

DESIGN & MATERIAL CRITERIA:

- THE INTERIOR BUILD-OUT IS DESIGNED IN ACCORDANCE WITH:
 - FLORIDA BUILDING CODE 6th EDITION (2017) BUILDING.
 - FLORIDA BUILDING CODE 6th EDITION (2017) EXISTING BUILDING.
 - FLORIDA BUILDING CODE 6th EDITION (2017) MECHANICAL.
 - AMERICAN NATIONAL STANDARD ASCE/SCI 7-10.
 - NFPA 101, 2017 EDITION.
 - NFPA I, 2017 EDITION.
 - NFPA 70.
 - FFPC, 6th EDITION.

NATIONAL ELECTRICAL CODE 2014 EDITION
 TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 653 - BUILDING CONSTRUCTIONS STANDARDS, AND CHAPTER 633 - FIRE PREVENTION AND CONTROL, OF THE CURRENT FLORIDA STATUTES.

WARNING:
 THESE PLANS ARE PREPARED FOR SPACE PLANNING, LIFE SAFETY & ACCESSIBILITY COMPLIANCE, & STRUCTURAL ENGINEERING OF THE FLOOR SYSTEM. EXTERIOR CLADDING ENGINEERING TO BE PROVIDED BY OTHERS. THE ARCHITECT & ENGINEER ASSUME NO LIABILITY FOR THE EXTERIOR CLADDING STRUCTURE.

- GENERAL NOTES:**
- GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. IF CONDITIONS DIFFER FROM THAT REPRESENTED IN THESE DRAWINGS, GENERAL CONTRACTOR MUST NOTIFY THE ARCHITECT &/OR ENGINEER PRIOR PERFORMING ANY PROPOSED ALTERATIONS, TO PROVIDE CORRECTIVE DETAILS.
 - MECHANICAL CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING A.C. SYSTEM IF IT IS TO BE EXTENDED. NEW DUCTWORK TO BE 1/2" R-8 MIN. ALL WORK TO BE IN STRICT COMPLIANCE WITH MIN. ASHRAE AND LOCAL CODE.

BUILDING DATA:

OCCUPANCY CLASSIFICATION: B- BUSINESS & S-1 MODERATE HAZARD STORAGE
 CONSTRUCTION TYPE: III - B
 HEIGHT & # OF STORIES: 25' - 2 STORIES.
 OCCUPANT LOAD: B - 7,403 SF/100 = 75 P
 S-1 - 264 SF/300 = 3 P
 TOTAL: 78 P

ALTERATION LEVEL: 2 - EXTENSION OF EXISTING SYSTEMS.
 ALTERATIONS PROPOSED DO NOT EXCEED 50% OF THE AGGREGATE AREA OF THE EXISTING BUILDING.)

STRUCTURE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AE-10.
 REQUIRED # OF EXITS: 1 - (4 PROVIDED)
 WIDTH REQUIRED (0.2' x 78P =) 15.6'
 WIDTH PROVIDED:
 (1) 2-36" FRONT DOOR
 (3) SINGLE 36", SOUTH (2), NORTH SIDE DOORS.

COMMON PATH OF TRAVEL TO MEANS OF EGRESS
 200 FT. MAX. ALLOWED
 166 FT. PROVIDED

DESIGN LOADS:

WIND LOAD BASIS 142 MPH V_{ult} / 110 MPH V_{ascd}
 WIND IMPORTANCE FACTOR: I_w= 1.00 RISK CATEGORY: ' II '
 WIND EXPOSURE: ' B ' HEIGHT & EXPOSURE COEFFICIENT= 1.00
 INTERNAL PRESSURE COEFFICIENT PER ASCE/SCI 7-10. GC_{pi}= +/- 0.18 (ENCLOSED)
 WINDOWS, DOORS & ROOFING DESIGN WIND PRESSURES PER TABLE.
 EDGE DISTANCE a: 4'-0"

FOUNDATION DESIGN BASIS:
 N/A - NO FOUNDATION PROPOSED IN THIS SET OF DRAWINGS.

TERMITE NOTES:
 N/A - NO EARTH WORK PROPOSED IN THIS SET OF DRAWINGS.

MASONRY:
 N/A - NO MASONRY PROPOSED IN THIS SET OF DRAWINGS.

WOOD TRUSS NOTES:
 N/A - NO TRUSSES PROPOSED IN THIS SET OF DRAWINGS.

WOOD FRAMING NOTES:

- ALL STRUCTURAL LUMBER AND EXTERIOR FRAMING TO BE #2 SOUTHERN PINE OR EQUIVALENT, EXCEPT AS SHOWN ON DRAWINGS.
- ALL WOOD SUBJECT TO MOISTURE EXPOSURE OR ADJACENT TO CONCRETE OR MASONRY SHALL BE OF AN APPROVED NATURALLY DURABLE SPECIES OR PRESERVATIVE TREATED APPROPRIATELY FOR ITS INTENDED USE, IN ACCORDANCE WITH FLORIDA BUILDING CODE, RESIDENTIAL, SECTION 317.
- MICROLAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS-JOIST OR APPROVED EQUAL

F_w.....2,000 psi
 F_v.....200 psi
 E.....2,000,000 psi

4-FLOOR SHEATHING:
 23/32" APA STURD-I-FLOOR, BLOCKED DIAPHRAGM ALLOWABLE SHEAR= 425 LBS./FT. JOINTS GLUED, FASTEN TO TRUSSES, JOISTS & BLOCKING w/ #10 x 2 1/2" BUGLE HEAD SCREWS (or 10d RING SHANK OR DEFORMED NAILS) SPACED 12" O.C. @ INTERIOR SUPPORTS, 4" O.C. @ ALL ENDS & EDGES, 4" O.C. @ ALL CUTS, TERMINATIONS, TRANSITIONS & BOUNDARIES.

- FOLLOW ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE, FOR ALL WOOD FRAMING INCLUDING BUT NOT LIMITED TO CONNECTIONS, BRACING, BRIDGING AND NAILING.
- SUFFICIENT VENTILATION UNDER ROOF AREAS SHALL BE PROVIDED. (F.B.C. BUILDING, SECTION 1203.2)

HOLD-DOWN SPECIFICATION:
 N/A - NO HOLD-DOWN PROPOSED IN THIS SET OF DRAWINGS.

FASTENER REQUIREMENTS:
 WINDOWS, DOORS & ROOFING: PER MANUFACTURER'S RECOMMENDATIONS, TO MEET DESIGN PRESSURES LISTED HEREIN.

GARAGE DOOR JAMBS:
 N/A - NO GARAGE DOOR PROPOSED IN THIS SET OF DRAWINGS.

OPENING PROTECTION NOTE:

- NEW DOOR TO HAVE TEMPERED & LAMINATED IMPACT RESISTANT GLASS TO MEET LIFE SAFETY STANDARDS & IN COMPLIANCE WITH FLORIDA BUILDING CODE.
- NEW DOOR TO BE TESTED IMPACT RESISTANT PRODUCTS INSTALLED PRECISELY AS INSTRUCTED BY THE MANUFACTURER.

AREA CALCULATION (s.f.):

	EXISTING	ADDITION	TOTAL
CONDITIONED SPACE 1 st LEVEL	3,051	1,840	5,700
CONDITIONED SPACE 2 nd LEVEL		1,760	1,760
STORAGE DECK	264	0	264
TOTAL	4,715	3,610	8,325

LEGAL DESCRIPTION:
 GARDEN CITY REVISED MAP OF S 100 FT OF BLOCK 16 TOGETHER W/N 1/2 OF VACATED R/W FOR FLORIDA AVE ABUTTING ON S LESS PORTION FOR R/W FOR SR 41, AS RECORDED IN PLAT BOOK I, PAGE 117, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SEE SURVEY FOR COMPLETE DESCRIPTION.

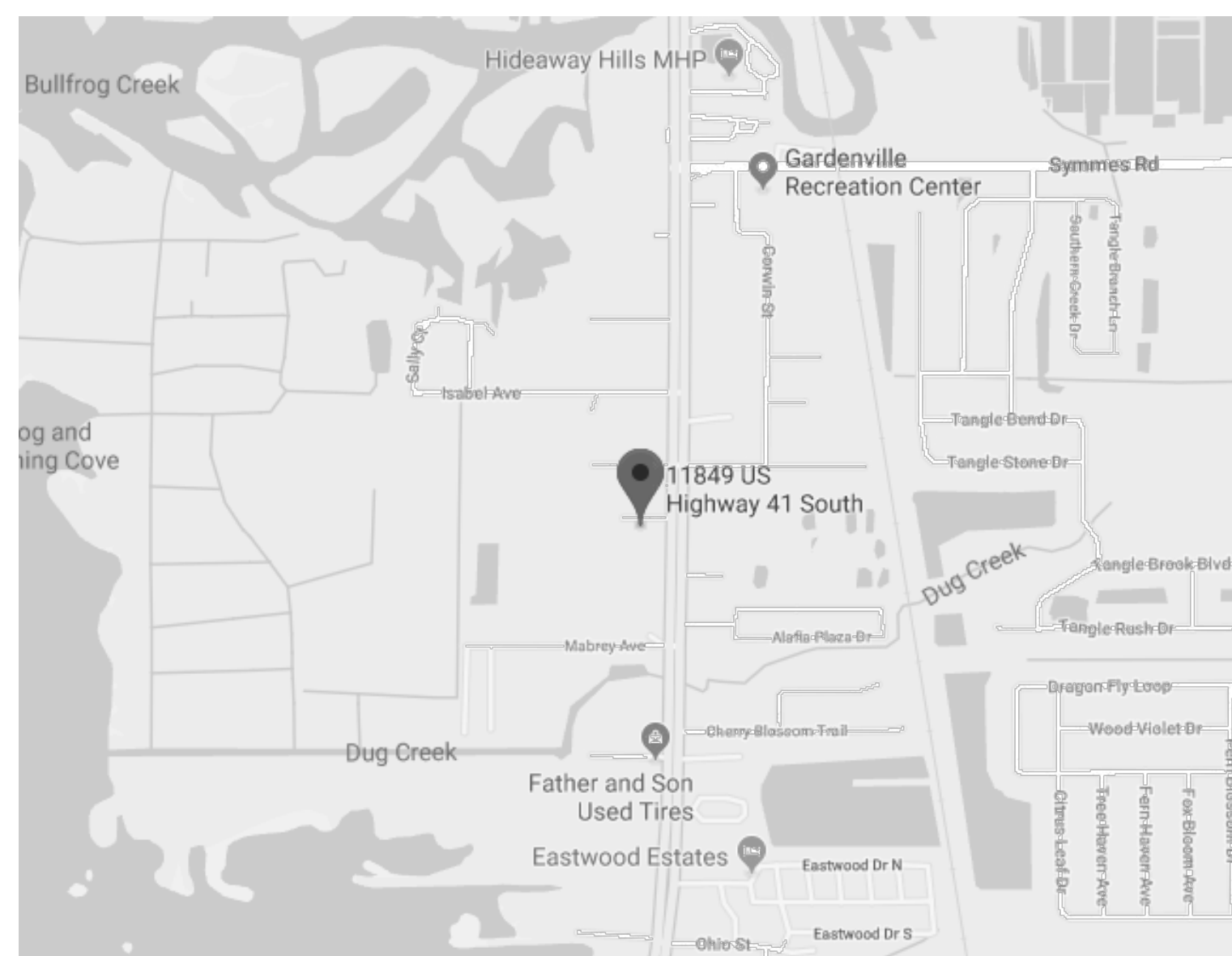
THIS PROPERTY IS LOCATED IN FLOOD ZONE: AE-10 B.F.E. SEE EXISTING STRUCTURE ELEVATION CERTIFICATE FOR COMPLEMENTARY INFORMATION.

ZONING DESIGNATION: CI - COMMERCIAL INTENSIVE

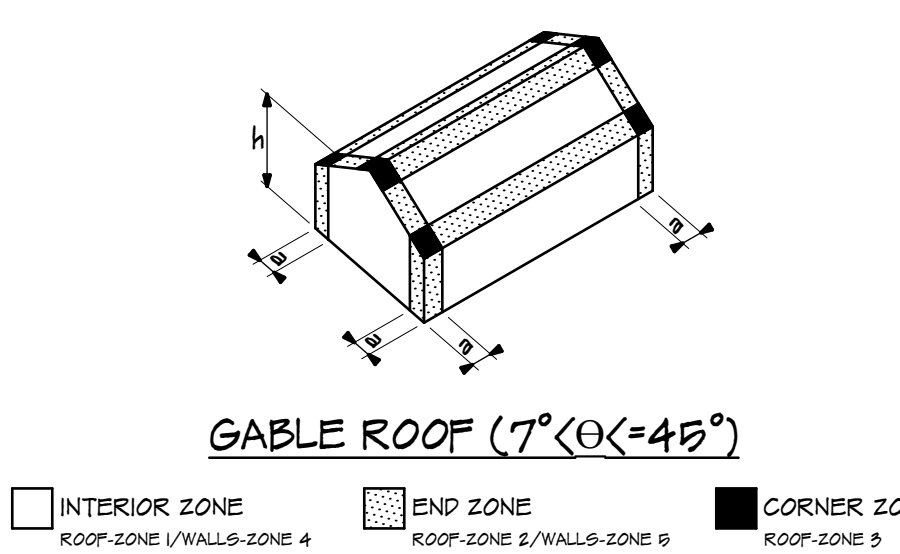
COMPONENT AND CLADDING WIND LOADS FOR A BUILDING (psf)
 WIND SPEED (V_{ult}) 142 MPH
 MEAN ROOF HEIGHT: 25 FEET
 EXPOSURE: B
 HT x EXP COEFFICIENT: 1.00

WIND ZONE	EFFECTIVE WIND AREA (HxZ)	DESIGN WIND SPEED (MPH)	
		WIND AREA (HxZ)	WIND AREA (HxZ)
WALL	4	10.0	101 -14.0
	4	2.0	12.9 -15.0
	4	0.0	8.7 -12.0
ROOF	4	10.0	111 -12.0
	4	0.0	10.0 -10.0
	6	10.0	101 -17.0
CORNER	6	2.0	12.9 -16.0
	6	0.0	8.7 -14.0
	6	10.0	111 -15.0
CORNER	6	0.0	10.0 -10.0
	6	0.0	10.0 -10.0
	6	0.0	10.0 -10.0

a = 4.0

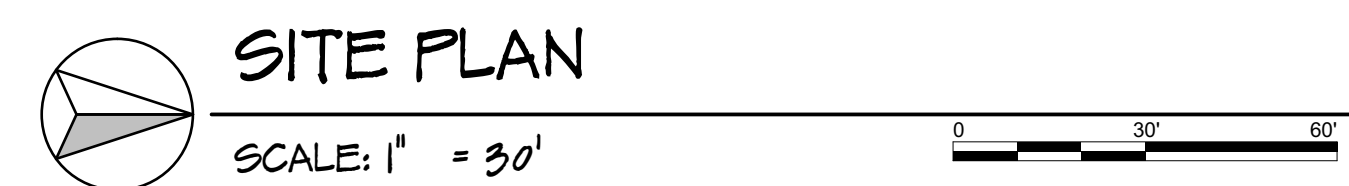
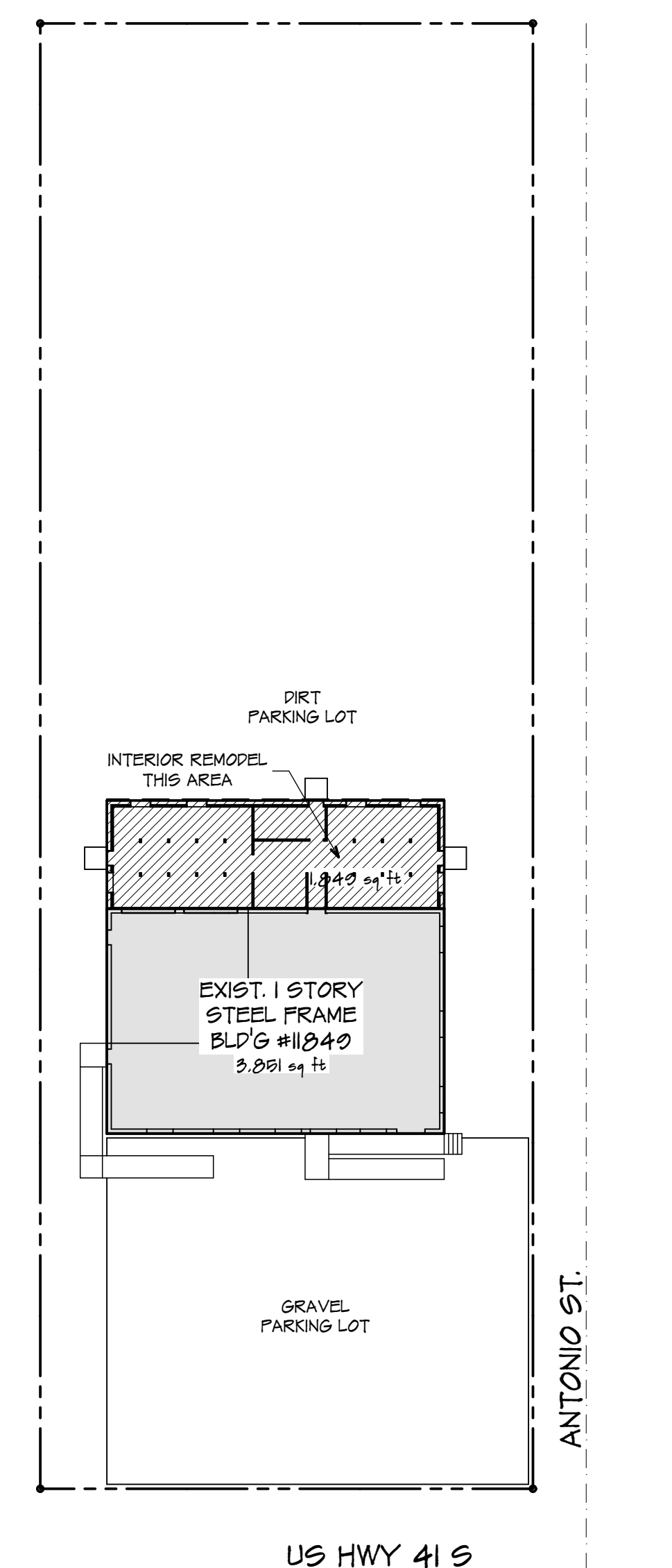


COMPONENT AND CLADDING PRESSURE



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FLORIDA PRODUCT APPROVAL TABLE

CATEGORY	SUBCATEGORY	DESCRIPTION	MANUFACTURER	APP. / SEQ.
EXTERIOR DOORS	SWINGING	MTL OPAQUE	THERMATRU	FL 2350710
PANEL WALLS	SIDING	MTL FBR PANEL	MCCI	FL 110175
WINDOWS	SINGLE HUNG	IMPACT	POT INDUSTRIES	FL 14355

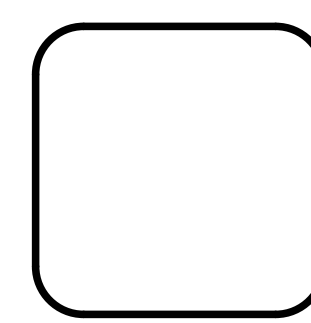
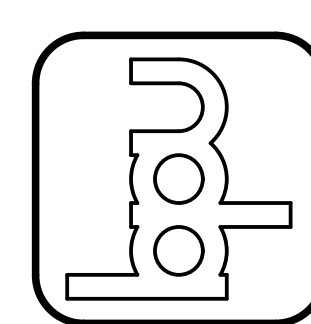
NOTES:
 GENERAL CONTRACTOR TO PROVIDE COPIES OF TEST REPORTS AND INSTALLATION INSTRUCTIONS AT INSPECTIONS.

