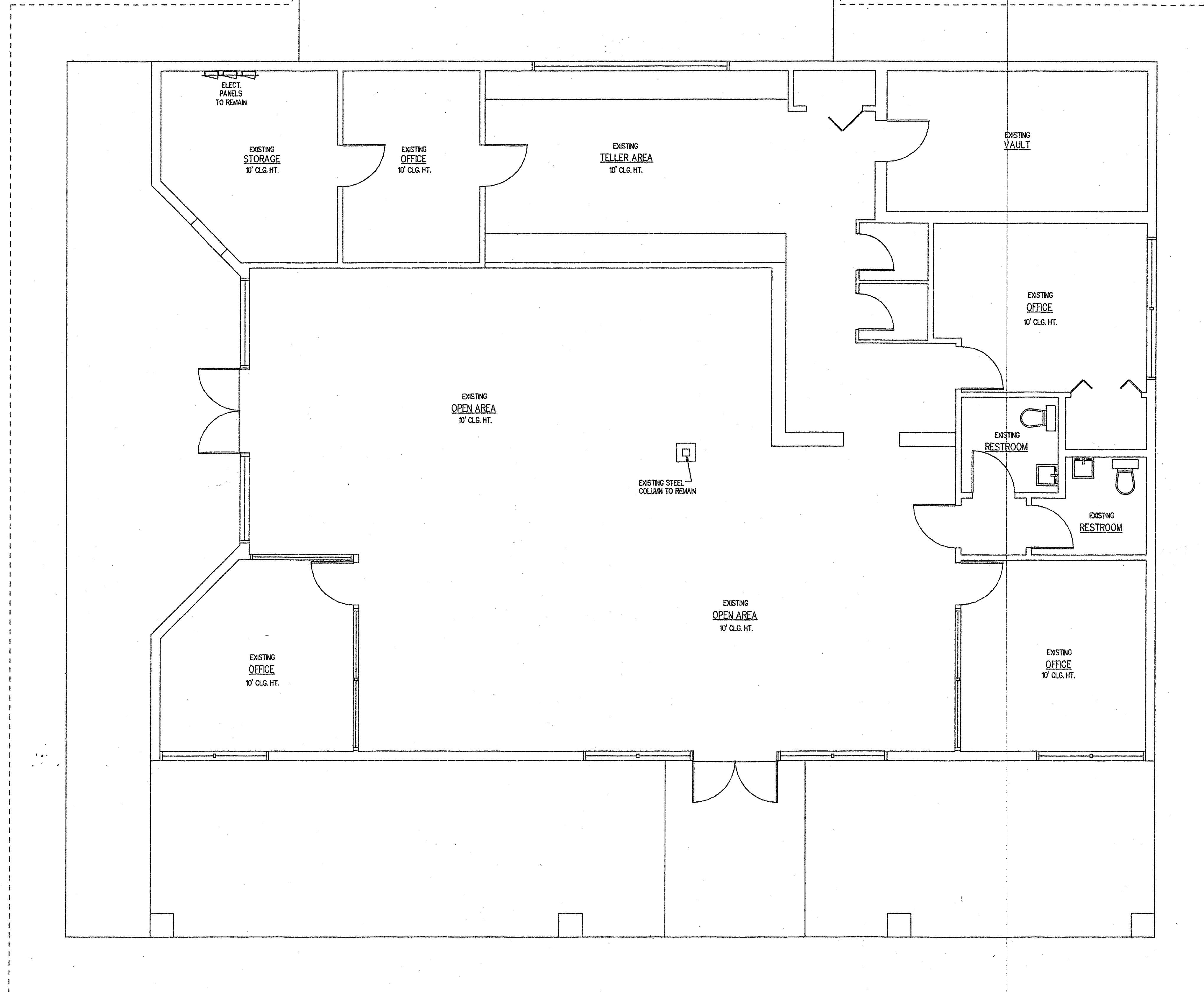


EXISTING FLOOR PLAN
1/4" = 1'-0"
CONDITIONED AREA 3,378 SQ. FT.

SHEET INDEX	
#1	EXISTING FLOOR PLAN & NOTES
#2	DEMO PLAN
#3	PROPOSED FLOOR PLAN, DETAILS & SECTIONS
#4	PROPOSED CEILING PLAN
#5	PROPOSED ELECTRICAL PLAN
#6	PROPOSED H.V.A.C. PLAN
#7	PROPOSED FOUNDATION & DETAILS

GENERAL NOTES:

- THIS OCCUPANCY SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, WHETHER IMPLIED OR NOT IN THIS SET OF BUILDING PLANS
- THIS OCCUPANCY SHALL COMPLY STRICTLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA ACCESSIBILITY CODE WHETHER IMPLIED OR NOT IN THIS SET OF PLANS.
- REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING W/ WORK
- PROVIDE PLUMBING ACCESS PANELS TO ALL SLIP JOINT CONNECTIONS
- TEMPERED GLASS TO BE USED AT ALL HAZARDOUS AREAS
- ALL LUMBER IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
- ALL INTERIOR FINISHES OF WALLS AND CEILINGS SHALL MAINTAIN A MINIMUM OF A CLASS "B" FIRE RATING, IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF NFPA 101. SPECIFICATIONS OF ALL SUCH FINISHES AS THEY RELATE TO FIRE PROTECTION, WITH EXCEPTION OF PAINTED SHEETROCK AND MASONRY FINISHES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL
- PROVIDE FIRE EXTINGUISHERS AS DIRECTED BY FIRE MARSHAL
- THE DESIGN AND CONSTRUCTION OF ALL ELEMENTS CONCERNING THIS ELECTRICAL INSTALLATION, SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE AS WELL AS ANY LOCAL AMENDMENTS TO THE NATIONAL ELECTRICAL CODE.
- THE USE OF NONMETALLIC CONDUITS SHALL BE LIMITED STRICTLY IN ACCORDANCE WITH PROVISIONS OF THE NATIONAL ELECTRICAL CODE, AS WELL AS ANY LOCAL AMENDMENTS TO THE NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS (DO NOT SCALE DRAWINGS).
- THE GENERAL CONTRACTOR SHALL REVIEW THE PLANS AND FIELD CONDITIONS AND BECOME FAMILIAR WITH THE WORK. SHOULD THERE BE ANY DISCREPANCIES IMMEDIATELY ADVISE THE ARCHITECT PRIOR TO COMMENCING WORK.

SCOPE OF WORK:

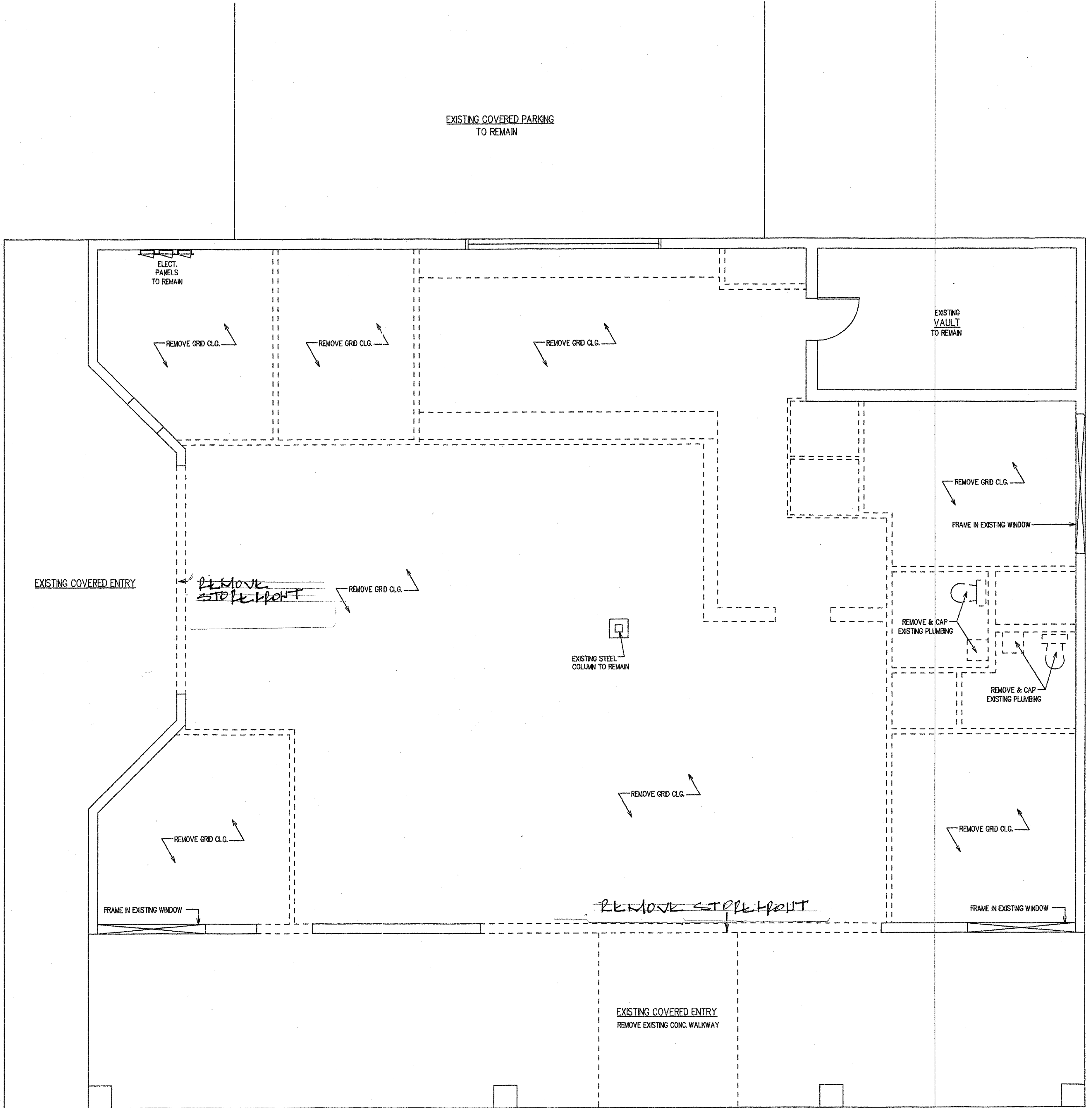
- DEMO EXISTING INTERIOR WALLS AS PER PLAN
- REMOVE EXISTING DROPPED GRID CEILING
- PROPOSED TENANT IMPROVEMENTS AS PER PLAN
- PROPOSED NEW INTERIOR WALL LOCATIONS AS PER PLAN
- PROPOSED NEW INTERIOR DOORS AS PER PLAN
- PROPOSED NEW FLOORING THRU-OUT SPACE (TO BE PICKED BY OWNER)
- PROPOSED NEW ELECTRICAL AS PER PLAN
- PROPOSED NEW H.V.A.C. AS PER PLAN
- PROPOSED NEW DOOR CASING, BASE TRIM & PAINT
- PROPOSED NEW CABINETRY AS PER PLAN
- PROPOSED A.D.A. RESTROOMS AS PER PLAN
- PROPOSED NEW HIGH-LOW DRINKING FOUNTAIN
- PROVIDED INSTA-HOT'S UNDER EACH SINK
- PROPOSED NEW 2' X 2' ACOUSTICAL CEILING & TILES AS PER PLAN
- ENCLOSING EXISTING FRONT & SIDE ENTRY'S, PROVIDE NEW FOOTERS & FOUNDATION.

PROJECT INFO:

- JURISDICTION: MARTIN COUNTY, FLORIDA
- FLORIDA BUILDING CODE: 6TH EDITION FBC 2017, 2014 NEC
- PROJECT ARCHITECT: JOSEPH P. McCARTY
- TYPE OF CONSTRUCTION: CONCRETE STRUCTURE (EXISTING)
- SCOPE OF BUSINESS: TENANT BUILD OUT FOR NEW DR. OFFICE

WIND CERTIFICATION - DESIGN CRITERIA:

- WIND SPEED - 160 M.P.H.
- EXPOSURE "B"
- STRUCTURE IS "ENCLOSED"
- INTERIOR PRESSURE COEFFICIENT = / - .18
- IMPORTANCE FACTOR: 1.0
- ASCE CATEGORY:



DEMOLITION PLAN

1/4" = 1'-0"

