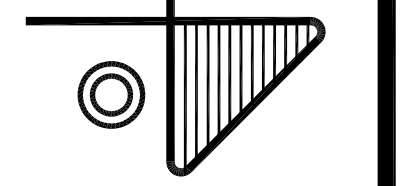


AP Construction  
Contractor, LLC  
439 River Isle Ct.  
Longwood, Florida 32779

FOR  
**New Control Room**  
FOR  
**Florida Caribbean Distillers Co**  
425 Recker Highway, Auburndale, Polk County, Florida

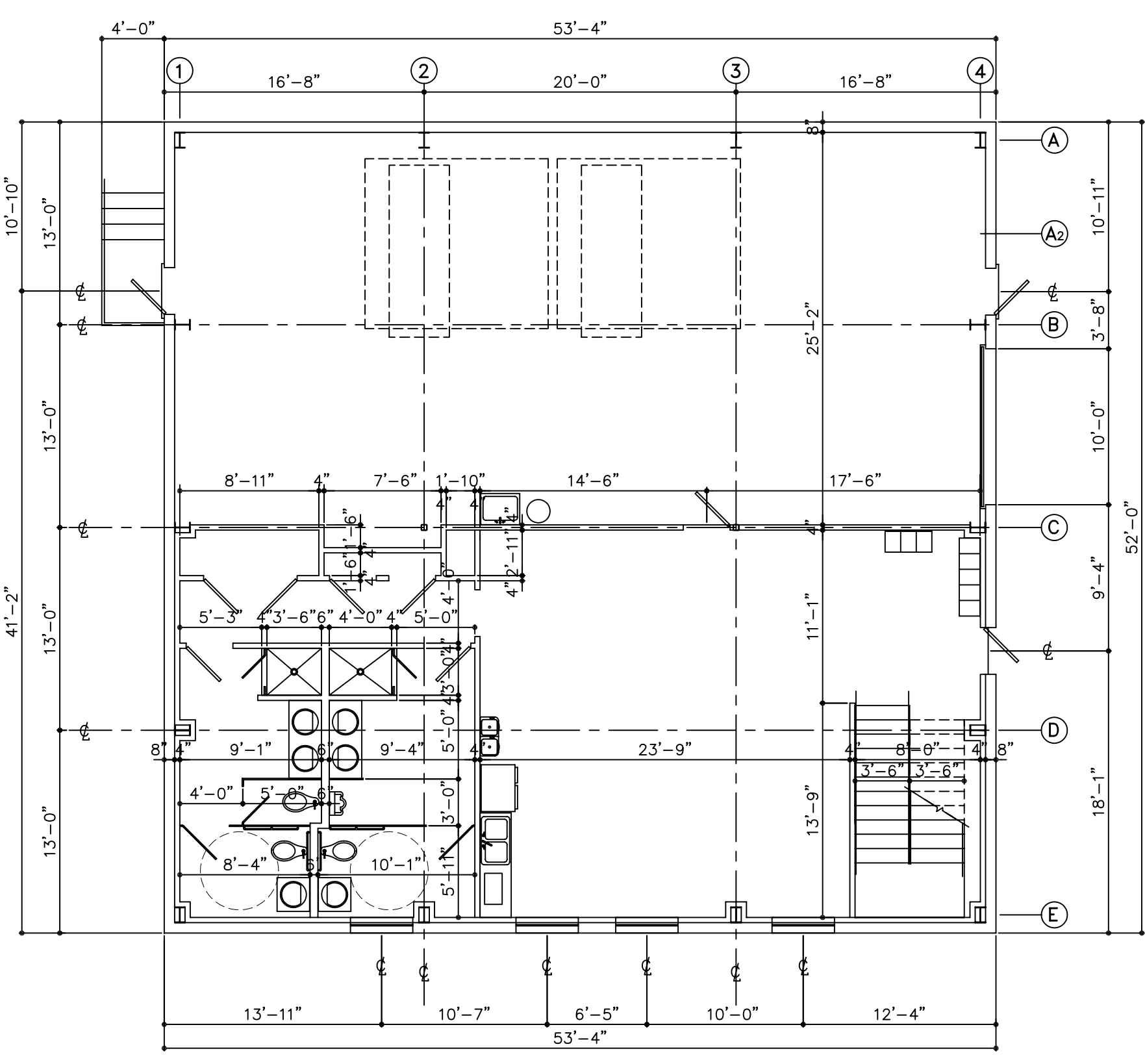
**JULIAN J. GARCIA**  
Architect - Engineer  
709 West Central Avenue • Winter Haven, Florida 33880  
Phone: (889) 204-1780 Fax: (889) 204-1780  
Web Site: jgarcia.com Email: architect@jgarcia.com



