

PROPOSED INTERIOR REMODEL FOR:  
**FLORIDA FOOD PRODUCTS**  
 2231 County Rd 44  
 Eustis, FL 32726

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**PROJECT DESCRIPTION:**

PROPOSED INTERIOR REMODEL OF OFFICE SPACE TO INCLUDE DEMOLITION OF NOTED WALLS, NEW EXTERIOR STAIR, RESTROOM, AHU, LIGHTING, FLOORING, CEILING & WALLS TO ALLOW NEW OFFICE SPACE AS SHOWN ON PROPOSED FLOOR PLAN. INTERIOR NON-LOAD BEARING PARTITIONS SHALL BE CONSTRUCTED OF METAL OR WOOD STUDS AS DETAILED PER PLAN.

**GENERAL BUILDING CODE INFORMATION:**

APPLICABLE BUILDING CODE: 2014 FLORIDA BUILDING CODE: BUILDING

OCCUPANCY CLASSIFICATION: GROUP B BUSINESS

CONSTRUCTION TYPE: ASSUMED IIIIB - UNPROTECTED (EXISTING)

SPRINKLER: EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM TO BE RECONFIGURED TO ACCOMMODATE NEW LAYOUT

WIND DESIGN DATA: WIND SPEED: 140 MPH  
 EXPOSURE: C  
 RISK CATEGORY: II

FLOOR DESIGN LIVE LOADS: OFFICES: 50 PSF (EXISTING FLOOR SYSTEM)  
 CORRIDORS: 80 PSF (EXISTING FLOOR SYSTEM)  
 EXTERIOR STAIR: 100 PSF (PROPOSED)

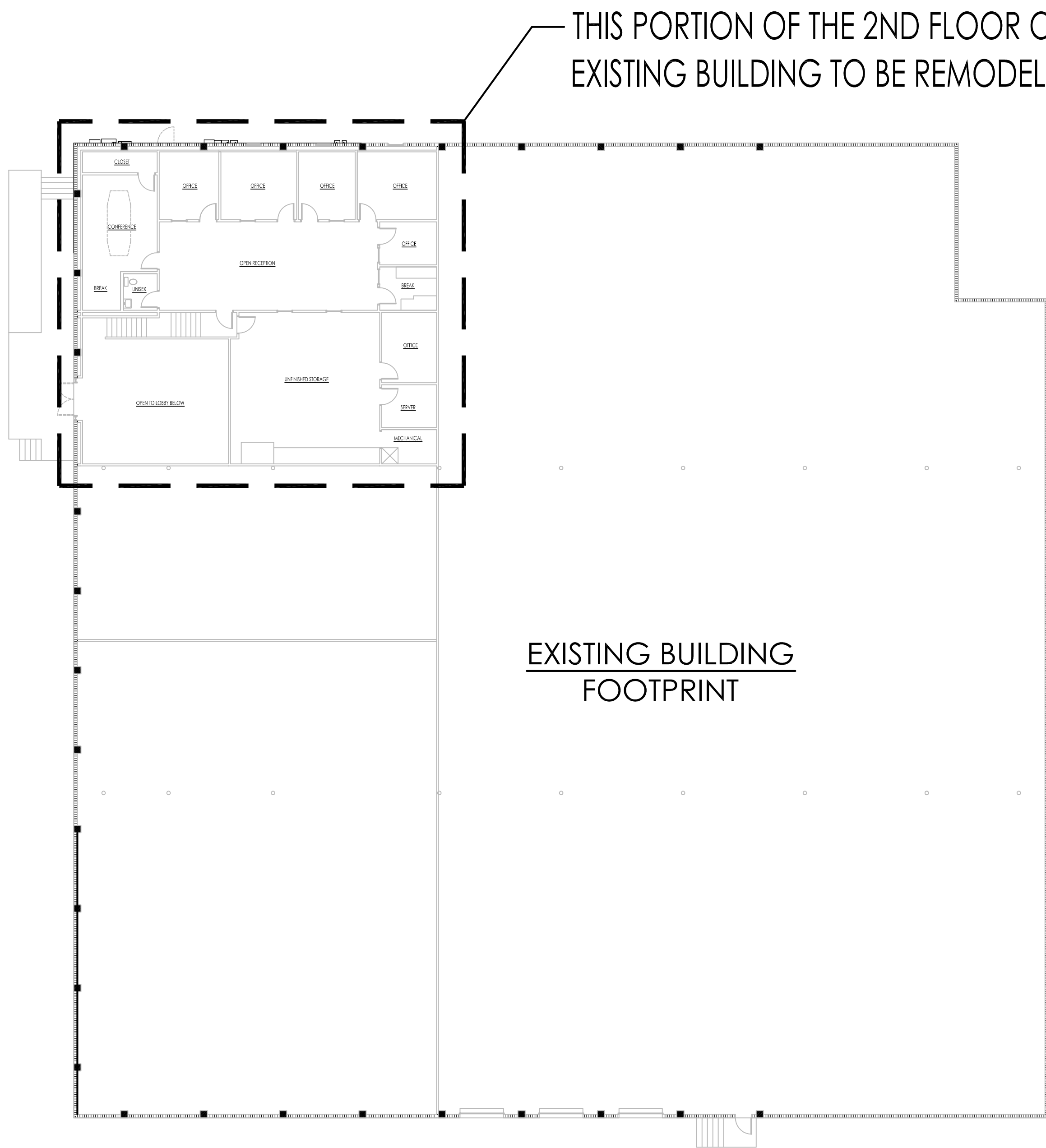
NOTES:  
 1. EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE MODIFIED UNDER A SEPARATE PERMIT.

AREA CALCULATIONS AND OCCUPANT LOAD - FROM TABLE 1004.1.2						
SPACE	OCCUPANCY GROUP	AREA (S.F.)	USE	AREA/OCC.	OCC. LOAD	REMARKS
EXIST'G OFFICE SPACE	B	2244 GRS.	BUSINESS	100	23	
EXIST'G CONFERENCE	B	198 NET	ASSEMBLY	15	14	
NEW OFFICE SPACE	B	664 GRS.	BUSINESS	100	7	
TOTAL AREA:		3106 S.F.				
TOTAL OCCUPANTS:		44 OCCUPANTS				

**MEANS OF EGRESS:**

TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND EGRESS WIDTH									
OCCUPANCY CLASS	Egress Width Per Person Served (in.) Sec. 1005		Min. Clear Opening of Exit Doors Sec. 1008.1	Min. Stair Width (in.) Sec. 1009.4	Common Path of Egress Travel (ft.) Table 1014.3	Max. Travel Distance to Exit (ft.) Table 1016.2	Min. Corridor Width (in.) Sec. 1018.2	Max. Dead End Corridor Length (ft.) Sec. 1018.4	Min. Number of Required Exits Sec. 1021
	STAIRS	OTHER							
B	0.3	0.2	32	36	100	300	36	50	2