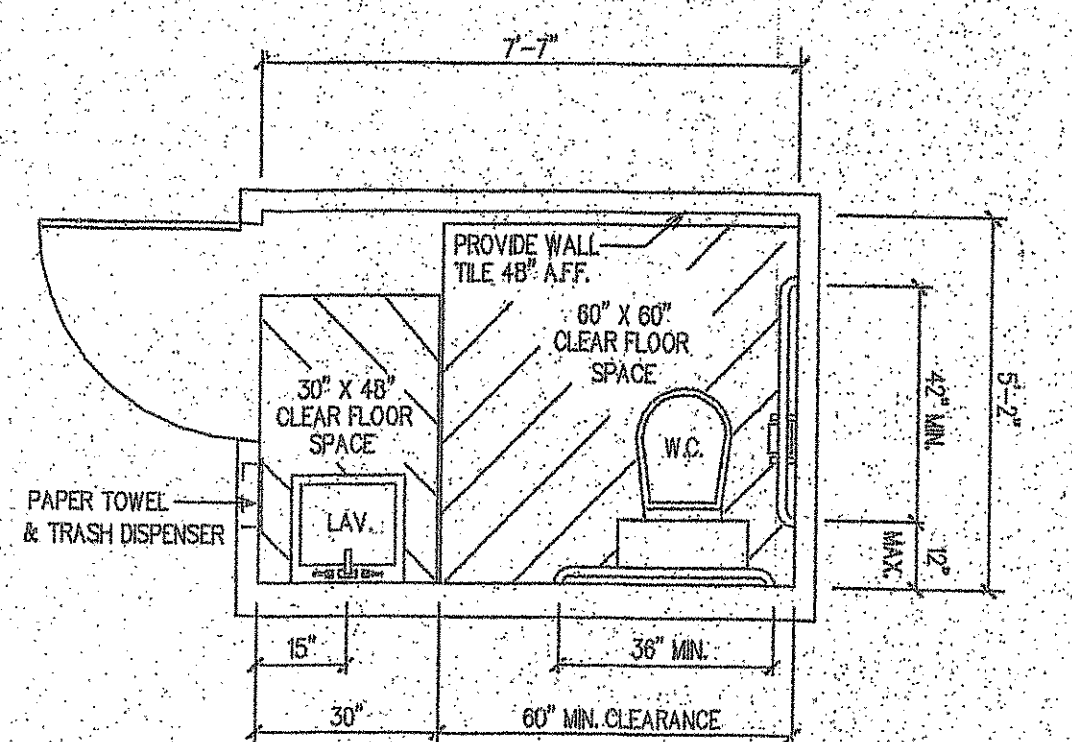
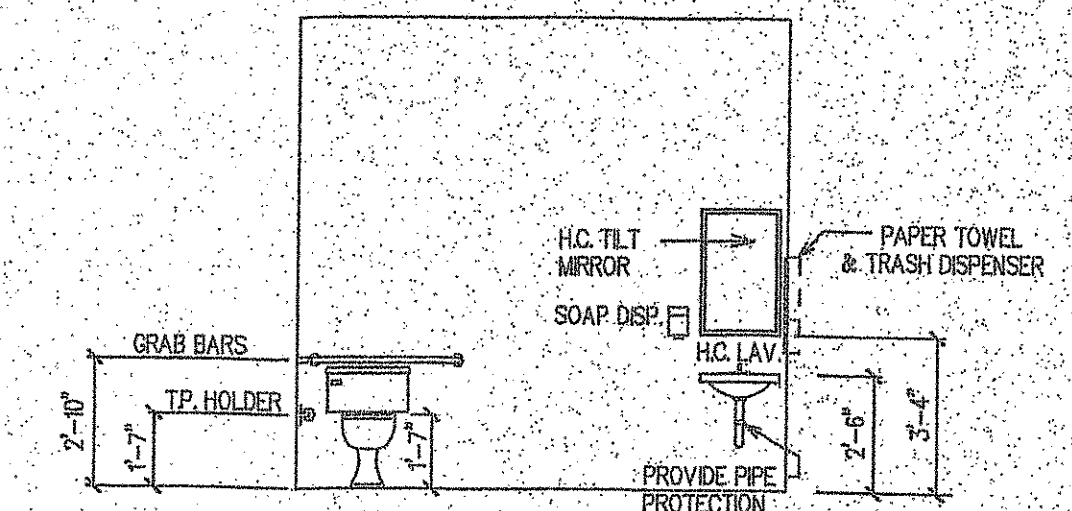
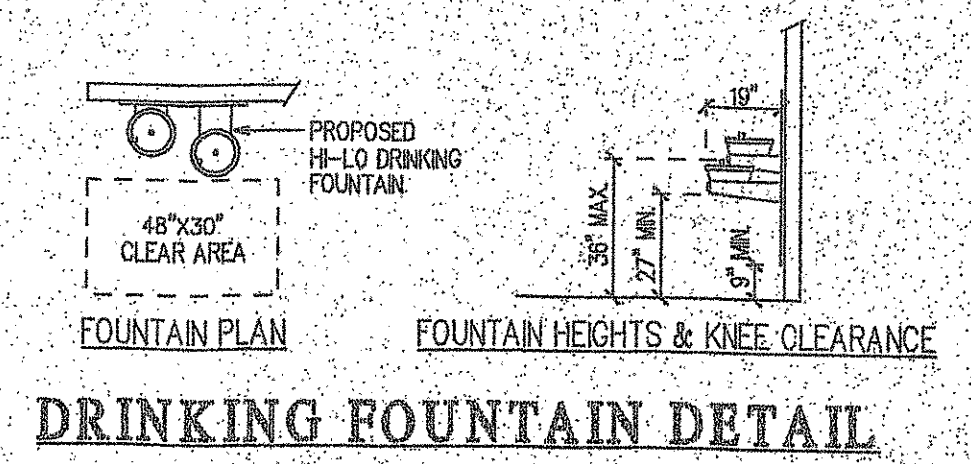
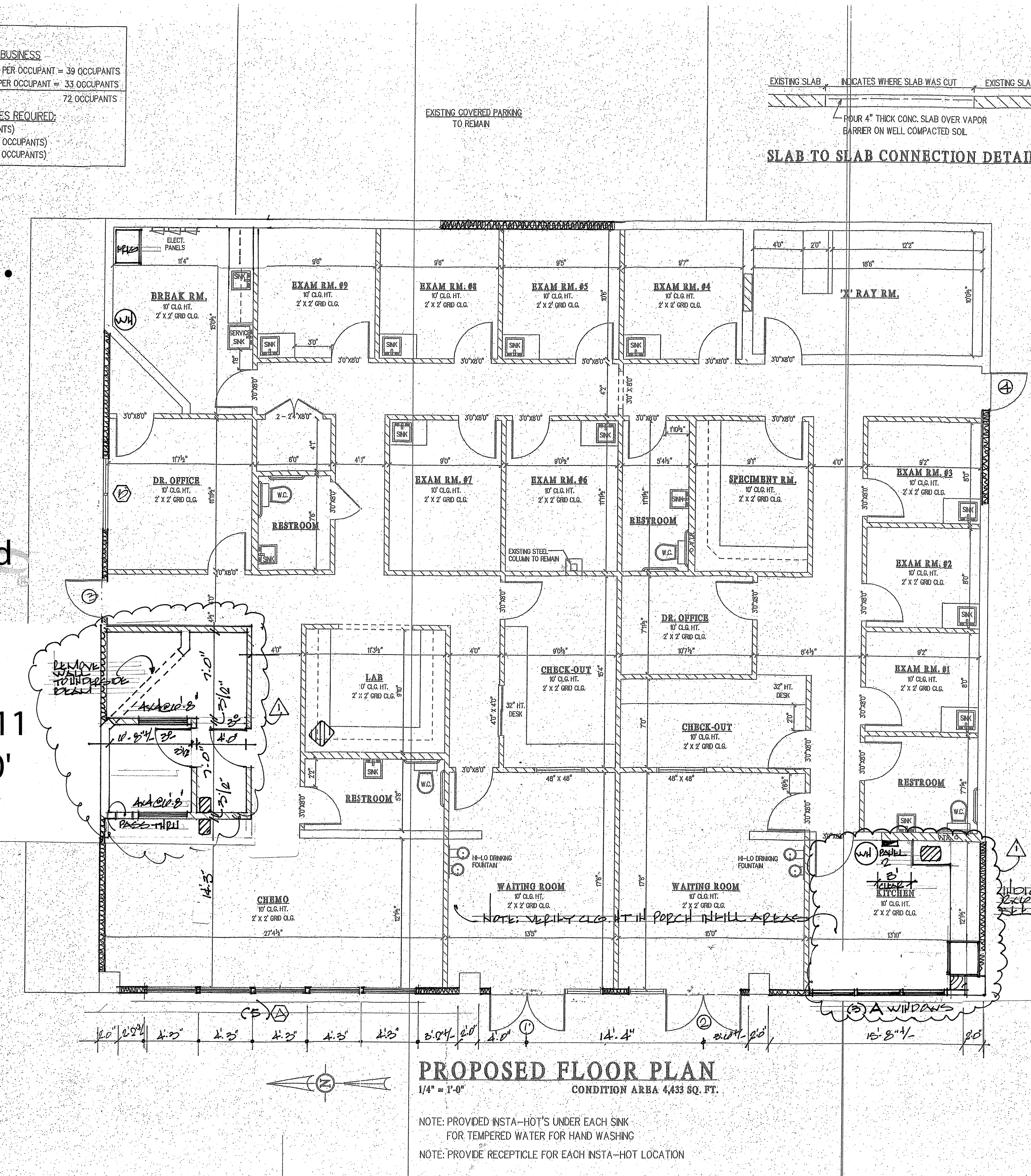
WALL LEGEND

- EXISTING WALLS TO BE REMOVED
- ===== EXISTING WALLS TO REMAIN

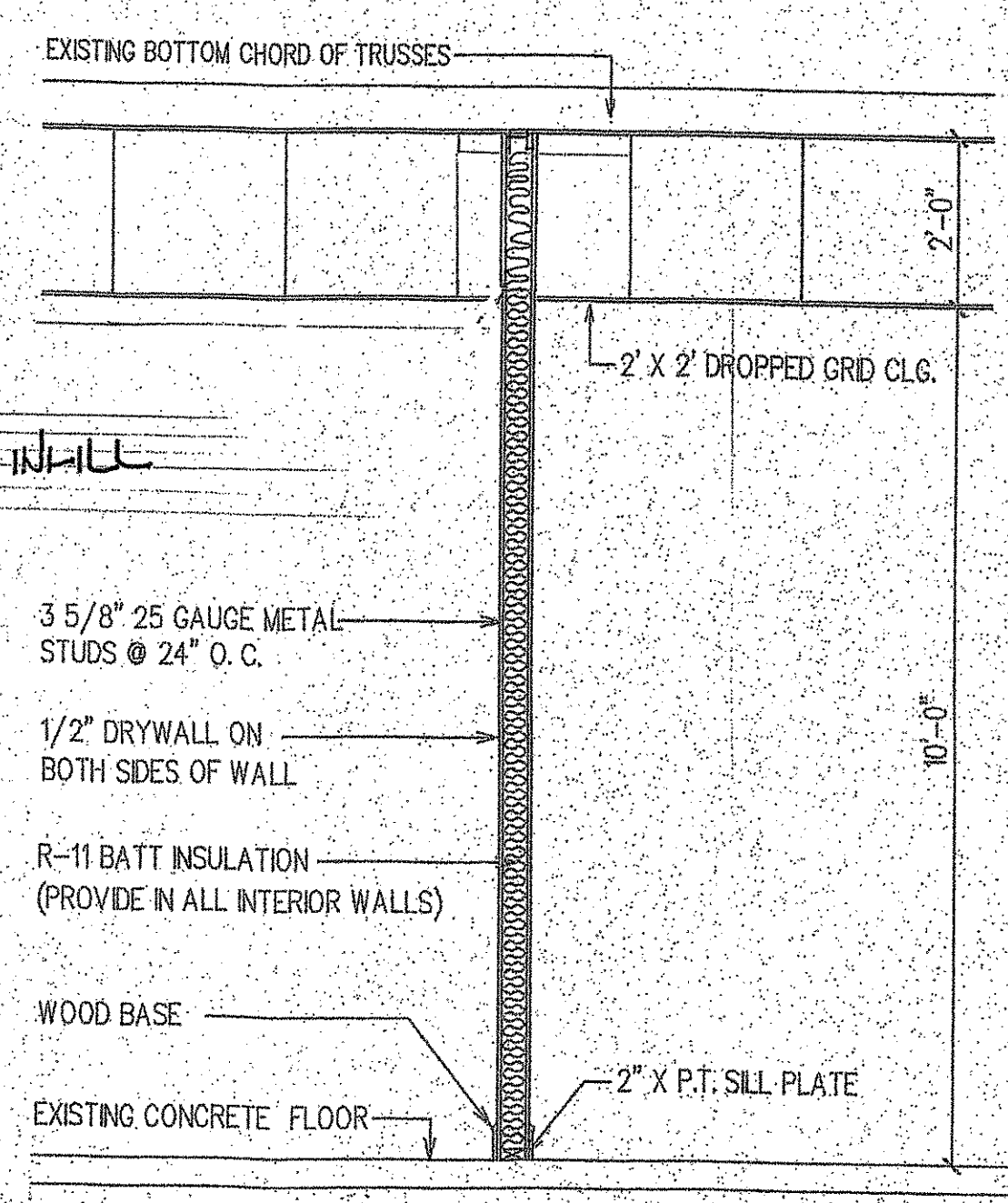
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OCCUPANT LOAD:
OCCUPANCY CLASSIFICATION : BUSINESS
3,940 SQ. FT. (OFFICE AREA) / 100 SQ. FT. PER OCCUPANT = 39 OCCUPANTS
493 SQ. FT. (WAITING ROOM) / 15 SQ. FT. PER OCCUPANT = 33 OCCUPANTS
TOTAL OCCUPANCY = 72 OCCUPANTS
MIN. NUMBER OF PLUMBING FIXTURES REQUIRED:
3 W.C. REQUIRED (1 W.C. PER 25 OCCUPANTS)
2 LAVATORIES REQUIRED (1 LAV. PER 40 OCCUPANTS)
1 DRINKING FOUNTAIN REQUIRED (1 PER 100 OCCUPANTS)

