	PROPOSED PLUMBING PLAN - 3D ISOMETRIC SANITARY
P-07	1.5 LEVEL PROPOSED PLUMBING PLAN - WATER
P-08	2ND LEVEL PROPOSED PLUMBING PLAN - WATER
P-09	PROPOSED PLUMBING PLAN - 3D ISOMETRIC WATER
P-10	PLUMBING - NOTES & DETAILS

## KEY PLAN



DESCRIPTION

DATE

REV

##### AVE UNIT  
### #####,  
FL #####

FOLIO: ##-####-####-####  
UNIT OWNER:  
#####

TITLE SHEET

###/###/2023 Scale 1 1/2" = 1'-0"

A-01

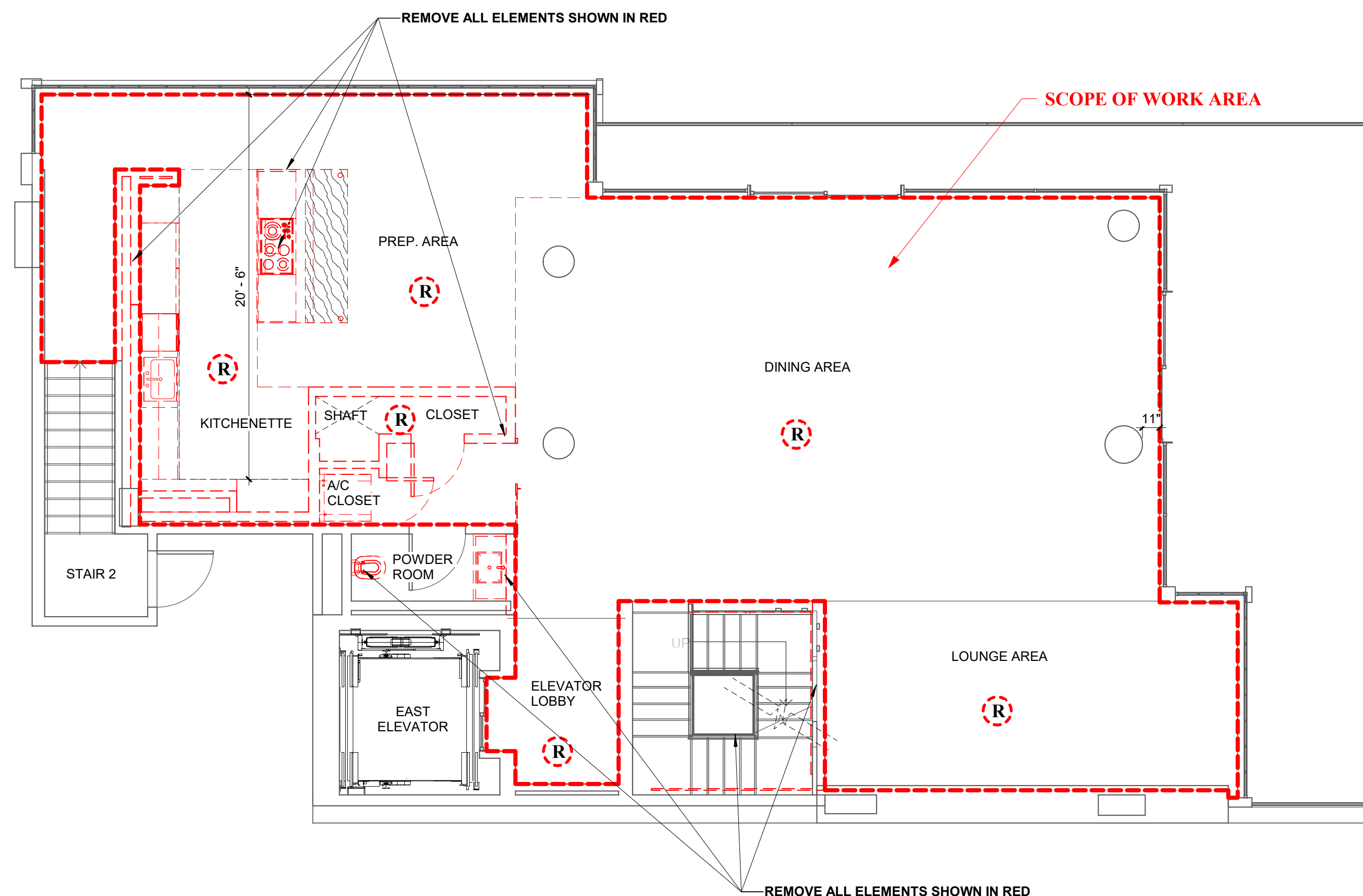
REV	DATE	DESCRIPTION
1	06-07-23	PER OWNER'S REVISION

**SCOPE OF WORK:**

- REMOVE ALL EXISTING FLOORING THROUGHOUT (INTERIOR ONLY)
- REMOVE ALL EXISTING SUSPENDED CEILING THROUGHOUT THE UNIT
- REMOVE PARTITIONS PER RED DASHED LINES, AS SHOWN

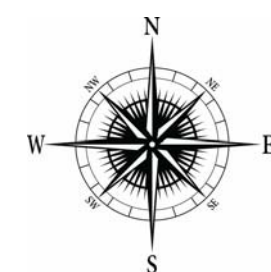
**FLOORING LEGEND:**

- DEMOLITION (DASHED LINE)
- TO REMAIN (CONTINUOUS)
- REMOVE EXISTING FLOORING



1.5 LEVEL FLOORING SCHEDULE - EXISTING CONDITIONS & DEMOLITION			
Level	Name	Area	Floor Finish
1.5 LEVEL	A/C CLOSET	10 SF	TILE
1.5 LEVEL	CLOSET	25 SF	ENGINEERED WOOD
1.5 LEVEL	POWDER ROOM	30 SF	TILE
1.5 LEVEL	ELEVATOR LOBBY	55 SF	ENGINEERED WOOD
1.5 LEVEL	DINING AREA	766 SF	ENGINEERED WOOD
1.5 LEVEL	KITCHENETTE	125 SF	ENGINEERED WOOD
1.5 LEVEL	PREP. AREA	321 SF	ENGINEERED WOOD
1.5 LEVEL	STAIR 2	59 SF	TILE
1.5 LEVEL	LOUNGE AREA	216 SF	ENGINEERED WOOD

1 1.5 LEVEL FLOORING PLAN - EXISTING CONDITIONS & DEMO  
3/16" = 1'-0"



**GENERAL DEMOLITION NOTES:**

1. THE SCOPE OF DEMOLITION WORK SHOWN IN THESE DRAWINGS IS NOT INTENDED TO INDICATE ALL DEMOLITION. GC SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED FOR JOB COMPLETION.
2. GC IS RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS INCLUDING POSSIBLE ITEMS NOT ADDRESSED, THAT MAY REQUIRE REMOVAL OR RELOCATION. IMMEDIATELY REPORT TO ARCHITECT IF EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN.
3. GC SHALL CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES THAT ARE TO REMAIN AND SHALL BE PROTECTED FROM ANY DAMAGE DURING DEMOLITION WORK.
4. GC SHALL EXERCISE EXTREME CARE AND CAUTION WHEN PENETRATING EXISTING WALLS, OR FLOOR/CEILING SLABS, SO THAT STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. ARCHITECT MUST BE NOTIFIED PRIOR TO REMOVING ANY STRUCTURAL ELEMENT. GC SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. GC SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS OR FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATED INTEGRITY.
5. GC SHALL EXECUTE DEMOLITION IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
6. GC SHALL REMOVE ALL WASTE MATERIAL AND RUBBISH FROM DEMOLITION SITE AS FAST AS POSSIBLE AND SHALL NOT LET DEBRIS ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS ON SITE MUST BE DONE PER BUILDINGS ON SITE REGULATIONS.
7. GC SHALL PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION OR INSTALLATION OF NEW WORK OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES.
8. GC SHALL KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIAL OR ITEMS, THAT MAY CAUSE INJURY ON SITE.
9. GC SHALL DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED, UNLESS OTHERWISE NOTED.
10. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS BEFORE PROCEEDING WITH WORK. ALL NOTES AND DIMENSIONS SHALL BE CHECKED AND VERIFIED PRIOR TO PROCEEDING WITH WORK.

##### AVE UNIT  
### #####  
FL #####

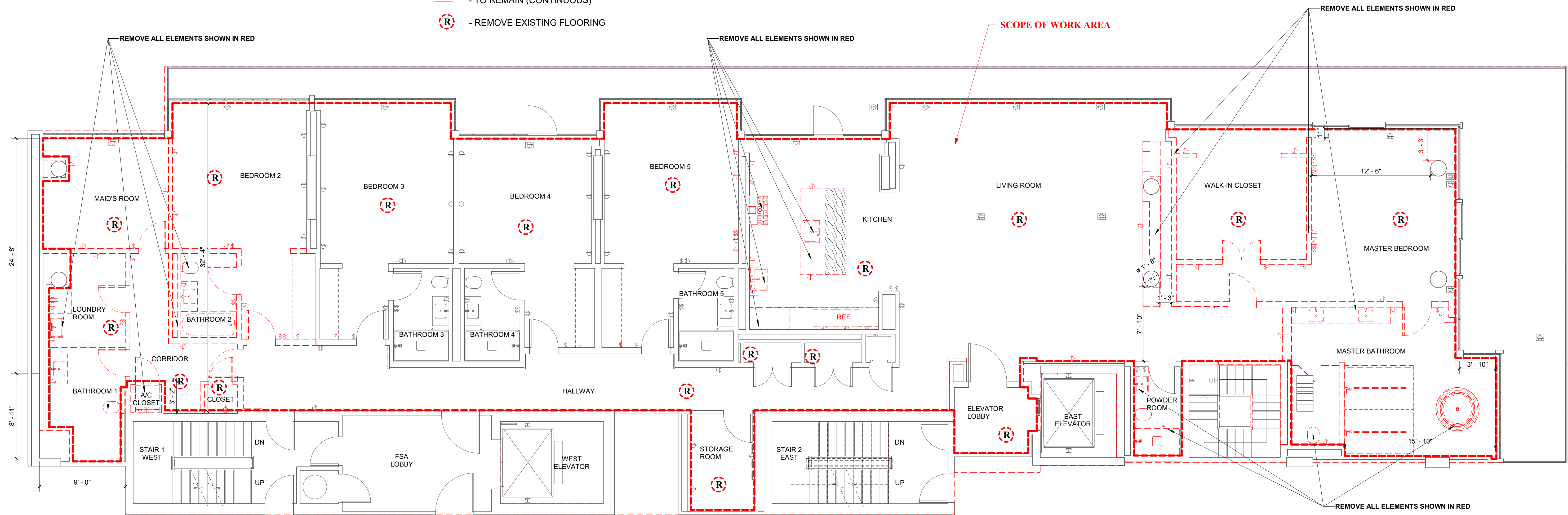
FOLIO: ## #####-###-####  
UNIT OWNER:  
#####

**1.5 LEVEL FLOOR PLAN - EXISTING CONDITIONS & DEMO**

00/00/2023 Scale 3/16" = 1'-0"

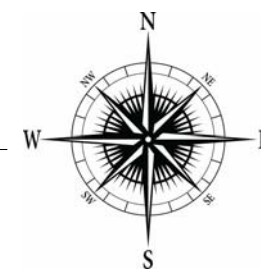
- SCOPE OF WORK:**
- REMOVE ALL EXISTING FLOORING THROUGHOUT (INTERIOR ONLY)
  - REMOVE ALL EXISTING SUSPENDED CEILING THROUGHOUT THE UNIT
  - REMOVE PARTITIONS PER RED DASHED LINES, AS SHOWN

- FLOORING LEGEND:**
- DEMOLITION (DASHED LINE)
  - TO REMAIN (CONTINUOUS)
  - REMOVE EXISTING FLOORING



2ND LEVEL FLOORING SCHEDULE - EXISTING CONDITIONS & DEMOLITION			
Level	Name	Area	Floor Finish
2nd FLOOR	MASTER BEDROOM	331 SF	ENGINEERED WOOD
2nd FLOOR	WALK-IN CLOSET	186 SF	ENGINEERED WOOD
2nd FLOOR	LIVING ROOM	1227 SF	ENGINEERED WOOD
2nd FLOOR	KITCHEN	296 SF	ENGINEERED WOOD
2nd FLOOR	BEDROOM 5	302 SF	ENGINEERED WOOD
2nd FLOOR	BATHROOM 5	57 SF	TILE
2nd FLOOR	BATHROOM 4	57 SF	TILE
2nd FLOOR	BATHROOM 3	57 SF	TILE
2nd FLOOR	BATHROOM 1	81 SF	TILE
2nd FLOOR	BATHROOM 2	52 SF	TILE
2nd FLOOR	BEDROOM 4	247 SF	ENGINEERED WOOD
2nd FLOOR	BEDROOM 3	290 SF	ENGINEERED WOOD
2nd FLOOR	BEDROOM 2	287 SF	ENGINEERED WOOD
2nd FLOOR	LAUNDRY ROOM	67 SF	ENGINEERED WOOD
2nd FLOOR	MAID'S ROOM	146 SF	ENGINEERED WOOD
2nd FLOOR	A/C CLOSET	10 SF	TILE
2nd FLOOR	CLOSET	10 SF	ENGINEERED WOOD
2nd FLOOR	ELEVATOR LOBBY	57 SF	ENGINEERED WOOD
2nd FLOOR	POWDER ROOM	45 SF	TILE
2nd FLOOR	MASTER BATHROOM	299 SF	TILE
2nd FLOOR	A/C CLOSET	9 SF	TILE
2nd FLOOR	STAIR 1	94 SF	TILE
2nd FLOOR	STORAGE ROOM	67 SF	ENGINEERED WOOD
2nd FLOOR	CLOSET	13 SF	ENGINEERED WOOD
2nd FLOOR	CLOSET	13 SF	ENGINEERED WOOD

1 2ND LEVEL FLOORING PLAN-EXISTING CONDITIONS & DEMO  
3/16" = 1'-0"



**GENERAL DEMOLITION NOTES:**

- THE SCOPE OF DEMOLITION WORK SHOWN IN THESE DRAWINGS IS NOT INTENDED TO INDICATE ALL DEMOLITION. GC SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED FOR JOB COMPLETION.
- GC IS RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS INCLUDING POSSIBLE ITEMS NOT ADDRESSED, THAT MAY REQUIRE REMOVAL OR RELOCATION. IMMEDIATELY REPORT TO ARCHITECT IF EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN.
- GC SHALL CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES THAT ARE TO REMAIN AND SHALL BE PROTECTED FROM ANY DAMAGE DURING DEMOLITION WORK.
- GC SHALL EXERCISE EXTREME CARE AND CAUTION WHEN PENETRATING EXISTING WALLS, OR FLOOR/CEILING SLABS, SO THAT STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. ARCHITECT MUST BE NOTIFIED PRIOR TO REMOVING ANY STRUCTURAL ELEMENT. GC SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. GC SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS OR FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATED INTEGRITY.
- GC SHALL EXECUTE DEMOLITION IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
- GC SHALL REMOVE ALL WASTE MATERIAL AND RUBBISH FROM DEMOLITION SITE AS FAST AS POSSIBLE AND SHALL NOT LET DEBRIS ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS ON SITE MUST BE DONE PER BUILDINGS ON SITE REGULATIONS.
- GC SHALL PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION OR INSTALLATION OF NEW WORK OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES.
- GC SHALL KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIAL OR ITEMS, THAT MAY CAUSE INJURY ON SITE.
- GC SHALL DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED, UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS BEFORE PROCEEDING WITH WORK. ALL NOTES AND DIMENSIONS SHALL BE CHECKED AND VERIFIED PRIOR TO PROCEEDING WITH WORK.

REV	DATE	DESCRIPTION
1	08-07-23	PER OWNER'S REVISION

##### AVE UNIT  
### #####  
FL #####

FOLIO: ## #####-###-####  
UNIT OWNER:  
#####

**2ND LEVEL FLOOR PLAN - EXISTING CONDITIONS & DEMO**

00/00/2023 Scale 3/16" = 1'-0"

**SCOPE OF WORK:**

1. SOUND CONTROL INSTALLATION PER CODE (WHISPER MAT CS 110 MIL)
2. INSTALLATION OF PORCELAIN TILE & ENGINEERING WOOD FLOORING PER SHEETS A-06 & A107 (INTERIOR ONLY)
3. DEMOLITION OF PARTITIONS PER DEMO PLANS ON SHEETS A-02 & A-03
4. KITCHEN REMODELING & INSTALLATION OF NEW KITCHEN CABINETS ON BOTH LEVELS
5. REMODEL BEDROOMS, BATHROOMS, LIVING ROOM, DINING ROOM, FOYER, CORRIDORS AND CLOSETS, AS SHOWN
6. INSTALL NEW APPLIANCES, AS SHOWN
7. INSTALL NEW PLUMBING CONNECTIONS PER PLUMBING PLANS
8. INSTALL SHOWER, VANITY AND WALL HUNG TOILET IN HIS MASTER BATHROOM, AS SHOWN
9. INSTALL WALL HUNG TOILET AND BATHTUB, REPLACE SHOWER & VANITY IN HER MASTER BATHROOM, AS SHOWN
10. INSTALL SHOWER, TOILET & VANITY IN BATHROOM 1 & BATHROOM 2
11. INSTALL 2 WASHERS & 2 DRYERS ON 1.5 LEVEL, AS SHOWN
12. INSTALL ADDITIONAL GAS RANGE IN KITCHEN ON 2<sup>ND</sup> LEVEL
13. CEILINGS REMODELING PER REFLECTED CEILING PLANS ON SHEETS A-10 & A-11
14. PAINTING OF ENTIRE UNIT
15. INSTALL WALL TILES IN BATHROOMS
16. REPAIR WALLS ADJACENT TO COMMON AREAS, AS SHOWN AND INSTALL 1-HOUR FIRE RATED WALLS PER CODE. REFER TO SHEET A-12 FOR DETAILS
17. DOORS REPLACEMENT PER DOOR SCHEDULE
18. EXISTING ELECTRICAL PANELS TO REMAIN
19. LIGHT FIXTURES AND ELECTRICAL OUTLETS INSTALLATION PER ELECTRICAL PLANS
20. A/C UNIT, DUCTWORK & DIFFUSERS REPLACEMENT PER MECHANICAL PLANS

PER FBCB 1208.2-EXC 4, HABITABLE SPACES SHALL HAVE A CEILING HEIGHT OF 7 FEET MIN. REFER TO CEILING PLAN ON A105

WORK WILL BE DONE IN ACCORDANCE WITH FFPC 2020 7TH EDITION. INTERIOR FINISH WILL COMPLY WITH FFPC 7TH EDITION 10.2.2

PER FBCB 1010.1.5&7, 1/2 INCH MAXIMUM THRESHOLDS OR FLOOR TRANSITIONS INSIDE THE UNIT.

TOILET, SHOWER (SEAT AND GRAB BARS) & TUB BACKING INSTALLATION AND LAYOUT FOR FUTURE GRAB BARS. CLEAR FLOOR SPACE NEXT TO EACH KITCHEN APPLIANCE, AND EACH BATHROOM FIXTURE TYPE IN AT LEAST ONE BATHROOM.

**NOTE:**

PRIOR TO MAKING ANY PENETRATIONS IN THE SLAB, CUTTING OF THE SLAB OR CEILING, A STRUCTURAL ENGINEER SHALL BE CONSULTED TO APPROVE WORK.

**NOTE:**

GPR SHALL BE PERFORMED OF THE SLAB TO MARK THE LOCATIONS OF EXISTING REINFORCEMENT AND POST TENSION TENDONS EMBEDDED IN THE SLAB TO PREVENT DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR TO THE EXISTING REINFORCEMENT OR POST TENSION TENDONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO ASSOCIATION. THE REPAIRS SHALL BE APPROVED BY THE ASSOCIATION PRIOR TO REPAIRS.

**NOTE:**

ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8 AND FBC E 605.1 FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION

**NOTES:**

1. USE OF ANY COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTIONS TO COMPLY WITH FBC 603.1 (FIRE-RETARDANT-TREATED WOOD ONLY) AND 805.1 & 806.1
2. ALL WALLHUNG CASEWORK, KITCHEN CABINETS AND PLUMBING FIXTURES MUST COMPLY WITH ASTM C645 & C754. STEEL STUDS TO BE DOUBLED AT 16 O.C. OR NOT LESS THAN 20 GAUGE

**NOTE:**

ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED FIRE RETARDANT LUMBER

PROVIDE GPR SCANNING PRIOR TO ANCHORING ANYTHING TO THE SLABS FOR THE CEILING SUSPENSION SYSTEM, SHOWER CURBS, ETC.

PER F.B.C. 1210.2.3 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET, TYP.

REINFORCED WALL AREAS FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET & SHOWER, TYP \*REFER TO DETAILS ON SHEET A-04

SHOWER DOOR MINIMUM CLEAR WIDTH 32" NOMINAL FOR FHA, TYP.

PER FBC 2406, 8'-0" HEIGHT CAT II SAFETY GLAZING SHOWER DOOR & ENCLOSURE W/ HEADER ABOVE, TYP.

REINFORCED WALL AREAS FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET & SHOWER, TYP \*REFER TO DETAILS ON SHEET A-04

PER FBC 2406, 8'-0" HEIGHT CAT II SAFETY GLAZING SHOWER DOOR & ENCLOSURE W/ HEADER ABOVE, TYP.

SHOWER DOOR MINIMUM CLEAR WIDTH 32" NOMINAL FOR FHA, TYP.

PER FBC 2406, INSTALL GLASS PARTITIONS 9'-0" HEIGHT, CAT II SAFETY GLAZING, (TYP.)

**Notes:**  
Building Code: 2020 7th Edition & FFPC 2020, 7TH Edition  
Occupancy Type: R-2  
Type of Construction: 1  
Classification of Work: Level 2 Alteration

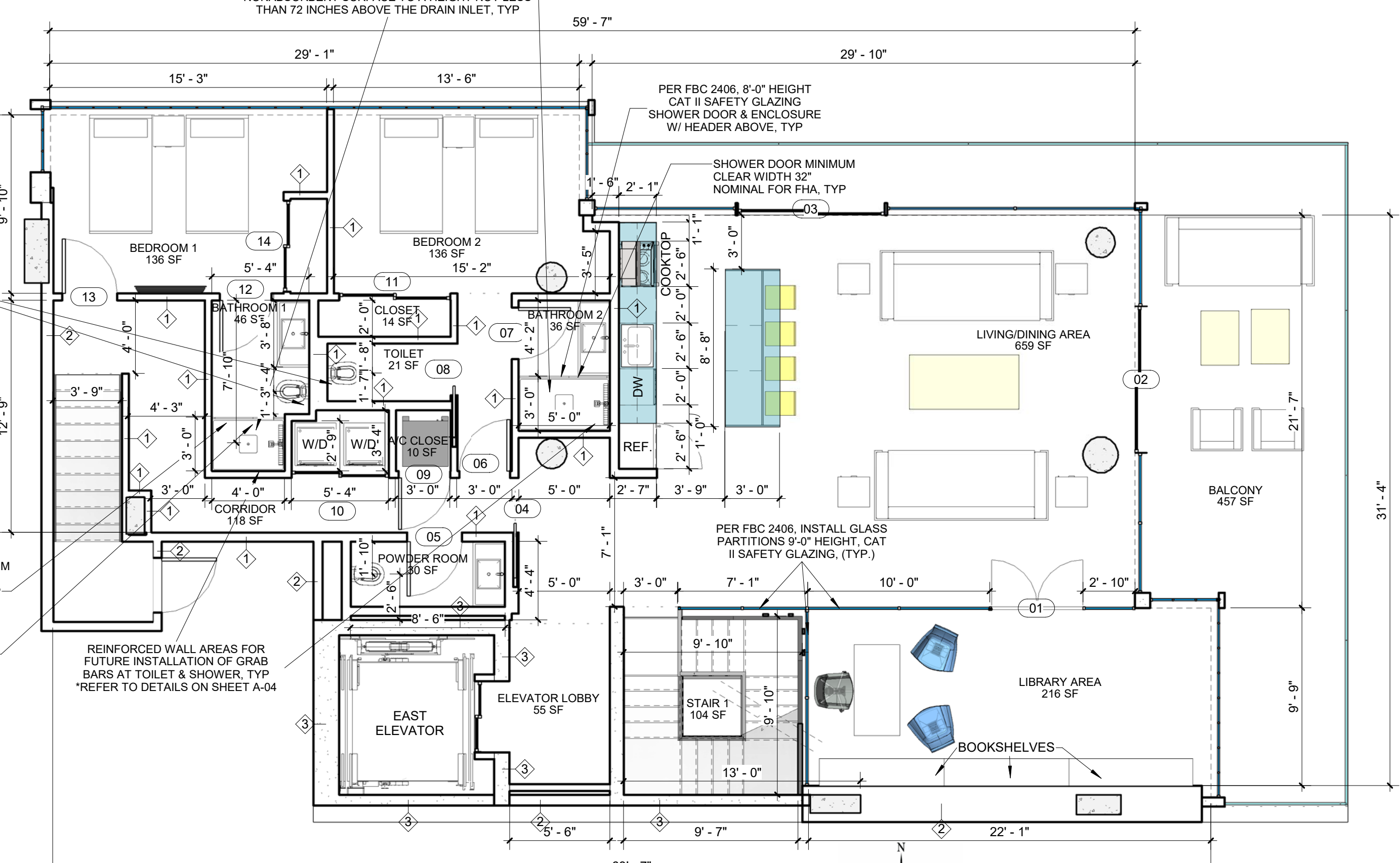
**LEGEND:**

- ① NON-RATED WALL (SEE DETAILS ON SHEET A104)
- ② 1 HOUR FIRE RATED WALL (SEE DETAILS ON SHEET A109)
- ③ CONCRETE WALL (EXISTING WALLS)

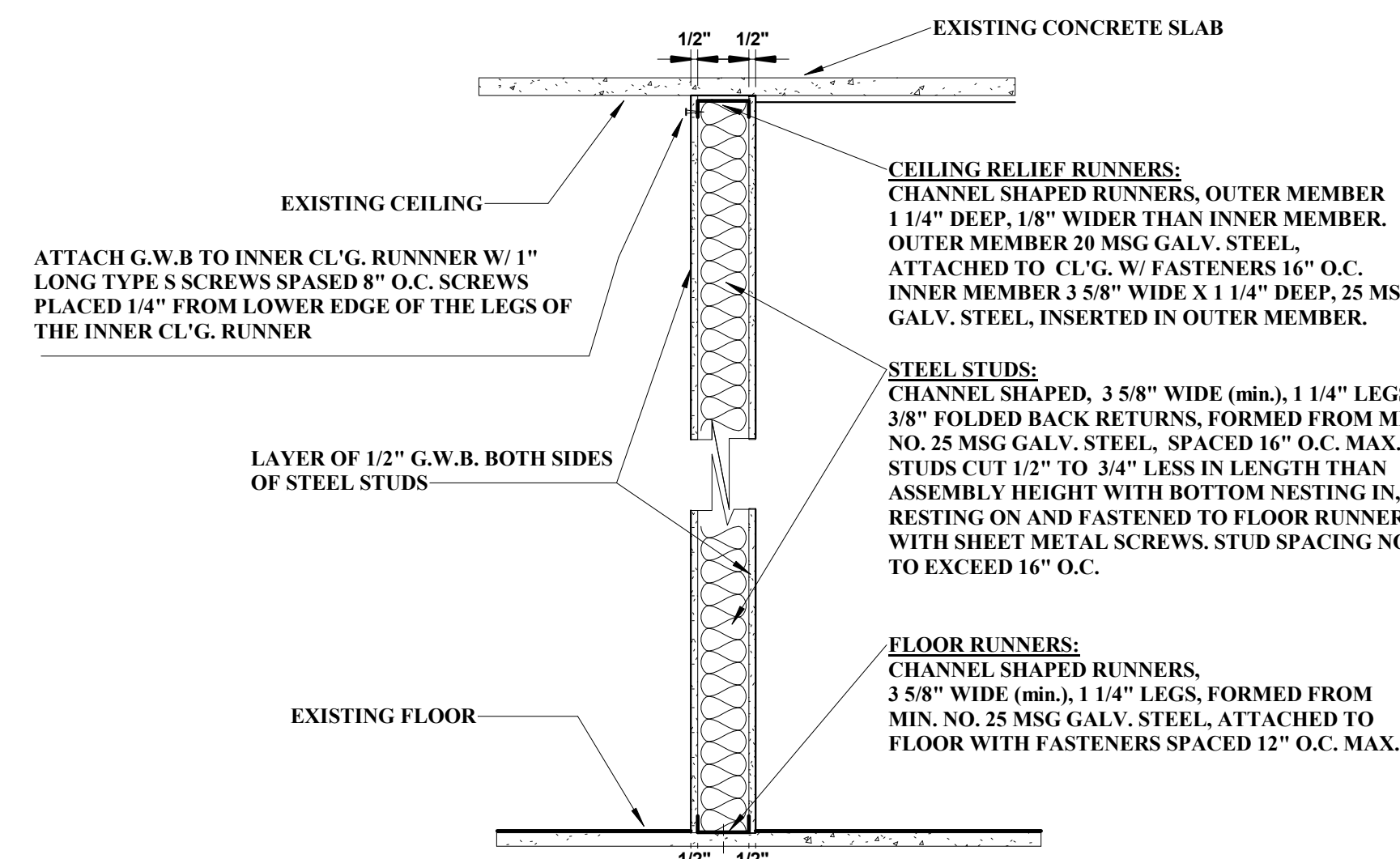
**1.5 LEVEL PROPOSED ROOM SCHEDULE**

Name	Area
POWDER ROOM	30 SF
ELEVATOR LOBBY	55 SF
STAIR 1	104 SF
LIVING/DINING AREA	659 SF
CLOSET	Not Placed
LIBRARY AREA	216 SF
BATHROOM 1	46 SF
TOILET	21 SF
BEDROOM 1	136 SF
BEDROOM 2	136 SF
CORRIDOR	118 SF
A/C CLOSET	10 SF
CLOSET	14 SF
CORRIDOR	30 SF
CLOSET	10 SF
BATHROOM 2	36 SF
STAIR 2	59 SF
LAUNDRY CLOSET	17 SF

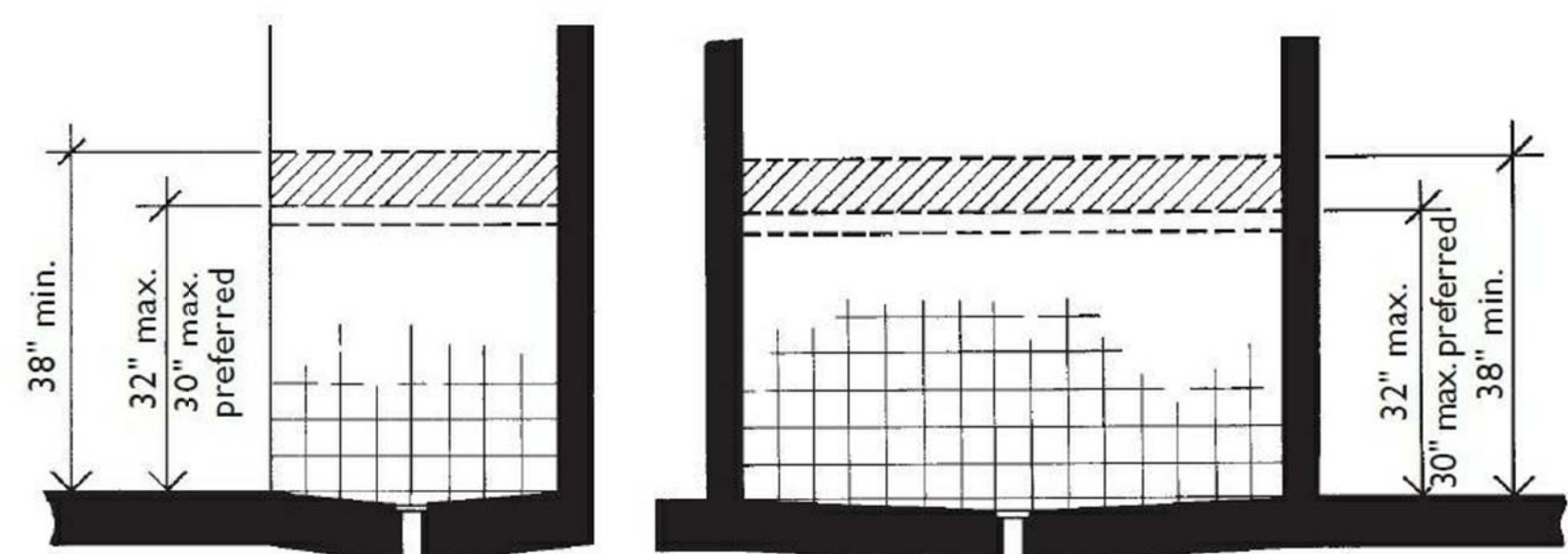
**② 1.5 LEVEL PROPOSED FLOOR PLAN**  
3/16" = 1'-0"



**TYPICAL NON RATED WALL DETAIL**

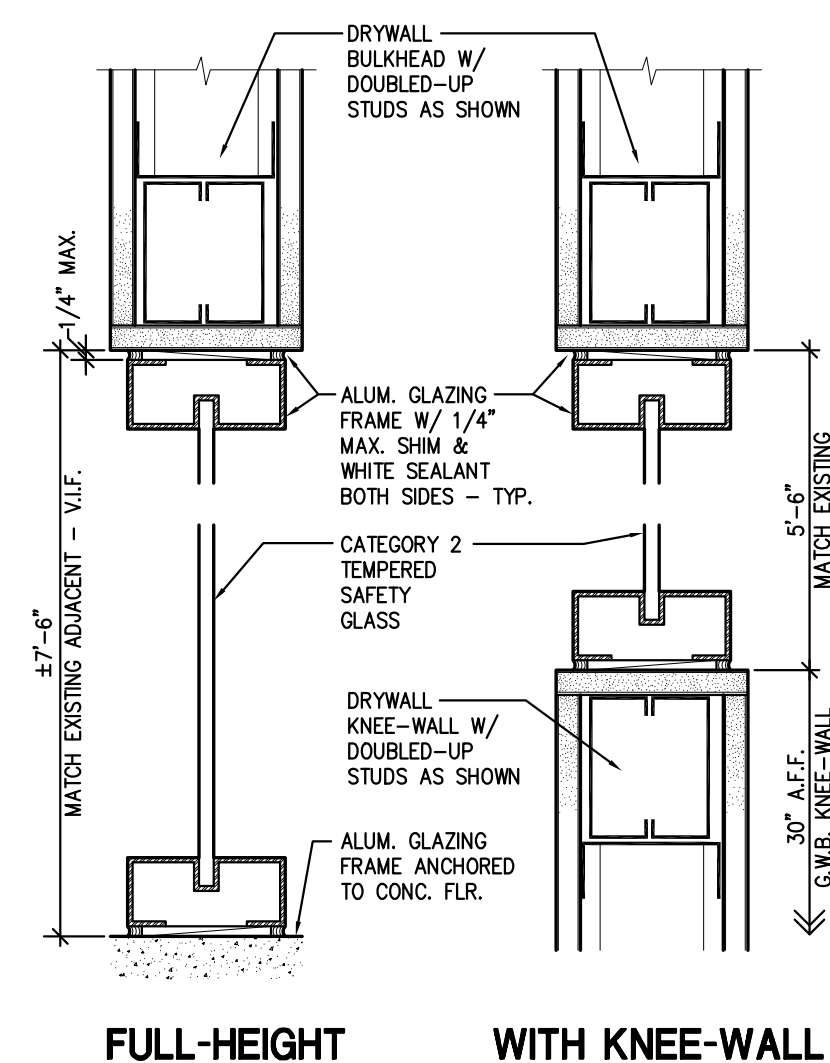


**③ TYPICAL NON RATED WALL DETAIL**  
1" = 1'-0"

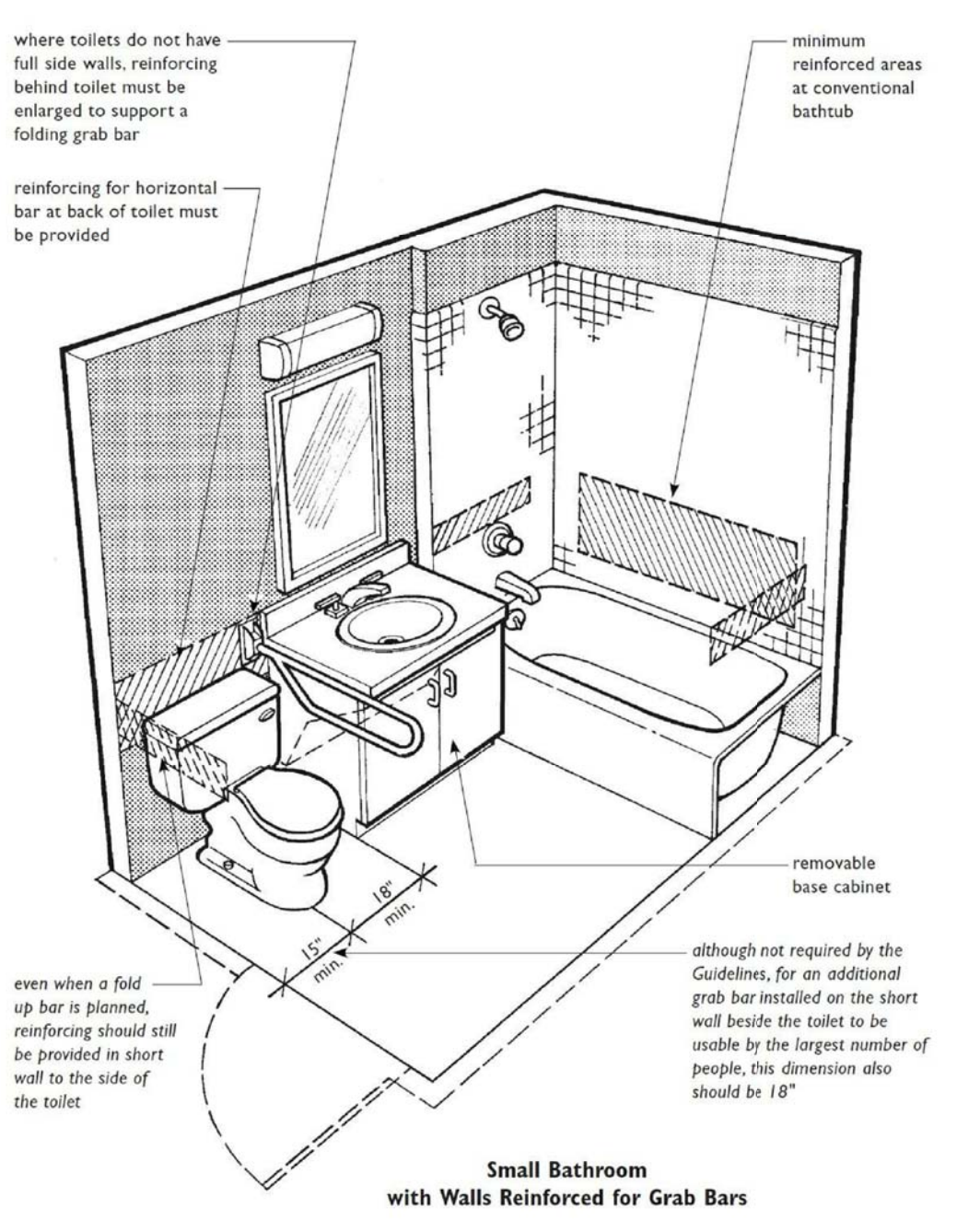
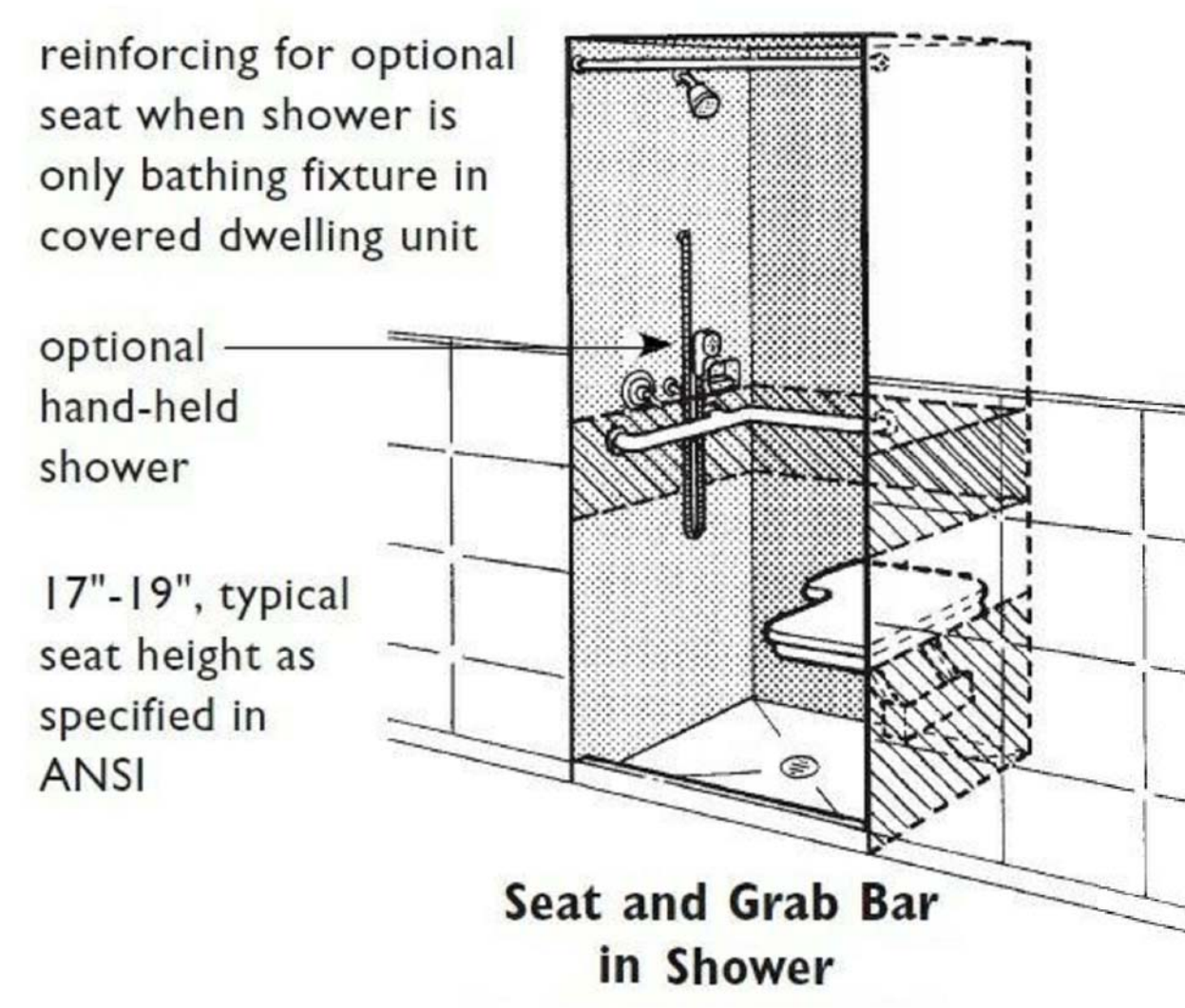


**1.5 LEVEL DOOR SCHEDULE**

#	NAME	UNIT WIDTH	UNIT HEIGHT	Phase Created
01	Door-Curtain-Wall-Double-Glass	5' - 0"	9' - 6"	New Construction
02	Sliding_Door	8' - 0"	9' - 4"	Existing
03	Sliding_Door	8' - 0"	9' - 4"	Existing
04	Single-Pocket	3' - 0"	8' - 6"	New Construction
05	Single-Flush	3' - 0"	8' - 6"	Existing
06	Single-Flush	2' - 10"	8' - 6"	New Construction
07	Single-Flush	2' - 10"	8' - 6"	New Construction
08	Single-Pocket	2' - 10"	8' - 6"	New Construction
09	Single-Flush	2' - 10"	8' - 6"	New Construction
10	Sliding_Door	5' - 3"	8' - 5"	New Construction
11	Sliding_Door	6' - 0"	8' - 6"	New Construction
12	Single-Flush	2' - 10"	8' - 6"	New Construction
13	Single-Flush	3' - 0"	8' - 6"	New Construction
14	Sliding_Door	4' - 11"	8' - 6"	New Construction



**(3) TYPICAL NON RATED GLASS PARTITION**



##### AVE UNIT  
### #####  
FL #####

FOLIO: ## #####  
UNIT OWNER:  
#####

**1.5 LEVEL PROPOSED PLAN**

###/###/2023 Scale As Indicated

**A-04**

REV	DATE	DESCRIPTION

**SCOPE OF WORK:**

- SOUND CONTROL INSTALLATION PER CODE (WHISPER MAT CS 110 MIL)
- INSTALLATION OF PORCELAIN TILE & ENGINEERING WOOD FLOORING PER SHEETS A-106 & A-107 (INTERIOR ONLY)
- DEMOLITION OF PARTITIONS PER DEMO PLANS ON SHEETS A-02 & A-03
- KITCHEN REMODELING & INSTALLATION OF NEW KITCHEN CABINETS ON BOTH LEVELS
- REMODEL BEDROOMS, BATHROOMS, LIVING ROOM, DINING ROOM, FOYER, CORRIDORS AND CLOSETS, AS SHOWN
- INSTALL NEW APPLIANCES, AS SHOWN
- INSTALL NEW PLUMBING CONNECTIONS PER PLUMBING PLANS
- INSTALL SHOWER, VANITY AND WALL HUNG TOILET IN HIS MASTER BATHROOM, AS SHOWN
- INSTALL WALL HUNG TOILET AND BATHTUB, REPLACE SHOWER & VANITY IN HER MASTER BATHROOM, AS SHOWN
- INSTALL SHOWER, TOILET & VANITY IN BATHROOM 1 & BATHROOM 2
- INSTALL 2 WASHERS & 2 DRYERS ON 1.5 LEVEL, AS SHOWN
- INSTALL ADDITIONAL GAS RANGE IN KITCHEN ON 2ND LEVEL
- CEILINGS REMODELING PER REFLECTED CEILING PLANS ON SHEETS A-10 & A-11
- PAINTING OF ENTIRE UNIT
- INSTALL WALL TILES IN BATHROOMS
- REPAIR WALLS ADJACENT TO COMMON AREAS, AS SHOWN AND INSTALL 1-HOUR FIRE RATED WALLS PER CODE. REFER TO SHEET A-12 FOR DETAILS
- DOORS REPLACEMENT PER DOOR SCHEDULE
- EXISTING ELECTRICAL PANELS TO REMAIN
- LIGHT FIXTURES AND ELECTRICAL OUTLETS INSTALLATION PER ELECTRICAL PLANS
- A/C UNIT, DUCTWORK & DIFFUSERS REPLACEMENT PER MECHANICAL PLANS

**NOTE:** PER FBCB 1208.2-EXC 4, HABITABLE SPACES SHALL HAVE A CEILING HEIGHT OF 7 FEET MIN. REFER TO CEILING PLAN ON A105

**NOTE:** WORK WILL BE DONE IN ACCORDANCE WITH FFPC 2020 7TH EDITION. INTERIOR FINISH WILL COMPLY WITH FFPC 7TH EDITION 10.2.2

**NOTE:** PER FBCB 1010.1.5&7, 1/2 INCH MAXIMUM THRESHOLDS OR FLOOR TRANSITIONS INSIDE THE UNIT.

**NOTE:** TOILET, SHOWER (SEAT AND GRAB BARS) & TUB BACKING INSTALLATION AND LAYOUT FOR FUTURE GRAB BARS, CLEAR FLOOR SPACE NEXT TO EACH KITCHEN APPLIANCE, AND EACH BATHROOM FIXTURE TYPE IN AT LEAST ONE BATHROOM.