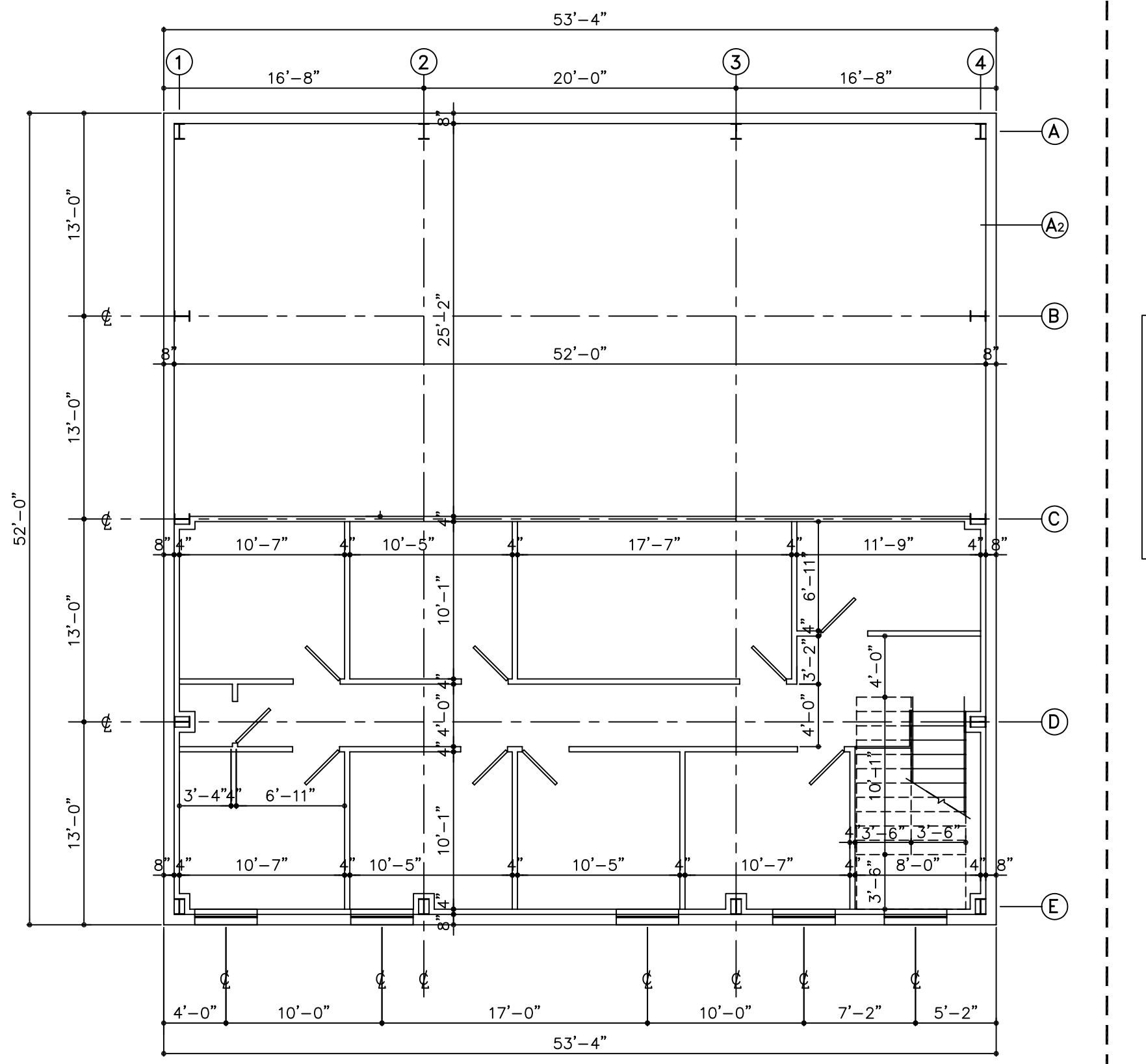
THESE PLANS ARE NOT VALID UNLESS THEY ARE SIGNED AND SEALED

DRAWN: JJC  
CHECKED: JJC  
DATE: 10/25/19  
SCALE: AS SHOWN  
JOB NUMBER: 1804908C-Auburndale  
SHEET: 2  
OF 8 SHEETS

ALL CONTRACTORS AND SUB-CONTRACTORS ARE TO REVIEW THE ENTIRE SET OF PLANS INCLUDING THE GENERAL NOTES AND OTHER INFORMATION IN THESE PLANS PRIOR TO AND DURING CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY - DO NOT SCALE DRAWINGS.