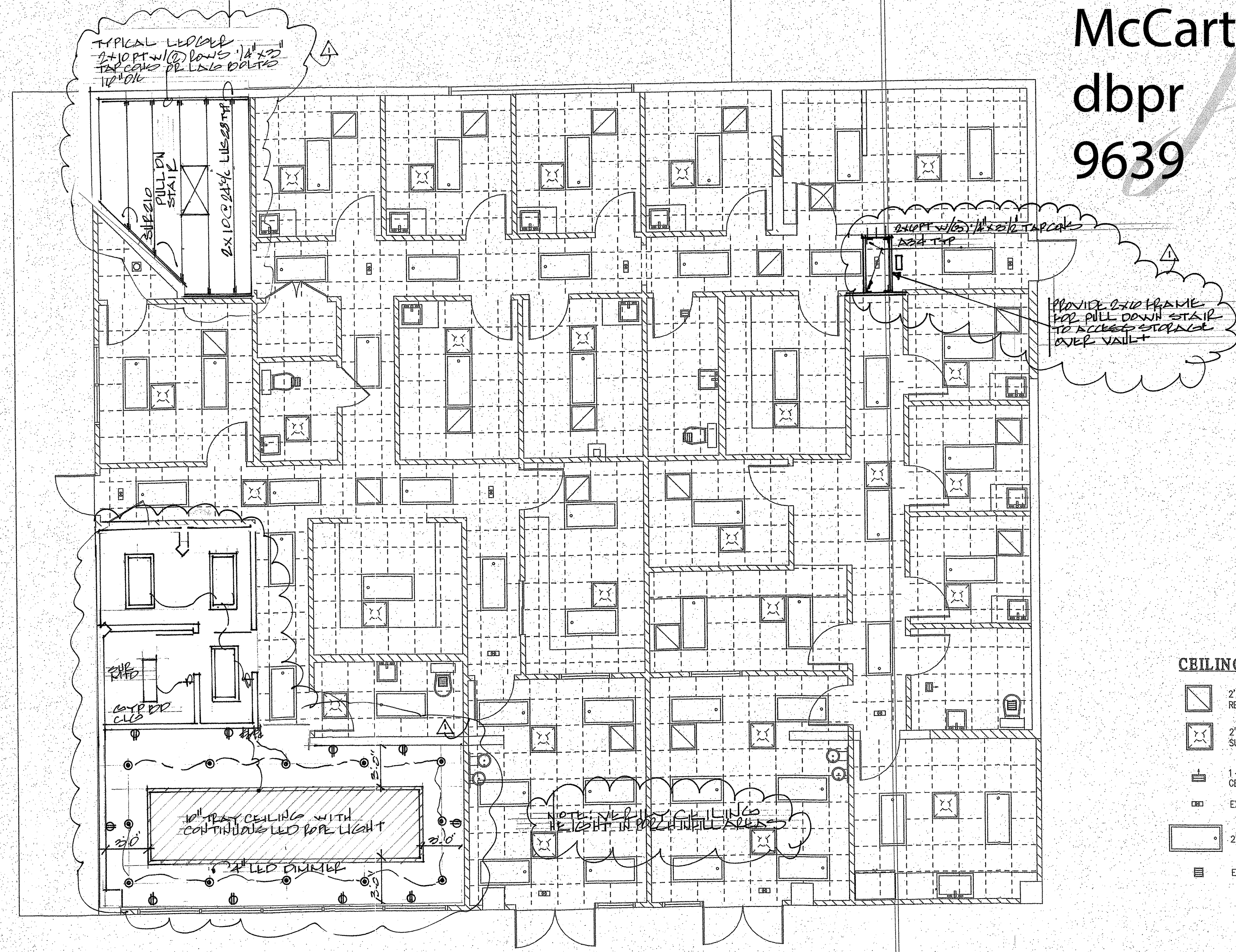


- HANDICAPPED BATHROOM DETAIL**
1. WATER CLOSET, LAVATORY, GRAB BARS, ECT. TO BE IN ACCORDANCE W/ ADA STANDARDS
 2. PROVIDE 2" X BACKING FOR ALL GRAB BARS. PROVIDE ADEQUATE BACKING FOR ALL OTHER BATHROOM ACCESSORIES.
 3. RESTROOMS TO HAVE WASHABLE SERVICES ON THE WALLS (48" AFF.), FLOORS & BASE. CONTRACTOR TO USE TILE, REP. OR VINYL MATERIALS