**NOTE:**

GPR SHALL BE PERFORMED OF THE SLAB TO MARK THE LOCATIONS OF EXISTING REINFORCEMENT AND POST TENSION TENDONS EMBEDDED IN THE SLAB TO PREVENT DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR TO THE EXISTING REINFORCEMENT OR POST TENSION TENDONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO ASSOCIATION. THE REPAIRS SHALL BE APPROVED BY THE ASSOCIATION PRIOR TO REPAIRS.

**NOTE:**

ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8 AND FBC E 905.1 FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION

**NOTE:**

PRIOR TO MAKING ANY PENETRATIONS IN THE SLAB, CUTTING OF THE SLAB OR CEILING, A STRUCTURAL ENGINEER SHALL BE CONSULTED TO APPROVE WORK.

**NOTE:**

ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED FIRE RETARDANT LUMBER

PROVIDE GPR SCANNING PRIOR TO ANCHORING ANYTHING TO THE SLABS FOR THE CEILING SUSPENSION SYSTEM, SHOWER CURBS, ETC.

**NOTES:**

- USE OF ANY COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTIONS TO COMPLY WITH FBC 603.1 (FIRE-RETARDANT-TREATED WOOD ONLY) AND 805.1 & 806.1
- ALL WALLHUNG CASEWORK, KITCHEN CABINETS AND PLUMBING FIXTURES MUST COMPLY WITH ASTM C645 & C754. STEEL STUDS TO BE DOUBLED AT 16 O.C. OR NOT LESS THAN 20 GAUGE

**LEGEND:**

- NON-RATED WALL (SEE DETAILS ON SHEET A104)
- 1 HOUR FIRE RATED WALL (SEE DETAILS ON SHEET A109)
- CONCRETE WALL (EXISTING WALLS)

**Notes:**

Building Code: 2020 7th Edition & FFPC 2020, 7TH EDITION  
Occupancy Type: R-2  
Type of Construction: 1  
Classification of Work: Level 2 Alteration

PER F.B.C. 1210.2.3 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET, TYP

PER FBC 2406, 8'-0" HEIGHT CAT II SAFETY GLAZING SHOWER DOOR & ENCLOSURE W/ HEADER ABOVE, TYP

EXISTING 1HR FIRE RATED WALL AFFECTED BY THE REPLACEMENT OF THE PLUMBING FIXTURES TO BE REPAIRED PER 1HR FIRE RATED DETAILS. U/L# U465 REFER TO DETAILS ON SHEET A-12

INSTALL 1 HOUR FIRE RATED WALL PER CODE (5/8" GYPSUM BOARD TYPE X)

3" MTL. STUDS 25 GA @ 16" O.C.

EXISTING 1HR FIRE RATED WALL AFFECTED BY THE REPLACEMENT OF THE PLUMBING FIXTURES TO BE REPAIRED PER 1HR FIRE RATED DETAILS. U/L# U465 REFER TO DETAILS ON SHEET A-12

INSTALL 1 HOUR FIRE RATED WALL PER CODE (5/8" GYPSUM BOARD TYPE X)

3" MTL. STUDS 25 GA @ 16" O.C.

REINFORCED WALL AREAS FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET & SHOWER, TYP \*REFER TO DETAILS ON SHEET A-05

SHOWER DOOR MINIMUM CLEAR WIDTH 32" NOMINAL FOR FHA, TYP

PER FBC 2406, 8'-0" HEIGHT CAT II SAFETY GLAZING SHOWER DOOR & ENCLOSURE W/ HEADER ABOVE, TYP

where toilets do not have full side walls, reinforcing behind toilet must be enlarged to support a folding grab bar

reinforcing for horizontal bar at back of toilet must be provided

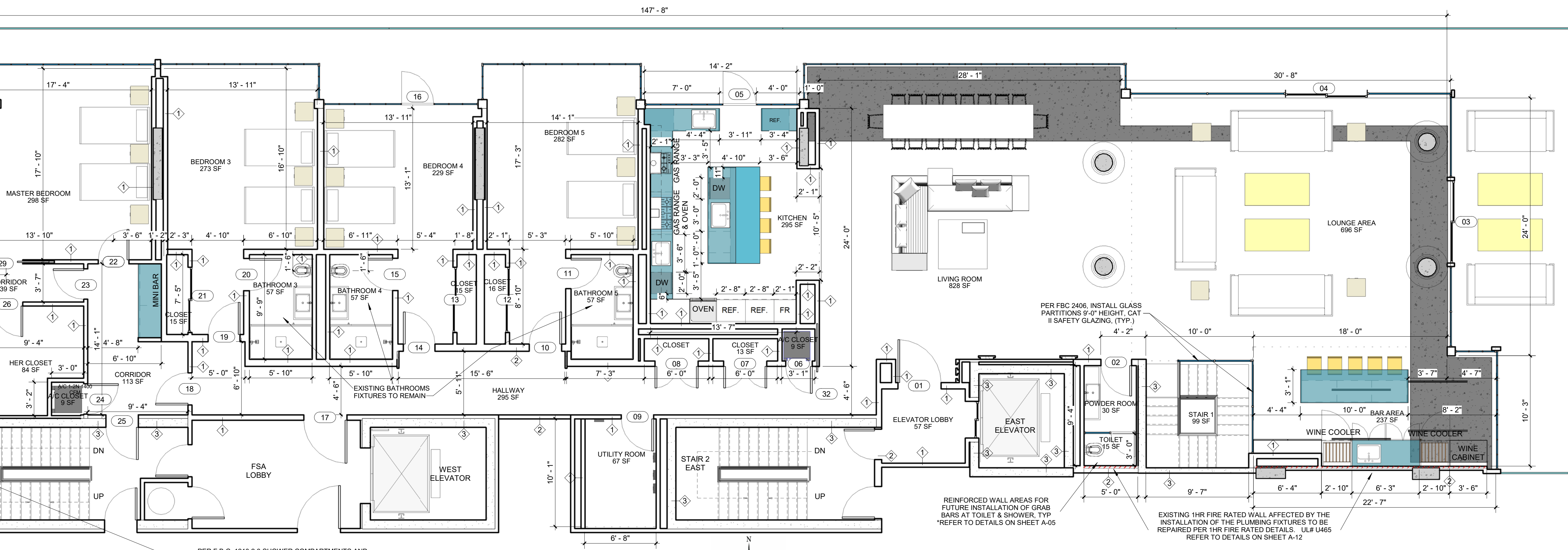
minimum reinforcing areas at conventional bathtub

removable base cabinet

even when a fold up bar is planned, reinforcing should still be provided in short wall to the side of the toilet

although not required by the Guidelines, for an additional grab bar installed on the short wall beside the toilet to be usable by the largest number people, this dimension also should be 18"

Small Bathroom with Walls Reinforced for Grab Bars



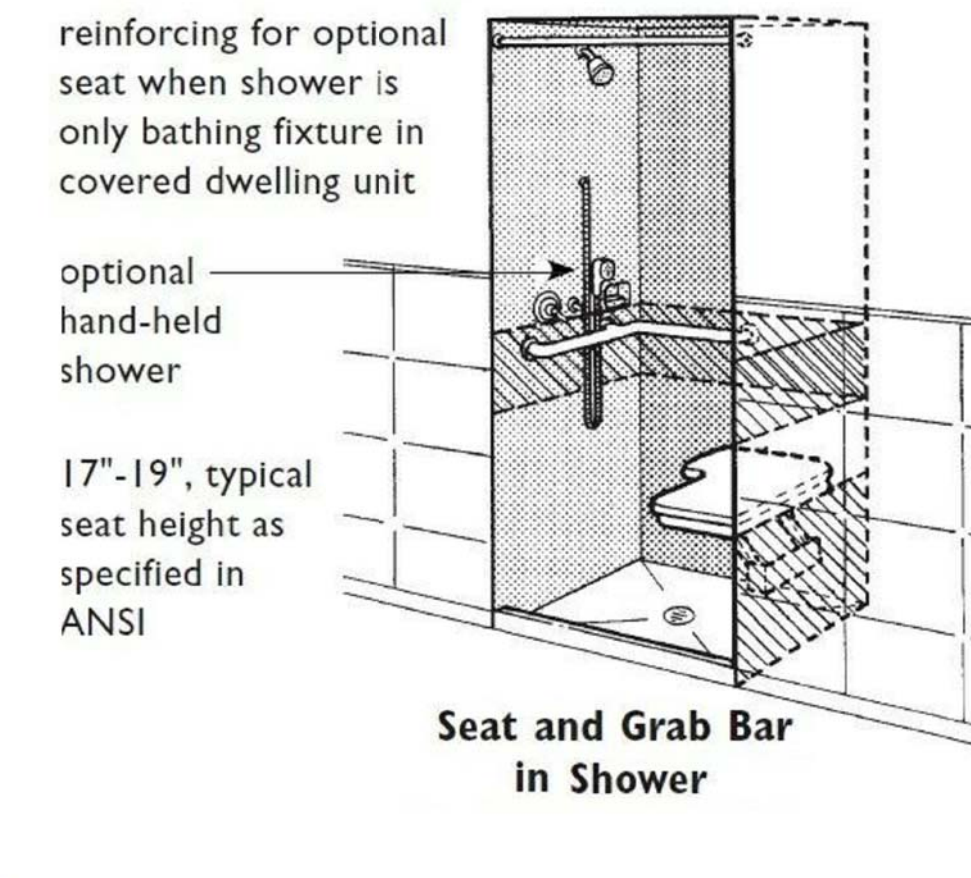
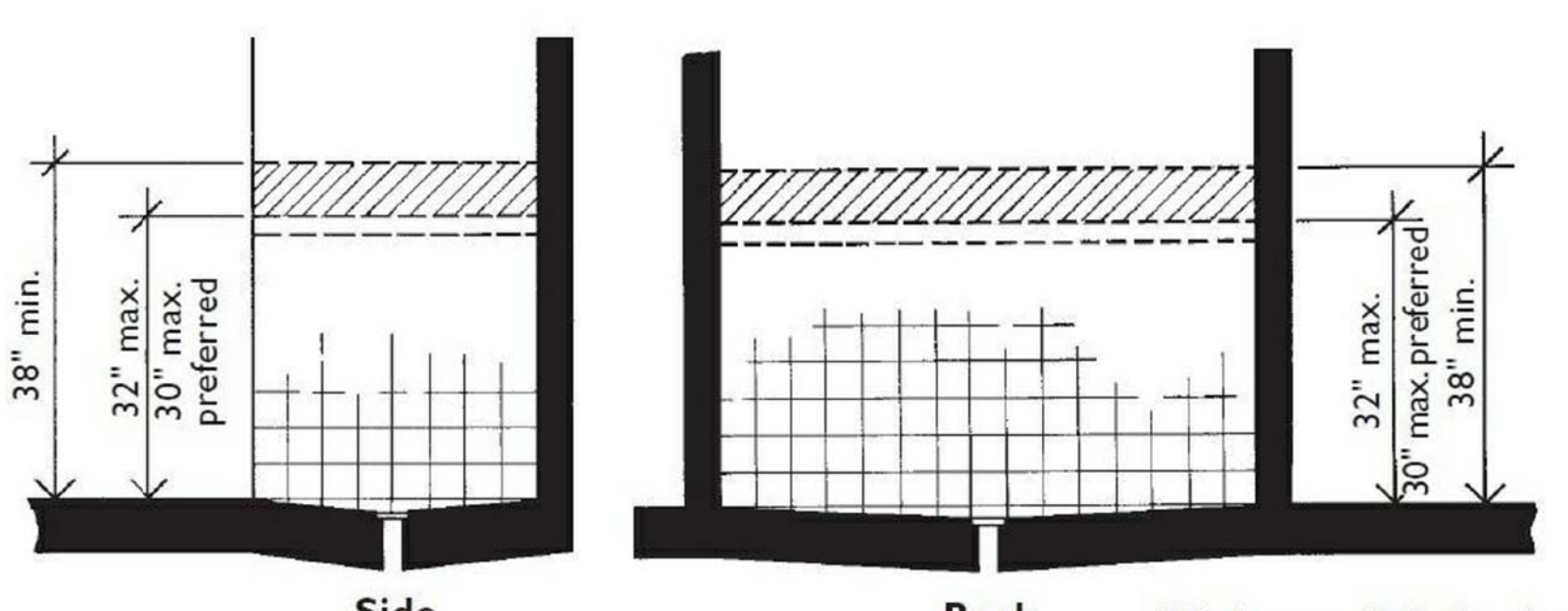
1 2ND LEVEL PROPOSED PLAN  
3/16" = 1'-0"

**2ND LEVEL PROPOSED ROOM SCHEDULE**

Level	Name	Area
2nd FLOOR	LIVING ROOM	828 SF
2nd FLOOR	KITCHEN	295 SF
2nd FLOOR	HALLWAY	295 SF
2nd FLOOR	BEDROOM 5	282 SF
2nd FLOOR	BEDROOM 5	282 SF
2nd FLOOR	BATHROOM 4	57 SF
2nd FLOOR	BATHROOM 4	57 SF
2nd FLOOR	BATHROOM 3	57 SF
2nd FLOOR	BEDROOM 4	229 SF
2nd FLOOR	ELEVATOR LOBBY	57 SF
2nd FLOOR	POWDER ROOM	30 SF
2nd FLOOR	A/C CLOSET	9 SF
2nd FLOOR	STAIR 1	99 SF
2nd FLOOR	UTILITY ROOM	67 SF
2nd FLOOR	CLOSET	13 SF
2nd FLOOR	BEDROOM 3	273 SF
2nd FLOOR	LOUNGE AREA	696 SF
2nd FLOOR	BAR AREA	237 SF
2nd FLOOR	MASTER BEDROOM	298 SF
2nd FLOOR	CORRIDOR	113 SF
2nd FLOOR	HER CLOSET	84 SF
2nd FLOOR	HIS BATHROOM	79 SF
2nd FLOOR	HIS CLOSET	73 SF
2nd FLOOR	A/C CLOSET	9 SF
2nd FLOOR	TOILET	15 SF
2nd FLOOR	CLOSET	16 SF
2nd FLOOR	CLOSET	15 SF
2nd FLOOR	CLOSET	15 SF
2nd FLOOR	HER BATHROOM	141 SF
2nd FLOOR	CORRIDOR	39 SF
2nd FLOOR	CLOSET	13 SF

**2ND LEVEL PROPOSED DOOR SCHEDULE**

#	NAME	UNIT WIDTH	UNIT HEIGHT	Phase Created
01	Single-Flush	4'-0"	7'-10"	Existing
02	Single-Flush	2'-10"	8'-6"	Existing
03	Sliding_Door	7'-7"	9'-4"	Existing
04	Sliding_Door	7'-7"	9'-4"	Existing
05	Door-Curtain-Wall-Single-Glass	3'-1"	8'-10 1/4"	Existing
06	Single-Flush	2'-6"	8'-6"	Existing
07	Door-Double-Flush_Panel	4'-0"	8'-6"	Existing
08	Door-Double-Flush_Panel	4'-0"	8'-6"	Existing
09	Single-Flush	3'-0"	8'-6"	Existing
10	Single-Flush	3'-0"	8'-6"	Existing
11	Single-Flush	2'-10"	8'-6"	Existing
12	Sliding_Door	6'-0"	8'-6"	New Construction
13	Sliding_Door	6'-0"	8'-6"	New Construction
14	Single-Flush	3'-0"	8'-6"	Existing
15	Single-Flush	3'-0"	8'-6"	Existing
16	Door-Curtain-Wall-Single-Glass	3'-0 1/2"	8'-10 1/4"	Existing
17	Single-Flush	4'-0"	8'-10"	Existing
18	Single-Flush	3'-0"	8'-6"	New Construction
19	Single-Flush	3'-0"	8'-6"	Existing
20	Single-Flush	3'-0"	8'-6"	Existing
21	Sliding_Door	6'-0"	8'-6"	New Construction
22	Single-Flush	2'-10"	8'-6"	New Construction
23	Single-Flush	2'-10"	8'-6"	New Construction
24	Single-Flush	2'-10"	8'-6"	New Construction
25	Single-Flush	3'-0"	6'-10"	Existing
26	Single-Flush	2'-10"	8'-6"	New Construction
27	Single-Flush	2'-10"	8'-6"	New Construction
28	Single-Pocket	3'-0"	8'-6"	New Construction
29	Single-Pocket	3'-0"	8'-6"	New Construction
30	Single-Flush	2'-10"	8'-6"	New Construction
31	Single-Flush	2'-10"	8'-6"	New Construction
32	Single-Pocket	4'-6"	8'-6"	New Construction



REV	DATE	DESCRIPTION

##### AVE UNIT  
### #####  
FL #####

FOLIO: ## #####  
UNIT OWNER:  
#####

**2ND LEVEL PROPOSED PLAN**

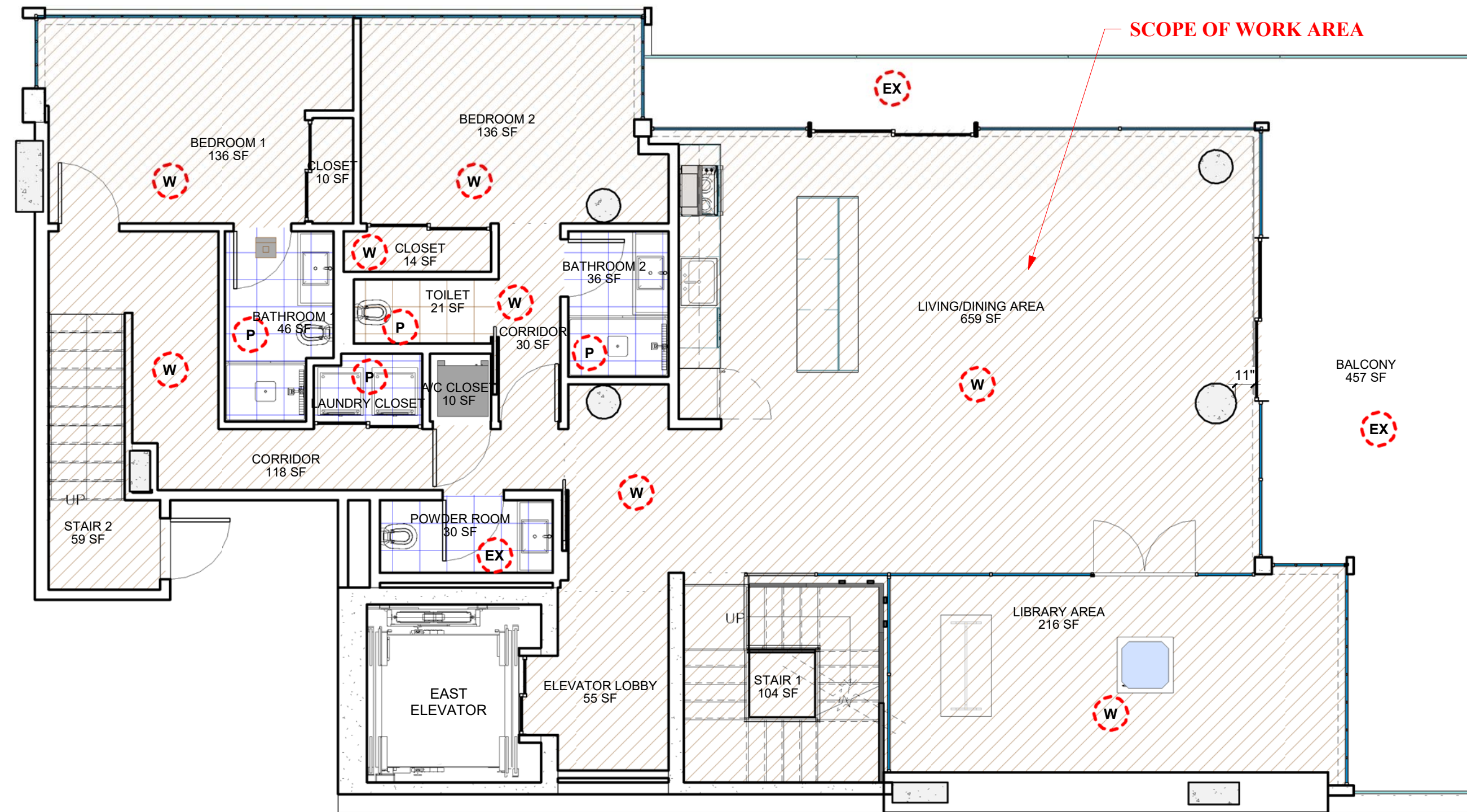
###/###/2023 Scale 3/16" = 1'-0"

**SCOPE OF WORK:**

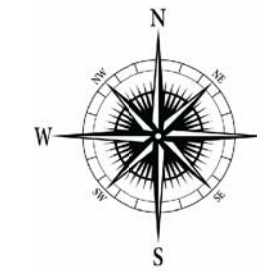
1. SOUND CONTROL INSTALLATION PER CODE (PROTECTO WHISPERMAT CS 110 MIL) IN ALL INTERIOR AREAS
2. INSTALL ENGINEERED WOOD FLOORING IN INTERIOR AREAS, EXCEPT WET AREAS, AS SHOWN.
3. INSTALL PORCELAIN FLOORING TILE IN WET AREAS, AS SHOWN.

**FLOORING LEGEND:**

ENGINEERED WOOD -	(W)
PORCELAIN TILE -	(P)
EXISTING FLOORING -	(EX)



① 1.5 LEVEL PROPOSED FLOORING PLAN  
3/16" = 1'-0"



1.5 LEVEL PROPOSED FLOORING SCHEDULE			
Level	Name	Area	Floor Finish
1.5 LEVEL	POWDER ROOM	30 SF	TILE
1.5 LEVEL	ELEVATOR LOBBY	55 SF	ENGINEERED WOOD
1.5 LEVEL	STAIR 1	104 SF	ENGINEERED WOOD
1.5 LEVEL	LIVING/DINING AREA	659 SF	ENGINEERED WOOD
1.5 LEVEL	LIBRARY AREA	216 SF	ENGINEERED WOOD
1.5 LEVEL	BATHROOM 1	46 SF	TILE
1.5 LEVEL	TOILET	21 SF	TILE
1.5 LEVEL	BEDROOM 1	136 SF	ENGINEERED WOOD
1.5 LEVEL	BEDROOM 2	136 SF	ENGINEERED WOOD
1.5 LEVEL	CORRIDOR	118 SF	ENGINEERED WOOD
1.5 LEVEL	CLOSET	14 SF	ENGINEERED WOOD
1.5 LEVEL	CORRIDOR	30 SF	ENGINEERED WOOD
1.5 LEVEL	CLOSET	10 SF	ENGINEERED WOOD
1.5 LEVEL	BATHROOM 2	36 SF	TILE
1.5 LEVEL	LAUNDRY CLOSET	17 SF	ENGINEERED WOOD
Grand total:	15	1628 SF	

REV	DATE	DESCRIPTION
1	06-07-23	PER OWNER'S REVISION

##### AVE UNIT  
### #####  
FL #####

FOLIO: ## #####  
UNIT OWNER:  
#####

**1.5 LEVEL  
PROPOSED  
FLOORING PLAN**

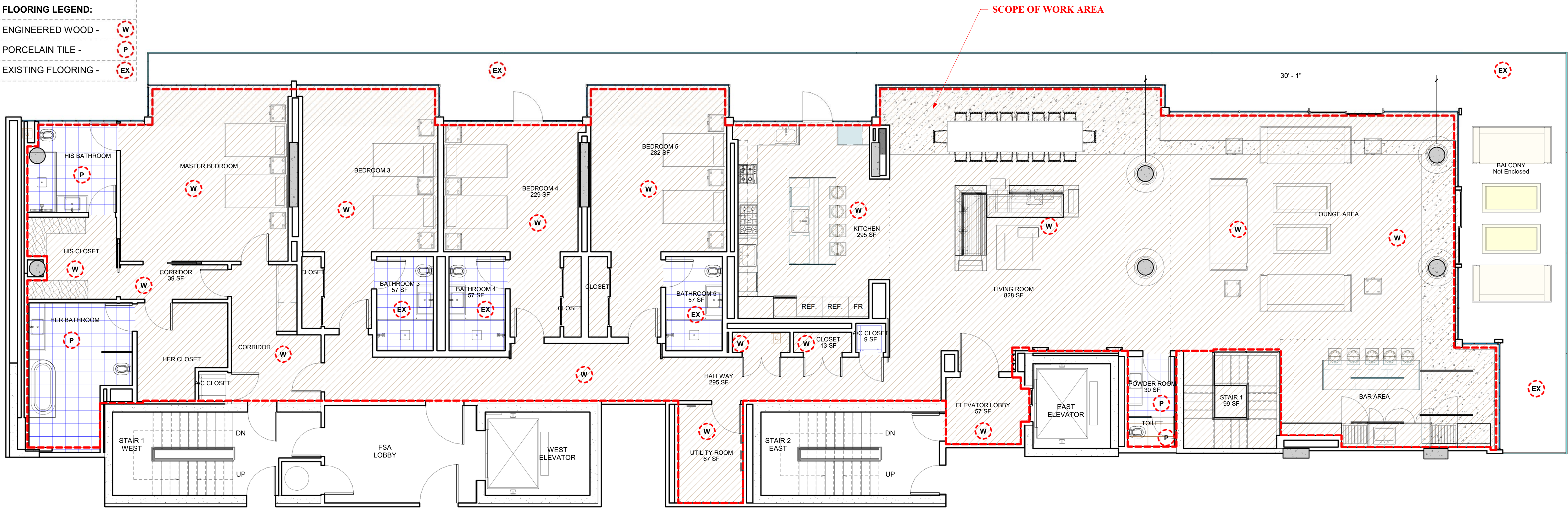
00/00/2023 Scale 3/16" = 1'-0"

**SCOPE OF WORK:**

1. SOUND CONTROL INSTALLATION PER CODE (PROTECTO WHISPERMAT CS 110 MIL) IN ALL INTERIOR AREAS
2. INSTALL ENGINEERED WOOD FLOORING IN INTERIOR AREAS, EXCEPT WET AREAS, AS SHOWN.
3. INSTALL PORCELAIN FLOORING TILE IN WET AREAS, AS SHOWN.

**FLOORING LEGEND:**

- ENGINEERED WOOD - (W)
- PORCELAIN TILE - (P)
- EXISTING FLOORING - (EX)



2ND LEVEL PROPOSED FLOORING SCHEDULE			
Level	Name	Area	Floor Finish
2nd FLOOR	LIVING ROOM	828 SF	ENGINEERED WOOD
2nd FLOOR	KITCHEN	295 SF	ENGINEERED WOOD
2nd FLOOR	HALLWAY	295 SF	ENGINEERED WOOD
2nd FLOOR	BEDROOM 5	282 SF	ENGINEERED WOOD
2nd FLOOR	BATHROOM 5	57 SF	TILE
2nd FLOOR	BATHROOM 4	57 SF	TILE
2nd FLOOR	BATHROOM 3	57 SF	TILE
2nd FLOOR	BEDROOM 4	229 SF	ENGINEERED WOOD
2nd FLOOR	ELEVATOR LOBBY	57 SF	ENGINEERED WOOD
2nd FLOOR	POWDER ROOM	30 SF	TILE
2nd FLOOR	STAIR 1	99 SF	ENGINEERED WOOD
2nd FLOOR	UTILITY ROOM	67 SF	ENGINEERED WOOD
2nd FLOOR	CLOSET	13 SF	ENGINEERED WOOD
2nd FLOOR	BEDROOM 3	273 SF	ENGINEERED WOOD
2nd FLOOR	LOUNGE AREA	696 SF	ENGINEERED WOOD
2nd FLOOR	BAR AREA	237 SF	ENGINEERED WOOD
2nd FLOOR	MASTER BEDROOM	298 SF	ENGINEERED WOOD
2nd FLOOR	CORRIDOR	113 SF	ENGINEERED WOOD
2nd FLOOR	HER CLOSET	84 SF	ENGINEERED WOOD
2nd FLOOR	HIS BATHROOM	79 SF	TILE
2nd FLOOR	HIS CLOSET	73 SF	ENGINEERED WOOD
2nd FLOOR	TOILET	15 SF	ENGINEERED WOOD
2nd FLOOR	CLOSET	16 SF	ENGINEERED WOOD
2nd FLOOR	CLOSET	15 SF	ENGINEERED WOOD
2nd FLOOR	CLOSET	15 SF	ENGINEERED WOOD
2nd FLOOR	HER BATHROOM	141 SF	TILE
2nd FLOOR	CORRIDOR	39 SF	ENGINEERED WOOD
2nd FLOOR	CLOSET	13 SF	ENGINEERED WOOD
Grand total:	28	4470 SF	

1 2ND LEVEL PROPOSED FLOORING PLAN  
3/16" = 1'-0"

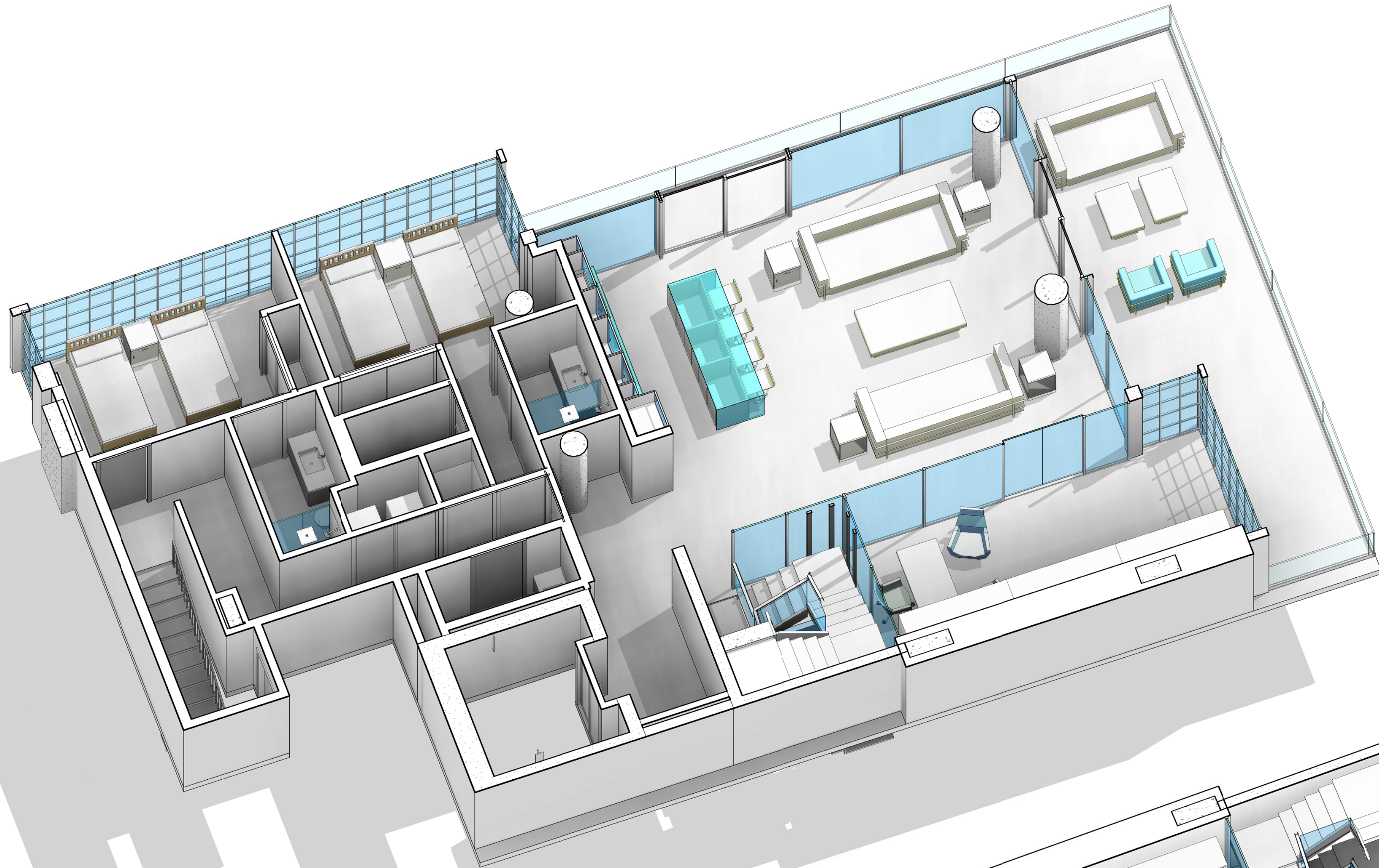
REV	DATE	DESCRIPTION
1	06-07-23	PER OWNER'S REVISION

##### AVE UNIT  
### #####  
FL #####

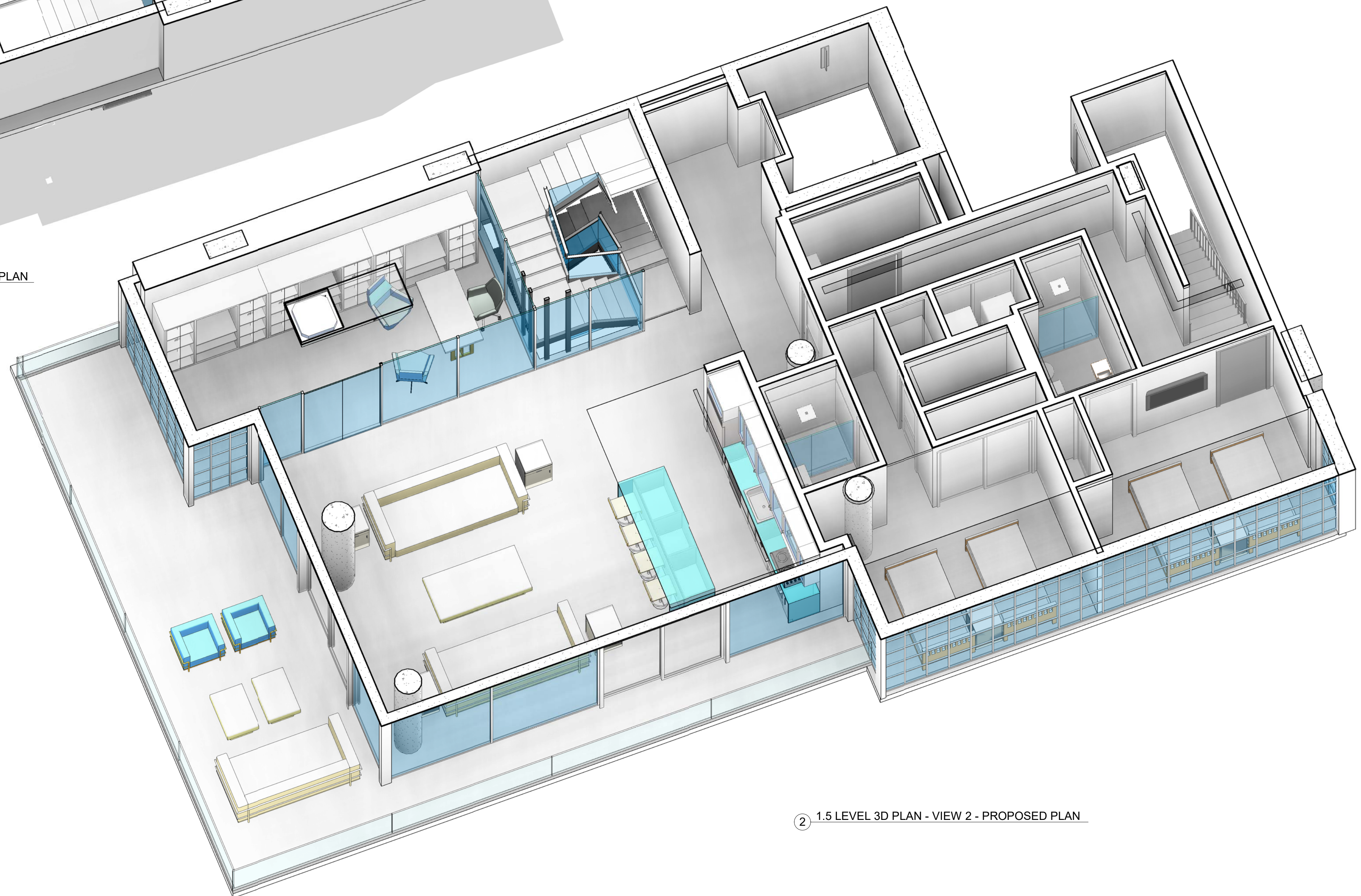
FOLIO: ## #####  
UNIT OWNER:  
#####

**2ND LEVEL  
PROPOSED  
FLOORING PLAN**

00/00/2023 Scale 3/16" = 1'-0"



① 1.5 LEVEL 3D PLAN - VIEW 1 - PROPOSED PLAN



② 1.5 LEVEL 3D PLAN - VIEW 2 - PROPOSED PLAN

REV	DATE	DESCRIPTION

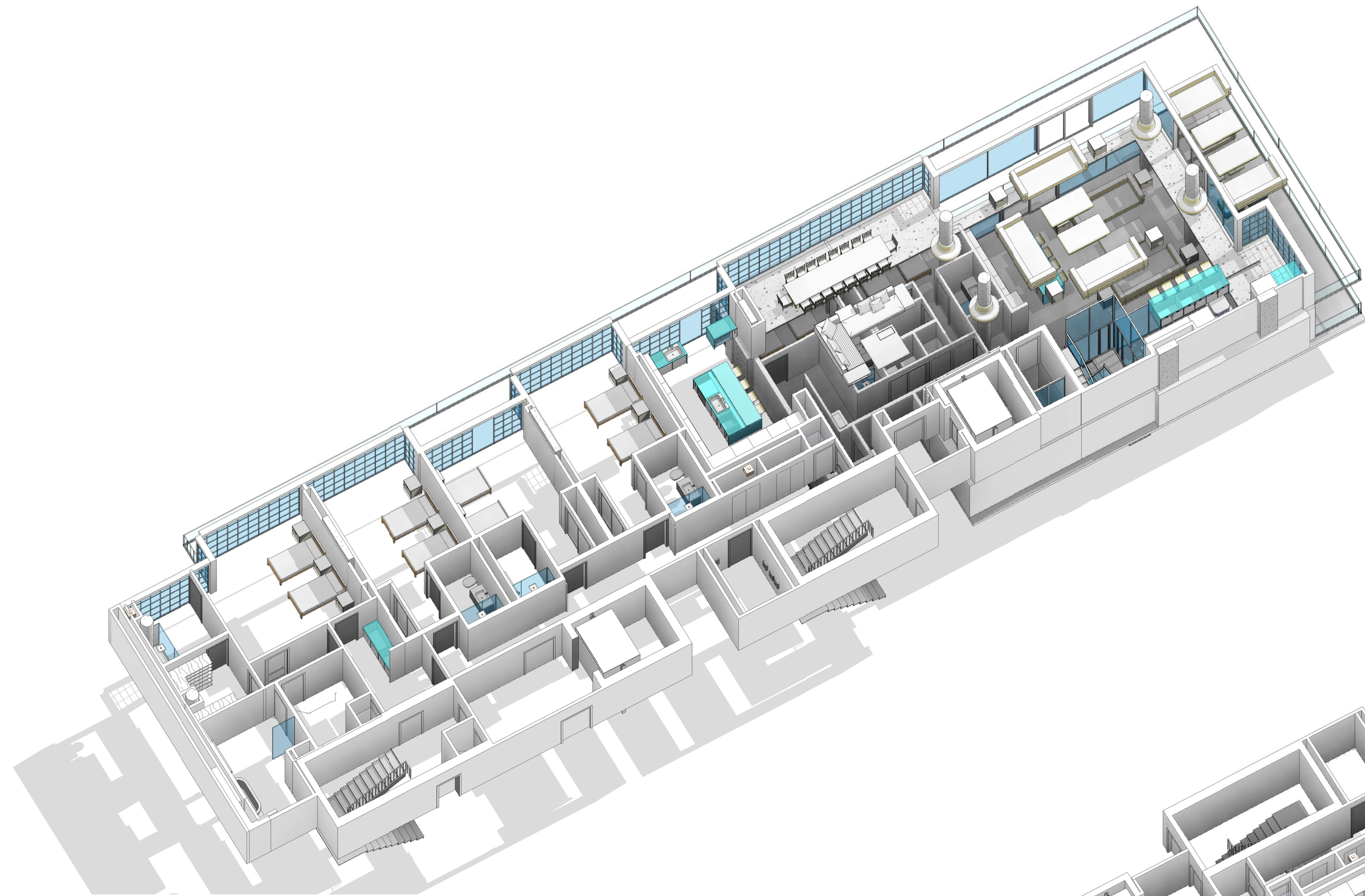
##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-####-####  
 UNIT OWNER:  
 #####

