

WEICHERT REAL ESTATE CENTER

4614 KIRKMAN RD. SUITE
ORLANDO FL.

INDEX OF SHEETS

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- 5 OF 6 PARTIAL HVAC PLAN & NOTES
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ENGINEER

WAYNE GANDY

FLORIDA REGISTRATION P.E. NO. 33134

ADDRESS: 470 OXFORD AVE.
MERRITT ISLAND, FL. 32953

APPLICABLE CODES

FLORIDA BUILDING CODE-BUILDING, 2014 EDITION
FLORIDA BUILDING CODE-PLUMBING, 2014 EDITION
FLORIDA BUILDING CODE-MECHANICAL, 2014 EDITION
2014 FLORIDA ACCESSIBILITY CODE CHAPTER 11
FLORIDA BUILDING CODE-CHAPTER 13 ENERGY EFFICIENCY CODE, 2014 EDITION
NEC, 2011 EDITION
2012 NFPA
W/ FLORIDA AMENDMENTS.
2014 EXISTING BUILDING CODE CHAPTER 8 AND 9

PLUMBING FIXTURE REQUIREMENTS

FIXTURE REQUIREMENTS	FIXTURES REQUIRED	FIXTURES PROVIDED
MENS\WOMENS WATER CLOSETS	1 WATER CLOSET, AND 1 LAVATORY	1 WATER CLOSET, AND 1 LAVATORY
MENS\WOMENS LAVS	1 WATER CLOSET, AND 1 LAVATORY	1 WATER CLOSET, AND 1 LAVATORY
MENS\WOMEN TUBS\SHOWERS	NOT REQUIRED	NOT REQUIRED
DRINKING FOUNTAINS	1	1

WATER CLOSETS 1 PER 125 PEOPLE
LAVATORIES 1 PER 200 PEOPLE

CONTRACTOR

BUILD-OUT SQ. FOOTAGE 3,055

EGRESS CAPACITY NOTE:

- .2 INCHES PER OCCUPANT X 31 OCCUPANTS = 6.2"
- (1) 3'-0" WIDE DOOR WILL SUFFICE. 2 PROVIDED ON PLAN.

OCCUPANT LOAD BREAK DOWN

TOTAL OCCUPANT LOAD IS 31 PEOPLE

OCCUPANCY BUSINESS

CONSTRUCTION TYPE TYPE IIB SPRINKLED
TOTAL SQ. FOOTAGE 3,055

SPECIAL NOTE:

- PREVIOUS TENANT WAS A DOCTOR'S STORE.

TOILET ROOM SURFACE NOTE

- TOILET ROOM SURFACES ARE NON-ABSORBENT MATERIAL PER FBC 1210.

INTERIOR FINISH SCHEDULE/NOTE

- ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 101 SECTION 10.2.3 AND TABLE 803.5 OF FBC 2009.
- WALLS AND CEILING IN HALLWAYS AND CORRIDORS SHALL BE CLASS B INTERIOR FINISH
- WALLS AND CEILING IN ROOMS AND ENCLOSED SPACES SHALL BE CLASS C INTERIOR FINISH
- WALLS INTERIOR FINISH SHALL BE PAINT
- CEILINGS INTERIOR FINISH SHALL BE ACCOUSTICAL TILE
- FLOORS INTERIOR FINISH SHALL BE CERAMIC TILE

