

A RENOVATION FOR: THE GUEST HOUSE MAIN BUILDING

3230 NE 55TH AVE
SILVER SPRINGS, FLORIDA 34488



PARTIN ARCHITECTURE

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DRAWING IS NOT VALID UNLESS SIGNED,
SEALED & DATED BY REGISTERED PROFESSIONAL

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REVISIONS

NO.	DATE	DESCRIPTION
1	09-22-16	BLDG PLAN COMMENT/RESPONSE

ISSUE DATE
30 AUGUST 2016

JOB #
1655

SHEET TITLE
**COVER SHEET
&
DESIGN CRITERIA**

SHEET NO.
A000

DRAWING INDEX

ARCHITECTURAL	DESCRIPTION
A000	COVER SHEET, CODE ANALYSIS, GENERAL BUILDING INFORMATION
A101	RENOVATION PLAN ENLARGED PLANS INTERIOR ELEVATIONS
A102	LIFE SAFETY PLAN
A103	FOUNDATION PLAN
E100	ELECTRICAL POWER AND LIGHTING PLAN
E101	FIRE ALARM SYSTEM PLAN
P100	PLUMBING PLANS

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS FLORIDA BUILDING CODE - TABLE 601

BUILDING ELEMENTS - TYPE VB	ALLOWABLE (hours)	PROVIDED (hours)
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0	0
BEARING WALLS: EXTERIOR	0	0
INTERIOR	0	0
NON-BEARING WALLS AND PARTITIONS: EXTERIOR	0	0
INTERIOR	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0	0
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0	0

SCOPE OF WORK

ALTERATION LEVEL 3 OF AN EXISTING 8320 SF STRUCTURE WITH A CHANGE OF USE FROM SINGLE-FAMILY R-1 TO AN R-4 RESIDENTIAL OCCUPANCY.

GENERAL NOTES

- DIMENSIONS ON FLOOR PLANS TYPICALLY ARE TO FACE OF MASONRY WALLS OR TO FACE OF STUD ON STUD WALLS. THE DIMENSIONS OF MASONRY AND STUD WALLS ARE NOMINAL.
- ALL DIMENSIONS MUST BE VERIFIED PRIOR TO MANUFACTURING ANY ITEM TO BE INCORPORATED INTO THE WORK WHETHER OR NOT A SYMBOL SUCH AS "+/-" IS SHOWN ON THE DRAWINGS.

MEP/FIRE SPRINKLER NOTE

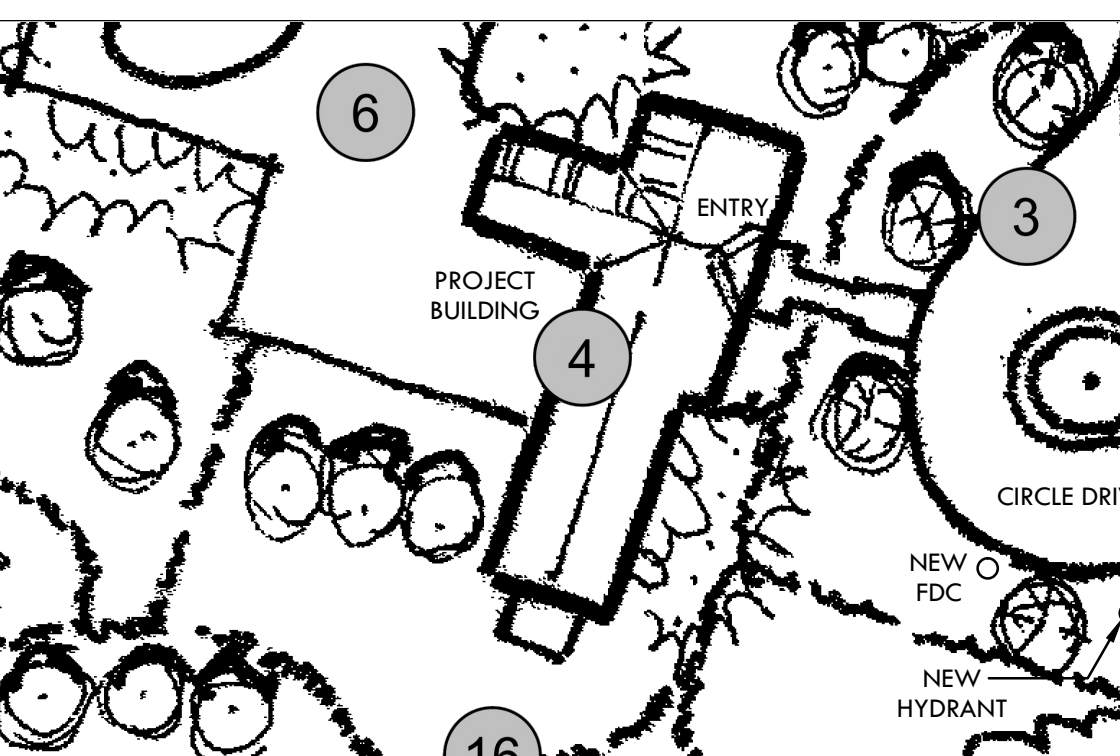
SCHEMATIC DESIGN/BUILD FIRE SPRINKLER SYSTEM MODIFICATIONS SHALL BE DESIGNED BY A LICENSED FIRE SPRINKLER CONTRACTOR. THE FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL DOCUMENTATION TO THE AUTHORITIES HAVING JURISDICTION AS REQUIRED FOR PERMITTING.

SPRINKLER HEADS MUST BE CONCEALED OR SEMI-RECESSED MOUNTED HEADS. THE SPACING OF SPRINKLERS AND SIZES OF PIPES SHALL CONFORM TO THE REQUIREMENTS OF NFPA 13R SYSTEM SHALL BE TESTED IN ACCORDANCE TO NFPA.

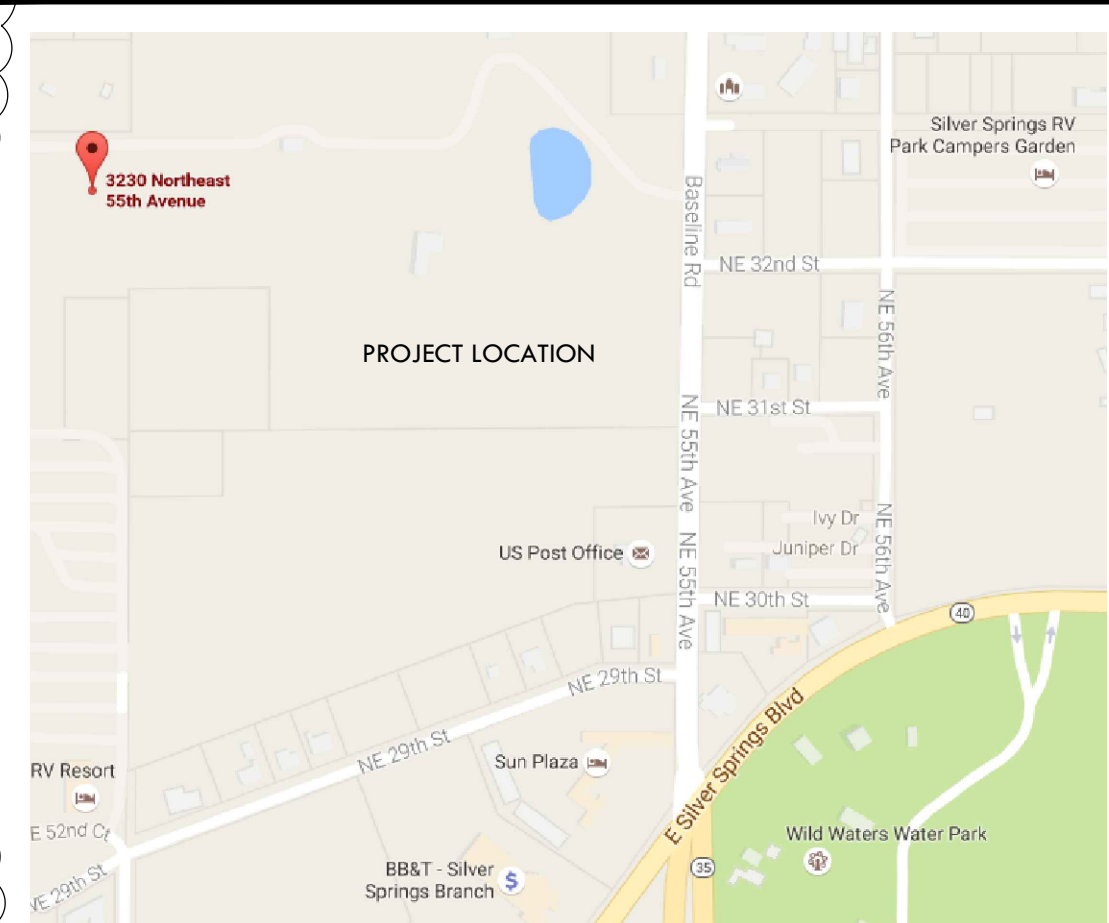
THE GENERAL CONTRACTOR'S MASTER ELECTRICIAN SHALL SUPPLY THE BUILDING DEPARTMENT WITH ALL NECESSARY RISER DIAGRAMS AND SCHEDULES.

THE GENERAL CONTRACTOR'S MECHANICAL SUB-CONTRACTOR SHALL SIZE THE MECHANICAL EQUIPMENT AND PROVIDE ALL REQUIRED LOAD CALCULATIONS.

THE GENERAL CONTRACTOR'S MASTER PLUMBER SHALL SUPPLY THE BUILDING DEPARTMENT WITH ALL NECESSARY RISER DIAGRAMS AND SCHEDULES.



ENLARGED SITE PLAN
NOT TO SCALE



BUILDING LOCATION
NOT TO SCALE

CODE ANALYSIS

OCCUPANT LOAD FBC 1004:

GROUP R4 - RESIDENTIAL (REHABILITATION) - SPRINKLERED					
1ST FLOOR AREA	AREA	FLOOR AREA SF/OCCUPANT	OCCUPANT LOAD	BEDS	RESIDENTS
GUEST ROOM 100	252 SF	200	3 PERSONS	2 BEDS	
GUEST ROOM 101	252 SF	200	3 PERSONS	2 BEDS	
GUEST ROOM 102	252 SF	200	3 PERSONS	2 BEDS	
EXERCISE ROOM	641 SF	50 GROSS	43 PERSONS		
FORMAL DINING	634 SF	15/NET	42 PERSONS		
DINING	328 SF	15/NET	22 PERSONS		
SUBTOTAL 1ST FLOOR			116 PERSONS	6 BEDS	
2ND FLOOR AREA	AREA	FLOOR AREA SF/OCCUPANT	OCCUPANT LOAD	BEDS	RESIDENTS
GUEST ROOM 200	556 SF	200	3 PERSONS	2 BEDS	
GUEST ROOM 201	352 SF	200	2 PERSONS	2 BEDS	
GUEST ROOM 203	321 SF	200	2 PERSONS	2 BEDS	
GUEST ROOM 204	351 SF	200	2 PERSONS	2 BEDS	
GUEST ROOM 205	311 SF	200	2 PERSONS	1 BED	
SUBTOTAL 2ND FLOOR			11 PERSONS	9 BEDS	
TOTAL			127 PERSONS	15 BEDS	

INTERIOR WALL AND CEILING FINISH REQUIREMENTS FBC 803.5:

GROUP R4 - RESIDENTIAL - SPRINKLERED		
VERTICAL EXITS & PASSAGEWAYS	EXIT CORRIDORS	ROOMS AND ENCLOSED SPACES
B	C	C

INTERIOR WALL AND CEILING FINISHES FLAME SPREAD AND SMOKE-DEVELOPED INDEXES AS PER ASTM E 84:

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

EGRESS WIDTH FBC 1005.1:

	STAIRWAYS	OTHER EGRESS COMPONENT
OCCUPANT LOAD - FIRST FLOOR	0.3 PER OCCUPANT	0.2 PER OCCUPANT
116 PERSONS	N/A	REQUIRED = 72"
	N/A	PROVIDED = 102"
OCCUPANT LOAD - 2ND FLOOR	0.3 PER OCCUPANT	0.2 PER OCCUPANT
11 PERSONS	REQUIRED = 88"	REQUIRED = 72"
	PROVIDED = 99"	PROVIDED = 72"

MINIMUM NUMBER OF PLUMBING FACILITIES (FROM TABLE P403.1)

R-4 RESIDENTIAL					
OCCUPANT LOAD - 20					
FIXTURE	WATER CLOSET	LAVATORY	DRINKING FOUNTAINS	SERVICE SINKS	
REQUIRED	1:10 = 2	1:10 = 2	1	1	
PROVIDED	7	7	1 HI/LO	1	
A-3 ASSEMBLY					
OCCUPANT LOAD - 107					
FIXTURE	WATER CLOSET	LAVATORY	DRINKING FOUNTAINS	SERVICE SINKS	
REQUIRED	1:125 = 2	1:65 = 2	1	1	
PROVIDED	2	2	1 HI/LO	1	

ABBREVIATIONS

ACQUIS.	ACOUSTIC	FLR.	FLOOR
A.F.F.	ABOVE FINISH FLOOR	GA	GAUGE
ALUM.	ALUMINUM	GALV.	GALVANIZED
CLG.	CEILING	GYP. BD.	GYP. BOARD
CJ	CONTROL JOINT	HB	HOSE BIB
CMU	CONCRETE MASONRY UNIT	HC	HANDICAPPED
COL.	COLUMN	H.M.	HOLLOW METAL
CONC.	CONCRETE	INSUL.	INSULATION
CONT.	CONTINUOUS	JST.	JOIST
CPT	CARPET	MAX	MAXIMUM
CT	CERAMIC TILE	MIN	MINIMUM
DBL	DOUBLE	NOT IN CONTR.	NOT IN CONTRACT
DIAM.	DIAMETER	NTS	NOT TO SCALE
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DF	DIAMETER	RD	ROOF DRAIN
RL	ROOF LEADER/DOWNSPOUT	SIM	SIMILAR
EJ	EXPANSION JOINT	STL	STEEL
EQ.	EQUAL	STRUCT.	STRUCTURAL
EQ.	EQUAL	THRU	THROUGH
EWC	ELECTRIC WATER COOLER	U.N.O.	UNLESS NOTED OTHERWISE
EXH	EXHAUST	VCT	VINYL COMPOSITION TILE
EXIST.	EXISTING	VTR	VENT THROUGH ROOF
EXT.	EXTERIOR	WWF	WOVEN WIRE FABRIC
FE	FIRE EXTINGUISHER		
FEC	FIRE EXTINGUISHER CABINET		
FD	FLOOR DRAIN		
FD	FIRE DEPT. CONNECTION		
FHA	FIRE HYDRANT ASSEMBLY		

CODE ANALYSIS

THIS PROJECT IS DESIGNED TO MEET THE REQUIREMENTS OF:
2014, 5TH EDITION FLORIDA BUILDING CODE
2014, 5TH EDITION FLORIDA BUILDING CODE EXISTING
2014, 5TH EDITION FLORIDA PLUMBING CODE
2014, 5TH EDITION FLORIDA MECHANICAL CODE
2014, 5TH EDITION FLORIDA ENERGY CODE
FLORIDA FIRE PREVENTION CODE 5th EDITION
NEC 2011

ALL WORK SHALL CONFORM TO THESE CODES AND ALL OTHER APPLICABLE CODES, STANDARDS, AND ORDINANCES.

OCCUPANCY TYPE:

R-4 RESIDENTIAL WITH ACCESSORY A-3 ASSEMBLY
* PER FBC 303.1.2 ASSEMBLY LESS THAN 750SF CAN BE CLASSIFIED AS PART OF THAT OCCUPANCY.

CONSTRUCTION TYPE:

VB - SPRINKLERED

ALLOWABLE HEIGHT AND BUILDING AREAS FLORIDA BUILDING CODE - TABLE 503

GROUP: R-4 RESIDENTIAL		
	ALLOWABLE	PROVIDED
MAXIMUM HEIGHT (ft)	40'	31'-2"
MAXIMUM STORIES	2	2
MAXIMUM FLOOR AREA (H ²)	7,000 / STORY	FIRST - 4,702 SF SECOND - 3,528 SF

FIRE PROTECTION SYSTEMS FBC 903:

APPROVED AUTOMATIC SPRINKLER SYSTEM THAT MEETS NFPA 13R SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP R-4 OCCUPANCY AS A SEPARATE PERMIT.

FIRE ALARM AND DETECTION SYSTEMS FBC 907:

A FIRE ALARM AND DETECTION SYSTEM IS REQUIRED FOR THIS PROJECT AND SHALL BE PROVIDED UNDER A SEPARATE PERMIT.