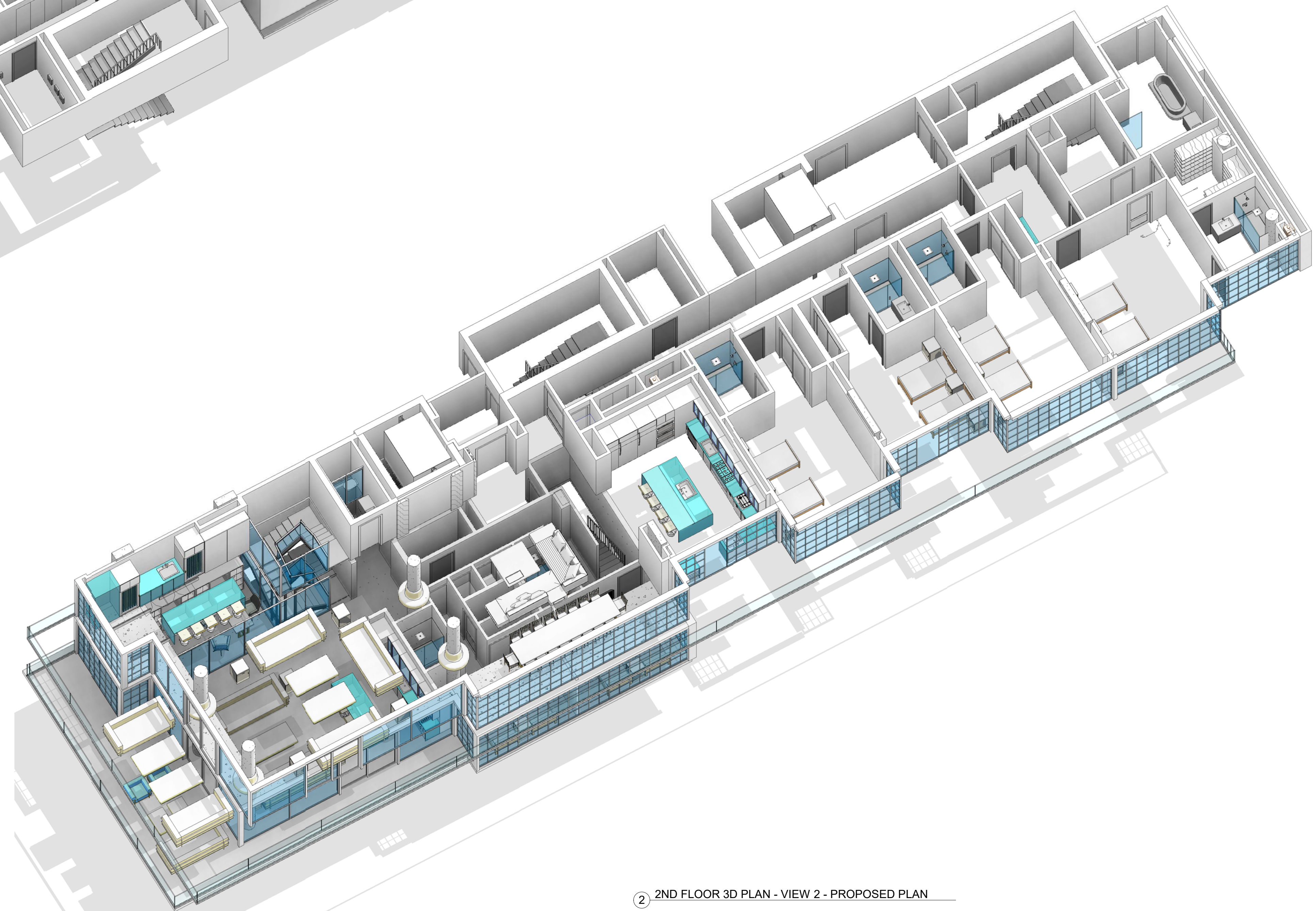
**3D 1.5 LEVEL -  
 PROPOSED  
 VIEWS**

###/###/2023 Scale





① 2ND FLOOR 3D PLAN - VIEW 1 - PROPOSED PLAN



② 2ND FLOOR 3D PLAN - VIEW 2 - PROPOSED PLAN

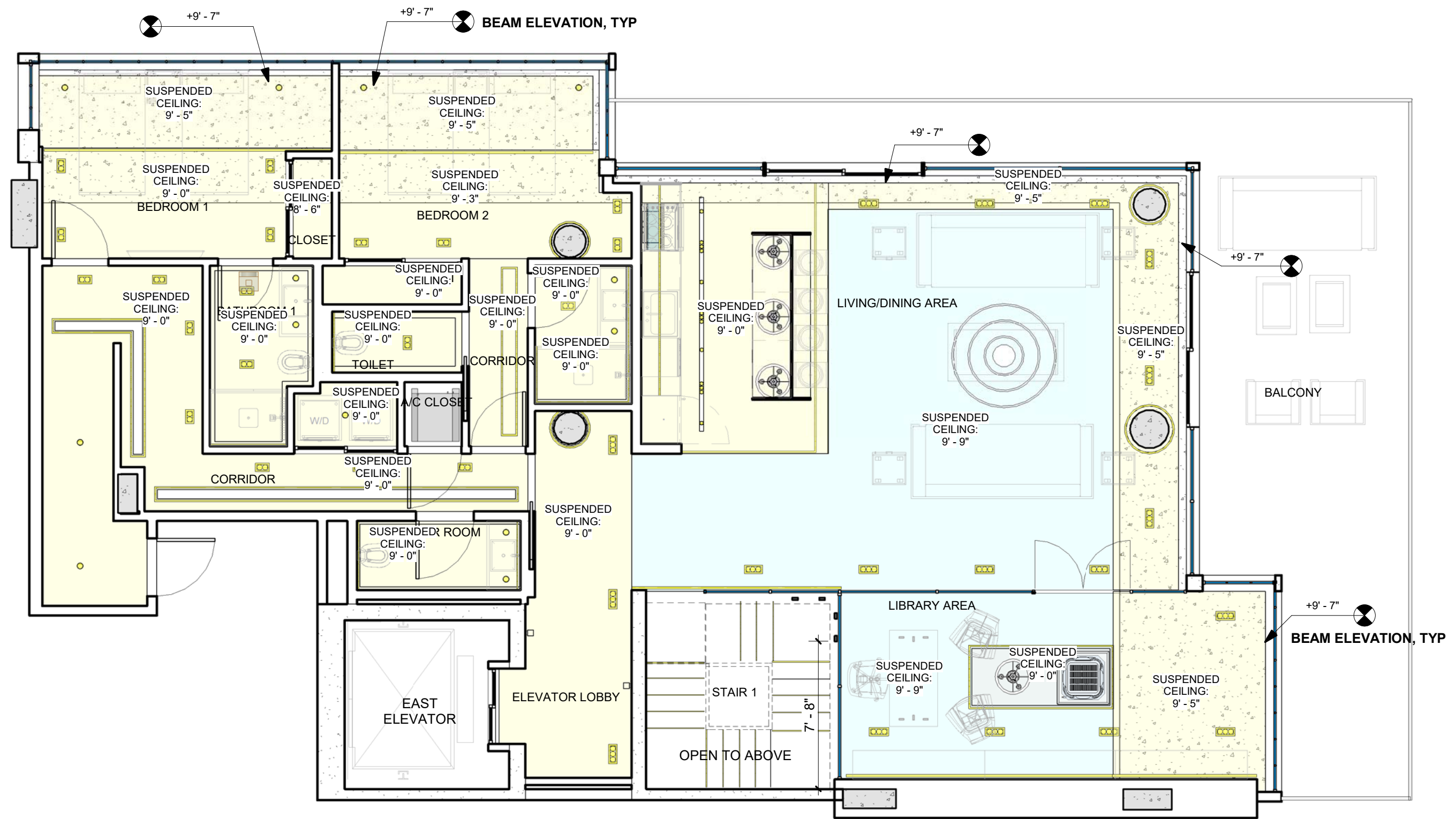
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##### AVE UNIT  
 ### #####  
 FL #####

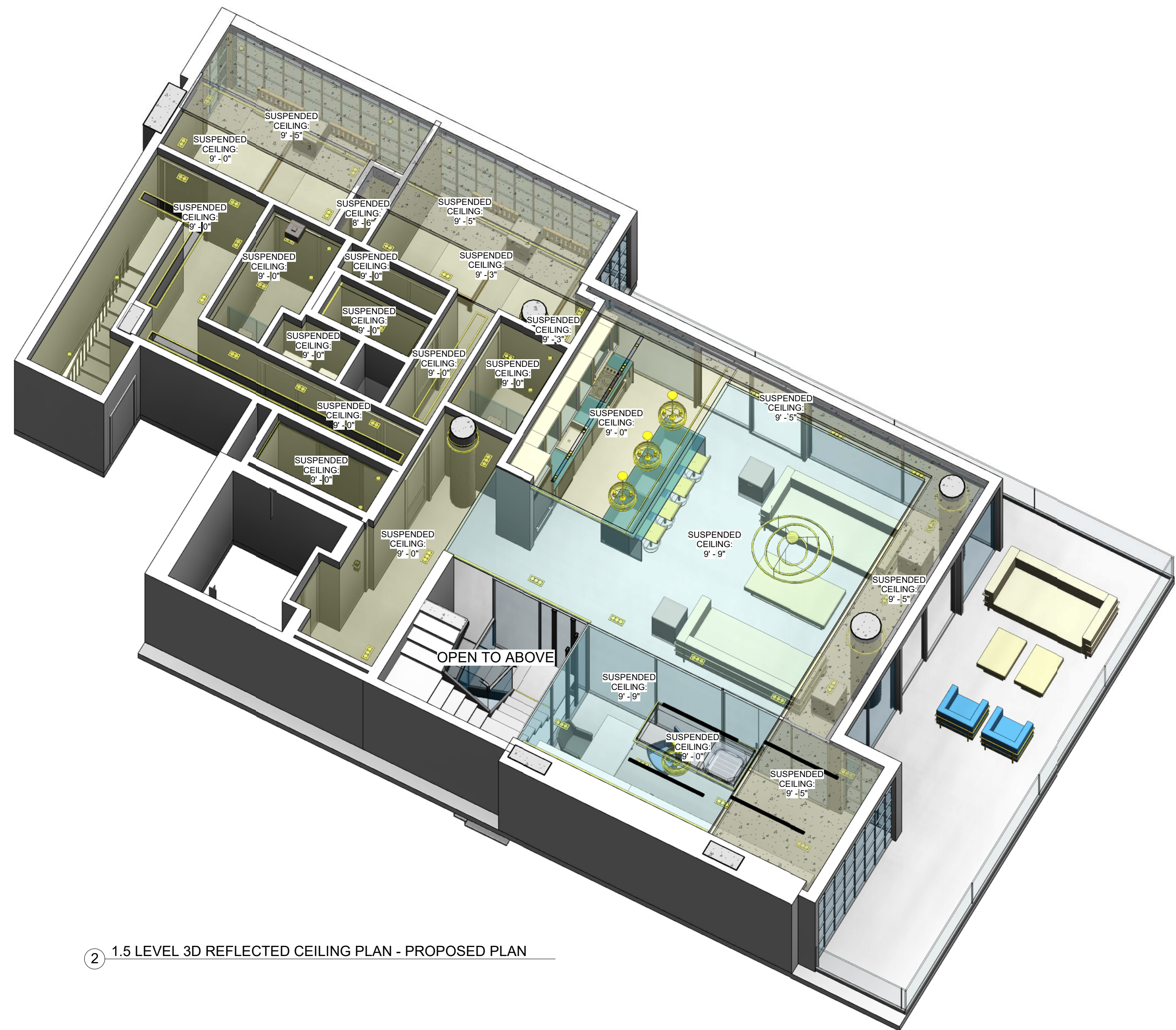
FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**3D 2ND LEVEL -  
 PROPOSED  
 VIEWS**

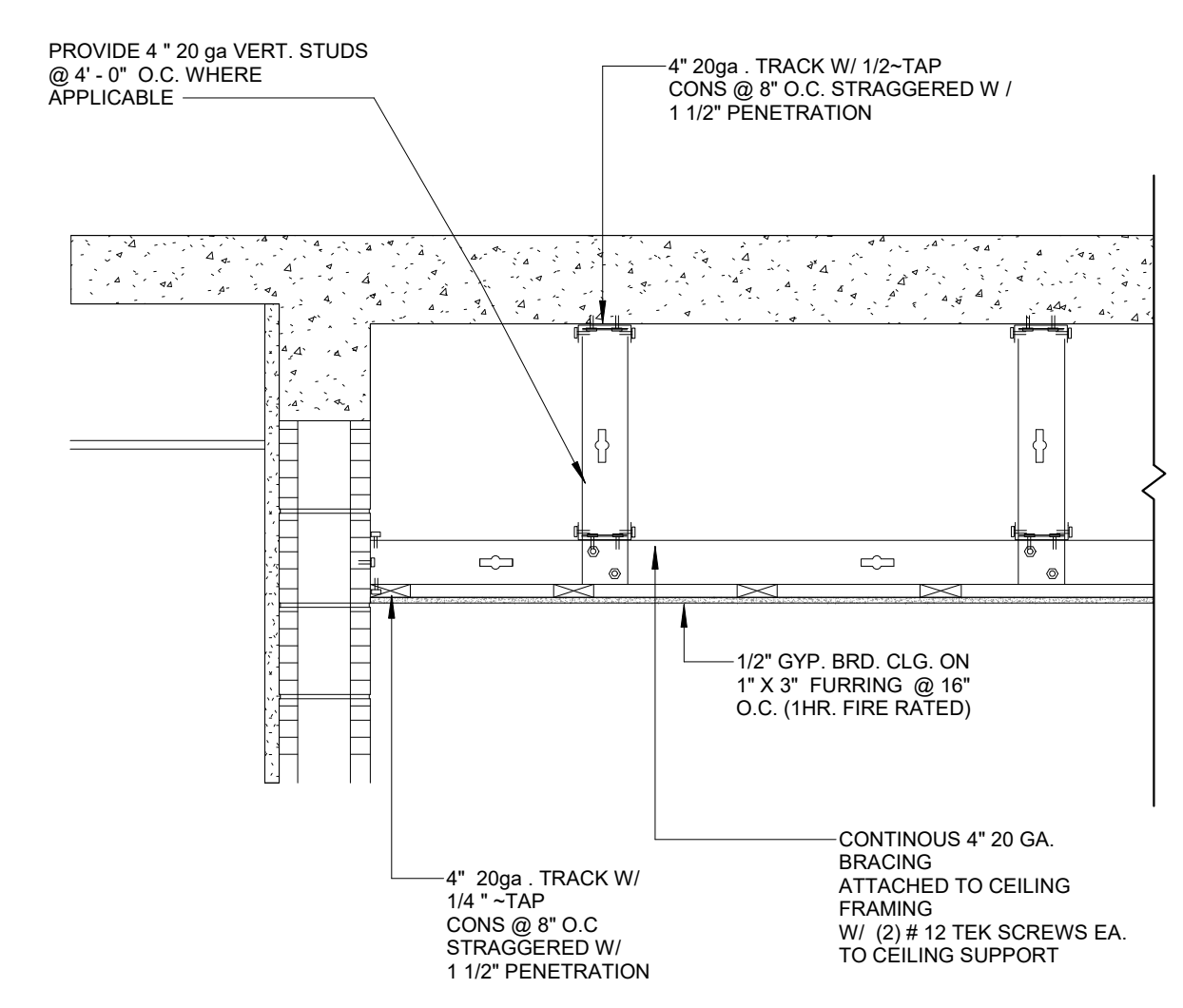
###/###/2023 Scale



1. 1.5 LEVEL PROPOSED REFLECTED CEILING PLAN  
3/16" = 1'-0"



2. 1.5 LEVEL 3D REFLECTED CEILING PLAN - PROPOSED PLAN



4. INT. CEILING FRAMING DETAIL (TYP.)  
3/4" = 1'-0"

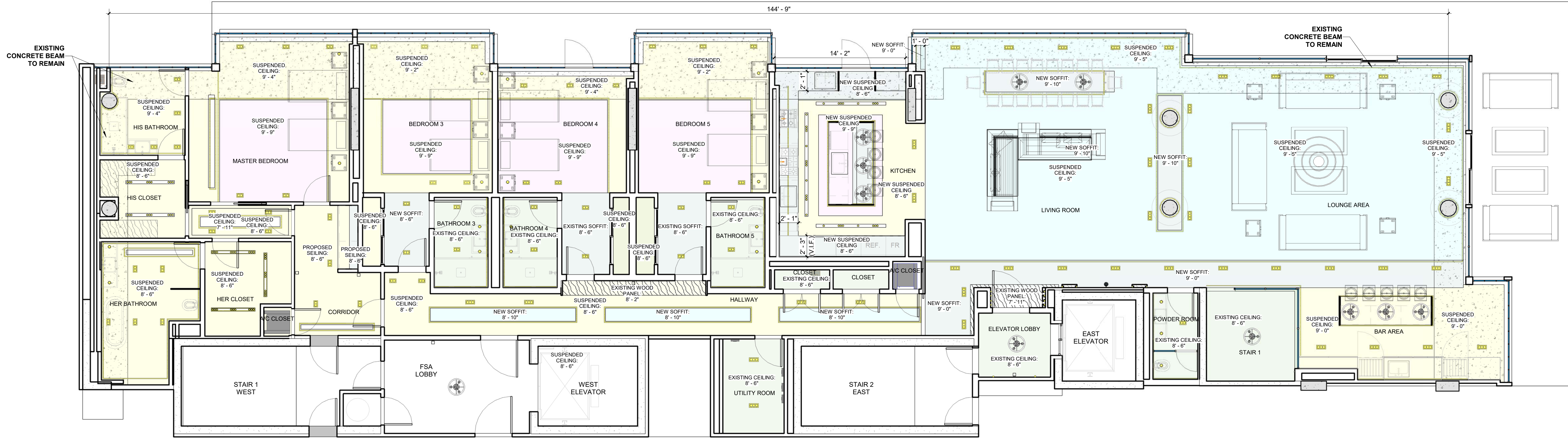
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##### AVE UNIT  
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FL #####

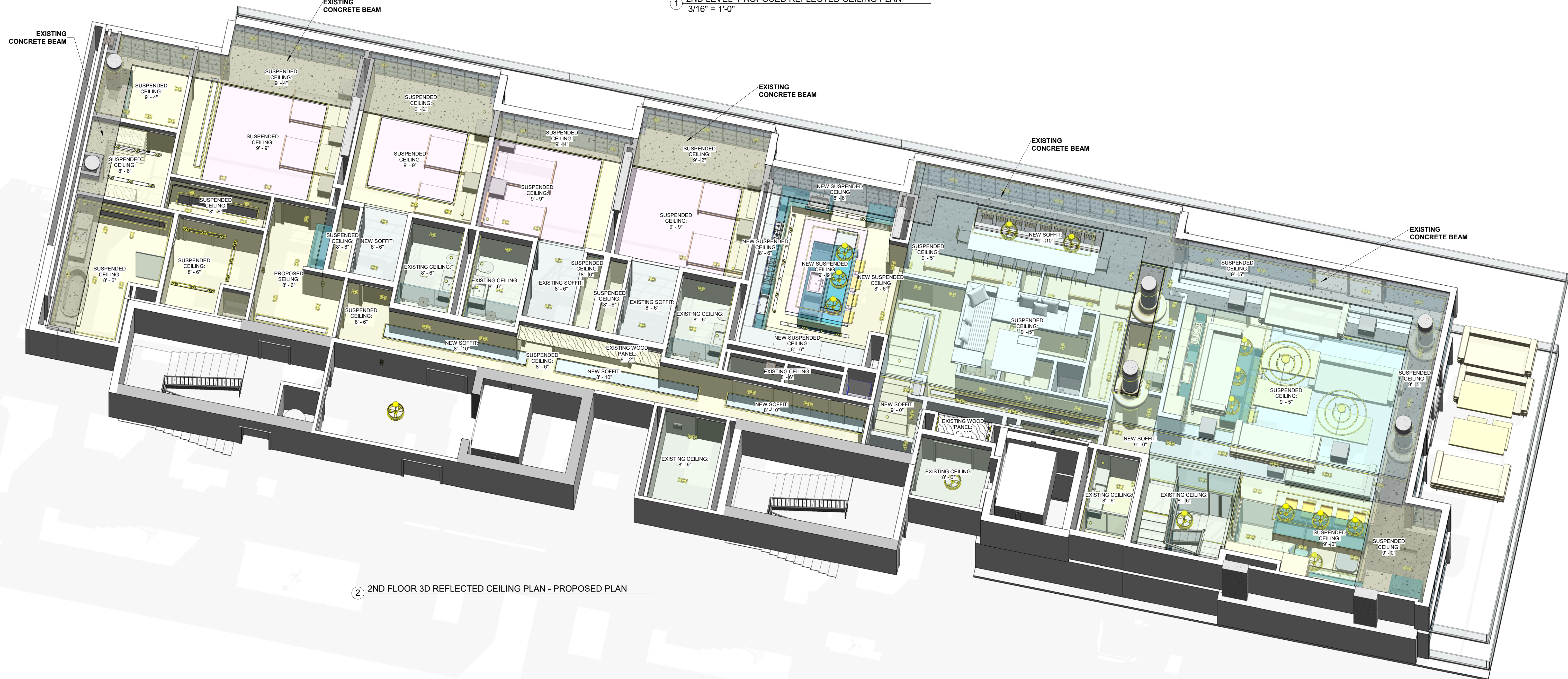
FOLIO: ##-####-####-####  
UNIT OWNER:  
#####

**1.5 LEVEL  
PROPOSED  
REFLECTED  
CEILING PLAN**

####/2023 Scale As indicated



1 2ND LEVEL PROPOSED REFLECTED CEILING PLAN  
3/16" = 1'-0"



2 2ND FLOOR 3D REFLECTED CEILING PLAN - PROPOSED PLAN

REV	DATE	DESCRIPTION

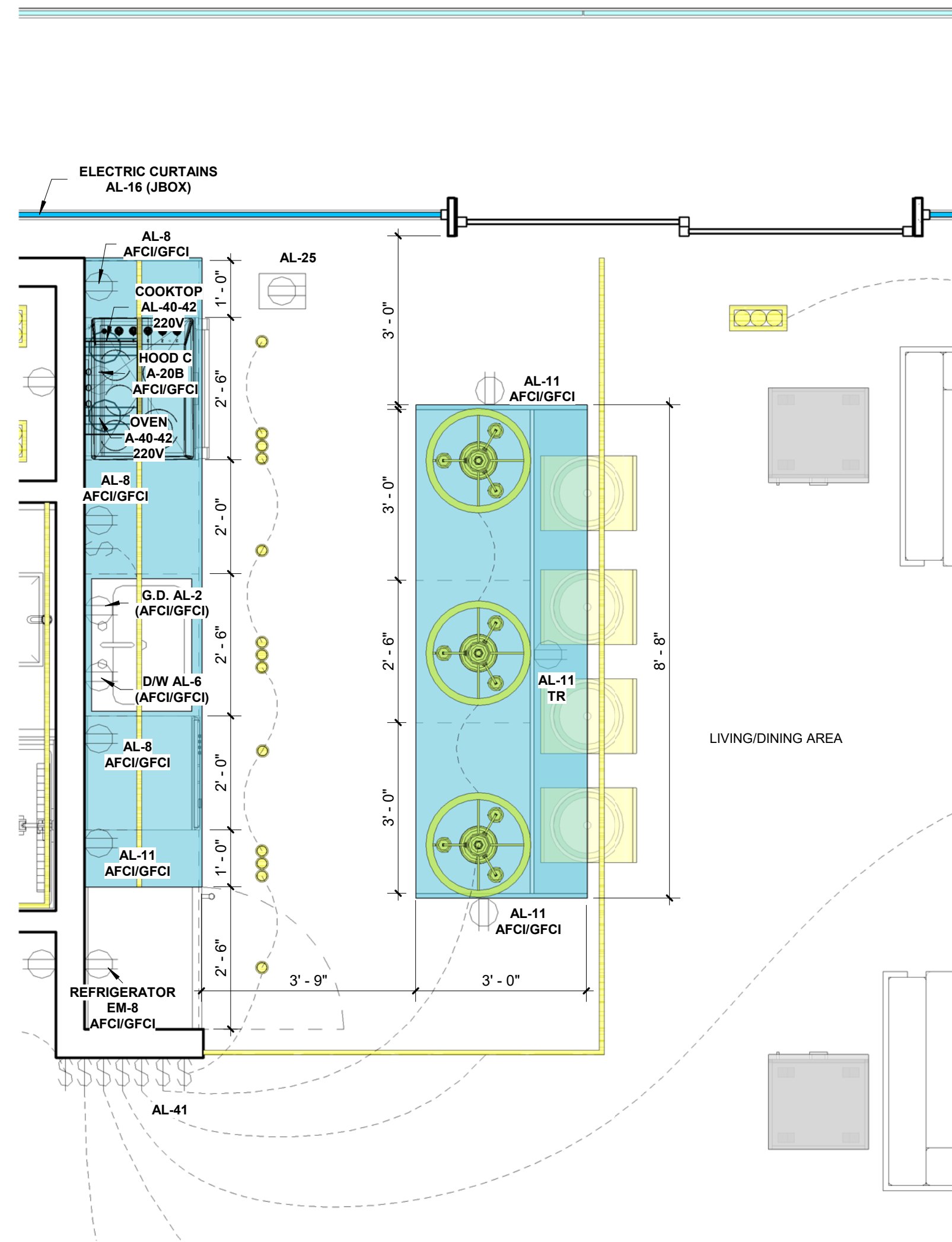
##### AVE UNIT  
### #####  
FL #####

FOLIO: ##-####-####-####  
UNIT OWNER:  
#####

**2ND LEVEL  
PROPOSED  
REFLECTED  
CEILING PLAN**

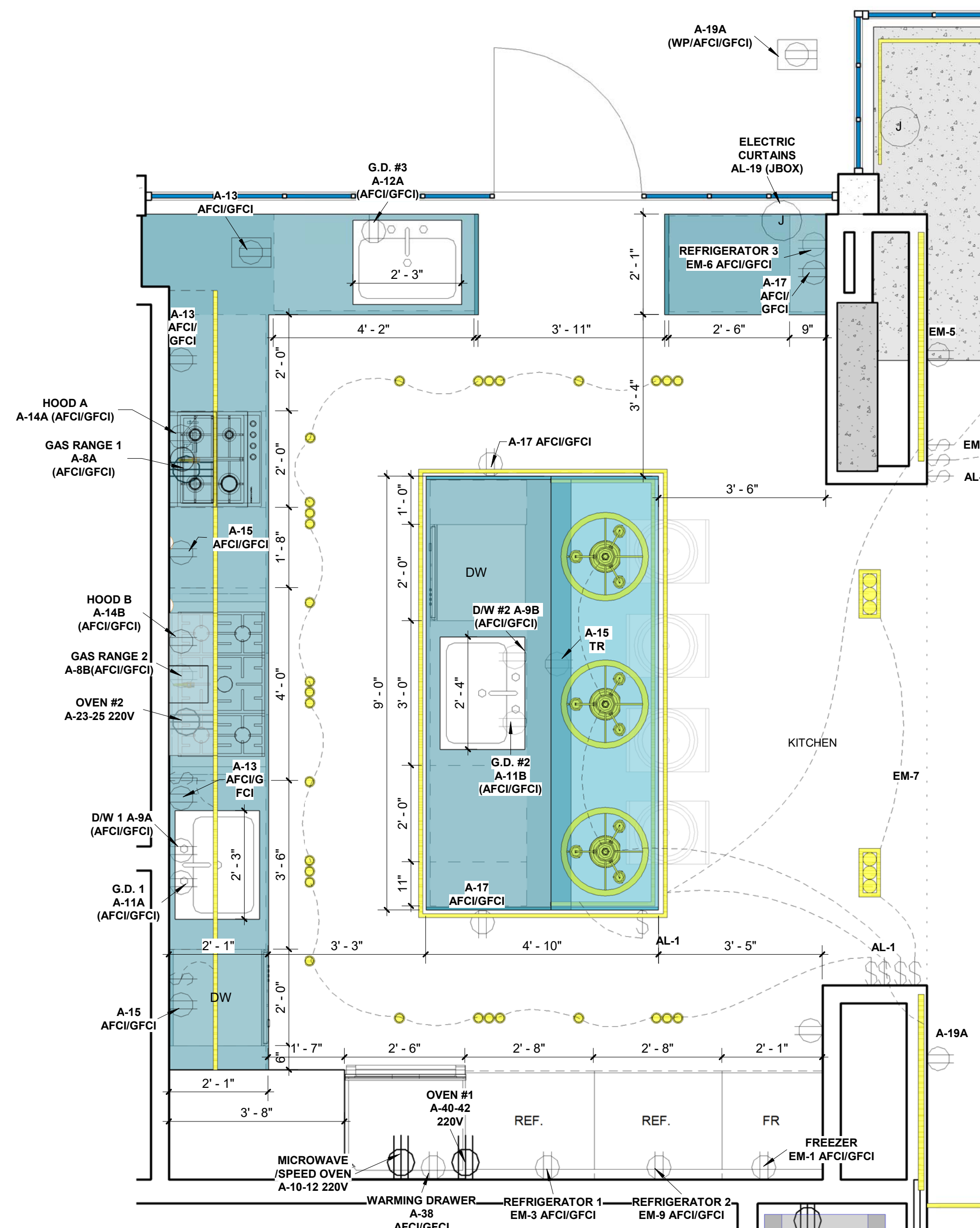
####/2023 Scale 3/16" = 1'-0"





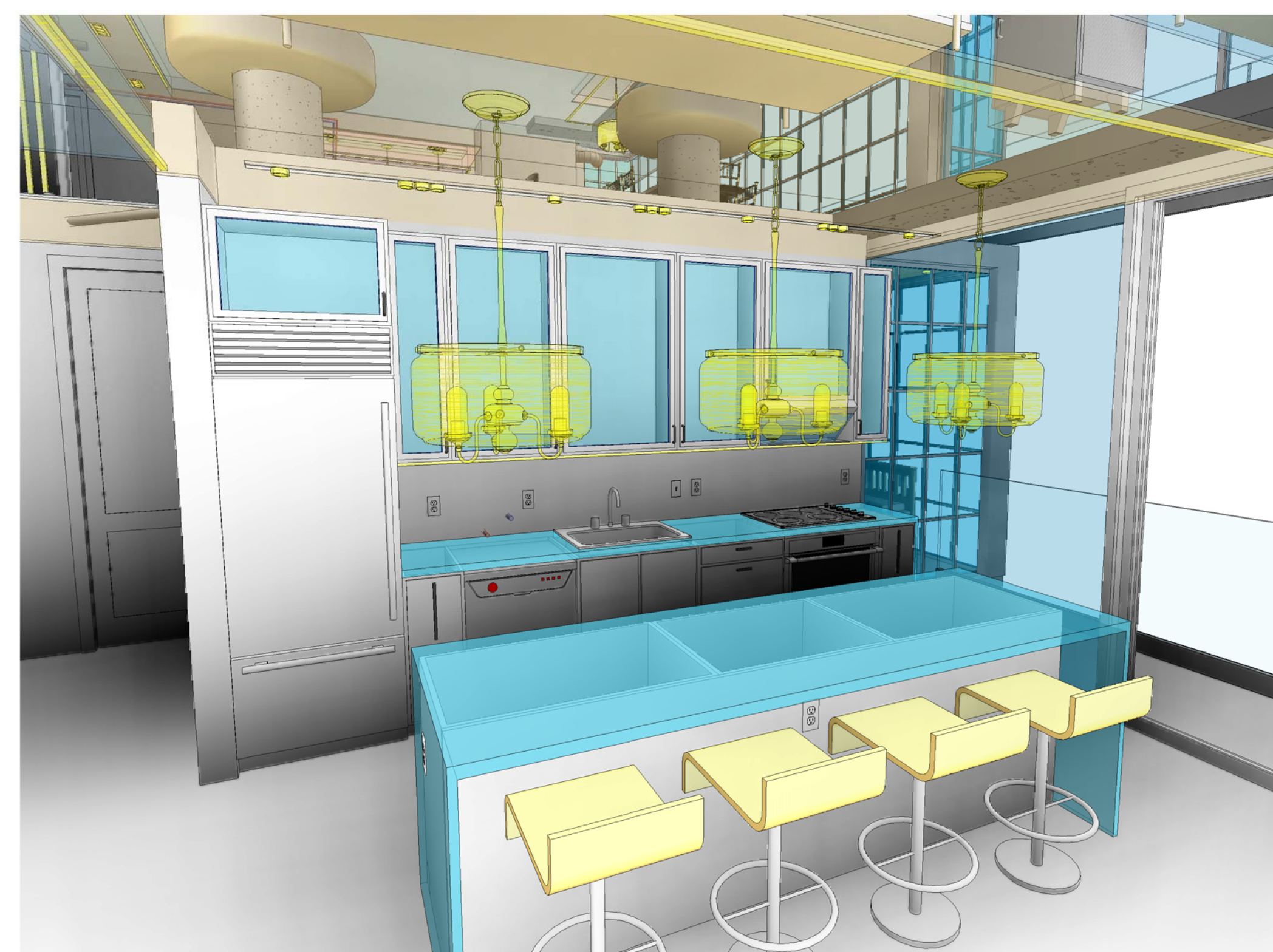
**1.5 LEVEL ELECTRICAL NOTES:**

REFRIGERATOR	CIRCUIT - EM-8
AFCI/GFCI - 6-PC	CIRCUIT - AL-8-11
COOKTOP	CIRCUIT - AL-40-42
VENTLES HOOD-C	CIRCUIT - A-20B
OVEN	CIRCUIT - A-40-42
GARBAGE DISPOSAL	CIRCUIT - AL-2
DISHWASHER	CIRCUIT - AL-6
TR	CIRCUIT - AL-11
KITCHEN OUTLETS	CIRCUIT - AL-25
KITCHEN LIGHTING	CIRCUIT - AL-41

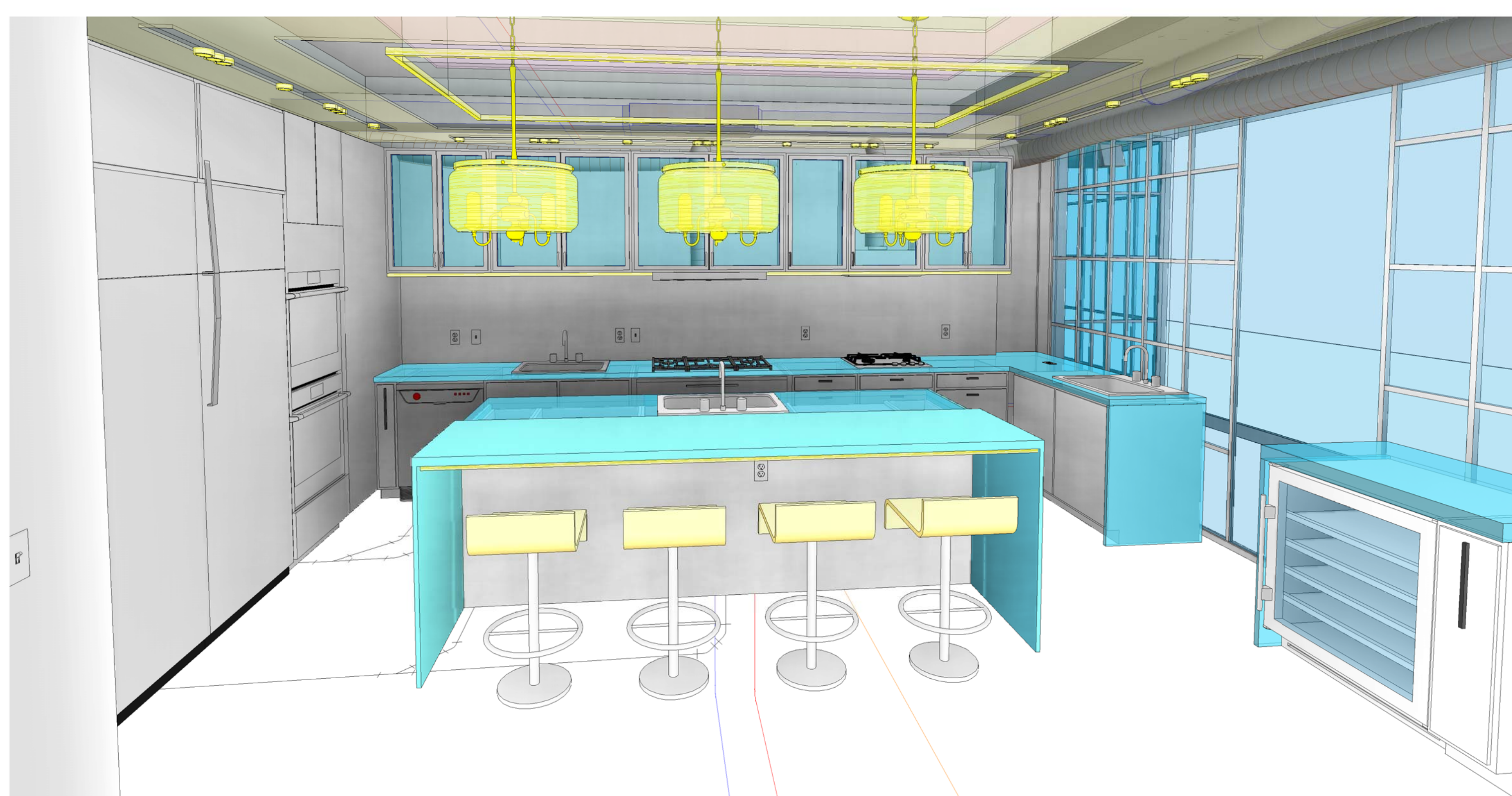


**2ND LEVEL ELECTRICAL NOTES:**

GAS RANGE 1	CIRCUIT - A-8A
GAS RANGE 2	CIRCUIT - A-8B
HOOD-A	CIRCUIT - A-14A
HOOD-B	CIRCUIT - A-14B
AFCI/GFCI - 8-PC	CIRCUIT - 13-15-17
TR	CIRCUIT - A-17
OVEN	CIRCUIT - A-23-25
DISHWASHER 1	CIRCUIT - A-9A
GARBAGE DISPOSAL 1	CIRCUIT - A-11A
GARBAGE DISPOSAL 2	CIRCUIT - A-11B
DISHWASHER 2	CIRCUIT - A-9B
OVEN	CIRCUIT - A-10-12
OVEN #1	CIRCUIT - A-40-42
WARMING DRAWER	CIRCUIT - A-38
REFRIGERATOR 1	CIRCUIT - EM-3
REFRIGERATOR 2	CIRCUIT - EM-9
REFRIGERATOR 3	CIRCUIT - EM-6
FREEZER	CIRCUIT - EM-1
KITCHEN OUTLETS	CIRCUIT - A-19A
KITCHEN LIGHTING	CIRCUIT - AL-1



2 1.5 LEVEL 3D KITCHEN VIEW



3 2ND LEVEL KITCHEN 3D VIEW

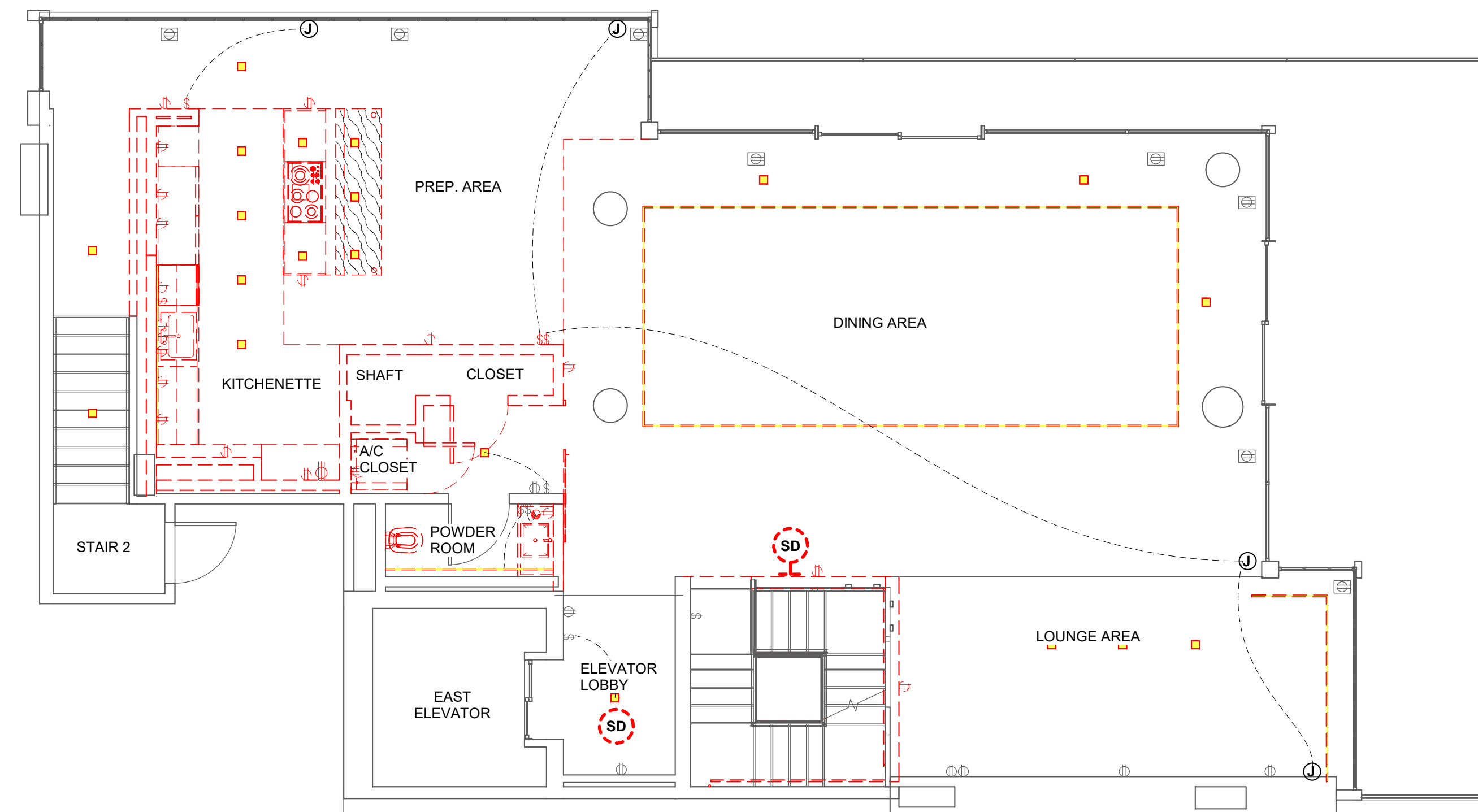
##### AVE UNIT  
### #####  
FL #####

FOLIO: ##-####-####  
UNIT OWNER:  
#####

**1.5 & 2ND LEVELS  
KITCHEN  
REMODELING  
PLANS**

###/###/2023 Scale 1/2" = 1'-0"

REV	DATE	DESCRIPTION



**LEGEND:**

WALL MOUNTED SMOKE DETECTOR	
CEILING MOUNTED SMOKE DETECTOR	

① 1.5 LEVEL ELECTRICAL PLAN - EXISTING CONDITIONS  
3/16" = 1'-0"

DESCRIPTION

DATE

REV

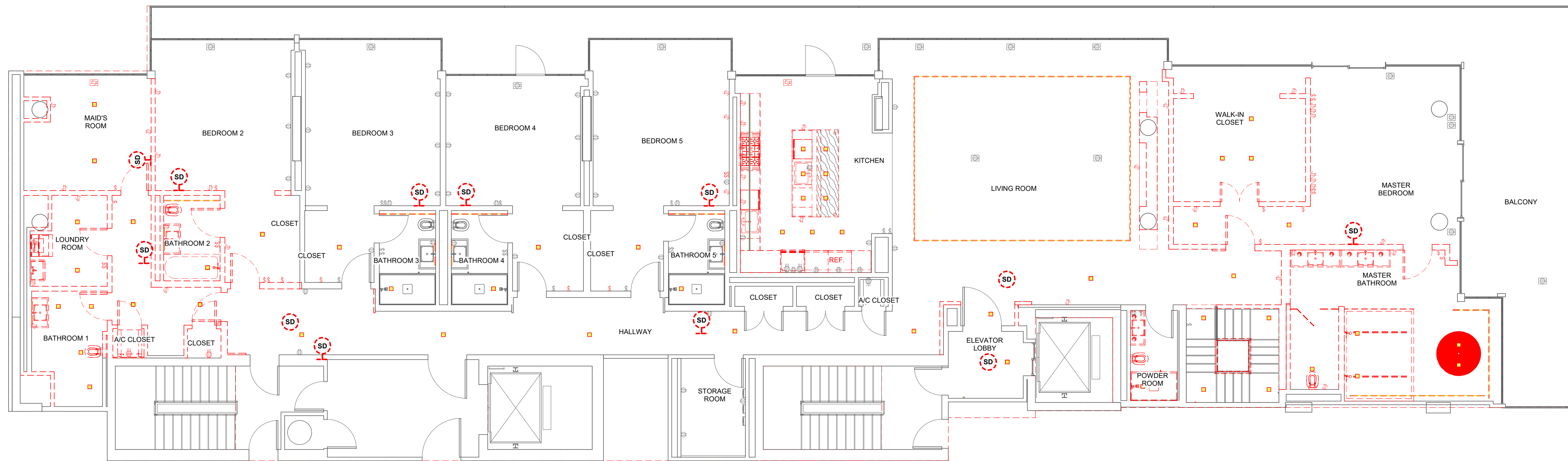
##### AVE UNIT  
### #####  
FL #####

FOLIO: ##-####-###-####  
UNIT OWNER:  
#####



**1.5 LEVEL FLOOR  
ELECTRICAL  
PLAN - EXISTING  
& DEMO**

###/###/2023 Scale 3/16" = 1'-0"

**E-01**



**LEGEND:**

- WALL MOUNTED SMOKE DETECTOR 
- CEILING MOUNTED SMOKE DETECTOR 

1 2ND FLOOR ELECTRICAL PLAN - EXISTING CONDITIONS  
3/16" = 1'-0"

REV	DATE	DESCRIPTION

##### AVE UNIT  
## #####  
FL #####

FOLIO: ##-####-###-####  
UNIT OWNER:  
#####

**2ND LEVEL  
ELECTRICAL  
PLAN - EXISTING  
& DEMO**

###/###/2023 Scale 3/16" = 1'-0"

**SCOPE OF WORK:**

- EXISTING 200 AMP ELECTRICAL PANEL 'A', EXISTING 100 AMP ELECTRICAL PANEL 'AL' AND EXISTING 60 AMP ELECTRICAL PANEL 'EM' TO REMAIN IN UTILITY ROOM. REFER TO ELECTRICAL RISER ON SHEET E-05.
- INSTALLATION OF NEW ELECTRICAL OUTLETS THROUGHOUT THE UNIT, AS SHOWN
- INSTALLATION OF NEW LIGHTING THROUGHOUT THE UNIT, AS SHOWN
- INSTALLATION OF NEW APPLIANCES

**NOTES:**

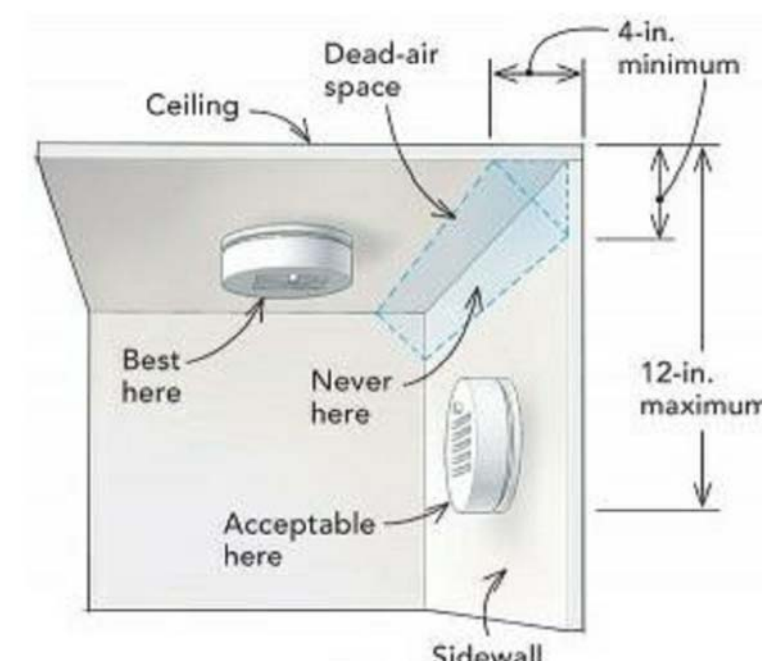
- RECEPTACLES SPECIFIED IN NEC 210.8, 15 OR 20 AMPS SHALL HAVE GFCI PROTECTION.
- ALL 120 SINGLE PHASE 15 OR 20 AMPS BRANCH CIRCUITS SPECIFIED IN NEC 210.12 (B) SHALL BE PROTECTED BY AFCI BREAKERS
- ALL RECEPTACLES SPECIFIED IN NEC 210.52, 120 V 15 OR 20 AMPS, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (NEC 406.11)
- INSTALL DUAL FUNCTION AFCI/GFCI CIRCUIT BREAKERS FOR KITCHEN APPLIANCES/OUTLETS & BATHROOMS APPLIANCES/OUTLETS.