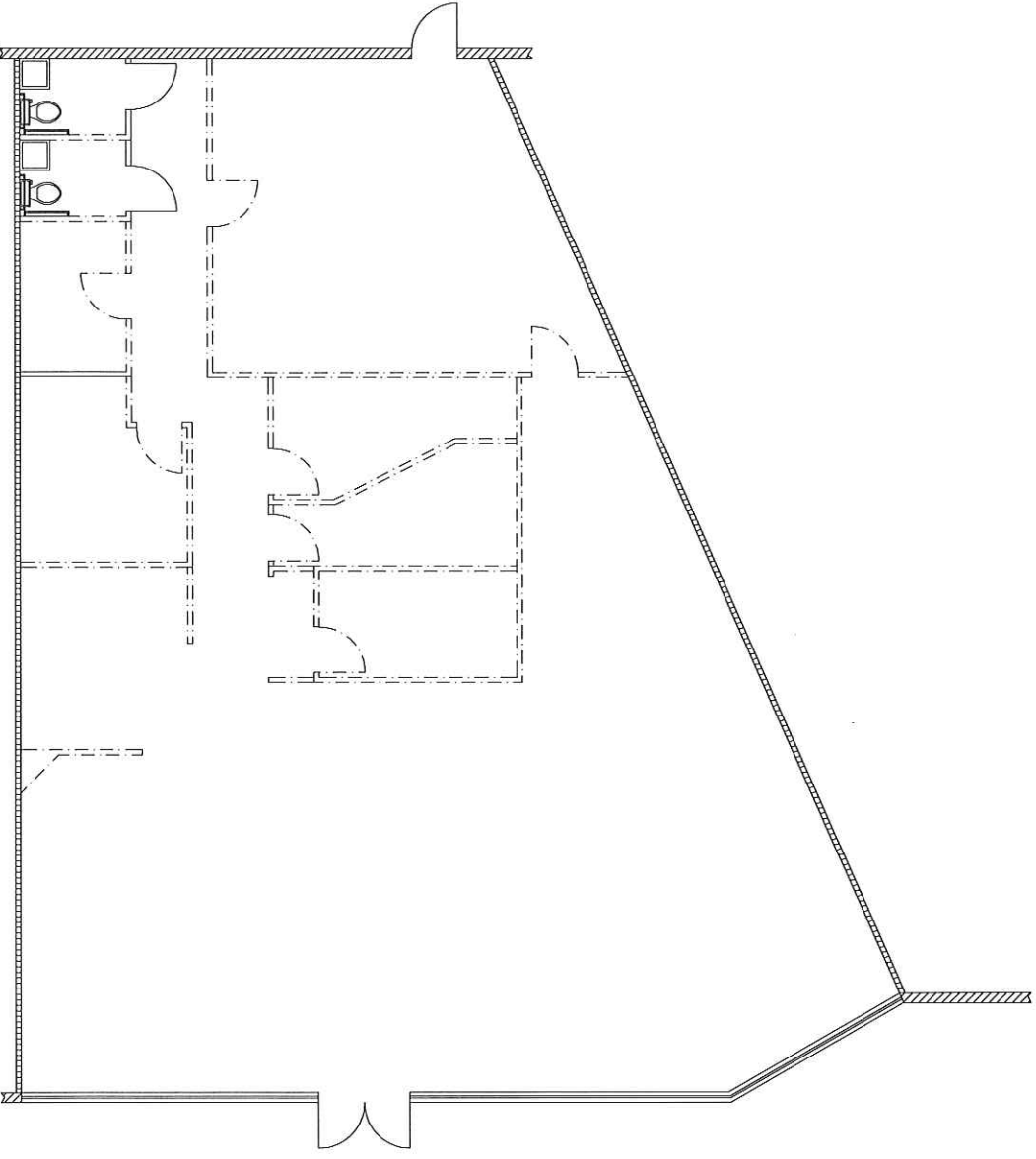
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WALL SYMBOLS LEGEND	
	DENOTES EXIST. BLK. WALL
	DENOTES NEW 2 X 4 METAL STUD WALL (20 GAUGE)
	DENOTES EXIST. 1 HOUR WALL (DESIGN NO. U419)
	DENOTES NON-BEARING WALLS WHICH ARE TO BE REMOVED

EXIST. FLOORPLAN/DEMO PLAN
1/4"=1'-0"