EXIT ACCESS TRAVEL DISTANCE FBC 1016.2:

RESIDENTIAL: MAXIMUM TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE 250'-0".
MAXIMUM TRAVEL DISTANCE PROVIDED = 137'-4"

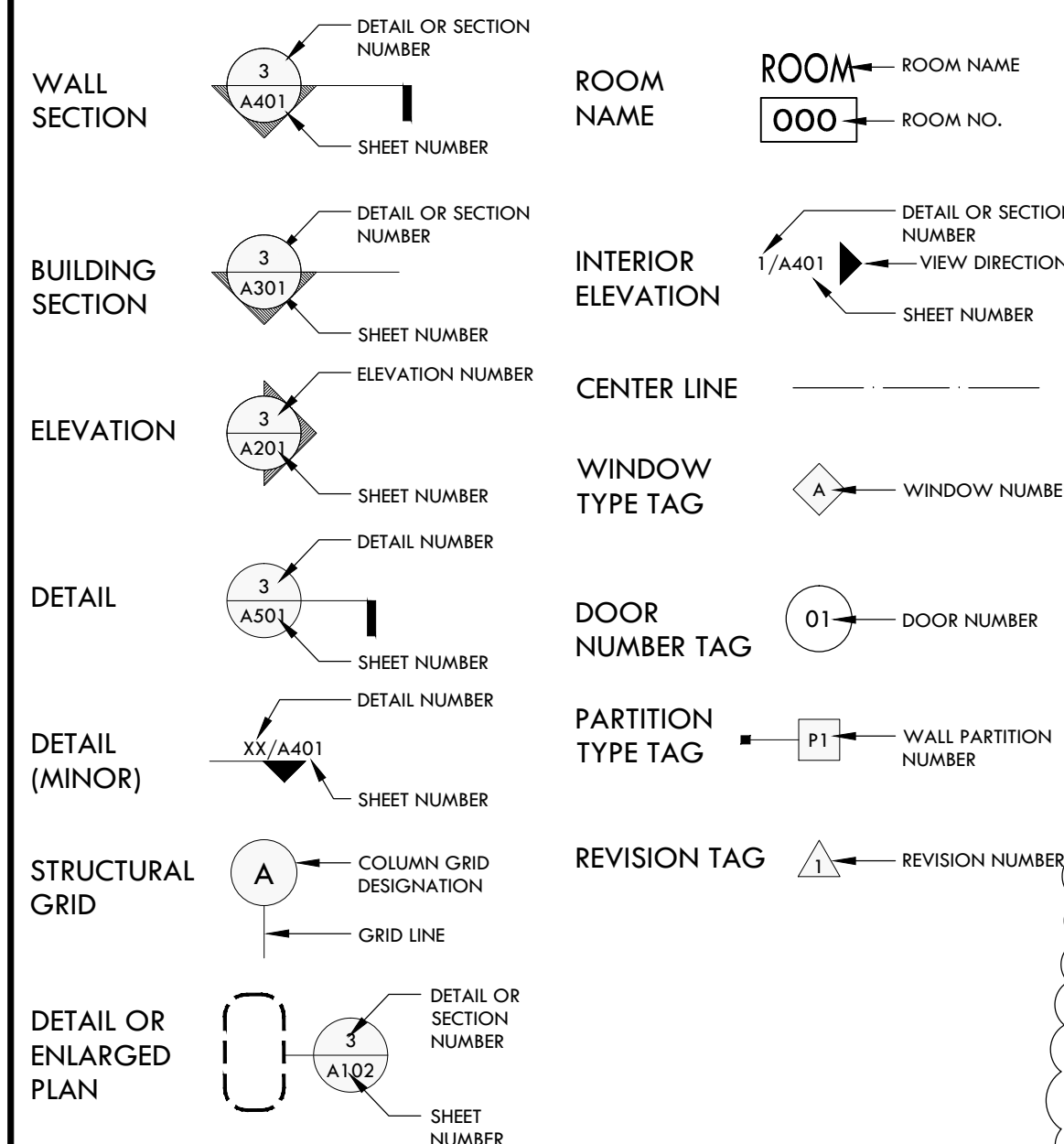
CORRIDORS FBC 1017.1:

RESIDENTIAL: CORRIDOR FIRE RESISTANCE RATING SHALL BE 1/2HR WITH SPRINKLER SYSTEM.

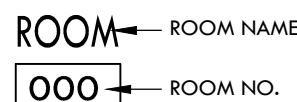
MINIMUM NUMBER OF EXITS FBC 1020:

OCCUPANT LOAD 1-500, MINIMUM # OF EXITS SHALL BE 2.

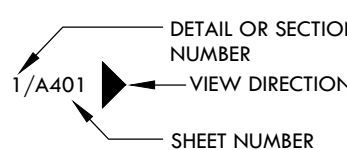
SYMBOLS



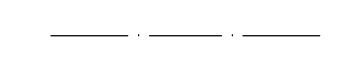
ROOM NAME



INTERIOR ELEVATION



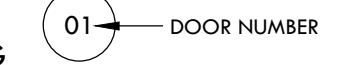
CENTER LINE



WINDOW TYPE TAG



DOOR NUMBER TAG



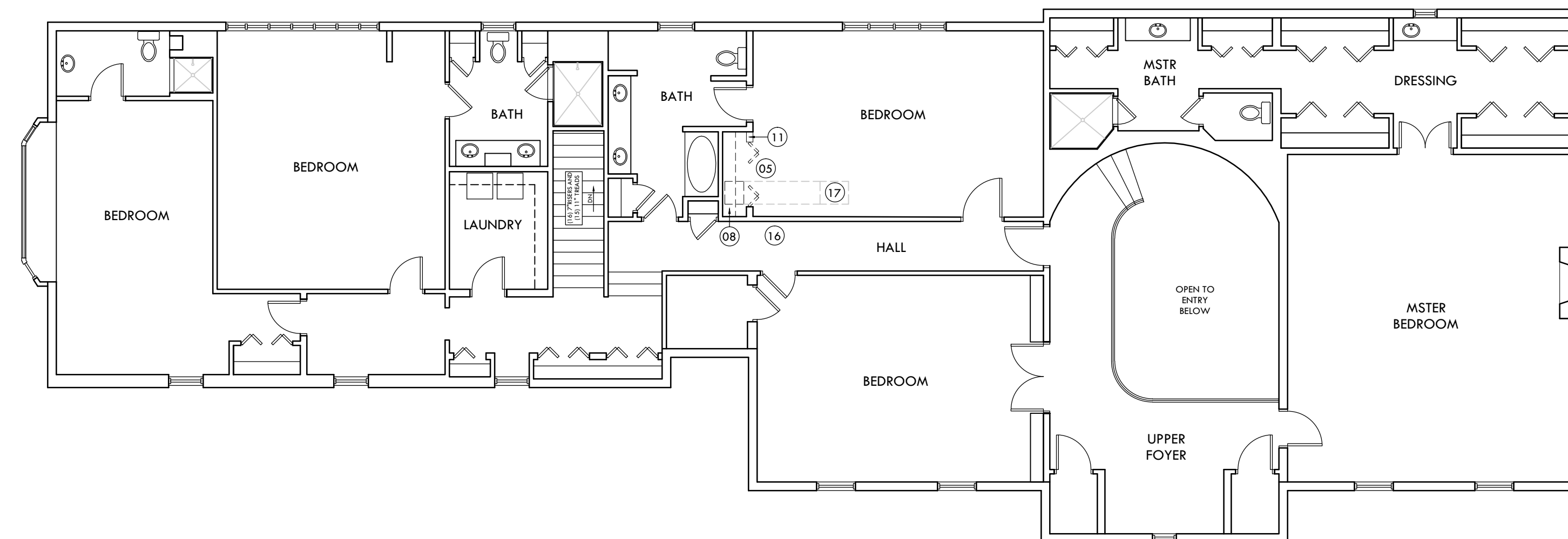
PARTITION TYPE TAG



REVISION TAG

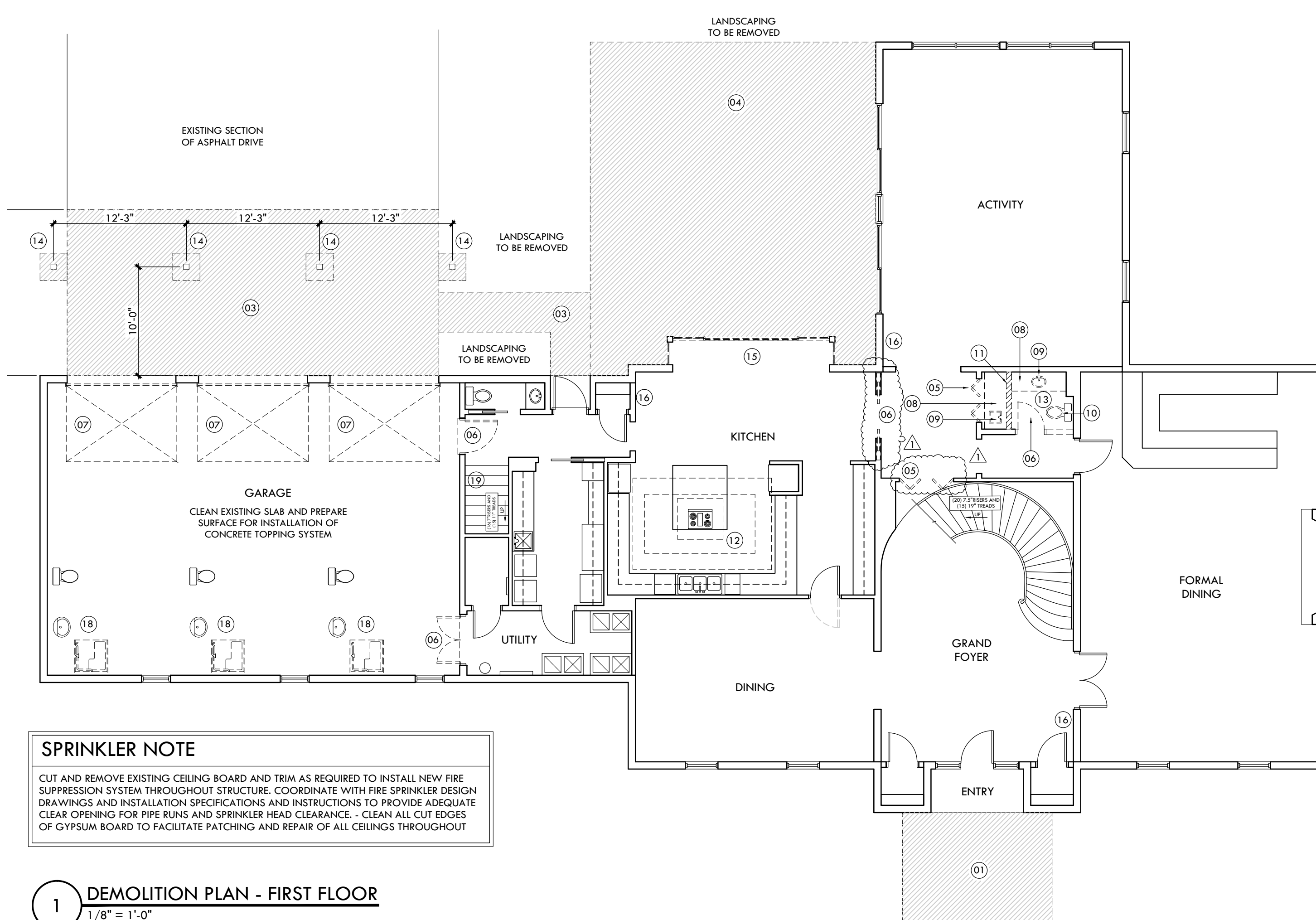


- ### DEMOLITION NOTES
- 01 EXISTING BRICK WALKWAY TO BE REWORKED AND RE-GRADED AS REQUIRED TO PROVIDE AN ADA COMPLIANT PATH FROM ENTRY DOOR TO PARKING.
 - 02 EXISTING SECTION OF ASPHALT DRIVE TO BE REMOVED - RE-GRADE AS REQUIRED FOR ADA ACCESS
 - 03 BRICK WALK AND BORDER TO BE REMOVED - GROUND TO BE CLEANED AND LEVELED TO ACCOMMODATE INSTALLATION OF NEW CONCRETE SLAB
 - 04 EXISTING BRICK PATIO TO BE REMOVED - GROUND TO BE CLEANED AND LEVELED TO ACCOMMODATE INSTALLATION OF NEW LANDSCAPING AND WALKWAY (SEE RENOVATION PLAN)
 - 05 REMOVE EXISTING BI-FOLD DOOR AND ALL ASSOCIATED DOOR HARDWARE
 - 06 REMOVE EXISTING SWING DOOR AND ALL ASSOCIATED DOOR HARDWARE
 - 07 REMOVE EXISTING OVERHEAD GARAGE DOOR AND ALL ASSOCIATED BRACKETS AND HARDWARE
 - 08 REMOVE EXISTING CABINERY AND ALL ASSOCIATED TRIM
 - 09 REMOVE EXISTING CABINERY MOUNTED SINK, ALL WATER SUPPLY LINES AND DRAIN TO BE CAPPED AT FINISH FLOOR
 - 10 REMOVE EXISTING FLOOR MOUNTED TOILET, ALL WATER SUPPLY LINES AND DRAIN TO BE CAPPED AT FINISH FLOOR
 - 11 EXISTING WOOD STUD PARTITION TO BE REMOVED - INCLUDE ALL ASSOCIATED ELECTRICAL CONDUIT AND FIXTURES, PLUMBING LINES, TELECOM RACES AND EQUIPMENT, ETC...
 - 12 GC TO REMOVE EXISTING COFFERED CEILING IN ORDER TO ACCOMMODATE THE INSTALLATION OF A NEW COMMERCIAL GRADE KITCHEN VENTILATION HOOD SYSTEM (SEE SPECIFICATION - SHEET A104)
 - 13 EXISTING FINISH FLOORING TO BE REMOVED. CLEAN AND PREPARE EXPOSED SLAB FOR INSTALLATION OF NEW FINISH FLOORING (SEE RENOVATION PLAN)
 - 14 REMOVE ALL EXISTING LANDSCAPING AND OTHER ORGANIC MATTER AND DIG HOLE TO ACCOMMODATE NEW COLUMN FOOTING - SEE FOUNDATION PLAN FOR PROPER SOIL TREATMENT AND PREPARATION
 - 15 EXISTING METAL SLIDING DOOR AND FIXED PANEL SYSTEM TO BE REMOVED
 - 16 CUT AND REMOVE EXISTING GYPSUM BOARD TO ACCOMMODATE THE INSTALLATION OF NEW RECESSED FIRE EXTINGUISHER CABINET - SEE SHEET A102
 - 17 CUT AND REMOVE FLOOR SUBFLOOR, FLOOR FINISH, GYPSUM WALL BOARD AND GYPSUM CEILING BOARD AS REQUIRED TO INSTALL NEW KITCHEN EXHAUST DUCT (DUCT TO TERMINATE AT NEW ROOF MOUNTED EXHAUST PENETRATION AND COVER
 - 18 CUT EXISTING SLAB AS REQUIRED TO ACCOMMODATE THE INSTALLATION OF NEW PLUMBING LINES AND FIXTURES
 - 19 REMOVE EXISTING GYPSUM WALL BOARD, TRIM AND HANDRAIL REQUIRED TO INSTALL NEW CHAIR LIFT SYSTEM. ALTER EXISTING FRAMING AS REQUIRED TO PROVIDE BLOCKING PER MANUFACTURERS GUIDELINES