REVISIONS

DATE	REVISIONS
08/02/19 <td>PLAN REVIEW COMMENTS</td>	PLAN REVIEW COMMENTS

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INTERIOR REMODELING & BUILD-OUT FOR
LEOLA CONSTRUCTIONS
 11849 US HWY 41 S
 GIBSONTON FLORIDA 33534



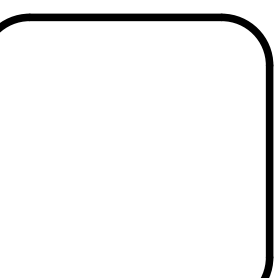
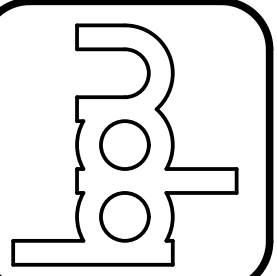
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 DATE OF ISSUE: 08/07/2019
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B-1

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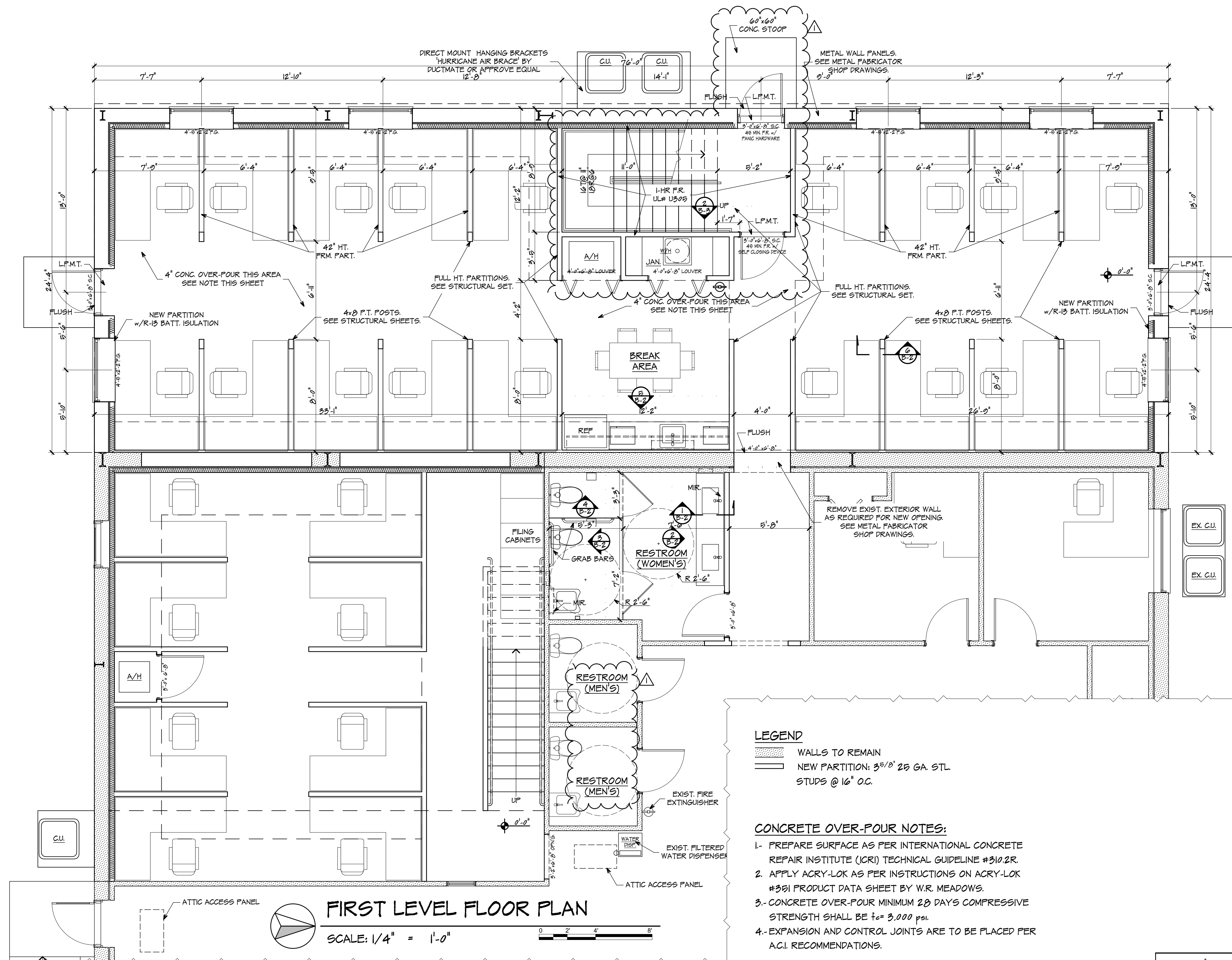
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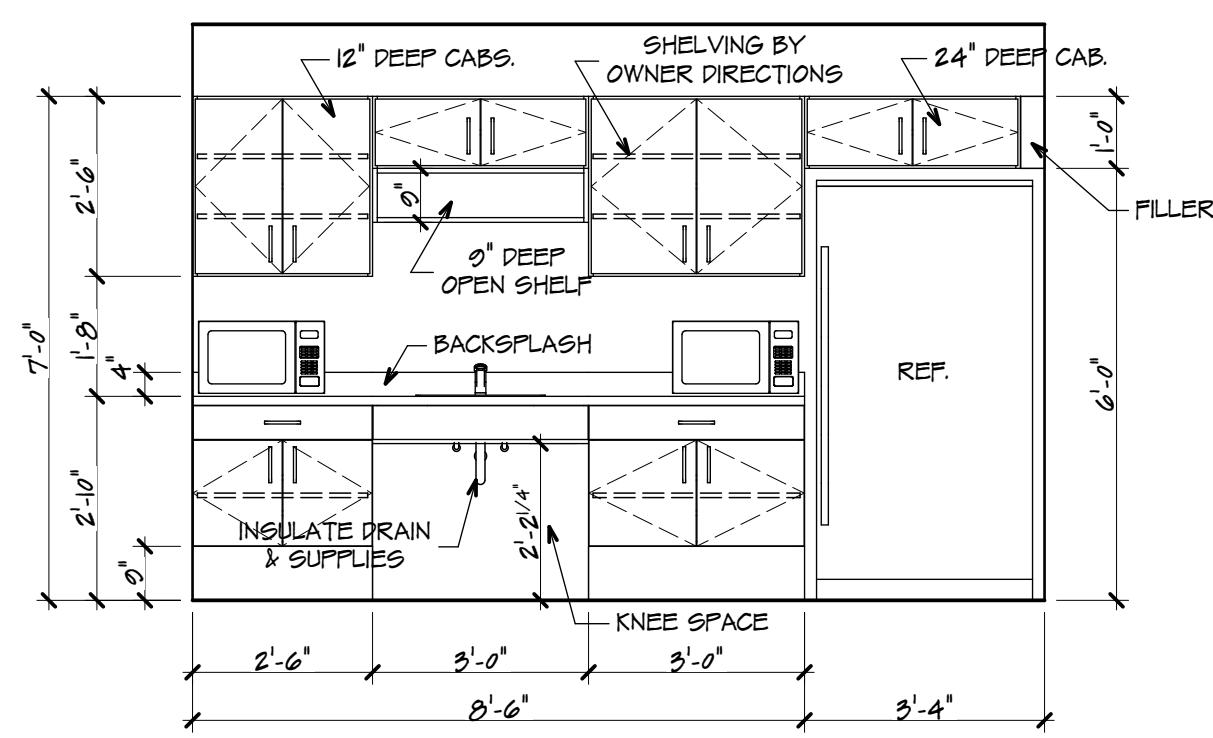
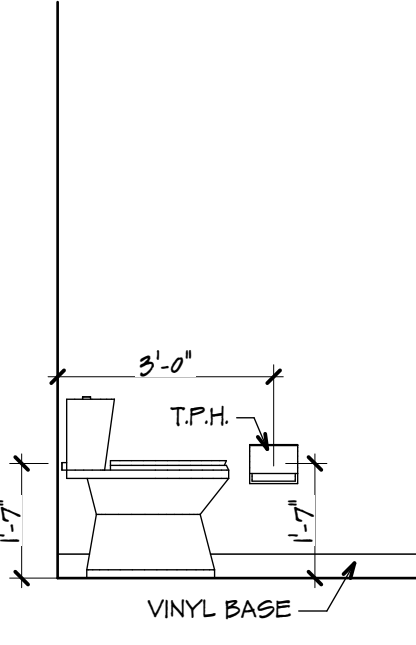
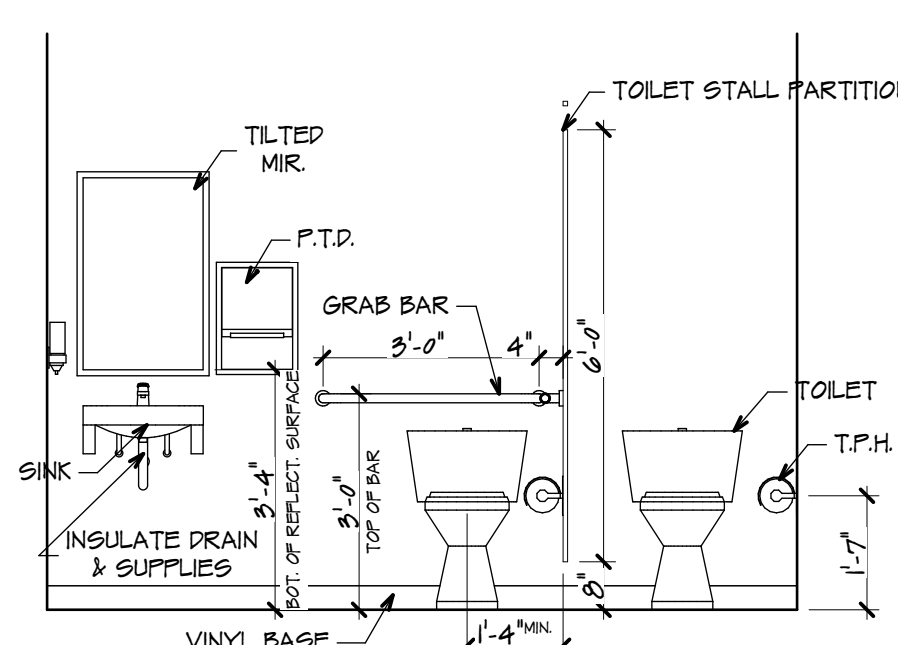
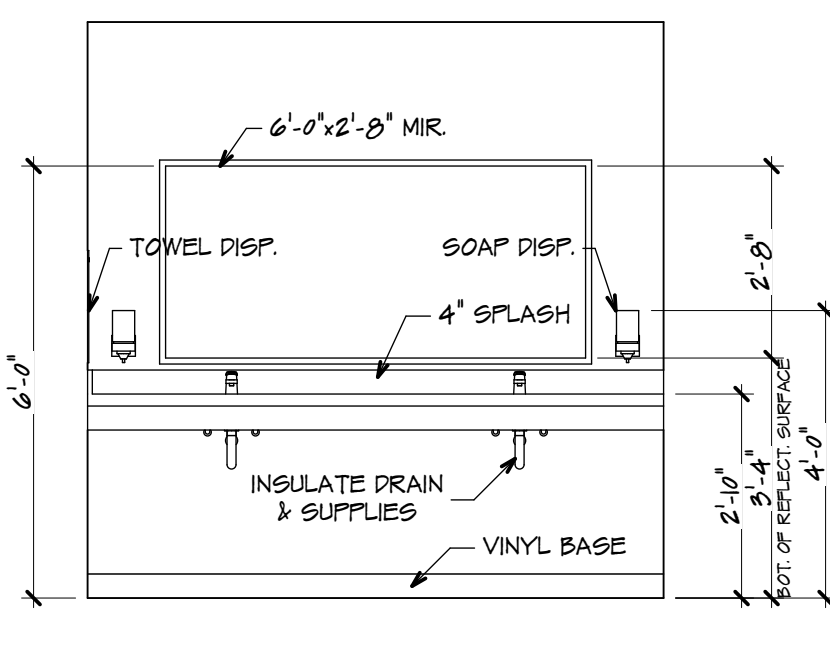
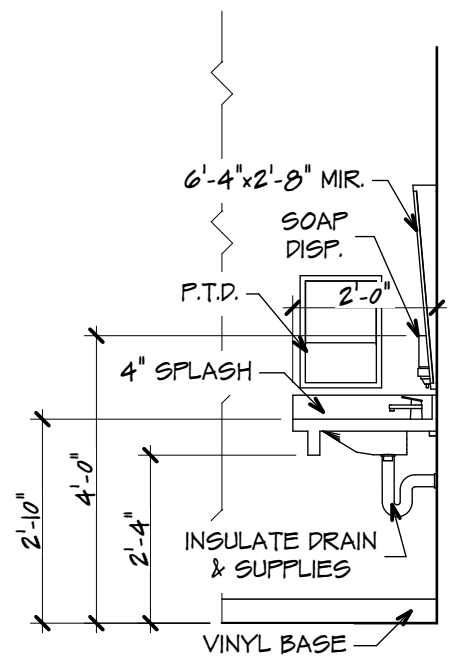
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 DATE OF ISSUE:
 08/07/2010
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B-2



LEGEND
 [Pattern] WALLS TO REMAIN
 [Line] NEW PARTITION: 3 3/8" 25 GA. STL STUDS @ 16" O.C.

CONCRETE OVER-POUR NOTES:
 1- PREPARE SURFACE AS PER INTERNATIONAL CONCRETE REPAIR INSTITUTE (ICRI) TECHNICAL GUIDELINE #310.2R.
 2- APPLY ACRY-LOK AS PER INSTRUCTIONS ON ACRY-LOK #351 PRODUCT DATA SHEET BY W.R. MEADOWS.
 3- CONCRETE OVER-POUR MINIMUM 28 DAYS COMPRESSIVE STRENGTH SHALL BE $f_c = 3,000$ psi.
 4- EXPANSION AND CONTROL JOINTS ARE TO BE PLACED PER A.C.I. RECOMMENDATIONS.



1
B-2 BATHROOM ELEVATION
 SCALE: 3/8" = 1'-0"

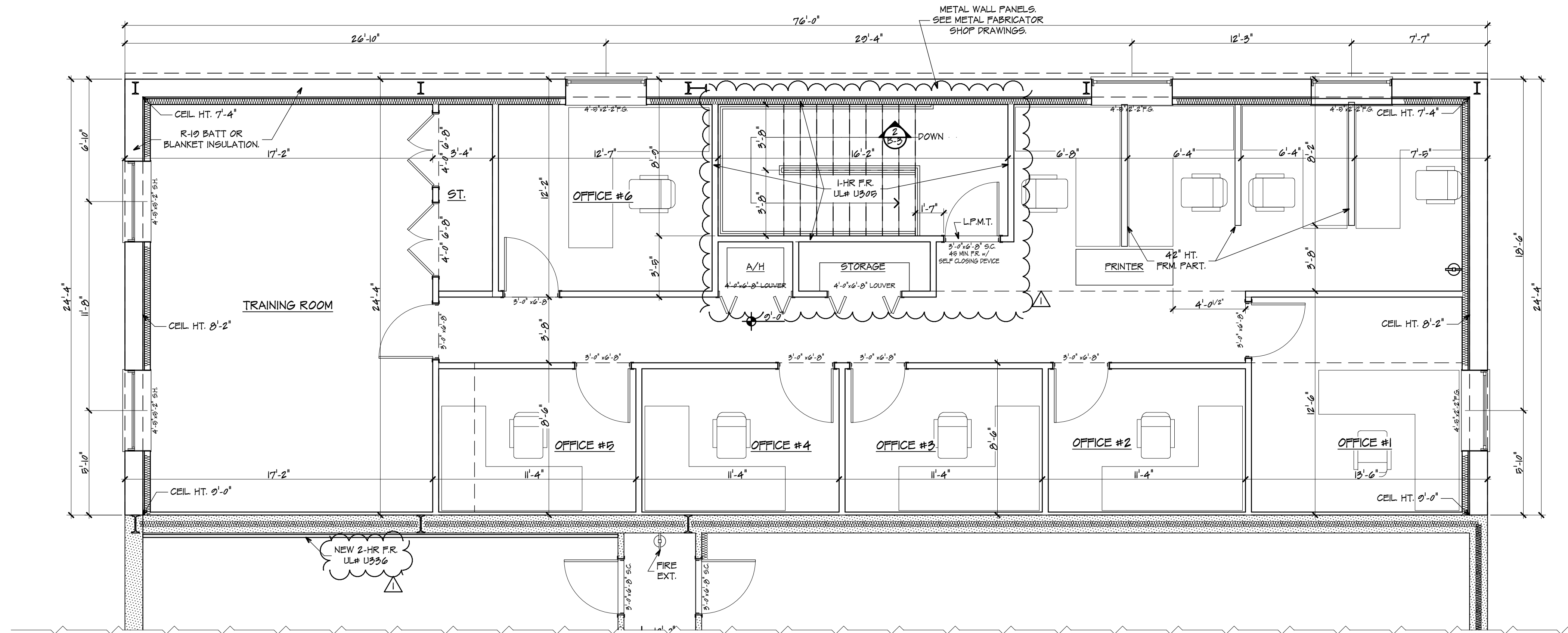
2
B-2 BATHROOM ELEVATION
 SCALE: 3/8" = 1'-0"

3
B-2 BATHROOM ELEVATION
 SCALE: 3/8" = 1'-0"

4
B-2 BATHROOM ELEVATION
 SCALE: 3/8" = 1'-0"

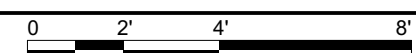
5
B-2 BREAK ROOM ELEVATION
 SCALE: 3/8" = 1'-0"

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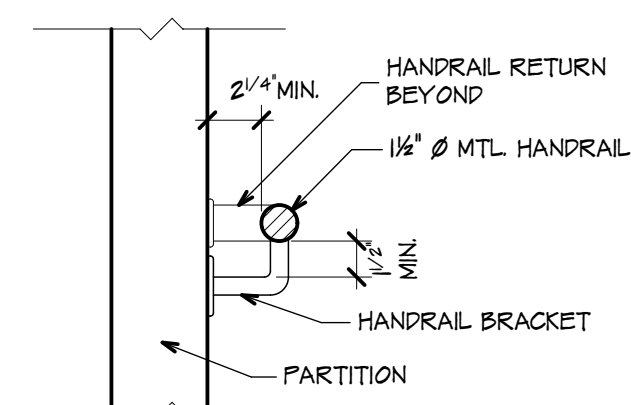
SECOND LEVEL FLOOR PLAN

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



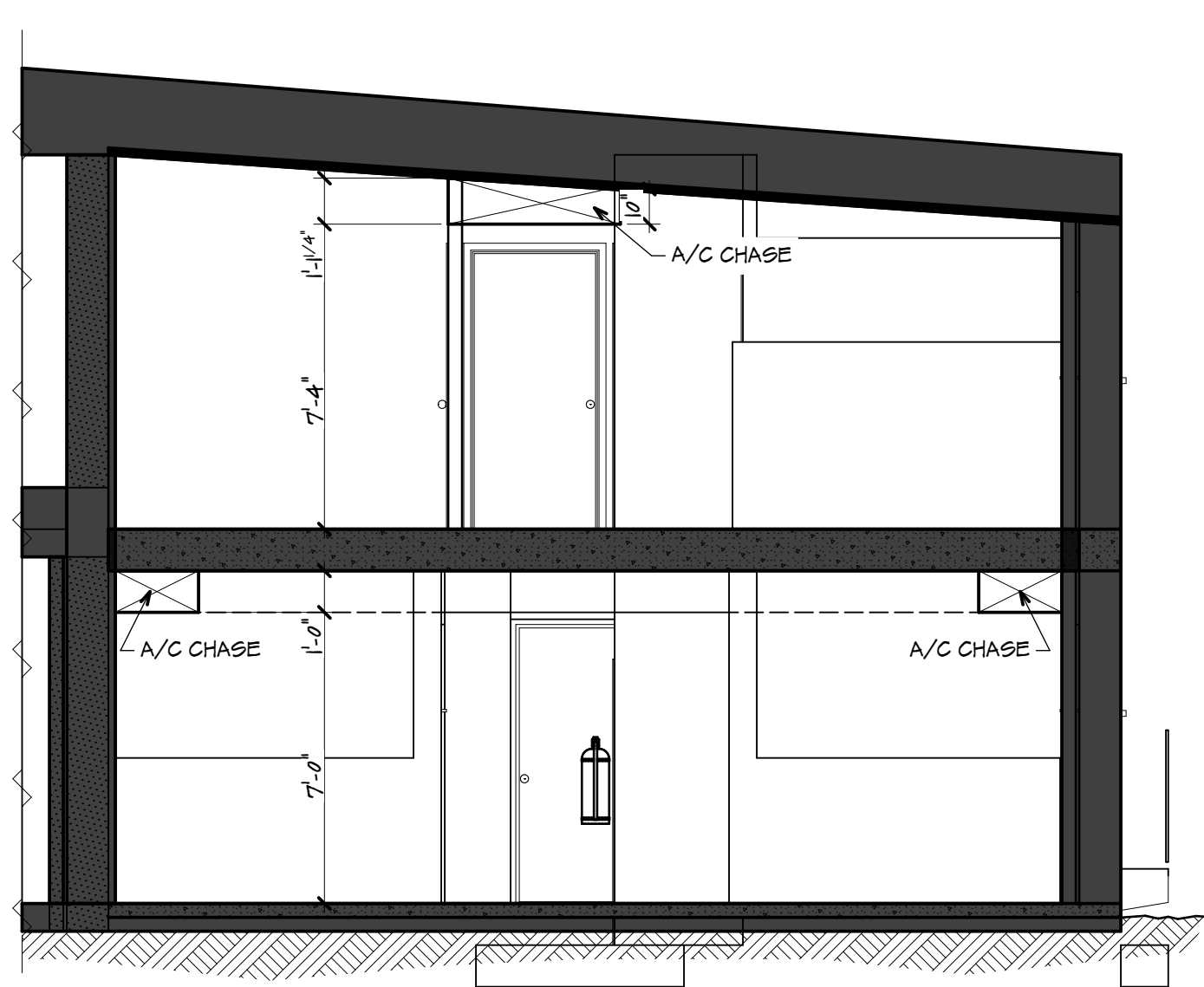
LEGEND

- WALLS TO REMAIN
- NEW PARTITION: 3/8" 25 GA. STL
STUDS @ 16" O.C.