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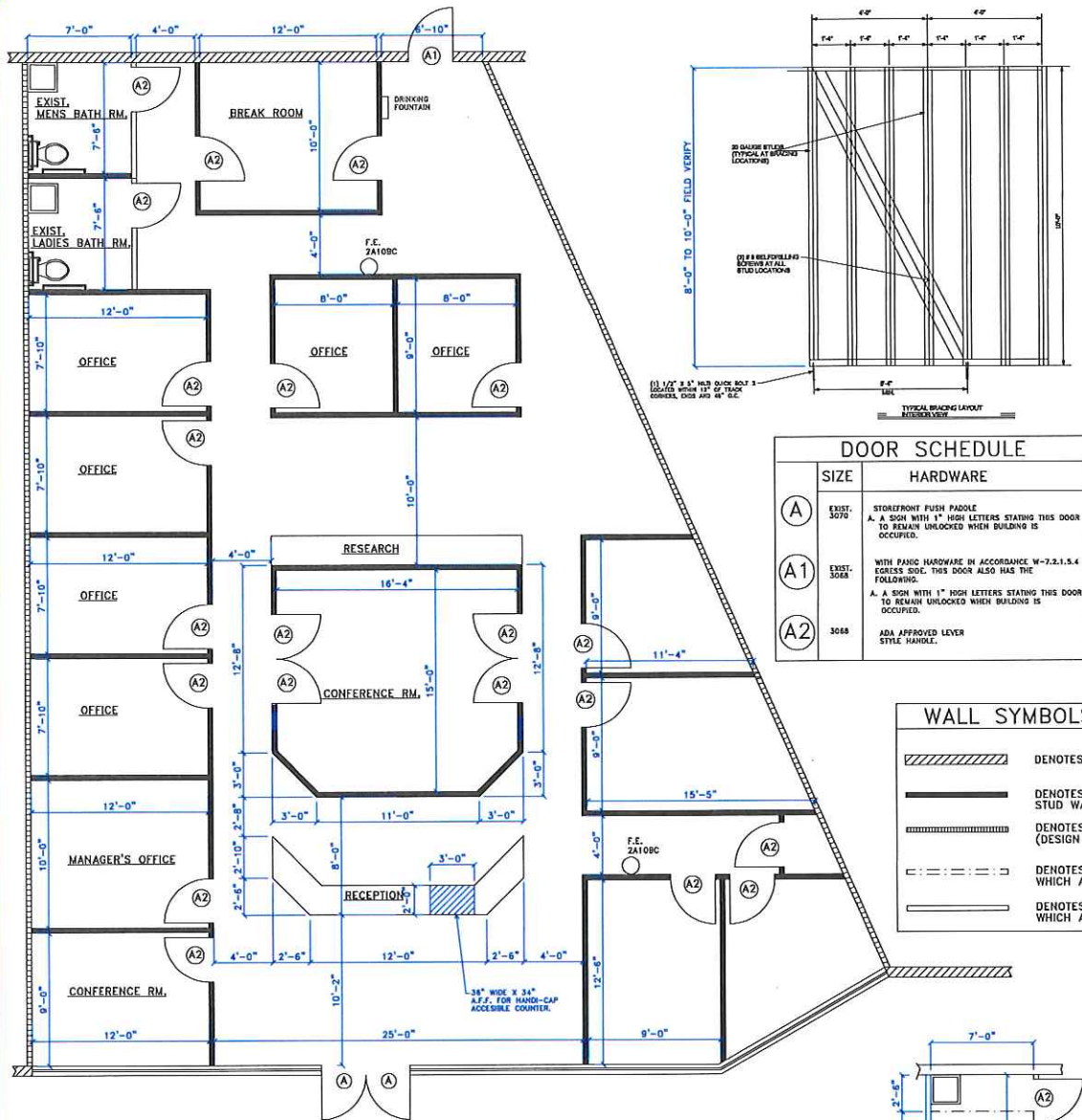
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NOT VALID WITHOUT SIGNED SEAL AND EXPIRES: _____ DATE: _____

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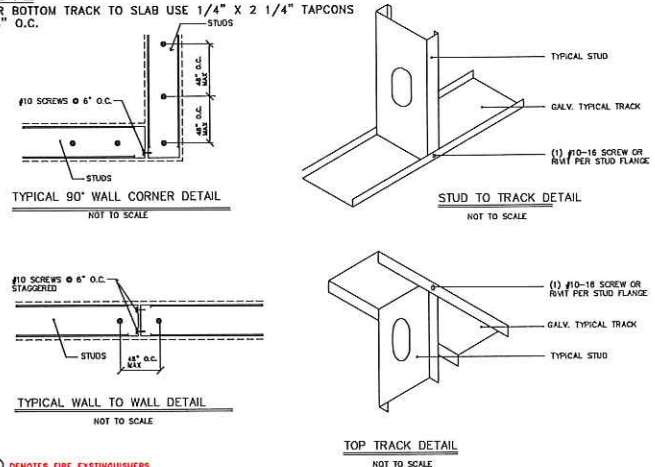
NEW FLOORPLAN
1/4"=1'-0"