2 DEMOLITION PLAN - SECOND FLOOR
1/8" = 1'-0"

- ### GENERAL DEMOLITION NOTES
1. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
 2. THE GENERAL CONTRACTOR SHALL NOT CONSIDER THIS DEMOLITION PLAN AND ASSOCIATED NOTES AS ALL INCLUSIVE. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO SURVEY AND ASSESS EACH AREA IN ORDER TO VERIFY ALL CONDITIONS AND DIMENSIONS. NOTICE TO THE ARCHITECT SHOULD BE GIVEN IMMEDIATELY IF ANY DEVIATION THAT COULD AFFECT COMPLIANCE WITH THE INTENT OF THE DESIGN INDICATED IN THE CONTRACT DOCUMENTS IS DISCOVERED.
 3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DRAWINGS PROVIDED BY ENGINEER. NOTE: REFER TO MEP DRAWINGS TO IDENTIFY EXISTING ELECTRICAL AND HVAC EQUIPMENT AND FIXTURES TO BE REUSED AND THOSE THAT ARE TO BE DEMOLISHED - ALL NEW FIXTURES TO MATCH EXISTING UNLESS OTHERWISE SPECIFIED.
 4. CONTRACTOR TO PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES.
 5. GENERAL CONTRACTOR TO OBTAIN A HOT WORK PERMIT PRIOR TO THE COMMENCEMENT OF ANY WORK INVOLVING WELDING, CUTTING, BRAZING, OR OTHER ACTIVITY THAT GENERATES SPARKS CAPABLE OF CAUSING COMBUSTION. SEE NFPA 51B AND APPENDIX A. GENERAL CONTRACTOR TO PROVIDE A FIRE-WATCH FOR THE DURATION OF THE PROCESS CAUSING SPARKS(NFPA 601).
 6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SIZE AND LOCATION OF ALL PLUMBING LINES PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR THE COST AND IMPLEMENTATION OF SCOPING SEWER LINES WHEN REQUIRED TO ASSES EXISTING CONDITIONS AND CONNECTION LOCATIONS.
 7. GENERAL CONTRACTOR SHALL COORDINATE WITH THE APPLICABLE UTILITY COMPANIES AND OWNER FOR THE DISCONNECTION OF SERVICES BEFORE STARTING DEMOLITION WORK.
 8. MISCELLANEOUS ITEMS THAT CONFLICT WITH PROPOSED CONSTRUCTION SHALL BE COORDINATED BY GENERAL CONTRACTOR FOR REMOVAL AND/OR RELOCATION WITH RELATED TRADES AS REQUIRED FOR PROPER AND COMPLETE JOB.
 9. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE THE REMOVAL AND PROPER STORAGE OF ALL EQUIPMENT, FURNITURE, APPLIANCES OR OTHER ITEMS TO BE SALVAGED OR REUSED. NOTE - ITEMS THAT CANNOT BE REMOVED ARE TO BE PROPERLY PROTECTED FROM DAMAGE FOR THE DURATION OF THE PROJECT.
 10. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 11. THE GENERAL CONTRACTOR SHALL ADHERE TO ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION AND POLLUTION CONTROL. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEMOLITION DEBRIS AND WASTE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE GENERAL CONTRACTOR SHALL ROUTINELY AND THOROUGHLY CLEAN ALL AREAS OF DEMOLITION AND ADJACENT SPACES OF DUST AND DEBRIS. GENERAL CONTRACTOR TO PROVIDE TEMPORARY PARTITIONS OR DUST PROTECTION AS REQUESTED BY OWNER OR ARCHITECT.
 12. FOR ALL STRUCTURES TO REMAIN: PATCH, REPAIR AND FINISH ALL SURFACES AND EDGES DISTURBED BY DEMOLITION WORK. REPAIRS ARE TO MATCH NEW CONSTRUCTION FINISHES IN QUALITY, RATING, ACOUSTICS, COLOR AND ANY OTHER APPLICABLE CRITERIA.
 13. FLOOR, WALL AND CEILING FINISHES THAT CONFLICT WITH THE APPLICATION OF SCHEDULED FINISHES SHALL BE REMOVED AND ALL SURFACES SHALL BE CLEANED AND PREPARED AS NEEDED FOR THE APPLICATION OF NEW FINISHES.
 14. ALL DEMOLITION WORK SHALL BE DONE IN A MANNER SAFE TO LIFE AND PROPERTY AND ACCEPTABLE TO THE OWNER, ARCHITECT AND ALL OTHER JURISDICTIONS HAVING AUTHORITY.
 15. HAZARDOUS MATERIAL NOTE: GENERAL CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED DURING DEMOLITION. WORK SHALL NOT RESUME UNTIL GENERAL CONTRACTOR RECEIVES INSTRUCTION ON THE REQUIRED STEPS TO MITIGATE THE HAZARD.
 16. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND/OR STRUCTURAL ENGINEER TO IDENTIFY ALL COMPONENTS OF THE BUILDING STRUCTURE REQUIRING BRACING, SUPPORT OR PROTECTION THROUGHOUT THE DEMOLITION PROCESS. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL TEMPORARY SHORING, SCAFFOLDING AND BRACING SPECIFIED TO PREVENT THE COLLAPSE, SUBSIDENCE, DEFLECTION OR DAMAGE TO ANY STRUCTURAL ELEMENTS.
 17. PROVIDE 'FIRECODE' SMOKE/SOUND SEALANT (BY USG OR EQUAL) AT ALL PENETRATIONS INTO EXISTING PARTITIONS OR WALL ASSEMBLIES.
 18. THE OWNER SHALL SUPPLY THE PRODUCT DATA SHEETS FOR ANY OWNER PROVIDED MATERIALS AND EQUIPMENT TO BE INSTALLED BY GENERAL CONTRACTOR.
 19. MAINTAIN AND PROTECT ALL ELEMENTS OF MECHANICAL, ELECTRICAL AND PLUMBING SERVICE SYSTEMS THAT ARE TO REMAIN.
 20. IF INVESTIGATIVE DEMOLITION IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE APPLICATION OF NEW FLUSH FINISHES TO MATCH EXISTING.
 21. WHERE APPLICABLE, THE CONTRACTOR SHALL ENSURE ALL EXISTING INSULATION THAT MUST BE MOVED OR REMOVED DURING CONSTRUCTION IN EXISTING AREAS BE PROTECTED AND REPLACED IN ITS ORIGINAL INTACT CONDITION OR REPLACED WITH NEW INSULATION OF EQUAL VALUE.



1 DEMOLITION PLAN - FIRST FLOOR
1/8" = 1'-0"

P|A
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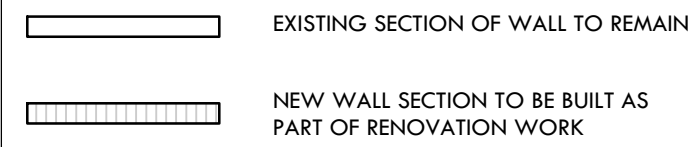
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SHEET TITLE
DEMOLITION PLANS

SHEET NO.
A100

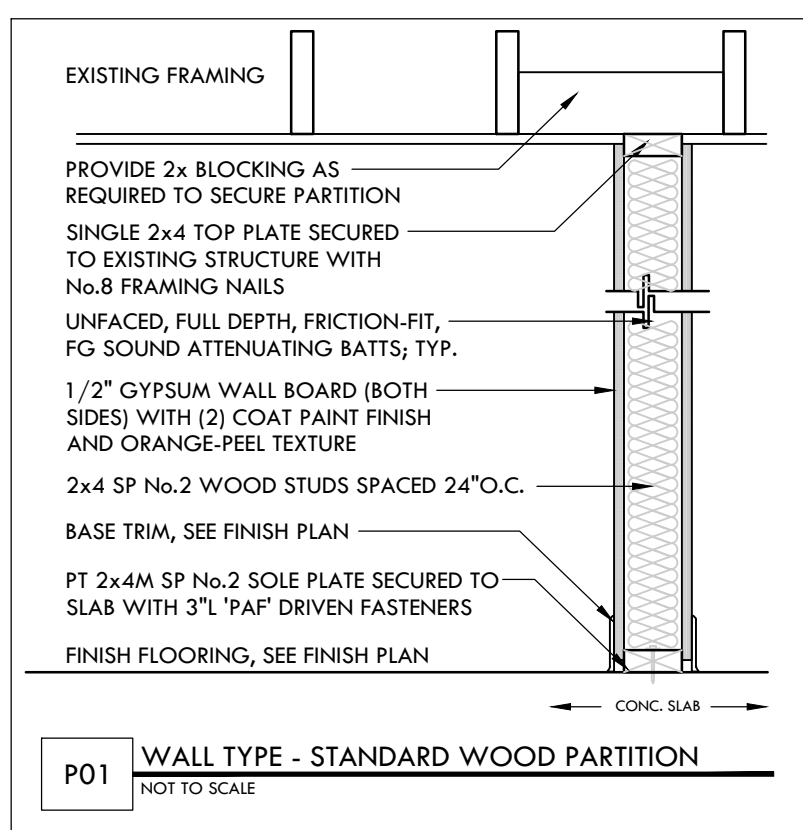
GENERAL NOTES - FLOOR PLAN

- DO NOT SCALE THESE DRAWINGS.
- UNLESS OTHERWISE NOTED, DIMENSIONS GIVEN TO NEW CONSTRUCTION SHALL BE GIVEN TO FACE OF MASONRY, FACE OF CONCRETE, OR FACE OF STUD. ALL DIMENSIONS GIVEN TO EXISTING WALLS SHALL BE TAKEN FROM FACE OF CONCRETE, FACE OF MASONRY OR FACE OF WALL BOARD. SEE STRUCTURAL PLANS FOR DIMENSIONS TO ALL CONSTRUCTION JOINTS. SEE STRUCTURAL.
- GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY; WHAT IS REQUIRED ON ONE SHEET IS BINDING FOR ALL SHEETS. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE PROJECT WITH ALL SHEETS AND NOTIFY THE ARCHITECT OF RECORD FOR A RESOLUTION TO ANY DISCREPANCY OR OMISSION.
- 'FLOOR LINE' AND 'FINISH FLOOR' BOTH REFER TO THE TOP OF SLAB OR THE FACE OF FLOOR SHEATHING. ALL FINISH FLOORING IS ASSUMED TO BE INSTALLED ABOVE THIS LINE WHEN CALCULATING VERTICAL DIMENSIONS. FOR DEPRESSED FLOORS OR CURBS, SEE STRUCTURAL DRAWINGS.
- WHERE A DOOR IS INDICATED NEAR A WALL CORNER, AND IS NOT LOCATED BY A SPECIFIC DIMENSION ON PLAN OR IN A DETAIL, THE DIMENSION FROM THE FACE OF STUD TO THE DOOR ROUGH OPENING SHALL BE 4" (FOUR INCHES) AND FROM THE FACE OF CMU OR CONCRETE TO THE DOOR MASONRY OPENING SHALL BE 8" (EIGHT INCHES).
- VERIFY ROUGH-IN DIMENSIONS FOR ALL EQUIPMENT, CASEWORK, DOORS, WINDOWS, AND FIXTURES PRIOR TO FABRICATION OR INSTALLATION.
- PROVIDE WOOD BLOCKING OR METAL STRAPPING AT ALL MILLWORK, WALL MOUNTED EQUIPMENT, AND TOILET ACCESSORIES. SEE MANUFACTURERS SPECIFICATIONS FOR BLOCKING GUIDELINES.
- PROVIDE MOISTURE RESISTANT (WATER RESISTANT) GYPSUM BOARD TO MIN 48" AFF IN ALL RESTROOMS, JANITORS, CLOSETS, MECHANICAL ROOMS, BREAK ROOMS, AND ALL OTHER AREAS PRONE TO HIGH HUMIDITY OR WET CONDITIONS.
- UNLESS OTHERWISE NOTED, ALL FURNITURE SHOWN ON THIS PLAN IS INCLUDED FOR REFERENCE ONLY AND NOT TO BE INCLUDED IN THE GENERAL CONTRACTORS SCOPE OF RESPONSIBILITY.

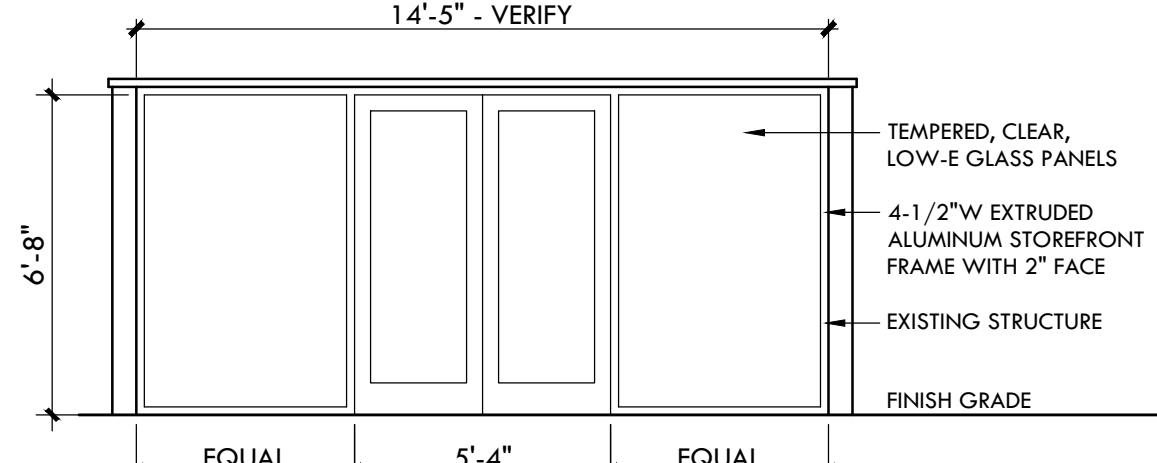


RENOVATION NOTES

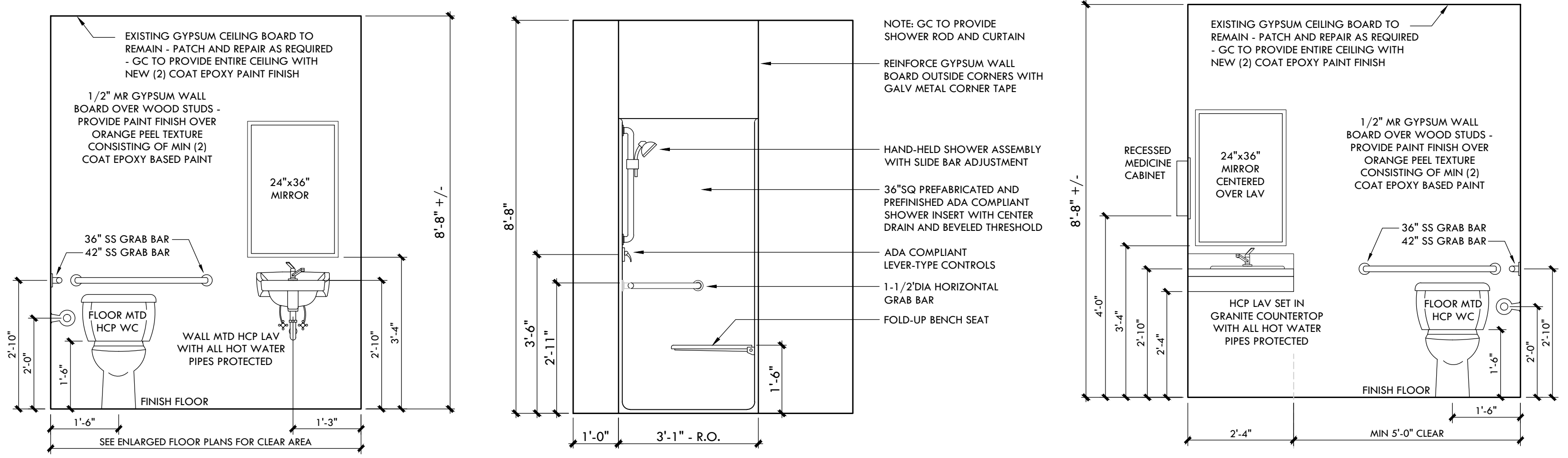
- PROVIDE 1/2" GYPSUM WALL BOARD (TAPED AND TEXTURED) OVER VERTICAL 2" METAL STUD FURRING AT 24" O.C.
- REBUILD WINDOW SILLS TO ACCOMMODATE FURRED OUR WALL THICKNESS
- INFILL ROUGH OPENING WITH NEW WOOD STUD FRAMING AT 24" O.C. PATCH AND REPAIR GYPSUM WALL BOARD FINISH TO MATCH EXISTING. PROVIDE NEW TEXTURE AND PAINT FINISH
- ROUGH OPENING TO BE FILLED WITH NEW WOOD STUD FRAMING AT 24" O.C. - FRAME TO INCLUDE TYPICAL DOOR FRAMING TO ACCOMMODATE NEW 3068 DOOR (SEE SCHEDULE)
- NEW 3-1/2" WOOD STUD FRAMING CONSISTING OF SP No.2 WOOD STUDS SPACED 24" O.C.
 - GC TO PROVIDE PT 2x4 SOLE PLATE FASTENED TO CONCRETE WITH PAFs AT 24" O.C.
 - GC TO EXTEND WALL TO EXISTING STRUCTURE AND SECURE WITH MIN (2) No.8 FRAMING NAILS AT EVERY JOIST



