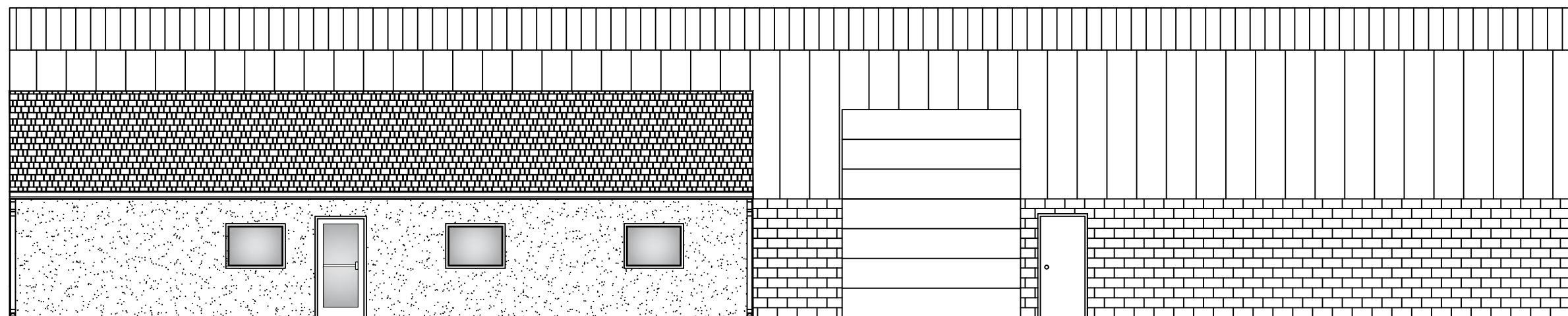


LOT 2 BBC ADDITION

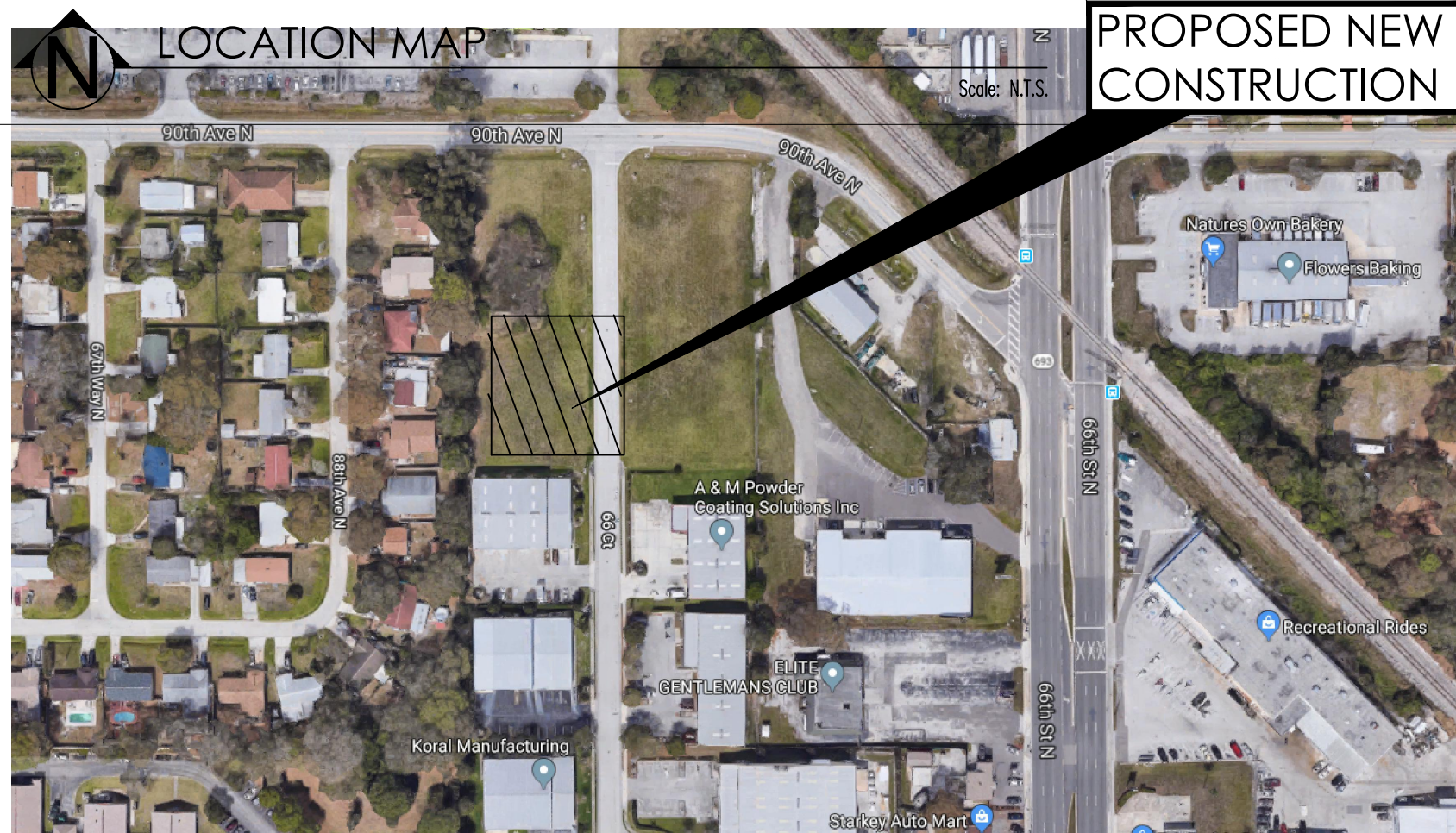
8950 66TH COURT

PINELLAS PARK, FLORIDA 33782



DRAWING INDEX:

SHEET	DESCRIPTION	ISSUE DATE	LATEST REVISION	
			NO.	DATE
CS	COVER SHEET	01/18/2022	1	06/27/2022
A1.1	FLOOR PLAN	01/18/2022	1	06/27/2022
A2.1	ELEVATIONS	01/18/2022		
A3.1	TYPICAL WALL SECTIONS	01/18/2022	1	06/27/2022
A4.1	LIFE SAFETY PLAN	01/18/2022	1	06/27/2022
A5.1	REFLECTED CEILING PLAN	01/18/2022		
S1.1	FOUNDATION PLAN	01/18/2022	1	06/27/2022
E1.1	ELECTRICAL PLAN & RISER	01/18/2022		
E1.2	ELECTRICAL PANEL SCHEDULES	01/18/2022		
M1.1	MECHANICAL PLAN	01/18/2022		
P1.1	PLUMBING PLAN	01/18/2022		



DESIGN CRITERIA:

THIS BUILDING HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 SEVENTH EDITION W/ ALL SUPPLEMENTS, FOR WIND VELOCITIES UP TO 145 MILES PER HR. WITHIN A WIND DEBRIS ZONE (OPENINGS PROTECTED BY IMPACT RESISTANT GLAZING AND/OR APPROVED SHUTTERS).

	VERTICAL LOADS	COMPONENTS AND CLADDING
BASIC WIND SPEED: 145 MPH 3 SEC. GUSTS	END ZONE WINDWARD +11.6	ZONE 1: +11.1 ~22.6
WIND EXPOSURE FACTOR: 1	END ZONE LEEWARD -18.3	ZONE 2: +11.3 ~35.3
BUILDING CATEGORY: B	INTERIOR ZONE WINDWARD +10.0	ZONE 3: +11.1 ~35.3
INTERIOR PRESSURE COEFFICIENT: .18 (ENCLOSED)	INTERIOR ZONE LEEWARD -15.7	ZONE 4: +23.2 ~25.5
WIND EXPOSURE: B RISK CATEGORY II		ZONE 5: +23.2 ~27.3

MWFR WIND LOADS	MAXIMUM HORIZONTAL WALL LOADS
HORIZONTAL LOADS	
WALL END ZONE 30.1	ZONE 1E +22.0
ROOF END ZONE 20.2	ZONE 4E -17.0
WALL INTERIOR ZONE 24.0	ZONE 1 +19.1
ROOF INTERIOR ZONE 26.5	ZONE 4 -14.2

CONTACT INFORMATION:

OWNER:
OLDSMAR BUSINESS CENTER DEVELOPER, LLC.
PO Box 1175
Oldsmar, FL 34677

GENERAL CONTRACTOR:
RANMAR DEVELOPMENT INC.
12645 Race Track Road, Tampa, Florida 33626
(813) 854-4486

PERMITTING OFFICE:
CITY OF PINELLAS PARK
6051 78th Avenue North
Pinellas Park, Florida 33781
(727) 541-0752

CODE INFORMATION:

ADOPTED ENFORCED CODES:
2020 FLORIDA BUILDING CODE SEVENTH EDITION
W/ ALL SUPPLEMENTS 2020 FLORIDA FIRE
PREVENTION CODE SEVENTH EDITION NFPA1 & LIFE
SAFETY CODE NFPA101 W/FLORIDA AMENDMENTS
2017 (N.E.C.) NATIONAL ELECTRIC CODE
2020 FLORIDA ACCESSIBILITY CODE
2020 FLORIDA MECHANICAL CODE
2020 FLORIDA PLUMBING CODE
2020 FLORIDA ENERGY CODE

CLASSIFICATION OF WORK: NEW CONSTRUCTION

OCCUPANCY/USE:
MAIN OCCUPANCY: GROUP S-2 (LOW HAZARD STORAGE)
ACCESSORY USE: GROUP B - BUSINESS

NO SEPARATION REQUIRED PER FBC 2020 7TH EDITION 2020,
508.2.4.