CLEAR FLOOR SPACE AT HANDI-CAP BATHROOMS

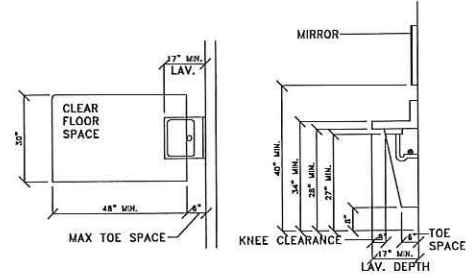
DOOR SCHEDULE	
SIZE	HARDWARE
(A)	EXIST. 3070 STONEFRONT PUSH PADDLE A. A SIGN WITH 1" HIGH LETTERS STATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
(A1)	EXIST. 3068 WITH HANG HARDWARE IN ACCORDANCE W-7.2.1.5.4 EGRESS SIGNS. THIS DOOR ALSO HAS THE FOLLOWING: A. A SIGN WITH 1" HIGH LETTERS STATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
(A2)	3068 ADA APPROVED LEVER STYLE HANDLE.

WALL SYMBOLS LEGEND	
	NOTES EXIST. BLK. WALL
	NOTES NEW 2 X 4 METAL STUD WALL (20 GAUGE)
	NOTES EXIST. 1 HOUR WALL (DESIGN NO. U419)
	NOTES NON-BEARING WALLS WHICH ARE TO BE REMOVED
	NOTES NON-BEARING WALLS WHICH ARE TO REMAIN

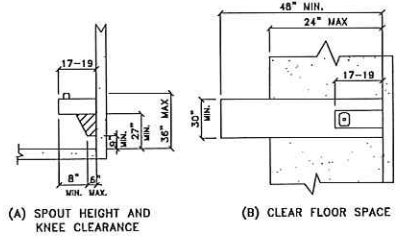
NOTE
1. FOR BOTTOM TRACK TO SLAB USE 1/4" X 2 1/4" TAPCONS 48" O.C.