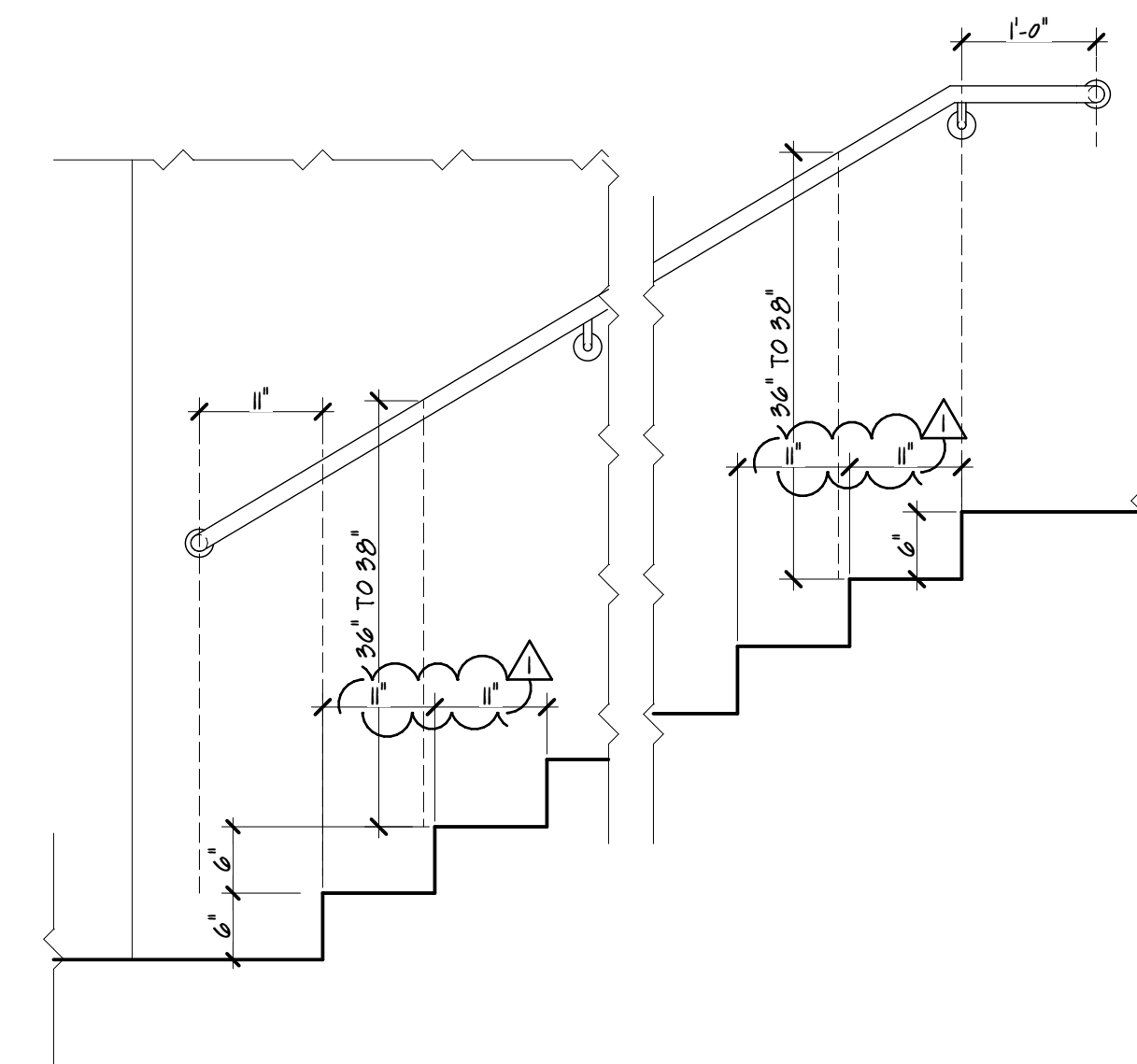
HANDRAIL SECTION

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



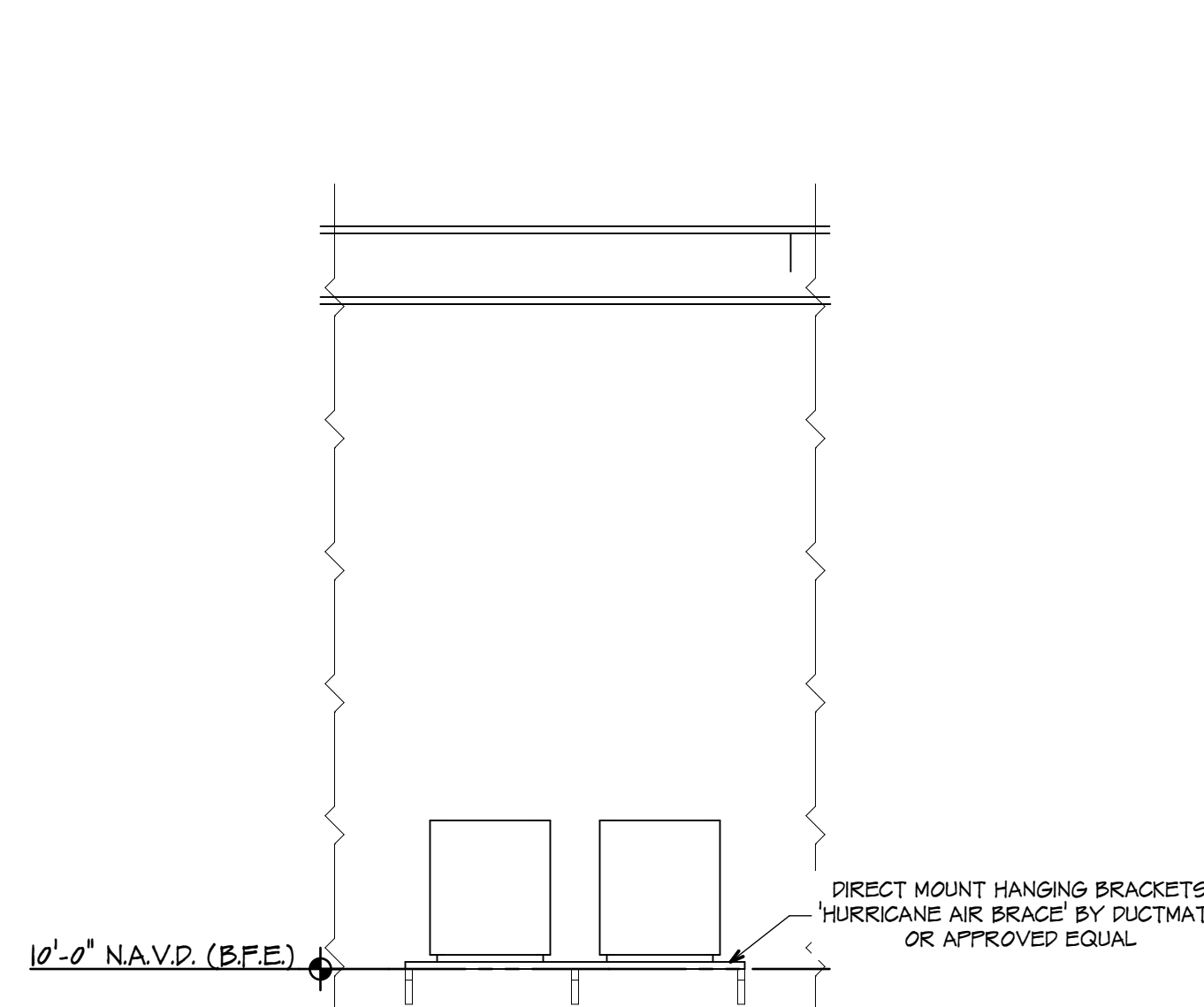
1 PARTIAL BUILDING SECTION

B-3 SCALE: 1/4" = 1'-0"



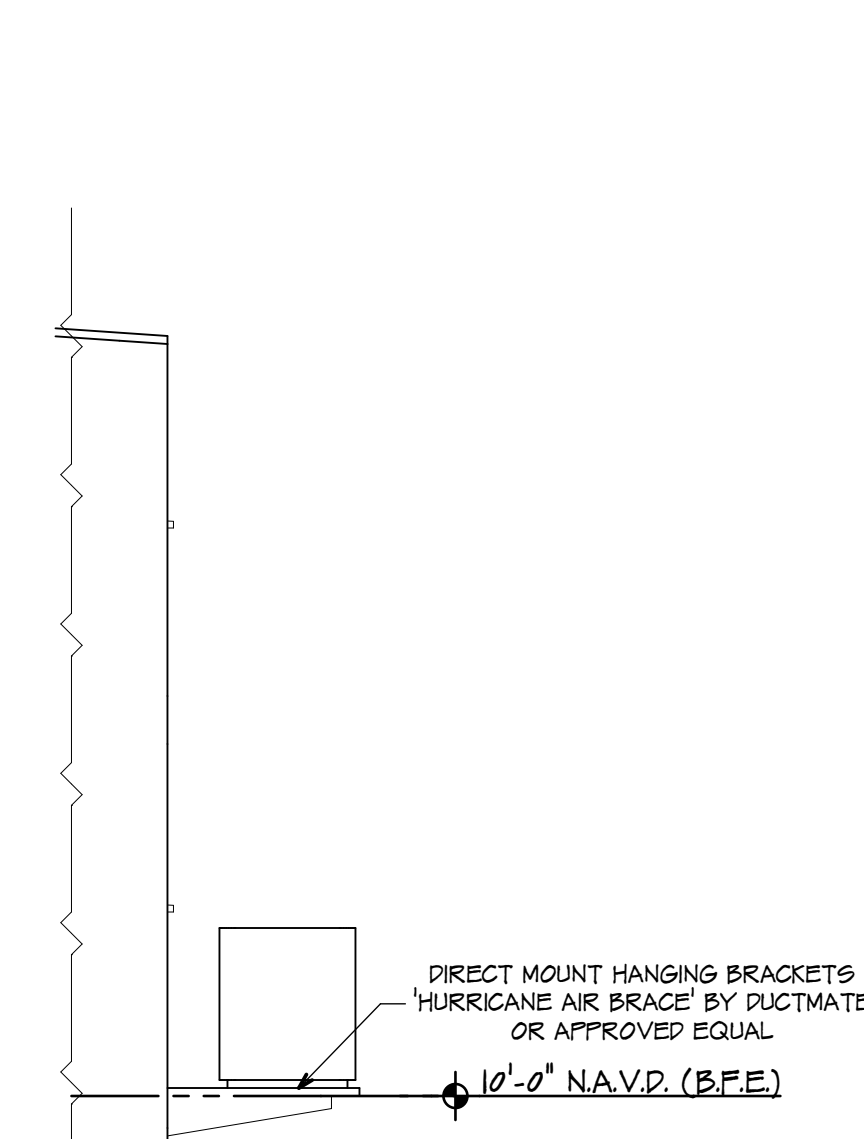
2 HANDRAIL DETAILS

B-3 SCALE: 3/4" = 1'-0"



3 REAR ELEVATION

B-3 SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION

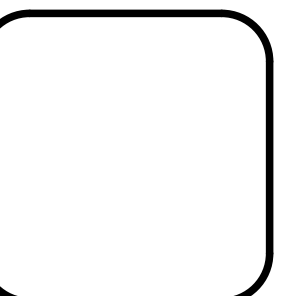
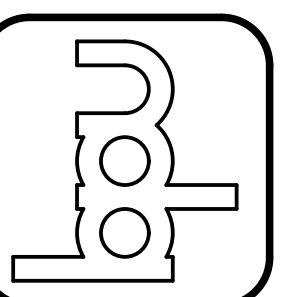
B-3 SCALE: 1/4" = 1'-0"

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REVISIONS	DATE
PLAN REVIEW COMMENTS	08/20/19

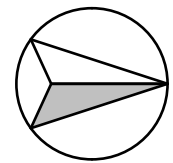
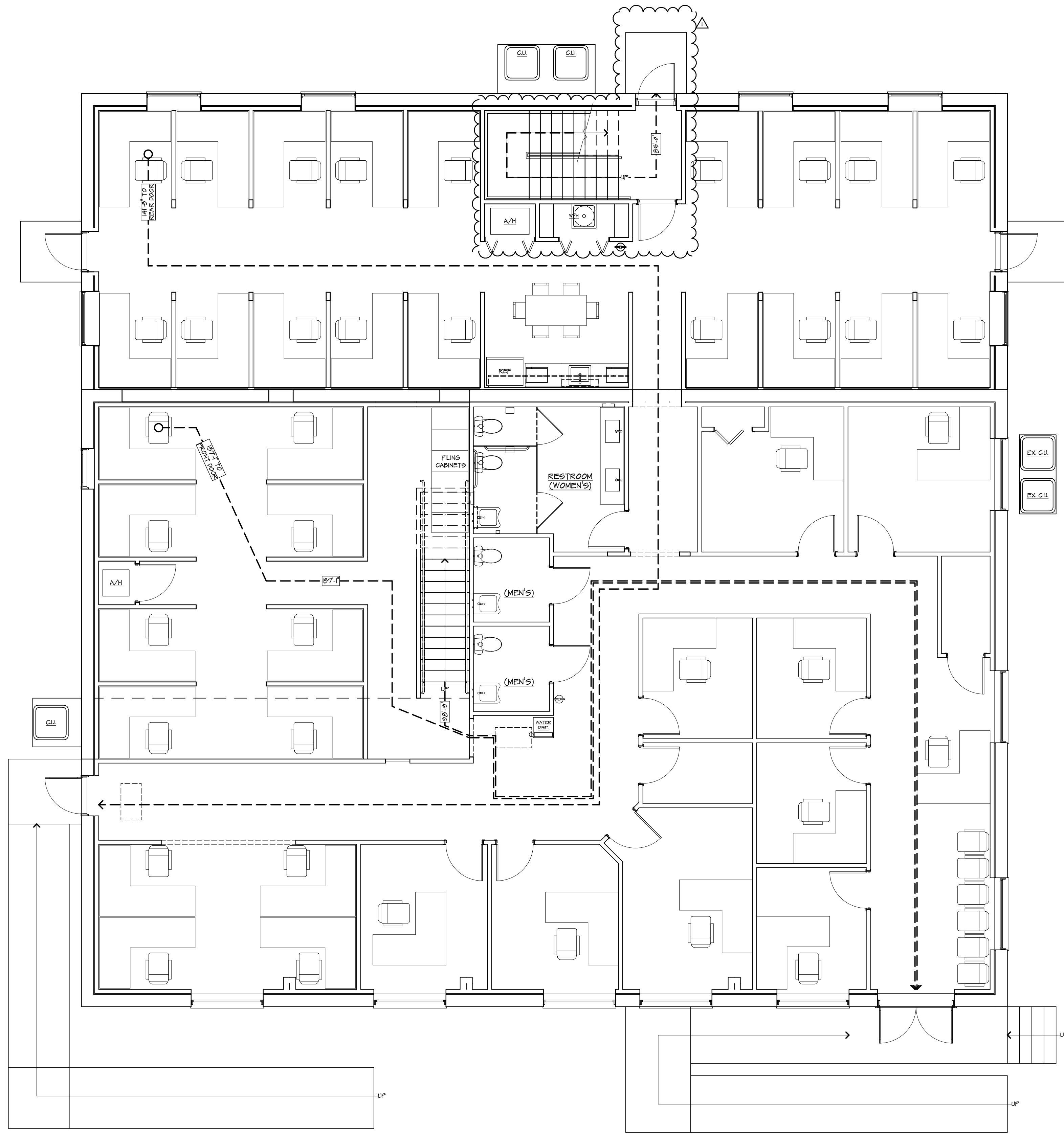
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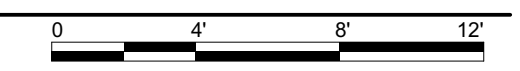
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B-3



FIRST LEVEL SAFETY PLAN

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



LIFE SAFETY NOTES:

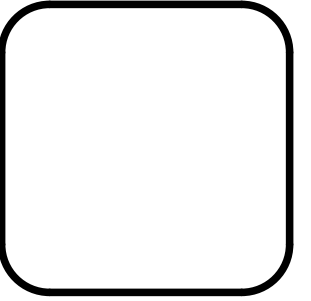
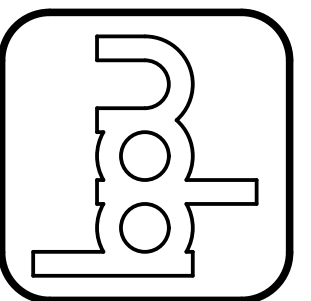
- 1.- ALL INTERIOR WALLS (EXISTING & NEW) ARE OR WILL BE GYPSUM BOARD, CLASS A MATERIALS, FINISHES BY OWNER SELECTION.
- 2.- EXISTING CEILINGS TO REMAIN ARE GYPSUM BOARD, CLASS A MATERIALS.
- 3.- NEW CEILINGS PROPOSED WILL BE GYPSUM BOARD, CLASS A MATERIALS.
- 4.- PROVIDE TACTILE SIGNAGE PER LSC01 CH. 710.132 & CH. 36.210, LOCATED AT EXIT DOOR. TACTILE SIGNAGE SHALL READ AS FOLLOWS: 'EXIT'. TACTILE SIGNAGE SHALL COMPLY w/ ICC/ANSI A117.1 AMERICAN NATIONAL STANDARD FOR ACCESSIBLE & USABLE BUILDINGS AND FACILITIES.
- 5.- A MINIMUM OF 6" IN HEIGHT NUMERICAL IDENTIFICATION SHALL BE PROVIDED ON BUILDING IN A VISIBLE LOCATION FROM THE STREET OR ROAD FRONTING THE PROPERTY, IN COMPLIANCE w/ NFPA-1 CH. 1012.11. VERIFY & PROVIDE IF NONE EXISTS.
- 6.- DRAPERIES, CURTAINS & OTHER SIMILAR LOOSELY HANGING FURNISHING AND DECORATIONS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA CONTAINED IN NFPA 701, 'STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS'.
- 7.- ALL DOOR HARDWARE TO BE A.P.A. APPROVED, LEVER STYLE, U.N.O.