**1st FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**2nd FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**FIRE EXTINGUISHER**

NFPA 10 [NFPA 1: 13.6.1.2]  
PROVIDE (1) ABC TYPE 2-A RATED FIRE EXTINGUISHER FOR EACH 2500 SF MOUNTED WITH TOP OF EXTINGUISHER NOT TO EXCEED 5' ABOVE FIN. FLOOR

Lights and emergency lights at exterior doors per FBC section 1006.

**NFPA 10 [NFPA 1: 13.6.1.2]**

PROVIDE (1) ABC TYPE 2-A RATED FIRE EXTINGUISHER FOR EACH 2500 SF MOUNTED WITH TOP OF EXTINGUISHER NOT TO EXCEED 5' ABOVE FIN. FLOOR

- A. PROVIDE ACCESS TO ALL ENTRIES AND EXITS TO THE BUILDING AS PER FLORIDA BUILDING CODE - ACCESSIBILITY.
- B. ALL EQUIPMENT GRIPS, HANDLES OR OTHER MEANS OF OPERATION TO BE USED BY OCCUPANTS TO CONTROL LIGHTING, HEATING/VENTILATION/AIR-CONDITIONING, PLUMBING, TOILET ACCESSORIES, ETC. SHALL BE A MINIMUM OF 36" AND A MAXIMUM OF 48" ABOVE FINISH FLOOR.
- C. ALL PLUMBING CONTROLS SHALL HAVE A MAXIMUM OPERATING FORCE OF 5 LB/SF.
- D. ALL EXPOSED HOT WATER SUPPLY AND DRAIN PIPES AT HANDICAPPED ACCESSIBLE LAVATORY AND SINKS SHALL HAVE AN INSULATED COVER.

**DESIGN CRITERIA**  
CONSTRUCTION TYPE: III-B  
OCCUPANCY CLASSIFICATION - GROUP B  
NS = 1278 SF / FLOOR = 2556 SF TOTAL  
FIRE SEPARATION = NOT REQUIRED  
OCCUPANT LOAD = 100 SF/PERSON  
2556 / 100 = 26 PERSONS

MEN	WC	LAV	URN	GENERAL	DF	SS
PROVIDED	1	1	0	PROVIDED	1	1
REQUIRED	1	1	0			

WOMEN WC LAV  
PROVIDED 1 1  
REQUIRED 1 1

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH:  
FLORIDA BUILDING CODE (FBC) - 6th Edition (2017)  
FLORIDA PLUMBING CODE (FPC) - 6th Edition (2017)  
FLORIDA MECHANICAL CODE (FMC) - 6th Edition (2017)  
FLORIDA FIRE PREVENTION CODE (FFPC) - 6th Edition (2017)  
NATIONAL ELECTRIC CODE (NEC) - 2014

**DESIGN CRITERIA**  
CONSTRUCTION TYPE: III-B  
OCCUPANCY CLASSIFICATION - GROUP S1  
NS = 1278 SF  
FIRE SEPARATION = NOT REQUIRED  
OCCUPANT LOAD = 300 SF/PERSON  
1278 / 300 = 5 PERSONS

MEN	WC	LAV	URN	GENERAL
PROVIDED	1	1	0	PROVIDED
REQUIRED	1	1	0	

WOMEN WC LAV  
PROVIDED 1 1  
REQUIRED 1 1

**WINDOW SCHEDULE**  
WND1 4" W X 4" H FIXED GLASS  
1" INSULATED GRAY TINTED

COORDINATE WITH OWNER ALL CABINETS AND COUNTER TOPS  
BREAK AREA COUNTER TOP = 34" HIGH

**DOOR SCHEDULE**

- A 3'-0" X 7'-0" SOLID CORE (INSULATED) DOORS EXTERIOR METAL DOOR
- B 3'-0" X 7'-0" SOLID CORE (INSULATED) DOORS INTERIOR WOOD DOOR
- C 3'-0" X 7'-0" WOOD LAM. SOLID CORE
- D 10'-0" W X 12'-0" O.H. DOOR
- E 3'-0" X 7'-0" FULL LOUVERED METAL DOOR