**NOTES:**  
 BUILDING CODE: 2020 7TH EDITION & FFPC 2020, 7TH EDITION  
 OCCUPANCY TYPE: R-2  
 TYPE OF CONSTRUCTION: 1  
 CLASSIFICATION OF WORK: LEVEL 2 ALTERATION

**NOTE:** ROMEX WIRING IS NOT ALLOWED

**NOTE:** LUMINAIRES ABOVE THE SHOWERS SHALL BE VAPOR PROOF TYPE

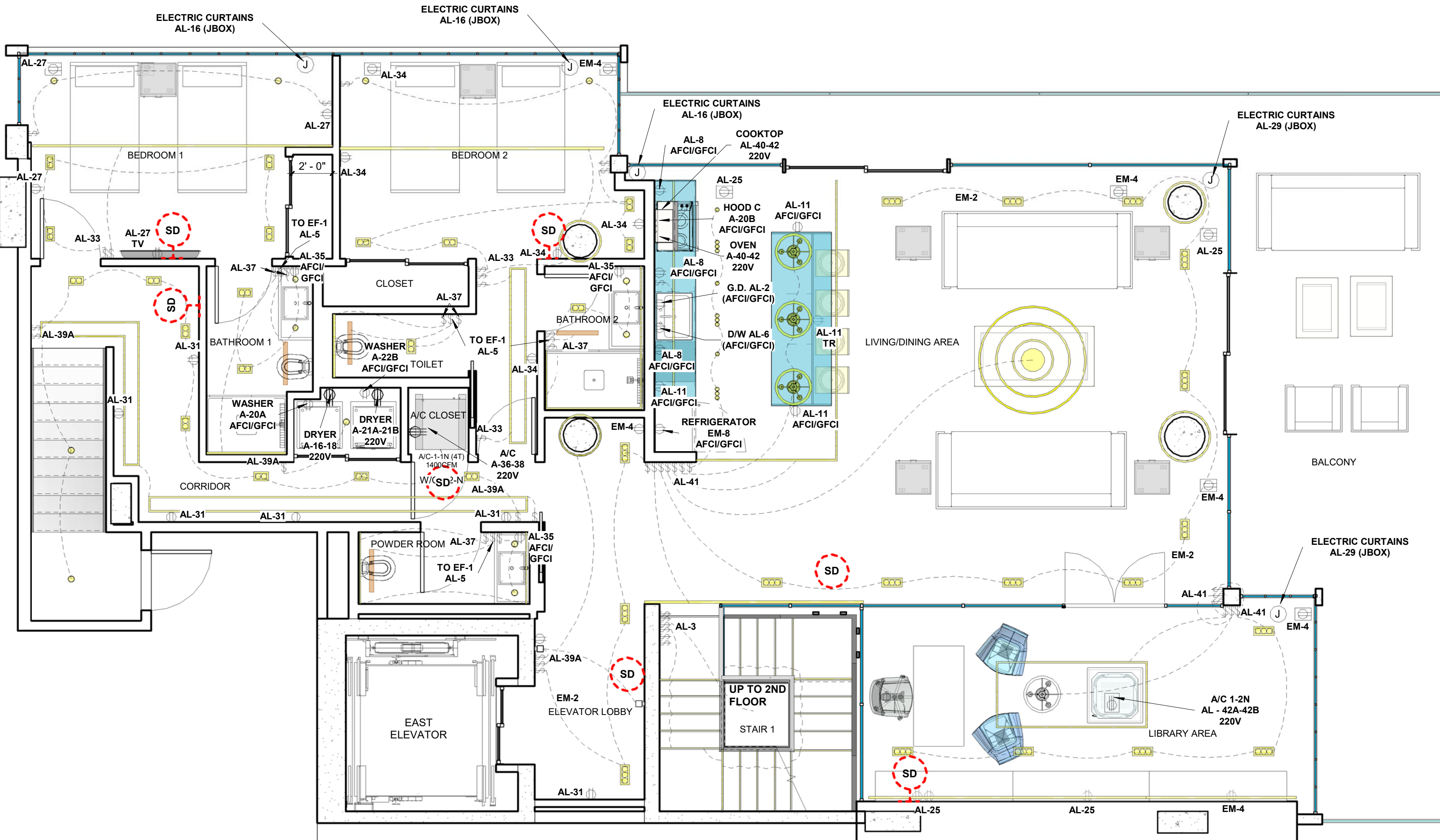
**SMOKE DETECTOR INSTALLATION DETAILS**



Scale: N.T.S.

**SMOKE DETECTOR NOTES:**

- Smoke Detector wiring shall be made in a way, if one is activated, all remaining are activated.
- All Smoke Detectors shall be AFCI.
- For the ceiling mount, the Smoke Detector should be placed as close to center of the ceiling as possible.
- Smoke Detector should be placed at least 4" from any corner wall junction.
- Smoke Detector should NOT be placed:
  - Closer than 3 feet from an air supply diffuser or an air vent
  - Closer than 1 foot from fluorescent light fixture.
- Smoke Detectors are required inside of all sleeping areas
- Smoke Detectors to be interconnected, battery back up and 36" away from any vent or fan blade tip.



**LEGEND:**

- WALL MOUNTED SMOKE DETECTOR (SD symbol)
- CEILING MOUNTED SMOKE DETECTOR (SD symbol)

**LED 2" TRIMLESS LUMINAIRE SELECTABLE CCT**

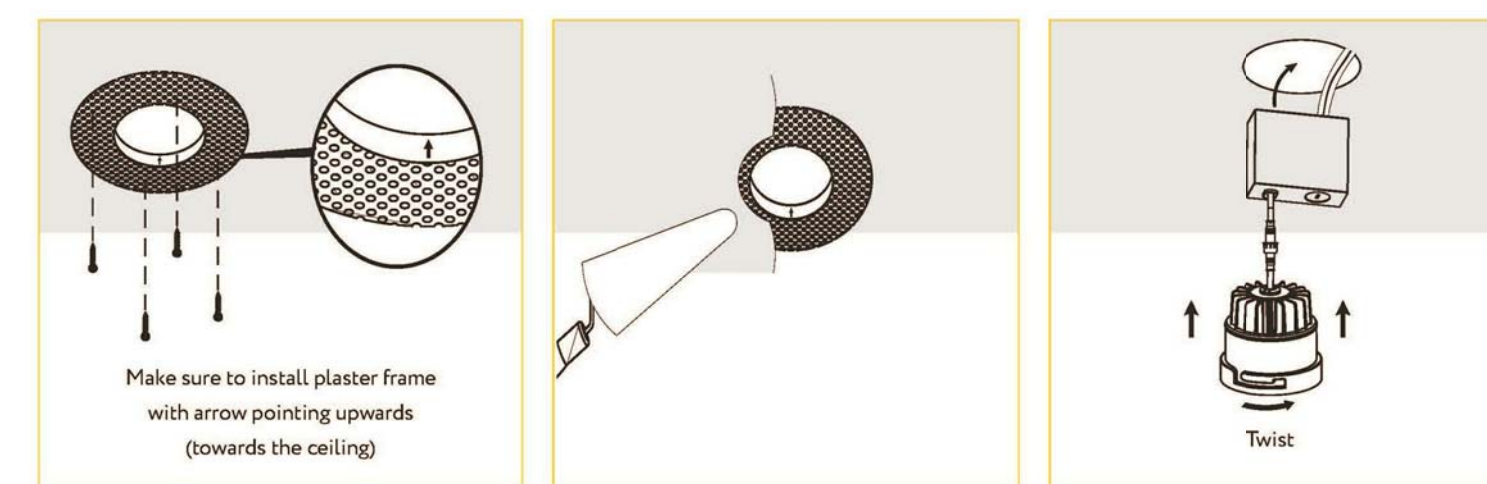
ITEM	G-48414
DESCRIPTION	R2/BW/R/LED/TL/SCCT
COLOR TEMP	27, 30, 35, 41, 50k
OUTPUT LUMEN	600
BEAM ANGLE	40°
INPUT VOLTS	120V
WATTAGE	8W
EQUIV. WATTAGE	65W
CRI	>90
DIMMABLE	Yes
CUTOUT	2.56
OD	3.50
HEIGHT	2.55
mA	36v
OUTPUT VOLTS	160 mA

**Goodlite**

**Accessories**

- Emergency LED Driver 15W G-4840 30W G-4841
- New Construction Plate ROUND ITEM G-19981 3 Round Out SQUARE ITEM G-19982 3 Round Out
- Extension Cords G-2020 6R G-2021 10 R

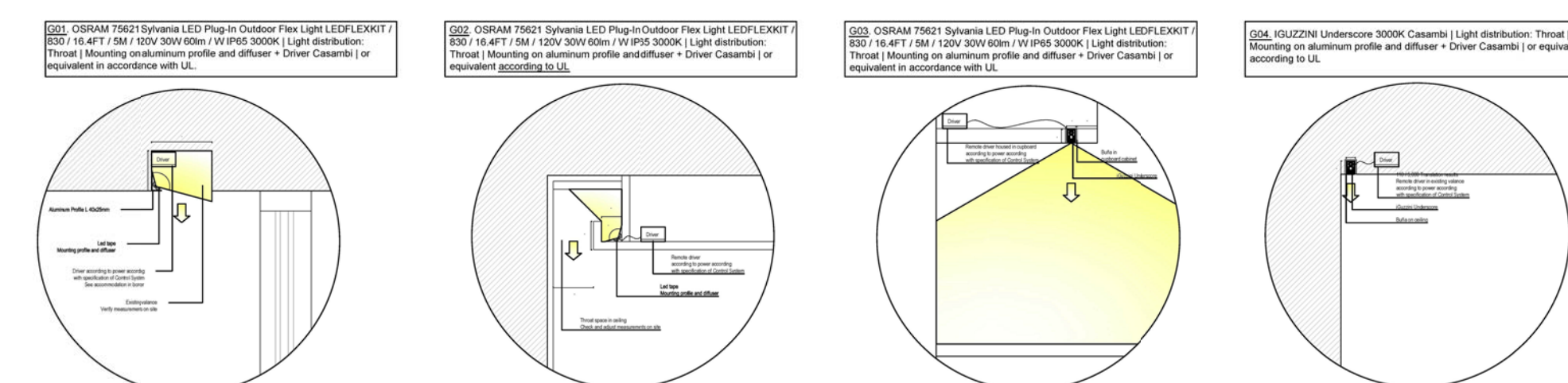
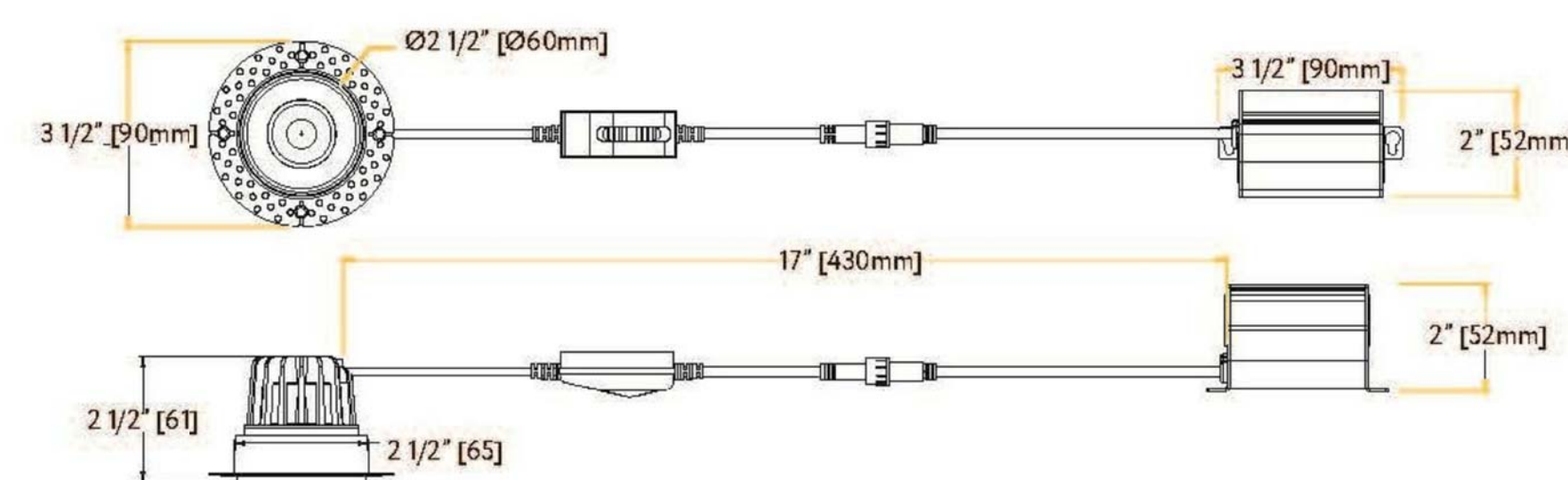
**Installation Guide**



- Dimmable: 5%
- Lifetime: 50,000 hours
- Warranty: 3 years

**Round Mesh**

**8W**



##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-####-####  
 UNIT OWNER:  
 #####

**1.5 LEVEL -  
 PROPOSED  
 ELECTRICAL  
 PLAN**

###/###/2023 Scale As Indicated

**E-03**

DESCRIPTION

DATE

REV



**SCOPE OF WORK:**

- EXISTING 200 AMP ELECTRICAL PANEL 'A', EXISTING 100 AMP ELECTRICAL PANEL 'AL' AND EXISTING 60 AMP ELECTRICAL PANEL 'EM' TO REMAIN IN UTILITY ROOM. REFER TO ELECTRICAL RISER ON SHEET E-05.
- INSTALLATION OF NEW ELECTRICAL OUTLETS THROUGHOUT THE UNIT, AS SHOWN
- INSTALLATION OF NEW LIGHTING THROUGHOUT THE UNIT, AS SHOWN
- INSTALLATION OF NEW APPLIANCES

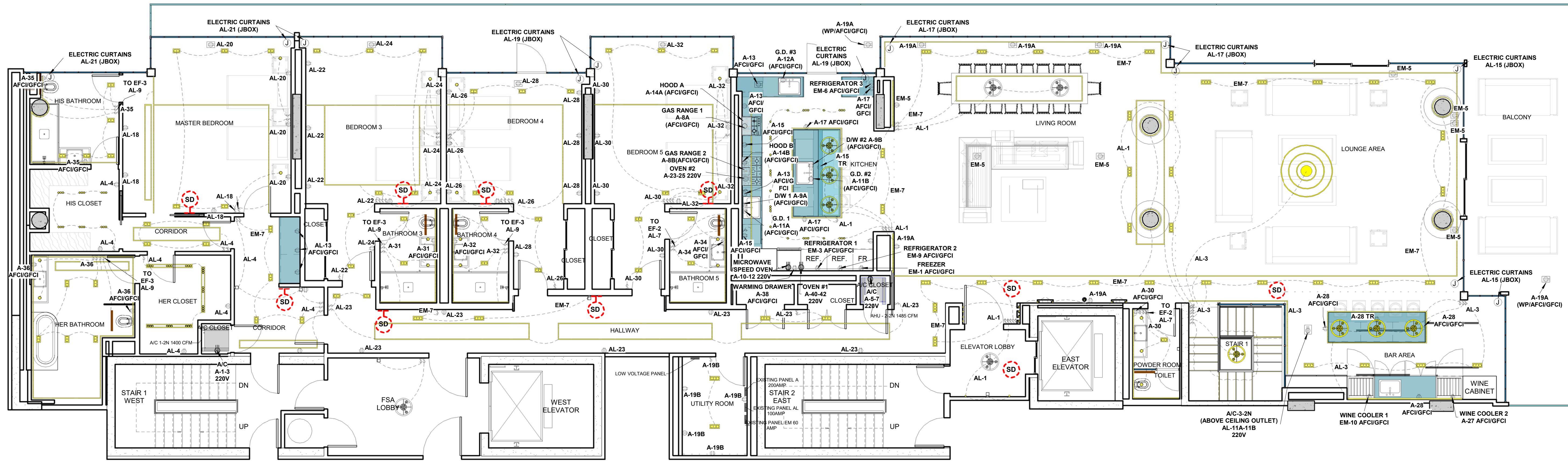
**NOTES:**

- RECEPTACLES SPECIFIED IN NEC 210.8, 15 OR 20 AMPS SHALL HAVE GFCI PROTECTION.
- ALL 120 SINGLE PHASE 15 OR 20 AMPS BRANCH CIRCUITS SPECIFIED IN NEC 210.12 (B) SHALL BE PROTECTED BY AFCI BREAKERS
- ALL RECEPTACLES SPECIFIED IN NEC 210.52, 120 V 15 OR 20 AMPS, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (NEC 406.11)
- INSTALL DUAL FUNCTION AFCI/GFCI CIRCUIT BREAKERS FOR KITCHEN APPLIANCES/OUTLETS & BATHROOMS APPLIANCES/OUTLETS.

**NOTES:**  
 BUILDING CODE: 2020 7TH EDITION & FFPC 2020, 7TH EDITION  
 OCCUPANCY TYPE: R-2  
 TYPE OF CONSTRUCTION: 1  
 CLASSIFICATION OF WORK: LEVEL 2 ALTERATION

**NOTE:** ROMEX WIRING IS NOT ALLOWED

**NOTE:** LUMINAIRES ABOVE THE SHOWERS SHALL BE VAPOR PROOF TYPE

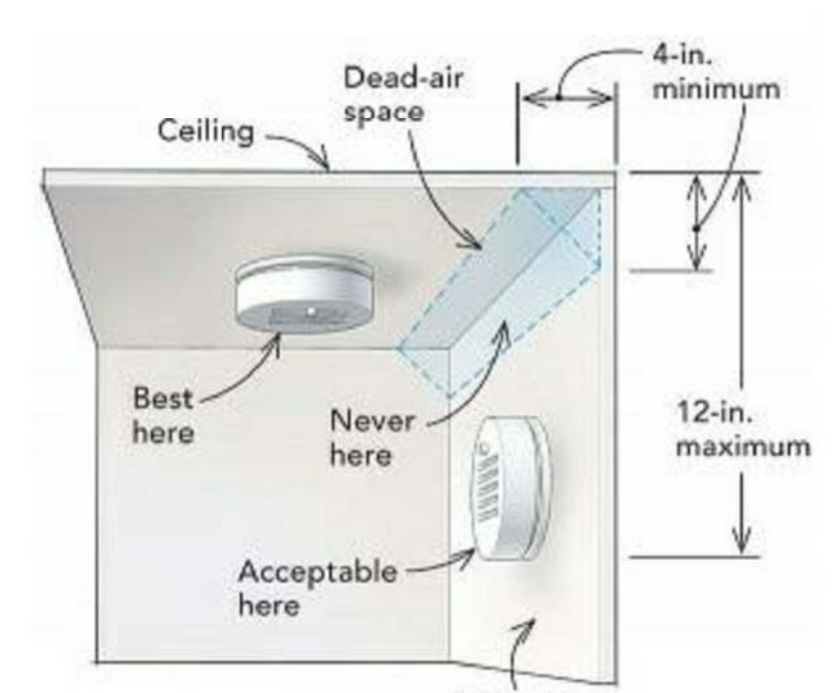


1 2ND FLOOR ELECTRICAL PLAN - PROPOSED PLAN  
 3/16" = 1'-0"

**SMOKE DETECTOR NOTES:**

- Smoke Detector wiring shall be made in a way, if one is activated, all remaining are activated.
- All Smoke Detectors shall be AFCI.
- For the ceiling mount, the Smoke Detector should be placed as close to center of the ceiling as possible.
- Smoke Detector should be placed at least 4" from any corner wall junction.
- Smoke Detector should NOT be placed:
  - Closer than 3 feet from an air supply diffuser or an air vent
  - Closer than 1 foot from fluorescent light fixture.
- Smoke Detectors are required inside of all sleeping areas
- Smoke Detectors to be interconnected, battery back up and 36" away from any vent or fan blade tip.

**SMOKE DETECTOR INSTALLATION DETAILS**



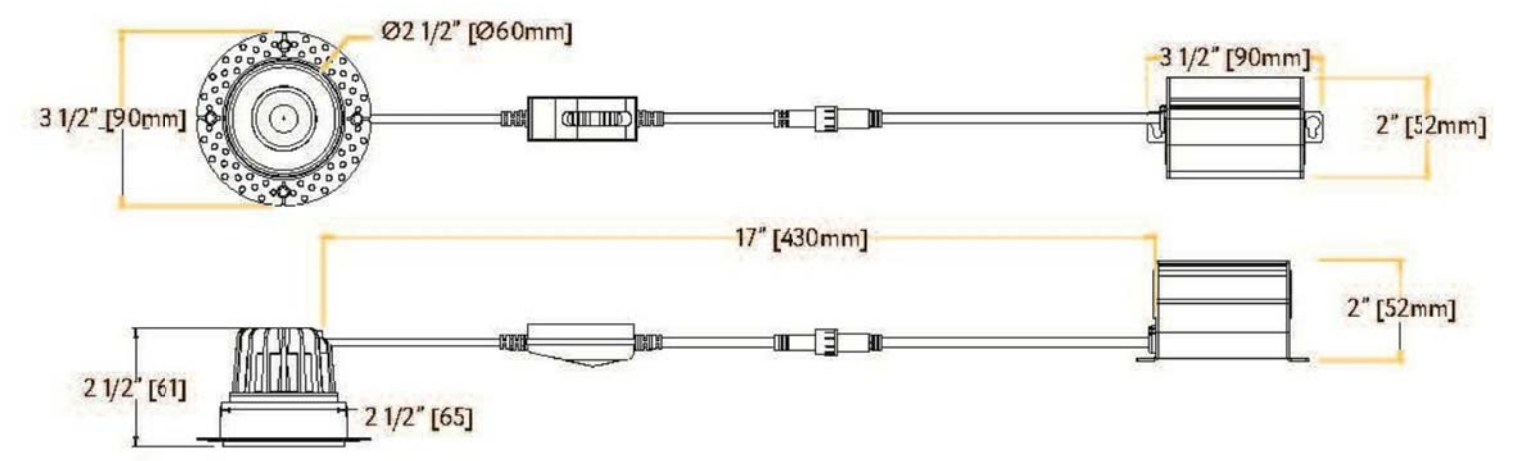
Scale: N.T.S.

**LEGEND:**

- WALL MOUNTED SMOKE DETECTOR
- CEILING MOUNTED SMOKE DETECTOR

**Round Mash**

**8W**



**LED 2" TRIMLESS LUMINAIRE SELECTABLE CCT**

ITEM	G-48414
DESCRIPTION	R2/B/W/R/LED/TL/SCCT
COLOR TEMP	27, 30, 35, 41, 50k
OUTPUT LUMEN	600
BEAM ANGLE	40°
INPUT VOLTS	120V
WATTAGE	8W
EQUIV. WATTAGE	65W
CRI	>90
DIMMABLE	Yes
CUTOFF	2.56
OD	3.50
HEIGHT	2.55
mA	36v
OUTPUT VOLTS	180 mA

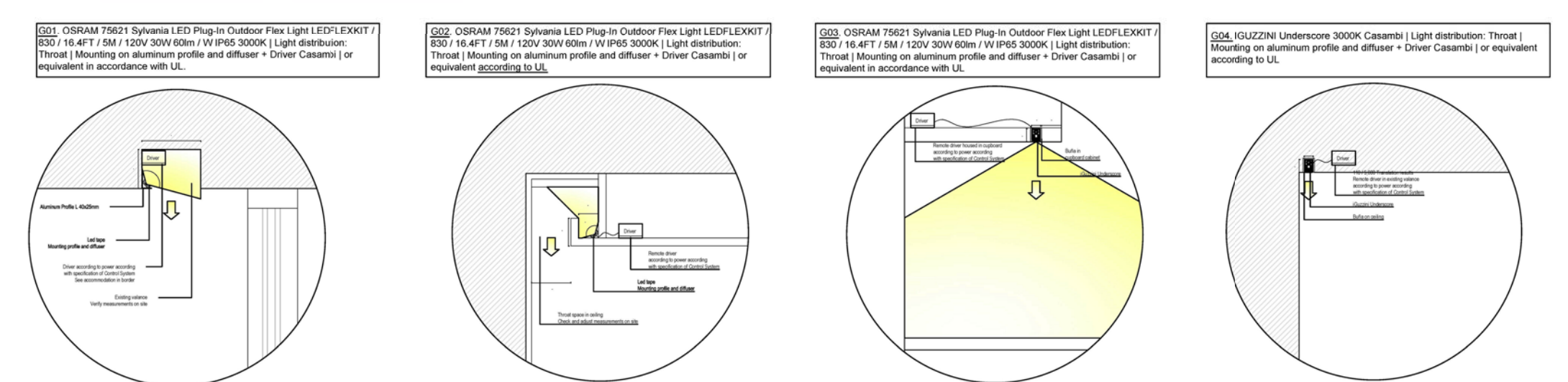
**Goodrite**

Accessories: Emergency LED Driver, New Construction Plate, Extension Cords.

Installation Guide: Make sure to install plaster frame with arrow pointing upwards (towards the ceiling). Twist.

Dimmable: 5%, Lifetime: 50,000 hours, Warranty: 3 years.

Color Options: Soft White, Warm White, Neutral White, Cool White, Super White.



REV DESCRIPTION DATE

##### AVE UNIT  
 ### #####  
 FL #####

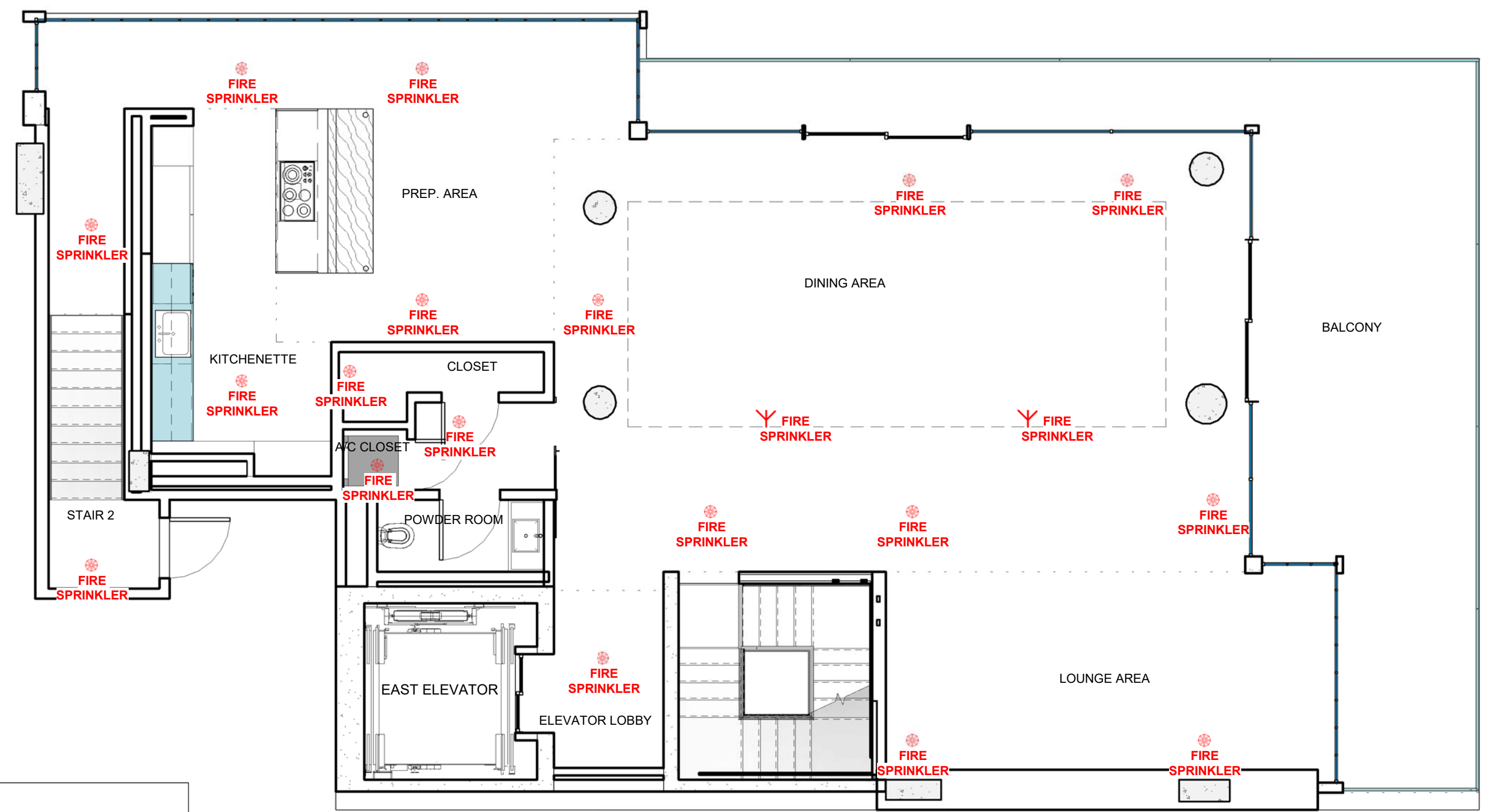
FOLIO: ## #####  
 UNIT OWNER:  
 #####

**2ND LEVEL - PROPOSED ELECTRICAL PLAN**

###/###/2023 Scale 3/16" = 1'-0"

**E-04**





LEGEND:	
WALL MOUNTED SPRINKLERS:	FIRE SPRINKLER
CEILING MOUNTED SPRINKLERS:	FIRE SPRINKLER

① 1.5 LEVEL FIRE SPRINKLERS EXISTING CONDITION  
3/16" = 1'-0"

**FIRE DEPT NOTE:**  
IF ANY CHANGES TO EXISTING SPRINKLER PLAN,  
SUB-CONTRACTOR SHALL SUBMIT SHOP  
DRAWINGS & DETAILED CUT-SHEETS UNDER A  
SEPARATE PERMIT

**NOTE:**  
BUILDING IS PROTECTED BY FIRE SPRINKLERS.  
19 EXISTING FIRE SPRINKLERS INSIDE THE  
UNIT ON 1.5 LEVEL, AS SHOWN

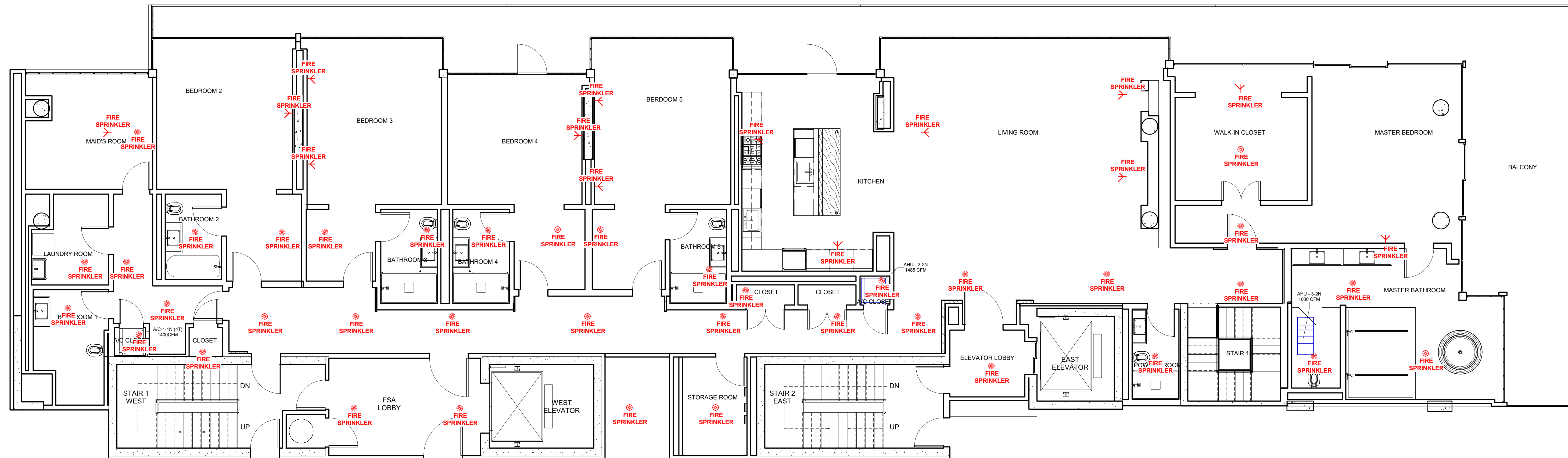
REV	DATE	DESCRIPTION

##### AVE UNIT  
### #####  
FL #####

FOLIO: ##-####-###-####  
UNIT OWNER:  
#####

**1.5 LEVEL FIRE  
SPRINKLERS  
EXISTING  
CONDITIONS**

###/###/2023 Scale 3/16" = 1'-0"



LEGEND:	
WALL MOUNTED SPRINKLERS:	FIRE SPRINKLER
CEILING MOUNTED SPRINKLERS:	FIRE SPRINKLER

**FIRE DEPT NOTE:**  
 IF ANY CHANGES TO EXISTING SPRINKLER PLAN,  
 SUB-CONTRACTOR SHALL SUBMIT SHOP  
 DRAWINGS & DETAILED CUT-SHEETS UNDER A  
 SEPARATE PERMIT

**NOTE:**  
 BUILDING IS PROTECTED BY FIRE SPRINKLERS.  
 52 EXISTING FIRE SPRINKLERS INSIDE THE  
 UNIT ON 2ND LEVEL, AS SHOWN

① 2ND LEVEL FIRE SPRINKLERS EXISTING CONDITION  
 3/16" = 1'-0"

REV	DATE	DESCRIPTION

##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**2ND LEVEL FIRE  
 SPRINKLERS  
 EXISTING  
 CONDITIONS**

####/2023 Scale 3/16" = 1'-0"

**SCOPE OF WORK:**

1. EXISTING ELECTRICAL PANELS TO REMAIN.
2. INSTALLATION OF 8 SMOKE DETECTORS
3. INSTALLATION OF 4 FIRE ALARM SPEAKERS

**SMOKE DETECTOR INSTALLATION DETAILS**

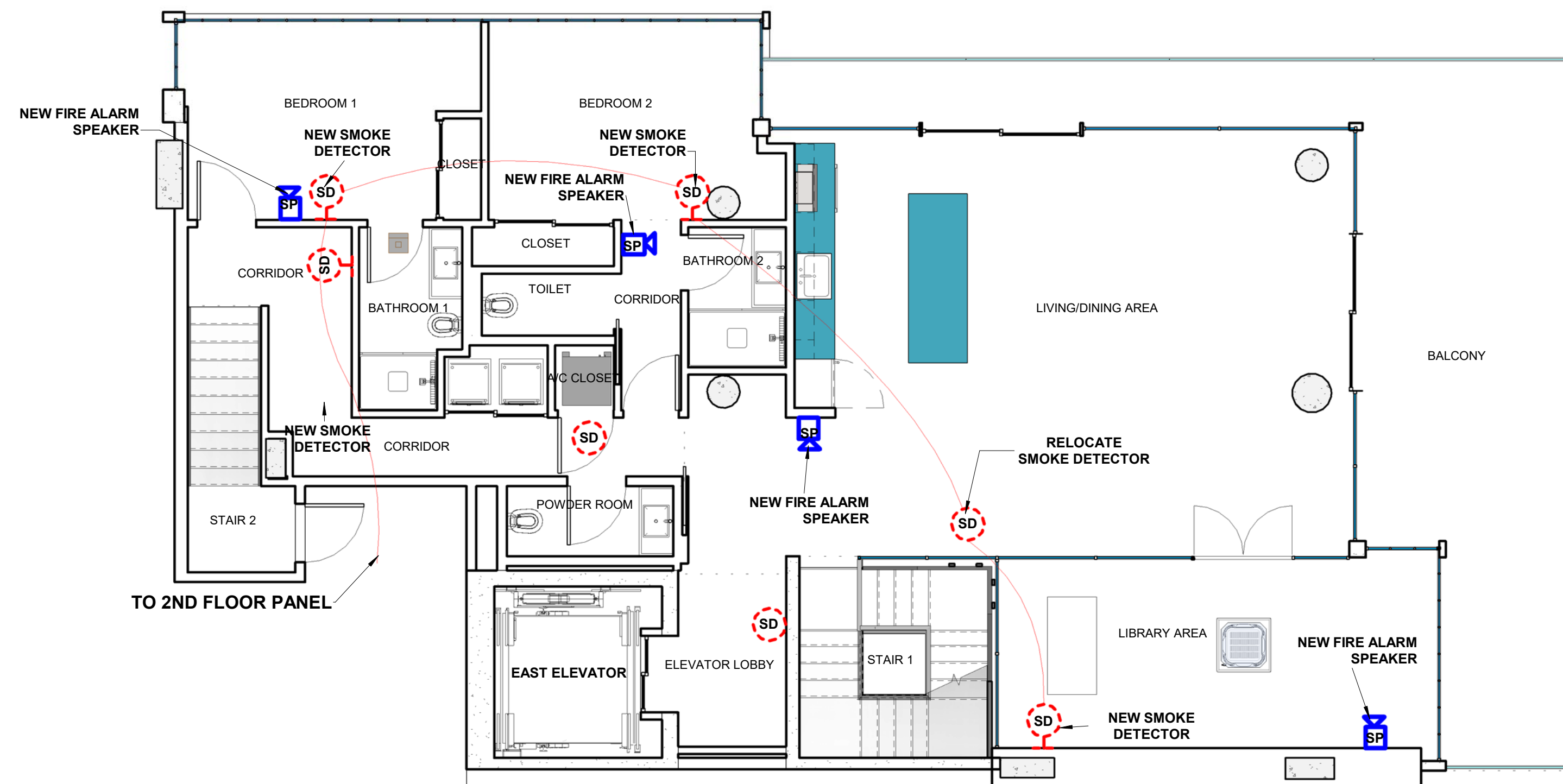
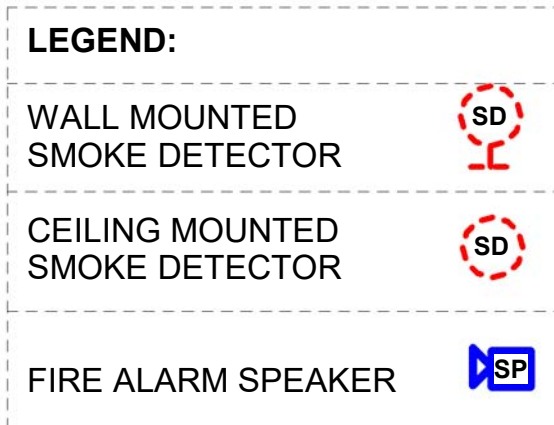


**SMOKE DETECTOR NOTES:**

1. Smoke Detector wiring shall be made in a way, if one is activated, all remaining are activated.
2. All Smoke Detectors shall be AFCI.
3. For the ceiling mount, the Smoke Detector should be placed as close to center of the ceiling as possible.
4. Smoke Detector should be placed at least 4" from any corner wall junction.
5. Smoke Detector should NOT be placed:
  - a) Closer than 3 feet from an air supply diffuser or an air vent
  - b) Closer than 1 foot from fluorescent light fixture.
6. Smoke Detectors are required inside of all sleeping areas
7. Smoke Detectors to be interconnected, battery back up and 36" away from any vent or fan blade tip.