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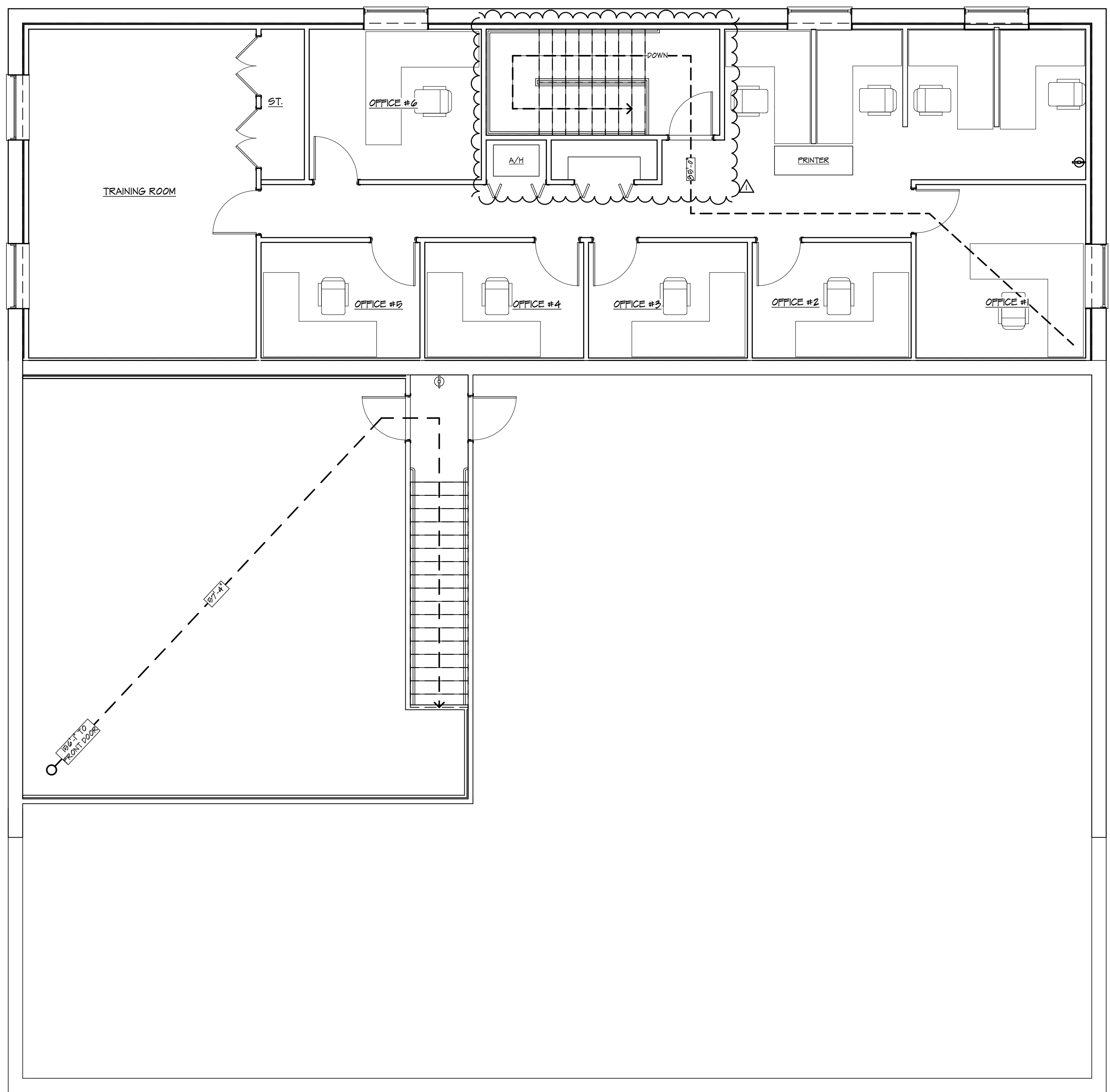
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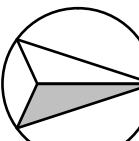


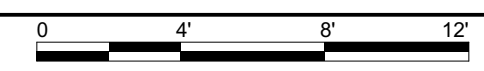
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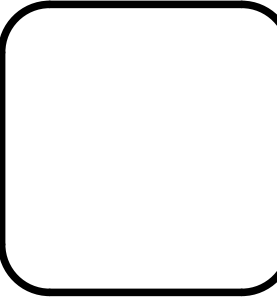
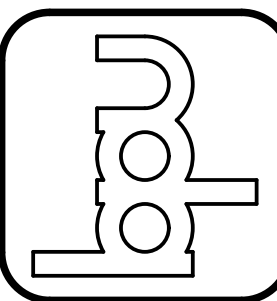

SECOND LEVEL SAFETY PLAN
 SCALE: 3/16" = 1'-0"



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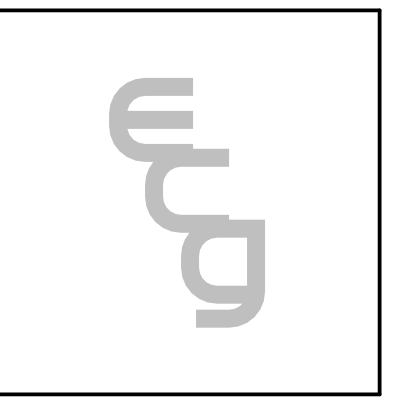
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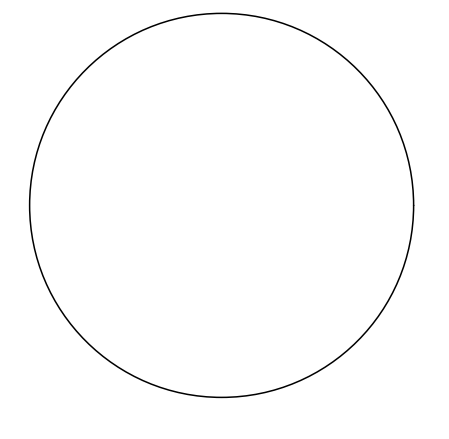


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SHEET No.	B-6

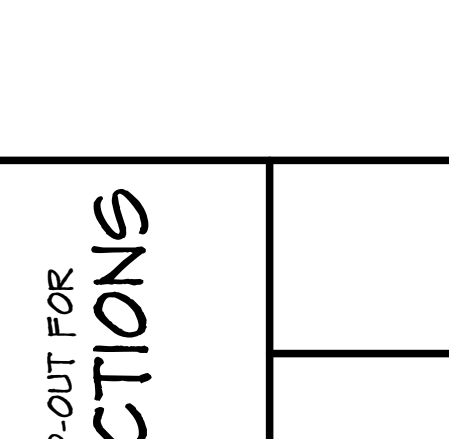
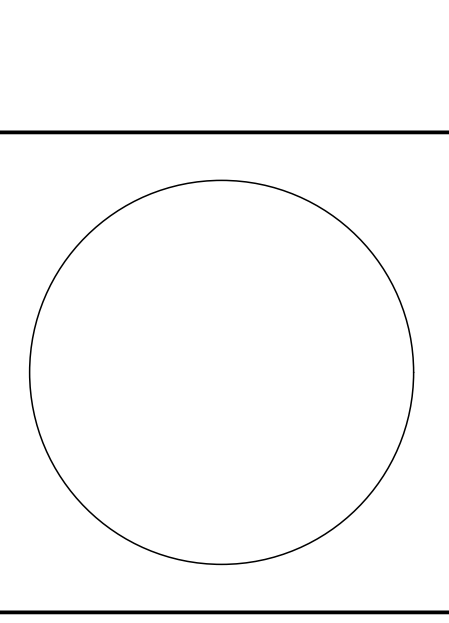
B-6



ELECTRICAL CONSULTING GROUP, INC.
499 HAMMOCK DR. PALM HARBOR, FL 34683
PH 727-736-4903 - LIC. # CA7713
CURTIS LATZO
P.E. # 52005



CONSULTANTS



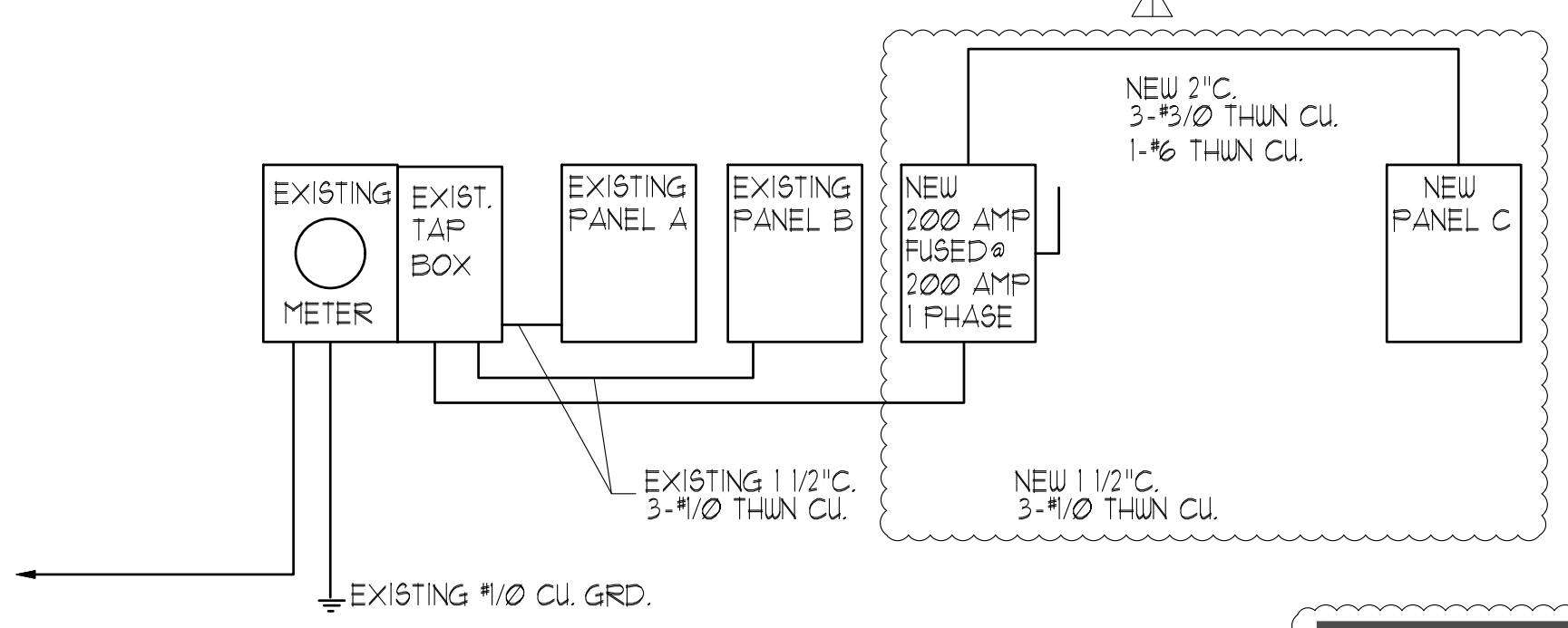
INTERIOR REMODELING & BUILD-OUT FOR
LEOLA CONSTRUCTIONS
1840 US HWY 41 S
GIBSONTON
FLORIDA 33954

PANEL A		SURFACE MOUNTED 120/240VOLT 1 PHASE 3 WIRE WITH GROUND (EXISTING TO REMAIN)										55A MCB NEMA 1 10,000 AIC			
NOTES	CKT. NO.	DESCRIPTION	BREAKER			BREAKER			DESCRIPTION	CKT. NO.	NOTES	CKT. NO.	NOTES		
			TRIP	POLE	VOLT	TRIP	POLE	VOLT							
	4	1	EXISTING AH	30	2	240	2500	2640	240	2	30	AIR COMPRESSOR	2	5	
	4	3						2500	2640	240	2	30	EXISTING A-C	4	5
	2	5	MICROWAVE	20	1	120	1000	2180						6	3
	2	7	RECEPT. ELECTRICAL CLOSET	20	1	120			540	2380				8	3
	2	9	RECEPT. & LTG. ELEC. CLOSET	20	1	120	450	1472						10	1
	2	11	RECEPT. OFF-SHOW RM	20	1	120			478	120	1	20	EXTERIOR LIGHTING	12	1
	2	13	REFRIGERATOR	20	1	120	780							14	
	2	15	RECEPT. SHOWROOM	20	1	120			720					16	
	2	17	KITCHEN RECEPT.	20	1	120	1000	483						18	1
	19		SPARE	20	1	120			680					20	1
	1	21	SIGN	20	1	120	1200	680						22	1
	5	23	ICE MACHINE	20	2	240	1440	680						24	1
	5	25		20	1	120	1440	1200						26	2
	2	27	2ND FLOOR RECEPT.	20	1	120			720					28	
	29			20	1	120								30	
	31			20	1	120								32	
	33			20	1	120								34	
	35			20	1	120								36	
	37			20	1	120								38	
	39			20	1	120								40	
	41			20	1	120								42	
CONNECTED VA			17225	12770			NOTES ()								
SYSTEM VOLTS			120/240V, 1 PHASE												
PHASE AMPS			144	106											
LOAD TYPE			CONNECTED	NEC DEMAND	DEMAND LOAD										
1	LIGHTING		5873	1.25	7091 VA										
2	RECEPTACLES		8410	1	8410 VA										
3	AIR CONDITIONING		4750	0	0 VA										
4	HEATING		5000	1	5000 VA										
5	MISC. NON-CONTINUOUS		8160	1	8160 VA										
6	CONTINUOUS		0	1.25	0 VA										
7	KITCHEN		0	0.65	0 VA										
					TOTAL	28664 VA									
					TOTAL	111 AMPS									

PANEL C		SURFACE MOUNTED 120/240VOLT 1 PHASE 3 WIRE WITH GROUND										200A M.L.O. NEMA 1 10,000 A.I.C.			
NOTES	CKT. NO.	DESCRIPTION	BREAKER			BREAKER			DESCRIPTION	CKT. NO.	NOTES	CKT. NO.	NOTES		
			TRIP	POLE	VOLT	TRIP	POLE	VOLT							
	4	1	AH-1	50	2	240	4422	1088	120	1	20	1ST FLOOR LIGHTING	2	1	
	4	3						4422	900	120	1	20	1ST FLOOR LIGHTING	4	1
	4	5	AH-2	50	2	240	4422	900	120	1	20	1ST FLOOR RECEPT.	6	2	
	4	7						4422	900	120	1	20	1ST FLOOR RECEPT.	8	2
	3	9	CU-1	40	2	240	3360	900	120	1	20	1ST FLOOR RECEPT.	10	2	
	3	11						3360	900	120	1	20	1ST FLOOR RECEPT.	12	2
	3	13	CU-2	40	2	240	3360	720	120	1	20	1ST FLOOR RECEPT.	14	2	
	3	15						3360	720	120	1	20	1ST FLOOR RECEPT.	16	2
	2	17	2ND FLOOR RECEPT.	20	1	120	720		120	1	20	2ND FLOOR LIGHTING	18	1	
	2	19	2ND FLOOR RECEPT.	20	1	120			540					20	1
	2	21	2ND FLOOR RECEPT.	20	1	120	900	860	120	1	20	2ND FLOOR RECEPT.	22	2	
	2	23	2ND FLOOR RECEPT.	20	1	120	1080	360	120	1	20	2ND FLOOR RECEPT.	24	2	
	2	25	2ND FLOOR RECEPT.	20	1	120	720	1000	120	1	20	BREAK ROOM RECEPT.	26	2	
	2	27	BREAK ROOM MICROWAVE	20	1	120	1100	780	120	1	20	BREAK ROOM REFRIGERATOR	28	2	
	29						2250		240	2	30	WATER HEATER	30	5	
	31												32	5	
	33												34		
	35												36		
	37												38		
	39												40		
	41												42		
CONNECTED VA			25122	25154			NOTES ()								
SYSTEM VOLTS			120/240V, 1 PHASE												
PHASE AMPS			209	210											
LOAD TYPE			CONNECTED	NEC DEMAND	DEMAND LOAD										
1	LIGHTING		2048	1.25	2560 VA										
2	RECEPTACLES		12800	1	11300 VA										
3	AIR CONDITIONING		13440	0	0 VA										
4	HEATING		11680	1	11680 VA										
5	MISC. NON-CONTINUOUS		4500	1	4500 VA										
6	CONTINUOUS		0	1.25	0 VA										
7	KITCHEN		0	0.65	0 VA										
					TOTAL	38048 VA									
					TOTAL	150 AMPS									

PANEL B		SURFACE MOUNTED 120/240VOLT 1 PHASE 3 WIRE WITH GROUND										55A MCB NEMA 1 10,000 AIC				
NOTES	CKT. NO.	DESCRIPTION	BREAKER			BREAKER			DESCRIPTION	CKT. NO.	NOTES	CKT. NO.	NOTES			
			TRIP	POLE	VOLT	TRIP	POLE	VOLT								
	2	1	EXISTING RECEPT. NEW OFFICE	20	1	120	540		240	2	50	SPARE	2			
	1	3	LIGHTS DONS OFFICE	20	1	120			625					4		
	2	5	KITCHEN RECEPT.	20	1	120	1000	800	120	1	20	CORE MACHINE & EXT. LFS.	6	2		
	2	7	WATER COOLER	20	1	120			800	720	120	1	20	RECEPT. SHOW ROOM	8	2
	1	9	LIGHTS SALES & KITCHEN	20	1	120	530	720	120	1	20	RECEPT. PARIS AREA	10	2		
	1	11	LIGHTS & RECEPT. BATH	20	1	120			352	720	120	1	20	RECEPT. SHOWROOM	12	2
	5	13	HOT WATER	20	1	240	1200	2380	240	2	30	EXISTING A-C	14	3		
	2	15	OUTDOOR FRONT POST RECEPT.	20	1	120			720	2380				16	3	
	17		SPARE	20	1	120			540					18	2	
	19		SPARE	20	1	120			800					20	5	
	3	21	EXISTING A-C	40	2	240	3750	300	120	1	20	ELECTRIC ROOM FAN	22	5		
	3	23							3750	540	120	1	20	EXISTING RECEPT.	24	2
	2	25	FLOOR RECEPT.	20	1	120	180	540	120	1	20	EXISTING RECEPT.	26	2		
	3	27	NEW A-C	40	2	240	3450	4000	240	2	50	NEW AHU	28	4		
	3	29					3450	4000						30	4	
	31													32		
	33													34		
	35													36		
	37													38		
	39													40		
	41													42		
CONNECTED VA			19930	18857			NOTES ()									
SYSTEM VOLTS			120/240V, 1 PHASE													
PHASE AMPS			166	157												
LOAD TYPE			CONNECTED	NEC DEMAND	DEMAND LOAD											
1	LIGHTING		1507	1.25	1884 VA											
2	RECEPTACLES		7620	1	7620 VA											
3	AIR CONDITIONING		19160	0	0 VA											
4	HEATING		8000	0	0 VA											
5	MISC. NON-CONTINUOUS		2300	1	2300 VA											
6	CONTINUOUS		0	1.25	0 VA											
7	KITCHEN		0	0.65	0 VA											
					TOTAL	31164 VA										
					TOTAL	130 AMPS										

LOAD CALCULATION
EXISTING PANEL A = 111 AMPS
EXISTING PANEL B = 130 AMPS
NEW PANEL C = 150 AMPS
391 AMPS



EXISTING SERVICE RISER DIAGRAM 120/240V 1 PHASE

GENERAL NOTES

- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO SUBMITTING A PROPOSAL.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 EDITION OF THE NATIONAL ELECTRICAL CODE.
- ALL CONDUCTORS SHALL BE COPPER, #2 MINIMUM.
- ALL CONDUITS SHALL HAVE A PROPERLY SIZED EQUIPMENT GROUNDING CONDUCTOR.
- PROVIDE ALL NECESSARY PULL/JUNCTION BOXES, SUPPORTS AND MISC. ITEMS FOR A COMPLETE INSTALLATION.
- THE USE OF TYPE NM-B CABLE MAY BE USED, IF IT MEETS THE REQUIREMENTS OF THE N.E.C.
- PROVIDE TYPE WRITTEN PANEL DIRECTORIES.
- ALL WIRING SHALL BE IN A CONTINUOUS CONDUIT SYSTEM.
- ALL LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY OF SUSPENDED CEILING.
- ELECTRICAL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.
- SWITCHES AND RECEPTACLES SHALL BE 20 AMP COMMERCIAL GRADE AND IVORY IN COLOR. PROVIDE MATCHING COVER PLATES.
- COORDINATE ALL POWER REQUIREMENTS WITH LOCAL POWER COMPANY ENGINEER.
- PROVIDE AND MAINTAIN TEMPORARY POWER AND LIGHTING SYSTEM FOR DURATION OF THE PROJECT.
- EMT FITTINGS SHALL BE DIE CAST SET SCREW.
- MAKE FINAL CONNECTIONS TO EQUIPMENT WITH FLEXIBLE METAL CONDUIT. LIQUID TIGHT WHERE EXPOSED TO WEATHER.
- ALL LIGHTING CONTROLS TO MEET THE FBC ENERGY CODE 6TH EDITION 2017.

F.B.C. ENERGY CODE 6TH EDITION 2017

- ALL LIGHTING CONTROLS TO MEET THE FBC ENERGY CODE 6TH EDITION 2017.
- VOLTAGE DROP CONSIDERATIONS FOR CUSTOMER OWNED SERVICE ENTRANCE AND BRANCH CIRCUIT CONDUCTORS HAVE BEEN INCLUDED IN THE DESIGN OF THE ELECTRICAL SYSTEM AS REQUIRED BY THE 6TH EDITION (2017) FLORIDA ENERGY CONSERVATION CODE REFERENCE (C405.13) AND (C405.13.2)

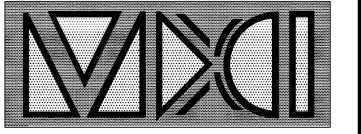
F.B.C. ENERGY CODE VOLTAGE DROP NOTE

FOR BRANCH CIRCUIT CONDUCTORS EVERY 15' IN LENGTH, THE WIRE SIZE SHALL BE INCREASED ONE WIRE SIZE TO MEET THE PROVISIONS OF NO MORE THAN 3% VOLTAGE DROP ON ANY BRANCH CIRCUIT.