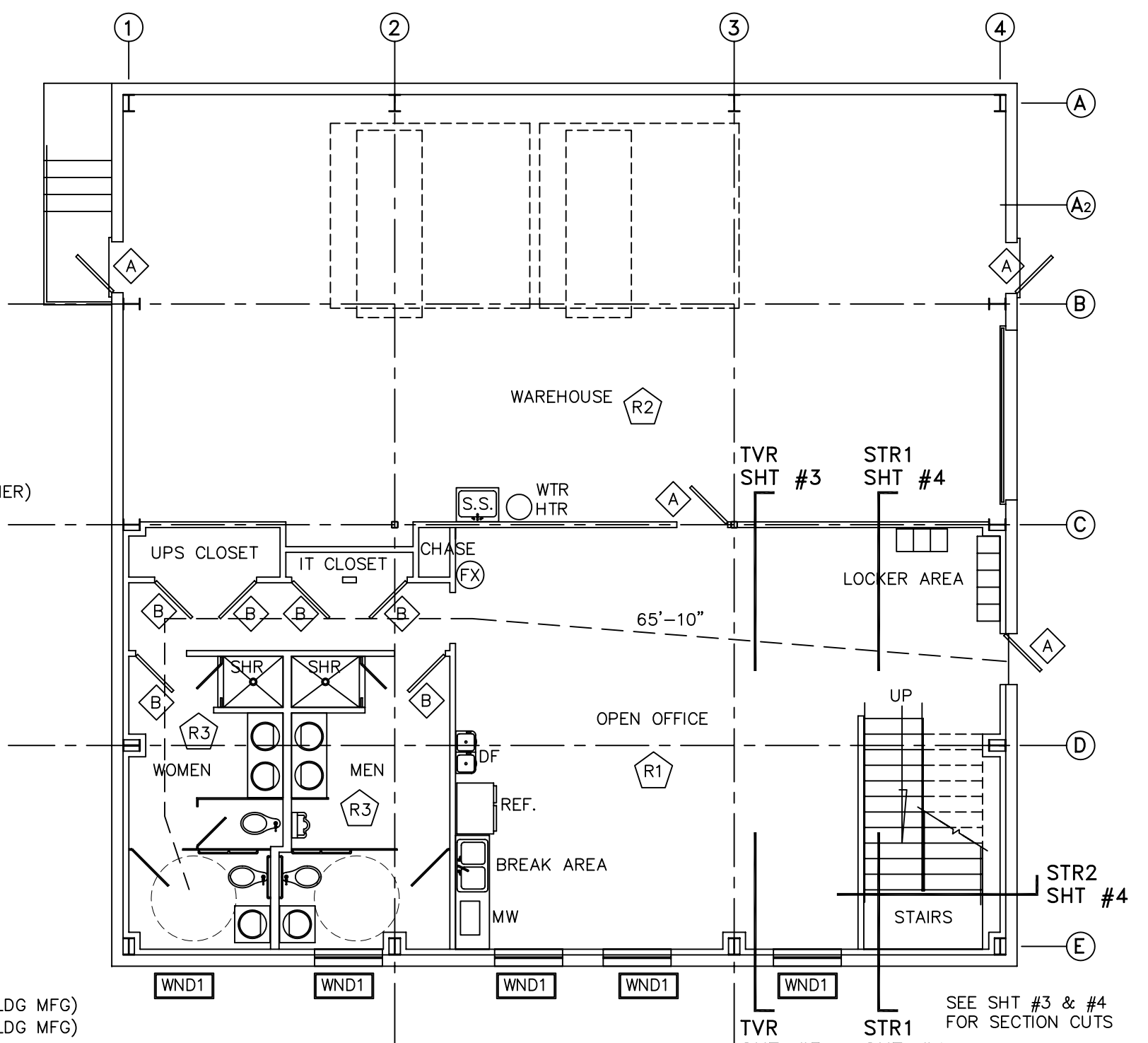
FBC-B 1014.2  
AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.  
DOOR MAY BE 7'-0" HIGH OR 6'-8" HIGH (VERIFY WITH OWNER)