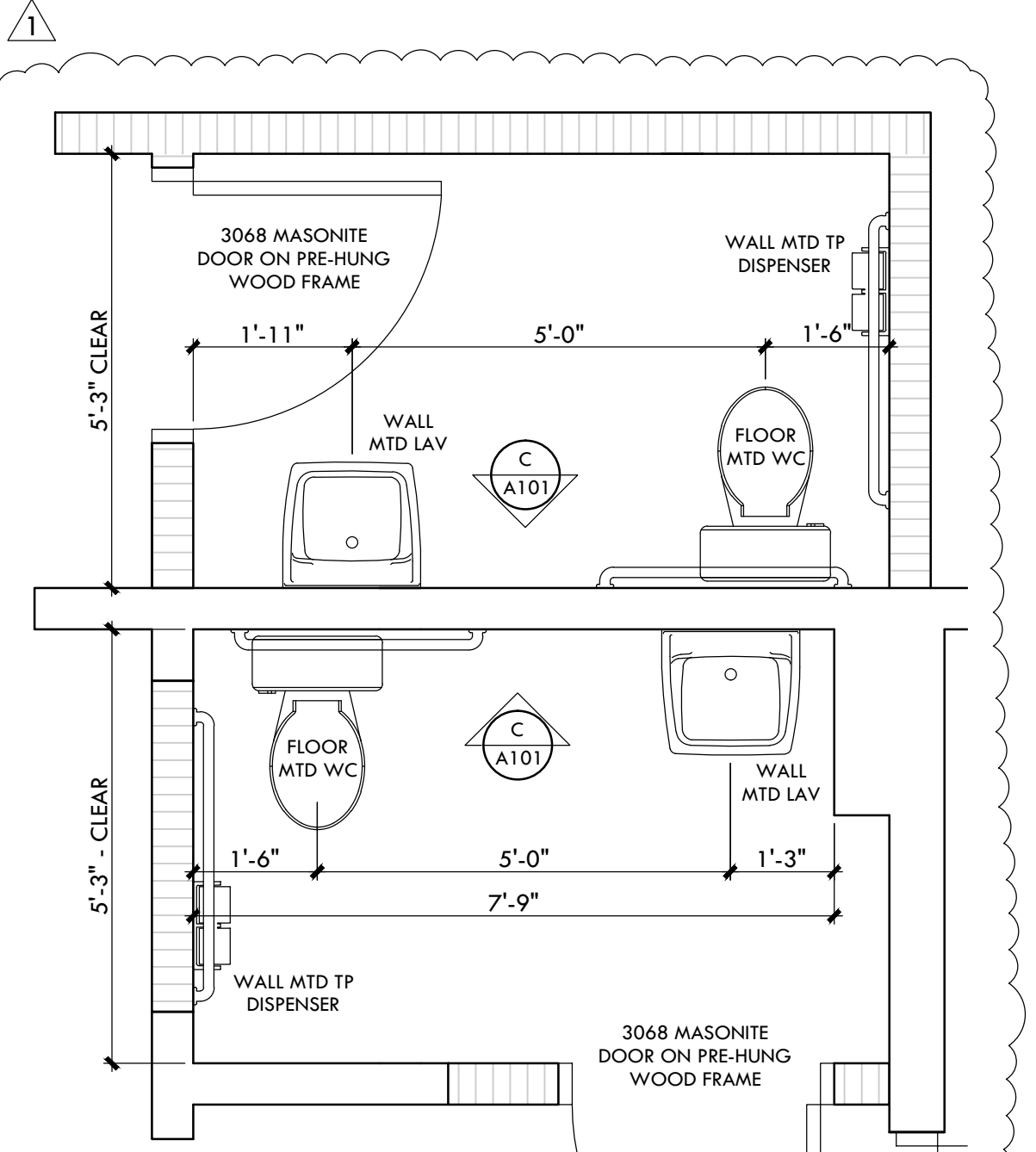
- NEW PAIR OF 3068 FRENCH DOORS WITH SIDELIGHTS
 - GC TO PROVIDE ENTRY LOCKSET (BASIS FOR DESIGN = 'FALCON' W-SERIES LEVER-TYPE)
 - GC TO PROVIDE ADA COMPLIANT SS SADDLE THRESHOLD
- NEW 3068 MASONITE DOOR PANEL WITH FACTORY FINISH ON PRE-HUNG WOOD FRAME
 - GC TO PRIVACY LOCKSET (BASIS FOR DESIGN = 'FALCON' W-SERIES LEVER-TYPE)
- INSTALL NEW FLOOR MOUNTED ADA COMPLIANT WATER CLOSET
 - GC TO PROVIDE SS 1-1/2" DIA GRAB BAR SET (36" AND 42") SECURED TO WALL AT 36" AFF WITH ANCHORS AS SPECIFIED BY MANUFACTURER
 - GC TO PROVIDE IN-WALL WOOD BLOCKING AT ALL GRAB BAR LOCATIONS - SEE INTERIOR ELEVATION A/A101
- INSTALL NEW WALL MOUNTED ADA COMPLIANT LAVATORY
 - GC TO PROVIDE COVER TO ALL HOT WATER LINES
 - SEE INTERIOR ELEVATION A/A101
- INSTALL NEW PREMANUFACTURED AND PREFINISHED ADA COMPLIANT SHOWER STALL UNIT
 - GC TO INSTALL SS 1-1/2" DIA GRAB BAR SET
 - GC TO INSTALL FIXED OR ADJUSTABLE ADA COMPLIANT SHOWER SEAT
 - GC TO INSTALL ADA COMPLIANT HAND-HELD SHOWER HEAD
 - SEE INTERIOR ELEVATION B/A101
- INSTALL NEW SLIP-RESISTANT TILE FLOORING (MIN 12x12 FIELD TILE)
 - GC TO PROVIDE AND INSTALL 4" WOOD OR MDF BASE TRIM WITH PAINT FINISH
- INSTALL NEW SLIP-RESISTANT TILE FLOORING (MIN 8x8 FIELD TILE)
 - GC TO PROVIDE AND INSTALL 4" BULL-NOSED TILE WALL BASE TO MATCH FIELD
- IN ALL BATHROOMS - GC TO INSTALL 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD AND CEILING PANELS, HUNG PERPENDICULAR TO FRAMING WITH 1-5/8" DRYWALL SCREWS AT 8" O.C. E.W. - ALL PAINT FINISHES IN BATHROOMS TO BE A MINIMUM (2) COAT EPOXY PAINT FINISH WITH ORANGE-PEEL TEXTURE
- NEW PR 3068 EXTRUDED ALUMINUM STOREFRONT DOOR SYSTEM - FINISH TO MATCH EXISTING
 - GC TO VERIFY FINISH WITH OWNER
 - GC TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PURCHASE



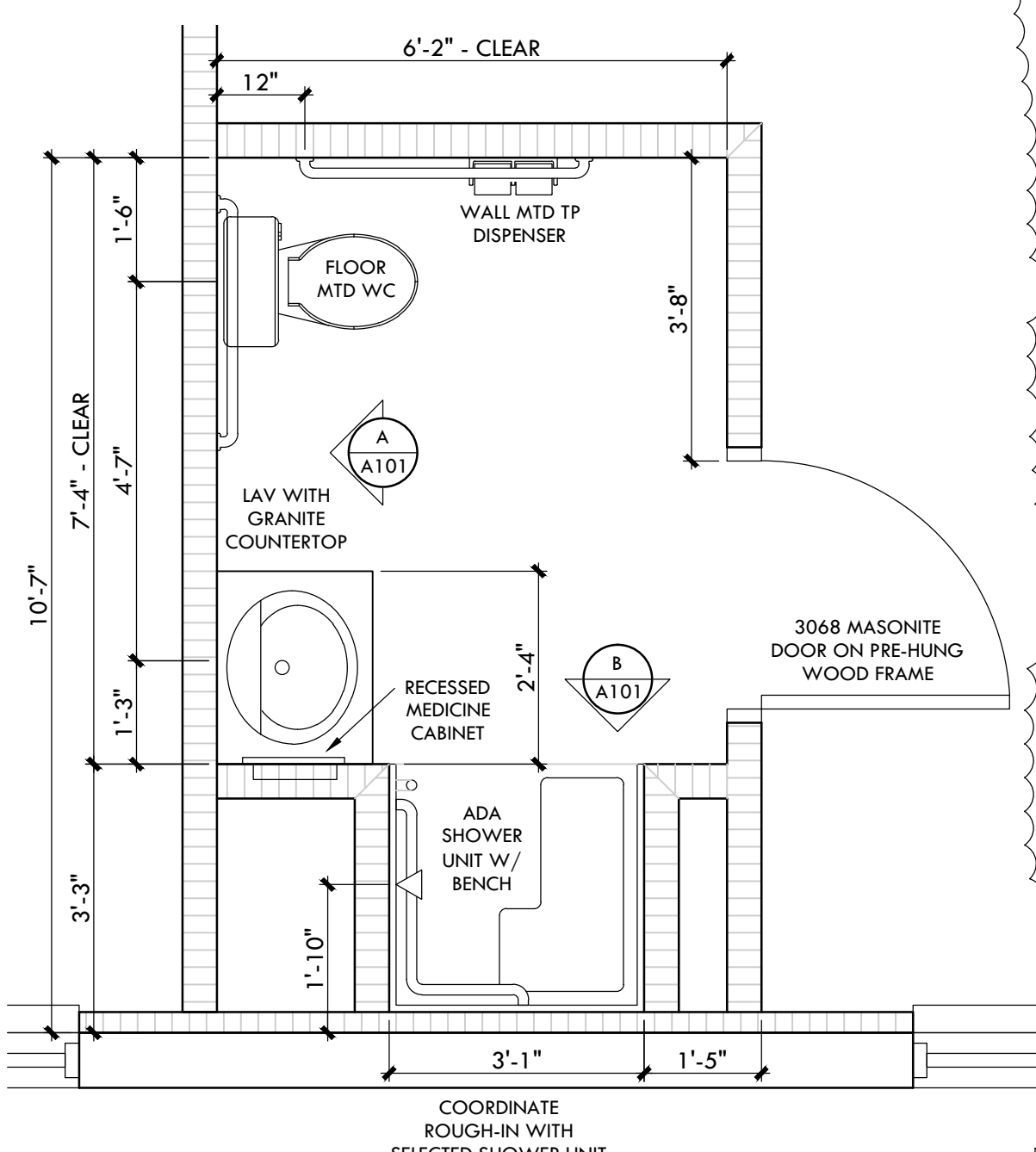
- 6x6 PT OR CEDAR WOOD TRELLIS COLUMN - DESIGN BY OTHERS
- GC TO RECONFIGURE EXISTING COVE CEILING AND TRIM TO ACCOMMODATE NEW COMMERCIAL COOKING EXHAUST HOOD WITH FIRE SUPPRESSION SYSTEM - SEE SPECIFICATION, SHEET A104
- INSTALL NEW WALL MOUNTED DUCTLESS AIR CONDITIONING UNIT - SEE PLAN NOTE 18 FOR LOCATION OF DISCHARGE UNIT
- INSTALL NEW WALL DUCTLESS AIR CONDITIONING DISCHARGE UNITS
 - GC TO PROVIDE NEW 36"x60"x4"D CONCRETE PAD
- INSTALL NEW FIRE SPRINKLER SYSTEM RISER - COORDINATE WITH FIRE SPRINKLER SYSTEM DRAWINGS AND SPECIFICATIONS
 - OPTION - GC TO PROVIDE LIGHT GAUGE METAL FRAMED RISER ENCLOSURE WITH 1/2" MARINE GRADE PLYWOOD SHEATHING AND WOOD SIDING FINISH
- INSTALL NEW FIRE EXTINGUISHER IN RECESSED CABINET - SEE CABINET DETAIL, SHEET A/102
- INSTALL NEW WALL MOUNTED ADA COMPLIANT LAVATORY
 - GC TO PROVIDE COVER TO ALL HOT WATER LINES
 - SEE INTERIOR ELEVATION A/A101
- NEW 2068 SOLID CORE BI-FOLD MASONITE DOOR (FINISH TO MATCH EXISTING)
- NEW WOOD ROD AND SHELF WITH STAIN FINISH
- INSTALL NEW ADA COMPLIANT WALL MOUNTED HI-LOW ELECTRIC WATER COOLER



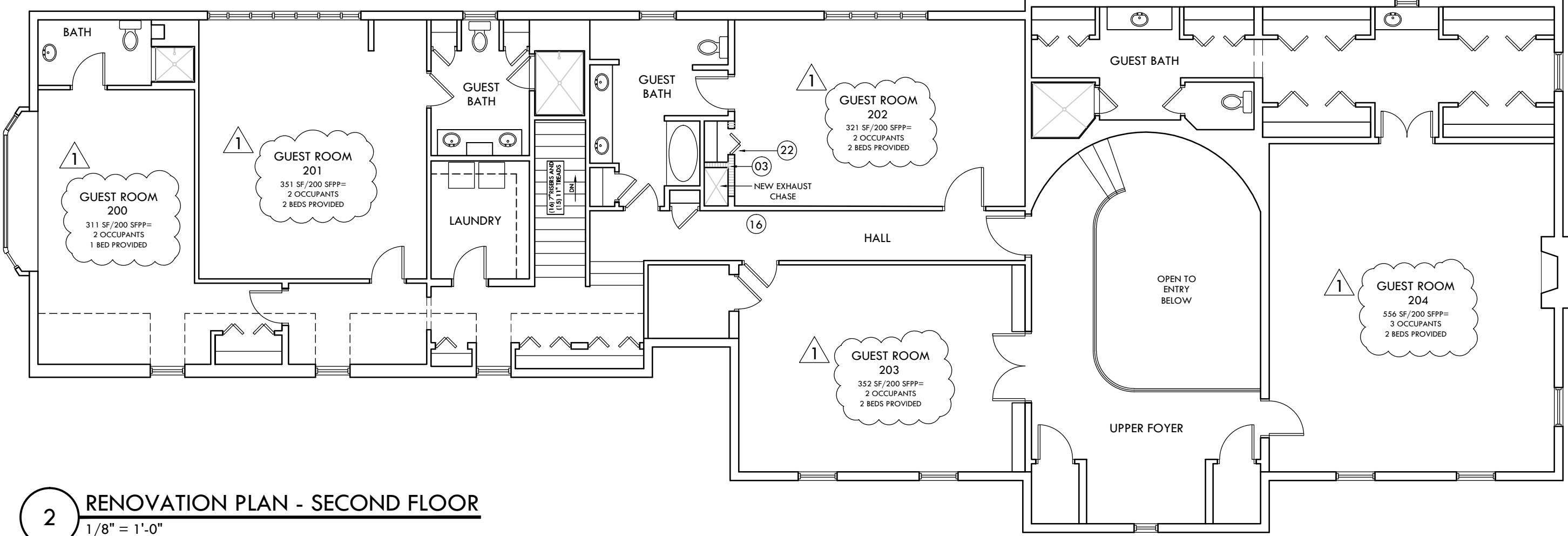
C INTERIOR ELEVATION - PUBLIC BATHROOM 1/2" = 1'-0"
B INTERIOR ELEVATION - ADA SHOWER 1/2" = 1'-0"
A INTERIOR ELEVATION - GUEST BATHROOM 1/2" = 1'-0"



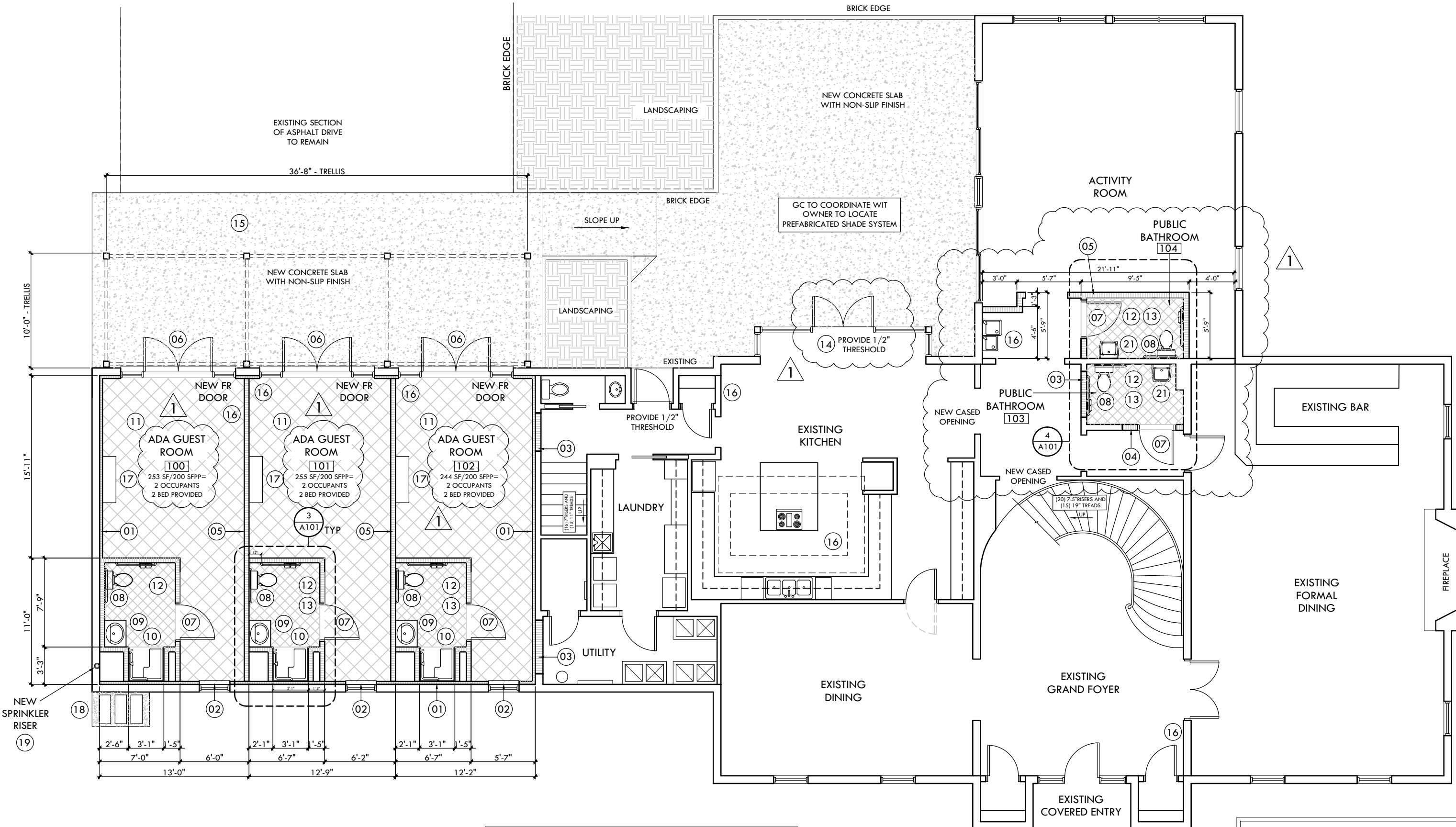
4 ENLARGED PLAN - PUBLIC BATHROOMS 1/2" = 1'-0"