LEGEND

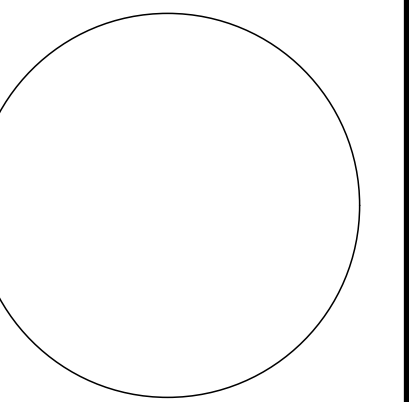
- DW DW-100 DUAL TECH. WALL SWITCH
- LMCT-100 WIRELESS OC CONFIGURATION
- LMDC-100 DUAL TECH. OC CEILING MT.
- LMDM-101 DIMMING WALL SWITCH
- LMDX-100 DUAL TECH. OC CORNER MT.
- LMLS-400 PHOTOSENSOR FOR DAYLIGHT HARVESTING
- LMLS-500 PHOTOSENSOR FOR DAYLIGHT HARVESTING
- LMRC-101 DIGITAL ROOM CONTROLLER
- LMRC-211 DIGITAL ROOM CONTROLLER
- LMSW-101 DIGITAL WALL SWITCH
- LMSW-105 5 BUTTON WALL SWITCH
- LMZC-301 LIGHTING ZONE CONTROLLER

GENERAL NOTES: (

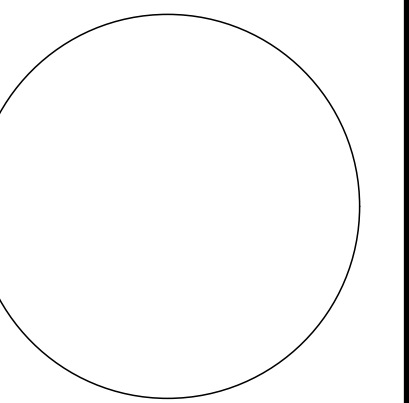


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ENGINEERING BUSINESS No. 9204

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FL Lic. No.: 14175

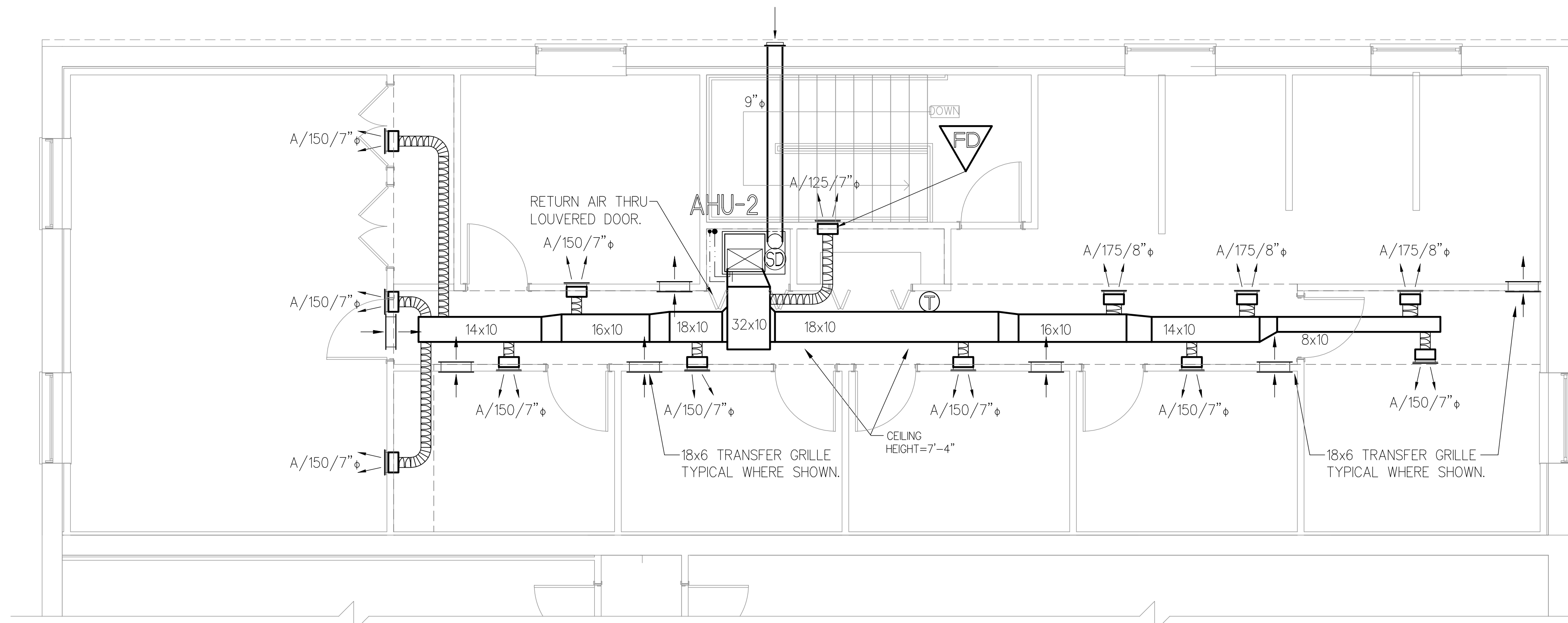
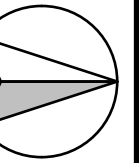


CONSULTANTS



INTERIOR REMODELING & BUILD-OUT FOR
LEOLA CONSTRUCTIONS

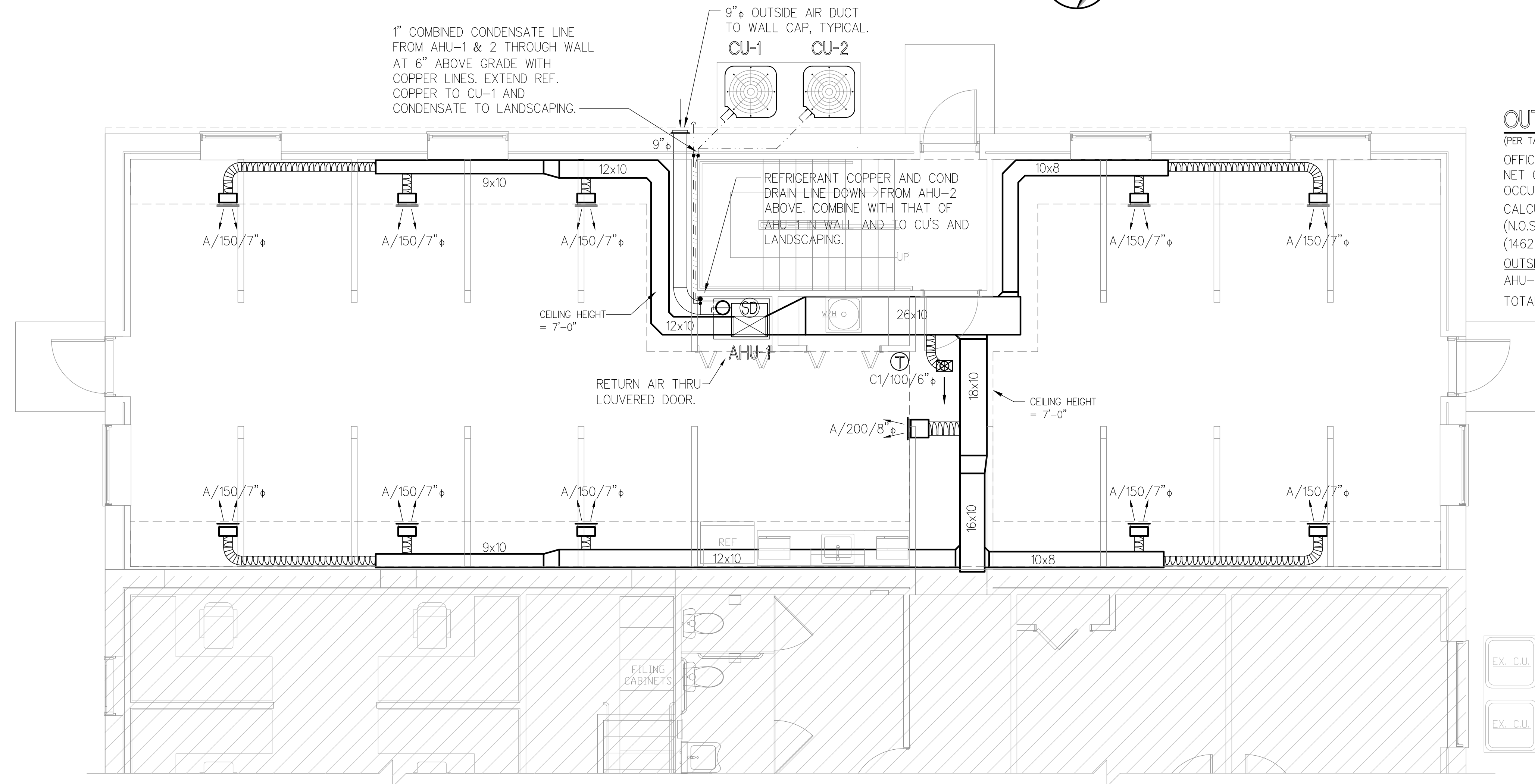
1840 US HWY 41 S
GIBSONTON
FLORIDA 33854



SECOND LEVEL MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

OUTSIDE AIR CALCULATION:

(PER TABLE 6.2.2.1, ASHRAE 62.1, 2013.)
OFFICE OCCUPANCY:
NET OCCUPIABLE SPACE (N.O.S.) = 1433 SQ. FT.
OCCUPANCY = 15 PERSONS
CALCULATION:
(N.O.S. X .06) + (OCCUPANCY X 5 CFM/PERSON) = REQUIRED CFM.
(1433 X .06) + (15 X 5 CFM/PERSON) = 160.98 REQUIRED CFM.
OUTSIDE AIR PROVIDED:
AHU-2 - 175 CFM
TOTAL: 175 CFM - IN COMPLIANCE.



FIRST LEVEL MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

OUTSIDE AIR CALCULATION:

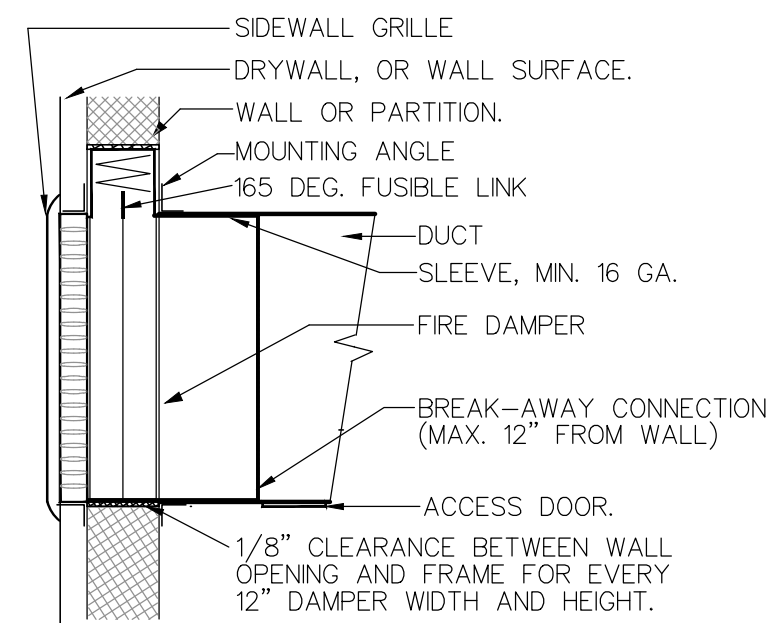
(PER TABLE 6.2.2.1, ASHRAE 62.1, 2013.)
OFFICE OCCUPANCY:
NET OCCUPIABLE SPACE (N.O.S.) = 1462 SQ. FT.
OCCUPANCY = 15 PERSONS
CALCULATION:
(N.O.S. X .06) + (OCCUPANCY X 5 CFM/PERSON) = REQUIRED CFM.
(1462 X .06) + (15 X 5 CFM/PERSON) = 162.72 REQUIRED CFM.
OUTSIDE AIR PROVIDED:
AHU-1 - 175 CFM
TOTAL: 175 CFM - IN COMPLIANCE.

LEGEND	
CEILING SUPPLY DIFFUSER	
THERMOSTAT	
SMOKE DETECTOR	
SIDEWALL SUPPLY GRILLE	
RIGID DUCT	
RIGID DUCT	
CLASS 1 FLEXIBLE DUCT	
FLOW DIRECTION	

9/4/19 - 7:57 AM

MECHANICAL GENERAL NOTES:

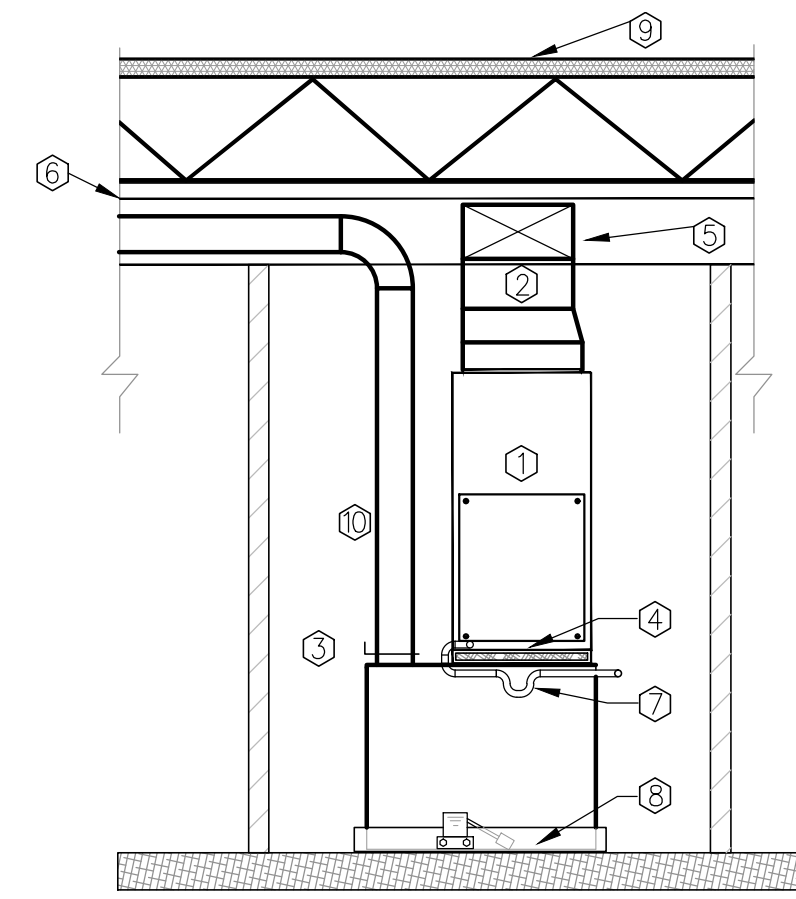
- DUCT SIZES ARE CLEAR, INSIDE DIMENSIONS. VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO FABRICATION OR INSTALLATION.
- ALL DUCTWORK SHALL BE TYPE 475 FIBERGLASS EQUAL TO JOHNS-MANVILLE. DUCT SHALL BE 1" THICK WITH AN "R" VALUE OF 4.2.
- ALL DUCT SHALL BE CONSTRUCTED AND INSTALLED PER SMACNA REQUIREMENTS.
- ALL GRILLES SHALL HAVE AN OPPOSED BLADE DAMPER FOR BALANCING PURPOSES.
- ALL SYSTEMS 2000 CFM AND OVER SHALL HAVE A SMOKE DETECTOR INSTALLED IN THE SUPPLY DUCTWORK. DETECTOR SHALL BE 24 VOLT POWERED FROM THE UNIT'S LOW VOLTAGE PANEL UNLESS THERE IS A FIRE ALARM SYSTEM. THEN THE DETECTOR SHALL BE 120 VOLTS, SUPPLIED BY THE FIRE ALARM CONTRACTOR, INSTALLED BY THE HVAC CONTRACTOR AND WIRED BY FIRE ALARM. PROVIDE L.E.D. AND HORN ALARM STATIONS IN AREA MONITORED DURING BUSINESS HOURS, PER CODE.
- ALL ROOF AND WALL PENETRATIONS SHALL BE MADE AND SEALED BY THE GENERAL CONTRACTOR.
- EXTEND SCHEDULE 40 PVC CONDENSATE DRAIN LINES FROM AIR HANDLER(S) TO EXTERIOR AND GRASS/LANDSCAPE AREA. PROVIDE 24"x24"x24" DEEP DRYWELL WITH RIVER GRAVEL IF NO APPROVED SURFACES EXIST ON WHICH TO DRAIN. INSULATE ENTIRE LENGTH WITH 3/16" WALL ARMAFLEX OR OTHER TYPE INSULATION. PROVIDE SAFE-T SWITCH AT AHU AND FLOAT SWITCH AT SECONDARY PAN.
- DEVIATION FROM MATERIALS, METHODS, OR PROCEDURES SET FORTH HEREIN MUST BE APPROVED, IN WRITING, BY ENGINEER PRIOR TO SUBMISSION OF BID, ORDER, FABRICATION OR INSTALLATION.
- ANY AND ALL QUESTIONS AS TO THE INTENT OF, OR PROCEDURES SET FORTH IN THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMISSION OF A BID. LACK OF KNOWLEDGE OR UNDERSTANDING OF PLANS SHALL NOT JUSTIFY ANY CLAIMS OR EXTRA COMPENSATION.
- INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, AND ORDINANCES.
- THE HVAC CONTRACTOR SHALL COORDINATE ALL EQUIPMENT, DUCT, & DIFFUSER LOCATIONS AND CLEARANCES WITH ALL OTHER TRADES ON PROJECT, IN PRECONSTRUCTION MEETING, PRIOR TO ANY ORDER, FABRICATION, OR INSTALLATION.
- THERMOSTATS SHALL BE MANUFACTURER 7-DAY PROGRAMMABLE MODEL WITH SUB-BASE. MOUNT THERMOSTATS AT 48" ABOVE FINISHED FLOOR, TYPICAL.
- SUPPLY DUCTWORK SHALL BE CONSTRUCTED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH SMACNA REQUIREMENTS FOR A 1" POSITIVE STATIC PRESSURE CLASSIFICATION.
- RETURN AND EXHAUST DUCTWORK SHALL BE CONSTRUCTED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH SMACNA REQUIREMENTS FOR A 1" NEGATIVE STATIC PRESSURE.
- ALL EXHAUST FAN DISCHARGES AND PLUMBING VENTS SHALL BE A MINIMUM OF 10'-0" FROM FRESH-AIR INTAKES. COORDINATE WITH PLUMBING PLANS PRIOR TO INSTALLATION.
- THE MECHANICAL CONTRACTOR SHALL BALANCE ALL HVAC SYSTEMS ON THIS PROJECT TO WITHIN 10% OF THE AIRFLOW QUANTITIES INDICATED ON THE MECHANICAL DRAWINGS.
- REFRIGERANT COPPER LIQUID AND SUCTION LINES SHALL BE TYPE "L" SOFT DRAWN AND SIZED PER MANUFACTURER'S RECOMMENDATIONS. INSULATE SUCTION LINE WITH 3/4" THICK "ARMAFLEX" INSULATION. TAPE ALL JOINTS TOGETHER. REFRIGERANT PIPING CONFIGURATION SHALL ASSURE THAT THE REFRIGERANT OIL SATISFACTORILY RETURNS TO THE COMPRESSOR. PAINT ALL EXPOSED INSULATION WITH UV RESISTANT WHITE PAINT.



SIDEWALL GRILLE FIRE DAMPER DETAIL

NOT TO SCALE

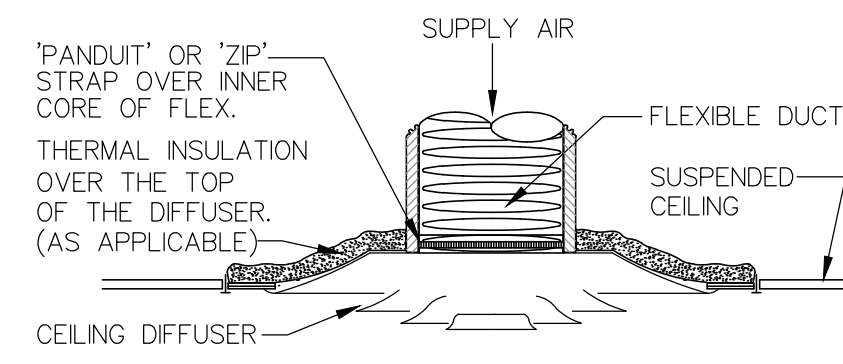
- NOTES:
- INSTALL DAMPER ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 - RETAINING ANGLE SCREW SPACING SHALL NOT EXCEED 4" BETWEEN SCREWS.
 - CONNECT SLEEVE TO DUCT ON BOTH SIDES WITH STANDARD SLP JOINT CONNECTORS.
 - SLEEVE SHALL NOT EXTEND MORE THAN 6" PAST WALL UNLESS A NO. 10 GAUGE METAL IS USED.
 - HVAC CONTRACTOR SHALL HAVE ON SITE A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR USE BY THE MECHANICAL INSPECTOR TO VERIFY INSTALLATION.



AIR HANDLER CLOSET DETAIL

N.T.S. DIAGRAMATIC ONLY.