**SITE PLAN By OTHERS**

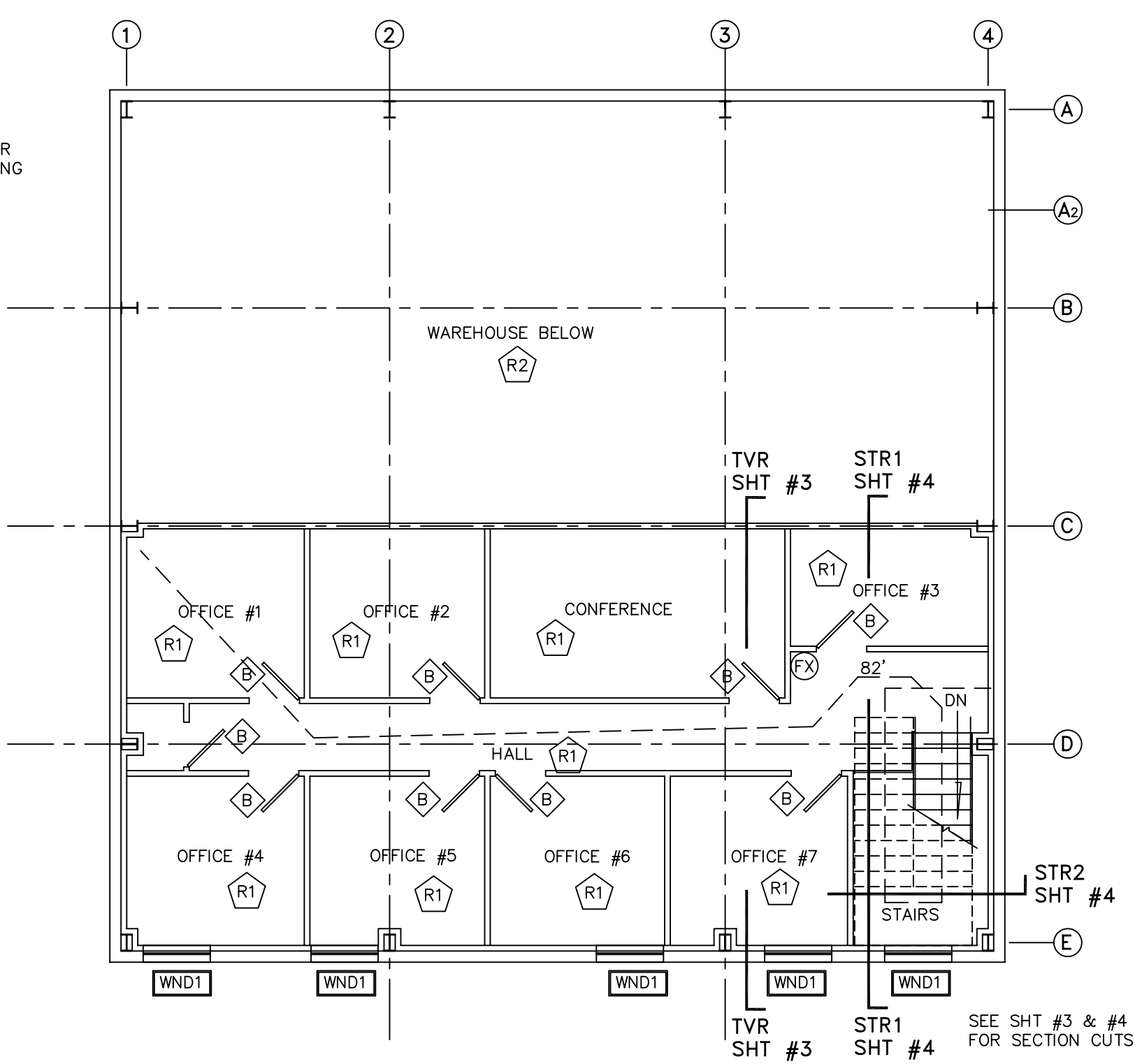
COORDINATE ALL DIMENSIONS WITH PREFAB METAL BUILDING DRAWINGS

**ROOM FINISH SCHEDULE**

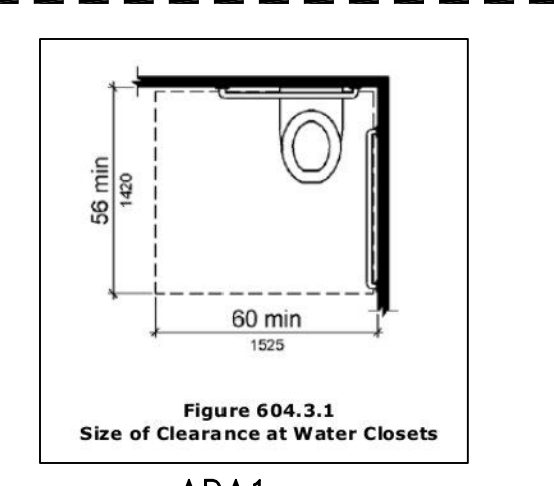
- R1 CEILING: ACOUSTICAL CEILING TILE  
2 X 2 ACOUSTIC LAY IN TILE  
SELECTED BY OWNER  
WALLS: 1/2" DRYWALL  
FLOOR: VCT - VINYL BASE
- R2 CEILING: EXPOSED (INSULATED PER PREFAB BLDG MFG)  
WALLS: EXPOSED (INSULATED PER PREFAB BLDG MFG)  
SEE PLAN FOR DRYWALL  
FLOOR: SEALED EXISTING CONCRETE
- R3 CEILING: ACOUSTICAL CEILING TILE  
2 X 2 ACOUSTIC LAY IN TILE  
SELECTED BY OWNER  
WALLS: 1/2" DRYWALL  
VERIFY IF OWNER DESIRES TILE WAINSCOT  
FLOOR: VERIFY IF OWNER DESIRES TILE FLOOR OR EXPOSED SEALED CONCRETE  
NOTE: FULL TILE SHOWER WALLS AND FLOOR WITH MR DRYWALL OR PLASTER CEILING