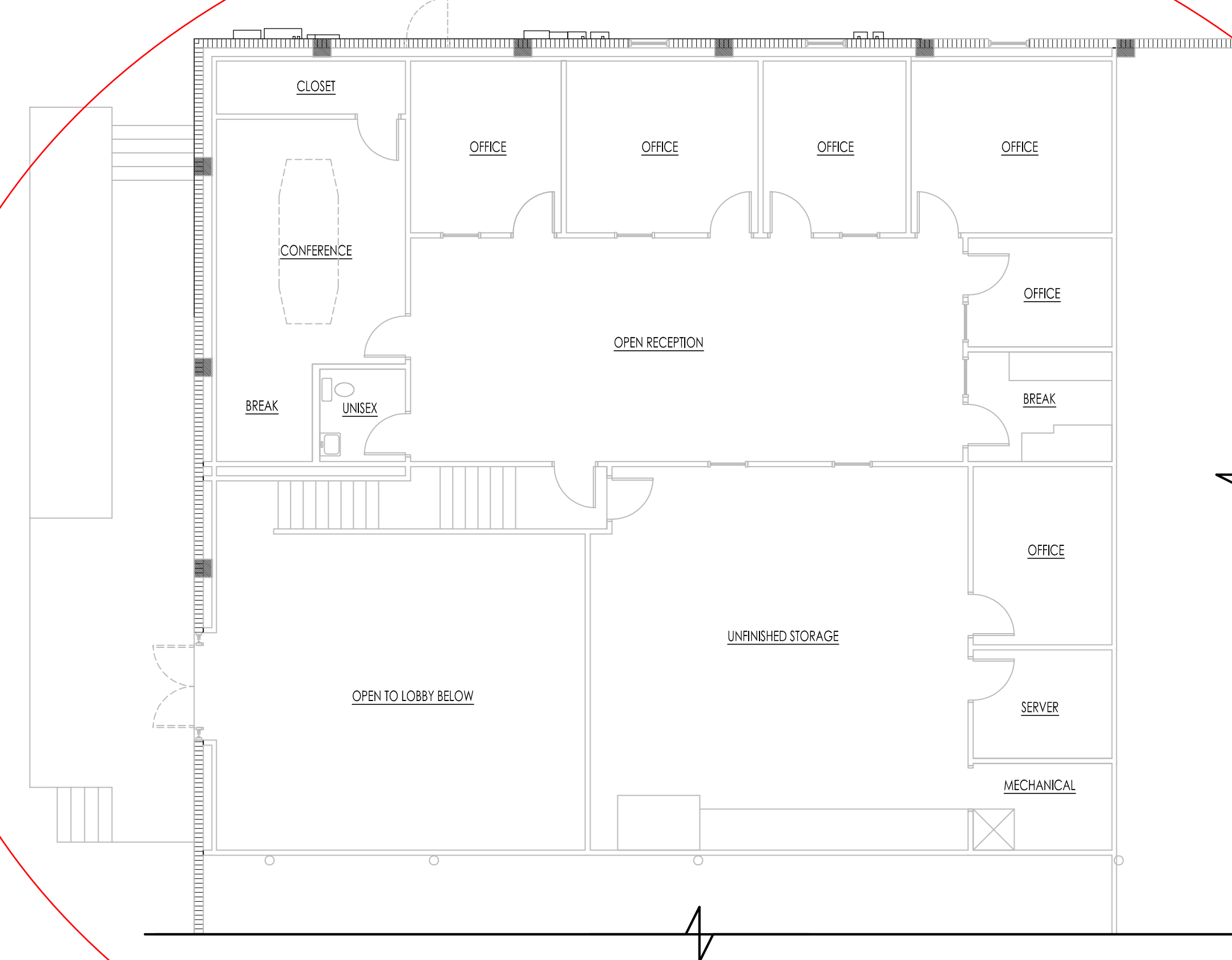
NOTE: PER TABLE 1018.1, CORRIDORS SHALL HAVE FIRE RESISTANCE RATING OF 0 HOURS



THIS PORTION OF THE 2ND FLOOR OF THE EXISTING BUILDING TO BE REMODELED

EXISTING BUILDING FOOTPRINT

**KEY PLAN**  
 SCALE: 1/16"=1'-0"



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

DATE	BY	REVISION
08/08/2017	REW	RESPONSE TO CITY BUILDING AND FIRE DEPT. PLAN REVIEW COMMENTS

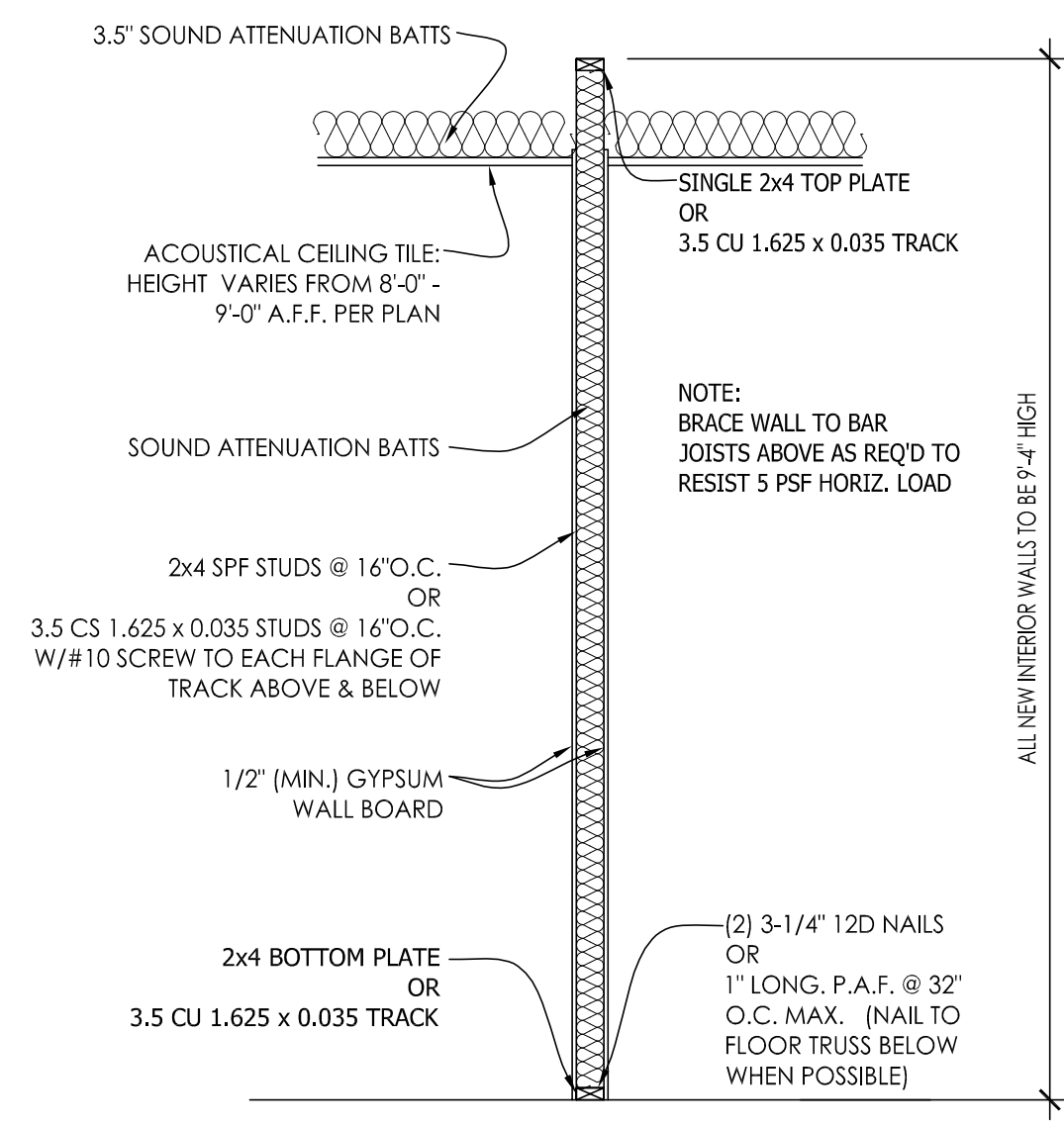
DATE: 201717  
 TIME: 07:27:2017  
 DRAWN: REW  
 CHECK: AS SHOWN