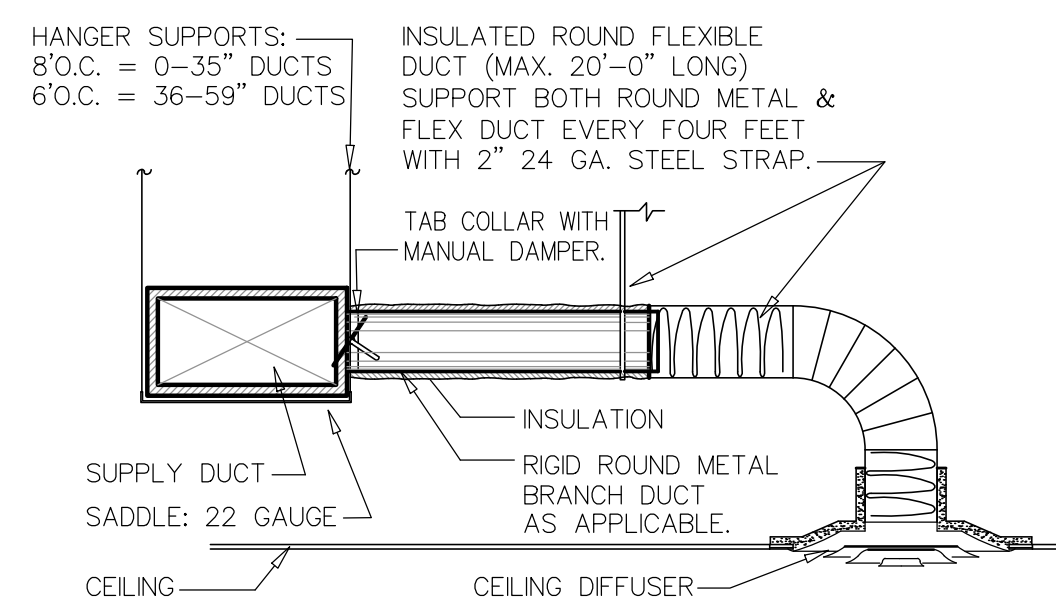
- AIR HANDLER SET ON MIN. 20 GAUGE STEEL BOX STAND WITH 1" INTERNAL INSULATION. FLANGE OPENINGS FOR AHU AND RETURN DUCT.
- SUPPLY DUCT WITH 3-PIECE ELBOW, TRANSITION FROM UNIT DISCHARGE OPENING AFTER START-COLLAR TO PLAN DUCT SIZE AND CONTINUE.
- RETURN FLEX FROM SIDE OF BOX STAND. EXTEND TO FIELD FABRICATED GRILLE BOX AT SIDEWALL RETURN GRILLE.
- FILTER RACK WITH 1" MERV 8 FILTER.
- DUCT TRANSITION USE 3-PIECE ELBOW FOR TURN TO HORIZONTAL, TYPICAL.
- CEILING SYSTEM.
- SCHEDULE 40 PVC DRAIN LINE TO EXTERIOR OR HUB DRAIN. INSULATE ENTIRE LENGTH WITH MIN. 3/16" WALL ARMAFLEX INSULATION. PROVIDE SAFE-T SWITCH ON DRAIN LINE.
- 2" SECONDARY DRAIN PAN WITH FLOAT SWITCH.
- DECK ABOVE OR ROOF SYSTEM WITH INSULATION.
- OUTSIDE AIR DUCT FROM TOP OF BOX STAND WITH MANUAL VOLUME DAMPER TO WALL CAP.



CEILING DIFFUSER DETAIL

NO SCALE. FOR DIAGRAMATIC PURPOSES ONLY.

- NOTES:
- TAPE INNER COIL OF FLEX TO THE DIFFUSER COLLAR. TAPE COMPLETELY AROUND TO ASSURE AN AIR TIGHT SEAL OR USE "ZEP" STRAP AROUND INNER CORE OF FLEX. USE METAL BAND CLAMP WHERE REQUIRED BY LOCAL AUTHORITY.
 - PULL FLEX INSULATION AND OUTER COVER DOWN OVER GRILLE COLLAR AND SECURE TO GRILLE WITH TAPE ONLY. DO NOT USE STRAP OR OTHER METHOD WHICH WILL COMPRESS INSULATION.
 - STRETCH FLEX TIGHT BETWEEN DUCT AND DIFFUSER TO AVOID KINKS. SUPPORT EVERY FOUR FEET WITH 2" STEEL STRAP OR OTHER APPROVED HANGER.



CEILING DIFFUSER RUNOUT DETAIL

NOT TO SCALE

- NOTES:
- HANGER SUPPORTS SHALL BE AS NOTED ABOVE FOR DUCT WIDTHS UP TO 24" AND WITH TRAPEZE HANGERS FOR DUCTS 25" AND ABOVE.

AIR HANDLER SCHEDULE

MARK	AHU-1	AHU-2
MANUFACTURER	CARRIER	CARRIER
MODEL NUMBER	FB4CPNC060	FB4CPNC060
TOTAL COOLING	60,000	60,000
SENSIBLE COOLING	39,125	39,125
SUPPLY CFM	2000	2000
OUTSIDE AIR CFM	175	175
EXTERNAL SP. (N.W.G.)	6"	6"
FAN R.P.M.	1725	1725
MOTOR HORSEPOWER	3/4	3/4
FAN MOTOR F.L.A.	5.6	5.6
ENTERING AIR TEMPERATURE	78/67	78/67
LEAVING AIR TEMPERATURE	55.6/54.8	55.6/54.8
ELECTRIC HEAT KW / STEPS	7.5 - 1 - 208V. 1P	7.5 - 1 - 208V. 1P
FILTER TYPE	MERV 8	MERV 8
FILTER THICKNESS	1"	1"
ELECTRICAL VOLTS / PHASE	208/230 V., 1 PH.	208/230 V., 1 PH.
WEIGHT	207	207
LOCATION	MECH. CLOSET	MECH. CLOSET
NOTES	12,3,5,6	12,3,5,6

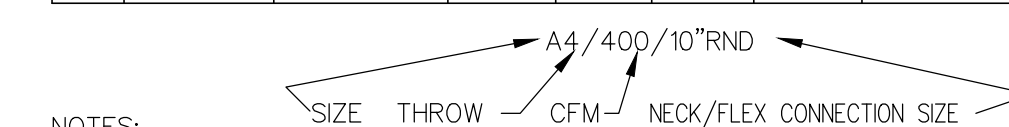
CONDENSING UNIT SCHEDULE

MARK	CU-1	CU-2
MANUFACTURER	CARRIER	CARRIER
MODEL NUMBER	24ACC460A030	24ACC460A030
CAPACITY IN TONS	5.0	5.0
E.E.R. / S.E.E.R.	14.0	14.0
COMPRESSOR(S) / R.L.A.	1 - 20.8	1 - 20.8
CONDENSER FAN - NO. / HP. / F.L.A.	1 - 1/4 - 152	1 - 1/4 - 152
ELECTRICAL VOLTS / PHASE	208/230V. 1 PH.	208/230V. 1 PH.
MIN. CIRCUIT AMPS.	27.5	27.5
MAX FUSE / M.O.C.P.	40	40
WEIGHT	239	239
LOCATION	WEST EQUIP. PAD	WEST EQUIP. PAD
NOTES	12,4	12,4

- NOTES:
- HVAC CONTRACTOR COORDINATE ELECTRICAL DATA WITH ELECTRICAL CONTRACTOR PRIOR TO ORDER OF EQUIPMENT.
 - UNIT SHALL HAVE A SINGLE POINT ELECTRICAL CONNECTION.
 - PROVIDE TXV'S AND LOW AND HIGH PRESSURE SWITCHES.
 - PROVIDE LIQUID LINE FILTER-DRYERS.
 - PROVIDE FACTORY 7-DAY PROGRAMMABLE THERMOSTAT.
 - INSTALL FILTERS IN AIR HANDLER PRIOR TO START UP AND PROVIDE NEW SET OF FILTERS AT COMPLETION OF CONSTRUCTION.

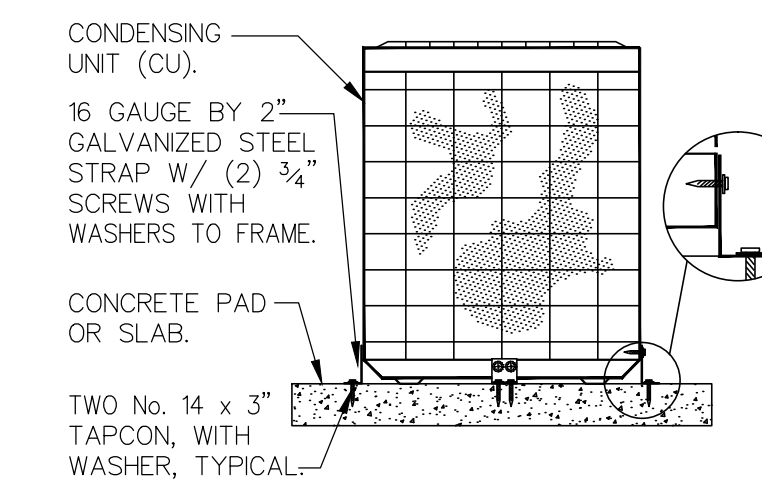
AIR DISTRIBUTION SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	SIZE	CFM	NECK	LOCATION	MATERIAL	NOTES:
A	PRICE	ACVD	12 X 12	SEE PLAN	12 X 12	CEILING	ALUMINUM	1,2,4,5
B	PRICE	630	24 X 24	SEE PLAN	24 X 24	SEE PLAN	ALUMINUM	1,2,3
C	PRICE	620	12 X 8	SEE PLAN	12 X 8	SIDEWALL	ALUMINUM	1,2,4,6



NOTES:

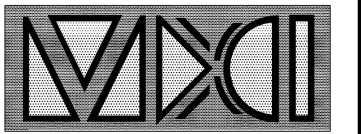
- PROVIDE MANUAL VOLUME DAMPER AT MAIN TRUNK FOR BALANCING.
- DIFFUSER FINISH SHALL BE OFF-WHITE.
- PATTERN SHALL BE 45 DEGREE FIXED BLADE, 3/4" SPACING.
- PROVIDE PRE-FAB R-6 INSULATED GRILLE BOX WITH TAB COLLAR.
- GRILLE FACE SHALL BE ADJUSTABLE CURVED BLADE. NO STAMPED GRILLES ACCEPTED.
- GRILLE FACE SHALL BE DOUBLE DEFLECTION TYPE. NO STAMPED GRILLES ACCEPTED.
- PROVIDE SURFACE MOUNT FRAME FOR INSTALLATION IN GYP CEILING OR SOFFIT.



CONDENSER TIE-DOWN DETAIL

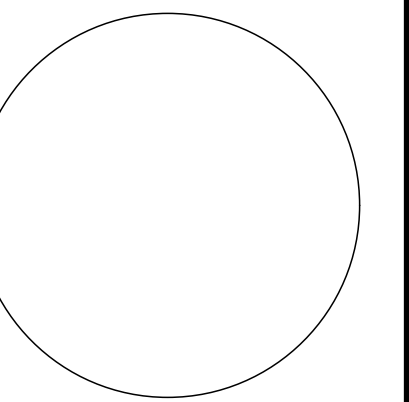
NOT TO SCALE

- DETAIL IS PROVIDED FOR FLORIDA 146 MPH WIND TIE-DOWN COMPLIANCE.

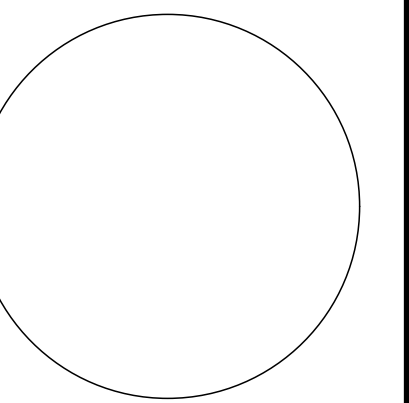


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405 2nd St. S., Suite B, Safety Harbor FL 34695
PH: 727-698-0398
ENGINEERING BUSINESS No. 9204

Garland Patterson, P.E.
FL Lic. No.: 14175



CONSULTANTS



INTERIOR REMODELING & BUILD-OUT FOR
LEOLA CONSTRUCTIONS

11840 US HWY 41 S
GIBSONTON
FLORIDA 33854

MARK	DATE	REVISION
1	08/26	PLAN REVIEW COMMENTS

DATE OF ISSUE: 08/07/2010

PROJECT No.: 10-033

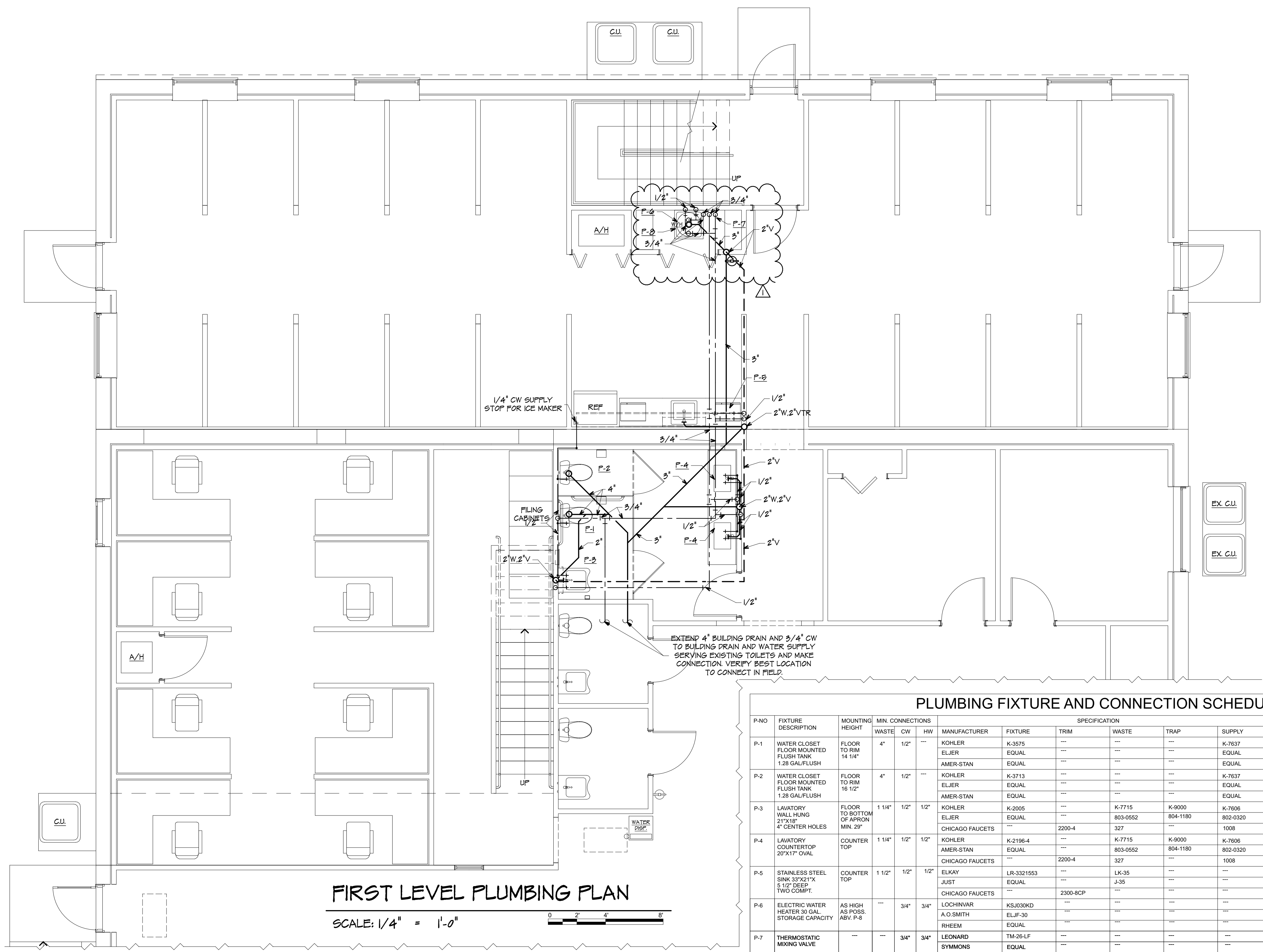
DRAWN BY: R.Z.

CHECKED BY: T.P.

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SHEET TITLE
**MECHANICAL
NOTES, DETAILS**