○ DENOTES FIRE EXTINGUISHERS
F.E. 2A10BC



EXIST. HANDI-CAP BATHROOM DETAILS



LO-SIDE DRINKING FOUNTAIN DETAILS

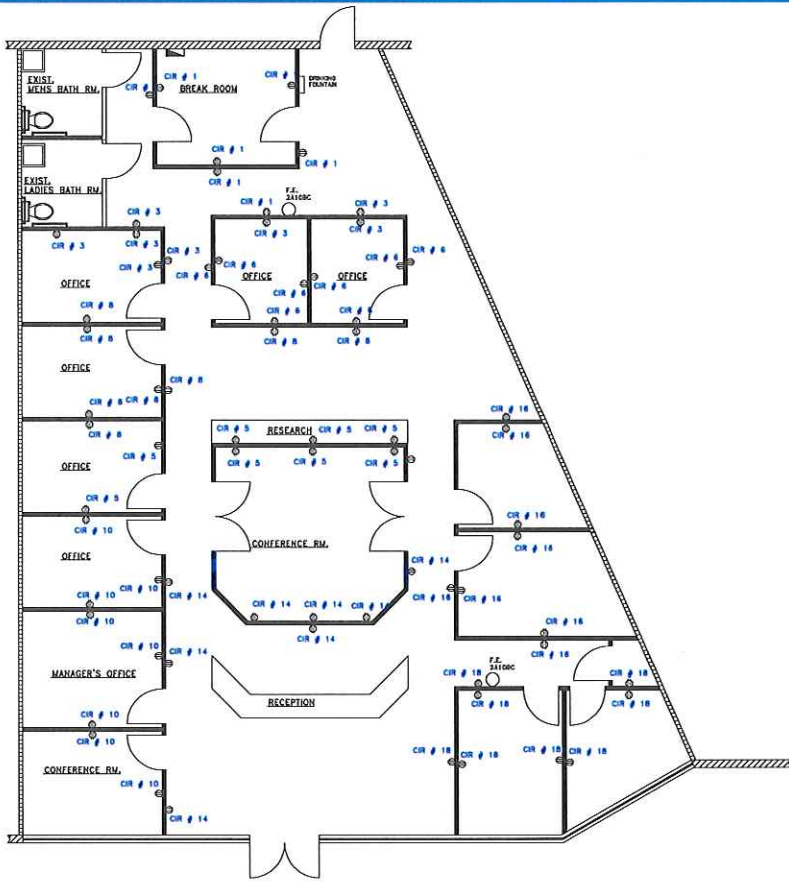
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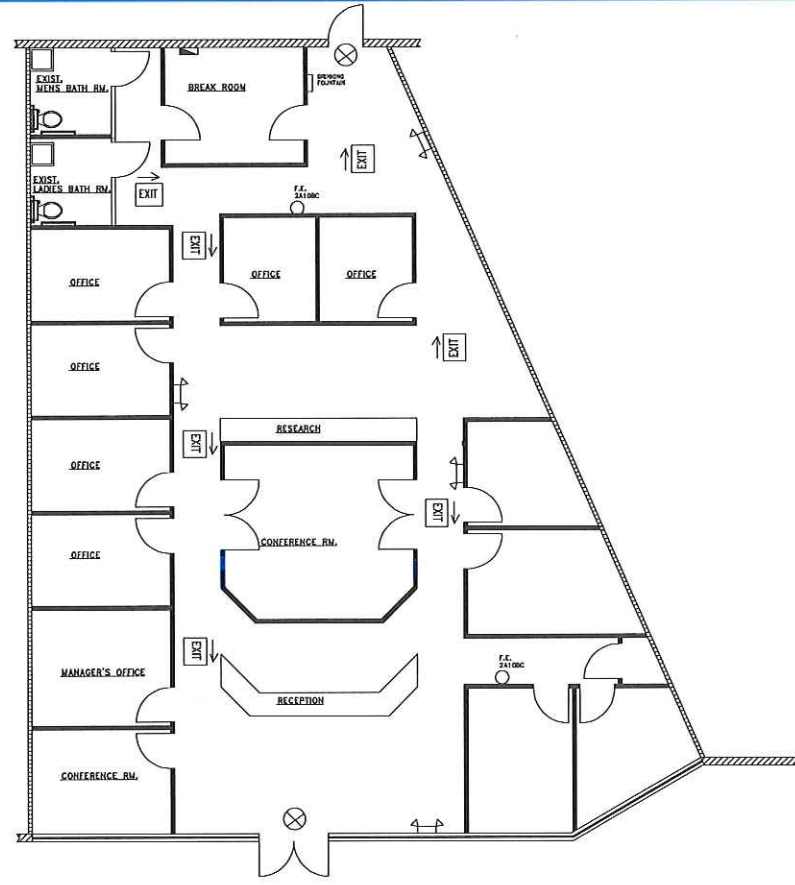
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NEW FLOORPLAN
3/16"=1'-0"



EMERGENCY LIGHTING PLAN
3/16"=1'-0"

EXISTING 200 AMP-PANEL		120/208 3 PHASE								
NO.	DESCRIPTION	NO.	DESCRIPTION							
1	OUTLETS	12	3/4"	20	20	3/4"	12	EXIST. MEN BATHROOM	2	
13	OUTLETS	12	3/4"	20	20	3/4"	12	EXIST. WOODEN BATHROOM	4	
8	OUTLETS							12	OUTLETS	8
7	EXIST. EXIT LIGHTS							12	OUTLETS	8
6	EXIST. WINDOW SIGN	12	3/4"	20	20	3/4"	12	EXIST. EMERGENCY LIS.	12	
11	EXIST. SIGN CIRCUIT	12	3/4"	20	20	3/4"	12	OUTLETS	114	
15	SPARE	12	3/4"	20	20	3/4"	12	OUTLETS	116	
17		12	3/4"	20	20	3/4"	12	OUTLETS	118	
18		12	3/4"	20	20	3/4"	12	SPARE	208	
21	EXIST. LIGHTS/EMERG. LIS	12	3/4"	20	20	3/4"	12	SPARE	212	
23	SPARE	12	3/4"	20	20	3/4"	12	SPARE	214	
25		12	3/4"	20	20	3/4"	12		216	
27		12	3/4"	20	20	3/4"	12		218	
29		12	3/4"	20	20	3/4"	12		220	
31		12	3/4"	20	20	3/4"	12		222	
33		12	3/4"	20	20	3/4"	12		224	
35									226	
37									228	
39									230	
41									232	