**Matthews - Hanna Construction, Inc.**  
 CIVIL ENGINEERING  
 715 BANCORAL CIRCLE  
 LEESBURG, FL 34748  
 FLORIDA P.E. LICENSE # 33570  
 FAX: (352) 326-2931

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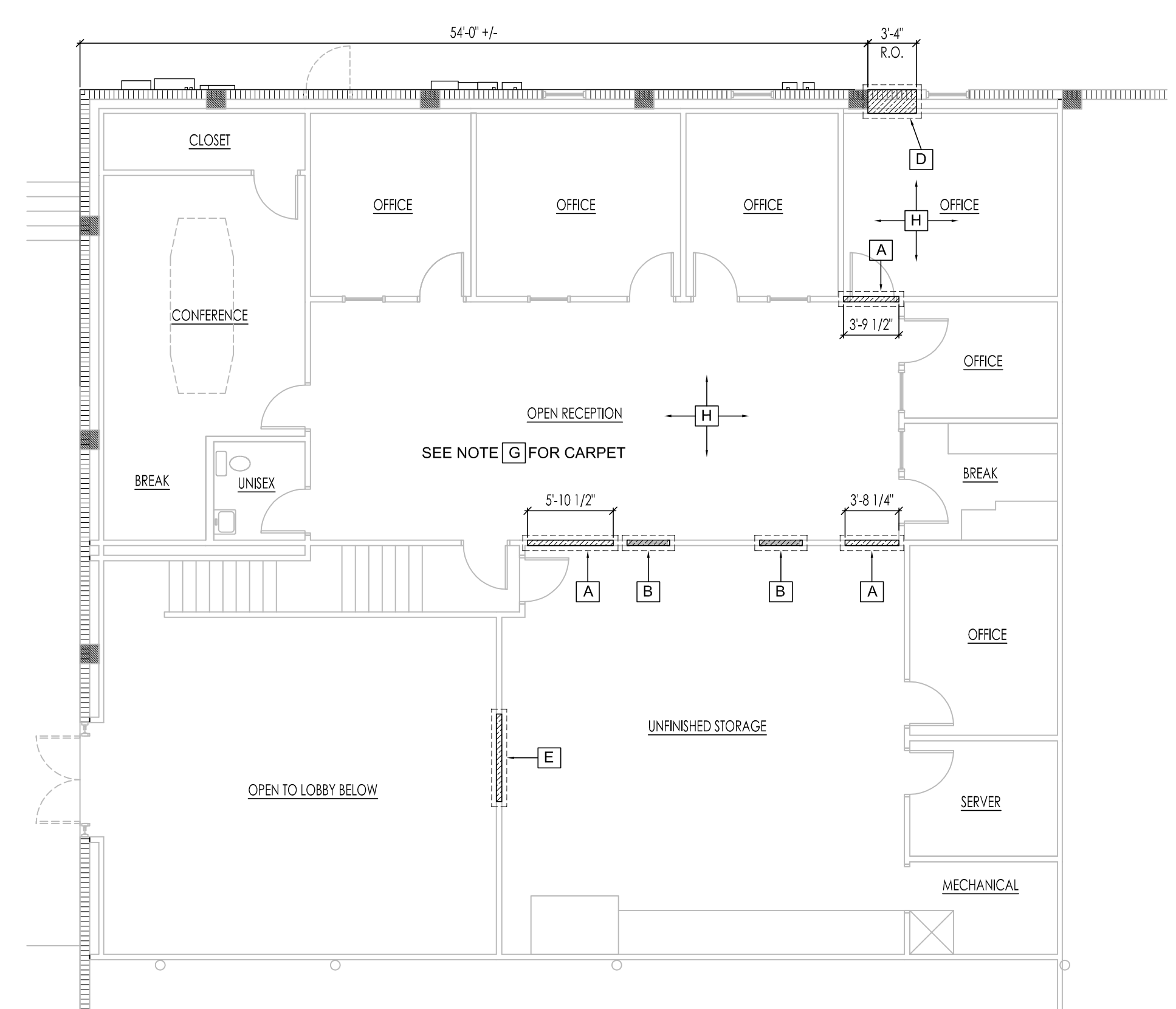
PROPOSED INTERIOR REMODEL  
**FLORIDA FOOD PRODUCTS**  
 2231 County Rd 44  
 Eustis, FL 32726  
 COVER PAGE/PROJECT DATA