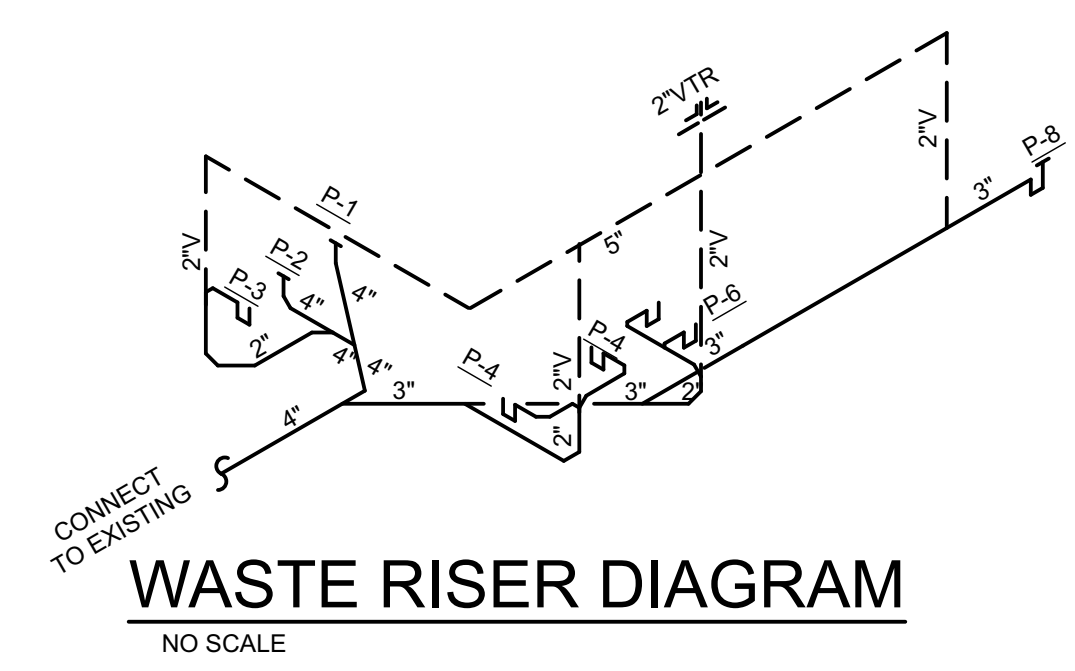
M-2



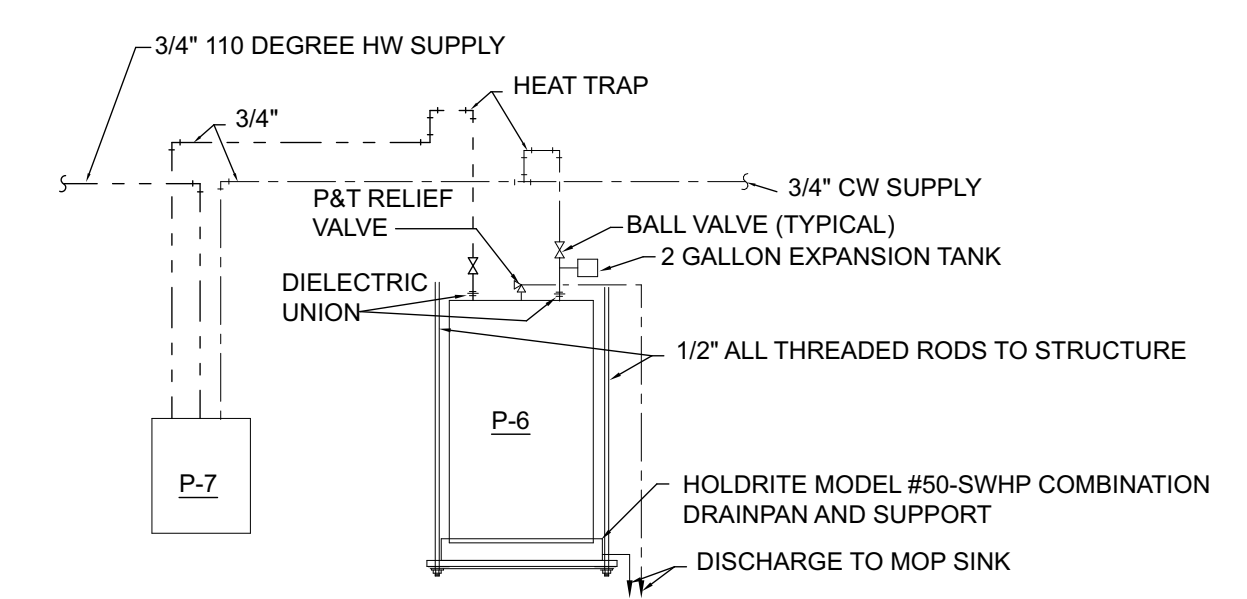
FIRST LEVEL PLUMBING PLAN

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

P-NO	FIXTURE DESCRIPTION	MOUNTING HEIGHT	MIN. CONNECTIONS			SPECIFICATION				NOTES		
			WASTE	CW	HW	MANUFACTURER	FIXTURE	TRIM	WASTE		TRAP	SUPPLY
P-1	WATER CLOSET FLOOR MOUNTED FLUSH TANK 1.28 GAL FLUSH	FLOOR TO RIM 14 1/4"	4"	1/2"	---	KOHLER ELIER AMER-STAN	K-3575 EQUAL EQUAL	---	---	---	K-7637 EQUAL EQUAL	SEAT - OLSONITE 95 OR EQUAL BY BENEKE OR BEMIS
P-2	WATER CLOSET FLOOR MOUNTED FLUSH TANK 1.28 GAL FLUSH	FLOOR TO RIM 16 1/2"	4"	1/2"	---	KOHLER ELIER AMER-STAN	K-3713 EQUAL EQUAL	---	---	---	K-7637 EQUAL EQUAL	SEAT - OLSONITE 95 OR EQUAL BY BENEKE OR BEMIS PROVIDE FLUSH HANDLE ON LAV SIDE OF TANK
P-3	LAVATORY WALL HUNG 21"x18" 4" CENTER HOLES	FLOOR TO BOTTOM OF APRON MIN. 29"	1 1/4"	1/2"	1/2"	KOHLER ELIER CHICAGO FAUCETS	K-2055 EQUAL ---	---	K-7715 803-0552 2200-4	K-9000 804-1180 327	K-7606 802-0320 1008	PROVIDE FLOOR MOUNTED CARRIER BY JOSAM, WADE, OR ZURN IF MOUNTED ON STUD WALL. PROVIDE PREMOULDED PREINSULATED COVER FOR TRAP & SUPPLIES PROVIDE DRAIN OFFSET TO PROVIDE HANDICAP CLEARANCE
P-4	LAVATORY COUNTERTOP 20"x17" OVAL	COUNTER TOP	1 1/4"	1/2"	1/2"	KOHLER AMER-STAN CHICAGO FAUCETS	K-2196-4 EQUAL ---	---	K-7715 803-0552 2200-4	K-9000 804-1180 327	K-7606 802-0320 1008	---
P-5	STAINLESS STEEL SINK 33"x21"x 5 1/2" DEEP TWO COMPT.	COUNTER TOP	1 1/2"	1/2"	1/2"	ELKAY JUST CHICAGO FAUCETS	LR-3321553 EQUAL ---	---	LK-35 J35 2300-8CP	---	---	PROVIDE 1 1/2" CAST BRASS P-TRAP AND 3/8" SUPPLY STOPS. PROVIDE DRAIN OFFSET AT HANDICAP LOCATIONS. PROVIDE PREMOULDED PREINSULATED COVER FOR TRAP & SUPPLIES PROVIDE DRAIN OFFSET TO PROVIDE HANDICAP CLEARANCE
P-6	ELECTRIC WATER HEATER 30 GAL STORAGE CAPACITY	AS HIGH AS POSS. ABV. P-8	---	3/4"	3/4"	LOCHINVAR A.O. SMITH RHEEM LEONARD SYMMONS LAWLER	KSJ030K0 ELJF-30 EQUAL TV-28-LF EQUAL EQUAL	---	---	---	---	PROVIDE WITH 4.5KW HEATING ELEMENTS. VERIFY VOLTAGE WITH ELECTRICAL DWGS. SEE PIPING DIAGRAM.
P-7	THERMOSTATIC MIXING VALVE	---	---	3/4"	3/4"	LEONARD SYMMONS LAWLER	TV-28-LF EQUAL EQUAL	---	---	---	---	PROVIDE THERMOMETER IN DISCHARGE PIPE. SET TEMPERATURE AT 110 DEGREES F. MIXING VALVE TO BE IN ACCORDANCE WITH ASSE 1017
P-8	MOP SINK FLOOR MOUNTED 24"x24"x12"	FLOOR MOUNTED	3"	1/2"	1/2"	FLORESTONE FIAT CHICAGO FAUCETS	MSR-2424 EQUAL EQUAL	---	---	---	---	MOUNT TRIM 3'-0" ABOVE FINISHED FLOOR AND PROVIDE 4'-0" HOSE AND HOSE HOOK.



WASTE RISER DIAGRAM
NO SCALE



WATER HEATER PIPING DIAGRAM
NO SCALE

PLUMBING NOTES
ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH FLORIDA PLUMBING CODE (LATEST EDITION) INCLUDING ALL SUPPLEMENTS AND ALL LOCAL CODES.
DOMESTIC WATER PIPING SHALL BE SCHEDULE 40 CPVC WITH SOLVENT JOINTS.
WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC WITH SOLVENT JOINTS.
INSULATE ALL HOT WATER PIPING WITH 1" THICK ARMAFLEX INSULATION

PLUMBING LEGEND	
WASTE PIPING	---
VENT PIPING	---
COLD WATER PIPING	---
HOT WATER PIPING	---
WASTE	W
VENT	V
VENT THRU ROOF	VTR
COLD WATER	CW
HOT WATER	HW

FOR REVIEW AND PERMIT NOT FOR CONSTRUCTION. UNLESS APPROVED BY THE OWNER AND THE ENGINEER, ANY CHANGES TO THIS PLAN MUST BE APPROVED FOR CONSTRUCTION BY THE ENGINEER.

1505 A.W. BLANCH BLD.
TAMPA, FL 33604
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PH (813) 961-3075
FX (813) 961-1031

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, BELIEFS AND OPINIONS, THIS PLAN COMPLIES WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES AND I AM NOT ASSUMING THE RESPONSIBILITY OF OTHERS.

REVISIONS	DATE	PLAN REVIEW COMMENTS
1.	02/26/19	
2.		
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INTERIOR REMODELING & BUILD-OUT FOR
LEOLA CONSTRUCTIONS
11849 US HWY 41 S
GIBSONTOWN, FLORIDA 33534

JOB NO. **E 19-398**
DRAWN **RZ**
DESIGN **TJZ**
P-1

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE STRUCTURAL ELEMENTS AND SYSTEMS FOR THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND ALL OTHER RELEVANT OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER.

NO.	REVISIONS	DATE
1.	PLAN REVIEW COMMENTS	08/28/2019
2.		
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DECK FRAMING FOR
 LEOLA CONSTRUCTIONS
 11849 US HWY 41S
 GIBSONTON, FLORIDA 33534

JOB NO.	E19-358
DATE	07/02/2019
DRAWN	JWB
DESIGN	JWB

BASIS OF DESIGN
 & PLAN VIEWS

S1.0

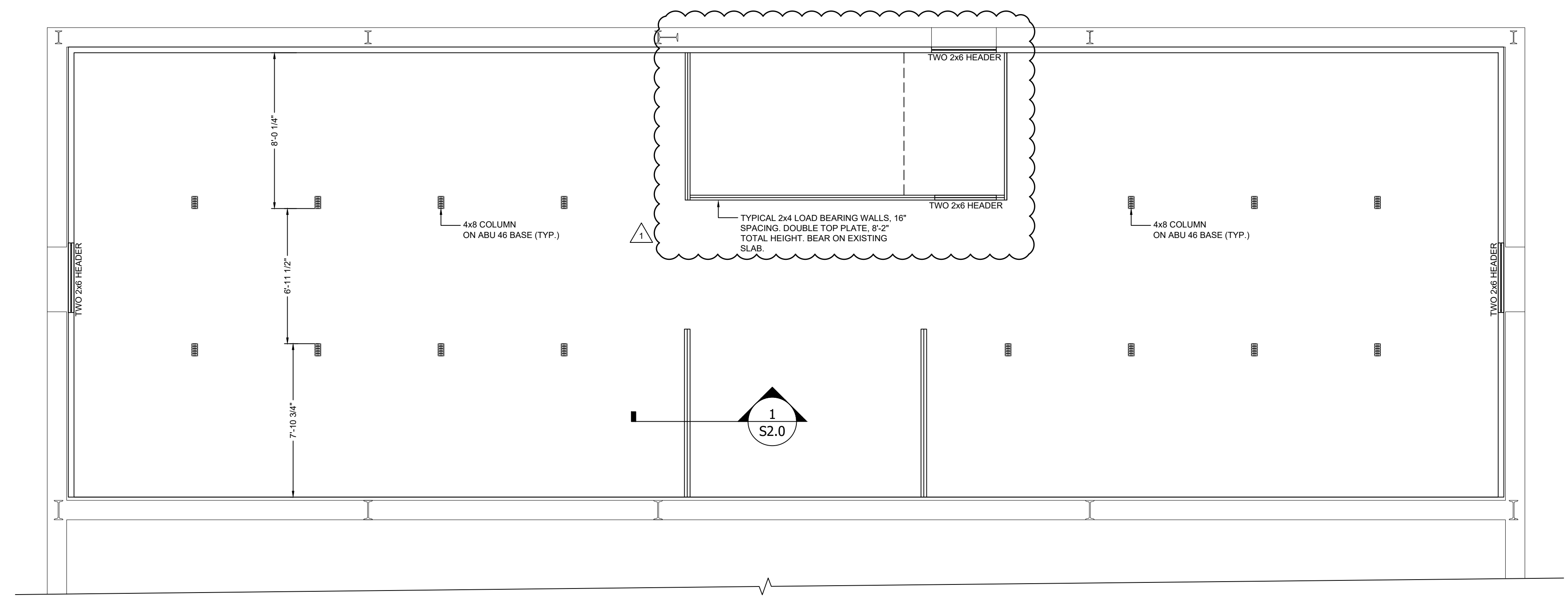
DESIGN CRITERIA:

BASIS OF DESIGN

ALL CONSTRUCTION IS DESIGNED AS FOLLOWS
 SIXTH EDITION 2017 FLORIDA BUILDING CODE
 FLOOR DEAD LOAD - 15 PSF
 FLOOR LIVE LOAD = 50 PSF

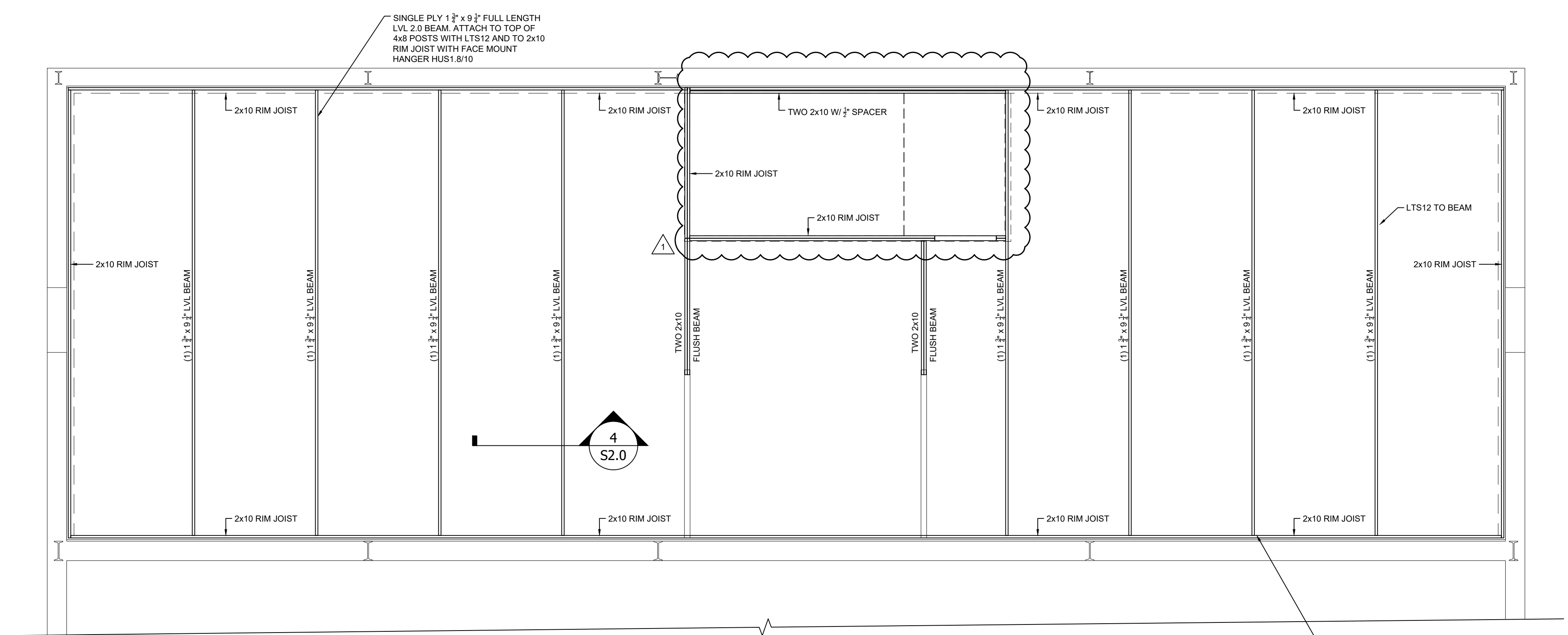
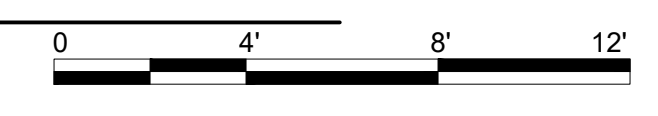
STRENGTH OF MATERIALS

CONCRETE FLOOR (ASSUMED) $f_c = 3000$ psi
 SOIL BEARING (ASSUMED, TO BE VERIFIED) $S_u = 2000$ psf
 FRAMING LUMBER #2 SYP
 SHEATHING DIAPHRAGM (FLOOR) 23/32 STURD-I-FLOOR
 UNBLOCKED DIAPHRAGM ALLOWABLE SHEAR= 285 LBS. PER FOOT
 104 DEFORMED NAILS SPACED 4" O.C. @ ENDS & CUTS, 8" O.C. INTERIOR



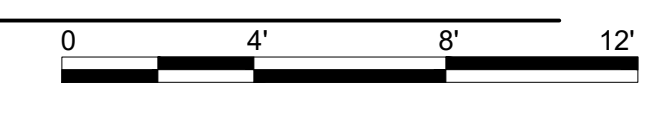
FIRST LEVEL BEARING WALL PLAN

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

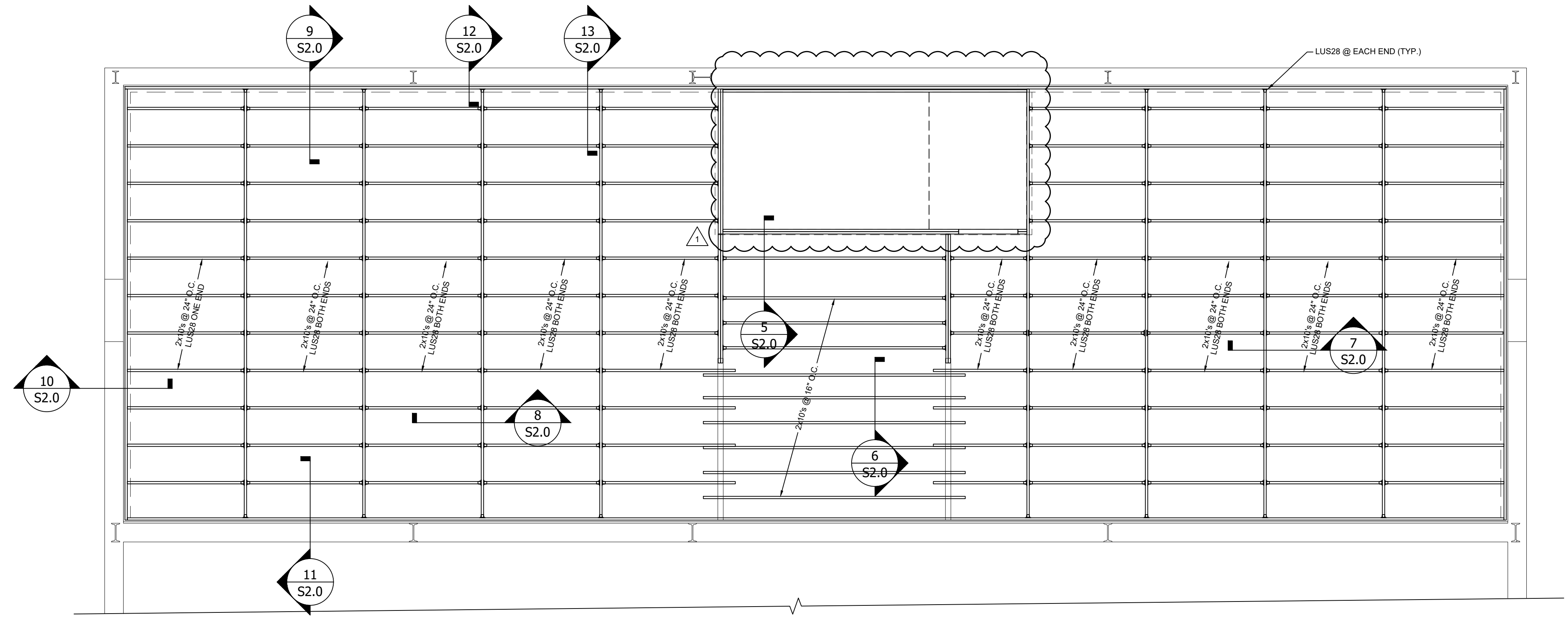


SECOND LEVEL PRIMARY FRAMING PLAN

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

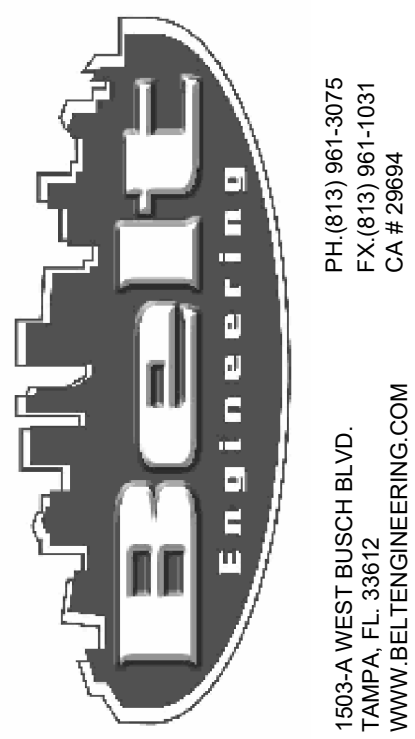
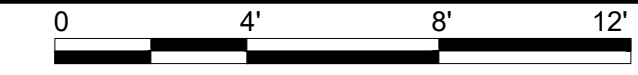


ATTACH TO 2x10 WITH HUS1.8/10.
 INSTALL A 2x6 FLAT WAY UNDER THE
 2x10 RIM JOIST. ATTACH WITH TWO H3
 CLIPS. ATTACH TO WALL PANEL WITH
 TWO AT 16" O.C. ATTACH AT CONCRETE
 FLOOR WITH L50, TWO 1/2\"/>



SECOND LEVEL SECONDARY FRAMING PLAN

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



165-A WEST EUSCH BLVD.
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CA # 23694

JOSSEPH W. BELTE, P.E. #46147
jwb@belteengineering.com

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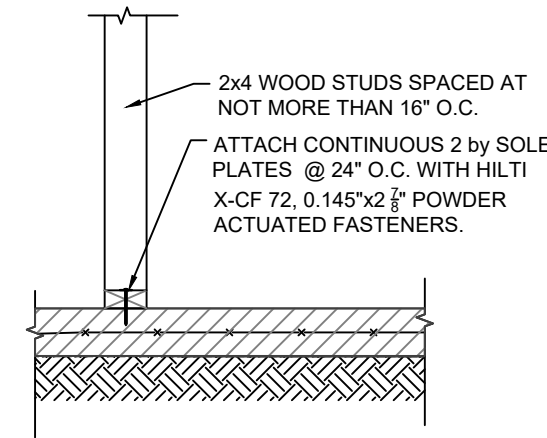
NO.	REVISIONS	DATE
1.	PLAN REVIEW COMMENTS	08.28.2019
2.		
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DECK FRAMING FOR
LEOLA CONSTRUCTIONS
11849 US HWY 41S
GIBSONTON, FLORIDA 33534