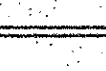


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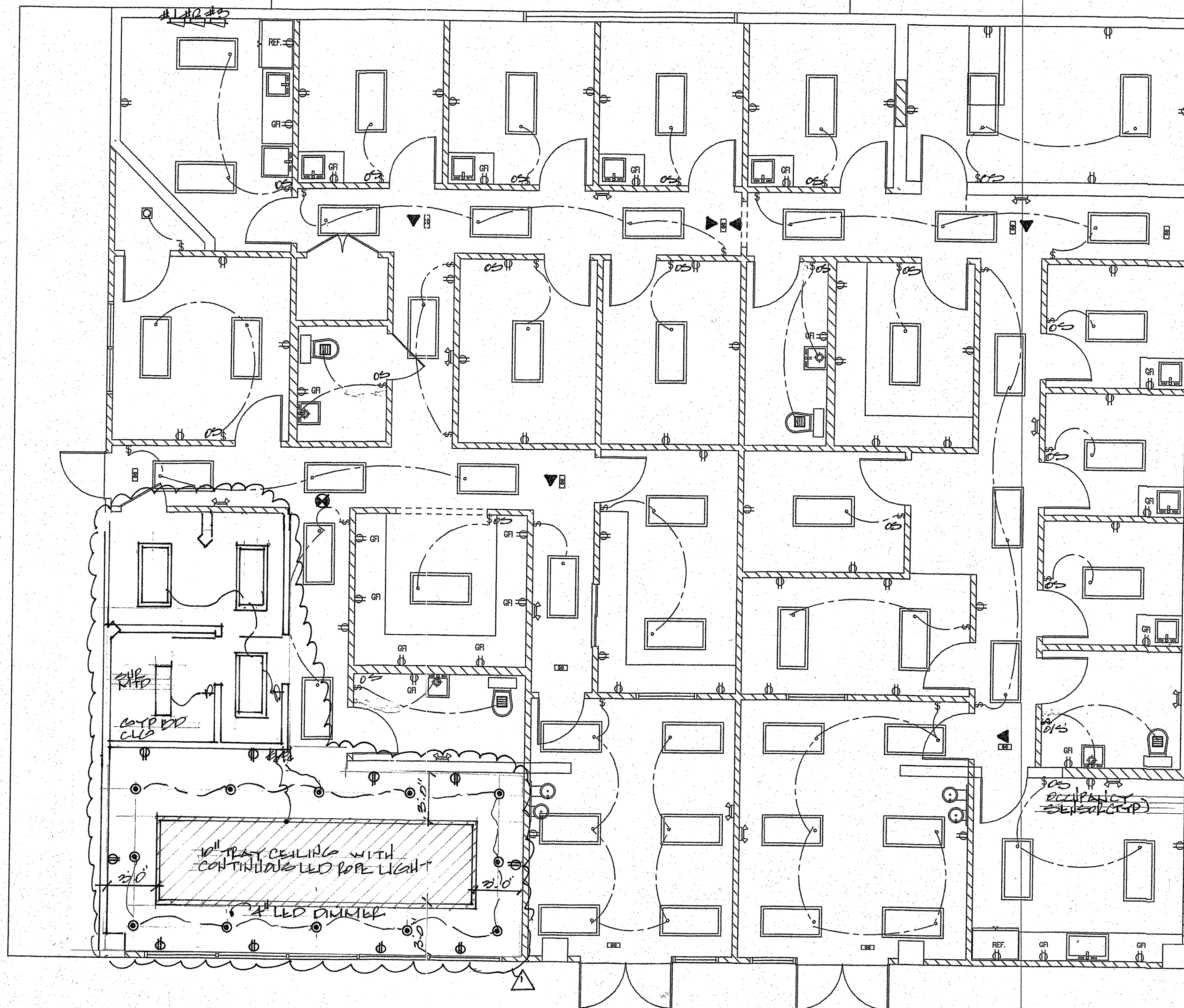


CEILING LEGEND

-  2' X 2' LAY IN RETURN AIR GRILL
-  2' X 2' LAY IN SUPPLY GRILL
-  1 - WAY SUPPLY CEILING GRILL
-  EXIT LIGHT
-  2' X 4' LAY IN FLUORESCENT FIXTURE 4 TUBE
-  EXHAUST FAN

PROPOSED CEILING PLAN
1/4" = 1'-0"

NOTE: DROPPED CEILINGS TO BE 2' X 2' ACOUSTICAL TILE WITH MILDEW PROTECTION.



Joseph P. McCarty dbpr 9639

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ELECTRICAL LEGEND

- ⊕ DUPLEX RECEPTACLE
- ⊕ WP/GFI DUPLEX RECEPTACLE WEATHER PROOF & GFI
- ⊕ GFI DUPLEX RECEPTACLE GROUND FAULT INTERRUPT
- ⊕ COMPUTER OUTLET / CAT5 OR CAT6
- FLUORESCENT (2' X 4') LIGHT FIXTURE
- \$ SINGLE POLE SWITCH
- \$ \$ THREE WAY SWITCH
- ☎ TELEPHONE JACK
- ⊕ THERMOSTAT
- ⊕ ELECTRICAL PANEL
- ⊕ EXIT SIGN / LIGHT
- ⊕ EMERGENCY LIGHT

ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL NOTES:

1. ELECTRICAL WAS DESIGNED TO THE 2014 NEC CODES.
2. ALL PHONE LINES, DATA LINES & LOCATIONS TO BE COORDINATED WITH TENANT.
3. PROVIDE LED CAN LIGHTING THROUGHOUT
4. ELECTRICAL CONTRACTOR TO PROVIDE 3/4" CONDUIT FROM NEW GANG BOX LOCATIONS UP THRU INTERIOR WALLS & STUBBED INTO ACCESSIBLE CEILING SPACE
5. PROVIDE OCC SENSORS IN ALL ROOMS 300 SQ. FT. OR LESS SURROUNDED BY WALLS AND DOORS, PER FBC E 405.2.2.2

NOTE: PROVIDE OCC SENSORS IN ALL ROOMS 300 SQ. FT. OR LESS SURROUNDED BY WALLS AND DOORS, PER FBC E 405.2.2.2



Sheet 1

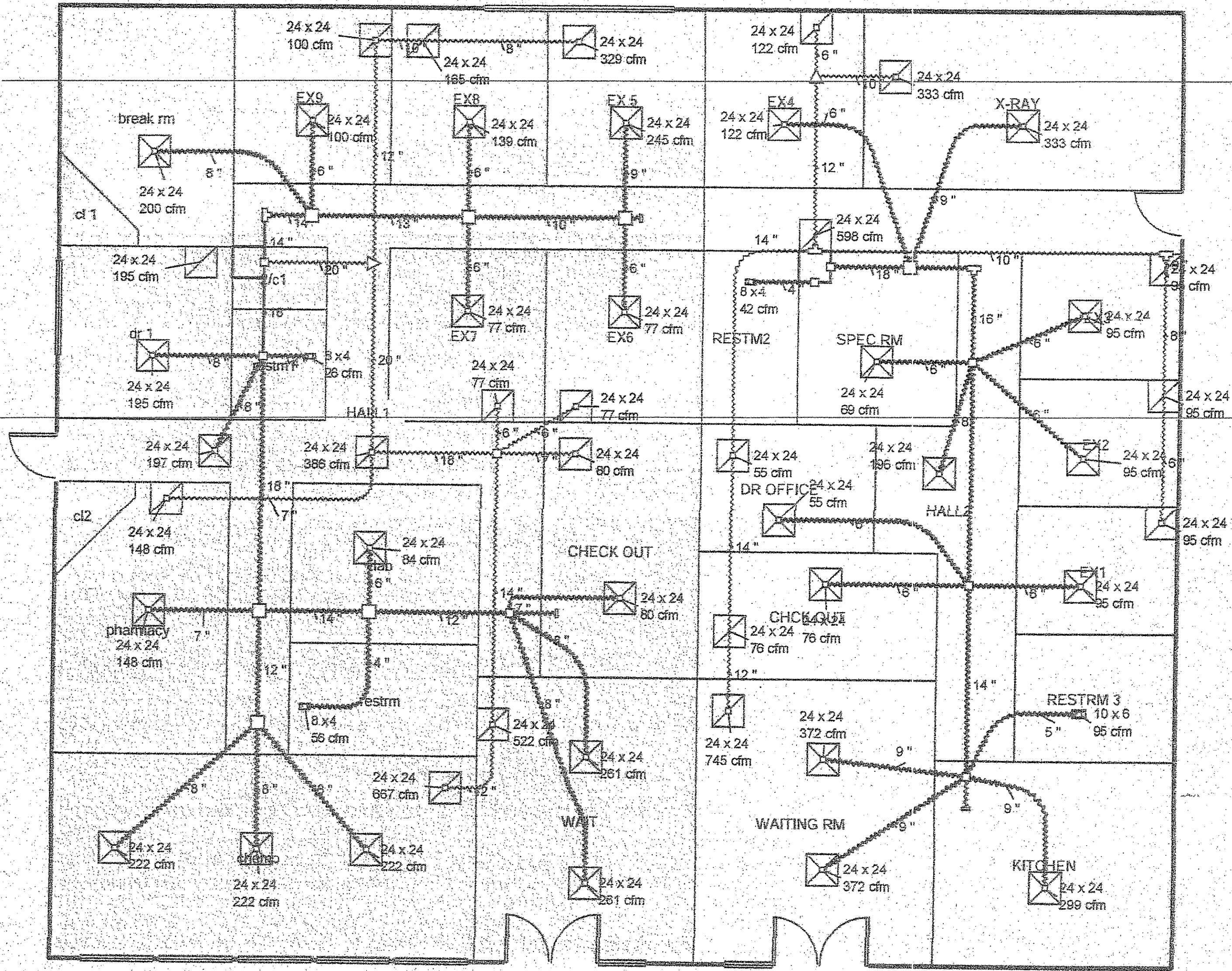


TABLE 403.3.1.1

MINIMUM VENTILATION RATES
Office Space 72 people x 5
CFM/PERSON +.06 CFM per sq ft = 625
CFM total Unit One 348 CFM, Unit Two
277 CFM. (2) 6" intakes into return air
plenium with backdraft dampers and
insect screen