**C1**

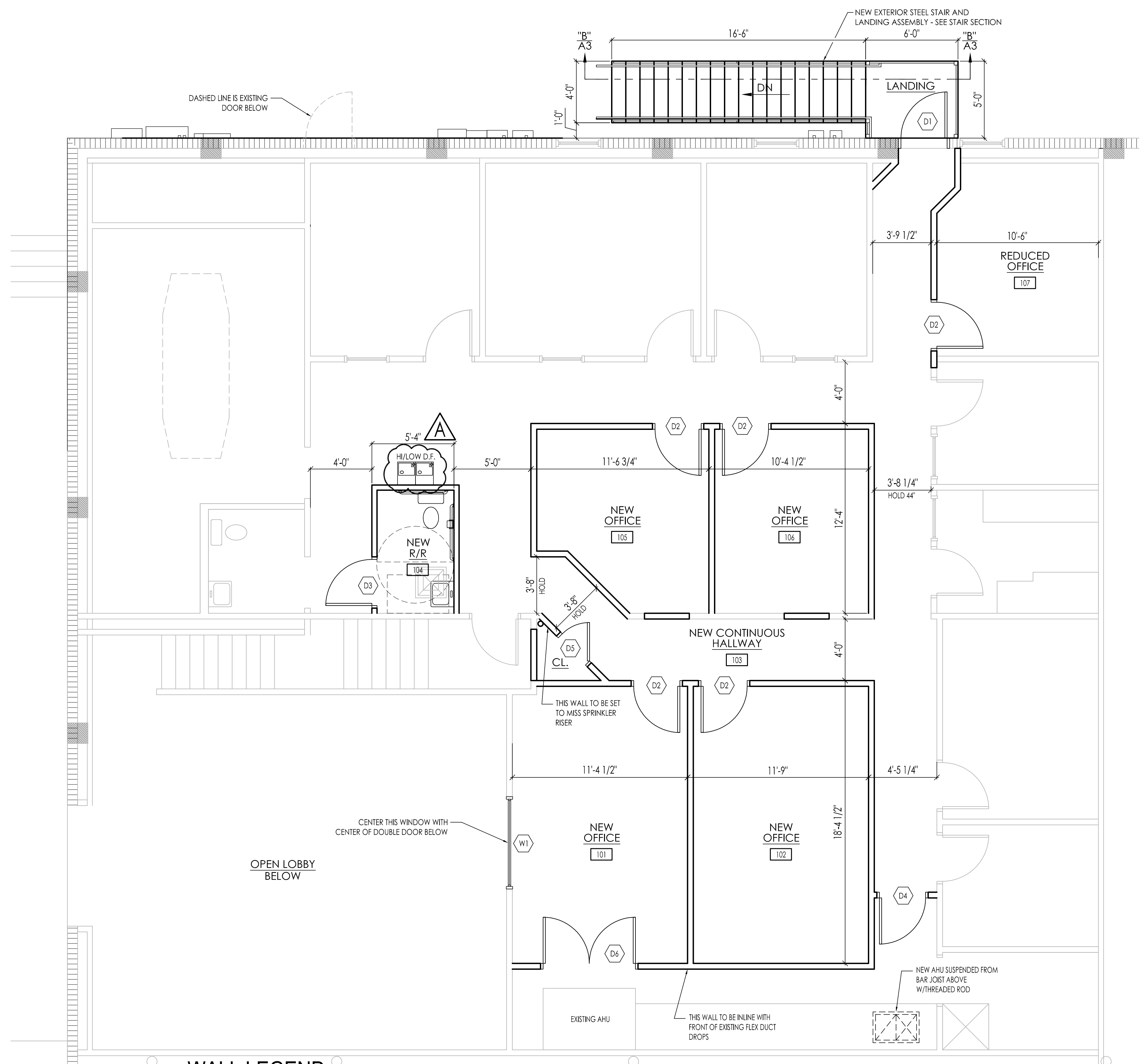


TYP. NON-BRG. INTERIOR WALL DETAIL  
SCALE: 1/2"=1'-0" (NEW WALLS)

- DEMOLITION KEY NOTES**
- A** REMOVE EXISTING DOORS AND WALLS. REMOVE AFFECTED CEILINGS AS REQUIRED. RELOCATE ELECTRICAL DEVICES OR TERMINATE TO ACCOMMODATE NEW ELECTRICAL PLAN.
  - B** REMOVE EXISTING WINDOW. FRAME IN OPENING AND FINISH WALLS TO MATCH EXISTING.
  - C** NOT USED
  - D** CREATE NEW DOOR ROUGH OPENING IN EXTERIOR CMU WALL. SEE DETAIL "A/A2". (STRIKE SIDE OF DOOR OPENING ABUTS PILASTER)
  - E** CREATE NEW INTERIOR WINDOW ROUGH OPENING IN EXISTING NON-BEARING WALL. OPENING TO BE CENTERED WITH DOUBLE DOOR BELOW. HEAD HEIGHT TO BE 80" AFF
  - F** NOT USED
  - G** REMOVE ALL EXISTING CARPET ON 2ND FLOOR. PREP SUB-FLOOR FOR NEW FLOOR COVERING PER FINISH PLAN
  - H** REMOVE EXISTING DROP CEILING & SECURE CEILING MOUNTED DEVICES TO REINSTALLATION IN NEW DROP CEILING IN ROOMS INDICATED BELOW. SEE NEW CEILING PLAN.



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



**WALL LEGEND**

	EXISTING CMU EXTERIOR WALL - WALL FURRED OUT W/ DRYWALL INTERIOR
	EXISTING FINISHED INTERIOR WALLS
	3.5 CS 1.625 x 0.035 OR 2X4 SPF STUDS @ 16" O.C. W/ 1/2" GYPSUM WALL BOARD

SEE WALL SECTIONS FOR NEW WALL DETAIL

**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

DATE:	08/08/2017
BY:	REW
PROJECT:	RESPONSE TO CITY BUILDING AND FIRE DEPT. PLAN REVIEW COMMENTS
SCALE:	AS SHOWN

**Matthews - Hanna Construction, Inc.**  
 CIVIL ENGINEERING  
 FLORIDA P.E. LICENSE # 33570  
 715 BANCORAL CIRCLE  
 LEESBURG, FL 34428  
 FAX: (352) 266-2931

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PROPOSED INTERIOR REMODEL  
**FLORIDA FOOD PRODUCTS**  
 2231 County Rd 44  
 Eustis, FL 32726  
**DEMO & PROPOSED FLOOR PLAN**

**A1**

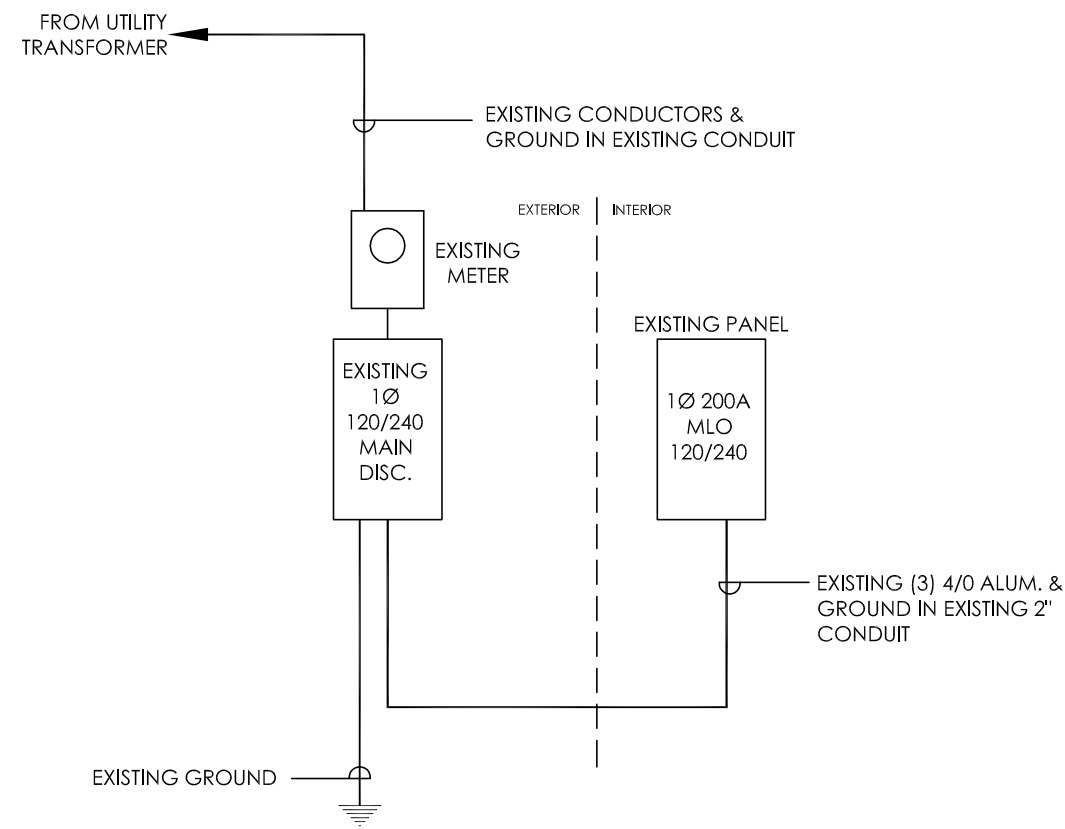
**ELECTRICAL LOAD CALC TABLE:**  
THE TOTAL OFFICE AREA = 3,106 SQ. FT.