**NOTE:**

CONTRACTOR SHALL AVOID DAMAGING EXISTING FIRE ALARM SYSTEM WIRING AND DEVICES INSIDE THE UNIT. ANY MODIFICATION TO THE BUILDING'S FIRE ALARM SYSTEM WIRING OR DEVICES SHALL BE COORDINATED WITH ASSOCIATION. ANY DAMAGE TO BUILDING'S FIRE ALARM SYSTEM WIRING AND DEVICES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT NO COST TO THE ASSOCIATION BY A LICENSED FIRE ALARM CONTRACTOR.



① 1.5 LEVEL FIRE PREVENTION PLAN  
3/16" = 1'-0"

REV	DATE	DESCRIPTION

##### AVE UNIT  
### #####  
FL #####

FOLIO: ##-####-###-####  
UNIT OWNER:  
#####

**1.5 LEVEL FIRE PREVENTION PLAN**

###/###/2023 Scale 3/16" = 1'-0"

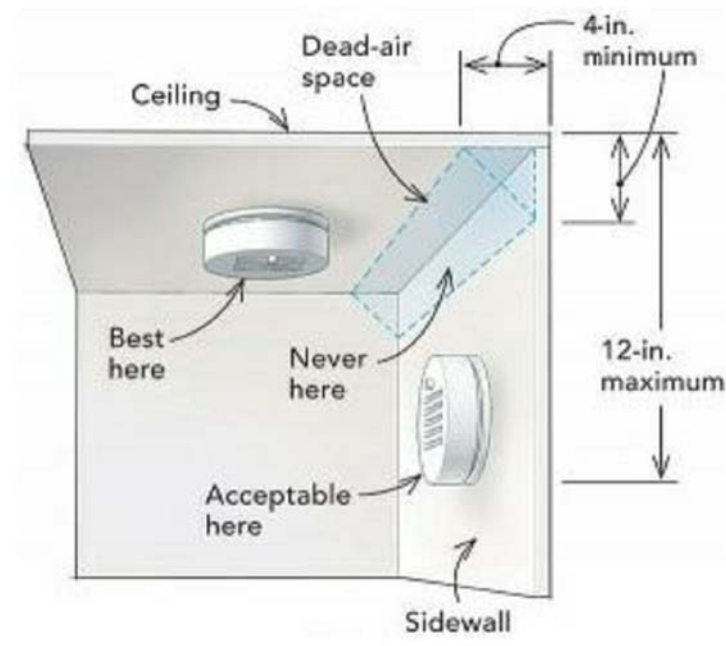
**SCOPE OF WORK:**

1. EXISTING ELECTRICAL PANELS TO REMAIN
2. INSTALLATION OF SMOKE DETECTORS, AS SHOWN
3. INSTALLATION OF FIRE ALARM SPEAKERS, AS SHOWN

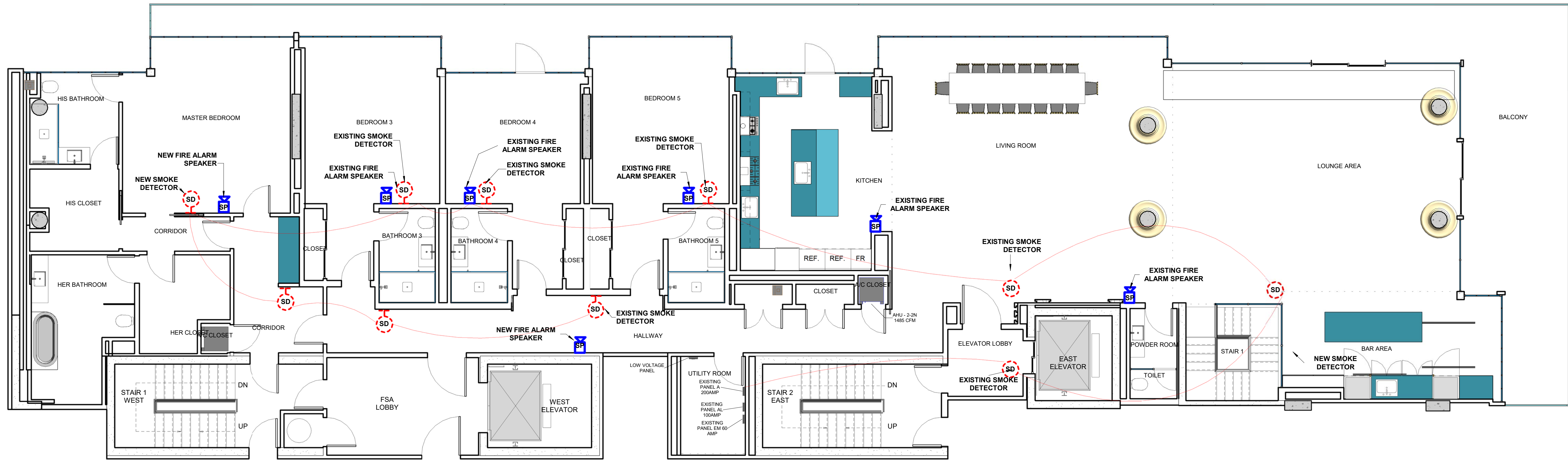
**SMOKE DETECTOR NOTES:**

1. Smoke Detector wiring shall be made in a way, if one is activated, all remaining are activated.
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  - b) Closer than 1 foot from fluorescent light fixture.
6. Smoke Detectors are required inside of all sleeping areas
7. Smoke Detectors to be interconnected, battery back up and 36" away from any vent or fan blade tip.

**SMOKE DETECTOR INSTALLATION DETAILS**



Scale: N.T.S.



① 2ND LEVEL FIRE PREVENTION PLAN  
3/16" = 1'-0"

**NOTE:**

CONTRACTOR SHALL AVOID DAMAGING EXISTING FIRE ALARM SYSTEM WIRING AND DEVICES INSIDE THE UNIT. ANY MODIFICATION TO THE BUILDING'S FIRE ALARM SYSTEM WIRING OR DEVICES SHALL BE COORDINATED WITH ASSOCIATION. ANY DAMAGE TO BUILDING'S FIRE ALARM SYSTEM WIRING AND DEVICES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT NO COST TO THE ASSOCIATION BY A LICENSED FIRE ALARM CONTRACTOR.

**LEGEND:**

- WALL MOUNTED SMOKE DETECTOR
- CEILING MOUNTED SMOKE DETECTOR
- FIRE ALARM SPEAKER

REV DATE DESCRIPTION

##### AVE UNIT  
### #####  
FL #####

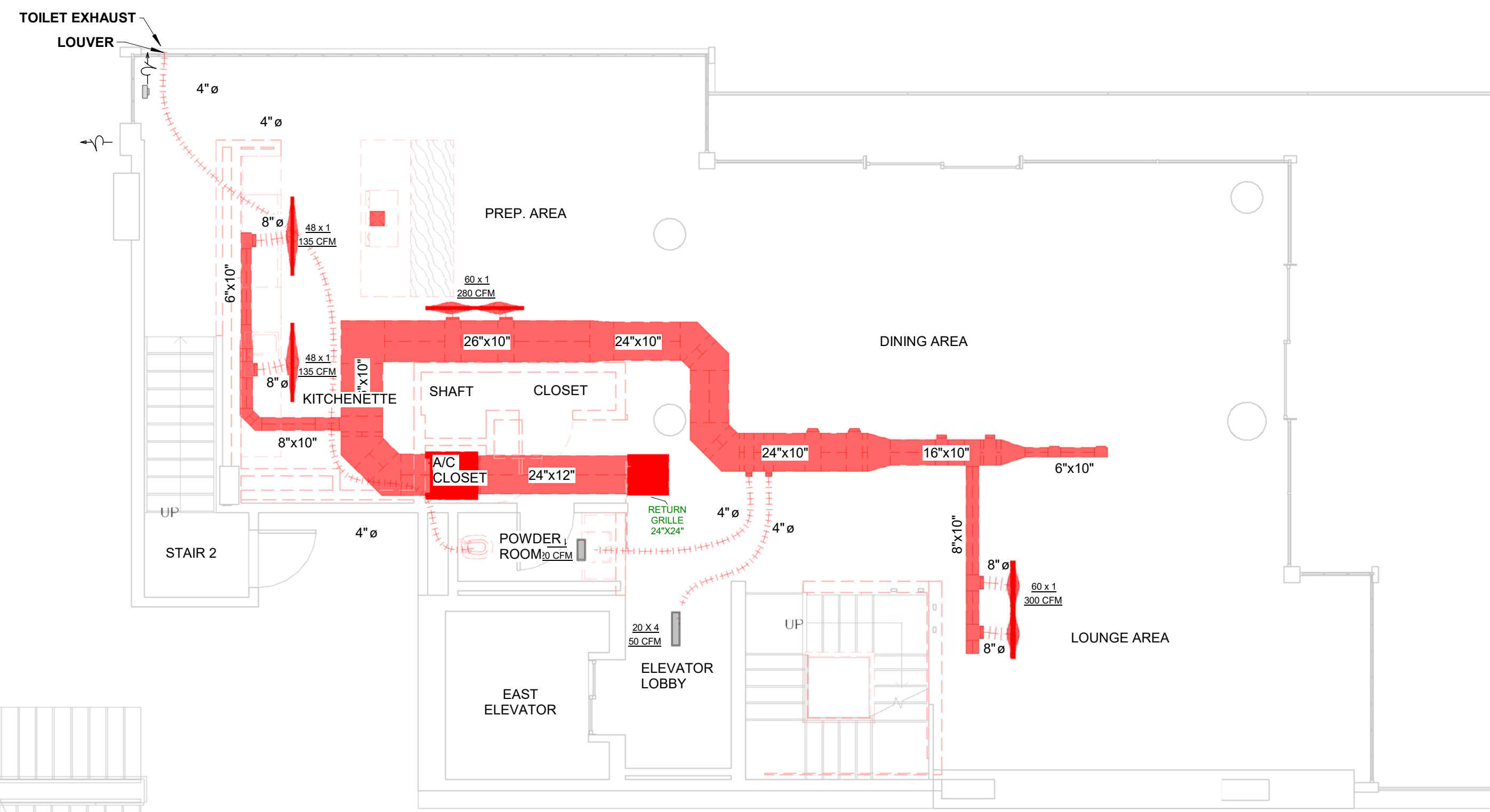
FOLIO: ##-####-###-####  
UNIT OWNER:  
#####

**2ND LEVEL FIRE PREVENTION PLAN**

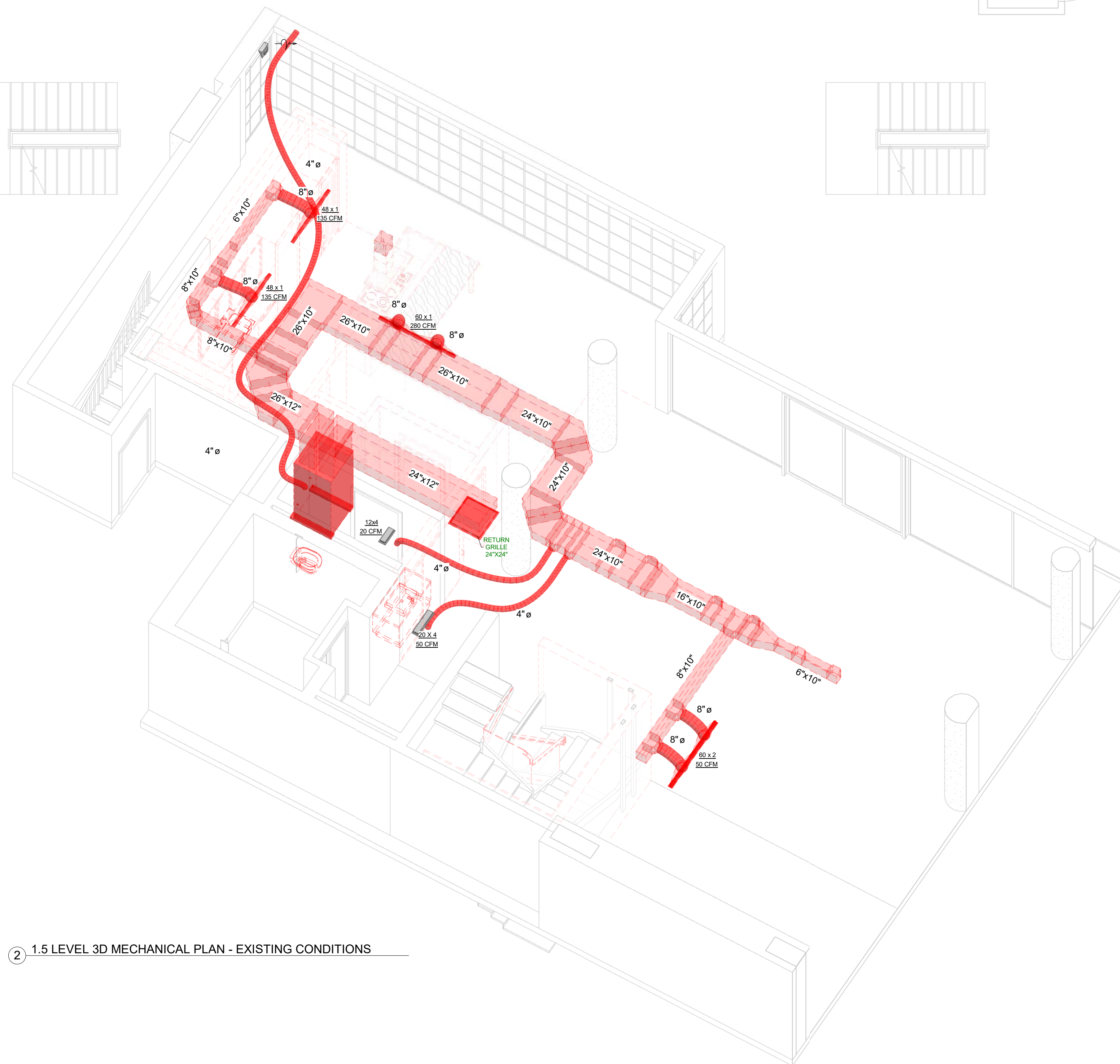
###/###/2023 Scale 3/16" = 1'-0"

**SCOPE OF WORK ON 1.5 LEVEL:**

1. EXISTING A/C UNITS TO REMAIN, AS SHOWN
2. DEMO EXISTING A/C DUCTWORK, A/C DIFFUSERS & GRILLES, AS SHOWN
3. DEMO EXISTING EXHAUST DUCTWORK, AS SHOWN



① 1.5 LEVEL MECHANICAL PLAN - EXISTING CONDITIONS  
3/16" = 1'-0"



② 1.5 LEVEL 3D MECHANICAL PLAN - EXISTING CONDITIONS

DESCRIPTION

DATE

REV

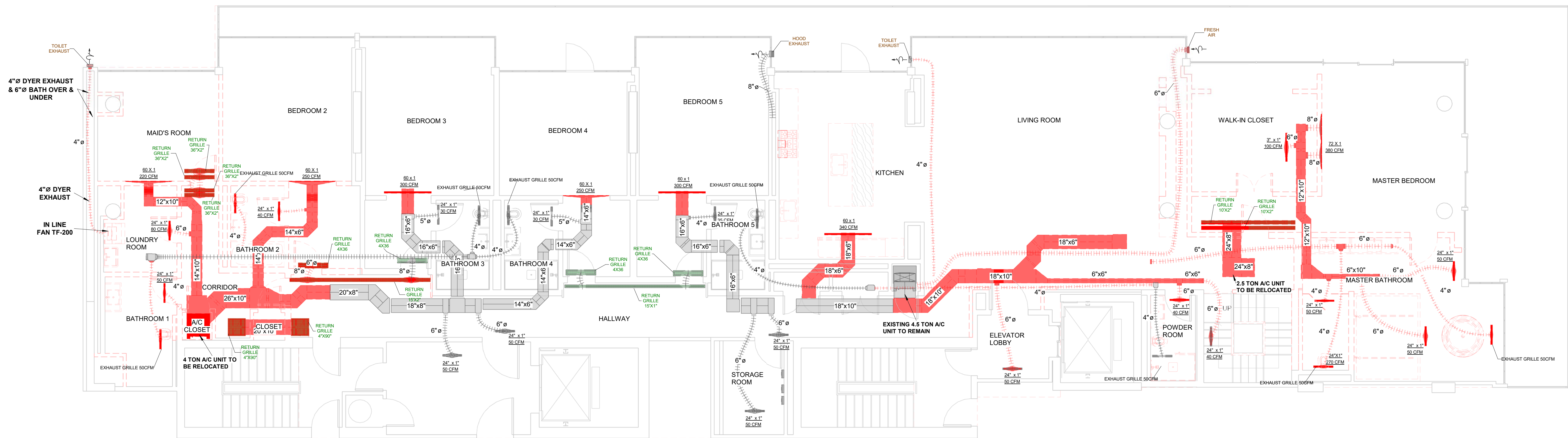
##### AVE UNIT  
## # #####  
FL #####

FOLIO: ## #####  
UNIT OWNER:  
#####

**1.5 LEVEL  
MECHANICAL  
PLAN - EXISTING  
& DEMO**

###/###/2023 Scale 3/16" = 1'-0"

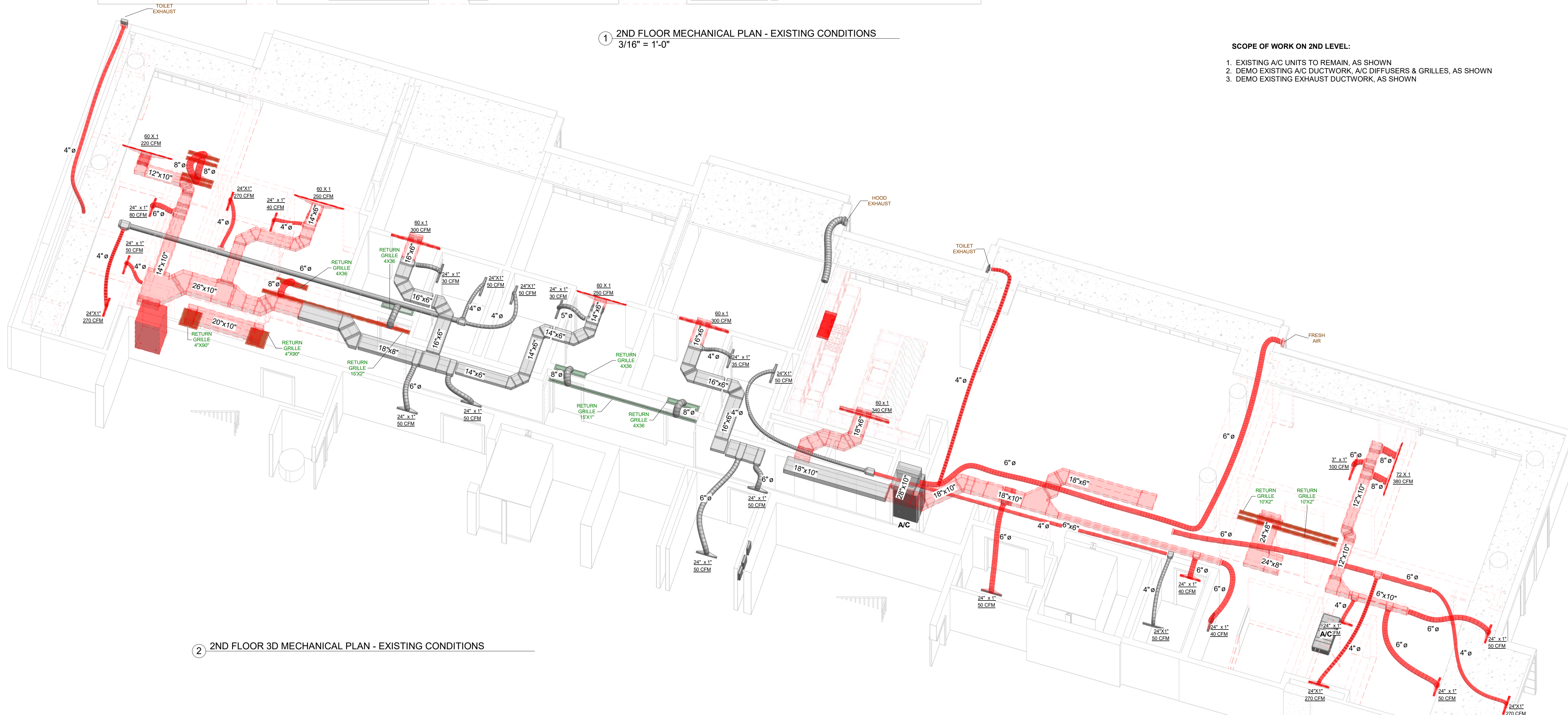
**M-01**



1 2ND FLOOR MECHANICAL PLAN - EXISTING CONDITIONS  
3/16" = 1'-0"

SCOPE OF WORK ON 2ND LEVEL:

1. EXISTING A/C UNITS TO REMAIN, AS SHOWN
2. DEMO EXISTING A/C DUCTWORK, A/C DIFFUSERS & GRILLES, AS SHOWN
3. DEMO EXISTING EXHAUST DUCTWORK, AS SHOWN



2 2ND FLOOR 3D MECHANICAL PLAN - EXISTING CONDITIONS

REV	DATE	DESCRIPTION

##### AVE UNIT  
### #####  
FL #####

FOLIO: ##-####-####  
UNIT OWNER:  
#####

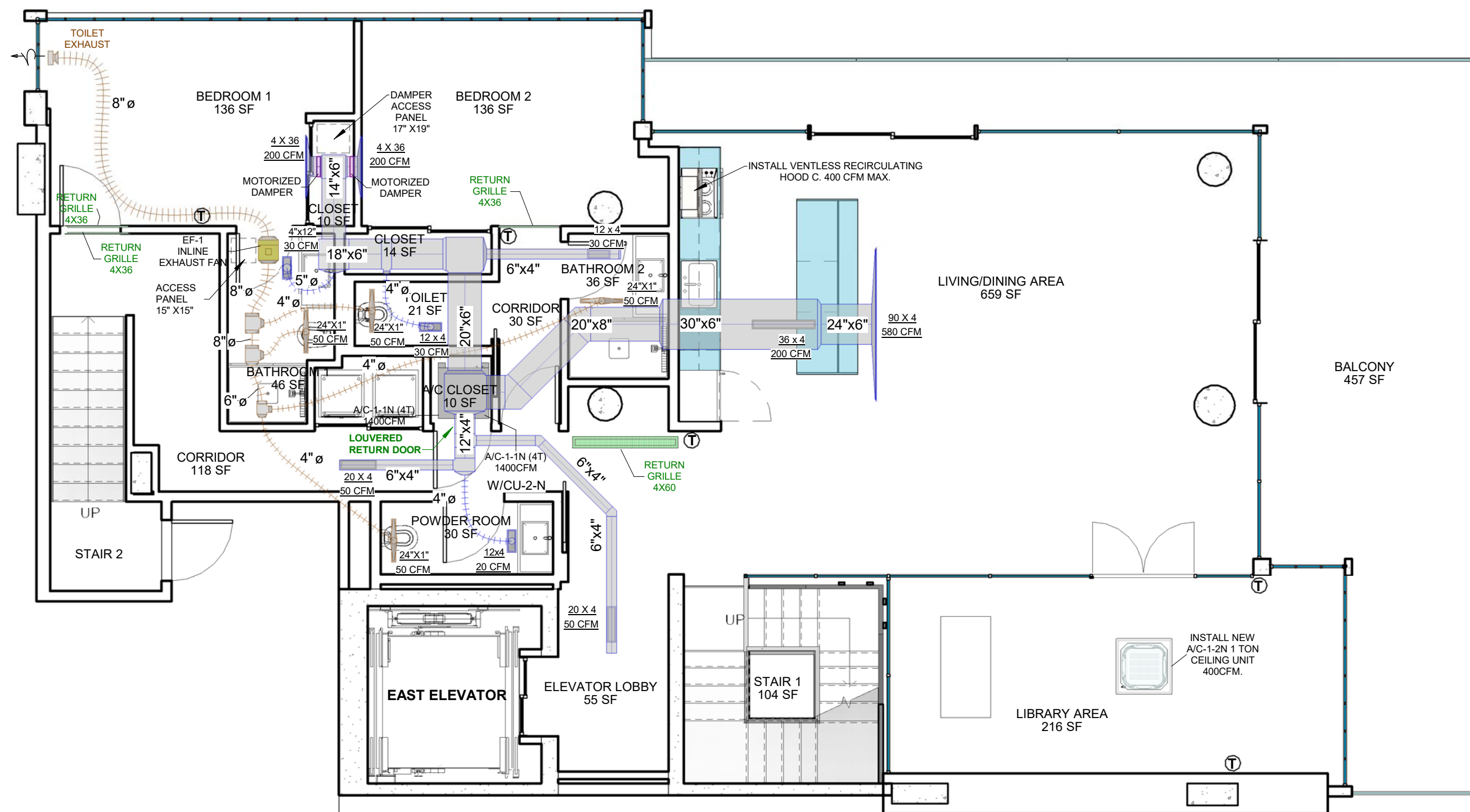
2ND LEVEL  
MECHANICAL  
PLAN - EXISTING  
& DEMO

####/2023 Scale 3/16" = 1'-0"



**SCOPE OF WORK ON 1.5 LEVEL:**

1. EXISTING 4 TON HEAT PUMP A/C-1-1N TO BE RELOCATED, AS SHOWN
2. INSTALL NEW 1 TON CEILING HEAT PUMP A/C-1-2N IN LIBRARY AREA, AS SHOWN
3. INSTALL NEW A/C SUPPLY & RETURN DUCTWORK FOR 4 TON HEAT PUMP A/C-1-1N, AS SHOWN
4. INSTALL NEW A/C GRILLES AND DIFFUSERS FOR 4 TON HEAT PUMP A/C-1-1N, AS SHOWN
5. A/C DUCTWORK SHALL BE GLASS FIBER DUCTWORK (R-4.1)
6. INSTALL NEW EXHAUST DUCTWORK & IN-LINE FAN EF-1 FOR BATHROOMS ON 1.5 LEVEL, AS SHOWN.
7. INSTALL 2 VENTLESS DRYERS, AS SHOWN.
8. INSTALL VENTLESS RECIRCULATING HOOD IN KITCHENETTE AREA. 400 CFM MAX.



1.5 LEVEL MECHANICAL PLAN - PROPOSED PLAN  
3/16" = 1'-0"

**HVAC GENERAL NOTES:**

ARCHITECTURAL  
1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATION OF DOORS, WINDOWS, CEILING DIFFUSERS, ETC.  
2. LIGHT FIXTURE LOCATIONS TAKE PRECEDENCE OVER DIFFUSER AND GRILLE LOCATIONS. LOCATE DIFFUSERS AND GRILLES TO ACCOMMODATE LIGHTING LAYOUT.

**NOTES:**  
PROVIDE BACKDRAFT DAMPER  
PROVIDE SPEED CONTROLLER

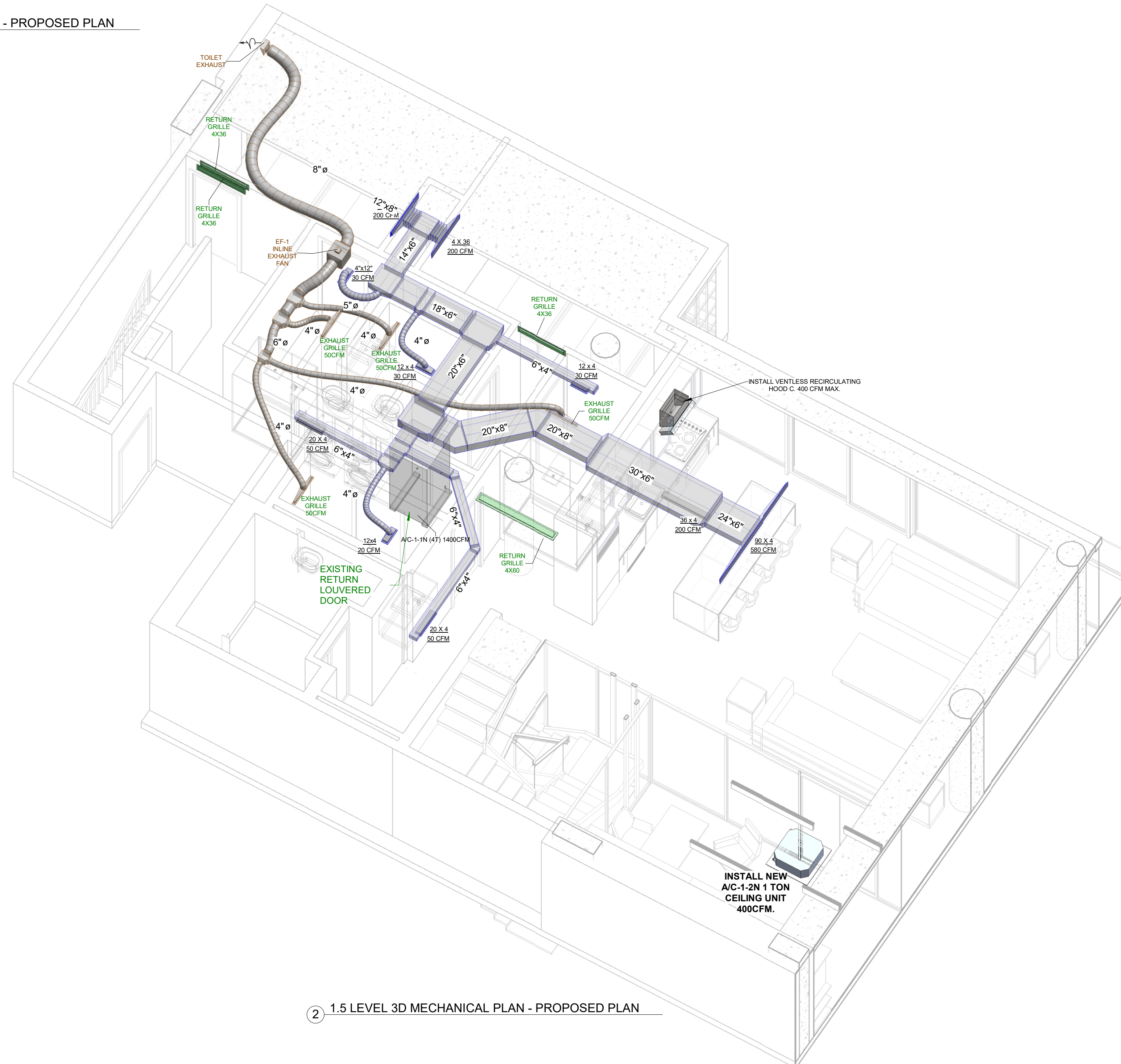
**NOTE:**  
APPROVED DIELECTRIC FITTINGS TO BE PROVIDED BETWEEN DISSIMILAR METALS.

EXHAUST FAN SCHEDULE			
MARK	TYPE	AREA	CFM
EF-1	IN-LINE EXHAUST FAN BRAND: BROAN MODEL: L250EL	POWDER ROOM - 1.5 LEVEL	50 CFM
		BATHROOM 2 - 1.5 LEVEL	50 CFM
		BEDROOM 2 - TOILET ROOM - 1.5 LEVEL	50 CFM
		BATHROOM 1 - 1.5 LEVEL	50 CFM
EF-2	IN-LINE EXHAUST FAN BRAND: BROAN MODEL: L150EL	POWDER ROOM - 2 LEVEL	50 CFM
		BATHROOM 5 - 2 LEVEL	50 CFM
EF-3	IN-LINE EXHAUST FAN BRAND: BROAN MODEL: L250EL	BATHROOM 4 - 2 LEVEL	50 CFM
		BATHROOM 3 - 2 LEVEL	50 CFM
		HIS MASTER BATHROOM - 2 LEVEL	50 CFM
		HER MASTER BATHROOM - 2 LEVEL	50 CFM

**HVAC GENERAL NOTES:**

1. THE HVAC CONTRACTOR SHALL VISIT THE JOB SITE AND BE FAMILIAR WITH ALL PROJECT CONDITIONS PRIOR TO FABRICATING DUCTWORK, EQUIPMENT, ETC. NO ALLOWANCES WILL BE MADE FOR CONTRACTOR'S UNFAMILIARITY WITH PROJECT CONDITIONS.
2. PIPING AND DUCTWORK ROUTING SHOWN IS SCHEMATIC. HVAC CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS, INCLUDING DIVIDED DUCTS, REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN THE FIELD.
3. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ASHRAE, SMACNA, NFPA, EPA, ETC.
4. PRIOR TO INSTALLATION OF ASSOCIATED WORK; INSTALLER SHALL MEET AT PROJECT SITE WITH GENERAL CONTRACTOR, INSTALLER OF EACH COMPONENT OF ASSOCIATED WORK, INSPECTION AND TESTING AGENCY REPRESENTATIVES (IF ANY), INSTALLERS OF OTHER WORK REQUIRING COORDINATION WITH WORK OF THIS SECTION AND ARCHITECT / OWNER FOR PURPOSE OF COORDINATING LOCATIONS OF PROPOSED SYSTEMS, REVIEWING MATERIAL SELECTIONS, AND PROCEDURES TO BE FOLLOWED IN PERFORMING THE WORK IN COMPLIANCE WITH REQUIREMENTS SPECIFIED.
5. COORDINATE INSTALLATION AND LOCATIONS OF DUCTWORK AND PIPING WITH BUILDING STRUCTURE, PLUMBING PIPING, ELECTRICAL CONDUIT, LIGHTING, ETC. PRIOR TO PURCHASING OR INSTALLING EQUIPMENT AND MATERIALS.
6. ALL PIPING, DUCTS, VENTS, ETC. EXTENDING THROUGH WALLS AND CEILING SHALL BE FLASHED AND COUNTERFLASHED IN A WATERPROOF MANNER.
7. MAINTAIN MINIMUM OF TEN (10) FEET BETWEEN OUTDOOR AIR INTAKES AND EXHAUST FAN DISCHARGE, PLUMBING VENTS, ETC.
8. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ROUTING OF ALL CONDENSATE DRAIN LINE CONNECTION POINTS, GAS PIPING, AND WATER HEATER COMBUSTION / EXHAUST AIR DUCTWORK.
9. CONTRACTOR SHALL BE LICENSED TO PERFORM MECHANICAL WORK IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
10. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS FURNISHED, AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF THE WORK. ANY DEFECTS SHALL BE RECTIFIED WITHOUT ANY ADDITIONAL COST TO THE OWNER.
11. WORK SHALL COMPLY WITH THE LATEST REVISIONS OF FLORIDA STATE BUILDING CODE, MECHANICAL CODE, FIRE PROTECTION AND CONSTRUCTION CODE, ENERGY CONSERVATION CODE, AND ANY LOCAL CODES OR REGULATIONS THAT APPLY.

**NOTE:**  
PER FMC SECTION 602.2.1, NO COMBUSTIBLE MATERIALS ARE TO BE INSTALLED WITHIN RETURN AIR PLENUMS



1.5 LEVEL 3D MECHANICAL PLAN - PROPOSED PLAN

**Notes:**  
Building Code: 2020 7th Edition  
Occupancy Type: R-2  
Type of Construction: 1  
Classification of Work: Level 2 Alteration

REV	DATE	DESCRIPTION

##### AVE UNIT  
### #####  
FL #####

FOLIO: ## #####  
UNIT OWNER:  
#####

**1.5 LEVEL - 2D & 3D PROPOSED MECHANICAL PLAN**

###/###/2023 Scale 3/16" = 1'-0"

**M-03**

**SCOPE OF WORK ON 2ND LEVEL:**

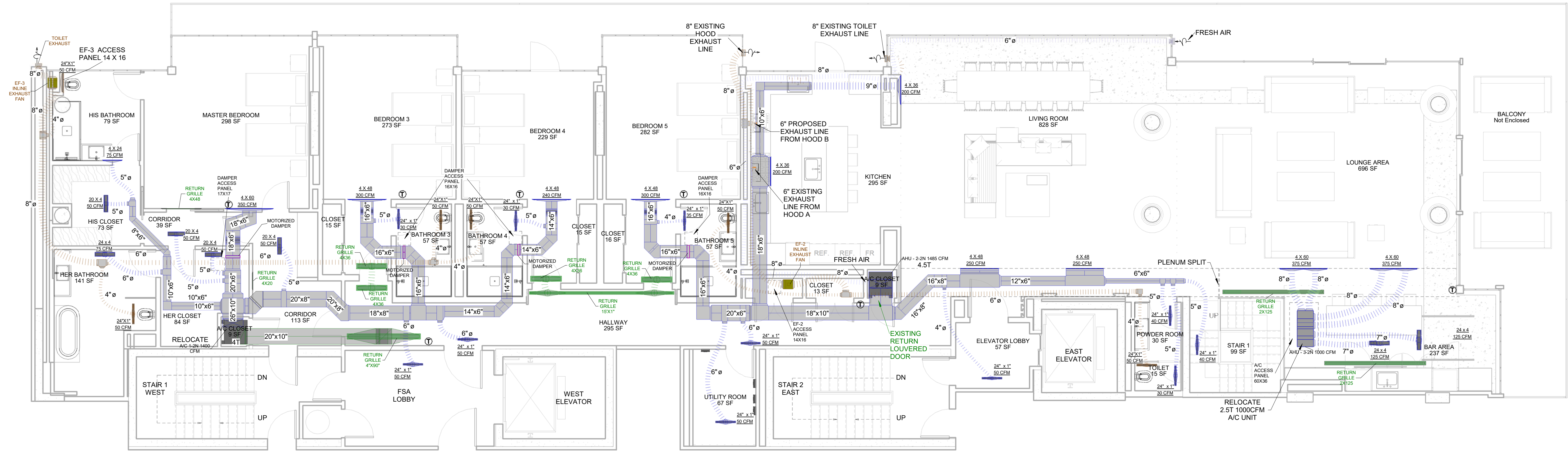
- EXISTING 4 TON HEAT PUMP A/C-1-2N TO BE RELOCATED, AS SHOWN
- EXISTING 4.5 TON HEAT PUMP A/C-2-2N TO REMAIN.
- EXISTING 2.5 TON CEILING HEAT PUMP A/C-3-2N TO BE RELOCATED TO BAR AREA, AS SHOWN
- INSTALL NEW A/C SUPPLY & RETURN DUCTWORK FOR ALL A/C UNITS, AS SHOWN
- INSTALL NEW A/C GRILLES AND DIFFUSERS FOR ALL A/C UNITS, AS SHOWN
- A/C DUCTWORK SHALL BE GLASS FIBER DUCTWORK (R-4.1)
- INSTALL NEW EXHAUST DUCTWORK & IN-LINE FANS EF-2 & EF-3 FOR BATHROOMS ON 2ND LEVEL, AS SHOWN.
- EXISTING VENTED HOOD A TO REMAIN IN KITCHEN, AS SHOWN.
- INSTALL ADDITIONAL VENTED HOOD B IN KITCHEN. CONNECT TO EXISTING HOOD EXHAUST DUCTWORK, AS SHOWN.

EXHAUST FAN SCHEDULE			
MARK	TYPE	AREA	CFM
EF-1	IN-LINE EXHAUST FAN BRAND: BROAN MODEL: L250EL	POWDER ROOM - 1.5 LEVEL	50 CFM
		BATHROOM 2 - 1.5 LEVEL	50 CFM
		BEDROOM 2 - TOILET ROOM - 1.5 LEVEL	50 CFM
EF-2	IN-LINE EXHAUST FAN BRAND: BROAN MODEL: L150EL	POWDER ROOM - 2 LEVEL	50 CFM
		BATHROOM 5 - 2 LEVEL	50 CFM
EF-3	IN-LINE EXHAUST FAN BRAND: BROAN MODEL: L250EL	BATHROOM 4 - 2 LEVEL	50 CFM
		BATHROOM 3 - 2 LEVEL	50 CFM
		HIS MASTER BATHROOM - 2 LEVEL	50 CFM
		HER MASTER BATHROOM - 2 LEVEL	50 CFM

**HVAC GENERAL NOTES:**

- THE HVAC CONTRACTOR SHALL VISIT THE JOB SITE AND BE FAMILIAR WITH ALL PROJECT CONDITIONS PRIOR TO FABRICATING DUCTWORK, EQUIPMENT, ETC. NO ALLOWANCES WILL BE MADE FOR CONTRACTOR'S UNFAMILIARITY WITH PROJECT CONDITIONS.
- PIPING AND DUCTWORK ROUTING SHOWN IS SCHEMATIC. HVAC CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS, INCLUDING DIVIDED DUCTS, REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN THE FIELD.
- FURNISH ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ASHRAE, SMACNA, NFPA, EPA, ETC.
- PRIOR TO INSTALLATION OF ASSOCIATED WORK: INSTALLER SHALL MEET AT PROJECT SITE WITH GENERAL CONTRACTOR, INSTALLER OF EACH COMPONENT OF ASSOCIATED WORK, INSPECTION AND TESTING AGENCY REPRESENTATIVES (IF ANY), INSTALLERS OF OTHER WORK REQUIRING COORDINATION WITH WORK OF THIS SECTION AND ARCHITECT / OWNER FOR PURPOSE OF COORDINATING LOCATIONS OF PROPOSED SYSTEMS, REVIEWING MATERIAL SELECTIONS, AND PROCEDURES TO BE FOLLOWED IN PERFORMING THE WORK IN COMPLIANCE WITH REQUIREMENTS SPECIFIED.
- COORDINATE INSTALLATION AND LOCATIONS OF DUCTWORK AND PIPING WITH BUILDING STRUCTURE, PLUMBING PIPING, ELECTRICAL CONDUIT, LIGHTING, ETC. PRIOR TO PURCHASING OR INSTALLING EQUIPMENT AND MATERIALS.
- ALL PIPING, DUCTS, VENTS, ETC. EXTENDING THROUGH WALLS AND CEILING SHALL BE FLASHED AND COUNTERFLASHED IN A WATERPROOF MANNER.
- MAINTAIN MINIMUM OF TEN (10) FEET BETWEEN OUTDOOR AIR INTAKES AND EXHAUST FAN DISCHARGE, PLUMBING VENTS, ETC. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ROUTING OF ALL CONDENSATE DRAIN LINE CONNECTION POINTS, GAS PIPING, AND WATER HEATER COMBUSTION / EXHAUST AIR DUCTWORK.
- CONTRACTOR SHALL BE LICENSED TO PERFORM MECHANICAL WORK IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
- CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS FURNISHED, AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF THE WORK. ANY DEFECTS SHALL BE RECTIFIED WITHOUT ANY ADDITIONAL COST TO THE OWNER.
- WORK SHALL COMPLY WITH THE LATEST REVISIONS OF FLORIDA STATE BUILDING CODE, MECHANICAL CODE, FIRE PROTECTION AND CONSTRUCTION CODE, ENERGY CONSERVATION CODE, AND ANY LOCAL CODES OR REGULATIONS THAT APPLY.