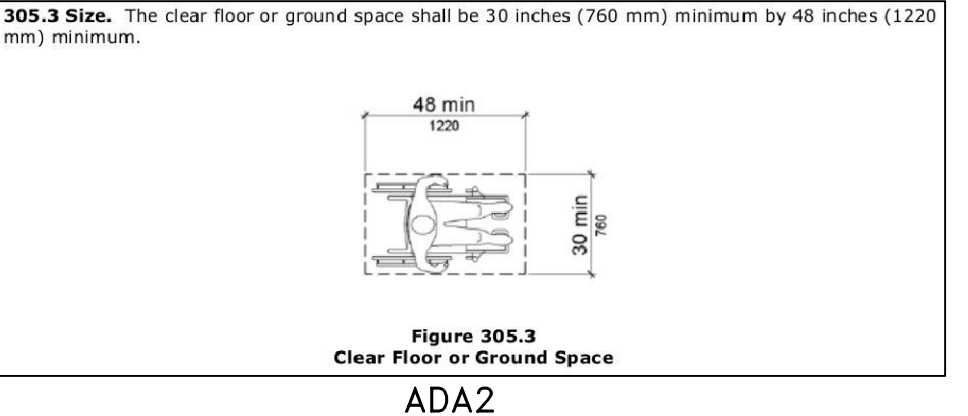
**1st FLOOR DOOR-WINDOW-FINISH SCHEDULE & LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"



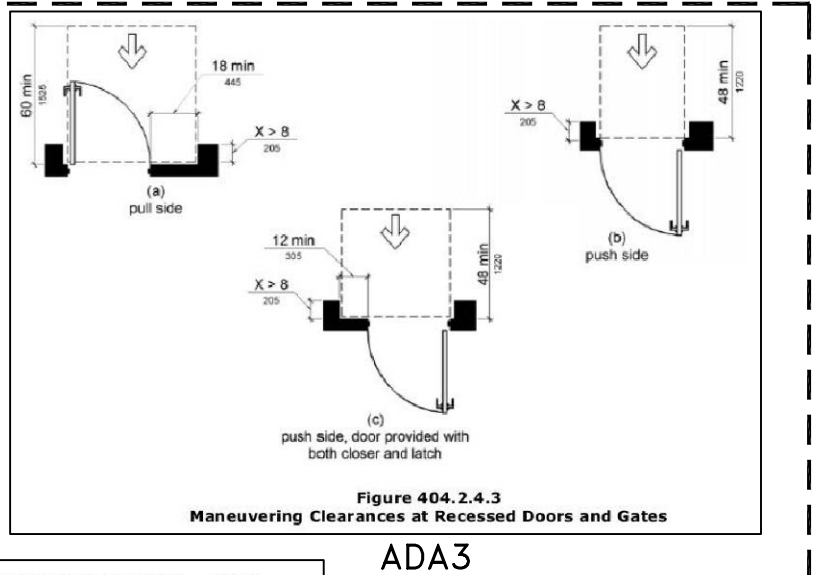
**2nd FLOOR DOOR-WINDOW-FINISH SCHEDULE & LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"