THE CALCULATION INCLUDES EXISTING & NEW CIRCUITS & WILL BE AS FOLLOWS:

LIGHTING	=	3,106 SQ FT. X 3.5VA	=	10,871 VA
RECEPTACLES	=	3,106 SQ FT. X 1VA	=	3,106 VA
COFFEE POT	=	1EA.	=	900VA
MICROWAVE	=	1EA.	=	1,200VA
HEAT/AIR	=	3EA. X 5KW	=	15,000VA
		<b>TOTAL</b>		<b>= 31,077VA</b>
		31,077VA DIVIDED BY 240 VOLTS		= 130 AMPS

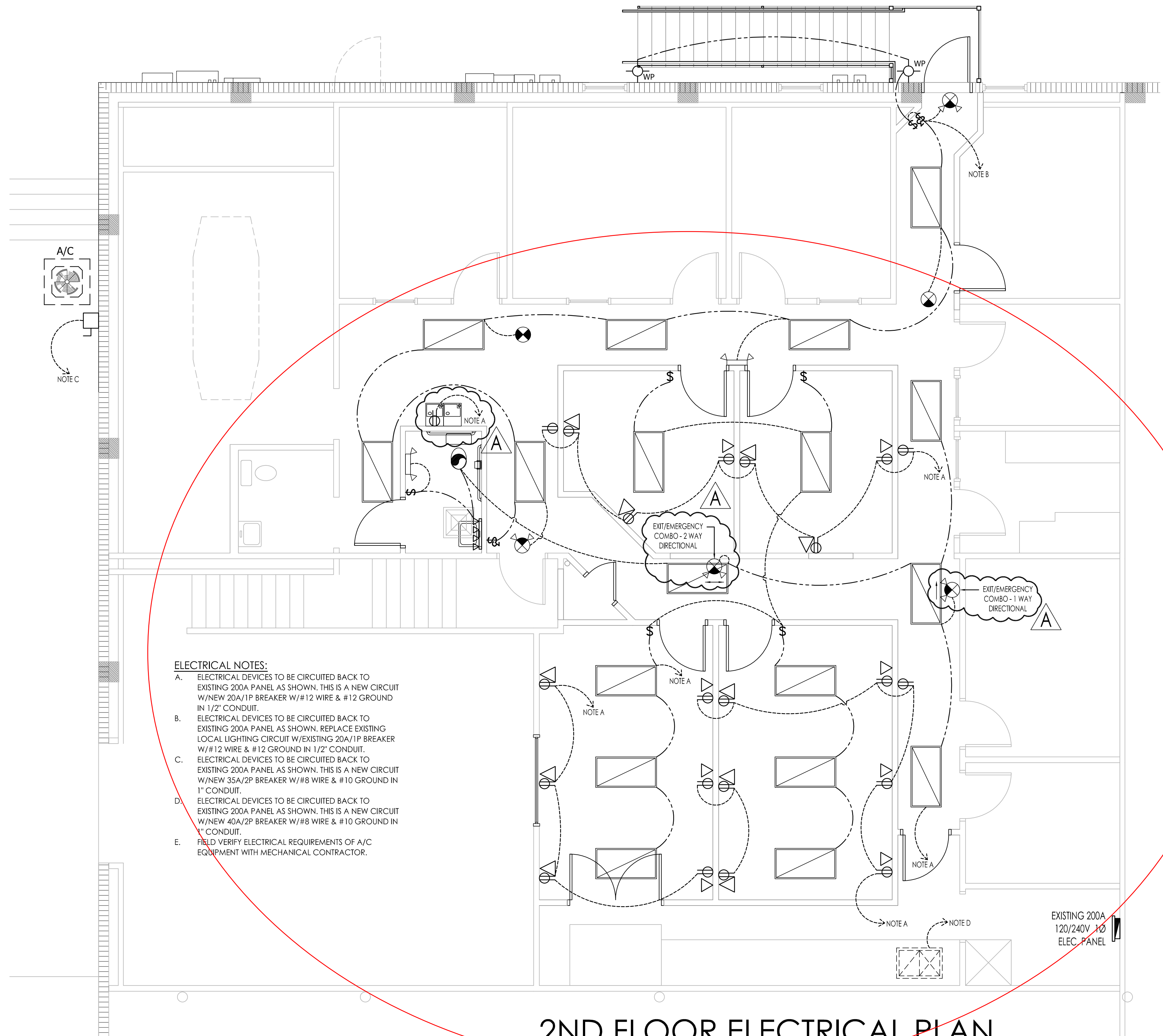
**NOTE:**

EXISTING AMP LOAD READINGS PROVIDED BY ELECTRICAL CONTRACTOR WITH A/C SYSTEMS RUNNING = APPROX. 40 AMPS



**ELECTRICAL RISER DIAGRAM**  
SCALE: NTS

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	ELECTRICAL PANEL - 120/240 VOLT 200 AMP 1Ø (EXISTING PANEL)
	APPLIANCE DISCONNECT - SIZE PER BREAKER ARRANGEMENT PER APPLIANCE SPECIFICATIONS
	120V 15A SINGLE POLE TOGGLE SWITCH
	120V 15A SINGLE POLE 3-WAY TOGGLE SWITCH
	120V 20A DUPLEX RECEPTACLE
	120V EXHAUST FAN - MIN. 50 CFM OR AS INDICATED
	120V/20A UN-SWITCHED POWER FOR CIRCUIT
	120V/20A SWITCHED POWER FOR CIRCUIT
	VOICE/PHONE/DATA: 2X4 JUNCTION BOX W/3/4 FLEXIBLE CONDUIT TO & ABOVE CEBLING BY ELECTRICAL CONTRACTOR
	120V EXIT SIGN W/BATTERY BACK-UP (UN-SWITCHED)
	120V EXIT SIGN W/DUAL HEAD EMERGENCY LIGHTS W/BATTERY BACK-UP (UN-SWITCHED)
	120V DUAL HEAD EMERGENCY LIGHT W/BATTERY BACK-UP (UN-SWITCHED)
	120V 2X4 (4) LAMP FLUORESCENT LAY-IN TROFFER W/ELECTRONIC BALLAST (LITHONIA G18 OR EQUAL) (1109 W)
	120V (4) LAMP INCANDESCENT VANITY FIXTURE (240 W - MAX.)
	120V (1) LAMP W/P WALL MOUNT EXTERIOR LIGHT FIXTURE