CONSTRUCTION TYPE: TYPE III-B
UNSPRINKLED/
UNPROTECTED

BUILDING AREA:
EXISTING: 1,000 S.F.
PROPOSED: 7,140 S.F.
TOTAL: 8,140 S.F.

BUILDING HEIGHT: ONE STORY

MINIMUM OCCUPANT LOAD:
GROUP S2 = 7,140 @ 500 GROSS = 15 PPL
GROUP B = 1,000 @ 150 GROSS = 7 PPL
TOTAL OCCUPANT LOAD = 22 PPL

FLOOD ZONE: ZONE "X"
PARCEL ID# 19-30-16-08266-000-0020

LEGAL DESCRIPTION:
LOT 2, BENTLEY BUSINESS CENTER, ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED IN PLAT BOOK
127, PAGES 67 AND 68, OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

SECTION 19, TOWNSHIP 30S, RANGE 16E, PINELLAS
COUNTY, FLORIDA.

PLUMBING FIXTURES CALCULATIONS PER TABLE 2902.1

GROUP S2 = 7,140 @ 500 GROSS = 15 PPL
GROUP B = 1,000 @ 150 GROSS = 7 PPL
TOTAL OCCUPANT LOAD = 22 PPL

FIXTURE	ACTUAL	REQUIRED
WATER CLOSETS	2	2
LAVATORIES	2	2
DRINKING FOUNTAIN	1	1
SERVICE SINK	1	1
EYE WASH	1	1

DATE	BY	REVISION	DATE	BY	REVISION
06/27/22	JS	PER CITY OF PP COMMENTS			

RANMAR DEVELOPMENT, INC.
12645 RACE TRACK ROAD
TAMPA, FLORIDA 33626
(813) 854-4486

I, JAMES M. WINTER, AM RESPONSIBLE FOR THE DESIGN OF
THE FLOOR PLAN, ELEVATIONS, TYPICAL SECTIONS AND
PLUMBING.

JAMES M. WINTER, P.E.
340 BAILEY STREET
SAFETY HARBOR, FLORIDA 34695
(727) 726-0355

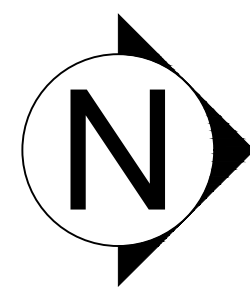
JAMES M. WINTER, P.E. - FL. No. 18313
DATE SIGNED:

SCALE: AS STATED
DATE: 01/18/22
DRWN BY: DG
CHKD BY: J.W.
PROJ. NO.:472

COVER SHEET
BENTLEY BUSINESS CENTER
LOT 2 BBC ADDITION
8950 66TH COURT
PINELLAS PARK, FLORIDA 33782

SHEET

CS



Scale: 1/8" = 1'-0"

PRODUCT APPROVAL SPECIFICATION LIST				
PRODUCT CATEGORY	SUB-CATEGORY	MANUFACTURE	STATE OF FLORIDA APPROVAL NUMBER	EXPIRES
EXTERIOR DOORS	SWINGING EXT. DOOR ASSEMBLY	FLEMING-BARON	FL16356-2-R3	12/31/2022
EXTERIOR DOORS	SECTIONAL EXT. DOOR ASSEMBLIES	CHI OVERHEAD DOORS	FL150586-4-R6	12/31/2023

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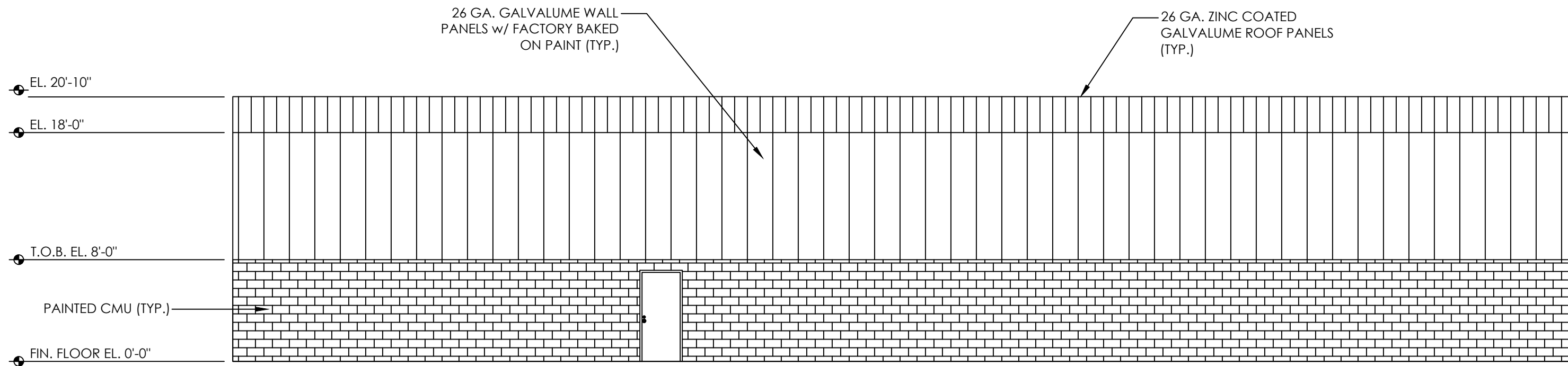
JAMES M. WINTER, P.E. - FL. No. 18313
DATE SIGNED:

SHEET

A1.1

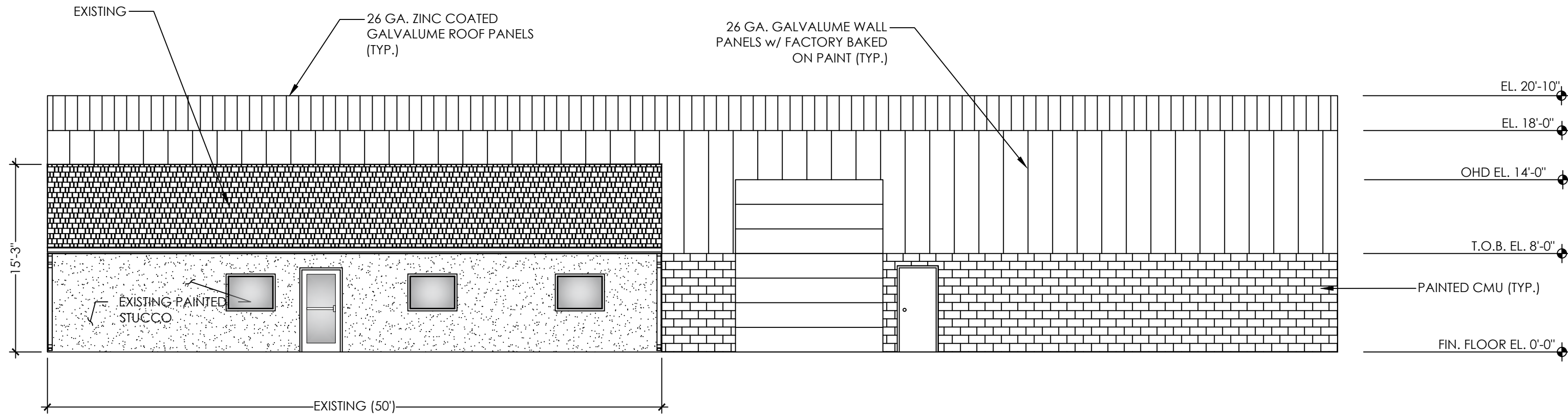
NORTH ELEVATION

SCALE: 1/8" =1'-0"