EXISTING VOLTAGE DROP NOTES:

- FEEDER CONDUCTORS HAVE A 2 PERCENT VOLTAGE DROP PER FBC 505.7.3.1 AT DESIGN LOAD.
- BRANCH CIRCUIT CONDUCTORS HAVE A 3 PERCENT VOLTAGE DROP PER FBC 505.7.3.1 AT DESIGN LOAD.
- ALL OUTLETS ON EXISTING TENANT SEPERATION WALLS ARE EXISTING AND WILL NOT BE MODIFIED.

ELECTRICAL SYMBOLS LEGEND	
⚡	SINGLE POLE SWITCH
⊕	DUPLEX OUTLET
EXIT	EXIT SIGN WITH DIRECTIONAL ARROWS
⊗	EXIT SIGN
⚡	EMERGENCY LTG.
⊞	EXISTING ELEC. PANEL

ELECTRICAL LOAD CALCULATIONS PANEL-A

NON-CONTINUOUS LOADS		
RECEPTACLES:	88 @ 180 VA EACH	15,840 VA
BATH EXHAUST FAN	2 @ 750 VA EACH	1,500 VA
WATER HEATER	1 @ 4,200 VA	4,200 VA
		17,880 VA
1ST 10,000 VA	● 100 %	= 10,000 VA
REMANINDER:	● 50 %	= 3,910 VA
TOTAL CL (A)		13,910 VA
CONTINUOUS LOADS		
GENERAL LIGHTING:	3,005 @ 3.5 VA/SP	10,517.5 VA
STORE FRONT RECEPT.	2 @ 1,200 VA EACH	2,400 VA
SUB TOTAL		12,917.5 VA
TOTAL CL (B)	(12,917.5 VA) 100%	12,917.5 VA
OTHER LOADS		
A/C AND HEAT:	2 @ 6,000 VA	12,000 VA
SUB TOTAL		12,000 VA
TOTAL CL (C)		12,000 VA
TOTAL A + B + C:		
13,910 + 12,917.5 + 12,000		47,307.5/384
EXISTING 200 AMP PANEL IS ADEQUATE FOR LOAD		118.22 AMPS