**ELECTRICAL NOTES:**

- A. ELECTRICAL DEVICES TO BE CIRCUITED BACK TO EXISTING 200A PANEL AS SHOWN. THIS IS A NEW CIRCUIT W/NEW 20A/1P BREAKER W/#12 WIRE & #12 GROUND IN 1/2" CONDUIT.
- B. ELECTRICAL DEVICES TO BE CIRCUITED BACK TO EXISTING 200A PANEL AS SHOWN. REPLACE EXISTING LOCAL LIGHTING CIRCUIT W/EXISTING 20A/1P BREAKER W/#12 WIRE & #12 GROUND IN 1/2" CONDUIT.
- C. ELECTRICAL DEVICES TO BE CIRCUITED BACK TO EXISTING 200A PANEL AS SHOWN. THIS IS A NEW CIRCUIT W/NEW 35A/2P BREAKER W/#8 WIRE & #10 GROUND IN 1" CONDUIT.
- D. ELECTRICAL DEVICES TO BE CIRCUITED BACK TO EXISTING 200A PANEL AS SHOWN. THIS IS A NEW CIRCUIT W/NEW 40A/2P BREAKER W/#8 WIRE & #10 GROUND IN 1" CONDUIT.
- E. FIELD VERIFY ELECTRICAL REQUIREMENTS OF A/C EQUIPMENT WITH MECHANICAL CONTRACTOR.

**2ND FLOOR ELECTRICAL PLAN**

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

PROPOSED INTERIOR REMODEL  
**FLORIDA FOOD PRODUCTS**  
 2231 County Rd 44  
 Eustis, FL 32726  
**ELECTRICAL PLAN**

**Matthews - Hanna Construction, Inc.**  
 715 BANCORAL CIRCLE  
 LEESBURG, FL 34748  
 TEL: (352) 366-5178 FAX: (352) 366-2931  
 CIVIL ENGINEERING  
 FLORIDA P.E. LICENSE # 33570  
 GRIES ENGINEERING, INC.

DATE: 08/08/2017  
 BY: REW  
 CHECKED: AS SHOWN  
 DATE: 07/27/2017  
 BY: REW  
 CHECKED: AS SHOWN

RESPONSE TO CITY BUILDING AND FIRE DEPT. PLAN REVIEW COMMENTS

**E1**

# Advanced Building Concepts, LLC

July 02, 2007

City of Eustis  
Building Department

Attn: Mr. Ray Bean

RE: Florida Food Products Office Expansion

Dear Ray,

Per our conversation the other day regarding Florida Food Products Office Expansion, the upper level will have no more than 5 employees occupying this space at any one time.

Thank you for your consideration.

Very truly yours,

*Forrest Berg*  
Forrest Berg  
CBC#1254542

#  
7-11 - Chris Trisal  
of remodeling at  
the Food Bldg  
Stark (wood)  
  
What is your opinion?  
  
1009.5      EXITS  
1018-2

AC INFO  
Size -  
Supplies -  
Separate permits for  
Sprinklers  
Tread = Risor?

OCCUPANCY 15?  
WHAT'S EXISTING  
VERTICAL ACCESS  
5 or Less Employees  
  
Letter MUST be From  
Jerry Brown



FLORIDA FOOD PRODUCTS, INC.

2231 W. Hwy. 44 • Post Office Box 1300 • Eustis, Florida, USA 32727-1300  
352/357-4141 • Fax 352/483-3192 • E-Mail: [contact@floridafood.com](mailto:contact@floridafood.com)

27 July 2007

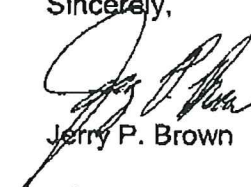
Mr. Ray Bean  
City of Eustis  
P.O. Drawer 68  
Eustis, FL 32727

Re: Florida Food Products Office Expansion

Dear Ray:

This is to confirm that the upper level office expansion of Florida Food Products is designed for five employees with the intent of no more than five employees occupying the space at any given time.