JOB NO. E19-358
DATE 07/02/2019
DRAWN JWB
DESIGN JWB

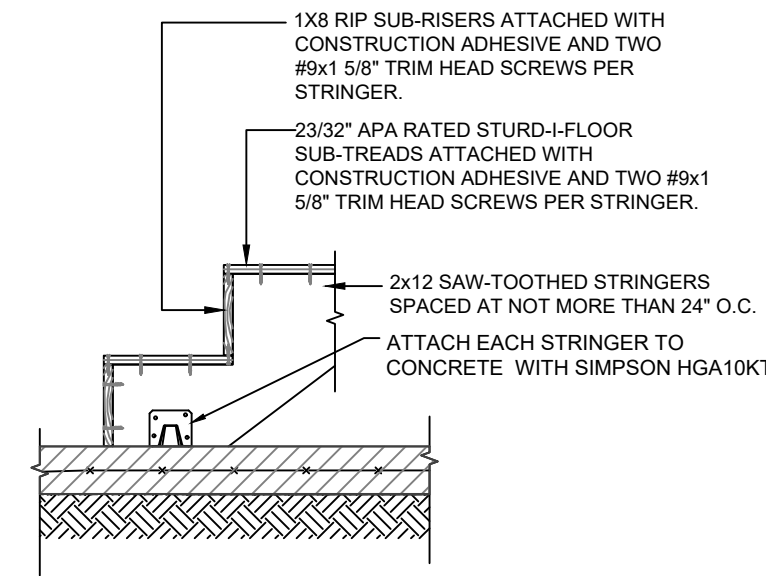
PLAN VIEWS

S1.1



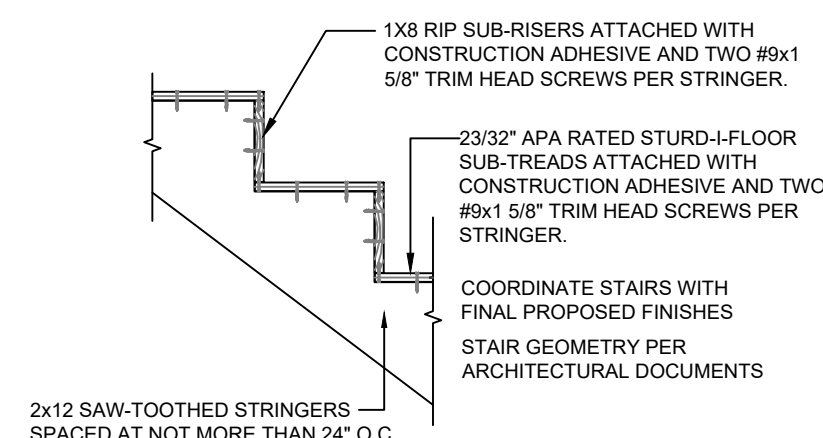
TYPICAL INTERIOR WALL FRAMING

1
S2.0
SCALE: 3/4"=1'-0"



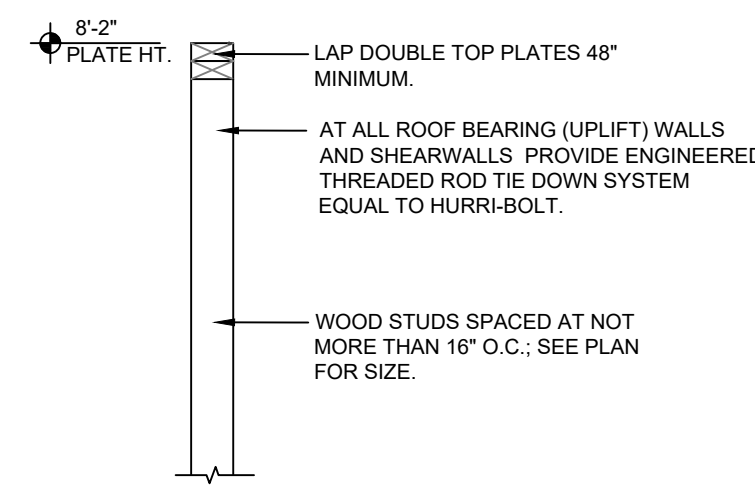
TYPICAL INTERIOR STAIR FOOT FRAMING

2
S2.0
SCALE: 3/4"=1'-0"



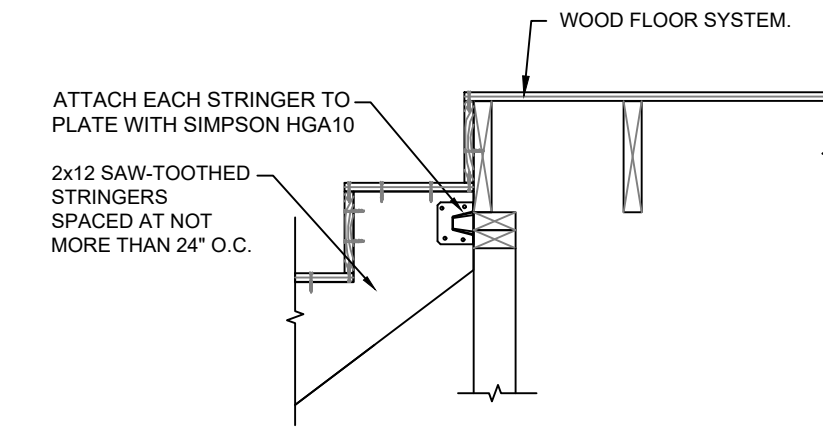
TYPICAL INTERIOR STAIR FRAMING

3
S2.0
SCALE: 3/4"=1'-0"



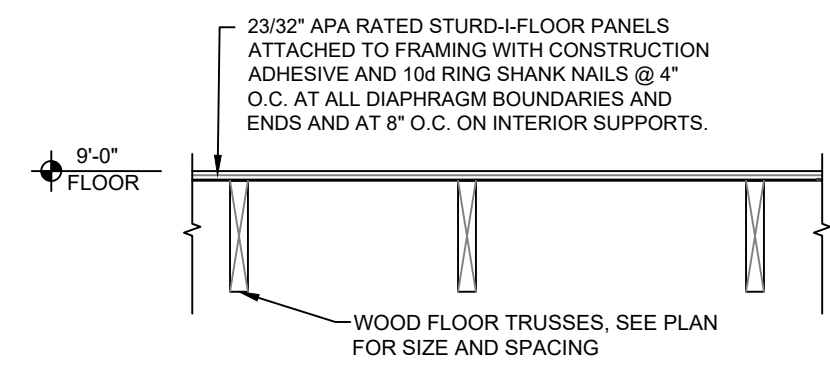
TYPICAL INTERIOR FLOOR DECK SUPPORTING WOOD FRAME WALL

4
S2.0
SCALE: 3/4"=1'-0"



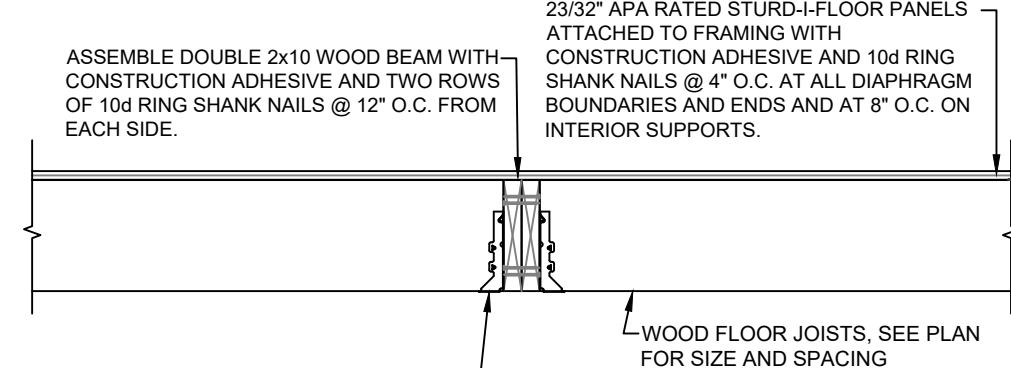
TYPICAL INTERIOR STAIR FRAMING AT STAIR HEAD

5
S2.0
SCALE: 3/4"=1'-0"



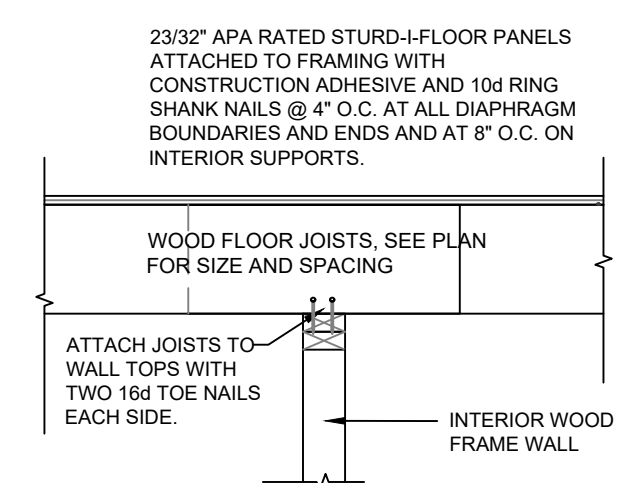
TYPICAL WOOD JOIST FLOOR FRAMING

6
S2.0
SCALE: 3/4"=1'-0"



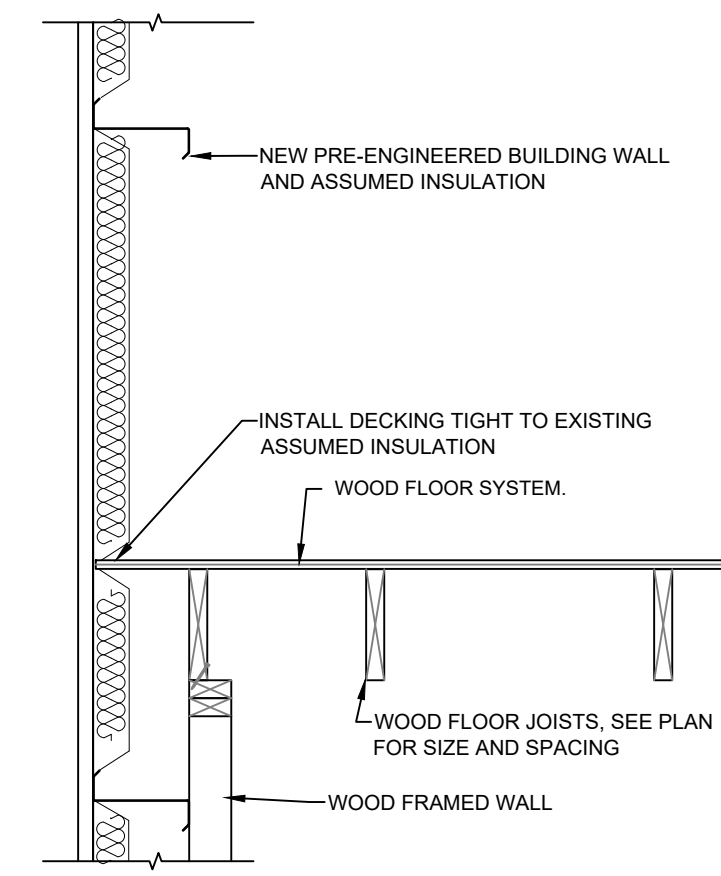
TYPICAL WOOD FLOOR BEAM

7
S2.0
SCALE: 3/4"=1'-0"



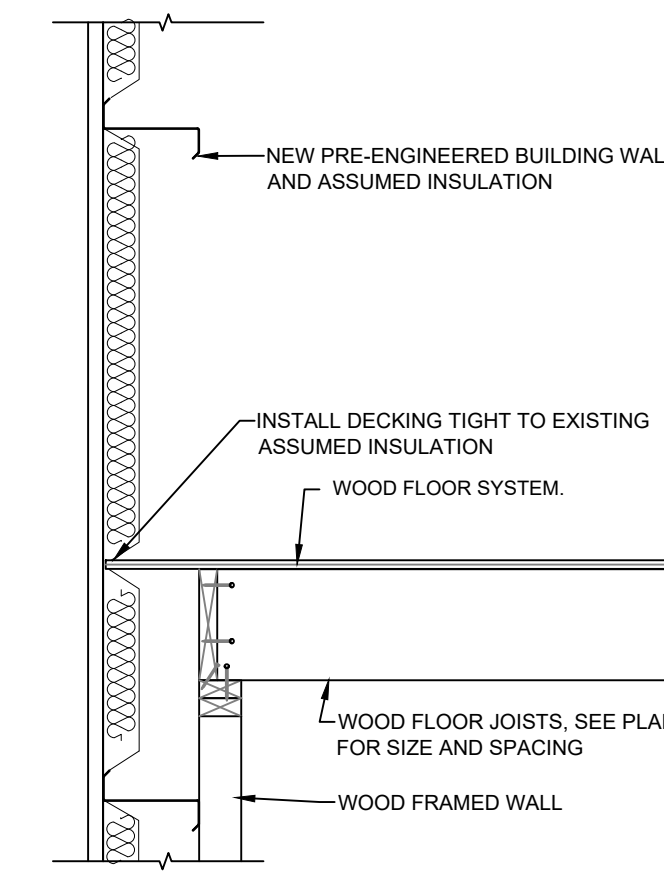
TYPICAL WOOD JOIST FLOOR FRAMING AT INTERIOR WALL

8
S2.0
SCALE: 3/4"=1'-0"



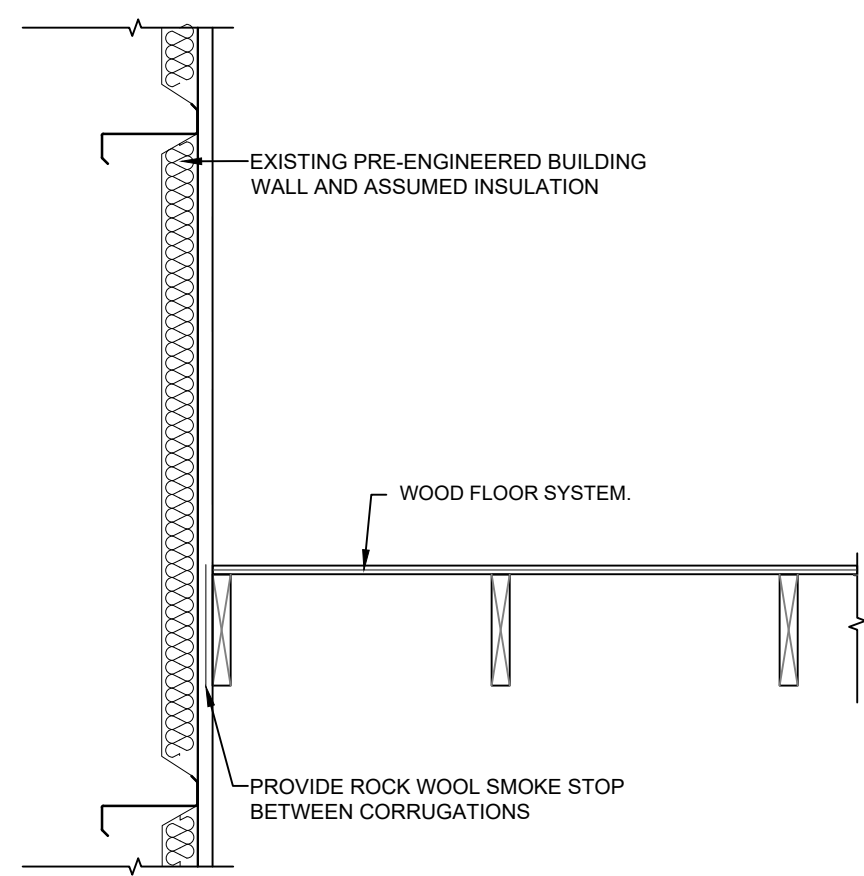
TYPICAL WOOD JOIST FLOOR FRAMING PARALLEL TO NEW METAL EXTERIOR WALL

9
S2.0
SCALE: 3/4"=1'-0"



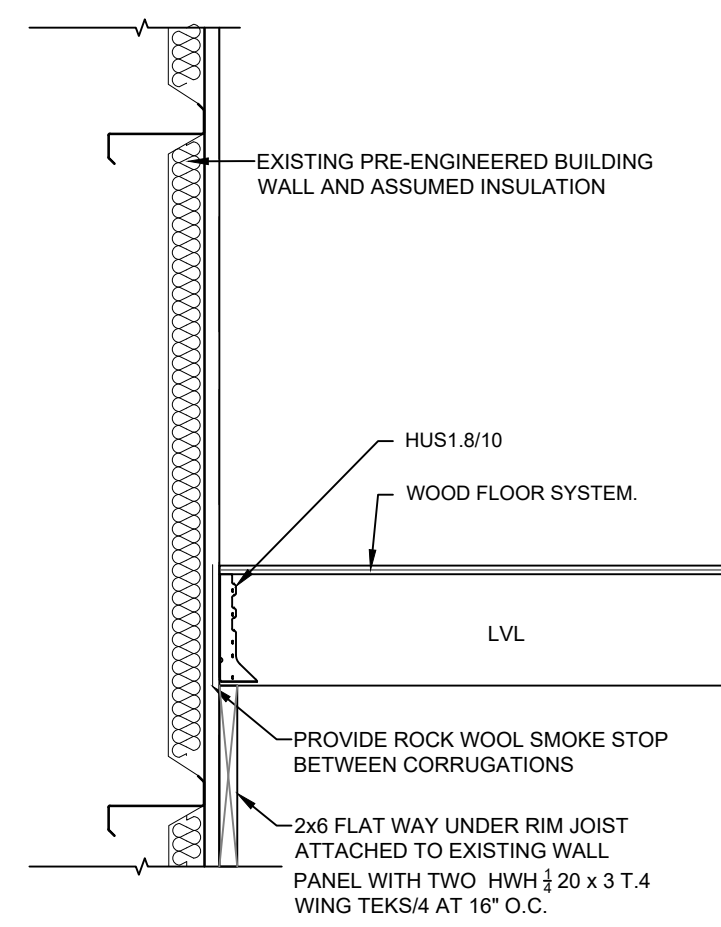
TYPICAL WOOD JOIST FLOOR FRAMING PERPENDICULAR TO NEW METAL EXTERIOR WALL

10
S2.0
SCALE: 3/4"=1'-0"



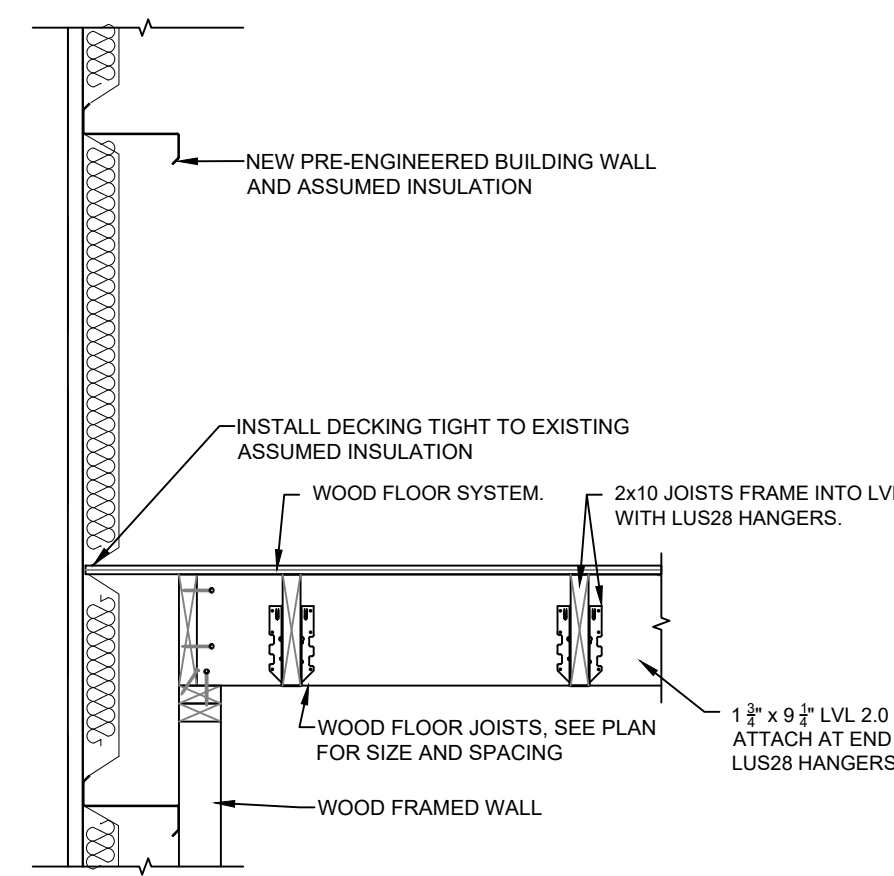
TYPICAL WOOD JOIST FLOOR FRAMING PARALLEL TO EXISTING METAL WALL

11
S2.0
SCALE: 3/4"=1'-0"



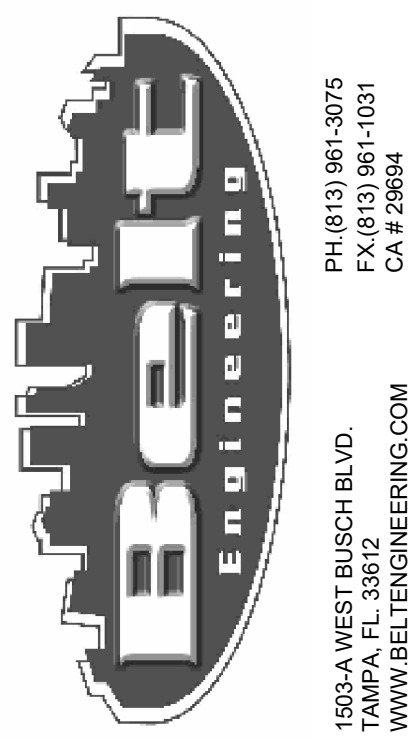
TYPICAL WOOD BEAM AT EXISTING METAL WALL

12
S2.0
SCALE: 3/4"=1'-0"



TYPICAL WOOD BEAM FRAMING ONTO WOOD FRAME WALL

13
S2.0
SCALE: 3/4"=1'-0"



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jcs@beltingengineering.com

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NO.	REVISIONS	DATE
1	PLAN REVIEW COMMENTS	08/28/2019
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DECK FRAMING FOR
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JOB NO. E19-358
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DESIGN JWB

SECTIONS & DETAILS

S2.0