3 ENLARGED PLAN - GUEST BATHROOM 1/2" = 1'-0"



2 RENOVATION PLAN - SECOND FLOOR 1/8" = 1'-0"



1 RENOVATION PLAN - FIRST FLOOR 1/8" = 1'-0"

NOTE: PER FLORIDA BUILDING CODE 5TH EDITION (2014) ACCESSIBILITY, SECTION 202.4.1 - DISPROPORTIONATE COST, THE PROPOSED ADDITION OF A NEW INCLINED, MOTORIZED CHAIR LIFT OR ELEVATOR MAY BE OMITTED. (SEE SUPPORTING DOCUMENTATION PROVIDED BY OWNER)

AREA CALCULATION

FIRST FLOOR -	4,702 SF
SECOND FLOOR -	3,528 SF
TOTAL AREA -	8,230 SF

P|A
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 FL LIC # AA26001291

JULIE MICHELLE PARTIN
 AR92862
 DRAWING IS NOT VALID UNLESS SIGNED,
 SEALED & DATED BY REGISTERED PROFESSIONAL

**A RENOVATION FOR:
 THE GUEST HOUSE
 MAIN BUILDING**
 3230 NE 55TH AVE
 SILVER SPRINGS, FLORIDA 34488

REVISIONS

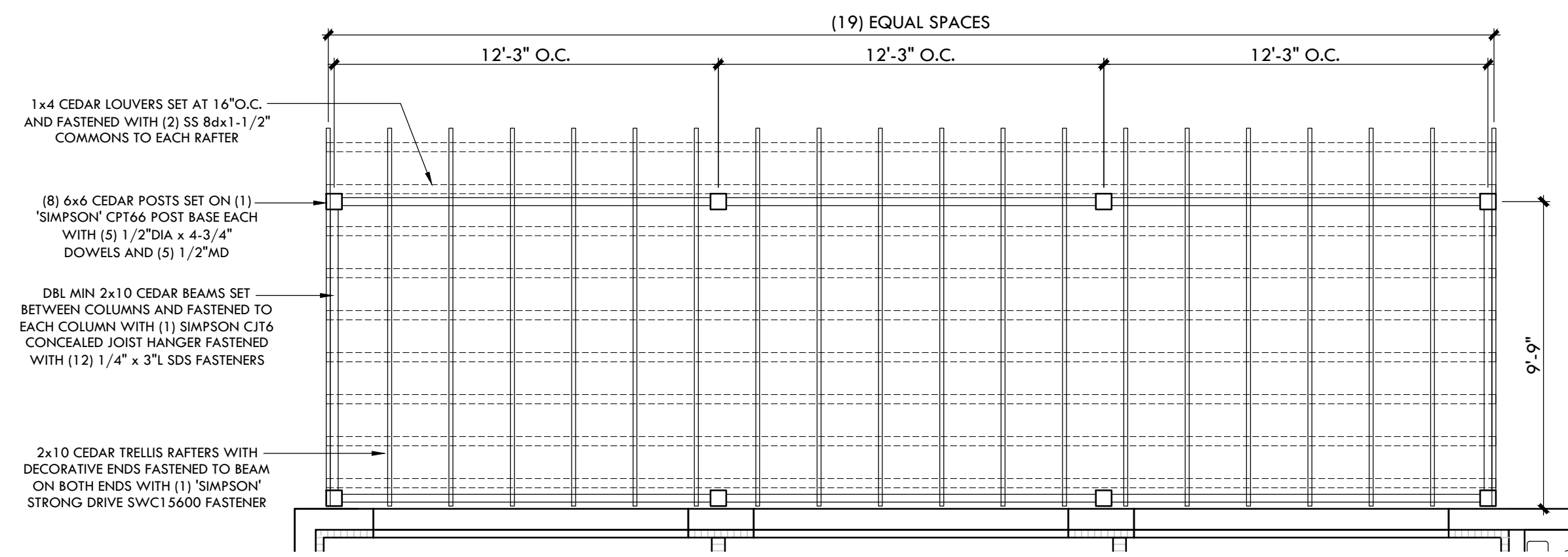
NO.	DATE	DESCRIPTION
09-22-16		BLDG PLAN COMMENT/RESPONSE

ISSUE DATE
30 AUGUST 2016

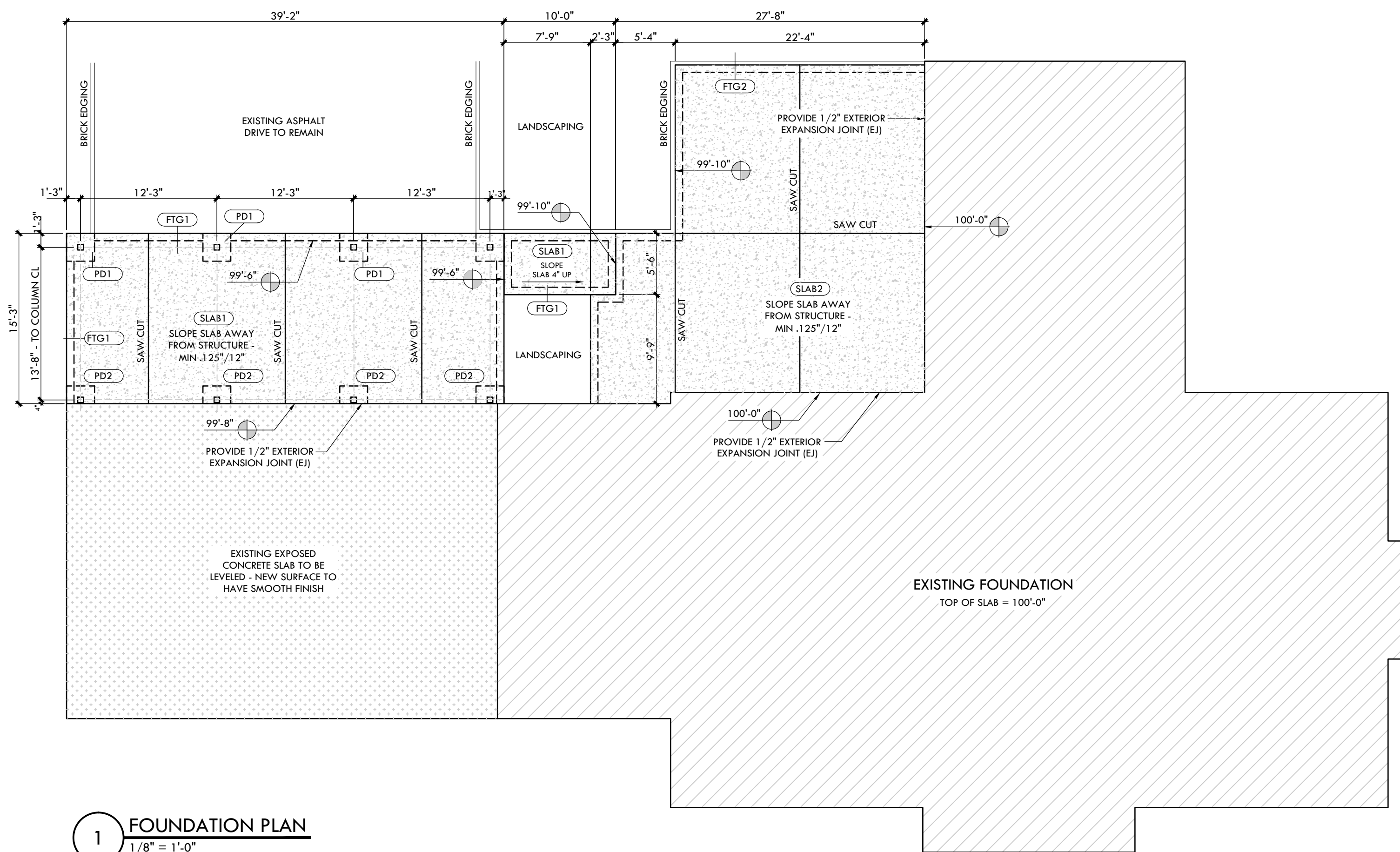
JOB #
1655

SHEET TITLE
 RENOVATION PLANS
 ENLARGED PLANS
 INTERIOR ELEVATIONS

SHEET NO.
A101



2 TRESSIS PLAN
1/4" = 1'-0"

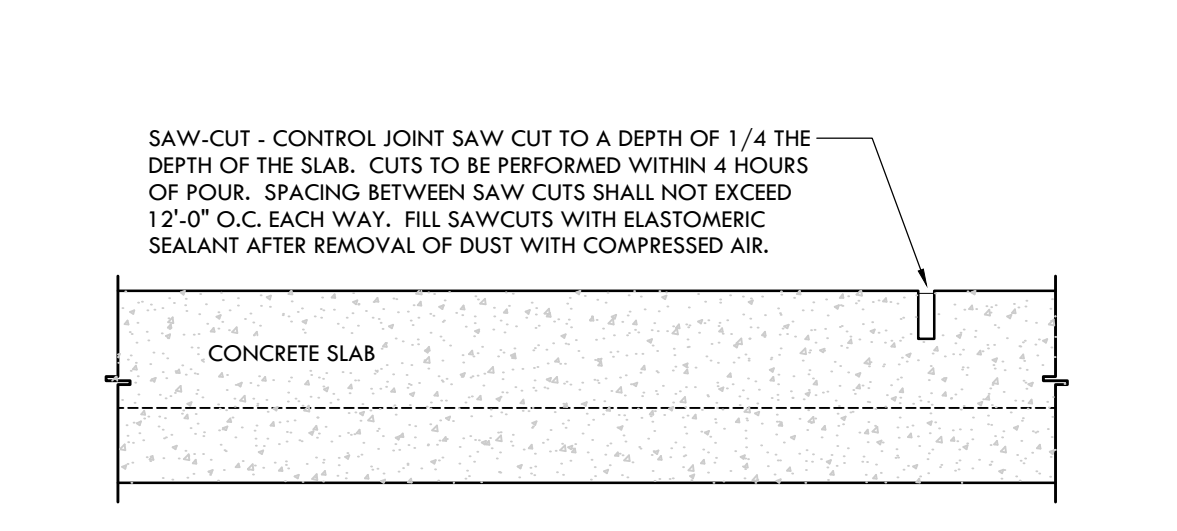


1 FOUNDATION PLAN
1/8" = 1'-0"

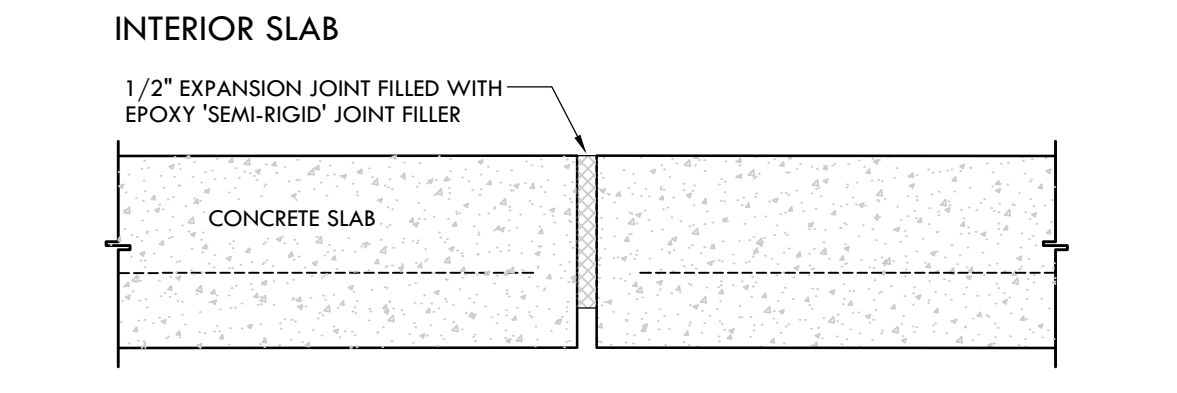
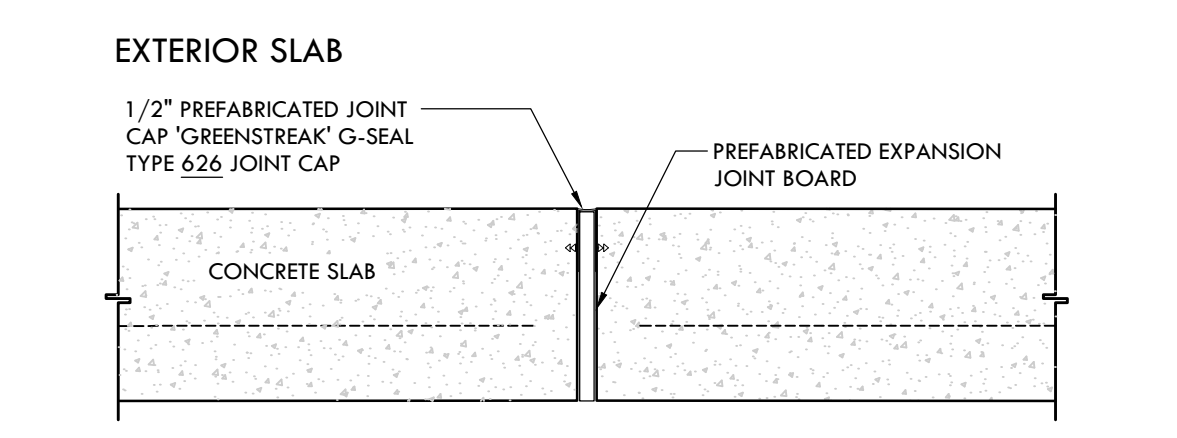
SLAB SCHEDULE	
MARK	DESCRIPTION
(SLAB1)	4" THICK, 3,000 PSI CONCRETE SLAB REINFORCED WITH 6x6 W1.4/1.4 WWM WIRE MESH CHAIRED 1-1/2" FROM TOP OF SLAB OR INTEGRAL SYNTHETIC FIBER MESH REINFORCEMENT. POUR CONCRETE OVER 10mil POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 4" AND APPLIED OVER CLEAN AND TREATED EARTH FILL COMPACTED TO MIN 95% COMPACTION (BASED ON A MODIFIED PROCTOR SOIL TEST). PROVIDE NON-SLIP FINISH.
(SLAB2)	2" THICK, 3,000 PSI CONCRETE SLAB REINFORCED WITH INTEGRAL SYNTHETIC FIBER MESH REINFORCEMENT. POUR CONCRETE OVER EXISTING CONCRETE SLAB. PROVIDE NON-SLIP FINISH.
(SLAB3)	

FOOTING SCHEDULE	
MARK	DESCRIPTION
(FTG1)	8"D x 8"W POURED IN PLACE CONCRETE THICKENED EDGES REINFORCED WITH (1) CONTINUOUS No.4 DEFORMED REBAR (MIN 12" STEEL OVERLAP)
(FTG2)	
(FTG3)	