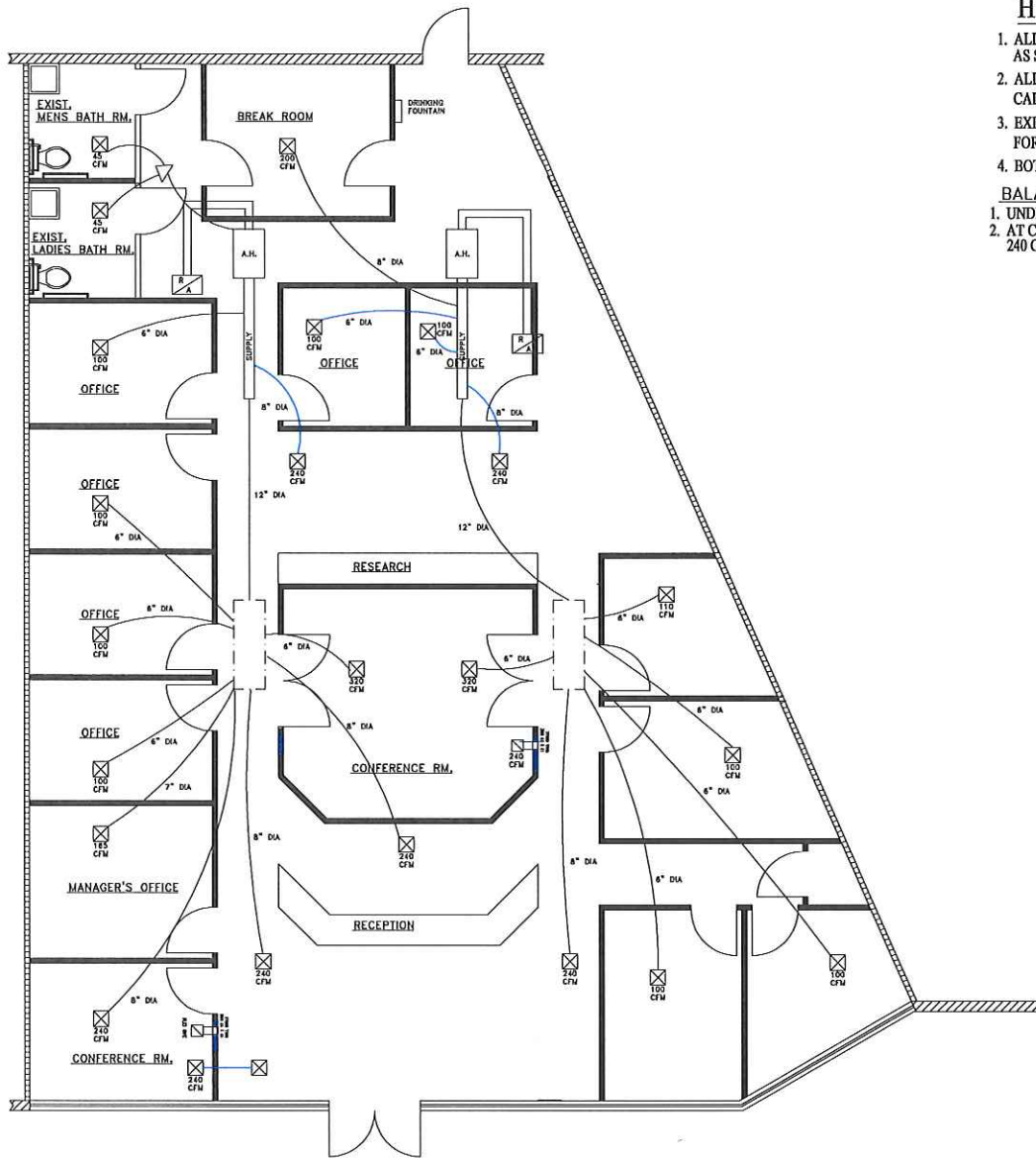
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HVAC PLAN
3/16"=1'-0"

HVAC NOTE:

1. ALL A/C DROPS, DUCT WORK IS EXISTING AND WILL RE-WORKED AS SHOWN.
2. ALL A/C SYSTEMS ARE EXISTING AND WILL BE REUSED ON ENERGY CALCULATIONS WILL BE REWIRED.
3. EXISTING A/C SYSTEM PROVIDES 30 CFM PER OCCUPANT FOR THE FRESH AIR FOR A TOTAL OF 930 CFM.
4. BOTH BATHROOMS HAVE EXISTING EXHAUST FANS AND WILL NOT BE MODIFIED.

BALANCED RETURN AIR

1. UNDERCUT EACH DOOR 1" ALLOWING FOR 100CFM OF AIR TRANSFER.
2. AT CONFERENCE ROOM, USE TRANSFER DUCT WITH 12 X 12 GRILLE TO TRANSFER 240 CFM OUT OF AREA. 240 CFM IN AND 240 CFM OUT.