**Notes:**  
 Building Code: 2020 7th Edition  
 Occupancy Type: R-2  
 Type of Construction: 1  
 Classification of Work: Level 2 Alteration



**HVAC GENERAL NOTES:**

**ARCHITECTURAL**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATION OF DOORS, WINDOWS, CEILING DIFFUSERS, ETC.
- LIGHT FIXTURE LOCATIONS TAKE PRECEDENCE OVER DIFFUSER AND GRILLE LOCATIONS. LOCATE DIFFUSERS AND GRILLES TO ACCOMMODATE LIGHTING LAYOUT.

**NOTE:**

PER FMC SECTION 602.2.1, NO COMBUSTIBLE MATERIALS ARE TO BE INSTALLED WITHIN RETURN AIR PLENUMS

**NOTE:**

APPROVED DIELECTRIC FITTINGS TO BE PROVIDED BETWEEN DISSIMILAR METALS.

**NOTE:**

PROVIDE BACKDRAFT DAMPER  
 PROVIDE SPEED CONTROLLER

① 2ND FLOOR MECHANICAL PLAN - PROPOSED PLAN  
 3/16" = 1'-0"

DESCRIPTION

DATE

REV

##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**2ND LEVEL -  
 PROPOSED  
 MECHANICAL  
 PLAN**

####/2023 Scale 3/16" = 1'-0"

**M-04**



REV	DATE	DESCRIPTION

##### AVE UNIT  
 ### #####  
 FL #####

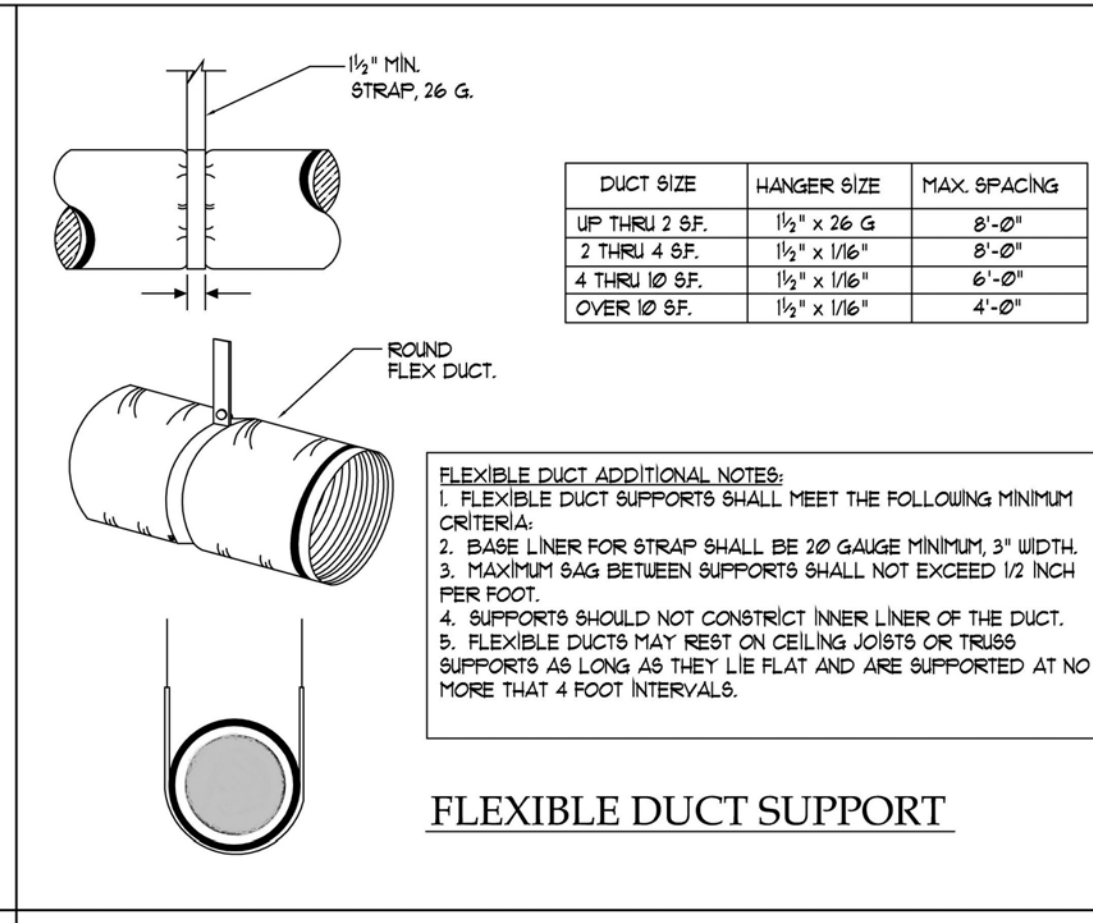
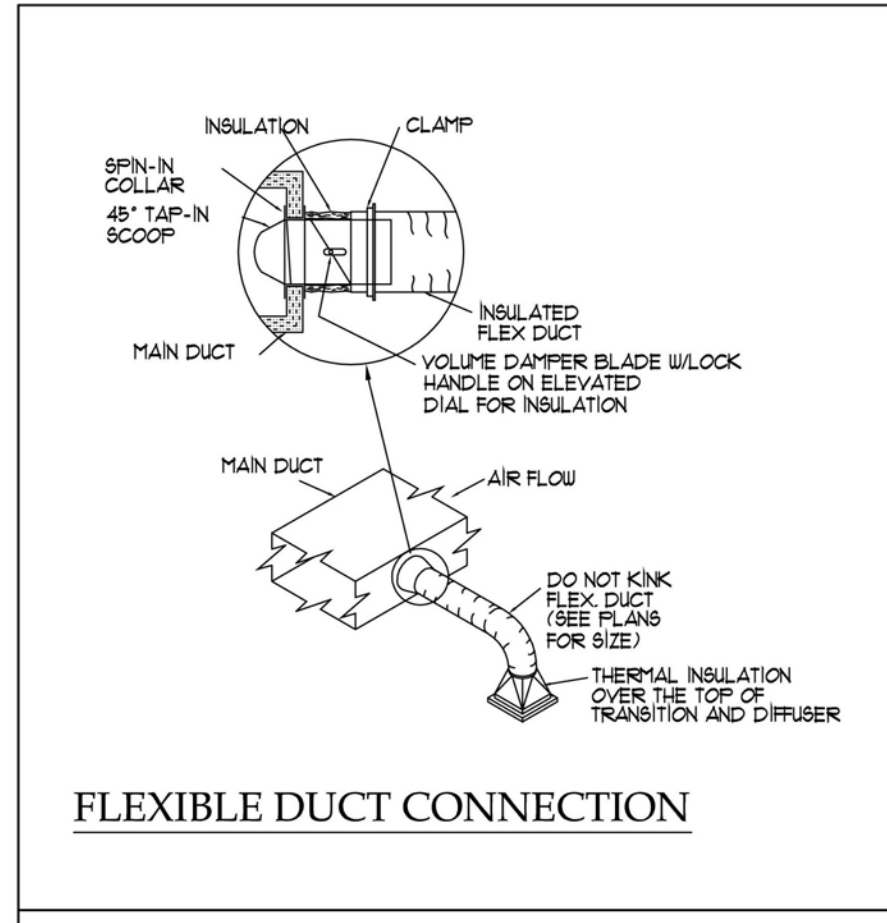
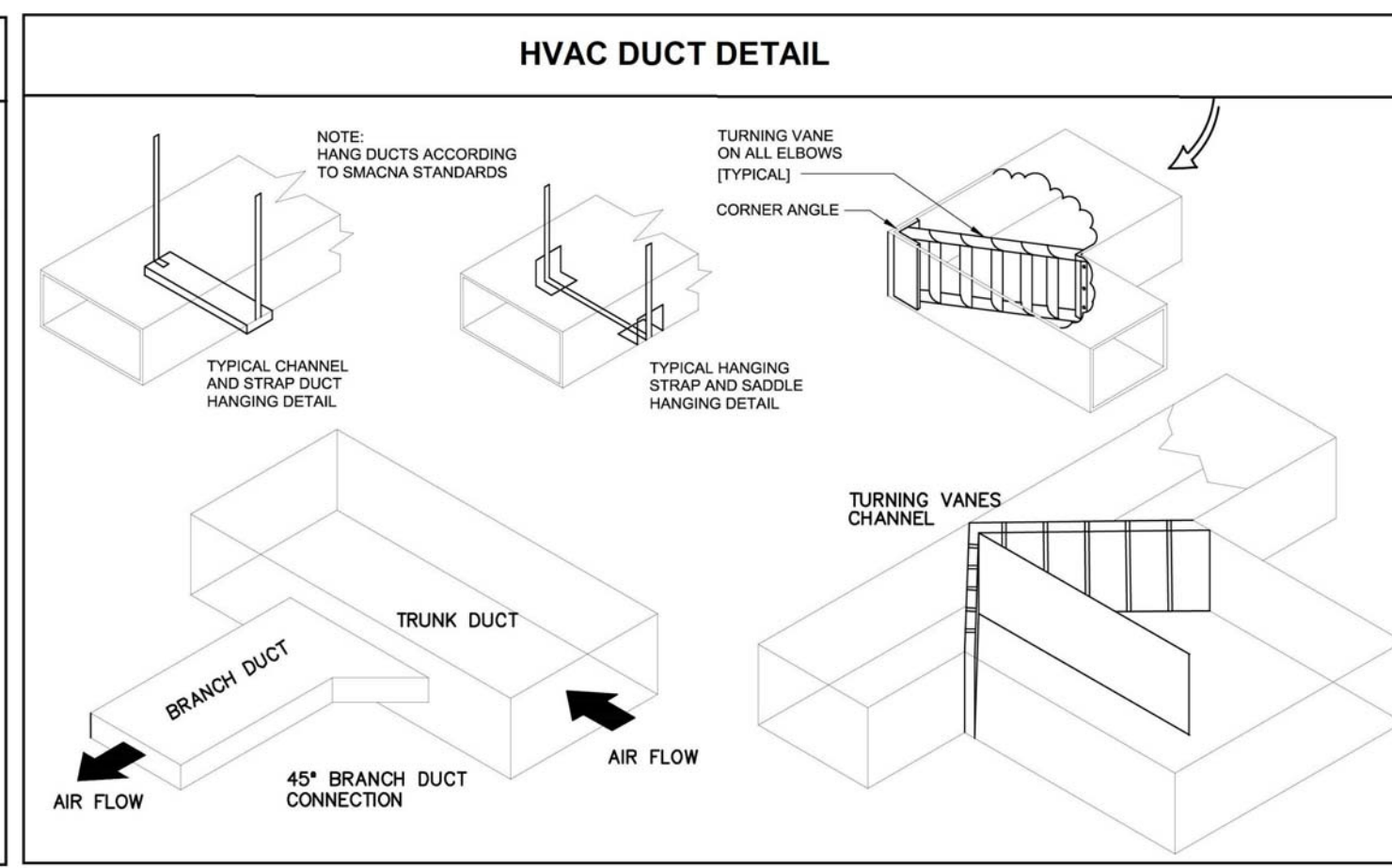
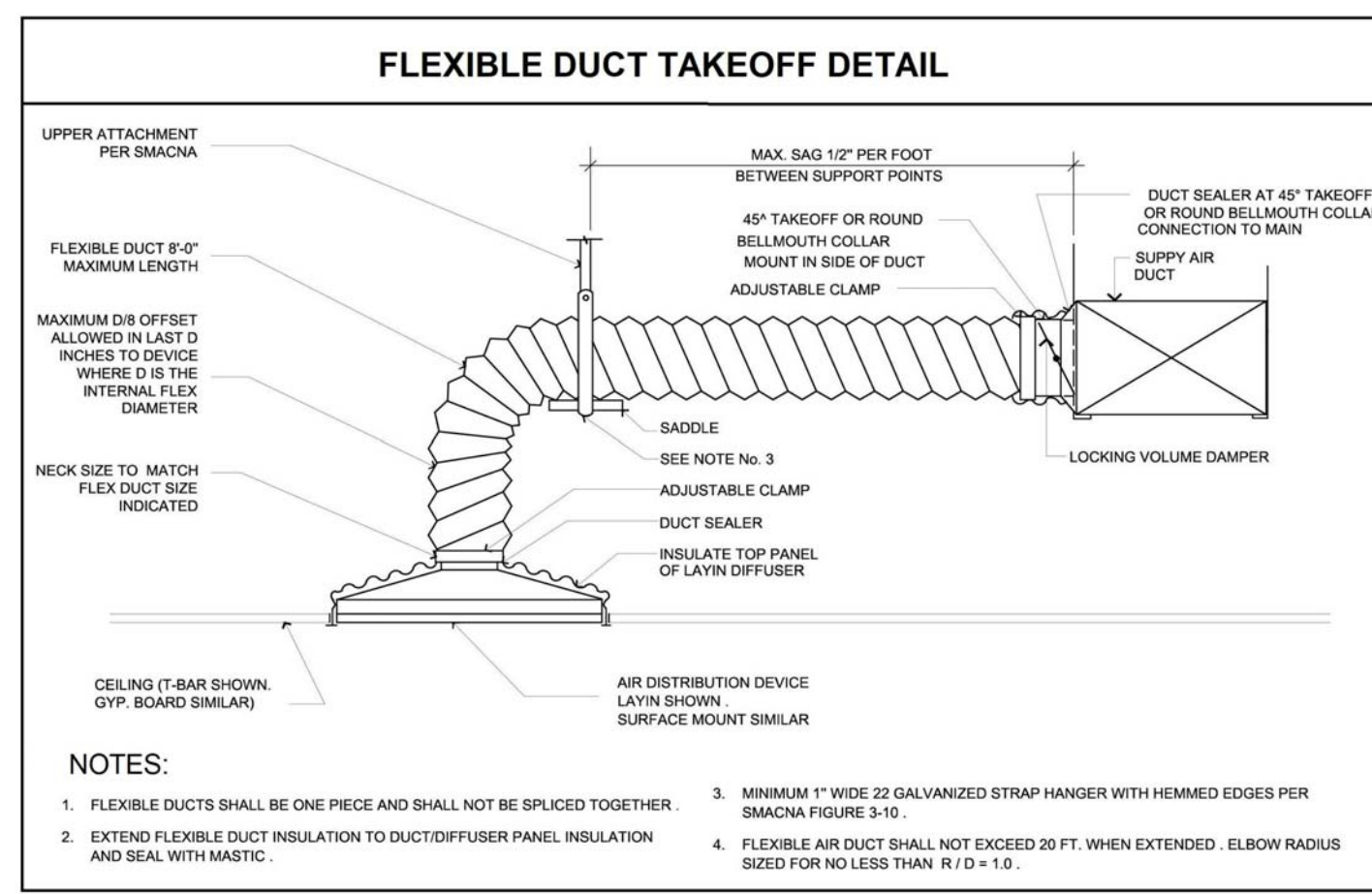
FOLIO: ##-####-####-####  
 UNIT OWNER:  
 #####

**2ND LEVEL - 3D  
 PROPOSED  
 MECHANICAL  
 PLAN**

####/2023 Scale

**M-05**

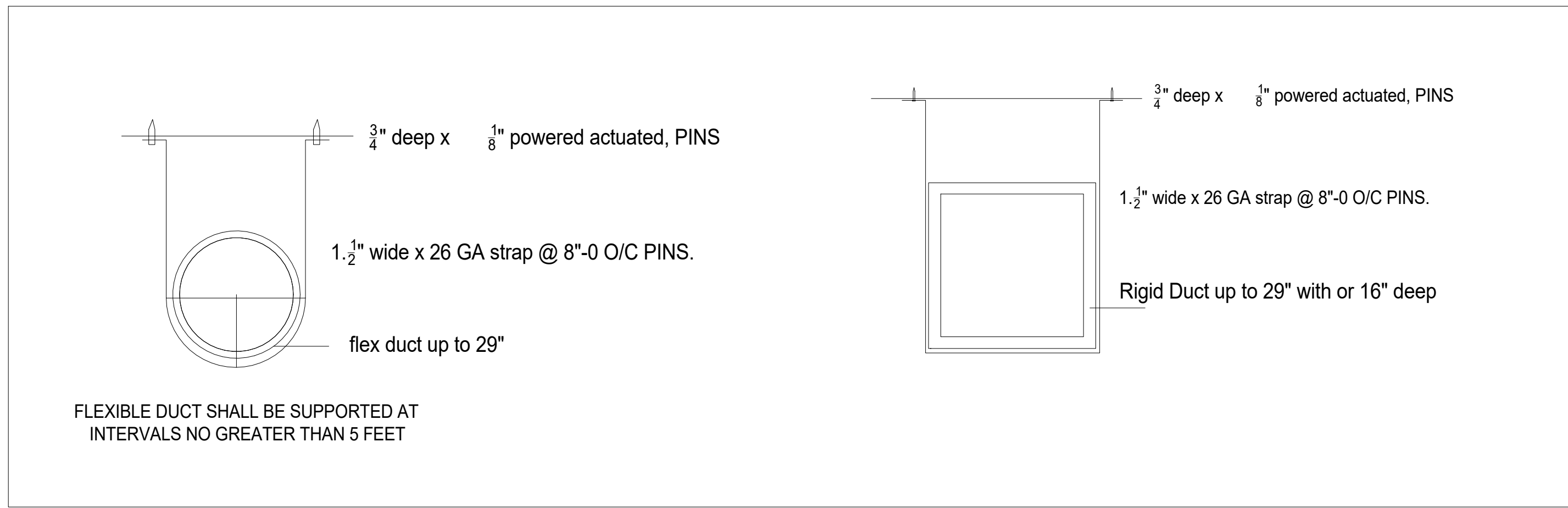
① 2ND FLOOR 3D MECHANICAL PLAN - PROPOSED PLAN



1 MECHANICAL - DUCT DETAILS  
1/4" = 1'-0"

## DUCT HANG DETAIL

TYPICAL NTS



4 MECHANICAL - DUCT HANG DETAIL  
3/16" = 1'-0"

### Grille tech inc. PRODUCT SPECIFICATIONS PAGE 1 OF 1

**STANDARD CONSTRUCTION**

FRAME: 6063TS EXTRUDED ALUMINUM. STEEL PATTERN CONTROLLERS. FRAME TYPE A: SURFACE MOUNTING (SCREW HOLES). FRAME TYPE B: DUCT MOUNTING (NO SCREW HOLES).

**BLADES:** STEEL PATTERN CONTROLLERS CHANGE DIRECTION AND VOLUME OF AIRFLOW.

**FINISH:** PATTERN CONTROLLER: BLACK POWDER COAT (STANDARD). DIFFUSER FACE: SKY-WHITE.

AXALTA 100% POLYESTER POWDER COATING GIVES AN ATTRACTIVE BRIGHT WHITE FINISH AND PROVIDES ADDITIONAL PROTECTION FROM AGING AND WEAR.

**OPTIONS:** MODELS LPB, LPB4 AND LPB6 PLENUMS ARE AVAILABLE IN 24", 36", 48" AND 60" NOMINAL LENGTHS UP TO 4 SLOTS. MULTIPLE SECTIONS AVAILABLE WITH OPEN END OPTION.

END CONFIGURATIONS	Open/Open	Open/Hidden	Hidden/Hidden	Flanged/Flanged	Open/Flanged	Hidden/Flanged
C	C	D	D	C	D	D
D	D	D+1/8"	D+1/8"	D+1/8"	D+1/8"	D+1/8"
D	D	D+1/8"	D+1/8"	D+1/8"	D+1/8"	D+1/8"

D = Duct Size C = End Cap Position D+ = Overall Length

DUCT WIDTH DIMENSION (FOW")	15"	18"	24"	30"	36"	48"	60"
NO. OF SLOTS	3	4	6	8	12	16	24
1	3-5/8"	3-3/8"	3-3/8"	3-7/8"	3-7/8"	3-7/8"	3-7/8"
2	3-7/8"	3-3/8"	3-3/8"	3-7/8"	3-7/8"	3-7/8"	3-7/8"
3	4-1/8"	4-7/8"	4-7/8"	4-7/8"	4-7/8"	4-7/8"	4-7/8"
4	4-3/8"	4-3/8"	4-3/8"	4-3/8"	4-3/8"	4-3/8"	4-3/8"
5	4-5/8"	4-5/8"	4-5/8"	4-5/8"	4-5/8"	4-5/8"	4-5/8"
6	4-7/8"	4-7/8"	4-7/8"	4-7/8"	4-7/8"	4-7/8"	4-7/8"
7	4-1/4"	4-1/4"	4-1/4"	4-1/4"	4-1/4"	4-1/4"	4-1/4"
8	4-5/8"	4-5/8"	4-5/8"	4-5/8"	4-5/8"	4-5/8"	4-5/8"

**MODEL LS/LR**  
LINEAR SLOT DIFFUSER  
FRAME TYPE A AND B

### Grille tech inc. PRODUCT SPECIFICATIONS PAGE 1 OF 1

**STANDARD CONSTRUCTION**

FRAME: ROLL FORMED ALUMINUM ASSEMBLED USING CORNER CLIPS TO ASSURE HAIRLINE MITERED CORNERS.

**BLADES:** TEAR-DROP SHAPE ROLL FORMED ALUMINUM. EACH BLADE IS INDIVIDUALLY ADJUSTABLE (WITHOUT USE OF SPECIAL TOOLS). BLADES ARE SPACED 3/4" ON CENTERS AND ARE MOUNTED ON PRESSURE FITTED POLYPROPYLENE RETAINERS TO ASSURE A QUIET AND RIGID ASSEMBLY.

**VANES:** VERTICAL BLADES  
H/M: HORIZONTAL BLADES

**VANES:** DEFLECTION VANES ARE EASILY SET WITHOUT USE OF SPECIAL TOOLS.

**DAMPER:** MULTI-SHUTTER DAMPER IS EASILY ADJUSTED.

**DEPTH:** NARROW DEPTH OF DAMPER DESIGN ALLOWS GRILL/DAMPER COMBINATION TO BE USED IN STACKHEADS OF MINIMUM DEPTHS.

**GASKET:** RUBBER GASKET IN COMPLIANCE WITH FLORIDA STATE BUILDING CODE.

**OPTIONAL:** MODEL PF PLASTER FRAMES ARE AVAILABLE.

**FINISH:** SKY-WHITE (STANDARD)  
MIL-FINISH (OPTIONAL)

**SIZES:** 4" X 4" MIN  
24" X 12" MAX

STANDARD FRAME PROFILE	EXTRUDED FRAME PROFILE
1-1/4"	2-1/4"
3/16"	3/16"
1-1/4"	3/16"

**MODEL VM AND HM**  
ALUMINUM SINGLE DEFLECTION SUPPLY WITH MULTI-SHUTTER DAMPER

### Grille tech inc. PRODUCT SPECIFICATIONS PAGE 1 OF 1

**STANDARD CONSTRUCTION**

FRAME: 0.032" THICK, ROLL FORMED ALUMINUM (0.045" THICK EXTRUDED ALUMINUM FOR UNITS WITH EITHER WIDE OR HEIGHT 30" OR LARGER). FRAME IS ASSEMBLED USING CORNER CLIPS TO ASSURE HAIRLINE MITERED CORNERS.

**BLADES:** 0.030" THICK ROLL FORMED ALUMINUM. 1-WAY DEFLECTION. ADJUSTABLE CURVE BLADE DESIGN.

**VANES:** DEFLECTION VANES ARE EASILY SET WITHOUT USE OF SPECIAL TOOLS.

**DAMPER:** MULTI-SHUTTER DAMPER IS EASILY ADJUSTED.

**DEPTH:** NARROW DEPTH OF DAMPER DESIGN ALLOWS GRILL/DAMPER COMBINATION TO BE USED IN STACKHEADS OF MINIMUM DEPTHS.

**GASKET:** RUBBER GASKET IN COMPLIANCE WITH FLORIDA STATE BUILDING CODE.

**OPTIONAL:** MODEL PF PLASTER FRAMES ARE AVAILABLE.

**FINISH:** SKY-WHITE (STANDARD)  
MIL-FINISH (OPTIONAL)

AXALTA SKY-WHITE 100% POLYESTER POWDER COATING GIVES AN ATTRACTIVE BRIGHT WHITE FINISH AND PROVIDES ADDITIONAL PROTECTION FROM AGING AND WEAR.

**SIZES:** 4" X 4" MIN  
36" X 36" MAX

STANDARD FRAME PROFILE	EXTRUDED FRAME PROFILE
1-1/4"	2-1/4"
3/16"	3/16"
1-1/4"	3/16"

**MODEL CL1M**  
CURVED BLADE LOUVERED FACE  
1-WAY DEFLECTION GRILLE OR REGISTER WITH MULTI-SHUTTER DAMPER

### Grille tech inc. PRODUCT SPECIFICATIONS PAGE 1 OF 1

**STANDARD CONSTRUCTION**

**MATERIAL:** 26 GAUGE ASTM A-553 HOT-DIPPED GALVANIZED STEEL SHEET. R4 OR R6 DIFFUSER BOARD.

**STANDARD SIZES:** 12" TO 60" INCHES LONG FOR ONE TO FOUR SLOT SERIES LS/LR ADJUSTABLE LINEAR SLOT DIFFUSERS.

**COLLAR DIAMETERS:** 4" - 9" ROUND  
10" - 12" OVAL

**FEATURES:** GALVANIZED STEEL PROVIDES EXCELLENT CORROSION RESISTANCE AND LONGEVITY. AVAILABLE IN OTHER GAUGES. CUSTOM SIZES AND MULTIPLE COLLARS AVAILABLE.

**PART NOMENCLATURE**

MODEL NUMBER	R4/R6	LENGTH	WIDTH	COLLAR DIA
LPB	R	60	10	36

**LPB LINEAR PLENUM BOX**

**MODEL LPB R4/R6**  
LINEAR PLENUM BOX  
INSULATED

##### AVE UNIT  
### #####  
FL #####

FOLIO: ## #####  
UNIT OWNER:  
#####

MECHANICAL -  
DETAILS 1

###/###/2023 Scale As Indicated

M-06

Job Name: \_\_\_\_\_  
System Reference: \_\_\_\_\_ Date: \_\_\_\_\_



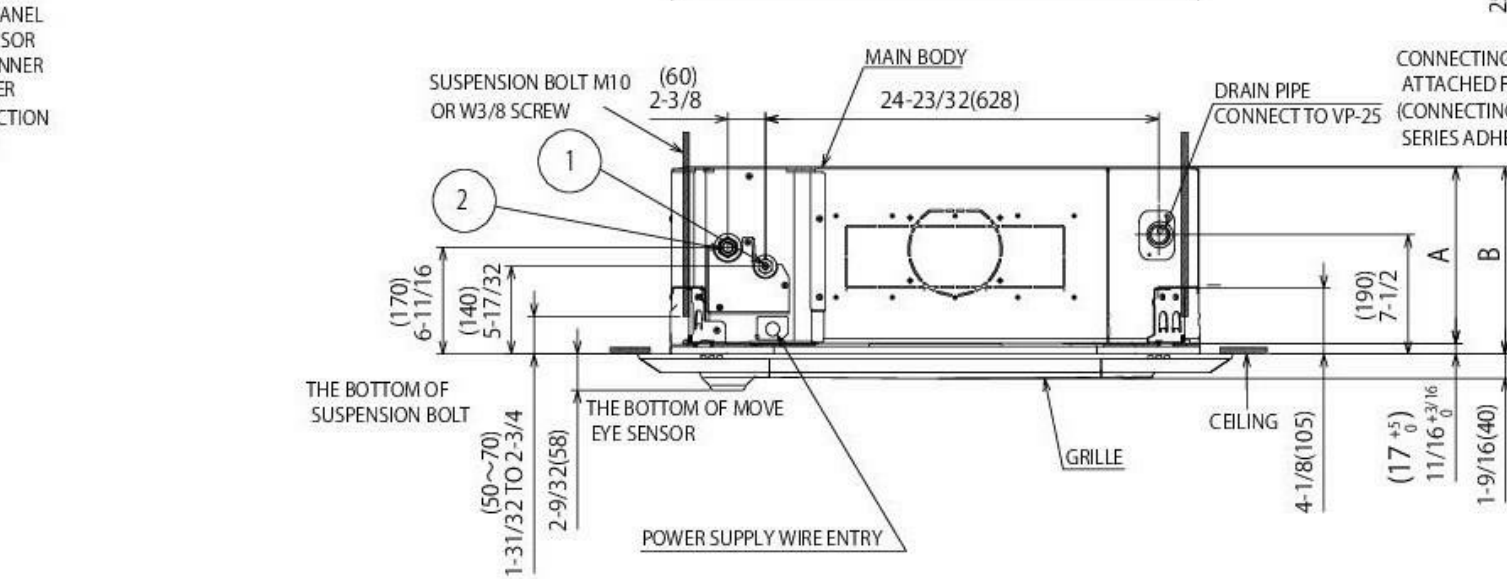
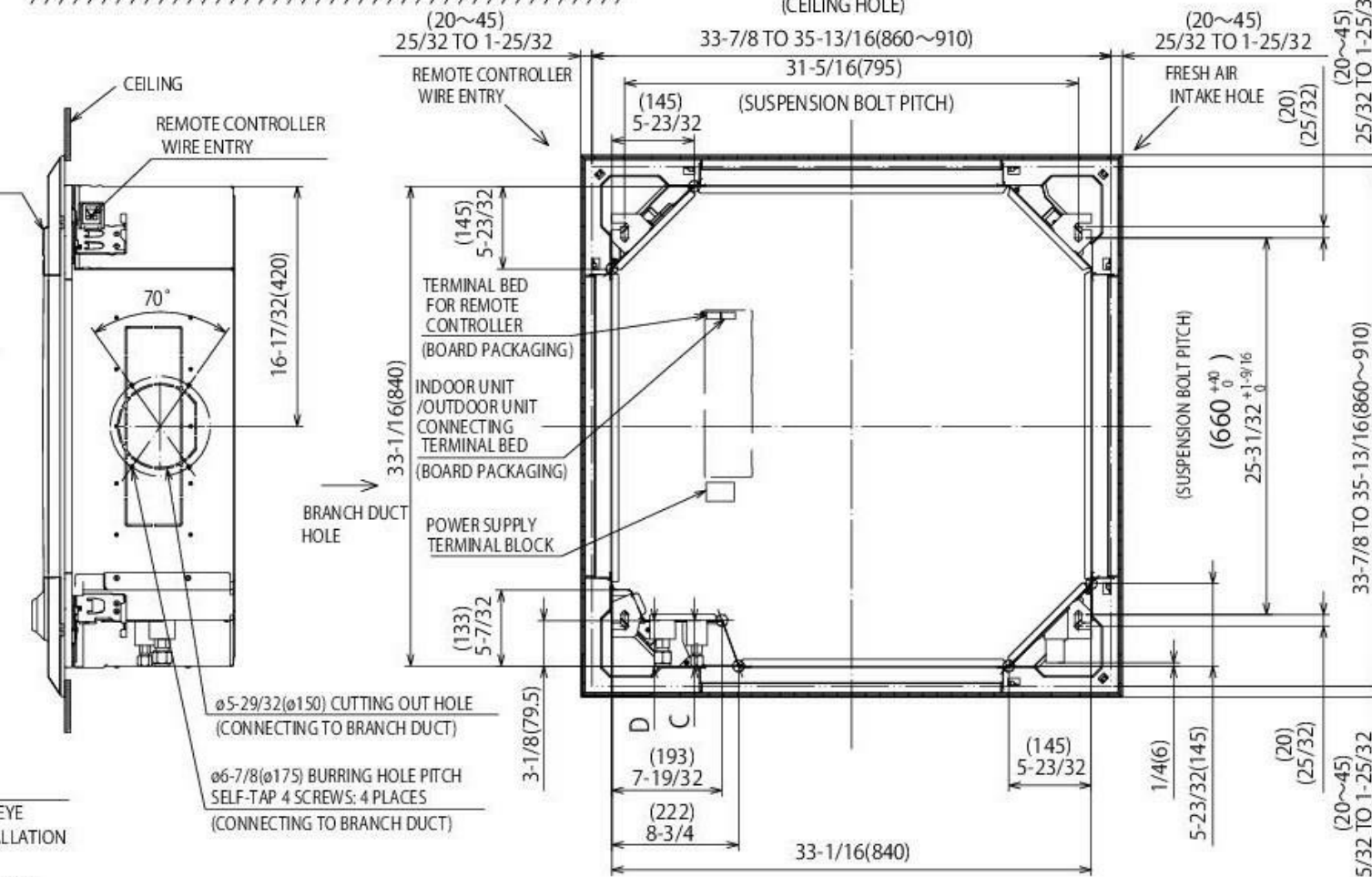
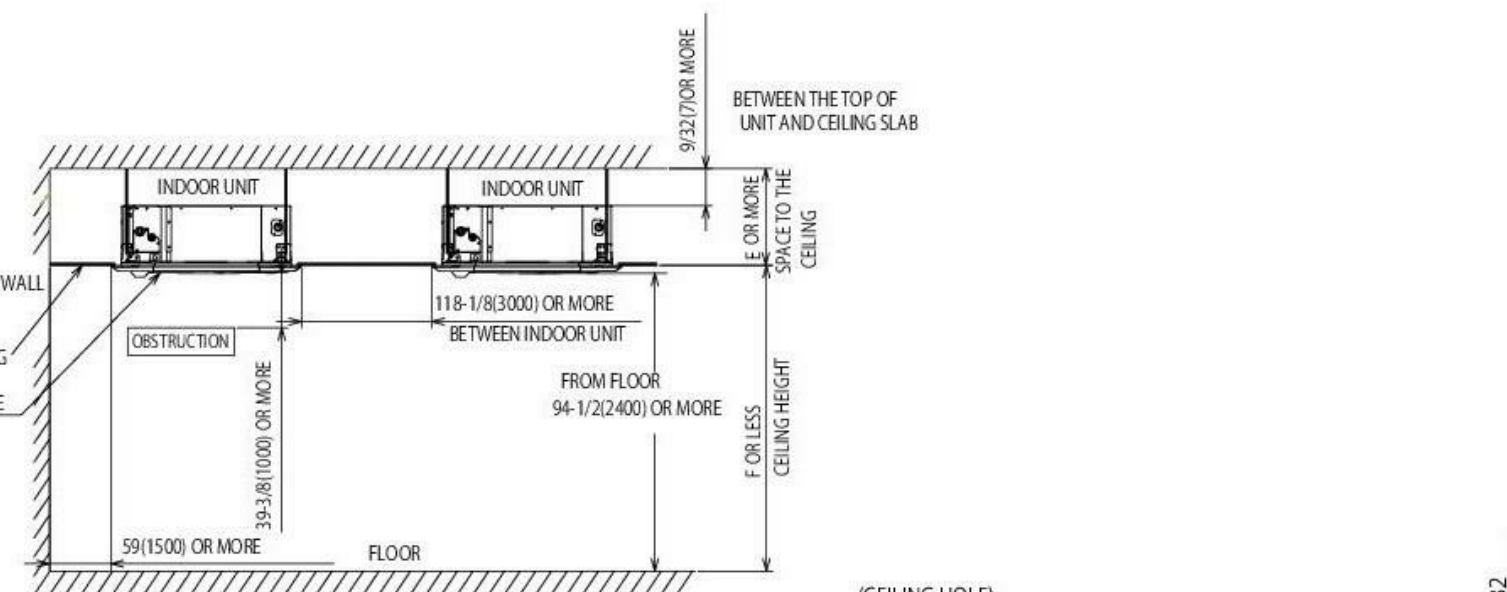
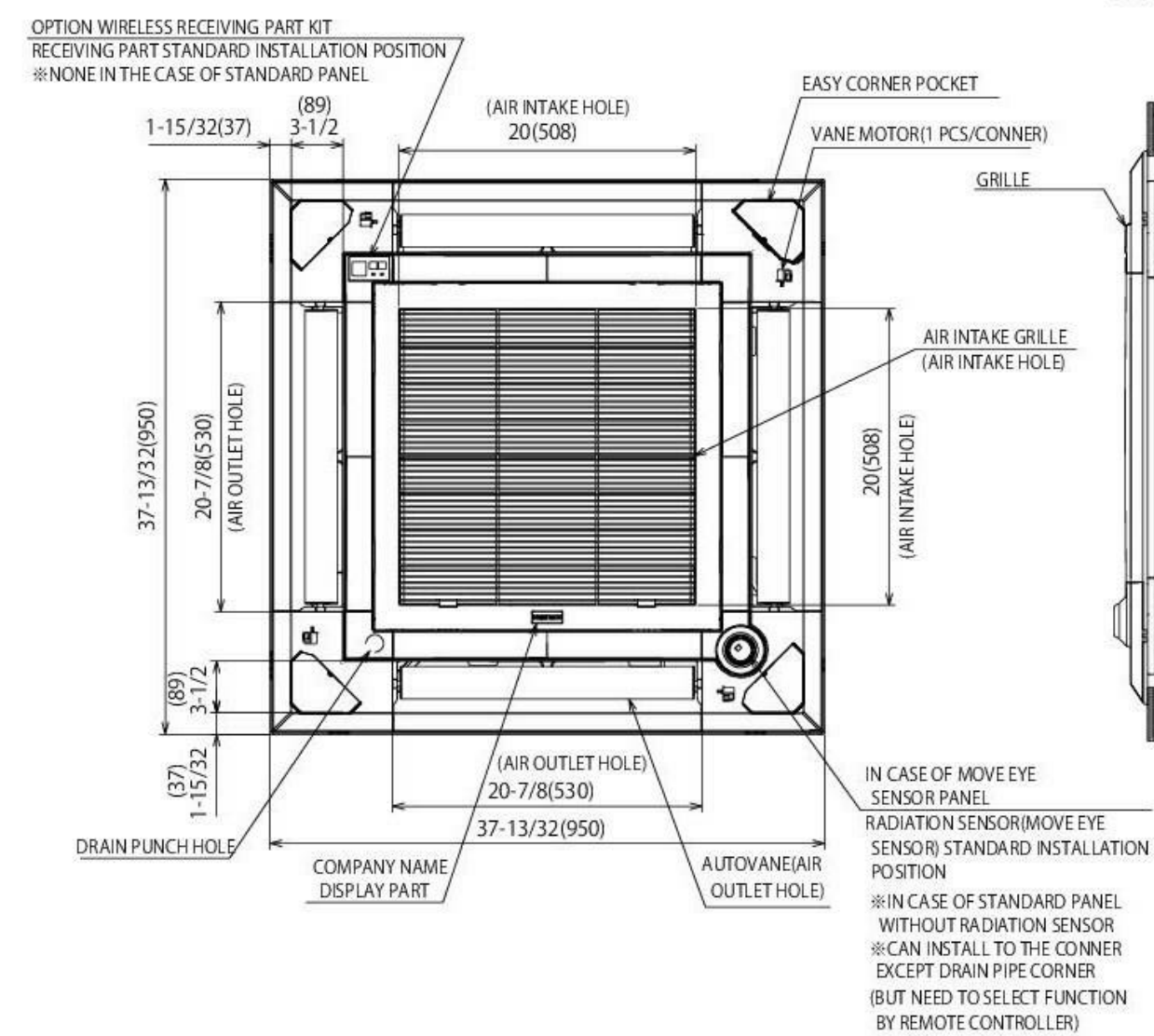
**GENERAL FEATURES**

- Square edge, sleek design
  - 3D turbo fan enabling increased airflow
  - Built-in 3D i-see Sensor®\*
  - Improved installation features\*
  - Occupancy detection\*
  - Energy saving features\*
  - Improved occupant comfort
  - Four fan speed settings including auto-fan
  - Corner pocket design for simplified installation
  - Built-in condensate lift mechanism designed to provide up to 33-7/16" of lift
  - Ventilation air intake supported
- \*\*3D i-See sensor® settings requires either PAR-40MAAU controller

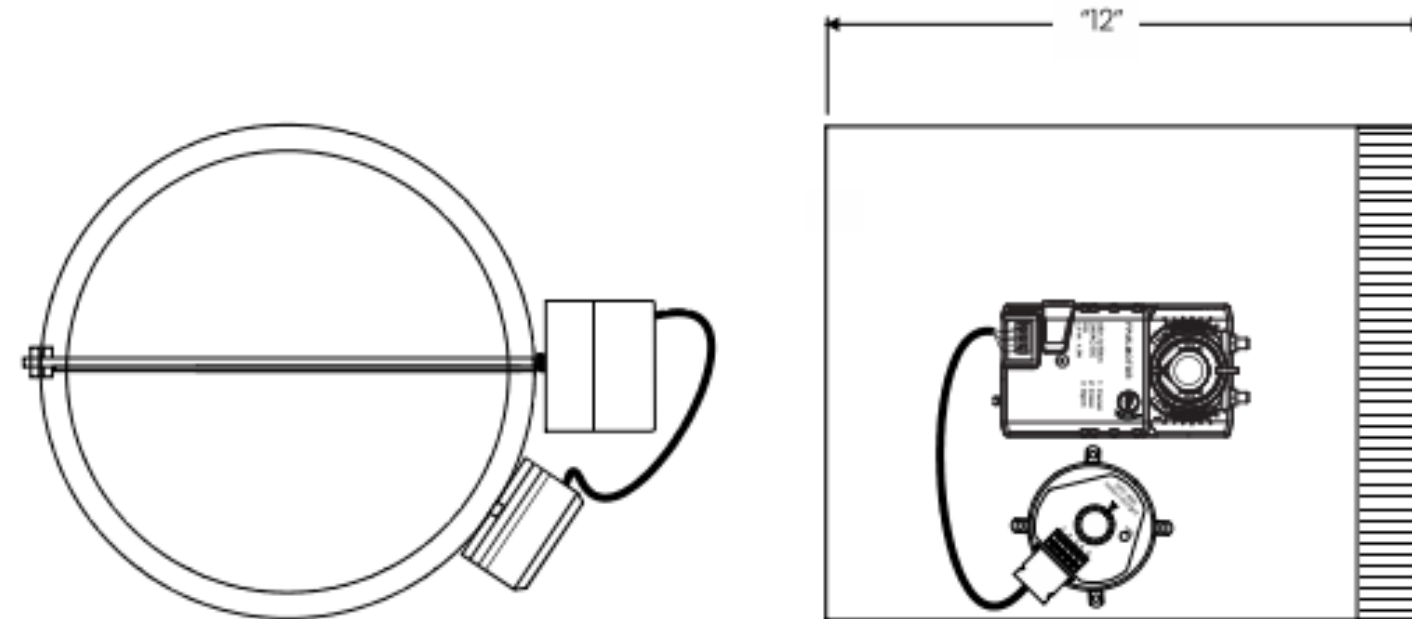
Specifications Unit Type		System PLFY-EP12NEMU-ER1	
Cooling capacity (Nominal) <sup>1</sup>		BTU/H	12,000
Heating capacity (Nominal) <sup>1</sup>		BTU/H	13,500
Power source		Voltage, Phase, Hertz	208/230V, 1-phase, 60 Hz
Power Consumption	Cooling	kW	0.02
	Heating	kW	0.02
Current	Cooling	A	0.3
	Heating	A	0.3
MCA		A	0.39
Maximum Overcurrent Protection (MOCP)		A	15
External finish		Galvanized steel sheet	
External Dimensions		In. [mm]	33-3/32 x 33-3/32 x 10-3/16 [840 x 840 x 258]
Net weight		Lbs [kg]	46 [21]
Heat exchanger		Cross fin (Aluminum fin and copper tube)	
Fan	Type x quantity	Turbo fan x 1	
	Airflow rate	CFM	494-530-565-565
	Motor type	DC motor	
	Motor Output	kW	0.05
Sound pressure level (Measured in anechoic room)	Motor FLA	A	0.31
		dB(A)	27-29-30-31
Air filter		PP honeycomb (long life filter, anti-bacterial type)	
Refrigerant	Type	R410A	
Diameter of refrigerant pipe (O.D.)	Liquid (High Pressure)	In. [mm]	1/4 [6.35] Flare
	Gas (Low Pressure)	In. [mm]	1/2 [12.7] Flare
Diameter of drain pipe		In. [mm]	O.D. 1-1/4 [32]

NOTES:  
<sup>1</sup>Cooling / Heating capacity indicated at the maximum value at operation under the following conditions:  
 Cooling | Indoor: 80° F (26.7° C) DB / 67° F (19.4° C) WB; Outdoor 95° F (35° C) DB  
 Heating | Indoor: 70° F (21.1° C) DB; Outdoor 47° F (8.3° C) DB / 43° F (6.1° C) WB

- NOTE 1. PLEASE CHOOSE THE GRILLE FROM A STANDARD GRILLE. AUTO-GRILLE.  
 2. REINFORCE THE SUSPENSION BOLT BY EARTHQUAKE RESISTANCE SUPPORTING MATERIAL WHICH USING FOR SWING PREVENTION IN ACCORDING WITH THE NECESSARY OF EARTHQUAKE RESISTANCE ETC. SPECIALLY IN THE CASE WITHOUT CEILING REINFORCING.  
 3. AS FOR SUSPENSION BOLT, PLEASE USE M10 OR W3/8. (PROCURED AT LOCAL SITE)  
 4. AS FOR DRAIN PIPE, PLEASE USE VP-25(O.D. ø1-1/4"(ø32) PVC TUBE).  
 DRAIN PUMP INCLUSION: RAISE IS MAX 70-7/16"(850mm) FROM THE CEILING.  
 5. ELECTRICAL BOX MAY BE REMOVED FOR THE SERVICE PURPOSE.  
 MAKE SURE TO SLACK THE ELECTRICAL WIRE LITTLE BIT FOR CONTROL/POWER WIRES CONNECTION.  
 6. THE HEIGHT OF THE INDOOR UNIT IS ABLE TO BE ADJUSTED WITH THE GRILLE ATTACHED.  
 7. WHEN INSTALLING THE BRANCH DUCTS, BE SURE TO INSULATE ADEQUATELY. OTHERWISE CONDENSATION AND DRIPPING MAY OCCUR.  
 (IT BECOMES THE CASE OF DEW DROPS/WEAR DREW)  
 8. AS FOR NECESSARY INSTALLATION SERVICE SPACE, PLEASE REFER TO THE RIGHT AT FIGURE.  
 9. OUTLINE DWG REFER TO EXCLUSIVE OUTLINE DWG WHEN INSTALL OPTION MULTIFUNCTION CASSETTE AND OPTION HIGH PERFORMANCE FILTER



**EB-XX Round, Electronic Bypass Damper Specifications**



**SPECIFICATIONS**

**DIMENSIONS:**  
 Damper models EB-XX are available in standard sizes from 12" to 20"

**APPLICATION:**  
 Compatible for zone control and other HVAC applications in maintaining system static pressure from 0.08" to 1.20" W.C.