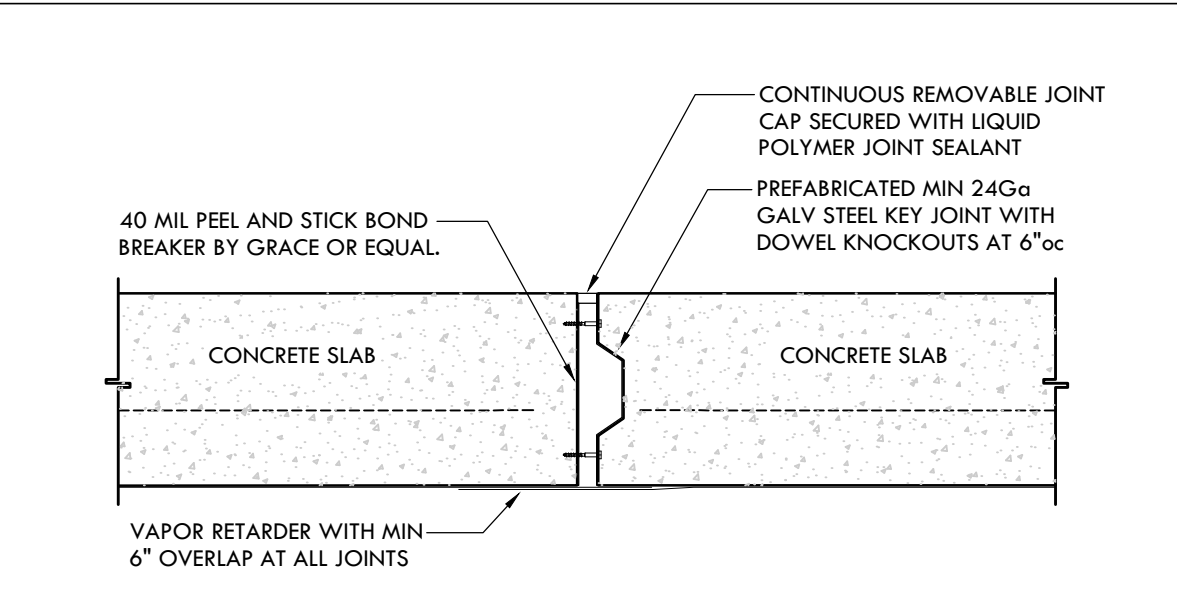
COLUMN PAD SCHEDULE	
MARK	DESCRIPTION
(PDI)	12"D x 30"SQ POURED IN PLACE CONCRETE COLUMN PAD REINFORCED WITH (3) CONTINUOUS No.5 REBAR REINFORCEMENT EACH WAY (BOTTOM).
(PD2)	12"D x 15"W x 30"L POURED IN PLACE CONCRETE COLUMN PAD REINFORCED WITH (3) CONTINUOUS No.5 REBAR REINFORCEMENT EACH WAY (BOTTOM).
(PD3)	



F01 FOUNDATION DETAIL - SAW CUT JOINT
1-1/2" = 1'-0"



F02 FOUNDATION DETAIL - EXPANSION JOINT
1-1/2" = 1'-0"



F03 FOUNDATION DETAIL - KEYED JOINT
1-1/2" = 1'-0"

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MAIN BUILDING**
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REVISIONS
09-22-16 BLDG PLAN COMMENT/RESPONSE

ISSUE DATE
30 AUGUST 2016

JOB #
1655

SHEET TITLE
**FOUNDATION PLAN
PLUMBING PLAN**

SHEET NO.
A103

ELECTRICAL LOAD CALCULATIONS

GENERAL LOADS (NEC 220.82(B))
 TOTAL SQ FOOTAGE (8,000 SF X 3 VA) = 24,000 VA
 APPLIANCE CIRCUITS (4 X 1,500 VA) = 6,000 VA
 LAUNDRY CIRCUITS (2 X 1,500 VA) = 3,000 VA
 RANGE (1 RANGE X 10,000 VA) = 10,000 VA
 DRYER (1 DRYER X 8,000 VA) = 8,000 VA

APPLIANCES FASTENED IN PLACE (NEC SECTION 220.53)
 WATER HEATER (1 X 8,000 VA) = 8,000 VA

MISC LOADS (NEC 220.82 B 4)
 2nd AC (1 X 60A X 1,732 X 240V) = 14,400 VA
 MINI SPLIT No.1 (1 X 15A X 1,732 X 240V) = 3,600 VA
 MINI SPLIT No.2 (1 X 15A X 1,732 X 240V) = 3,600 VA
 MINI SPLIT No.3 (1 X 15A X 1,732 X 240V) = 3,600 VA

HEATING AND COOLING LOADS (NEC 220.82C)
 (1) AC LOAD (12,000 VA X 100%) = 12,000 VA
 (2) HEAT PUMPS NO SUPP (0 VA X 100%) = 0 VA
 (3) HEAT PUMPS (0 VA X 100%) = 0 VA
 SUPPLEMENTAL HEAT (0 VA X 65%) = 0 VA
 (4) ELECTRIC SPACE (0 VA X 65%) = 0 VA
 LESS THAN 4 SEPARATELY CONTROLLED UNITS
 (5) SPACE HEATING (30,000 VA X 40%) = 12,000 VA
 MORE THAN 4 SEPARATELY CONTROLLED UNITS
 (6) SPACE HEATING (0 VA X 100%) = 0 VA
 CONTINUOUS AT THE FULL NAMEPLATE VALUE

LARGEST HEATING OR COOLING LOAD = 12,000 VA

NEUTRAL LOAD (NEC 220.61)
 TOTAL SQUARE FOOTAGE (8,000 SQ FT X 3 VA) = 24,000 VA
 APPLIANCE CIRCUITS (4 X 1,500 VA) = 6,000 VA
 LAUNDRY CIRCUITS (2 X 1,500 VA) = 0 VA

TOTAL CONNECTED NEUTRAL LOAD = 33,000 VA

FIRST 3,000 VA @ 100% (3,000 VA X 1.00) = 3,000 VA
 3,000 - 120,000 VA @ 35% (30,000 VA X 0.35) = 10,500 VA
 OVER 120,000 VA @ 25% (0 VA X 0.25) = 0.0 VA
 SUB-TOTAL = 13,500 VA

RANGE DEMAND (NEC TABLE 220.55 COLUMN C)
 70% OF TABLE 220.55 (8,000 VA X 0.70) = 5,600 VA

DRYER DEMAND (NEC TABLE 220.54)
 70% OF TABLE 220.54 (8,000 VA X 0.70) = 5,600 VA

UNBALANCED MISC LOADS = 0 VA

NEUTRAL LOAD VA = 24,700 VA
 NEUTRAL LOAD (24,700 VA / 240V) = 103A

FURTHER DEMAND FACTOR (NEC 220.61(B)(2))
 FIRST 200A AT 100% (103A X 1.00) = 103A
 REMAINDER AT 70% (0 VA X 0.70) = 0A

MINIMUM NEUTRAL CONDUCTOR AMPACITY = 103A

TOTAL KVA
 TOTAL GENERAL LOAD = 84,200 VA
 FIRST 10 KVA AT 100% = 10,000 VA
 REMAINDER OF LOAD AT 40% = 29,680 VA

SUB-TOTAL GENERAL LOAD = 39,680 VA
 LARGEST HEATING OR COOLING LOAD = 12,000 VA

TOTAL KVA = 51,680 VA

TOTAL AMPS
 TOTAL AMPS (51,680 VA / 240V) = 215A
 FUTURE AMPS (0%) = 0A
 DESIGN AMPS = 215A

VOLTAGE DROP CALCULATIONS
 (2 X 10⁻⁴ X 0.06058 X 215.0A / 1,000) = 0.3VD
 (0.3 VD / 240 X 100) = 0.1% VD

FAULT CURRENT CALCULATIONS
 (22,000 AFC X 1.00 UA) / 0 MC = 22,000 AFC
 (2 X 10⁻⁴ X 22,000 AFC) / (16,813C X 1IN X 240V) 0.109 CF
 (1) / (1+0.109CF) = 0.902CM
 (22,000AFC X 0.902CM) = 19,844 CLC

PANEL SCHEDULE - PANEL A

CIRCUIT	DESCRIPTION	DESCRIPTION	CIRCUIT
1	LIGHTING	MASTER BEDROOM	2
3	LIGHTING	MASTER BEDROOM	4
5	LIGHTING	MASTER BATH	6
7	BEDROOM No.1	SPA / TUB	8
9	BEDROOM No.2	BATH No.1	10
11	BEDROOM No.3	BATH No.2	12
13	LIVING ROOM	BATH No.3	14
15	OFFICE	WASHER	16
17	FAMILY ROOM	DRYER	18
19	LIVING ROOM	DRYER	20
21	NEW BEDROOMS	EXTERIOR LIGHTS	22
23	PATIO	DINING	24
25	FOYER	KITCHEN	26
27	FRIG	KITCHEN	28
29	MINI SPLIT No.1	MICRO	30
31	MINI SPLIT No.1	RANGE	32
33	MINI SPLIT No.2		34
35	MINI SPLIT No.2		36
37	MINI SPLIT No.3		38
39	MINI SPLIT No.3		39
41			40

ELECTRICAL NOTES

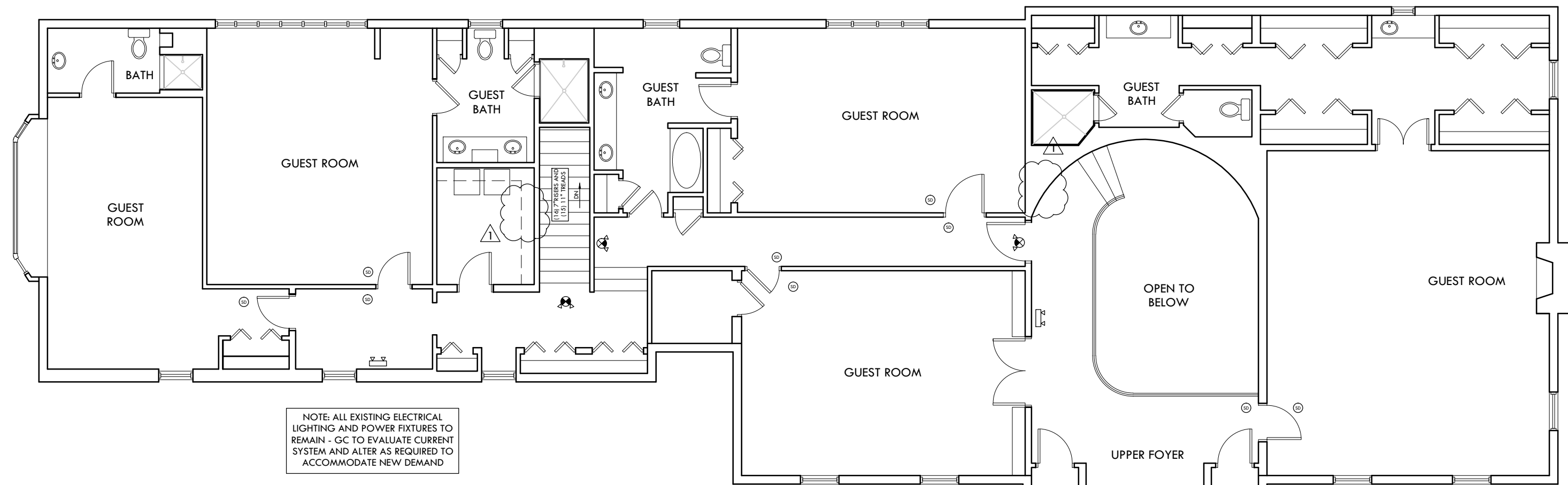
- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH MOST CURRENT VERSION OF THE NATIONAL ELECTRIC CODE, NFPA 70, SHOULD PLANS AND CODE CONFLICT, THE CODE TAKES PRECEDENCE. ANY CHANGES DUE TO CONFLICT OR ADJUSTMENTS TO THE PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE INSTALLATION.
- ALL MATERIALS USED SHALL BE LISTED AND LABELED BY UNDERWRITERS LABORATORY INC.
- ALL EQUIPMENT SHALL BE COMMERCIAL GRADE AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE AND INSTALLATION OF ALL SECONDARY ITEMS NECESSARY FOR THE PROPER INSTALLATION AND FUNCTION OF ALL ELECTRICAL EQUIPMENT.
- VOLTAGE CHARACTERISTICS ARE 120/240 VOLT, SINGLE PHASE UNLESS OTHERWISE SPECIFIED.
- ALL METERING SHALL BE SELF-CONTAINED.
- ALL OUTLETS SHALL BE ARC FAULT CIRCUIT INTERRUPTER TYPE.
- ALL TELECOMMUNICATION AND DATA EQUIPMENT LOCATIONS ARE TO BE COORDINATED WITH CASEWORK AND FURNITURE MANUFACTURE WHERE REQUIRED AND VERIFIED WITH OWNER BEFORE INSTALLATION.
- UNLESS OTHERWISE NOTED, ALL POWER CIRCUIT CONDUCTORS SHALL BE COPPER AND #12 AWG MINIMUM WITH THHN/THWN 600V INSULATION.
- MINIMUM CONDUIT SPECIFICATIONS:
 ALL CONDUIT SHALL BE MINIMUM 1/2" DIA.
 ALL INTERIOR CONDUIT SHALL BE EMT.
 ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC.
 ALL EXPOSED EXTERIOR CONDUIT SHALL BE SCHEDULE 80 PVC.
- A GREEN COATED OR BARE COPPER GROUND WIRE SHALL BE INSTALLED IN ALL CONDUIT SYSTEMS AND SHALL BE BONDED TO ALL ENCLOSURES, BOXES, AND EQUIPMENT. BONDING JUMPERS SHALL BE USED TO BOND CONDUIT WHERE KNOCKOUTS ARE USED.
- ALL WIRE IS TO BE TERMINATED AND LABELED. PANELBOARD LEGENDS SHALL BE CLEARLY POSTED ON THE PANEL BOX AND LEGIBLE.
- PROVIDE UL CLASSIFIED FIRESTOPPING AT ALL PENETRATIONS INTO RATED ASSEMBLIES. SEE ARCHITECTURAL PLANS FOR FIRE RATED ASSEMBLY LOCATIONS.
- 'STANDARD' ACCESSORIES OR CONTROLS ON ELECTRICAL EQUIPMENT SHALL BE THOSE WHICH THE MANUFACTURER PROVIDES ON STOCK MERCHANDISE.
- ANY SPECIFIED EQUIPMENT BRAND NAMES AND MODEL NUMBERS ARE NOT TO BE SUBSTITUTED WITHOUT THE APPROVAL OF THE ARCHITECT.
- SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION AND MOUNTING HEIGHTS OF LIGHTING FIXTURES. IF NO INSTRUCTION IS PROVIDED, THE INSTALLING ELECTRICIAN IS TO USE HIS OR HER PROFESSIONAL DISCRETION AND EQUIPMENT MANUFACTURERS GUIDELINES FOR PLACEMENT.
- ALL CIRCUITS FOR THE CHARGING OF BATTERIES IN EMERGENCY LIGHTING FIXTURES SHALL BE TIES IN AHEAD OF SWITCH.

KITCHEN EXHAUST HOOD SPECIFICATION

MANUFACTURER = GREENHECK
 PRODUCT = RESIDENTIAL RANGE HOOD WITH INTEGRATED AND SELF-CONTAINED FIRE SUPPRESSION SYSTEM
 MODEL = GRRS UL LISTING = UL300A
 HOOD LENGTH = 36" (PROVIDE MIN 4" OVERHANG ON EACH SIDE OF COOKING SURFACE AND 12" OVERHANG TO FRONT EDGE)
 VENTILATION = EXTERNAL FAN / TOP DISCHARGE
 RANGE DISCONNECT TYPE = ELECTRIC (208-240 VAC/50A)
 VOLUME = 510 CFM

ELECTRICAL FIXTURE MOUNTING HEIGHTS

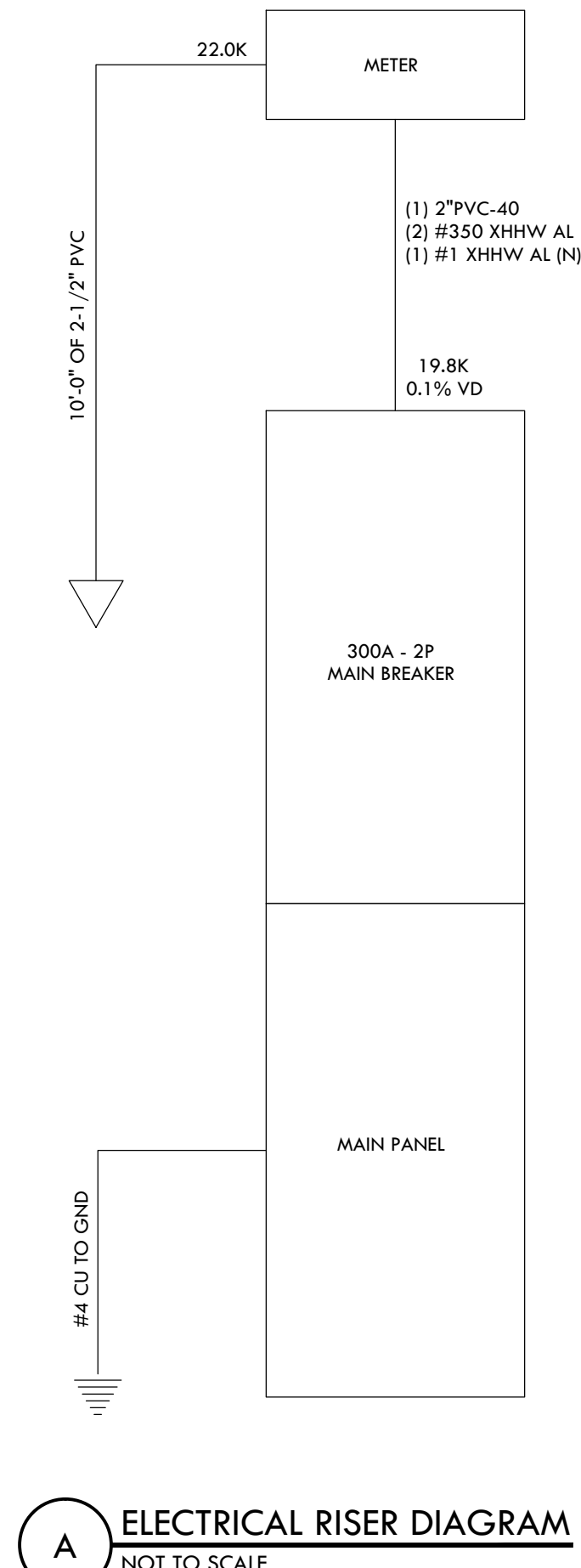
- RECEPTACLES - 18" AFF
- LIGHTING SWITCH - 44" AFF
- CLOCK - 90" AFF
- MODULAR TELEPHONE JACK - 18" AFF
- MODULAR JACK FOR WALL MOUNTED TELEPHONE - 52" AFF
- AUDIO/VISUAL ALARM INDICATORS - 80" AFF
- FIRE ALARM PULL STATION - 50" AFF
- CABLE / INTERNET JACK - 18" AFF
- WALL MOUNTED TV JACK AND OUTLET - 84" AFF
- CALL SWITCH - 44" AFF
- REMOTE TEST STATION FOR DUCT DETECTOR - 52" AFF
- THERMOSTAT - 60" AFF