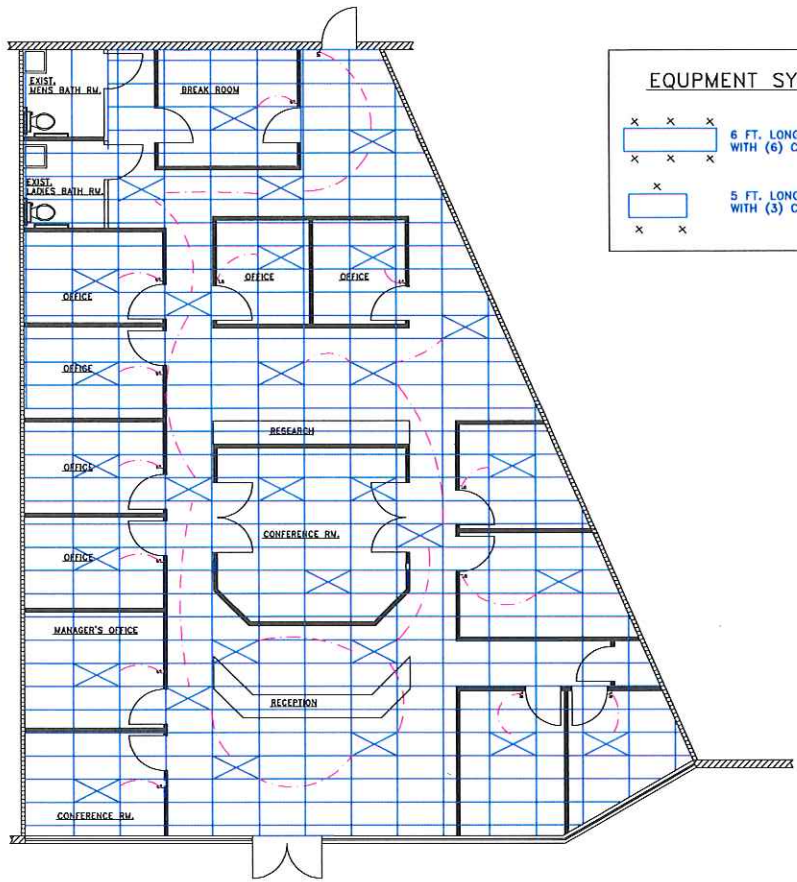
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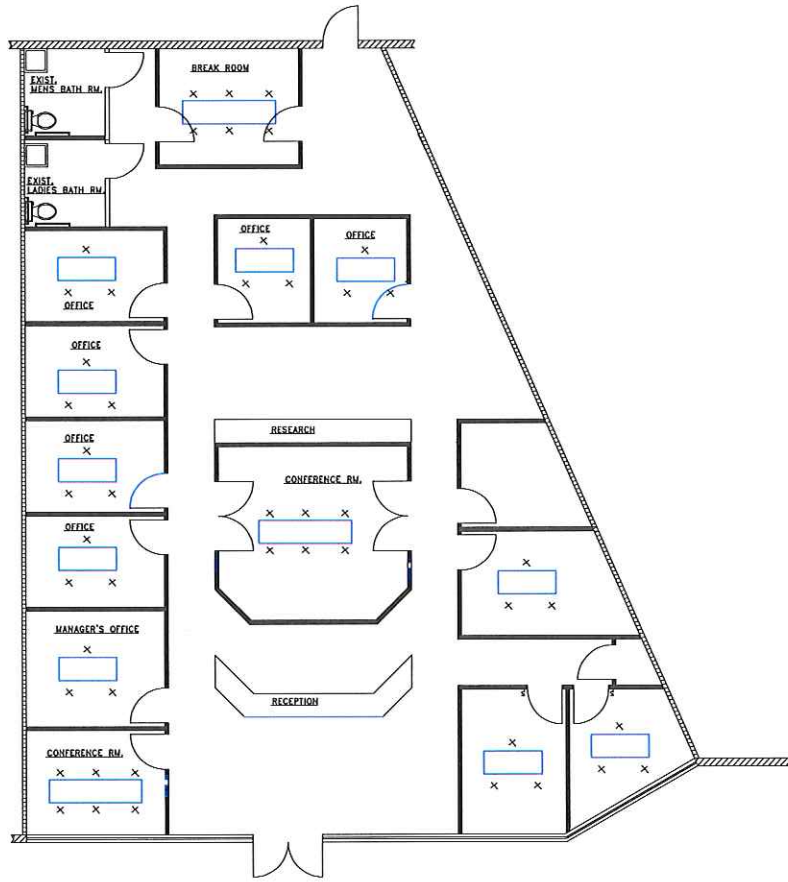
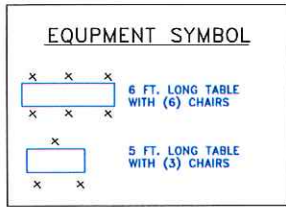
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LIGHTING PLAN
3/16"=1'-0"



FIXTURE PLAN
3/16"=1'-0"

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