**ADA1**  
Size of Clearance at Water Closets



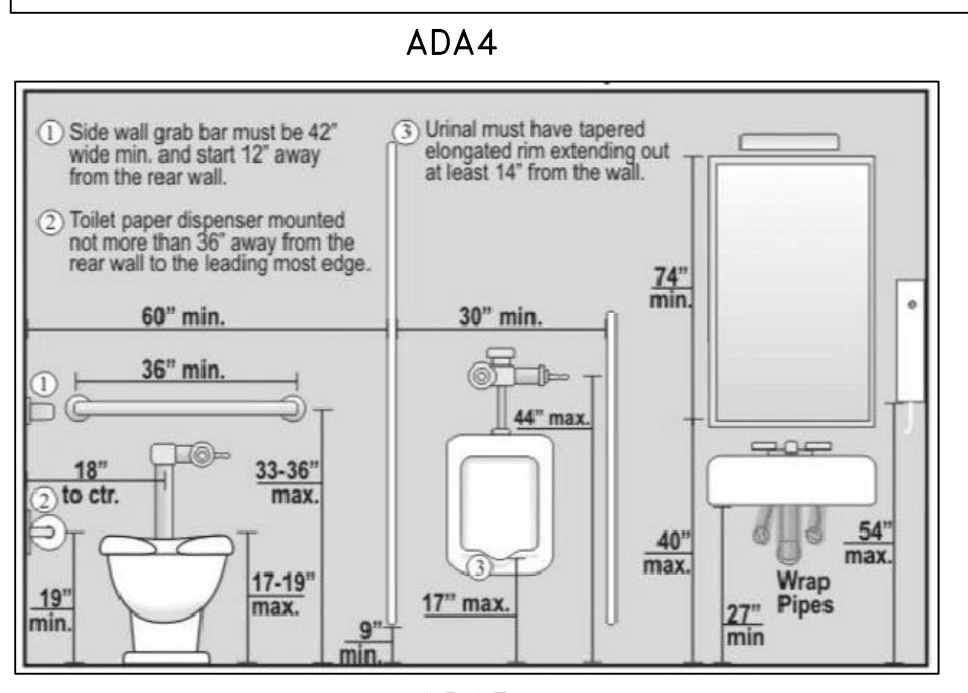
**ADA2**  
Clear Floor or Ground Space



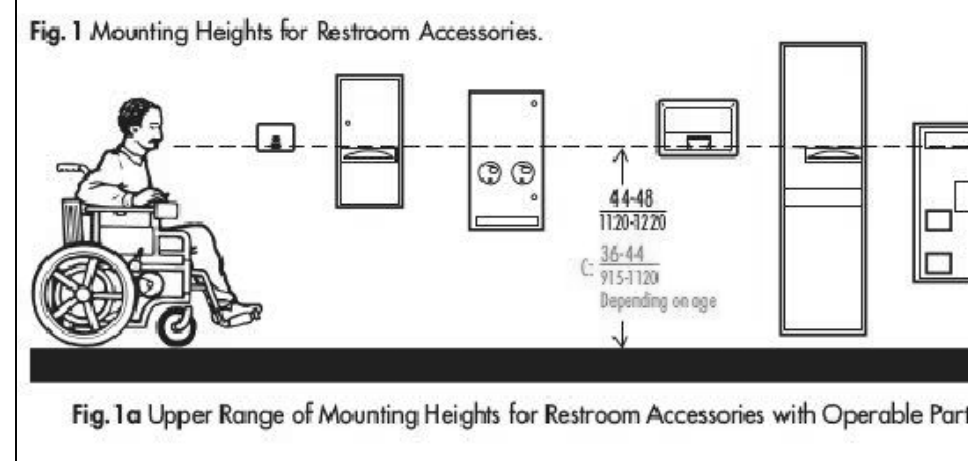
**ADA3**  
Maneuvering Clearances at Recessed Doors and Gates

**609.3 Spacing.** The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

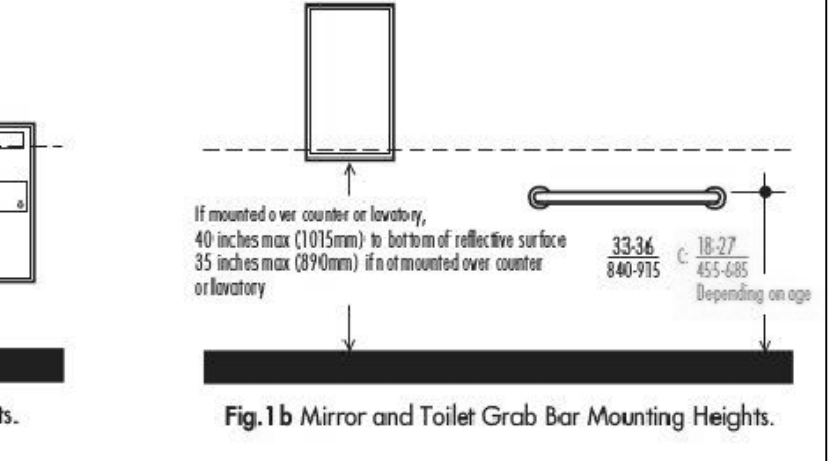
**EXCEPTION:** The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.