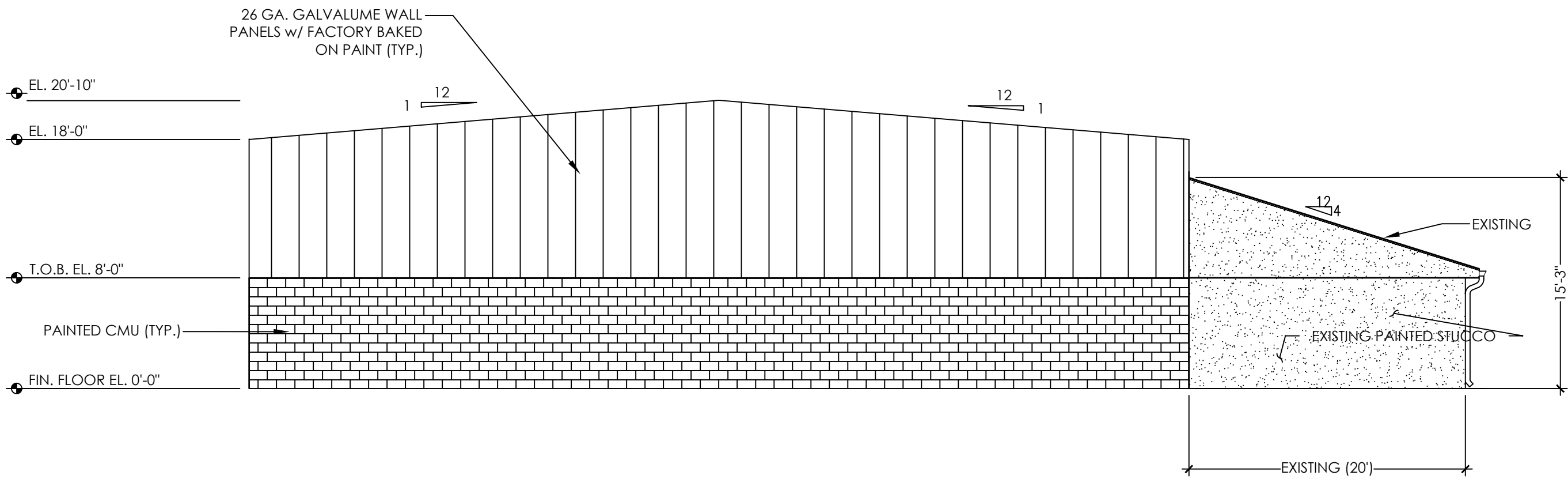
SOUTH ELEVATION

SCALE: 1/8" =1'-0"



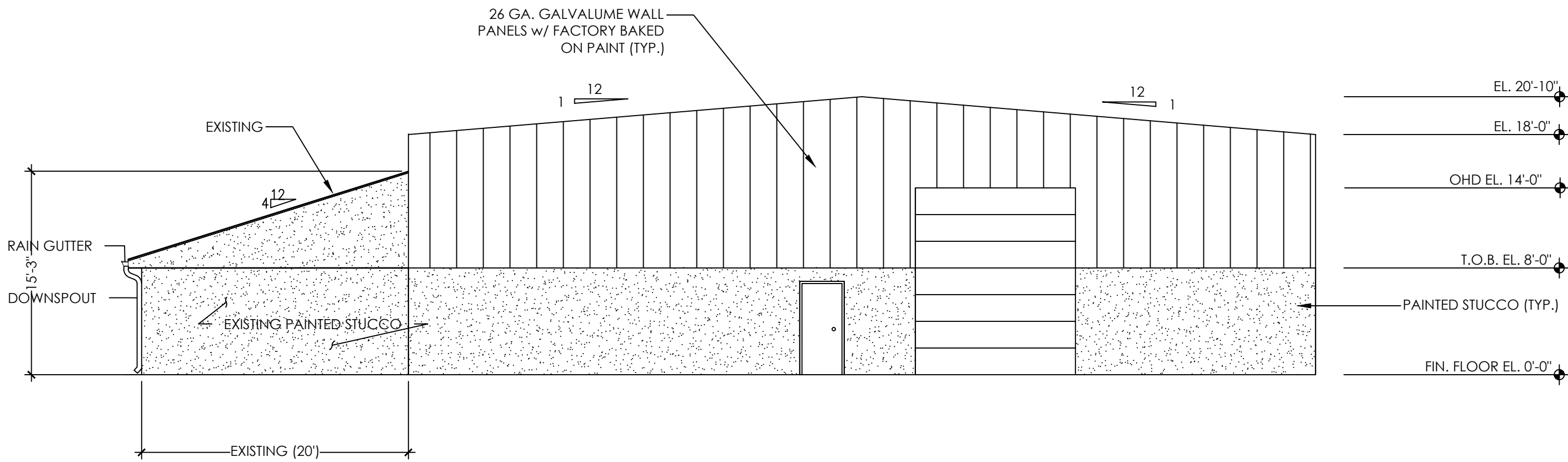
WEST ELEVATION

SCALE: 1/8" =1'-0"



EAST ELEVATION

SCALE: 1/8" =1'-0"



DATE	BY	REVISION	DATE	BY	REVISION

RANMAR DEVELOPMENT, INC.
12645 RACE TRACK ROAD
TAMPA, FLORIDA 33626
(813) 854-4486

JAMES M. WINTER, P.E.
340 BAILEY STREET
SAFETY HARBOR, FLORIDA 34695
(727) 726-0355

JAMES M. WINTER, P.E. - FL. No. 18313
DATE SIGNED:

SCALE: NOTED
DATE: 01/18/2022
DRWN BY: JS
CHKD BY: J.W.
PROJ. NO.: 472

ELEVATIONS
BENTLEY BUSINESS CENTER
LOT 2 BBC ADDITION
8950 66TH COURT
PINELLAS PARK, FLORIDA 33782

SHEET

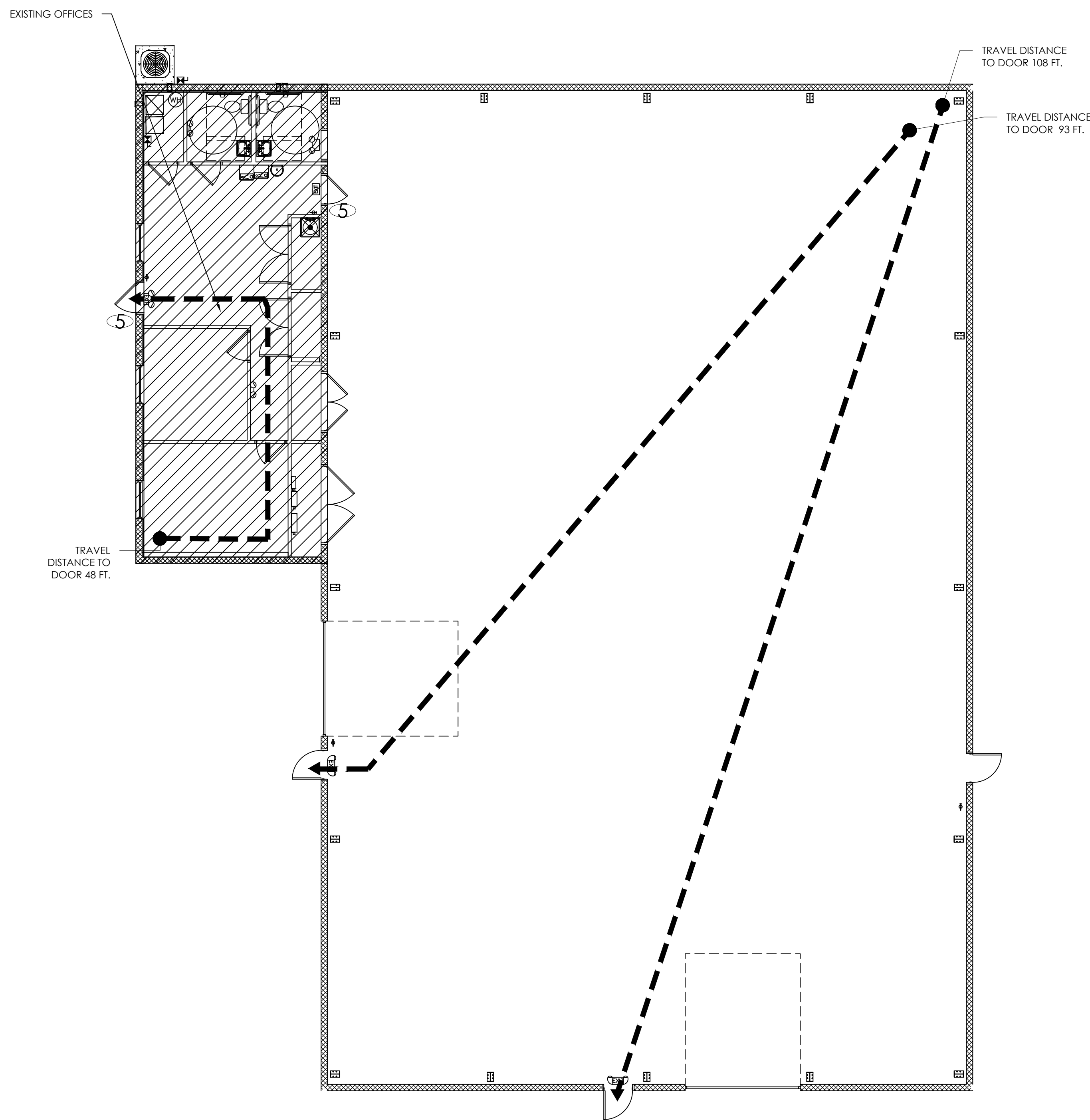
A2.1

[illegible]

JAMES M. WINTER, P.E.
340 BAILEY STREET
SAFETY HARBOR, FLORIDA 34695
(727) 726-0355

SCALE: 1/2"=1'-0"
DATE: 01/18/2022
DRWN BY: DG
CHKD BY: J.W.
PROJ. NO.: 472

A3.1



LIFE SAFETY GENERAL NOTES:

THE ARCHITECTURAL DRAWINGS ARE IN COMPLIANCE TO THE BEST OF OUR KNOWLEDGE WITH THE FOLLOWING CODES AND STANDARDS:

ALL WORK TO BE IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE SEVENTH EDITION, THE 2020 FLORIDA PLUMBING CODE, THE 2020 FLORIDA MECHANICAL CODE, THE 2020 FLORIDA FIRE PREVENTION CODE SEVENTH EDITION NFPA1 AND LIFE SAFETY CODE NFPA101 W/FLORIDA AMENDMENTS, THE 2017 NATIONAL ELECTRIC CODE AND THE 2020 ACCESSIBILITY CODE.