**CONSTRUCTION:**  
 22 gauge steel shell  
 20 gauge steel blade  
 1/2" aluminum shaft  
 Nylon bushings  
 Air tight blade seals  
 2.0" W.C. maximum pressure

**FACTORY MOUNTED STATIC PRESSURE CONTROL:**  
 1/4" I.D. flex hose connection  
 Tubing and plastic pressure probe included  
 Solid state control design  
 Built-in LED for damper direction  
 Air tight blade seals  
 1 Amp switching current at 24 VAC

**ELECTRICAL:**  
 24 VAC, 2.5VA, 3-wire floating point actuator, 45 in-lb, 90 second timing, 90° stroke

Drawings are intended to show general, overall product dimensions and provide guidance for installation clearance. Drawings are not to scale. © HVAC Controls reserves the right to make product changes without notification or obligation.

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 For Technical Support Call Toll Free: 866-225-5032  
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**EB SERIES**

EB-XX EB-XXXX

**ELECTRONIC BYPASS DAMPERS**

EB Series electronic bypass dampers are used to automatically bypass excess air when increases in duct pressure occur due to closing of zone dampers. The EB Series dampers utilize a floating-point actuator along with the IO-SPC static pressure control. The IO-SPC has a fully calibrated setpoint dial for easy setup and adjustment. The IO-SPC maintains the system static pressure by modulating the bypass damper. EB Series electronic bypass dampers are recommended for systems from 0.08" WC up to 1.20" WC of static pressure.



**Features and Benefits:**

- Easy adjustment
- Factory-calibrated
- Many sizes available
- Installation flexibility
- Reduces system noise
- Round and rectangular

**Warranty:**

- 5 Years

**Typical Bypass Damper Sizing:**

Tons	Damper Size
1-1.5	6"
2-2.5	8"
3	10"
4-5	12"
6-7.5	14"
10	16"
12.5	18"
15	20"

Over 15 tons or more should use 2 Electronic Bypass Dampers (i.e. 1 EB and 1 SD Aux Bypass Damper)

**Specifications:**

<b>Construction</b>	Round: 22-gauge steel shell, aluminum shaft, nylon bushings, gasketed Rectangular: extruded aluminum frame and blades, nylon bushings
<b>Sizes</b>	Round: 6" to 20" Rectangular: 6" x 6" to 36" x 24"
<b>Application</b>	Systems with static pressure .08" to 1.20" WC
<b>Damper Actuator Type</b>	24VAC, 2.5VA, floating-point
<b>Timing</b>	90 seconds
<b>Damper Position Indicator</b>	Green LED indicates when the damper is opening.



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 www.iohvaccontrols.com

IO-04-1081-071421

INDOOR UNIT DIMENSIONS: PLY-EP12NEMU-ER1

DESCRIPTION

DATE

REV

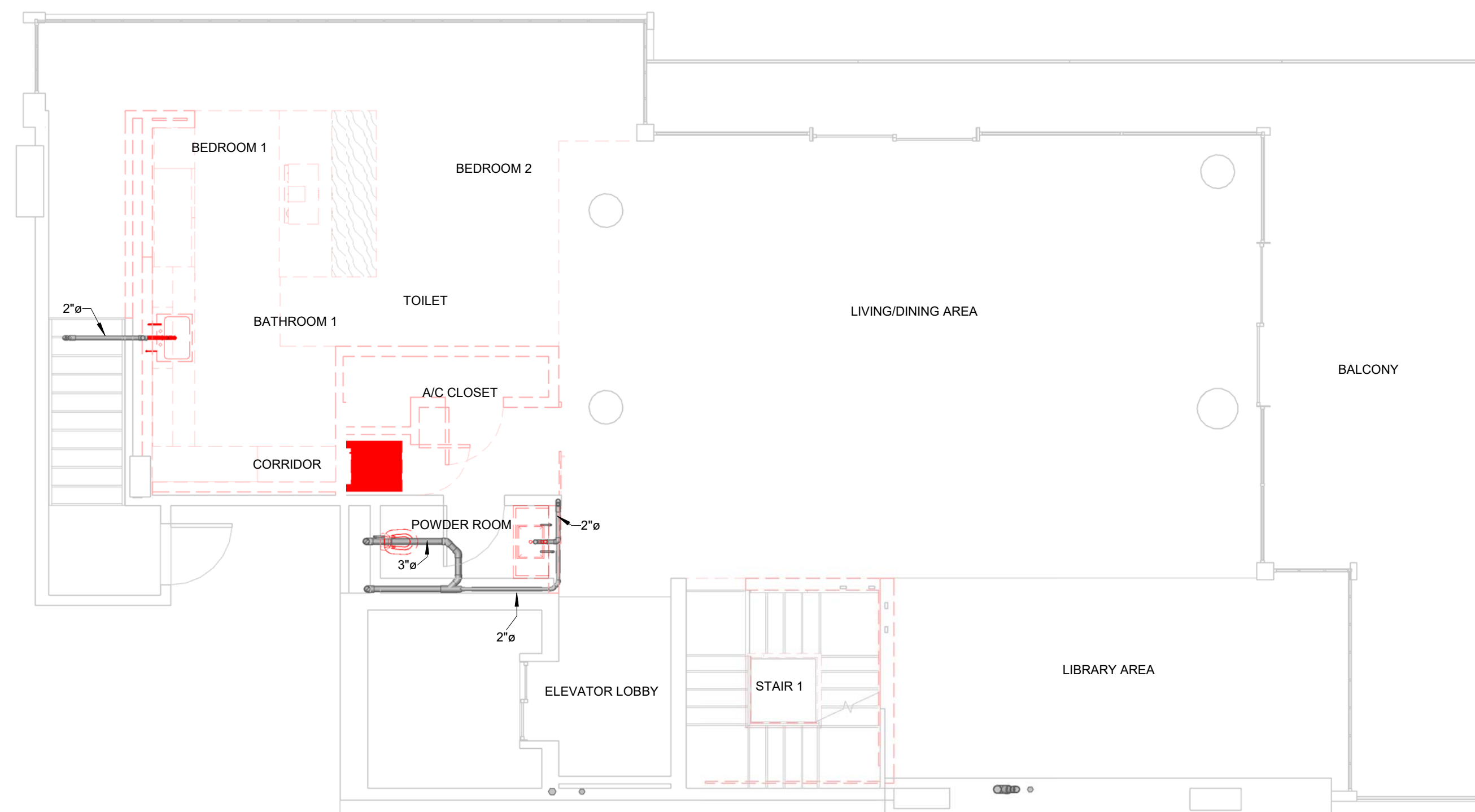
##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ## #####  
 UNIT OWNER:  
 #####

**MECHANICAL -  
 DETAILS 2**

###/###/2023 Scale As Indicated

**M-07**



① 1.5 LEVEL PLUMBING PLAN - EXISTING CONDITIONS  
3/16" = 1'-0"

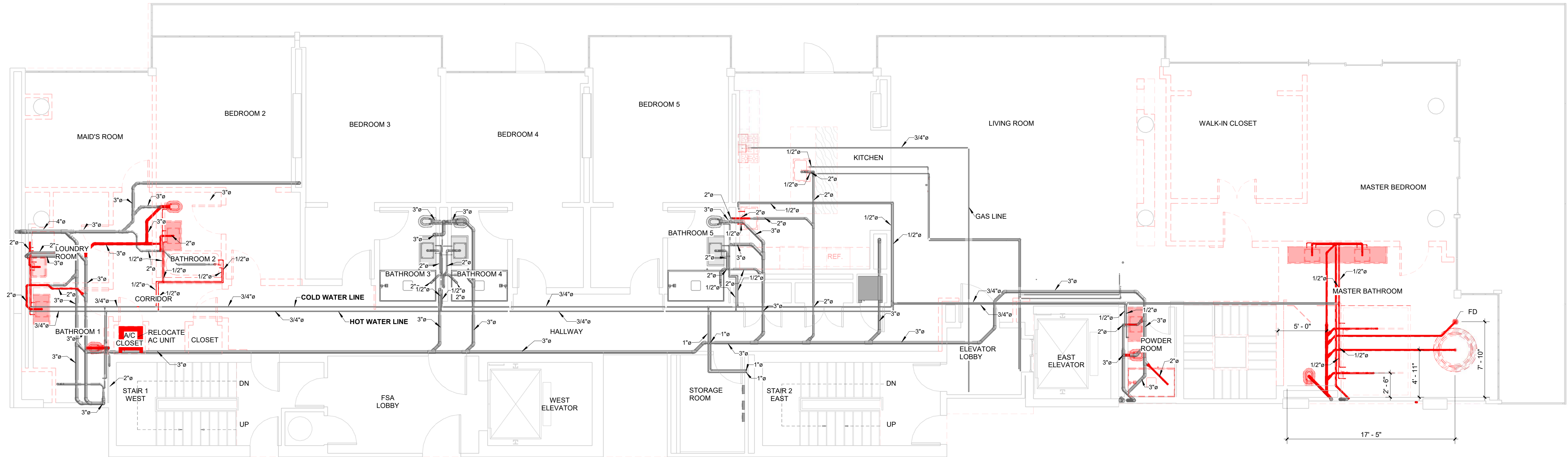
##### AVE UNIT  
### #####  
FL #####

FOLIO: ##-####-###-####  
UNIT OWNER:  
#####

**1.5 LEVEL  
PLUMBING PLAN -  
EXISTING  
CONDITIONS AND  
DEMO**

###/###/2023 Scale 3/16" = 1'-0"

REV	DATE	DESCRIPTION



① 2ND FLOOR PLUMBING PLAN - EXISTING CONDITIONS  
3/16" = 1'-0"

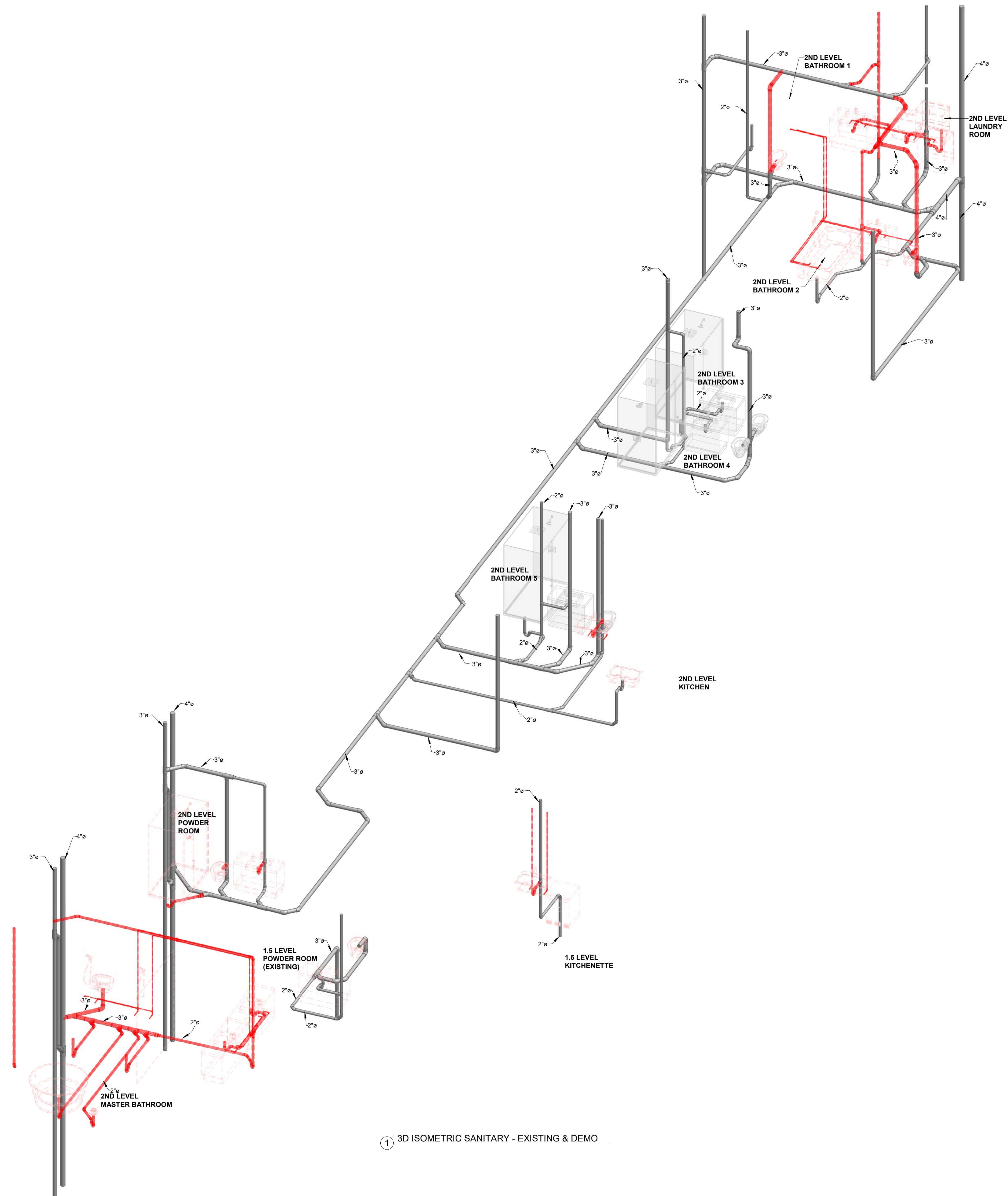
REV	DATE	DESCRIPTION

##### AVE UNIT  
### #####  
FL #####

FOLIO: ##-####-###-####  
UNIT OWNER:  
#####

**2ND LEVEL  
PLUMBING PLAN -  
EXISTING  
CONDITIONS AND  
DEMO**

###/###/2023 Scale 3/16" = 1'-0"



① 3D ISOMETRIC SANITARY - EXISTING & DEMO

REV	DATE	DESCRIPTION

##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**3D ISOMETRIC  
 SANITARY -  
 EXISTING & DEMO**

###/###/2023 Scale



**1.5 LEVEL SCOPE OF WORK:**

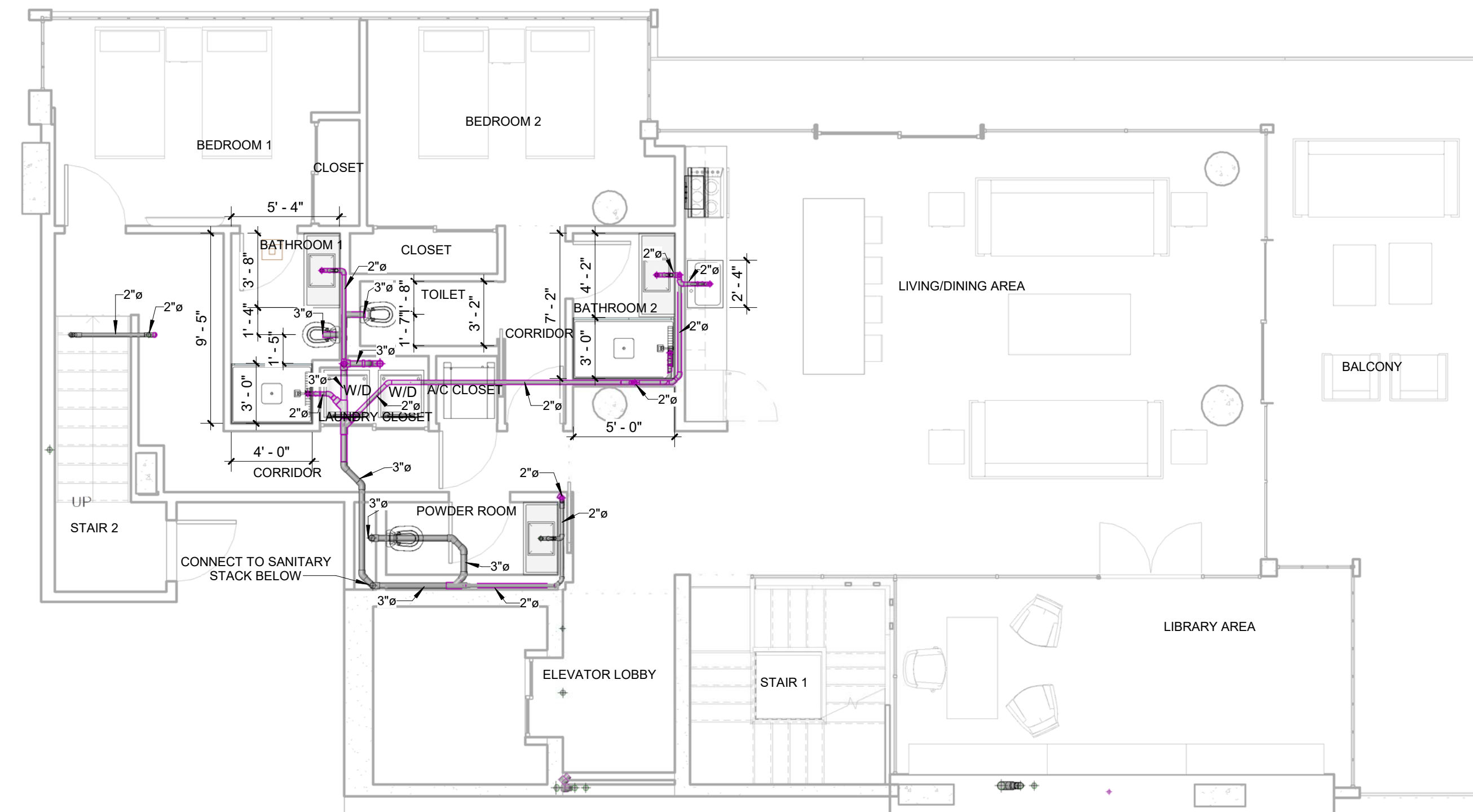
1. INSTALL NEW BATHROOM 1 GROUP INCLUDING SHOWER, TOILET & VANITY. CONNECT TO 3" SANITARY STACK BELOW VIA NEW PLUMBING CONNECTIONS, AS SHOWN. FOR DETAILS, REFER TO SHEET P-06 FOR ISOMETRIC
2. INSTALL NEW BATHROOM 2 GROUP INCLUDING SHOWER, TOILET & VANITY. CONNECT TO 3" SANITARY STACK BELOW VIA NEW PLUMBING CONNECTIONS, AS SHOWN. FOR DETAILS, REFER TO SHEET P-06 FOR ISOMETRIC
3. RELOCATE KITCHEN SINK. CONNECT TO NEW PLUMBING CONNECTIONS VIA 2" DRAIN LINE, AS SHOWN
4. INSTALL 2 NEW WASHERS. CONNECT TO 3" SANITARY STACK BELOW VIA NEW PLUMBING CONNECTIONS, AS SHOWN. FOR DETAILS, REFER TO SHEET P-06 FOR ISOMETRIC
5. EXISTING POWDER ROOM TO REMAIN.

**PLUMBING NOTES:**

1. WATER SUPPLY SERVICE TO COMPLY PER FBC TABLE 603.1 & 604.5 FOR MIN. SIZE OF FIXTURE SUPPLY
2. SHOWER RECEPTORS & COMPARTMENTS SHALL COMPLY WITH FBC 417.1
3. PER FBC 424.4 ANTI-SCALD VALVE SHALL BE PROVIDED
4. SHOCK ABSORBERS & SHUTOFF VALVES SHALL BE PROVIDED PER FBC 602.2
5. PER FBC 604.9, WATER HAMMER ARRESTORS SHALL BE INSTALLED.
6. PER FBC PL 605.4, COPPER SHALL BE USED FOR ALL WATER PIPING MATERIAL 7. PER FBC PL 702.1, PVC SHALL BE USED FOR ALL DRAIN MATERIAL
7. ALL PLUMBING PIPES, FITTINGS AND VALVES SHALL BE NSF61 CERTIFIED, AS REQUIRED BY CODE, FOR USE IN POTABLE DRINKING WATER.

**NOTES:**

BUILDING CODE: 2020 7TH EDITION  
 OCCUPANCY TYPE: R-2  
 TYPE OF CONSTRUCTION: 1  
 CLASSIFICATION OF WORK: LEVEL 2  
 ALTERATION



① 1.5 LEVEL PLUMBING PLAN-SANITARY  
 3/16" = 1'-0"

REV	DATE	DESCRIPTION

##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**1.5 LEVEL  
 PROPOSED  
 PLUMBING PLAN -  
 SANITARY**

###/###/2023 Scale 3/16" = 1'-0"

**2ND LEVEL SCOPE OF WORK:**

1. DEMO PLUMBING CONNECTIONS & FIXTURES PER SHEET P-02
2. INSTALL NEW HIS BATHROOM GROUP IN MASTER SUITE INCLUDING SHOWER, TOILET & VANITY. CONNECT TO EXISTING 3" SANITARY STACK VIA NEW PLUMBING CONNECTIONS, AS SHOWN. FOR DETAILS, REFER TO SHEET P-06 FOR ISOMETRIC
3. REMODEL HER BATHROOM IN MASTER SUITE. INSTALL NEW BATH TUB & REPLACE SHOWER, VANITY AND WALL HUNG TOILET. REPLACE EXISTING PLUMBING CONNECTIONS, AS SHOWN. FOR DETAILS, REFER TO SHEET P-06 FOR ISOMETRIC
4. REPLACE EXISTING KITCHEN SINK & INSTALL 2 ADDITIONAL KITCHEN SINKS. CONNECT TO EXISTING PLUMBING CONNECTIONS, AS SHOWN
5. REMOVE SHOWER AND REPLACE WALL HUNG TOILET & VANITY IN POWDER ROOM. REPLACE EXISTING PLUMBING CONNECTIONS.
6. INSTALL SINK IN BAR AREA. CONNECT TO EXISTING PLUMBING CONNECTIONS.
7. REPLACE EXISTING GAS LINE IN THE UNIT. EXISTING 60,000 BTU GAS RANGE IN KITCHEN TO REMAIN. INSTALL ADDITIONAL GAS RANGE 48,000 BTU GAS RANGE IN KITCHEN, AS SHOWN.
8. EXISTING BATHROOMS 3, 4 AND 5 TO REMAIN.

**PLUMBING NOTES:**

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7. ALL PLUMBING PIPES, FITTINGS AND VALVES SHALL BE NSF61 CERTIFIED, AS REQUIRED BY CODE, FOR USE IN POTABLE DRINKING WATER.

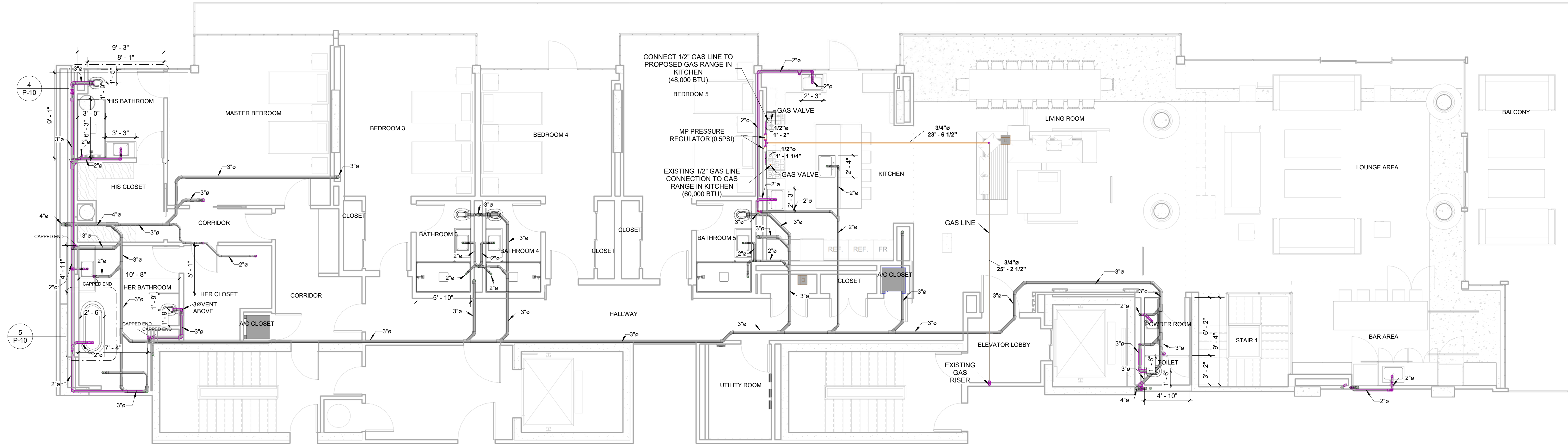
**GAS DESIGN CRITERIA:**

TOTAL GAS DEMAND : 108,000 BTUH  
 GAS TYPE: NATURAL GAS  
 LONGEST RUN: +/- 52'-0"  
 PRESSURE = < 2.0 PSI  
 PRESSURE DROP = .5 PSI  
 MATERIAL: GALVANIZED SCHEDULE 40  
 FLORIDA GAS CODE 2020 TABLE 402.4 (2)

**NOTES:**

BUILDING CODE: 2020 7TH EDITION  
 OCCUPANCY TYPE: R-2  
 TYPE OF CONSTRUCTION: 1  
 CLASSIFICATION OF WORK: LEVEL 2  
 ALTERATION

REV	DATE	DESCRIPTION



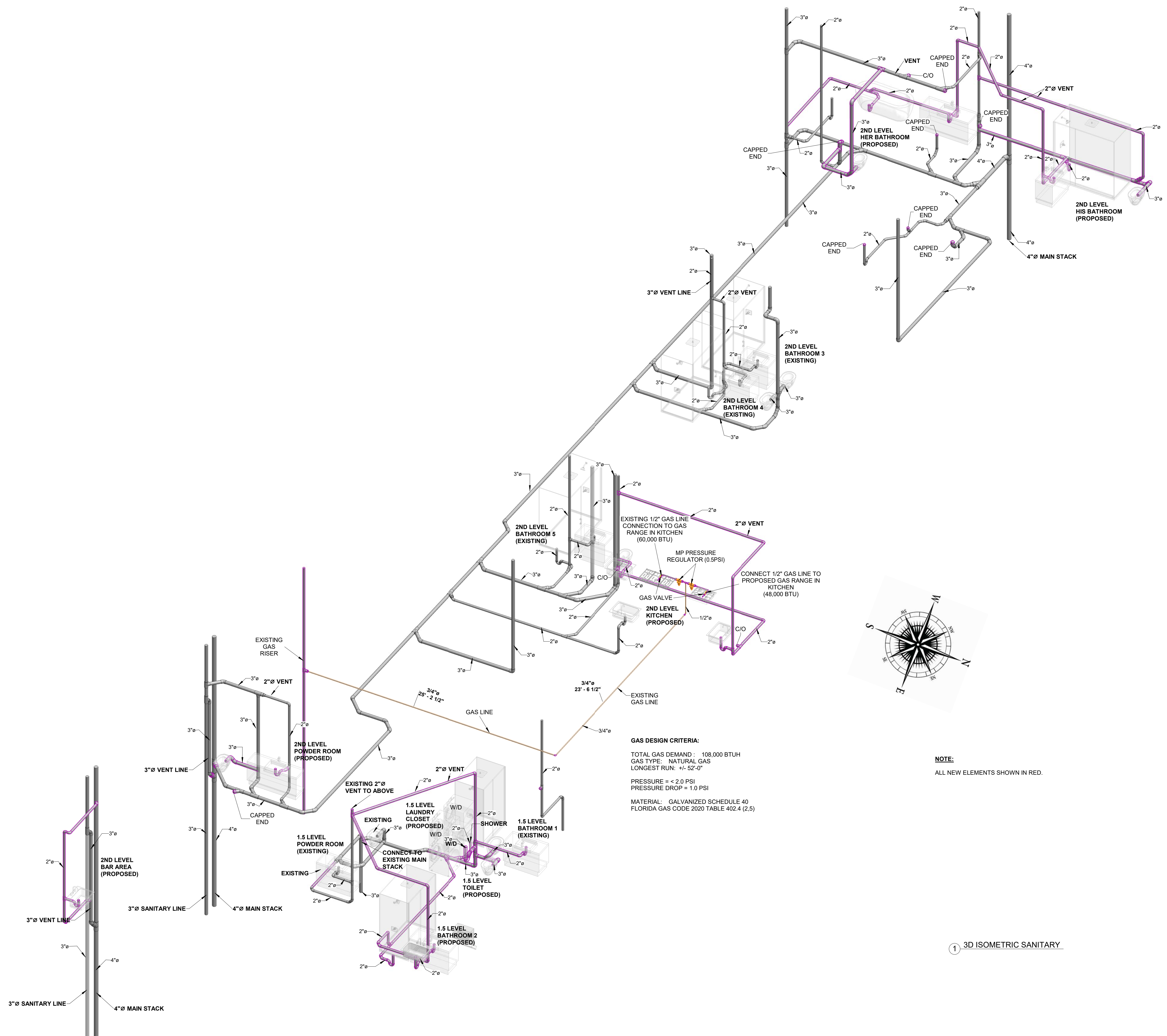
1 2ND FLOOR PLUMBING PLAN-SANITARY  
 3/16" = 1'-0"

##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**2ND LEVEL  
 PROPOSED  
 PLUMBING PLAN -  
 SANITARY**

####/2023 Scale 3/16" = 1'-0"



**GAS DESIGN CRITERIA:**  
 TOTAL GAS DEMAND : 108,000 BTUH  
 GAS TYPE : NATURAL GAS  
 LONGEST RUN : +/- 52'-0"  
 PRESSURE = < 2.0 PSI  
 PRESSURE DROP = 1.0 PSI  
 MATERIAL : GALVANIZED SCHEDULE 40  
 FLORIDA GAS CODE 2020 TABLE 402.4 (2.5)

**NOTE:**  
 ALL NEW ELEMENTS SHOWN IN RED.

① 3D ISOMETRIC SANITARY

REV	DATE	DESCRIPTION

##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-####-####  
 UNIT OWNER:  
 #####

**PROPOSED  
 PLUMBING PLAN  
 - 3D ISOMETRIC  
 SANITARY**

####/2023 Scale 1" = 10'-0"

**1.5 LEVEL SCOPE OF WORK:**

1. INSTALL NEW BATHROOM 1 GROUP INCLUDING SHOWER, TOILET & VANITY. CONNECT TO 3" SANITARY STACK BELOW VIA NEW PLUMBING CONNECTIONS, AS SHOWN. FOR DETAILS, REFER TO SHEET P-06 FOR ISOMETRIC
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4. INSTALL 2 NEW WASHERS. CONNECT TO 3" SANITARY STACK BELOW VIA NEW PLUMBING CONNECTIONS, AS SHOWN. FOR DETAILS, REFER TO SHEET P-06 FOR ISOMETRIC
5. EXISTING POWDER ROOM TO REMAIN.

**PLUMBING NOTES:**

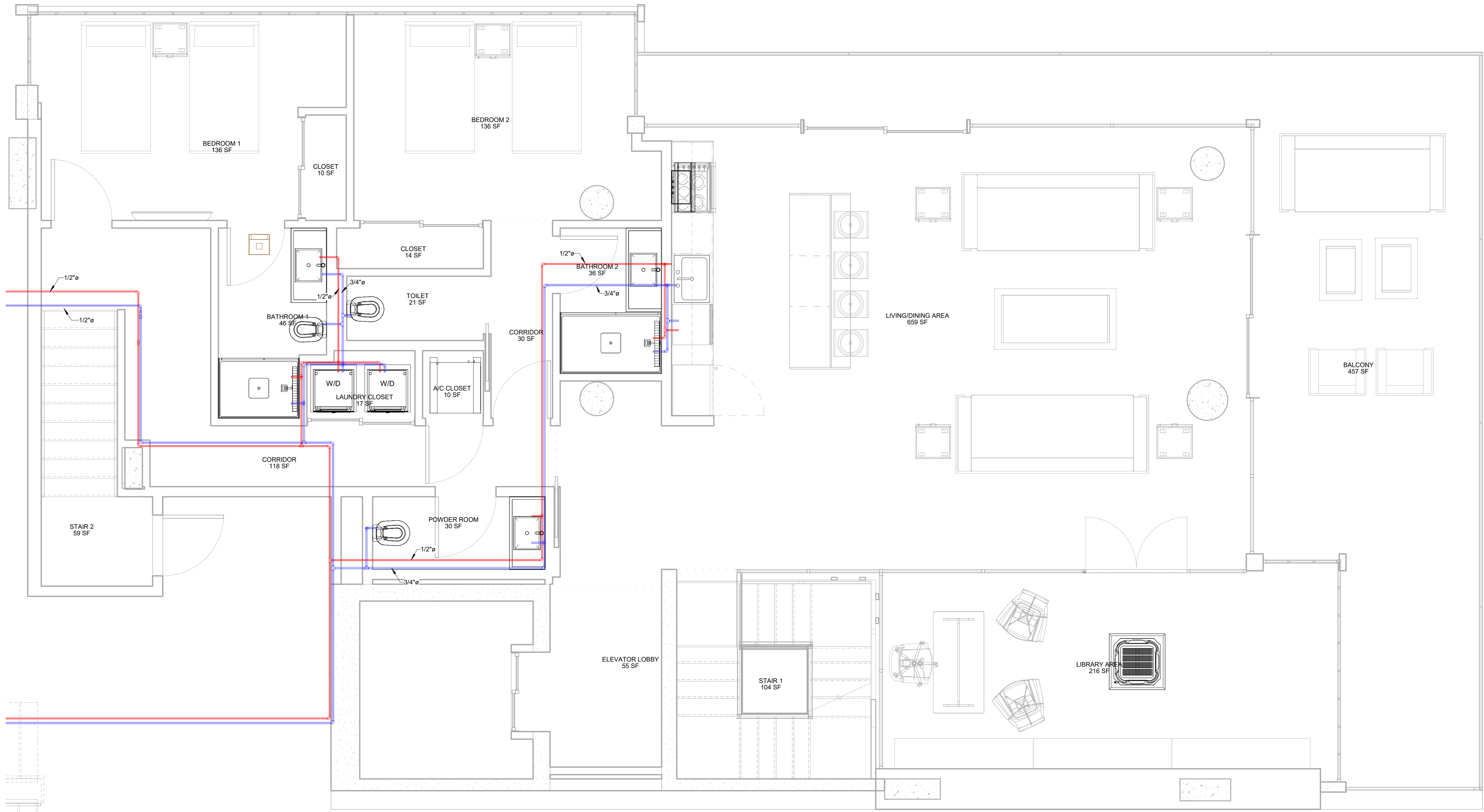
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7. ALL PLUMBING PIPES, FITTINGS AND VALVES SHALL BE NSF61 CERTIFIED, AS REQUIRED BY CODE, FOR USE IN POTABLE DRINKING WATER.

**Notes:**  
 Building Code: 2020 7th Edition  
 Occupancy Type: R-2  
 Type of Construction: 1  
 Classification of Work: Level 2 Alteration

REV	DATE	DESCRIPTION

**PLUMBING GENERAL NOTES:**

1. REFERENCE THE SPECIFICATIONS FOR MATERIAL AND EQUIPMENT INSTALLATION STANDARDS.
2. THE PLUMBING INSTALLATION SHALL COMPLY WITH ALL STATE AND LOCAL CODES.
3. UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS OLD AND NEW SURVEYS, ASBUILT RECORDS AND FIELD INVESTIGATIONS. UNFORSEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON DRAWINGS. COOPERATION WITH OTHER TRADES IN ROUTING AND BURIAL DEPTHS, AS DETERMINED DURING CONSTRUCTION, WILL BE NECESSARY.
4. FIELD VERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
5. NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO INTERRUPTING EXISTING SERVICE. SCHEDULE DISCONNECTION AND TIE-INS TO MINIMIZE DISRUPTION OF SERVICES. SERVICES ARE NOT TO BE LEFT DISRUPTED DURING NONNORMAL CONTRACTOR WORKING HOURS.
6. PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATIONS AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
7. PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.
8. CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.
9. PROVIDE ACCESS PANELS FOR ALL VALVES CONCEALED IN WALLS OR ABOVE NONACCESSIBLE CEILINGS.
10. SLEEVE AND/OR FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH UL LISTED ASSEMBLIES. FIRESTOP ASSEMBLIES SHALL BE EQUAL TO OR EXCEED THE RATING OF THE WALL, CEILING OR FLOOR. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES.
11. FLASH AND COUNTER-FLASH ROOF PENETRATIONS.
12. WHEN BEAM SLEEVE PENETRATIONS ARE NECESSARY, COORDINATE PENETRATIONS WITH ALL TRADES, THE ARCHITECT AND THE STRUCTURAL ENGINEER.
13. PROVIDE FOUNDATION PAD PENETRATION SLEEVES. ALLOW 1" MINIMUM CLEARANCE BETWEEN SLEEVE INSIDE SURFACE AND PIPE EXTERIOR
14. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
15. PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SEALS.
16. PROVIDE AN AIR GAP, WHEN REQUIRED BY CODE, SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
17. ALL EXPOSED PIPE AND FITTINGS IN FINISHED AREAS SHALL BE CHROME PLATED.
18. MOUNT WALL HYDRANTS 24" ABOVE FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS. MOUNT HOSE BIBBS 24" ABOVE FINISHED FLOOR UNLESS SPECIFICALLY NOTED OTHERWISE.
19. PROVIDE CLEANOUTS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. INSTALL CLEANOUT WITH COVER FLUSH TO FINISH SURFACE.
20. COORDINATE EXACT FLOOR DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS. SET FLOOR DRAINS BELOW FINISHED FLOOR TO ALLOW FOR FLOOR SLOPING TO THE DRAIN.
21. COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES. ANY PIPING RUN OVER PANELS SHALL BE RE-ROUTED AT NO ADDITIONAL COST.
22. ALL WALL MOUNTED LAVATORIES SHALL BE ATTACHED TO FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
23. PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC. ROUGH-IN AND MAKE FINAL CONNECTIONS (TO INCLUDE PROVIDING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT, WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.
24. NSF-61-G COMPLIANCE: PRODUCTS IN CONTACT WITH DOMESTIC WATER FOR HUMAN CONSUMPTION SHALL MEET NSF-61-G AND CONTAIN LESS THAN 0.25% (WEIGHTED AVERAGE) OF LEAD. ALL PRODUCTS SHALL BE LABELED WITH THE CERTIFICATION MARK NSF-61-G.