**ADA4**  
**ADA5**  
**ADA6**

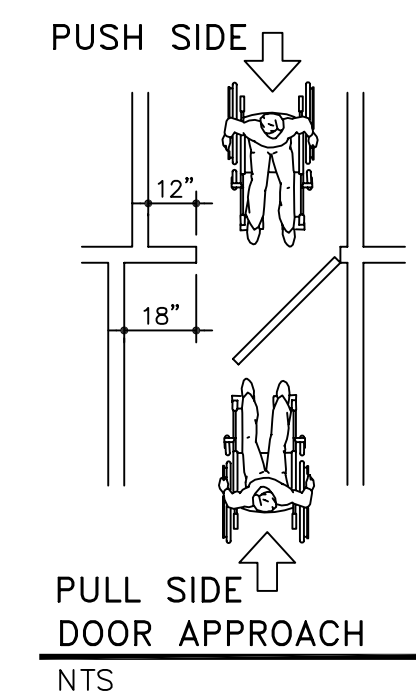


**Fig. 1a** Mounting Heights for Restroom Accessories with Operable Parts.

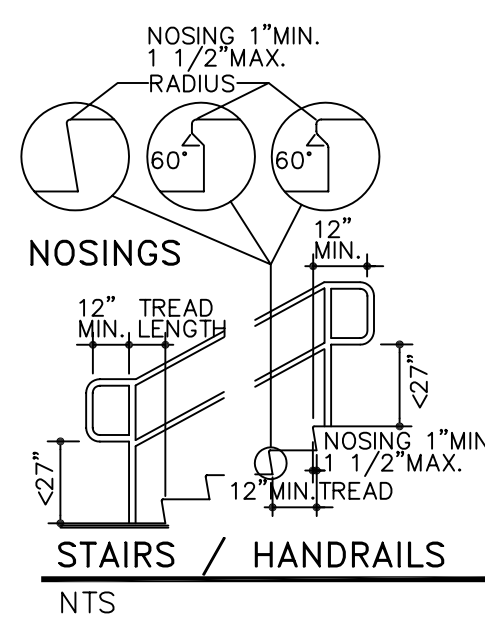


**Fig. 1b** Mirror and Toilet Grab Bar Mounting Heights.

**ADA COMPLIANCE REQUIREMENTS**



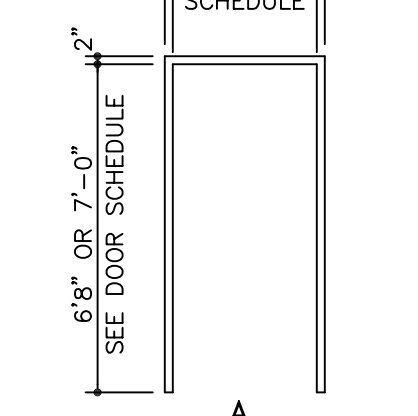
**PUSH SIDE**  
**PULL SIDE DOOR APPROACH**  
NTS



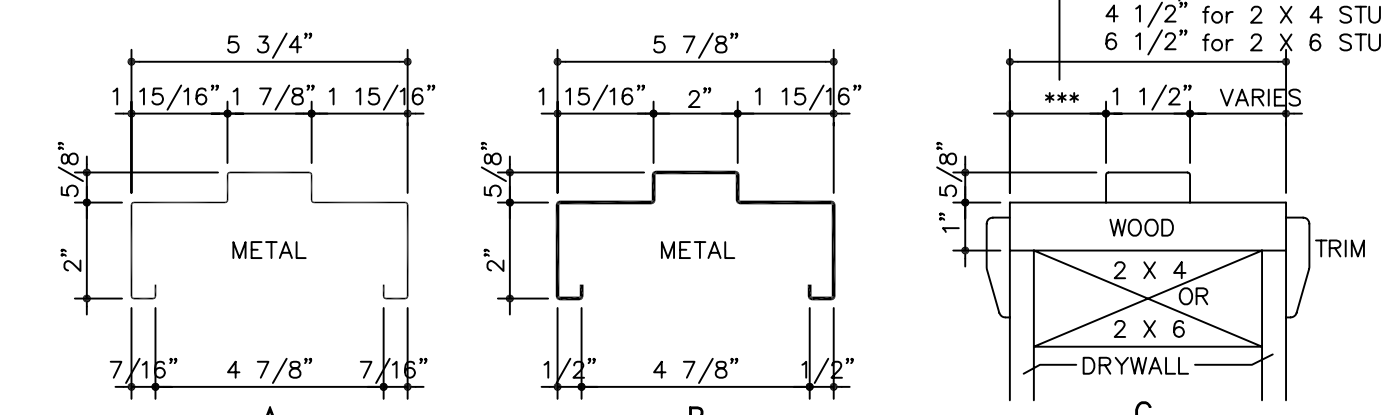
**NOSINGS**  
**STAIRS / HANDRAILS**  
NTS

**DOOR TYPES**

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



**DOOR FRAME TYPES**  
SCALE: 1/4" = 1'-0"



**DOOR FRAME PROFILES**  
SCALE: 3" = 1'-0"

VARIABLES PER SELECTED DOOR  
\*\*\* ADJUST IF DRYWALL IS OTHER THAN 1/2"  
FOR 1/2" DRYWALL  
4 1/2" for 2 X 4 STUDS  
6 1/2" for 2 X 6 STUDS