EXIT TACTILE SIGNAGE ADJACENT TO REQUIRED MEANS OF EGRESS AS PER NFPA 101:7.10.1.3 7TH EDITION AND ANSI A117.1, 2020 EDITION

CONSTRUCTION TYPE: TYPE IIB, UNSPRINKLERED AND UNPROTECTED.

OCCUPANCY CLASSIFICATION:

MAIN USE: GROUP S-2 (LOW HAZARD STORAGE) 7,140 SF
ACCESSORY USE: GROUP B (BUSINESS) 1,000 SF
TOTAL SF 8,140 SF

	ACTUAL	ALLOWABLE
GROUP S-2 MAXIMUM TRAVEL DISTANCE	108'	300'
GROUP B MAXIMUM TRAVEL DISTANCE	48'	200'

OCCUPANT LOAD:

GROUP S2: 7,140 SF @ 500 GROSS = 15 PPL
GROUP B: 1,000 SF @ 150 GROSS = 7 PPL
TOTAL MAX OCCUPANT LOAD = 22 PPL

EGRESS WIDTH/CAPACITY CALCULATION:

4.4" BASED UPON 22 @ .2" PER PERSON
DOORS PROVIDED (INCHES): 144"

BUILDING INFORMATION:

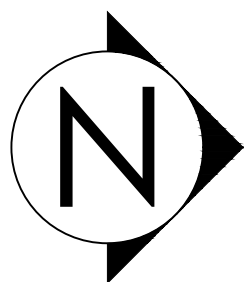
BUILDING SQUARE FOOTAGE: 8,140 GROSS S.F.

EXIT WIDTHS:

ALL EXTERIOR PERSONNEL DOOR OPENINGS ARE 36" WIDE.

LIFE SAFETY LEGEND:

- DENOTES EXITING LOAD
- DENOTES EGRESS PATH
- DENOTES STARTING POINT



LIFE SAFETY PLAN

Scale: 1/8" = 1'-0"

DATE	BY	REVISION	DATE	BY	REVISION
06/27/22	JS	PER PINELLAS PARK COMMENTS			

RANMAR DEVELOPMENT, INC.
12645 RACE TRACK ROAD
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(813) 854-4486

JAMES M. WINTER, P.E.
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(727) 726-0355

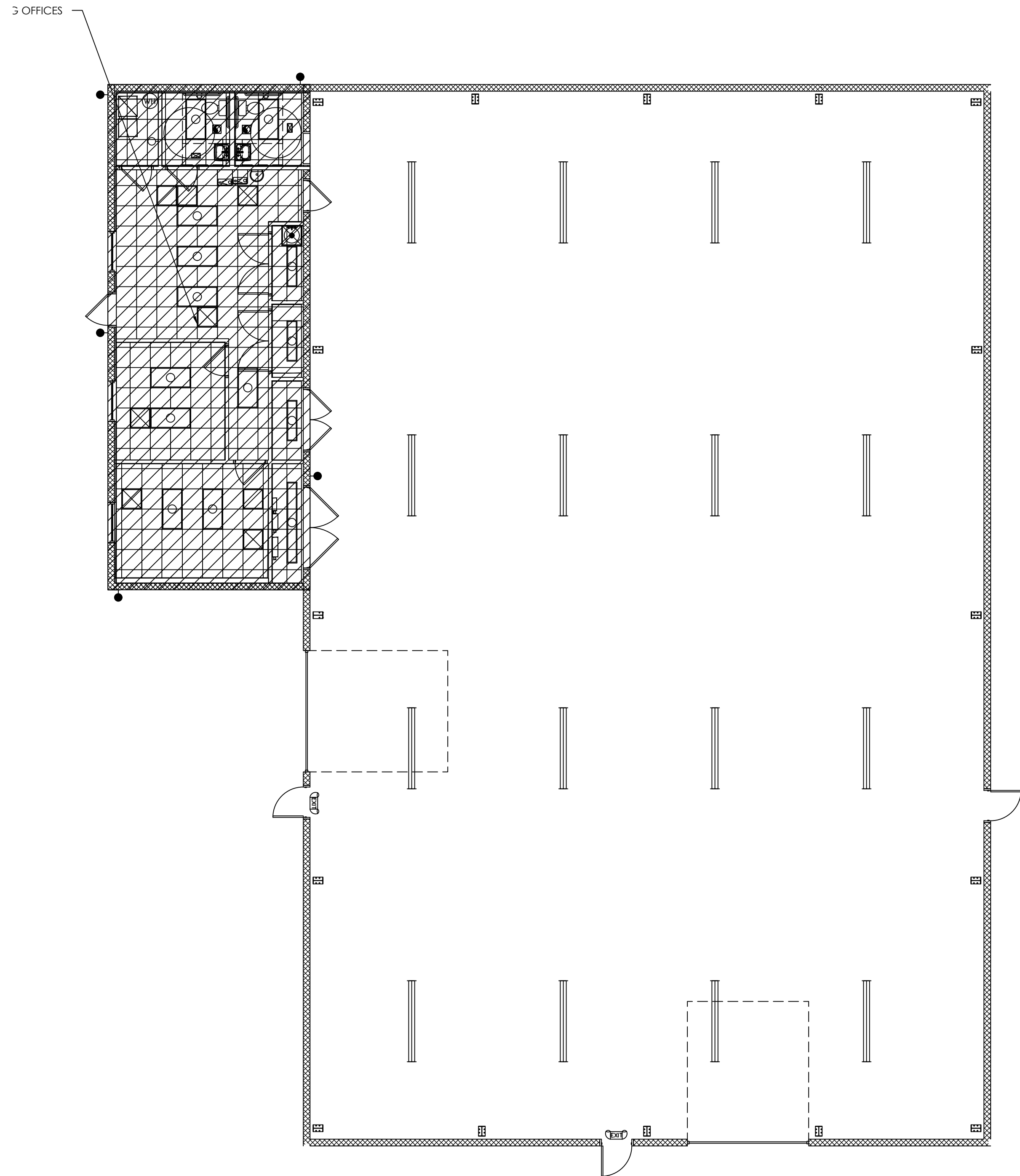
JAMES M. WINTER, P.E. - FL. No. 18313
DATE SIGNED:

SCALE: 1/8"=1'-0"
DATE: 01/18/2022
DRWN BY: DG
CHKD BY: J.W.
PROJ. NO.:472

LIFE SAFETY PLAN
BENTLEY BUSINESS CENTER
LOT 2 BBC ADDITION
8950 66TH COURT
PINELLAS PARK, FLORIDA 33782

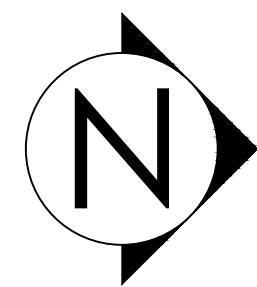
SHEET

A4.1



F PAINTED CONCRETE BLOCK				M PAINTED CONCR. SLAB					
G CERAMIC BASE				N FRP					
ROOM FINISH SCHEDULE									
NO.	ROOM	FLOOR	BASE	WALLS				CEILING*	
				N	E	W	S	FINISH	HEIGHT
EXISTING:									
101	RECEPTION	A	C	E	E	E	E	J	8'
102	OFFICE	A	C	E	E	E	E	J	8'
103	CONF. ROOM	A	C	E	E	E	E	J	8'
104	ELEC. CLOSET	L	C	E	E	E	E	J	8'
105	HALLWAY	A	C	E	E	E	E	J	8'
106	STORAGE CLOSET	L	C	E	E	E	E	J	8'
107	STORAGE CLOSET	B	C	E	E	E	E	J	8'
108	STORAGE CLOSET	B	C	E	E	E	E	J	8'
109	WOMENS RESTROOM	B	C	E	E	E	E	J	8'
110	MENS RESTROOM	B	C	E	E	E	E	J	8'
111	MECH. ROOM	B	C	E	E	E	E	J	8'
PROPOSED:									
101	WAREHOUSE	L	-	F	F	F	F	-	-

DOOR SCHEDULE								
LTR	SIZE	WALL	FIRE	MATERIAL/TYPE	FRAME	HARDWARE	REMARKS	QTY.