DUCT LAYOUT 3/16" = 1'-0"

ELECTRICAL LOADS PANEL 200 Amp, 240 Volt single phase		
A/C #1		10000 watts
A/C #2		7500 watts
General lighting and receptacles	4330 SF @ 4.5	19485 watts
Insta hot water heater (16) @ 3000		48000 watts
Refrigerators (2) 2 1800		3600
HU/Low fountain (2 @ 1600)		3200 watts
Total		91785

91785/240 = 382.4 amps 600 amp service existing

Panel 1 - 200 amps 240 volt single phase

Circuit	Description	TRIP/poles/WIRE
1)	A/C condenser	30-2 #10
3)	A/C condenser	30-2 #10
5)	lighting	20-1 #12
7)	lighting	20-1 #12
9)	lighting	20-1 #12
11)	receptacles	20-1 #12
13)	receptacles	20-1 #12
15)	receptacles	20-1 #12
17)	refrigerator	20-1 #12

Panel 2 - 200 amp 240 volt single phase

1)	insta hot	30-1 #10
3)	insta hot	30-1 #10
5)	insta hot	30-1 #10
7)	insta hot	30-1 #10
9)	insta hot	30-1 #10

Circuit	Description	TRIP/poles/WIRE
2)	AHU	60-2 #6
4)	AHU	60-2 #6
6)	lighting	20-1 #12
8)	lighting	20-1 #12
10)	lighting	20-1 #12
12)	receptacles	20-1 #12
14)	receptacles	20-1 #12
16)	receptacles	20-1 #12
18)	hi-low	20-1 #12

2)	insta hot	30-1 #10
4)	insta hot	30-1 #10
6)	insta hot	30-1 #10
8)	insta hot	30-1 #10

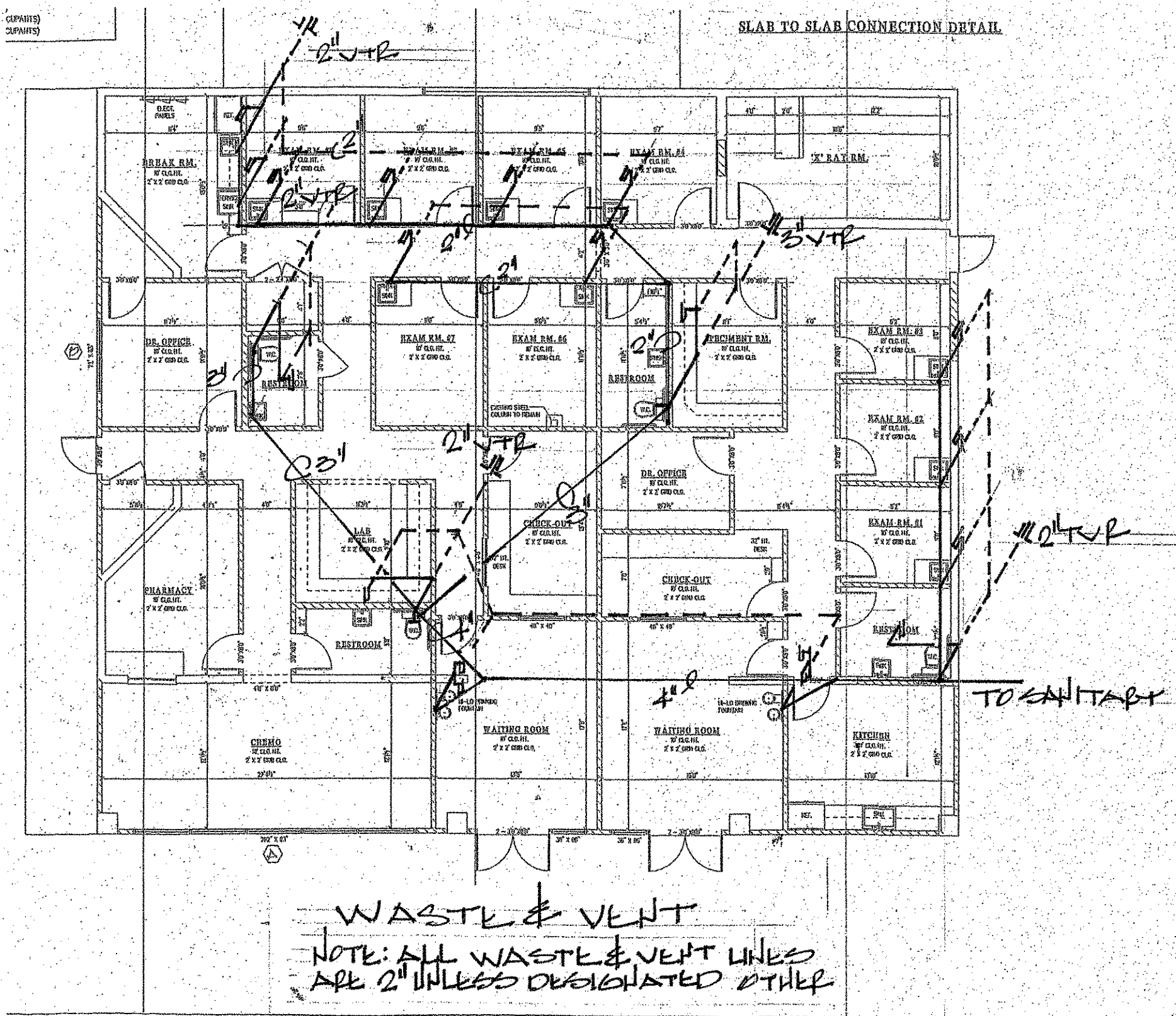
Panel 3 - 200 amps 240 volt single phase