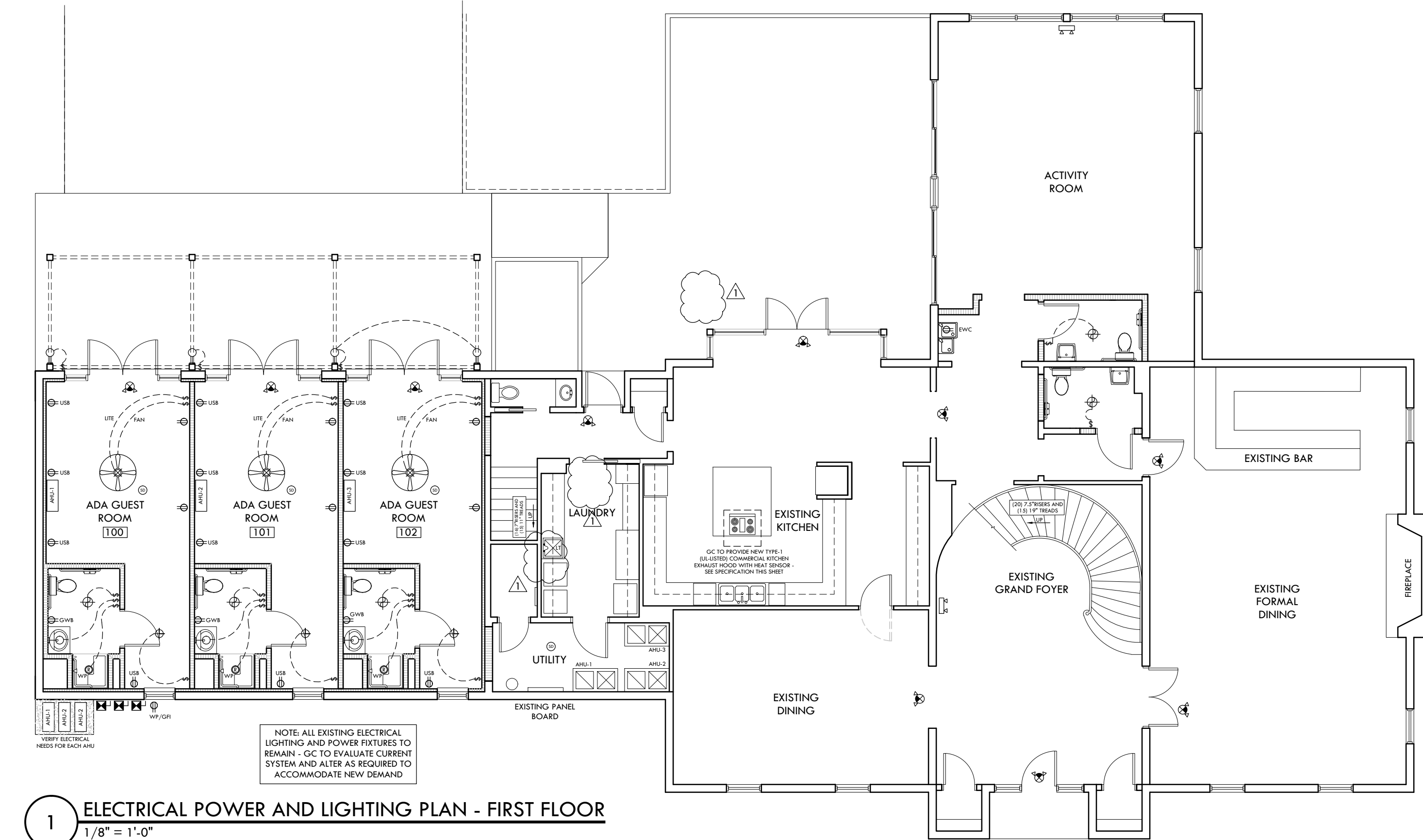
2 ELECTRICAL POWER AND LIGHTING PLAN - SECOND FLOOR
 1/8" = 1'-0"

ELECTRICAL PLAN LEGEND (NOT ALL ARE USED)

	RECEPTACLE - 110v DUPLEX		SINGLE POLE TOGGLE SWITCH
	RECEPTACLE - 110v QUAD		3-WAY TOGGLE SWITCH
	RECEPTACLE - 110v DUPLEX WITH USB CHARGING		4-WAY TOGGLE SWITCH
	RECEPTACLE, WEATHERPROOF - 110v DUPLEX		ADJUSTABLE DIMMER SWITCH
	RECEPTACLE, GROUND FAULT CIRCUIT - 110v DUPLEX		WALL MOUNTED LIGHT SCONCE
	RECEPTACLE - 110v FLUSH IN FLOOR		SURFACE MOUNTED LIGHT FIXTURE
	RECEPTACLE - 110v FLUSH IN CEILING		RECESSED CAN LIGHT FIXTURE
	RECEPTACLE - 220V		RECESSED CAN LIGHT FIXTURE - WATERPROOF
	SPECIAL PURPOSE CONNECTION		RECESSED EYEBALL LIGHT FIXTURE
	DISCONNECT		TRACK LIGHTING WITH ADJUSTABLE FIXTURES
	FLUSH MOUNTED PANELBOARD CABINET MOUNTED 6'-6" AFF TO CENTER		EXTERIOR FLOOR LIGHT FIXTURE - SWITCHED
	WATT HOUR METER		EXTERIOR FLOOR LIGHT FIXTURE - MOTION ACTUATED
	EMERGENCY LIGHT (2 LAMP) WITH BATTERY BACKUP		EXTERIOR PATH LIGHT FIXTURE
	INTERNALLY ILLUMINATED LED EXIT LIGHT WITH DIRECTIONAL ARROW AND BATTERY BACKUP		SUSPENDED FLUORESCENT LIGHT FIXTURE
	INTERNALLY ILLUMINATED LED EMERGENCY EXIT LIGHT / EMERGENCY LIGHT COMBO WITH BATTERY BACKUP		EXHAUST FAN - SEE MECHANICAL PLAN FOR CFM REQUIREMENTS
	CEILING MOUNTED FAN		EXHAUST FAN / LIGHT FIXTURE COMBO - SEE MECHANICAL PLAN FOR CFM REQUIREMENTS
	CEILING MOUNTED FAN WITH INTEGRATED LIGHT FIXTURE		DOOR BELL CONNECTION
			DOOR CHIME



A ELECTRICAL RISER DIAGRAM
 NOT TO SCALE



1 ELECTRICAL POWER AND LIGHTING PLAN - FIRST FLOOR
 1/8" = 1'-0"



PARTIN ARCHITECTURE

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A RENOVATION FOR:
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REVISIONS

09-22-16 BLDG PLAN COMMENT/RESPONSE

ISSUE DATE
30 AUGUST 2016

JOB #
1655

SHEET TITLE
 ELECTRICAL POWER AND
 LIGHTING PLAN

SHEET NO.
E100

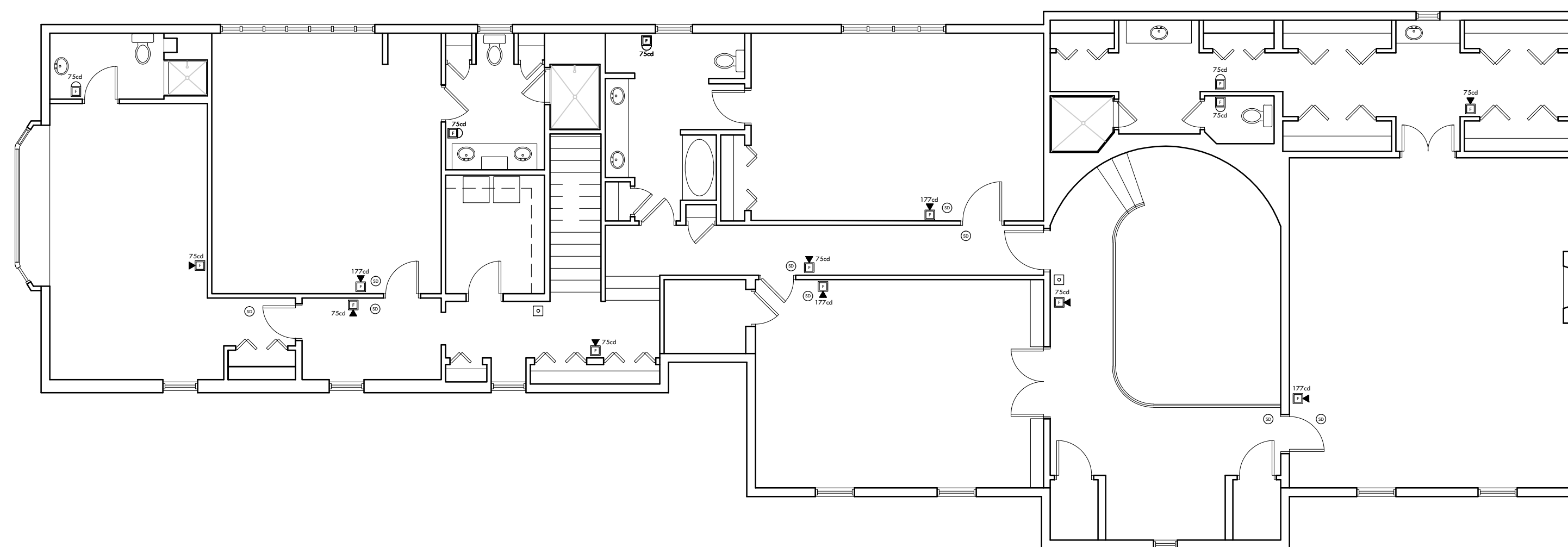
ALARM SYSTEM BATTERY CALCULATIONS

PANEL ID - 5808 STAND-BY HOURS = 24
 MODEL No. - 5808 ADD 24VDC FIRE ALARM CONTROL PANEL (SILENT KNIGHT ALARM) ALARM MINUTES = 5
 LOCATION - UTILITY ROOM DERATING FACTOR = 1.2
 MAX NAC CURRENT = 3.0A / MAX PANEL CURRENT = 6.0A VOLTAGE DROP WARNING THRESHOLD = 20%

CIRCUIT	CIRCUIT NAME	QTY	CURRENT DRAW		WIRE AWG	OHMS / 1000FT	LENGTH (FT) ONE-WAY	ACTUAL OHMS	VOLTS AT EOL	PERCENT DROP	
			STANDBY	ALARM							
5808	5808 CTRL PANEL	1	0.170	0.365	314 SOLID						
SK	PHOTO, PHOTO-T, PHOTOR	13	0.004	0.004							
SK	ION		0.000	0.000							
SK	HEAT, HEAT-HT, ROR		0.000	0.000							
SK	BEAM, BEAM-T		0.000	0.000							
SK	DUCT		0.000	0.000							
SK	ACCLIMATE		0.000	0.000							
SK	FIRE-CO		0.000	0.000							
SK	CONTROL		0.000	0.000							
SK	CONTROL-6		0.000	0.000							
SK	RELAYMON-2		0.000	0.000							
SK	MONITOR, MINIMON	3	0.001	0.001							
SK	MONITOR-2		0.000	0.000							
SK	MONITOR-10		0.000	0.000							
SK	PULL-SA, PULL-DA	8	0.003	0.003							
SK	RELAY		0.000	0.000							
SK	RELAY-6		0.000	0.000							
SK	ZONE		0.000	0.000							
SK	ZONE-6		0.000	0.000							
SK	ISOLATOR MODULE		0.000	0.000							
B2248I	ISOLATOR BASE		0.000	0.000							
B2005R	SOUNDER BASE		0.000	0.000							
B2005	INTELLIGENT SOUNDER BASE		0.000	0.000							
B2005R-LF	LOW FREQ SOUNDER BASE		0.000	0.000							
B2005-LF	LOW FREQ SOUNDER BASE		0.000	0.000							
B2248B	RELAY BASE		0.000	0.000							
RTS151	MAGNETIC REMOTE TEST		0.000	0.000							
RTS151KEY	KEY ACTIVATED TEST		0.000	0.000							
RA100Z	REMOTE LED		0.000	0.000							
5860	LCD REMOTE ANNUNC	1	0.020	0.025							
5824	SERIAL / PARALLEL MODULE		0.000	0.000							
5496	POWER EXPANDER		0.000	0.000							
5895XL	POWER EXPANDER	1	0.010	0.010							
5865-4	LED ANNUNCIATOR (4G)		0.000	0.000							
5865-3	LED ANNUNCIATOR (3G)		0.000	0.000							
5880	LED DRIVER MODULE		0.000	0.000							
5883	RELAY MODULE		0.000	0.000	#14 SOLID	2.52	292	1.47	17.05	16.43%	
NAC No1	NOTIFICATION APPL CIRCUIT		0.000	2.278	#14 SOLID	2.52	255	1.29	18.11	11.20%	
NAC No2	NOTIFICATION APPL CIRCUIT		0.000	1.778	#14 SOLID	2.52		0.00	20.40	0.00%	
NAC No3	NOTIFICATION APPL CIRCUIT		0.000	0.000	#14 SOLID	2.52		0.00	20.40	0.00%	
NAC No4	NOTIFICATION APPL CIRCUIT		0.000	0.000							
TOTAL STANDBY CURRENT (AMPS)			0.208	4.464	TOTAL ALARM CURRENT AMPS						
STANDBY TIME IN HOURS			24	0.083	ALARM TIME IN MINUTES / 60 = 5MIN						
TOTAL STANDBY AH REQUIRED			4.993	0.372	TOTAL ALARM AH REQUIRED						
TOTAL COMBINED AH REQUIRED			5.36								
MULTIPLY BY THE DERATING FACTOR			1.20								
MINIMUM BATTERY AMPHOURS REQUIRED			6.44								

FIRE ALARM PLAN LEGEND

- MANUAL FIRE ALARM PULL STATION
- EMERGENCY AUDIO INDICATOR (HORN)
- EMERGENCY VISUAL INDICATOR (STROBE)
- EMERGENCY AUDIO/VISUAL INDICATOR (HORN/STROBE COMBO) (WP = WEATHERPROOF)
- FIRE ALARM SPEAKER
- HEAT DETECTOR
- CEILING MOUNTED PHOTOELECTRIC SMOKE/CARBON MONOXIDE DETECTOR WITH POWER CONNECTION AND BATTERY BACKUP
- AREA OF REFUGE CALL BOX
- FIRE DEPARTMENT KNOX BOX (KEY STORAGE)
- FIRE ALARM MASTER CONTROL PANEL
- FIRE ALARM ANUNCIATOR PANEL