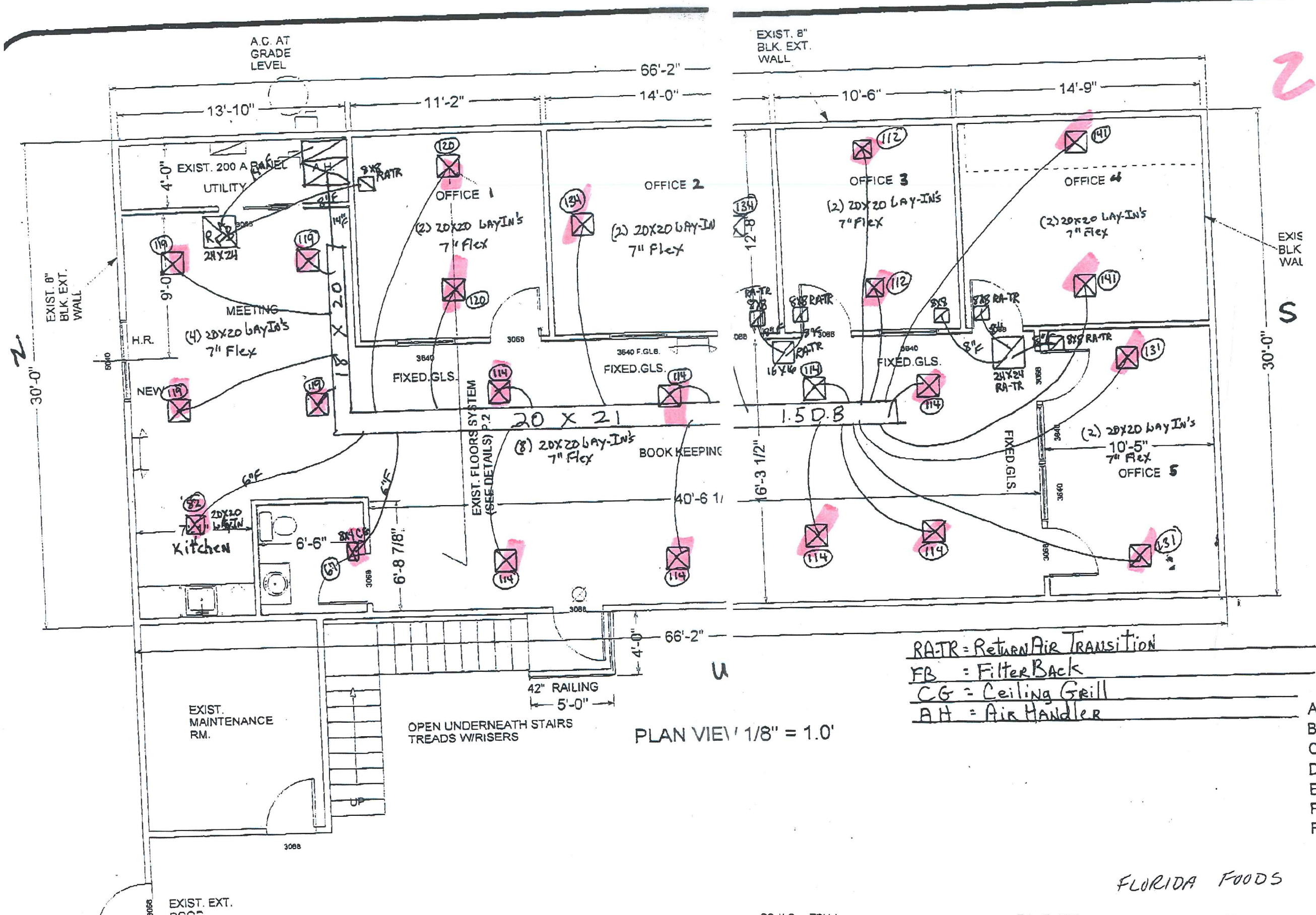
Sincerely,



Jerry P. Brown  
mf

*Growers and Processors of Food and Cosmetic Ingredients*  
Visit our Web Site at: [www.floridafood.com](http://www.floridafood.com)

permit 2007791  
15/0000  
8/11/2007



PLAN VIEW 1/8" = 1.0'

RA-TR = RETURN AIR TRANSITION  
 FB = FILTER BACK  
 CG = CEILING GRILL  
 AH = AIR HANDLER

23

EXIS BLK WAL

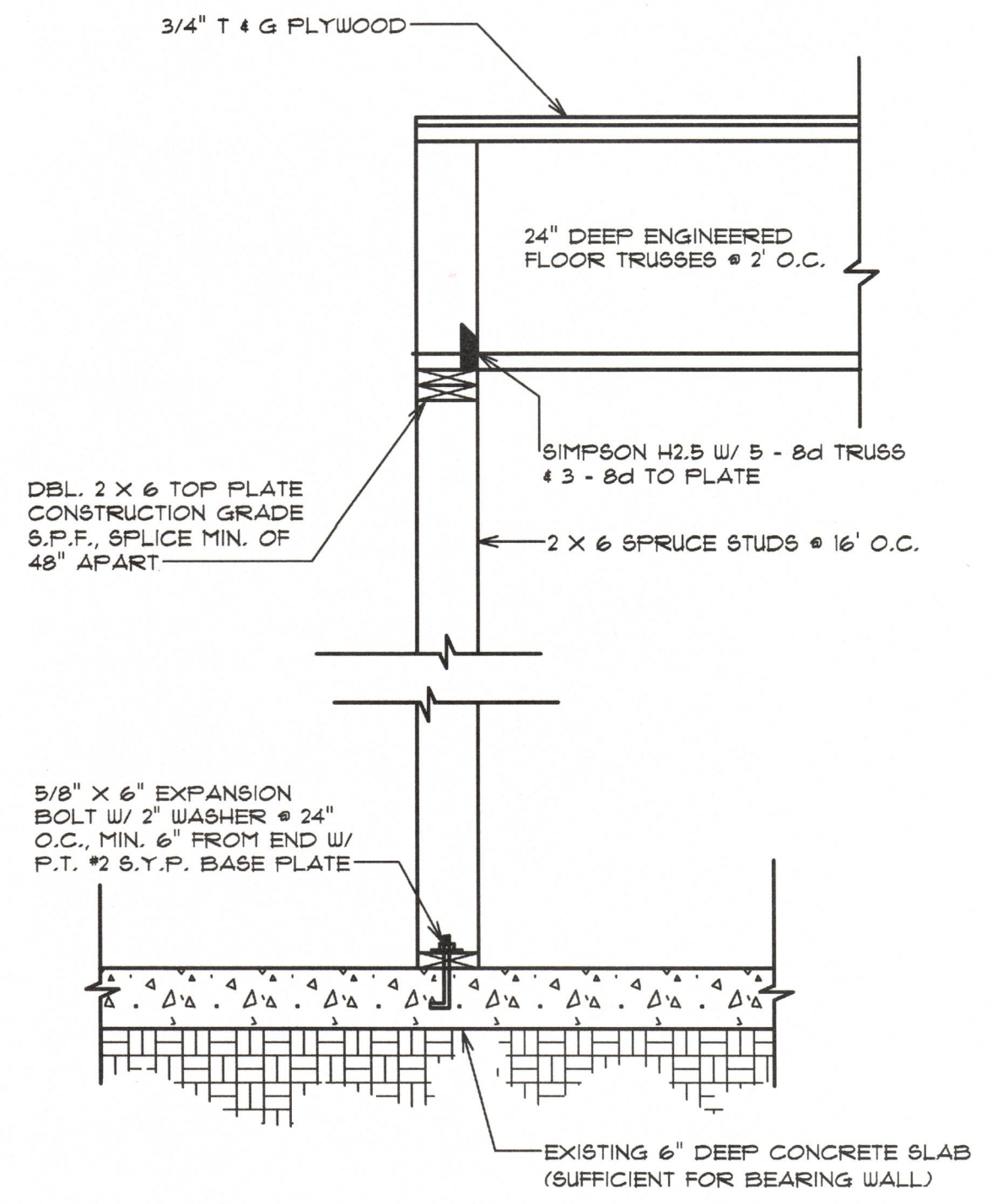
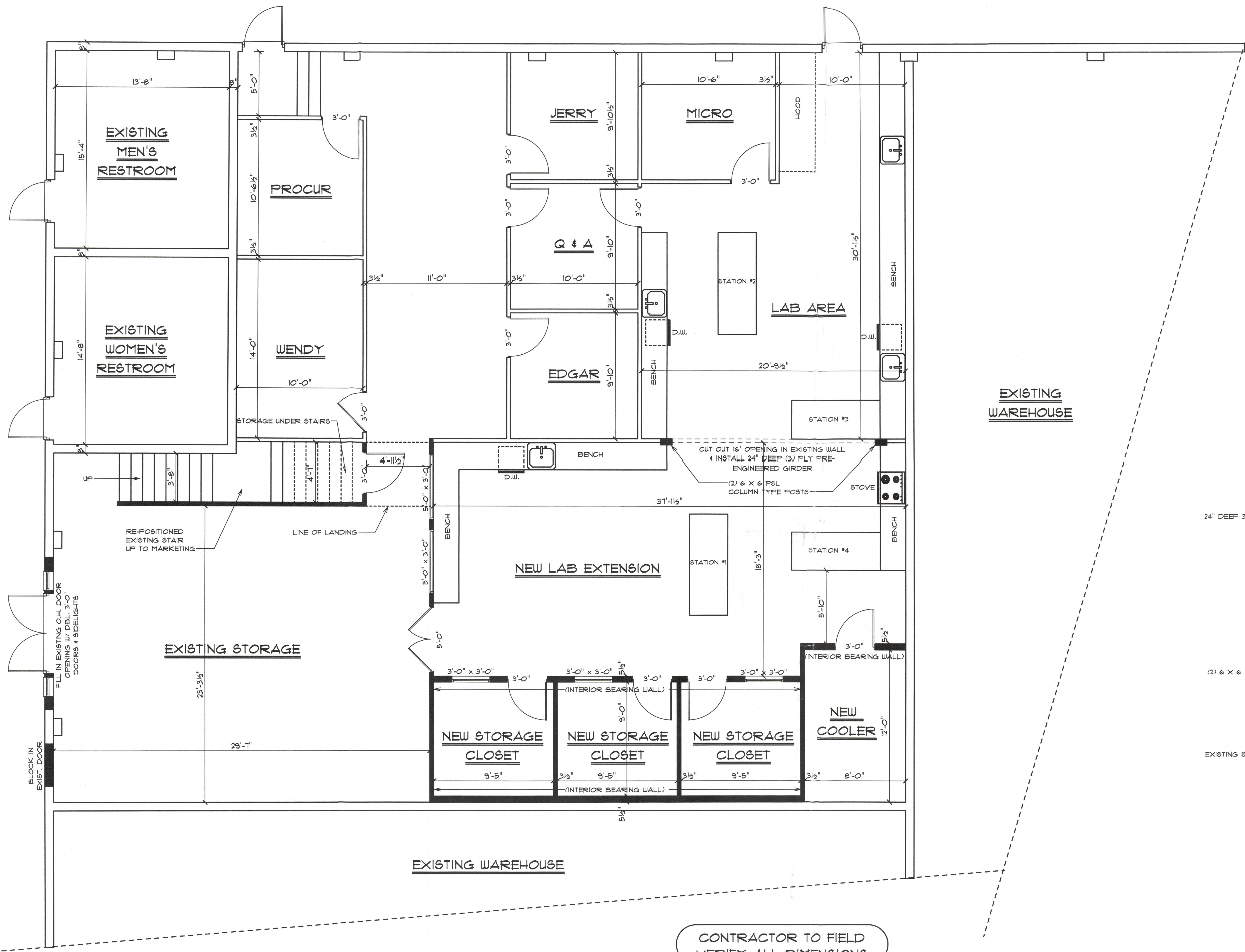
S