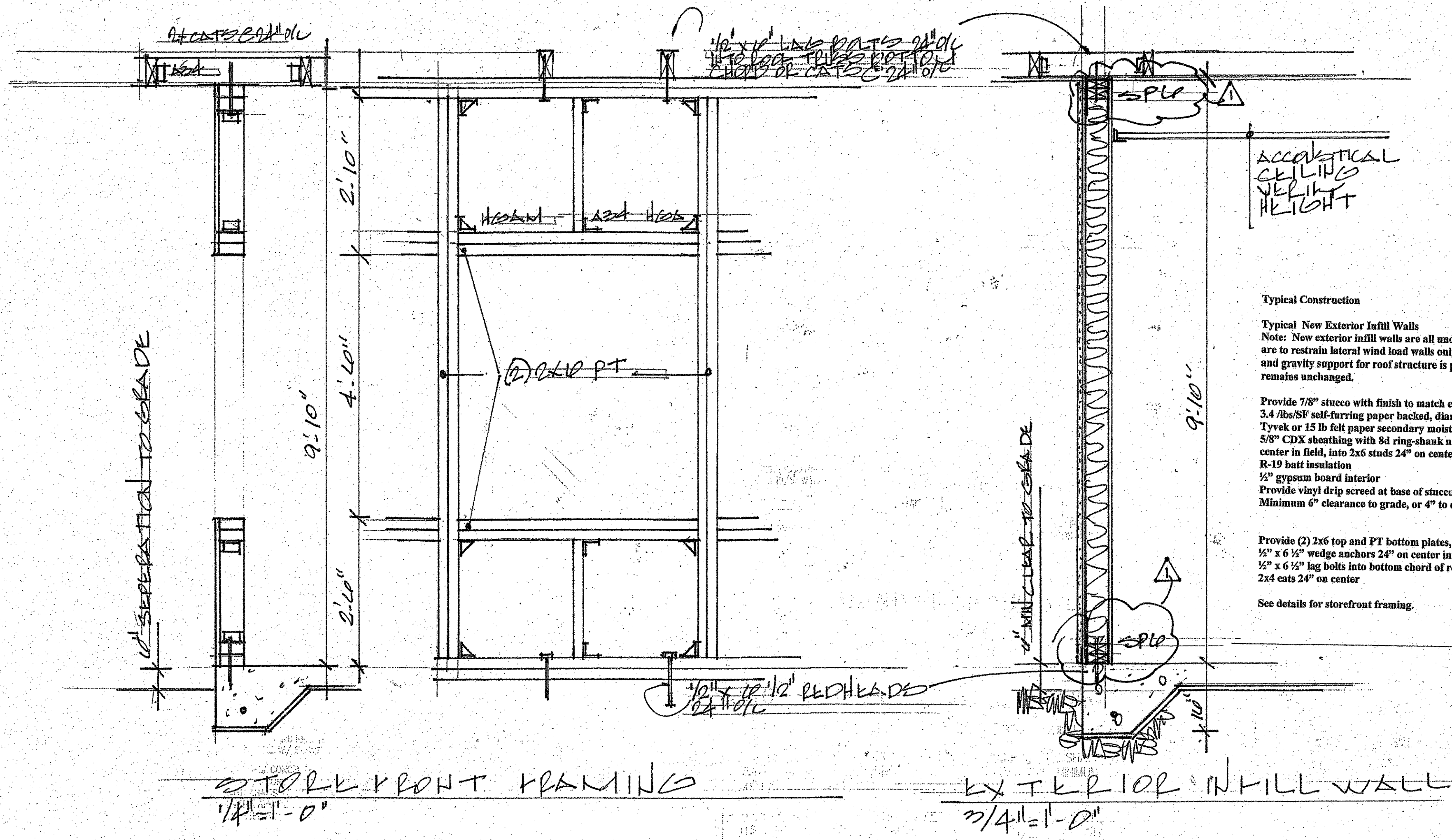
Panel 3 - 200 amp 240 volt single phase

Circuit	Description	TRIP/poles/WIRE	Circuit	Description	TRIP/poles/WIRE
1)	A/C condenser	30-2 #10	2)	AHU	40-2 #8
3)	A/C condenser	30-2 #10	4)	AHU	40-2 #8
5)	lighting	20-1 #12	6)	lighting	20-1 #12
7)	lighting	20-1 #12	8)	lighting	20-1 #12
9)	lighting	20-1 #12	10)	lighting	20-1 #12
11)	receptacles	20-1 #12	12)	receptacles	20-1 #12
13)	receptacles	20-1 #12	14)	receptacles	20-1 #12
15)	receptacles	20-1 #12	16)	receptacles	20-1 #12
17)	refrigerator	20-1 #12	18)	hi-low	20-1 #12
19)	insta hot	30-1 #10	20)	insta hot	30-1 #10
21)	insta hot	30-1 #10	22)	insta hot	30-1 #10
23)	insta hot	30-1 #10	24)	insta hot	30-1 #10
25)	insta hot	30-1 #10	26)	insta hot	30-1 #10
26)	insta hot	30-1 #10	28)	spare	

Notes on wiring methods and materials:

- 1) IMC conduit in slab
- 2) EMT Above ground
- 3) MC cable allowed in walls
- 4) wiring to have THHN insulation
- 5) provide redundant ground, and hospital grade receptacles in patient care areas





Typical Construction

Typical New Exterior Infill Walls
Note: New exterior infill walls are all under existing roof structure. New walls are to restrain lateral wind load walls only on wall system. All uplift resistance, and gravity support for roof structure is provided by existing structure which remains unchanged.