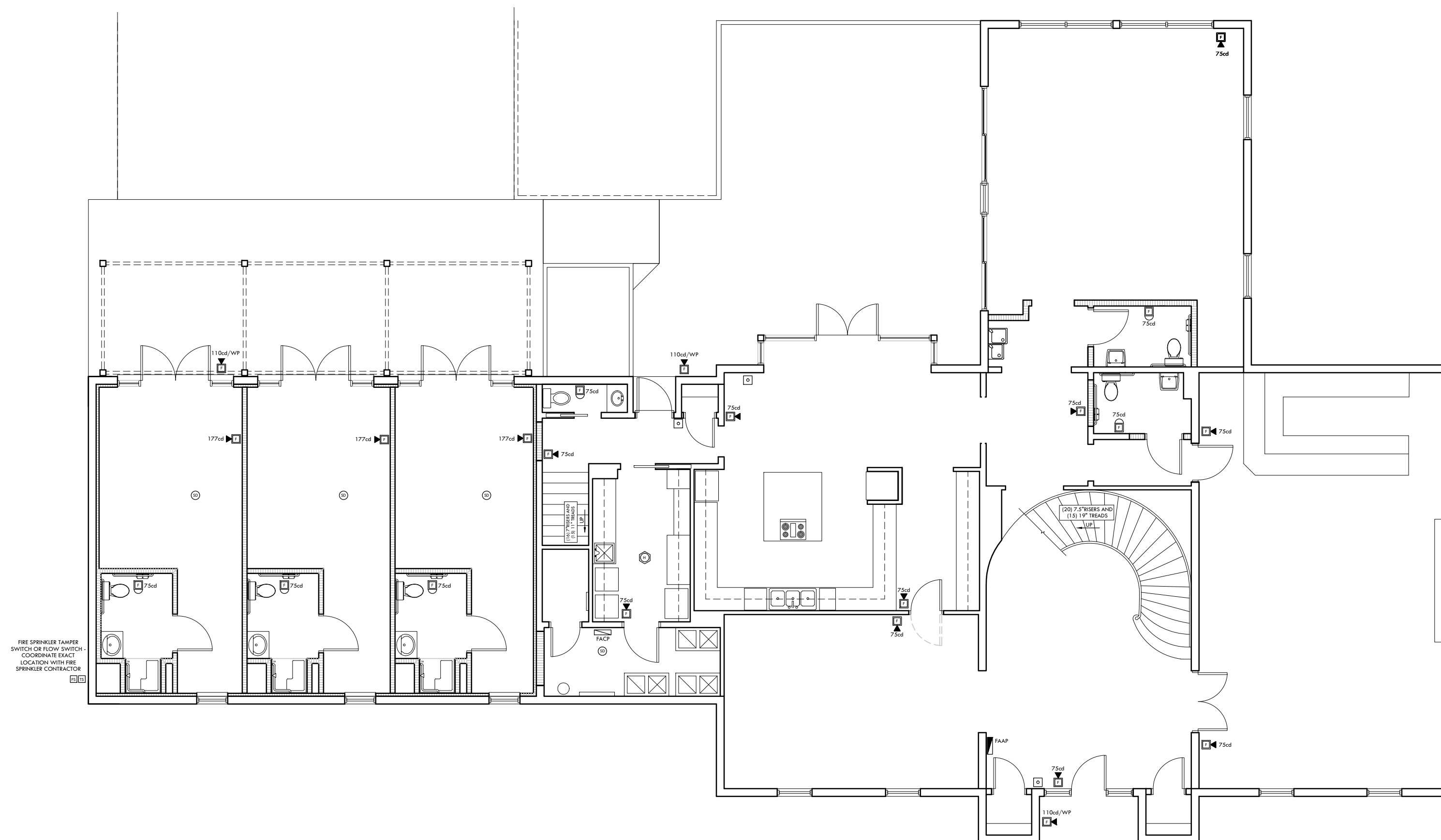


2 FIRE ALARM PLAN - SECOND FLOOR
1/8" = 1'-0"

ALARM SYSTEM BATTERY CALCULATIONS

PANEL ID - 5495 STAND-BY HOURS = 24
 MODEL No. - 5495 24 VDC POWER EXPANDER 9SILENT KNIGHT ALARMS) ALARM MINUTES = 5
 LOCATION - UTILITY ROOM DERATING FACTOR = 1.2
 MAX NAC CURRENT = 3.0A / MAX PANEL CURRENT = 6.0A VOLTAGE DROP WARNING THRESHOLD = 20%

CIRCUIT	CIRCUIT NAME	QTY	CURRENT DRAW		WIRE AWG	OHMS / 1000FT	LENGTH (FT) ONE-WAY	ACTUAL OHMS	VOLTS AT EOL	PERCENT DROP	
			STANDBY	ALARM							
5495	5495 PWR MODULE	1	0.075	0.205	#14 SOLID						
NAC No1	5495 CIRCUIT 1		0.000	1.582	#14 SOLID	2.52	288	1.45	18.10	11.26%	
NAC No2	5495 CIRCUIT 2		0.000	1.424	#14 SOLID	2.52	227	1.14	18.77	7.99%	
NAC No3	5495 CIRCUIT 3		0.000	0.000	#14 SOLID	2.52		0.00	20.40	0.00%	
NAC No4	5495 CIRCUIT 4		0.000	0.000	#14 SOLID	2.52		0.00	20.40	0.00%	
AUX	5495 AUX POWER OUT		0.000	0.000	#14 SOLID	2.52		0.00	20.40	0.00%	
TOTAL STANDBY CURRENT (AMPS)			0.075	3.211	TOTAL ALARM CURRENT AMPS						
STANDBY TIME IN HOURS			24	0.083	ALARM TIME IN MINUTES / 60 = 5MIN						
TOTAL STANDBY AH REQUIRED			1.800	0.268	TOTAL ALARM AH REQUIRED						
TOTAL COMBINED AH REQUIRED			2.07								
MULTIPLY BY THE DERATING FACTOR			1.20								
MINIMUM BATTERY AMPHOURS REQUIRED			2.48								



1 FIRE ALARM PLAN - FIRST FLOOR
1/8" = 1'-0"

P|A

PARTIN ARCHITECTURE

936 E. FT. KING STREET
OCALA, FLORIDA 34471
P 352.629.3867 F 352.629.3866
FL LIC# AA26001291

JULIE MICHELLE PARTIN
ARY2862
DRAWING IS NOT VALID UNLESS SIGNED,
SEALED & DATED BY REGISTERED PROFESSIONAL

A RENOVATION FOR:
**THE GUEST HOUSE
MAIN BUILDING**
3230 NE 55TH AVE
SILVER SPRINGS, FLORIDA 34488

REVISIONS

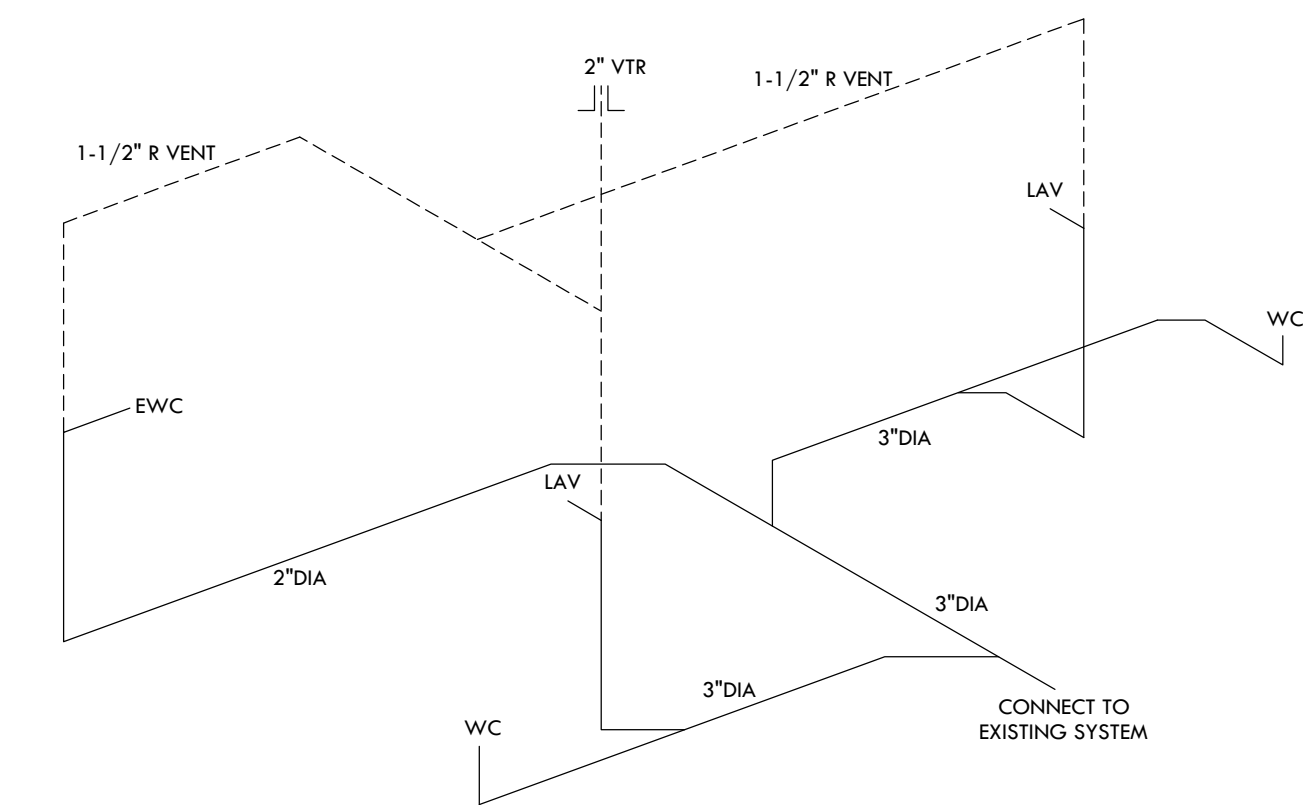
09-22-16 BLDG PLAN COMMENT/RESPONSE

ISSUE DATE
30 AUGUST 2016

JOB #
1655

SHEET TITLE
FIRE ALARM PLAN

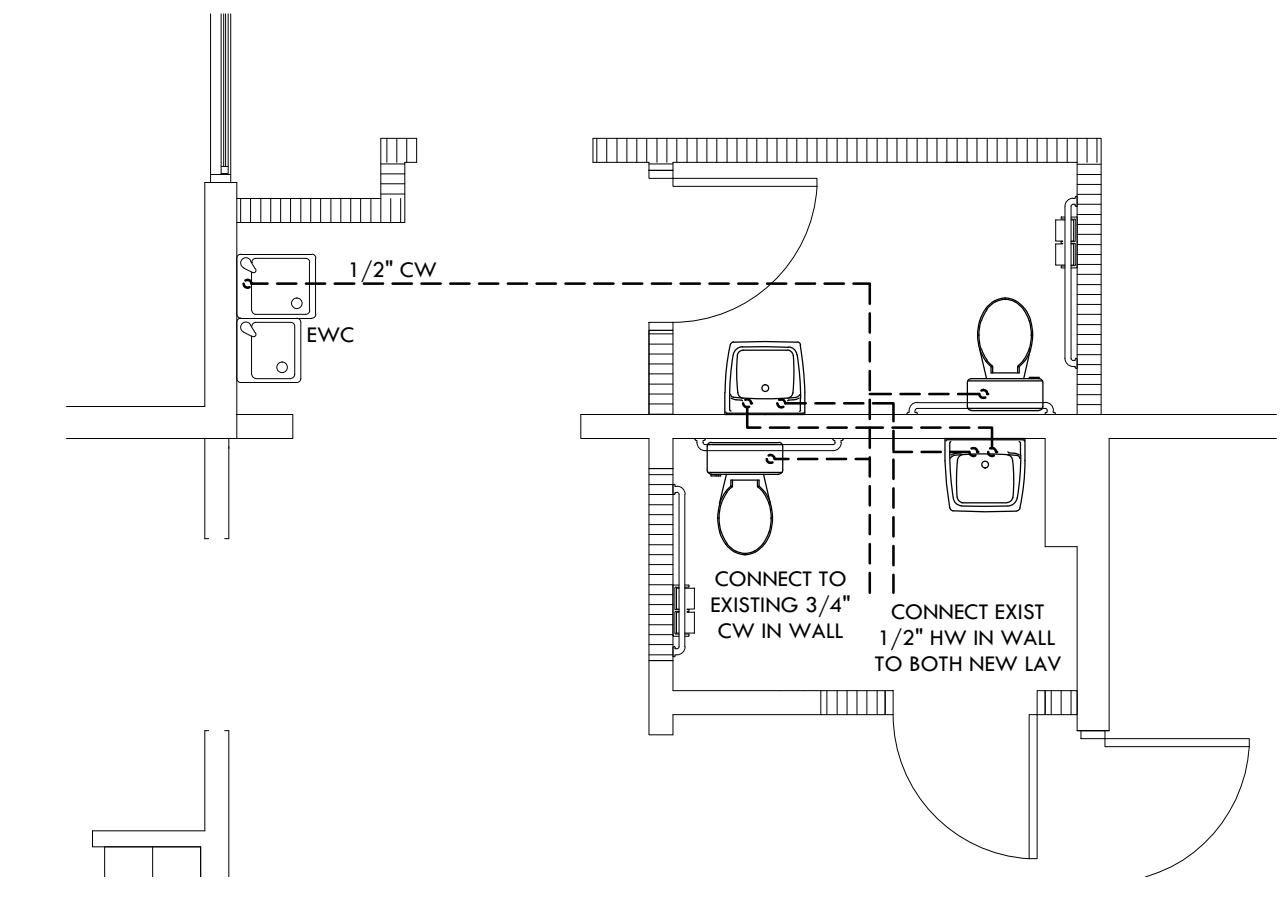
SHEET NO.
E101



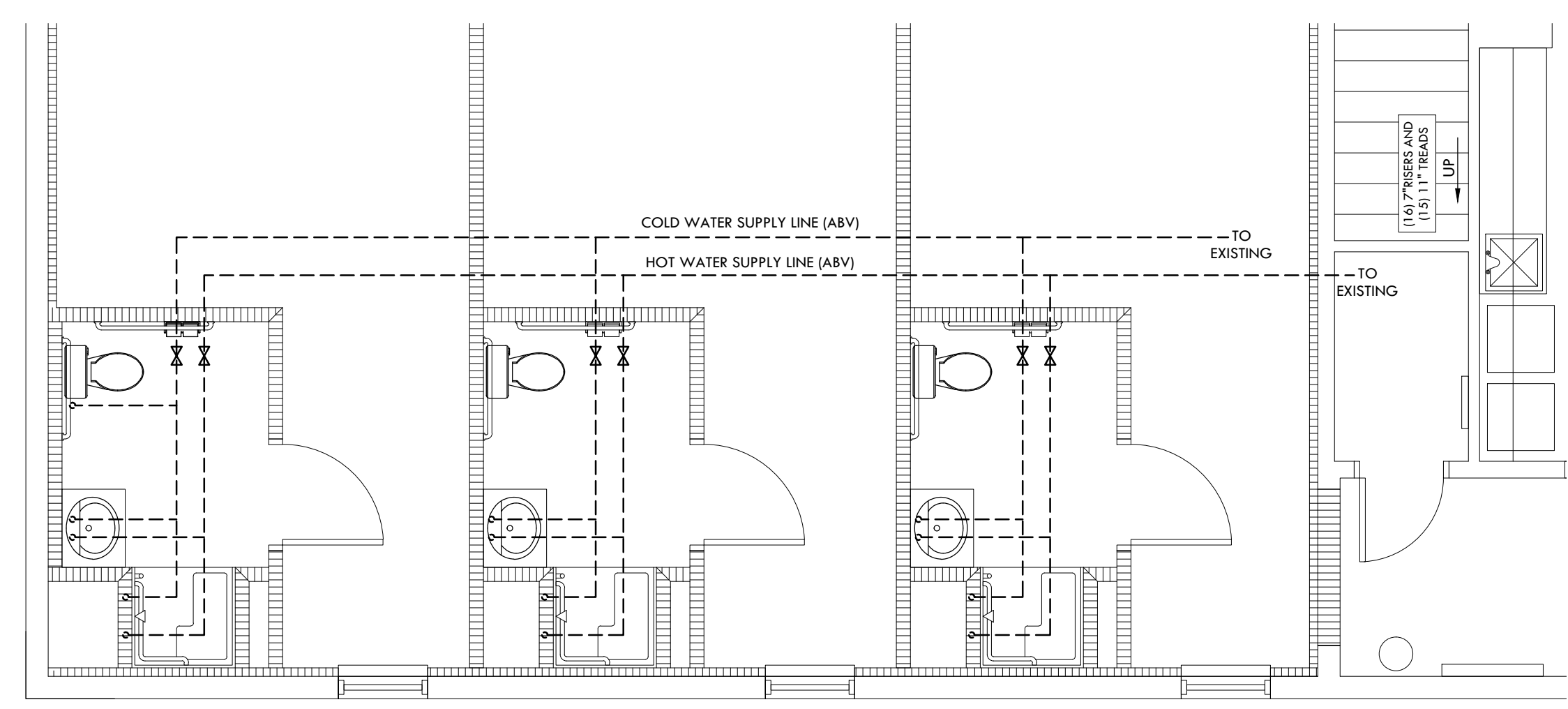
3 SANITARY RISER DIAGRAM
NOT TO SCALE

ALL PLUMBING SYSTEM SCHEMATIC DESIGNS
AND SPECIFICATIONS HAVE BEEN PROVIDED BY:

FRANK GRANT
SOUTHERN PLUMBING
1717 NW 58TH LN
OCALA, FLORIDA 34475
(352) 629-2747



2 PLUMBING - SUPPLY PLAN - NEW PUBLIC BATHROOMS
1/4" = 1'-0"



1 PLUMBING - SUPPLY PLAN - NEW GUEST BATHROOMS
1/4" = 1'-0"



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ISSUE DATE
30 AUGUST 2016

JOB #
1655

SHEET TITLE
PLUMBING PLAN

SHEET NO.
P100