REFLECTED CEILING PLAN

Scale: 1/8" = 1'-0"

DATE	BY	REVISION	DATE	BY	REVISION

RANMAR DEVELOPMENT, INC.
12645 RACE TRACK ROAD
TAMPA, FLORIDA 33626
(813) 854-4486

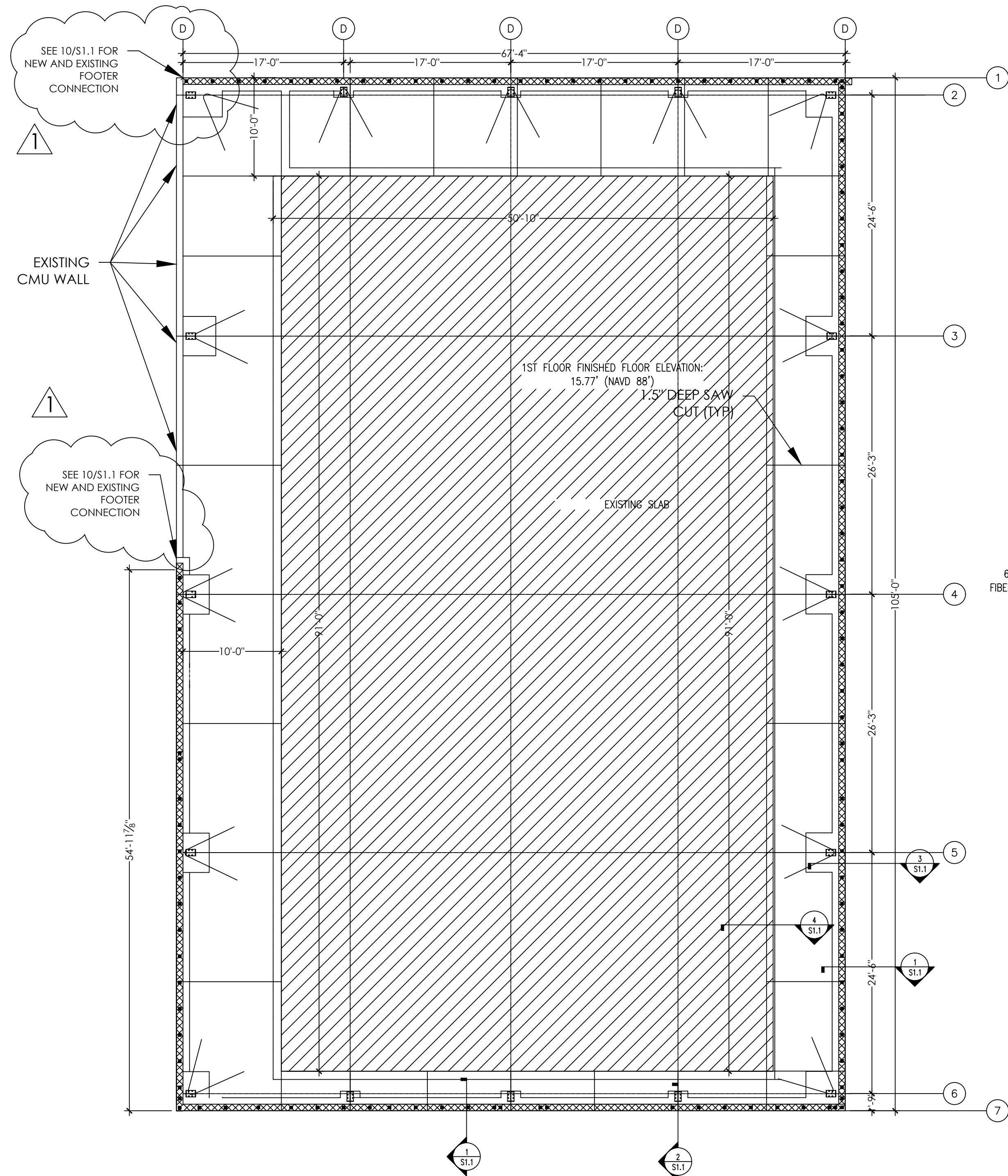
JAMES M. WINTER, P.E.
340 BAILEY STREET
SAFETY HARBOR, FLORIDA 34695
(727) 726-0355

JAMES M. WINTER, P.E. - FL. No. 18313
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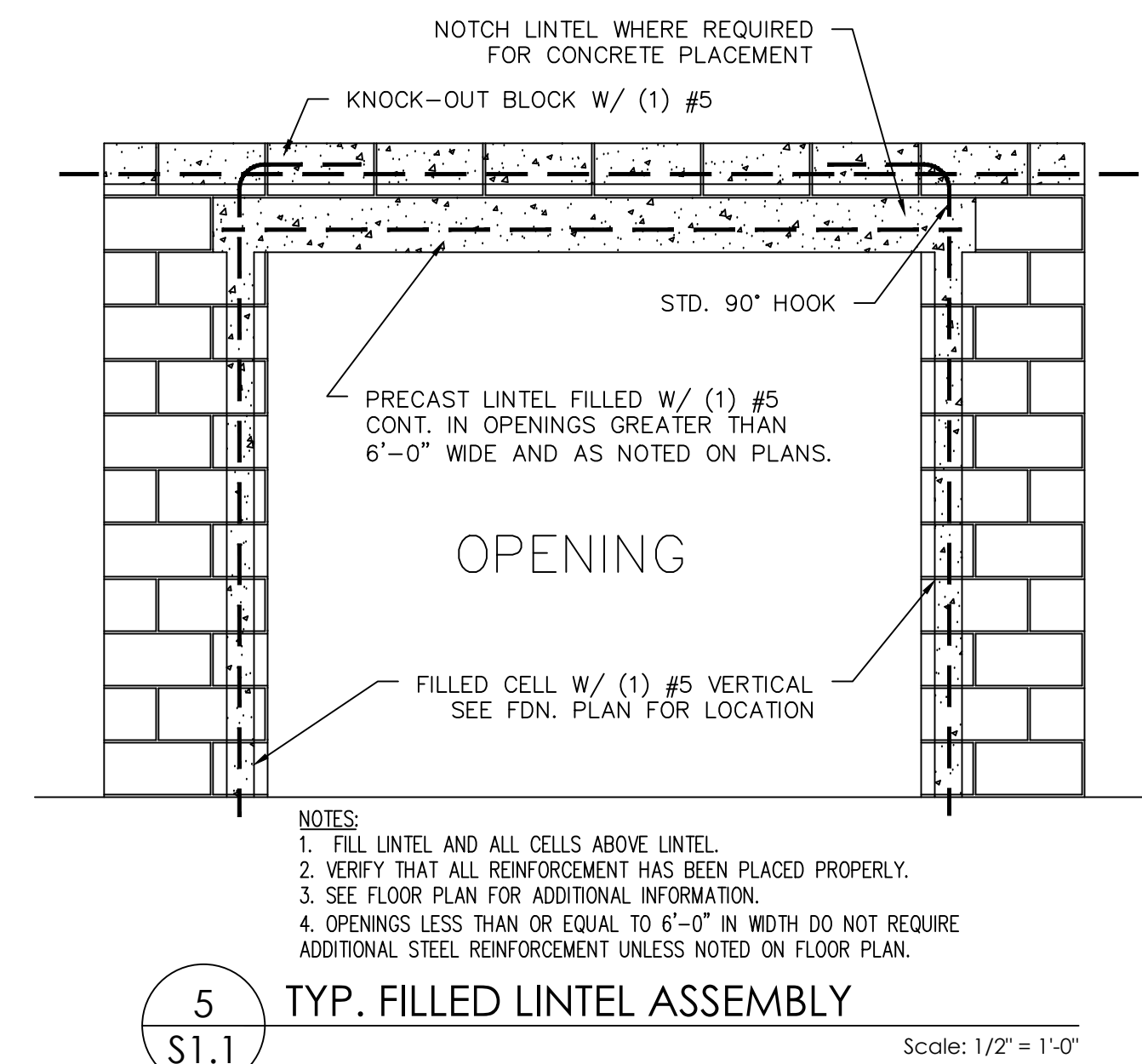
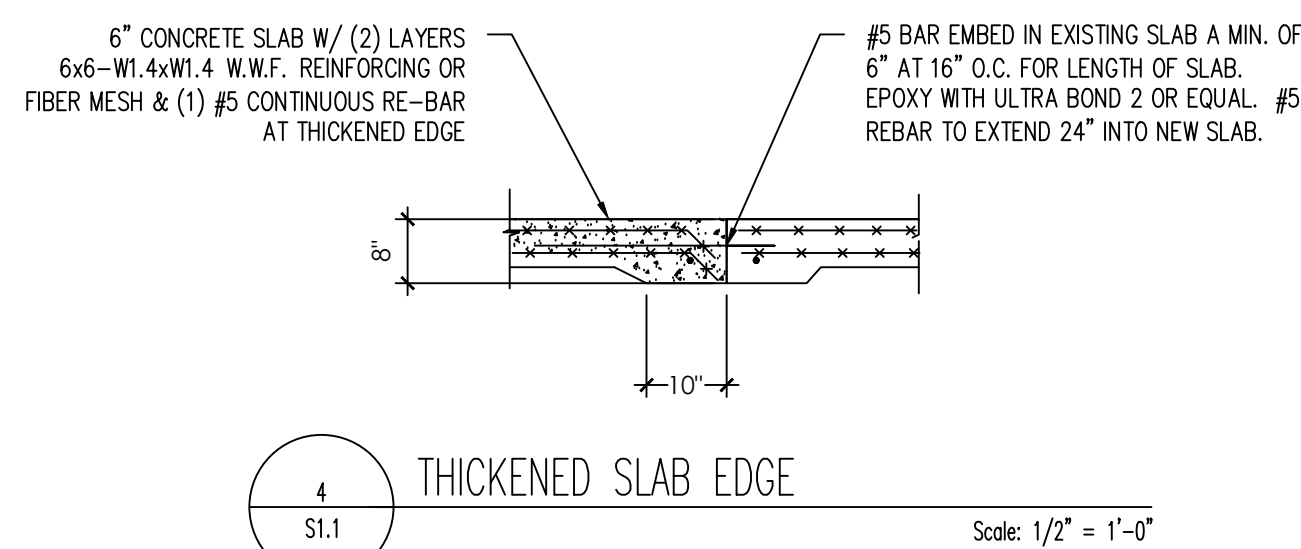
SCALE: 1/8"=1'-0"
DATE: 01/18/2022
DRWN BY: DG
CHKD BY: J.W.
PROJ. NO.:472