##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**1.5 LEVEL  
 PROPOSED  
 PLUMBING PLAN -  
 WATER**

####/2023 Scale 3/8" = 1'-0"

1 1st FLOOR PLUMBING PLAN - WATER  
 3/8" = 1'-0"

**2ND LEVEL SCOPE OF WORK:**

1. DEMO PLUMBING CONNECTIONS & FIXTURES PER SHEET P-02
2. INSTALL NEW HIS BATHROOM GROUP IN MASTER SUITE INCLUDING SHOWER, TOILET & VANITY. CONNECT TO EXISTING 3" SANITARY STACK VIA NEW PLUMBING CONNECTIONS, AS SHOWN. FOR DETAILS, REFER TO SHEET P-06 FOR ISOMETRIC
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**PLUMBING NOTES:**

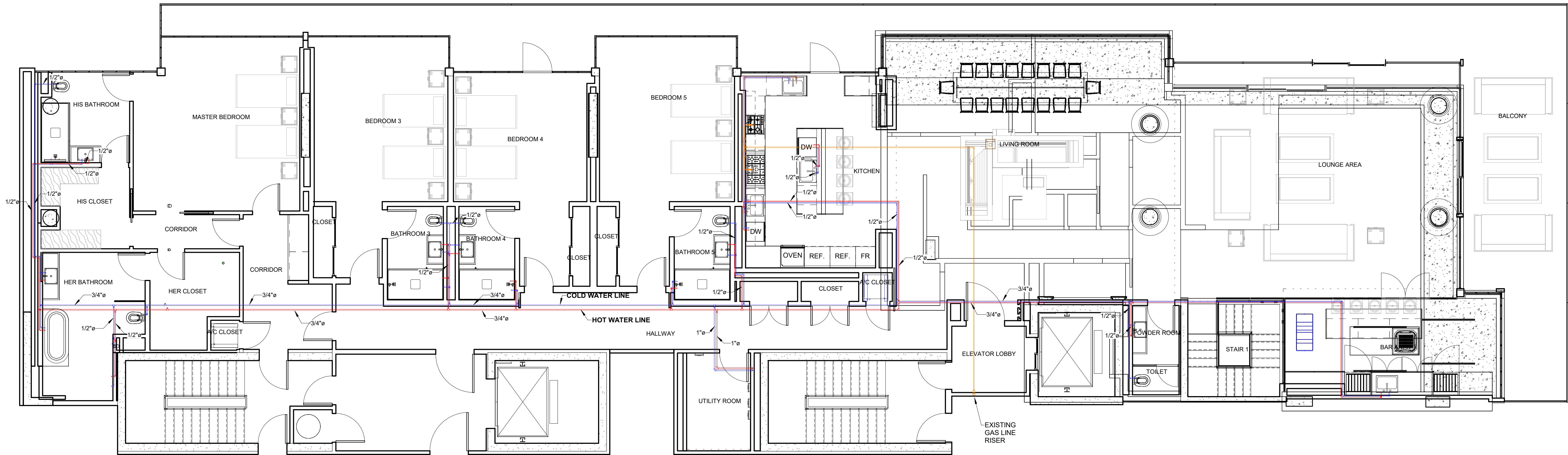
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21. COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES. ANY PIPING RUN OVER PANELS SHALL BE RE-ROUTED AT NO ADDITIONAL COST.
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23. PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC. ROUGH-IN AND MAKE FINAL CONNECTIONS (TO INCLUDE PROVIDING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT, WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.
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**Notes:**  
 Building Code: 2020 7th Edition & FFPC 2020, 7TH Edition  
 Occupancy Type: R-2  
 Type of Construction: 1  
 Classification of Work: Level 2 Alteration



① 2ND FLOOR PLUMBING PLAN - WATER  
 3/16" = 1'-0"

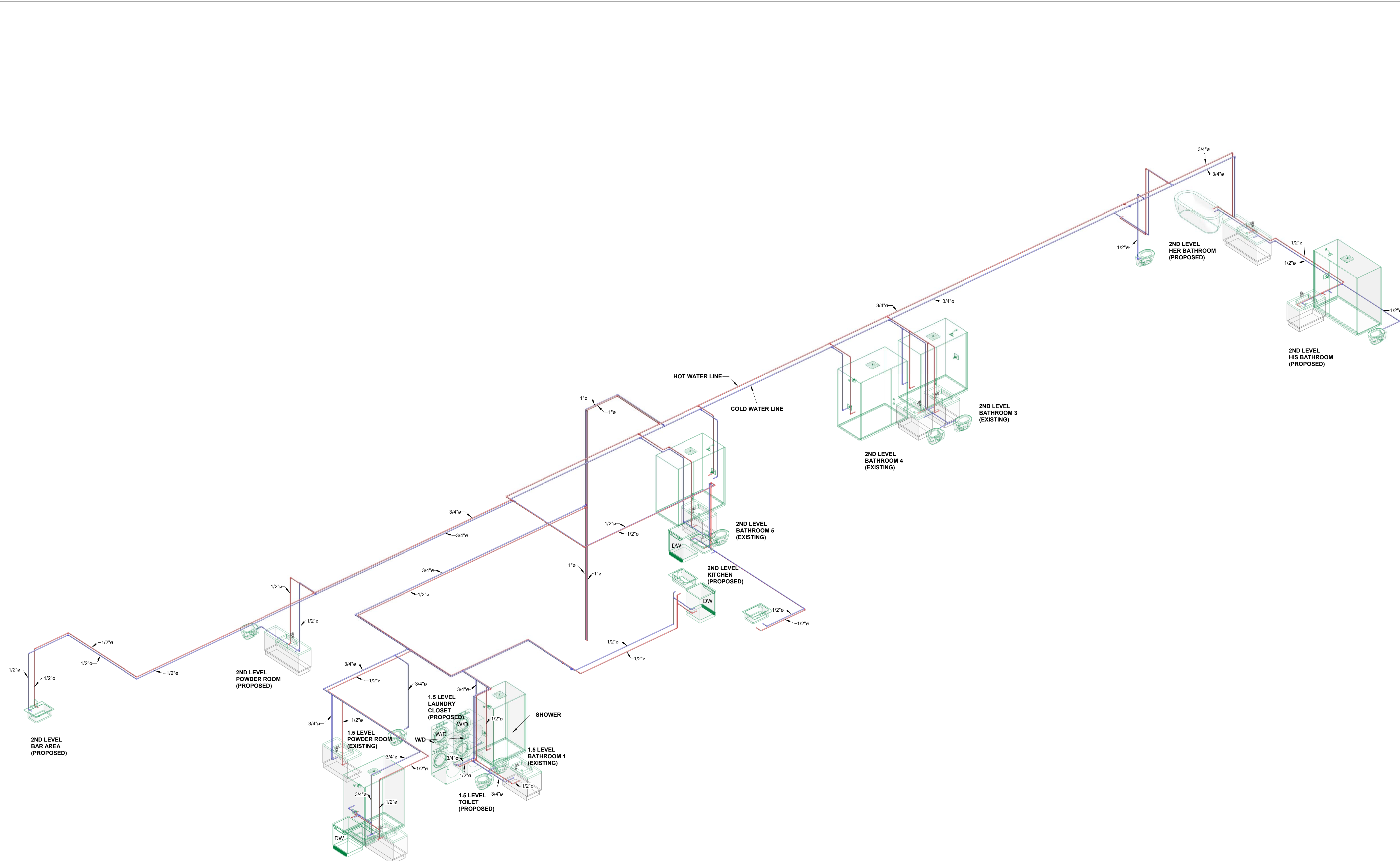
REV	DATE	DESCRIPTION

##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**2ND LEVEL  
 PROPOSED  
 PLUMBING PLAN -  
 WATER**

####/2023 Scale 3/16" = 1'-0"



2 1.5 LEVEL 3D PLUMBING PLAN - ISOMETRIC WATER

REV	DATE	DESCRIPTION

##### AVE UNIT  
 ### #####  
 FL #####

FOLIO: ##-####-###-####  
 UNIT OWNER:  
 #####

**PROPOSED  
 PLUMBING PLAN  
 - 3D ISOMETRIC  
 WATER**

###/###/2023 Scale

**TOTO**

**CWT437117MFG**

MH® Wall-Hung Toilet, 1.28GPF & 0.9GPF

**FEATURES**

**MH Bowl**

- 3D Tornado Flush™ system, high efficiency (1.28GPF/0.9GPF)
- CEFlONTECT™ ceramic glaze minimizes waste from sticking to porous ceramic surfaces
- Universal Height
- D-shape front bowl

**SoftClose® Seat**

- D-shape closed front toilet seat and cover with SoftClose hinge system
- Mounting hardware included
- Made from urea-resin
- Quick release hinges for easier cleaning

**DuoFit® In-Wall Tank**

- Dual-Max® flushing system, high efficiency (1.28GPF/4.8LPF & 0.9GPF/3.4LPF) Avg. flush 1.03GPF
- Adjustable 15" - 19" mounting height
- Saves up to 9" of floor space compared to standard floor-mounted toilet
- Supports up to 880lbs
- Commercial 2" x 6" or optional residential installation with 2" x 4" wall studs with waste outlet kit
- Supply line



- 3D Tornado Flush
- Skirted Design
- CEFlONTECT

**CODES/STANDARDS**

- Meets and exceeds:
  - Bowl: ASME A112.19.2/CSA B45.1, ASME A112.19.14
  - Carrier System: ASME A112.6.2
  - Tank Trim: IAPMO P550, CSA B125.3, ASSE1002
- Certifications: IAPMO (LPC), EPA WaterSense State of Massachusetts, City of Los Angeles and others
- Legislative compliance: California AB715, California Green Building Code, City of Los Angeles Water Efficiency Ordinance
- Code Compliance: UPC, IPC, NSFC, NPC Canada, and others
- Complies with CA Prop 65 warning requirements

**Available Options**

- **YT920#WH** White Matte Plastic Push Plate
- **YT920#WH** Basic Square Push Plate - White Matte
- **YT920#MS** Basic Square Push Plate - Matte Silver
- **YT970#SS** Wall Round Push Plate - Brushed Stainless Steel
- **YT980#SS** Wall Square Push Plate - Brushed Stainless Steel

**COLORS/FINISHES**

- Standard #01 Cotton

**WALL HUNG TOILET INSTALLATION DETAILS**

**CWT437117MFG**

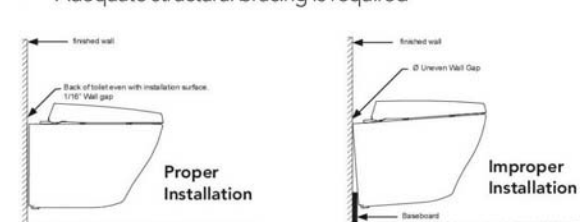
**PRODUCT SPECIFICATIONS**

	CT437FG	SS117	WT172M	CT437EG
Water Use	1.28GPF & 0.9GPF (4.8LPF & 3.4LPF)	1.28GPF & 0.9GPF (4.8LPF & 3.4LPF)	1.28GPF & 0.9GPF (4.8LPF & 3.4LPF)	This universal height, high efficiency 3D Tornado Flushing system toilet shall be 1.28GPF & 0.9GPF. Toilet shall have CeFlONTECT ceramic glaze. Toilet shall be mounted to in-wall tank system, D-shape front bowl and wall-mounted push-button type trip lever. Toilet shall be TOTO Model CT437FG#01.
Flush System	Dual-Max®	Dual-Max®	Dual-Max®	
Min. Water Pressure	8 psi (static)	8 psi (static)	8 psi (static)	
Water Surface	5-1/2" X 4-1/8"	5-1/2" X 4-1/8"	5-1/2" X 4-1/8"	
Trap Diameter	2-1/8"	2-1/8"	2-1/8"	
Installation Height	15" to 19"	15" to 19"	15" to 19"	
Trap Seal	2-1/8"	2-1/8"	2-1/8"	
Warranty	One Year Limited Warranty	One Year Limited Warranty	One Year Limited Warranty	<b>SS117</b> Seat shall be made from urea-resin for both the seat and seat cover. The seat installation is top mount installation with adjustable hinge plates and stainless steel hinge caps.
Material	Vitreous China	Urea	Various	<b>WT172M</b> This universal height, high-efficiency dual flushing, in-wall tank system toilet shall be 1.28GPF & 0.9GPF. Requires TOTO toilet model CT437FG. In-Wall tank system shall be TOTO Model WT154M.
Shipping Weight	68 lbs	9 lbs	38 lbs	
Shipping Dimensions	22" L x 14.6" W x 14.5" H	20.58" x 19.19" x 3.14" H	48" L x 26-1/2" W x 4" H	

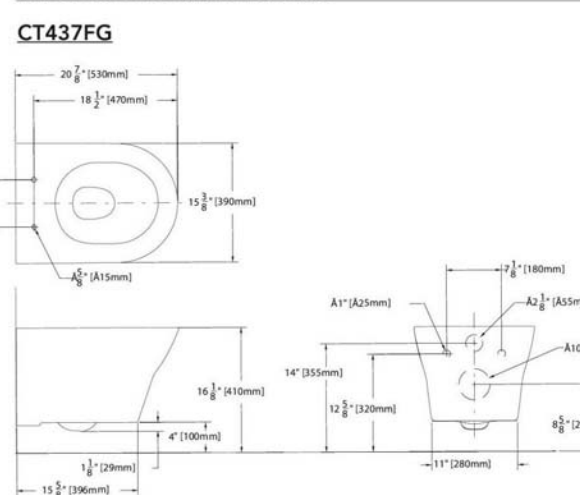
**INSTALLATION NOTES**

**WT172M**

- Adequate structural bracing is required

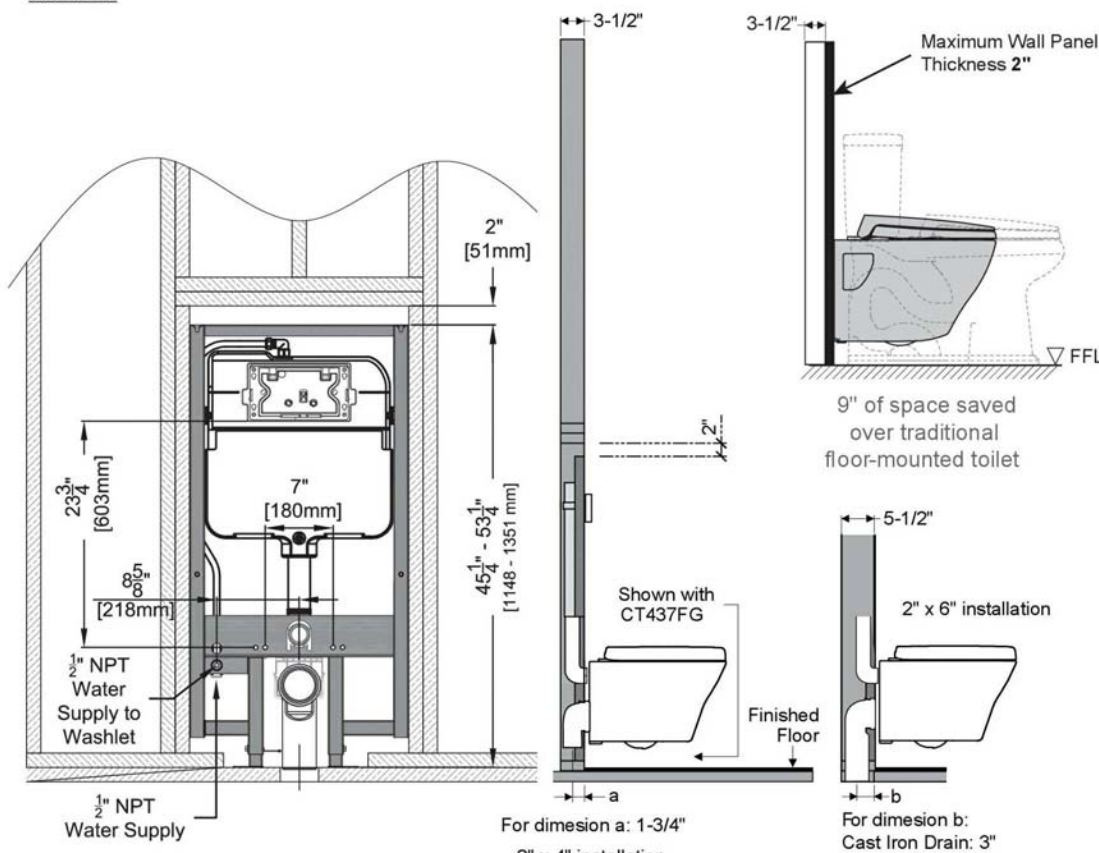


**PRODUCT DIMENSIONS**



**CWT437117MFG**

**WT172M**



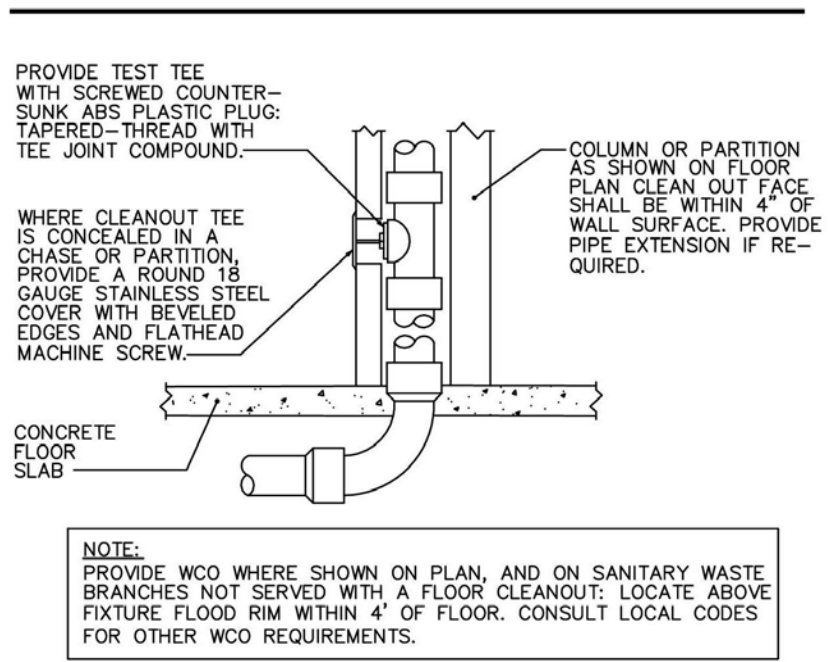
**TOTO**

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**WASHING MACHINE PLUMBING CONNECTION DETAIL**

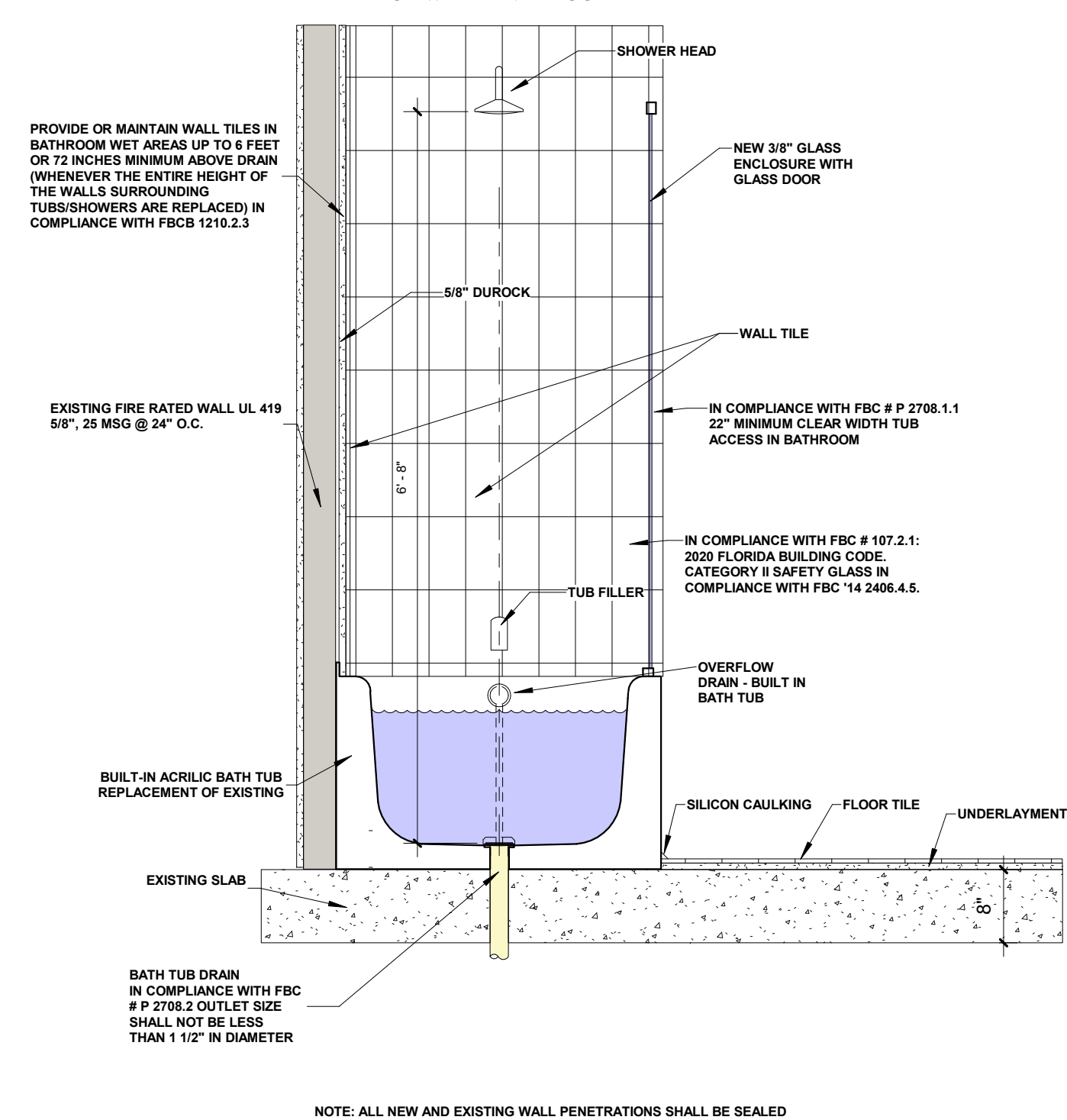
SCALE: NTS

**WALL CLEAN OUT DETAIL**



SCALE: NTS

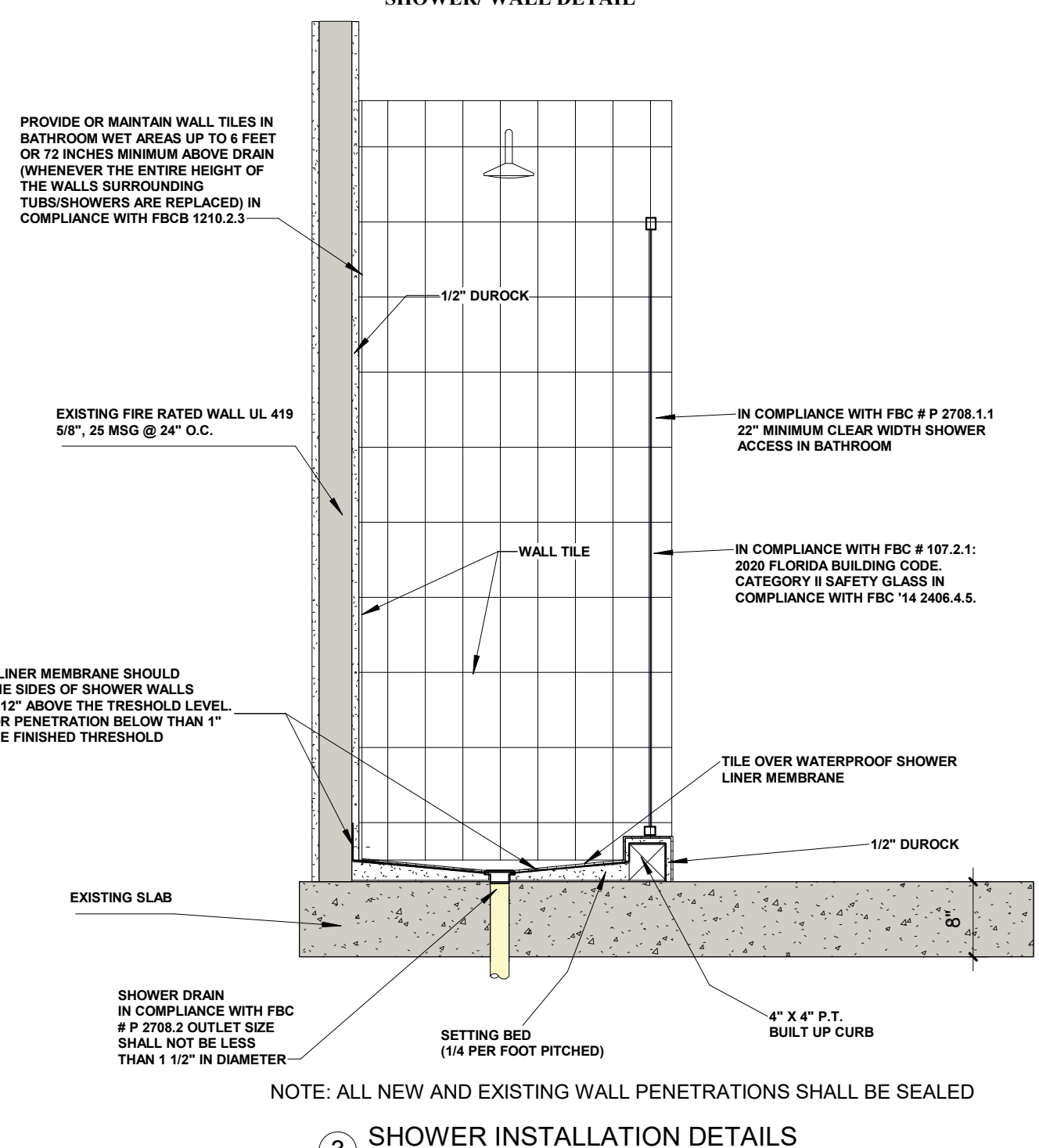
**BATH TUB WALL AND FLOOR DETAIL**



**BATH TUB INSTALLATION DETAILS**

3/4" = 1'-0"

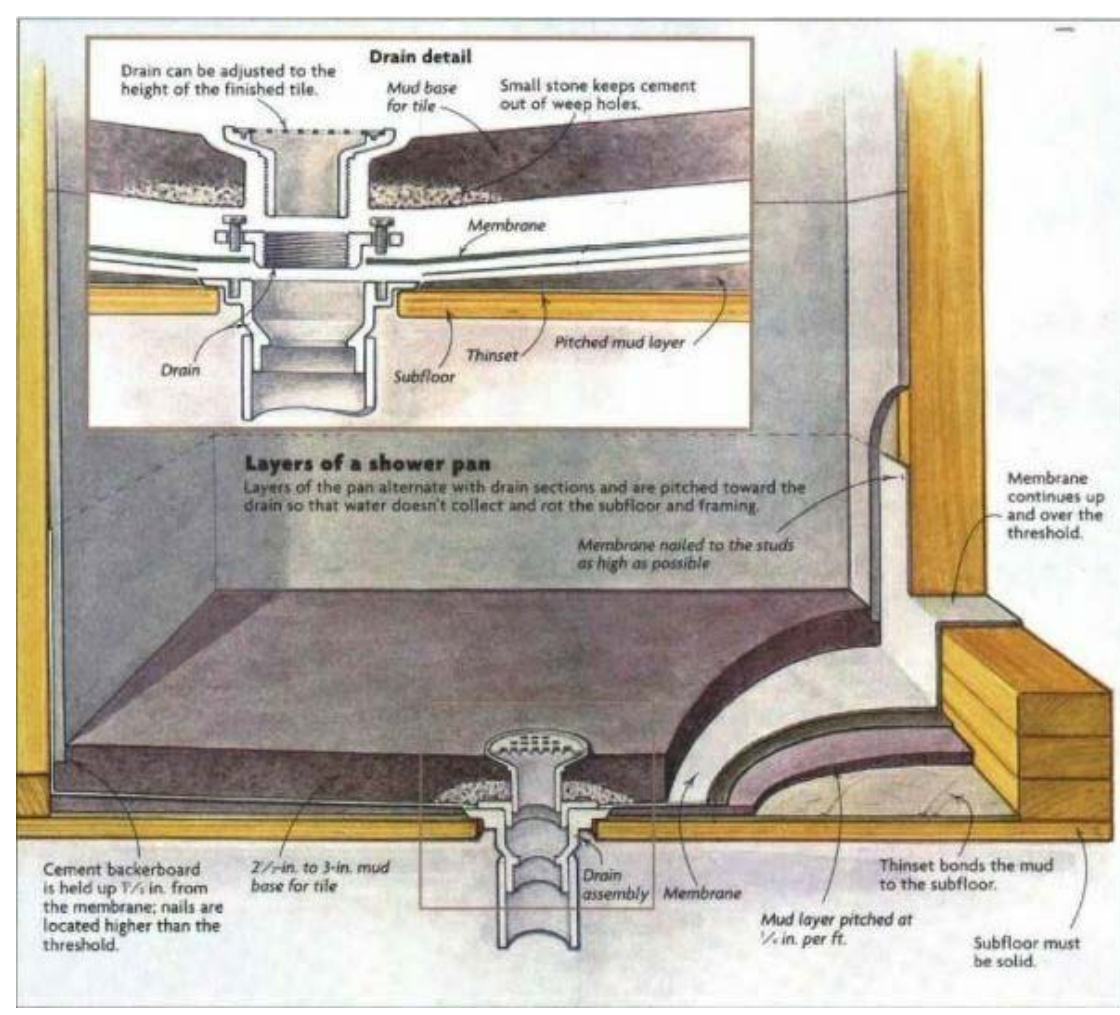
**SHOWER/WALL DETAIL**



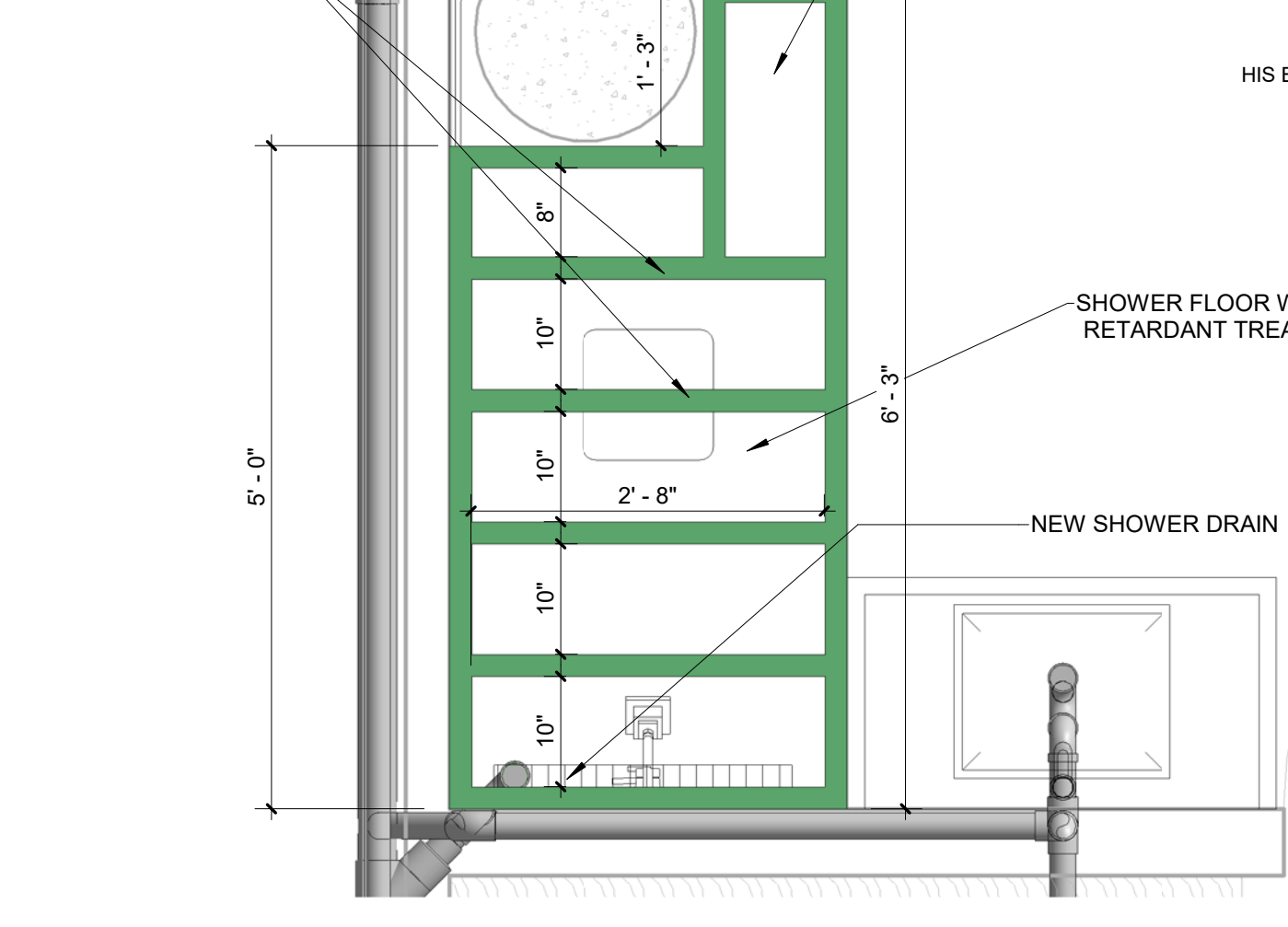
**SHOWER INSTALLATION DETAILS**

3/4" = 1'-0"

**SCHEMATIC REPRESENTATION OF SHOWER FLOOR ASSEMBLY**



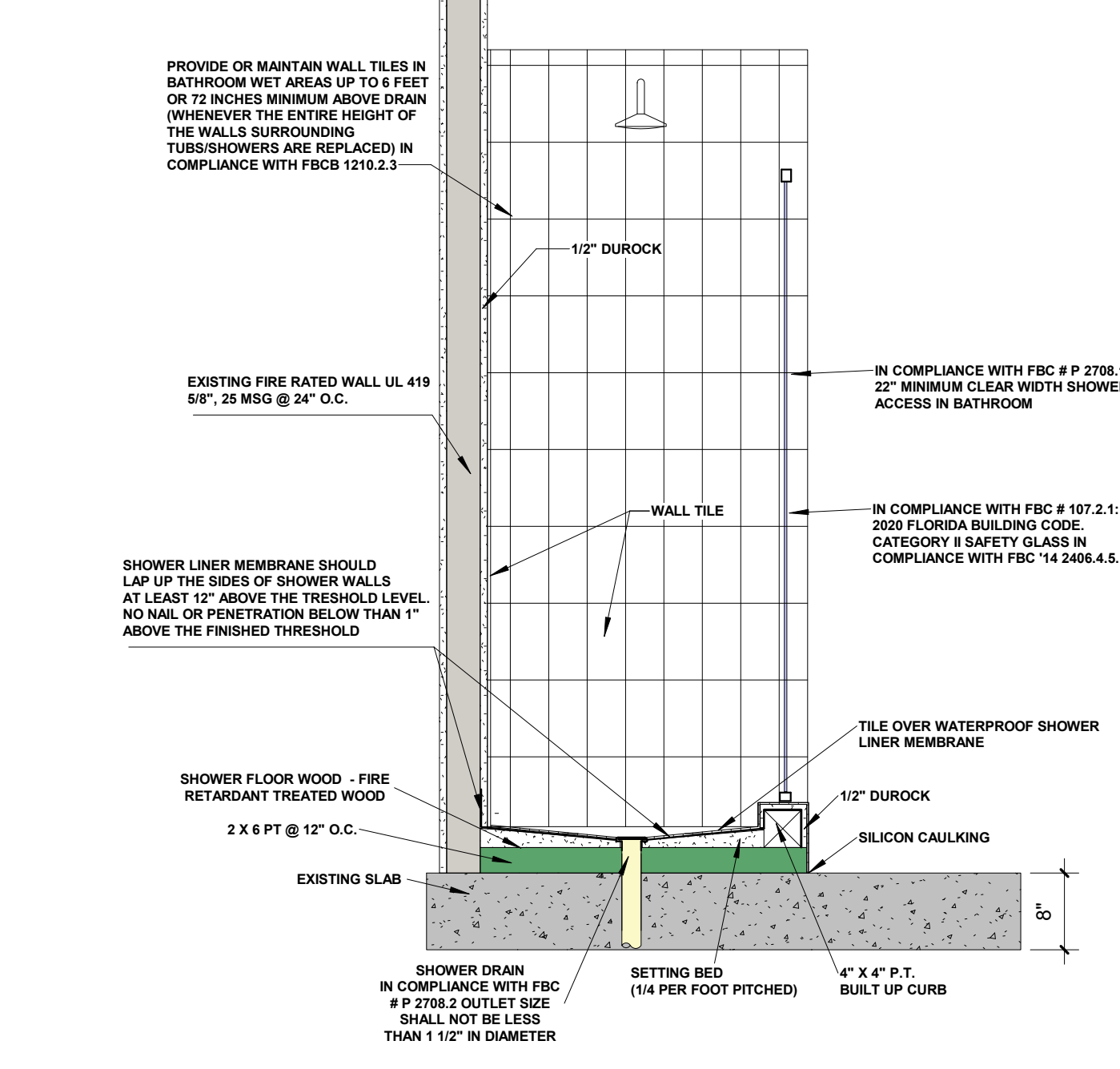
**HIS BATHROOM SHOWER FRAMING DETAIL**



**HIS BATHROOM SHOWER FRAMING DETAIL**

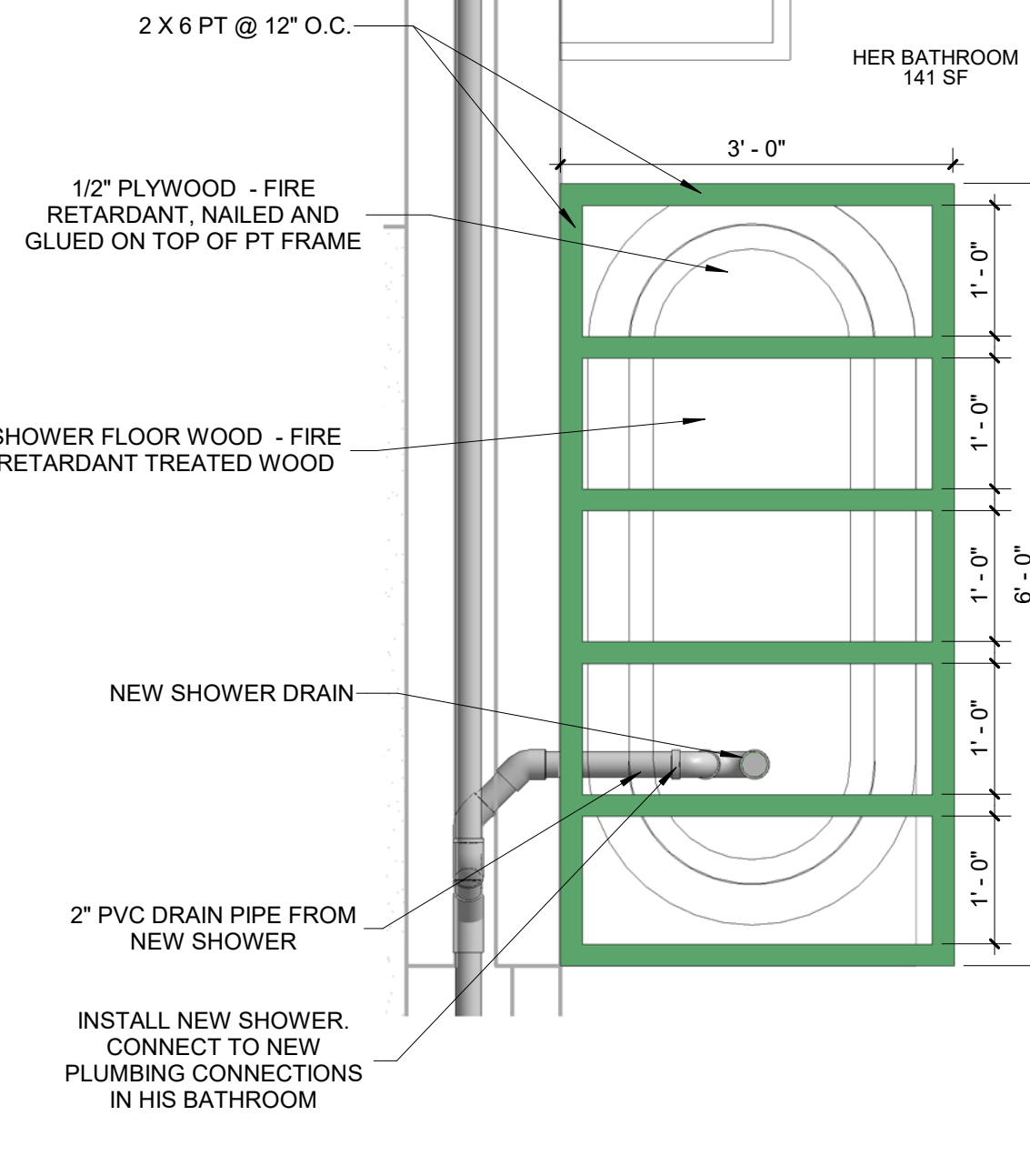
3/4" = 1'-0"

**BATHROOM 2 SHOWER/WALL DETAIL**



**SHOWER ON PLATFORM INSTALLATION DETAILS**

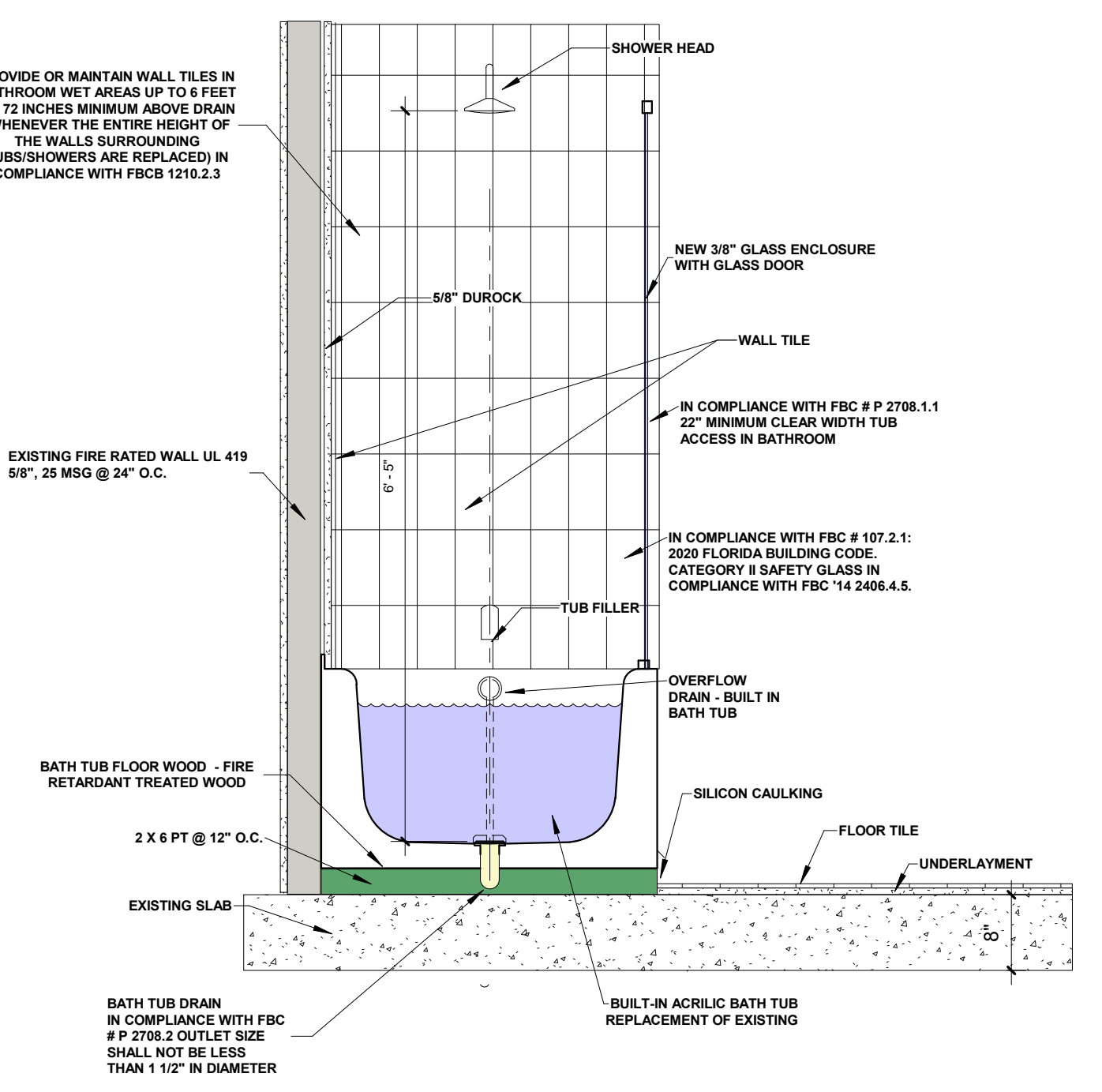
3/4" = 1'-0"



**HER BATHROOM BATHTUB FRAMING DETAIL**

3/4" = 1'-0"

**BATH TUB WALL AND FLOOR DETAIL**



**BATH TUB ON PLATFORM INSTALLATION DETAILS**

3/4" = 1'-0"

REV	DATE	DESCRIPTION

##### AVE UNIT  
### #####  
FL #####

FOLIO: # #####  
UNIT OWNER:  
#####

**PLUMBING - NOTES & DETAILS**

####/2023 Scale As Indicated