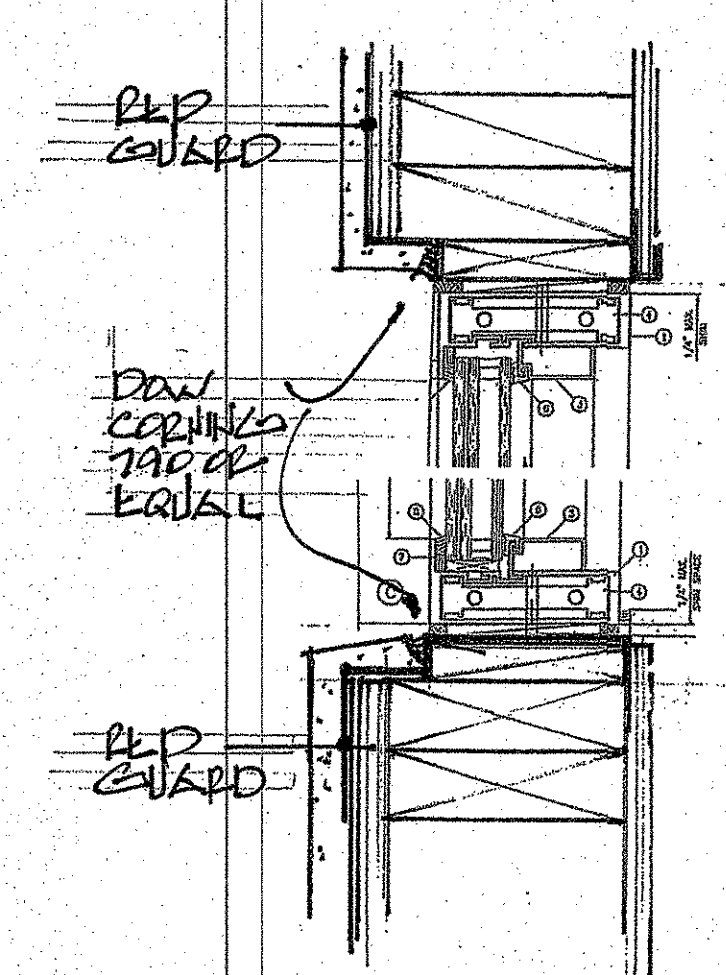
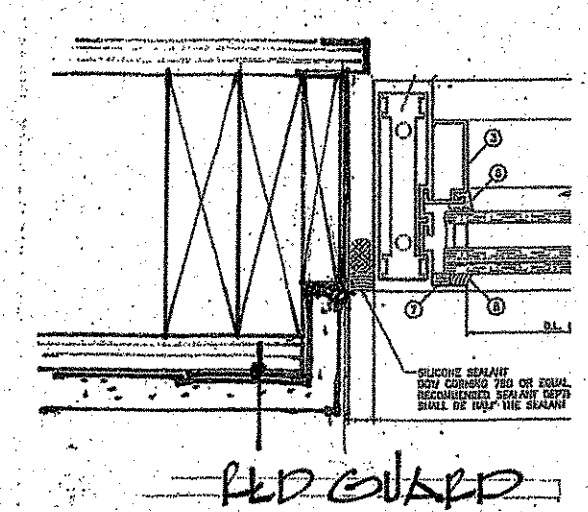
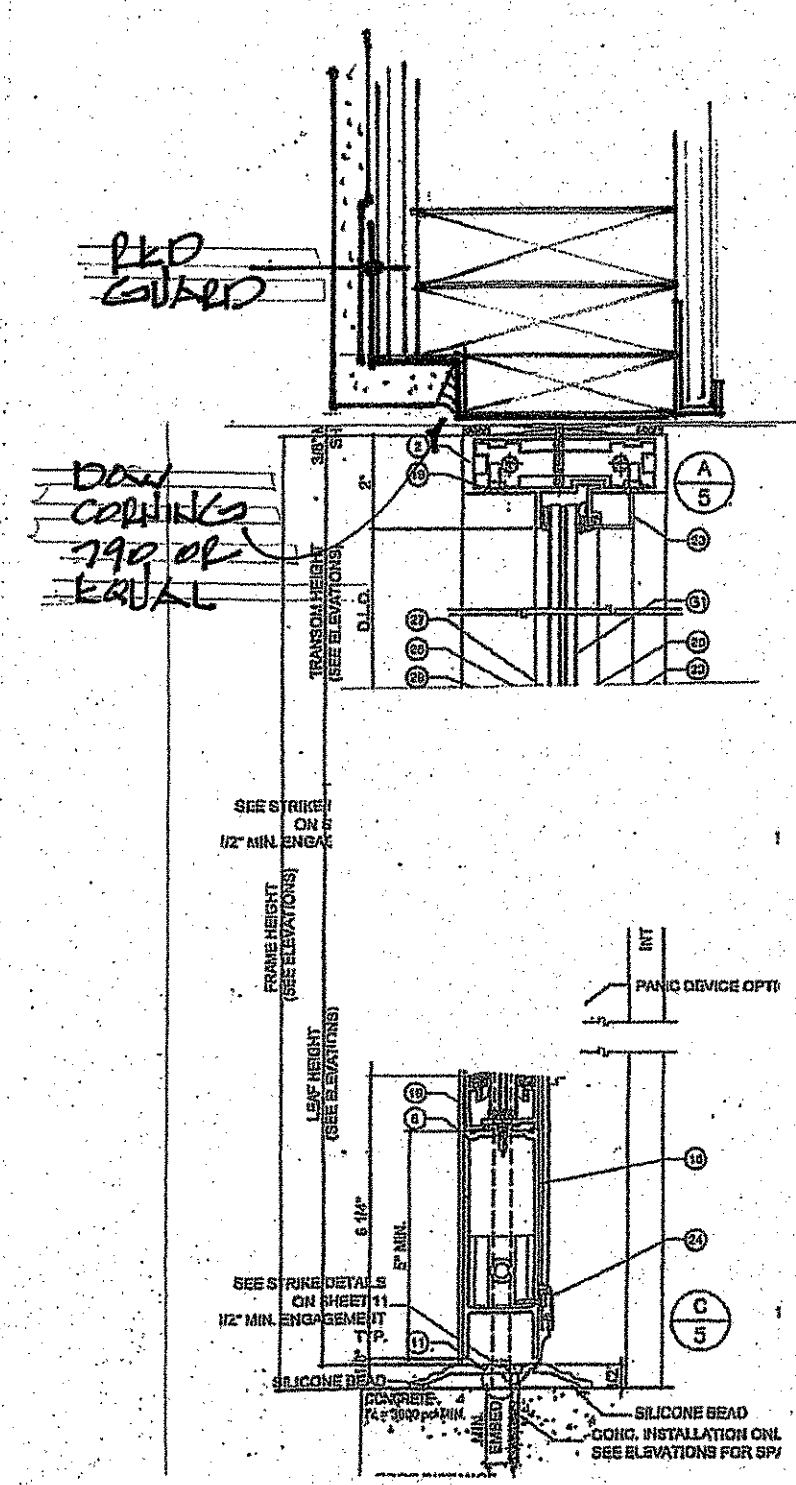
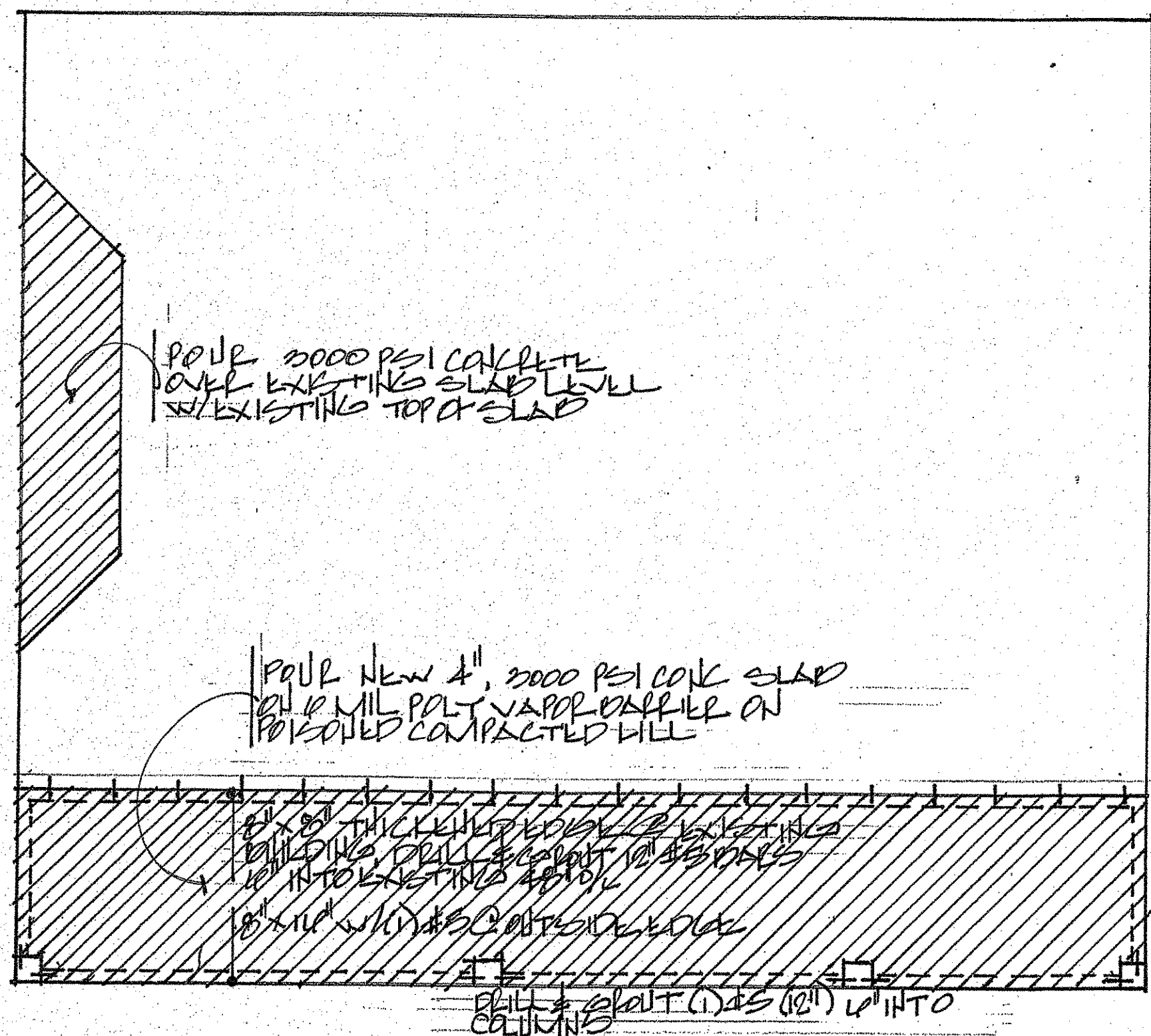
Provide 7/8" stucco with finish to match existing on 3.4 lbs/SF self-furring paper backed, diamond lath, on Tyvek or 15 lb felt paper secondary moisture barrier, on 5/8" CDX sheathing with 8d ring-shank nails 4" on center on edges and 6" on center in field, into 2x6 studs 24" on center
R-19 batt insulation
1/2" gypsum board interior
Provide vinyl drip screed at base of stucco, and verify Minimum 6" clearance to grade, or 4" to concrete

Provide (2) 2x6 top and PT bottom plates, with 1/2" x 6 1/2" wedge anchors 24" on center into slab, and 1/2" x 6 1/2" lag bolts into bottom chord of roof trusses, or 2x4 cuts 24" on center

See details for storefront framing.

Mark	Size	Type	Manf	Model	Glass Type	Design Pressures Required	Provided	NOA	Expires
A)	48" x 66"	FIXED	Trulite	3100 Resistor	A1	+31.78/49.26	+80/-80	17-1017.14	13/31/2020
B)	(2) 36" x 63"	FIXED	Trulite	3100 Resistor	A1	+31.78/49.26	+80/-80	17-1017.14	13/31/2020

Mark	Size	Type	Manf	Model	Glass Type	Design Pressures Required	Provided	NOA	Expires
1)	(2) 36" x 84"	storefront sidelite	Trulite	351 series	A1	+40.6/-44.1	+70/-70	17-1017.13	6/04/2020
2)	(2) 36" x 84"	storefront sidelite	Trulite	3100	A	+40.6/-44.1	+70/-70	17-1017.14	3/31/2020
3)	36" x 84"	storefront	Trulite	3100	A	+40.6/-44.1	+70/-70	17-1017.14	3/31/2020 w/ release paddle
3)	36" x 84"	storefront	Trulite	3100	A	+40.6/-44.1	+70/-70	17-1017.14	3/31/2020 w/ release paddle



DOOR INSTALLATION
3'-0" = 1'-0"

WINDOW INSTALLATION
3'-0" = 1'-0"