REFLECTED CEILING PLAN
BENTLEY BUSINESS CENTER
LOT 2 BBC ADDITION
8950 66TH COURT
PINELLAS PARK, FLORIDA 33782

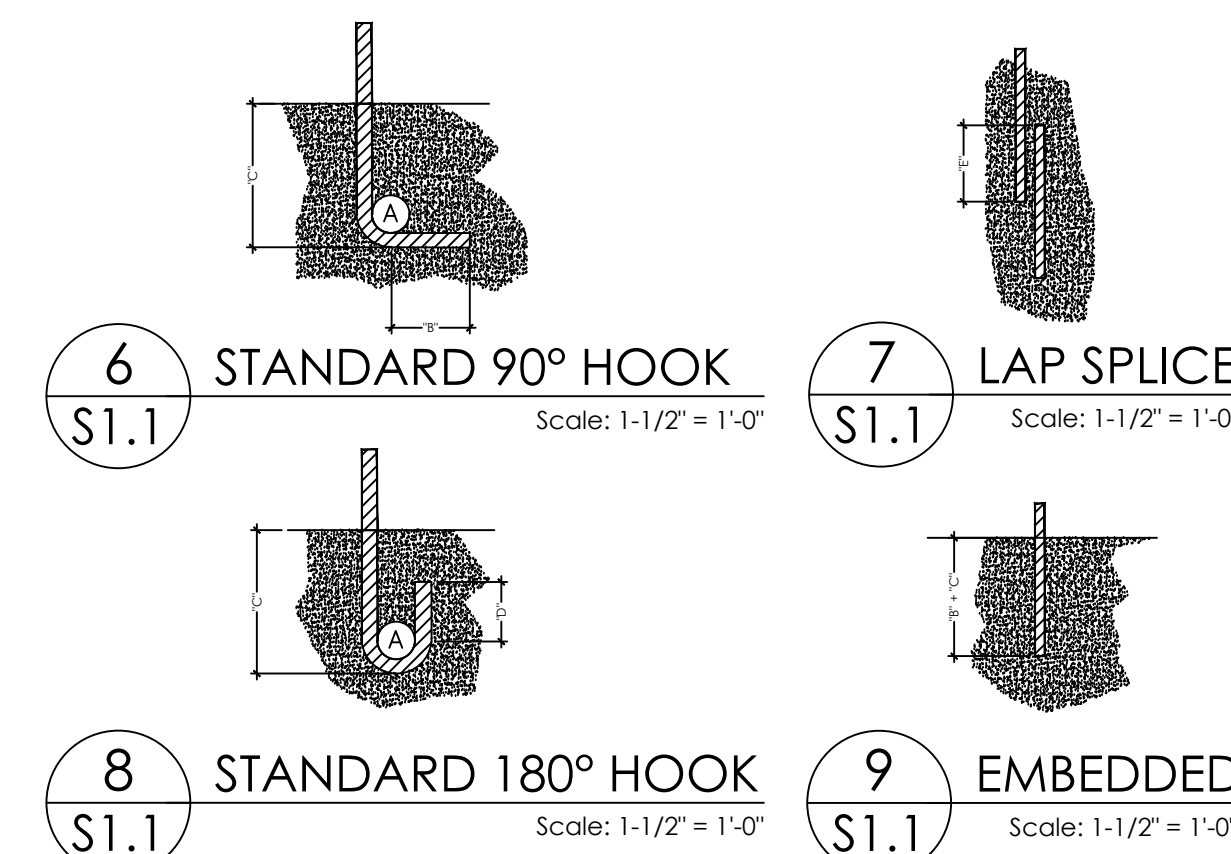
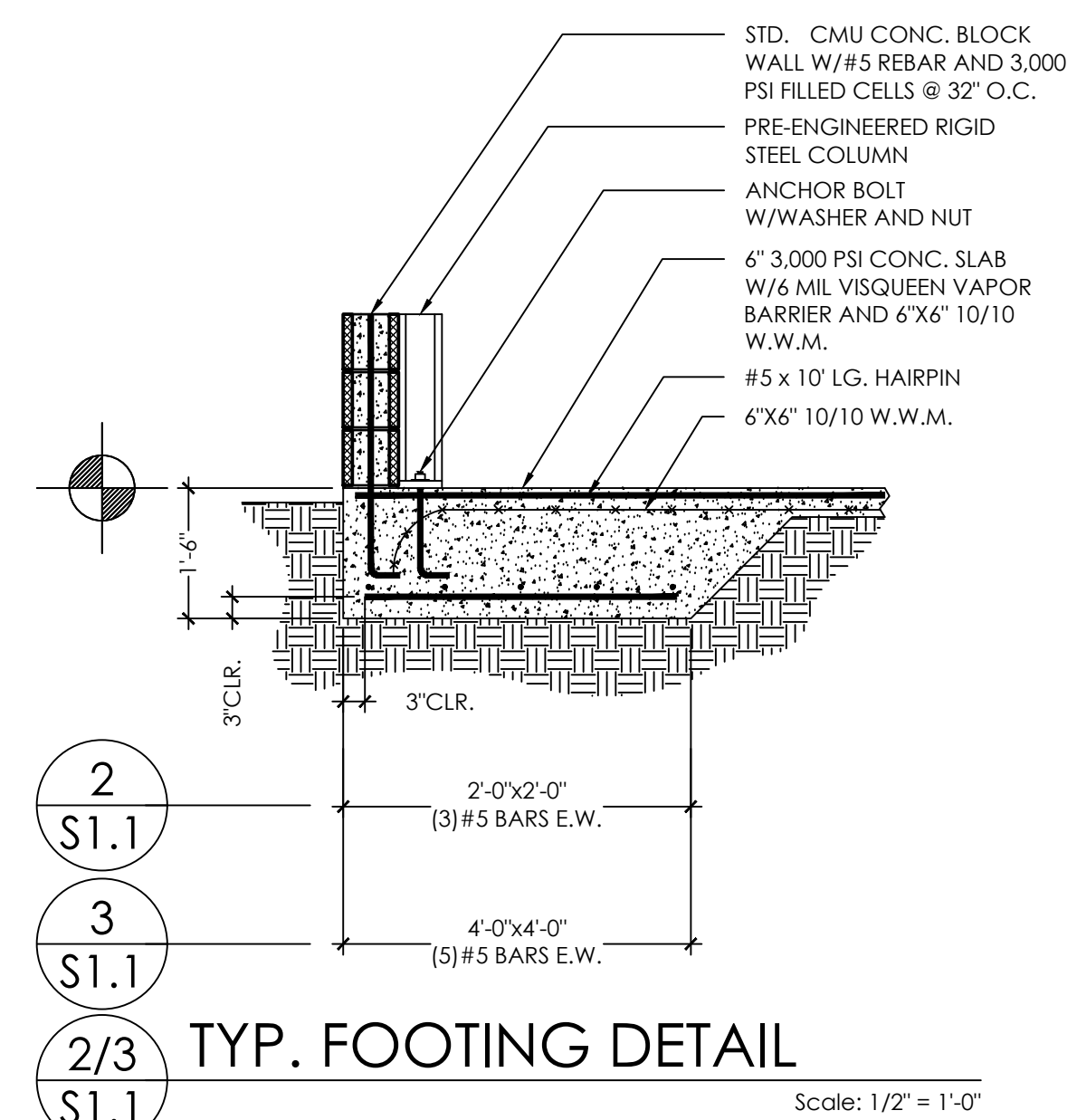
SHEET
A5.1



- NOTES**
1. ALL WORK TO BE IN COMPLIANCE WITH: 2020 FLORIDA BUILDING CODE SEVENTH EDITION AND ASCE 7-10.
 2. FOUNDATION IS DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 P.S.F. SUB-SURFACE CONDITIONS SUCH AS MUCK, WATER, DEBRIS, ORGANIC MATERIAL OR POOR SOIL CONDITIONS HAVE NOT BEEN TAKEN INTO ACCOUNT.
 3. EXCAVATION TO BE FILLED IN LAYERS AND COMPACTED TO A 95% MODIFIED PROCTOR DENSITY.
 4. CONCRETE STRENGTH SHALL BE 3000 P.S.I.
 5. FLOOR SLAB TO BE 4" THICK READY-MIX CONCRETE REINFORCED W/6"x6" 10/10 WELDED WIRE MESH OR COMMERCIAL FIBER MESH OVER A 6 MIL. VISQUEEN VAPOR BARRIER.
 6. THE SOIL UNDER THE FOUNDATION IS TO BE TERMITE TREATED PER FBC 181.6.
 7. VERIFY COLUMN LOCATIONS WITH APPROVED SHOP DRAWINGS.
 8. ANCHOR BOLTS SHALL BE ASTM F1554 GR 36 MATERIAL. BOLT TO BE 17" LONG (MIN 6" THREADED TOP W/ 90 DEGREE BEND (3" BEND). THICKNESS OF BOLT IS PER STEEL BUILDING MANUFACTURE.