30'-0"

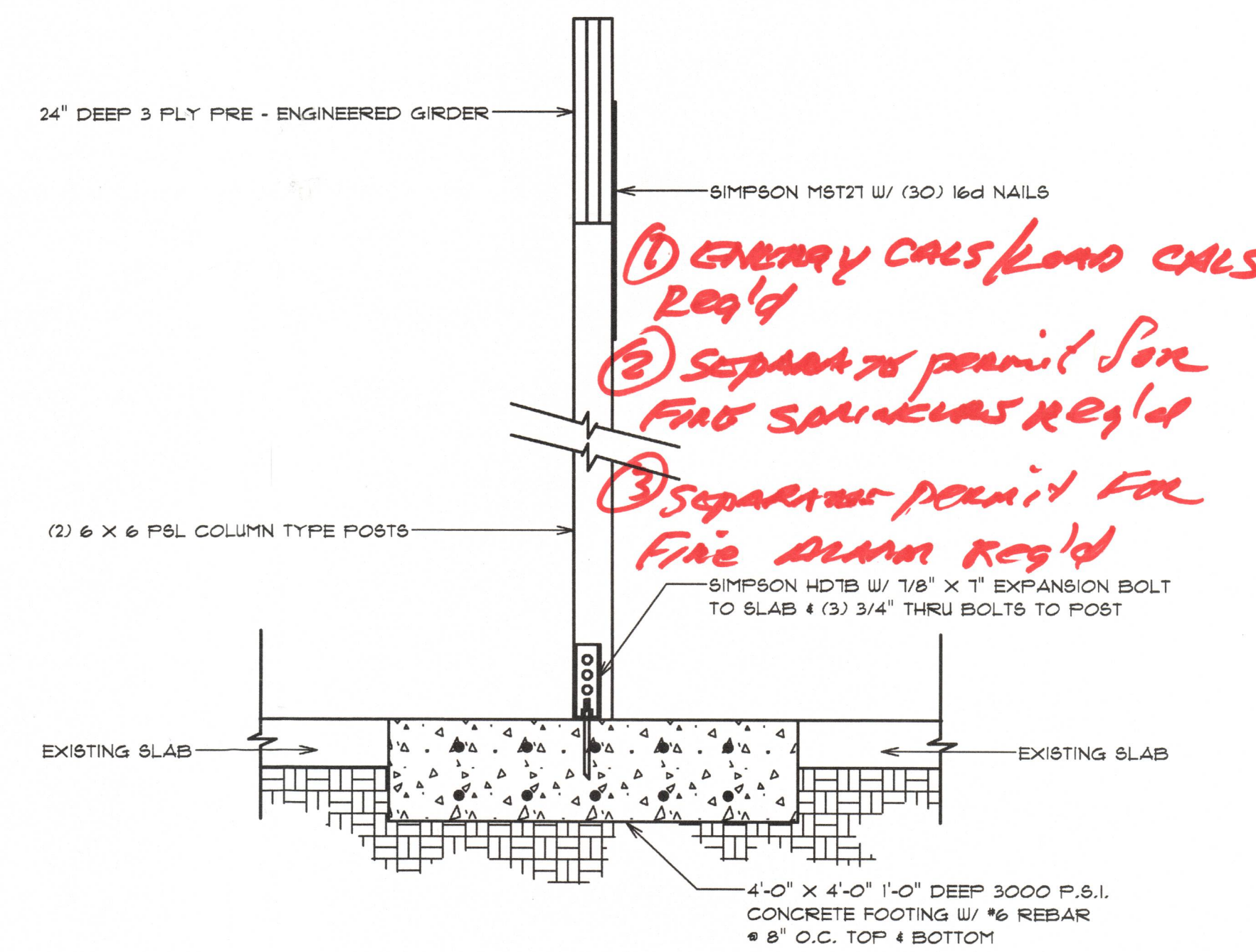
A  
B  
C  
D  
E  
F  
R

FLORIDA FOODS

*Permit # 2007791 issued 8/1/2007*



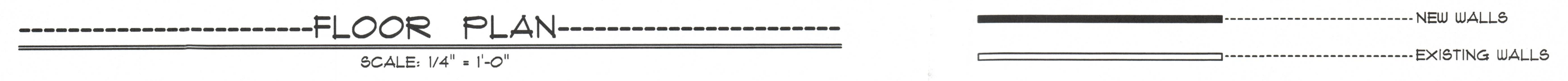
**INTERIOR BEARING WALL**



**INTERIOR POST TO GIRDER**

**CITY OF EUSTIS  
REVIEWED FOR CODE COMPLIANCE**  
This plan review does not relieve the owner, contractor, architect or engineer from compliance with all federal, state and local codes and ordinances. This review is not necessarily final. Additional requirements may be directed upon field inspection.  
Date: 10/21/12 By: [Signature]

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS



<b>NEW LAB EXTENSION &amp; STORAGE FOR: FLORIDA FOOD PRODUCTS INC.</b>		
SCALE: STATED	APPROVED:	DRAWN BY:
DATE: 8-21-12		REVISID:
		DRAWING NUMBER: 1 OF 2

2012874