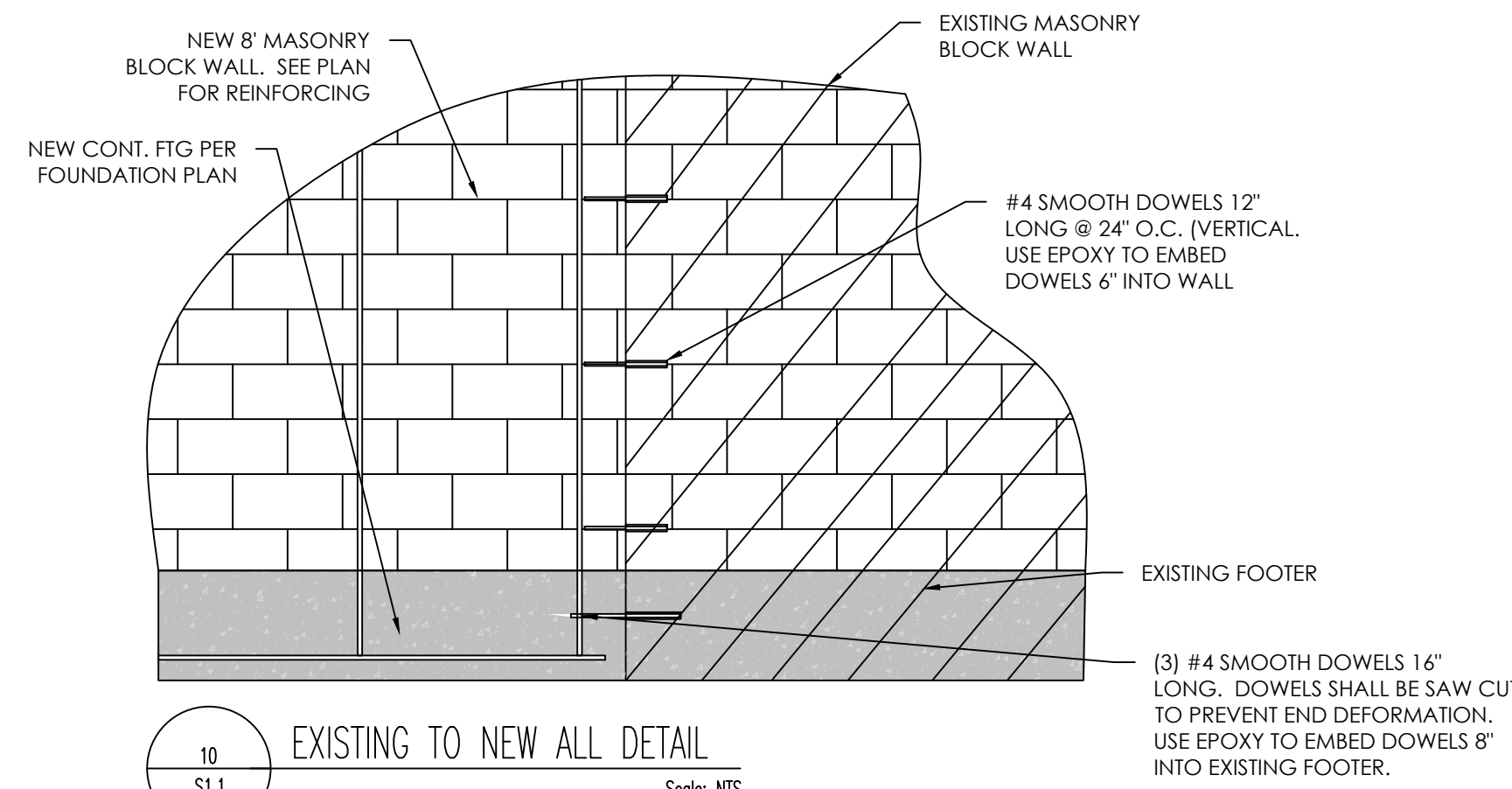
1 TYP. FOOTING DETAIL
Scale: 1/2" = 1'-0"



REQUIRED LAP SPLICE, EMBEDMENT, AND HOOKED REINFORCING STEEL					
GRADE 60					
BAR SIZE	BEND DIAMETER	LENGTH			LAP SPLICE
	"A"	"B"	"C"	"D"	"E"
#3	2-1/4"	4-1/4"	9-1/2"	2-1/2"	18"
#4	3"	5-5/8"	12-1/2"	2-1/2"	24"
#5	3-3/4"	7"	15-1/2"	2-1/2"	30"
#6	4-1/2"	8-7/16"	18-1/2"	3"	36"
#7	5-1/4"	9-13/16"	21-3/4"	3-1/2"	42"
#8	8"	11-1/4"	24-3/4"		48"
#9	9"	12.66"	28"		54"
#10	10"	14.06"	31"		60"
#11	11"	15.46"	34-1/4"		66"

LINTEL SCHEDULE			
MINIMUM BEARING = 8"		TYPE	VISUAL
NO.	SPAN		
L-1	0'-0" - 4'-0"	PRECAST LINTEL	
L-2	4'-1" - 10'-0"	PRECAST LINTEL w/ (1) #5 CONT & K.O. BLK w/ (1) #5 FULLY GROUTED	
L-3	10'-1" - 15'-0"	PRECAST LINTEL w/ (1) #5 CONT & (2) K.O. BLK w/ (2) #5 FULLY GROUTED	
L-4	16'-0"	PRESTRESSED LINTEL w/ (2) #5 CONT. & 3 K.O. BLK w/ (3) #5 FULLY GROUTED	
L-5	22'-2"	PRECAST LINTEL w/ (1) #5 CONT & K.O. BLK w/ (1) #5 FULLY GROUTED	

MASONRY WALL LINTEL SCHEDULE						
OPENING WIDTH		*STEEL FOR EA. 4" WALL THICKNESS	WALL DIMENSION AND REINFORCING **			
			DEPTH	4" WALL	8" WALL	12" WALL
MIN.	MAX.					
----	2'-0"	L3\X3X S.L.V.	7"	(1) #4	(1) #4 BOT.	(1) #4 BOT.
2'-1"	3'-6"	L3\X3X S.L.V.	7"	(1) #4	(1) #4 BOT.	(2) #5 BOT.
3'-7"	5'-0"	L3\X3X S.L.V.	7"	(1) #4	(1) #5 BOT.	(2) #5 BOT.
5'-7"	6'-6"	L4X3\X L.L.V.	7"	----	(1) #7 BOT.	(2) #6 BOT.
6'-7"	8'-0"	L5X3\X L.L.V.	7"	----	(1) #8 BOT.	(2) #7 BOT.
8'-1"	10'-0"	L6X3\X5/16 L.L.V.	15"	----	(1) #8 BOT.	(2) #7 BOT.
NOTE: DO NOT USE THIS SCHEDULE IF CONCENTRATED LOAD IS APPLIED TO LINTEL						



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

DATE	BY	REVISION	DATE	BY	REVISION
06/27/22	JS	PER PINELLAS PARK COMMENTS			

RANMAR DEVELOPMENT, INC.
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SAFETY HARBOR, FLORIDA 34695
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JAMES M. WINTER, P.E. - FL. No. 18313
DATE SIGNED:

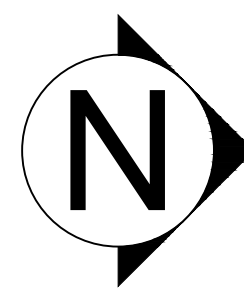
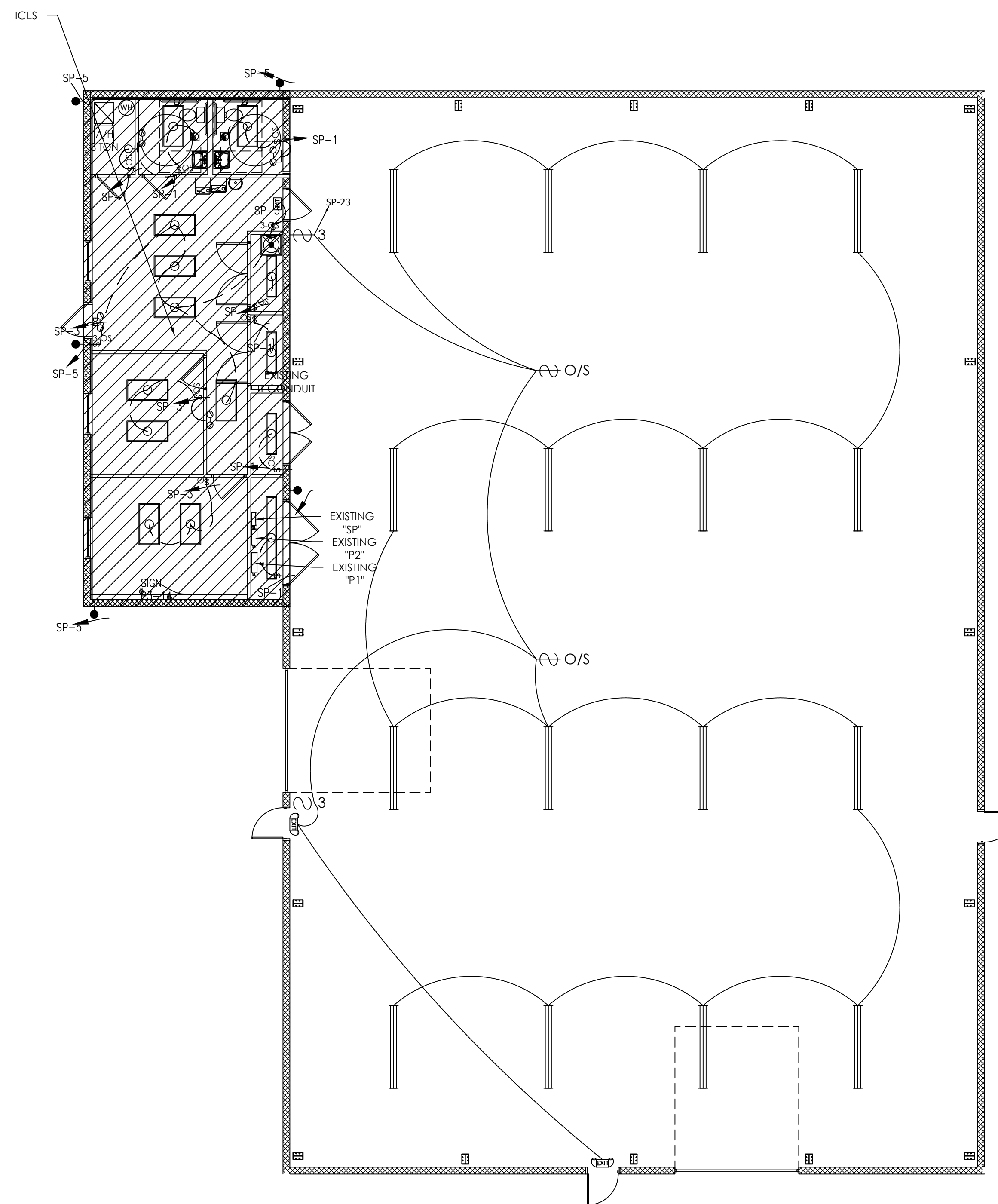
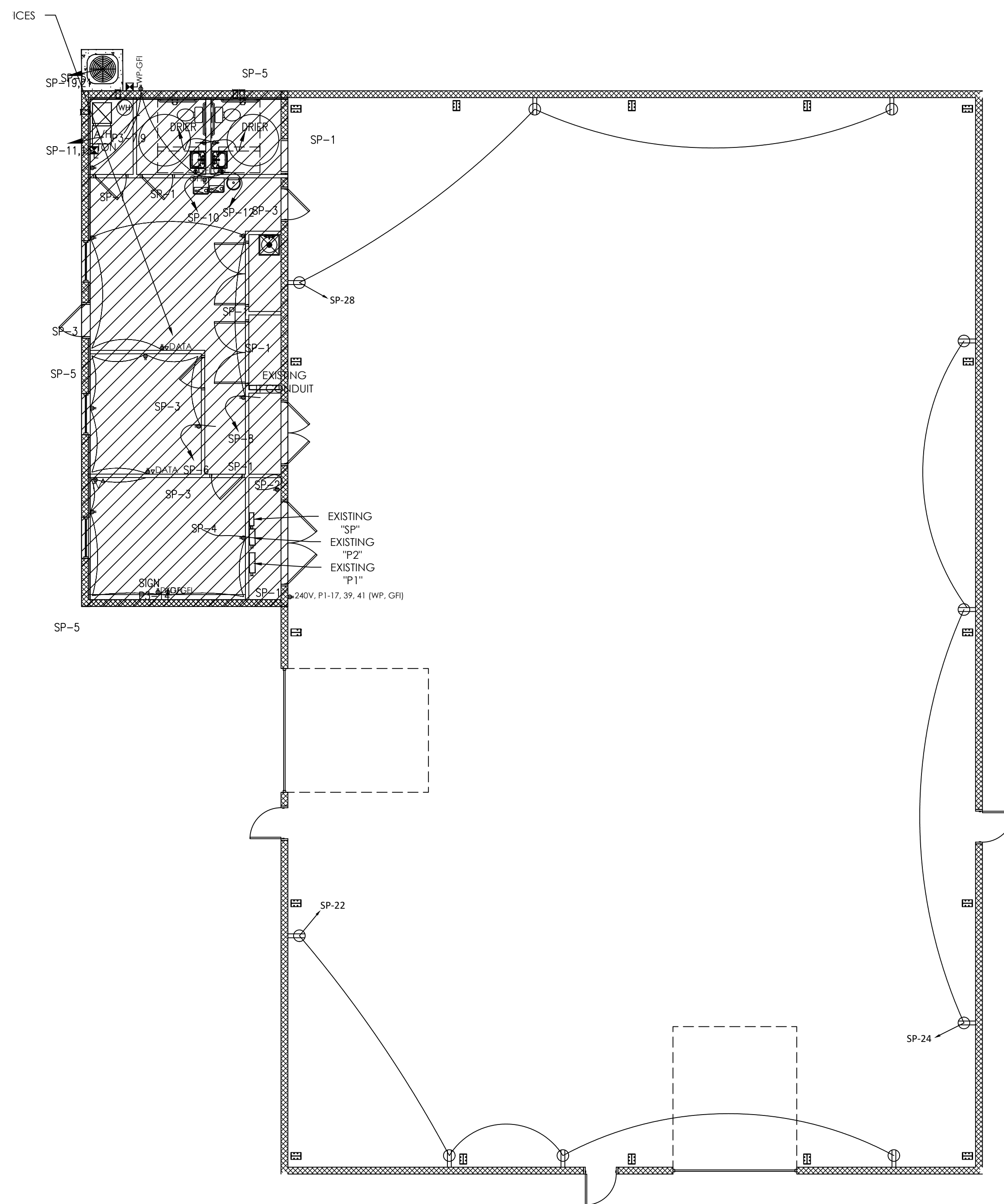
SCALE: 1/4"=1'-0"
DATE: 01/18/2022
DRWN BY: JS
CHKD BY: J.W.
PROJ. NO.:472

FOUNDATION PLAN
BENTLEY BUSINESS CENTER
LOT 2 BBC ADDITION
8950 66TH COURT
PINELLAS PARK, FLORIDA 33782

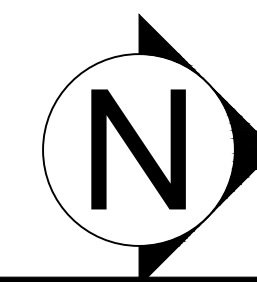
SHEET
S1.1

	EXHAUST FAN
	LED 2 LAMP 4' WRAP AROUND FIXTURE
	LED STRIP FIXTURE 8' 4 LAMP
	LED 2 X 4 FLAT PANEL LAY-IN FIXTURE
	EXTERIOR WALL MOUNT 80 WATT LED LIGHT FIXTURE W/PHOTOCELL CONTROLLER
	EMERGENCY FLOOD FIXTURE W/ BATTERY BACK UP
	COMBINATION EM. FLOOD/EXIT FIXTURE W/ BATTERY BACK UP
	WALL MOUNT SINGLE POLE OCCUPANCY SWITCH
	CEILING MOUNT SINGLE POLE OCCUPANCY SWITCH
	120 VOLT RECEPTACLE
	GFI
	GFCI PROTECTED 120 VOLT RECEPTACLE

1. ALL ELECTRICAL WORK IS TO BE IN ACCORDANCE WITH 2020 LIFE SAFETY CODE (NFA 101), 2020 FLORIDA BUILDING CODE SEVENTH EDITION AND 2017 NATIONAL ELECTRIC CODE (NFA70).
2. FLEXIBLE CONDUIT FOR LIGHT FIXTURES.
3. EACH CIRCUIT IS TO HAVE CONTINUOUS SOLID COPPER INSULATED GROUNDING CONNECTED TO EQUIPMENT GROUND BARR IN THE MAIN DISTRIBUTION PANEL.
4. EQUIPMENT GROUND BARR IN MAIN DISTRIBUTION PANEL IS TO BE GROUNDED TO MINIMUM 10-0" COPPER CLAD EARTH DRIVEN ROD WITH GROUNDING CLAMP APPROVED FOR DIRECT BURIAL.
5. ALL CONDUIT TERMINATIONS OF 1" OR LARGER ARE TO HAVE PLASTIC INSULATED BUSHINGS.
6. ELECTRICAL CONTRACTOR TO VERIFY WIRE AND BREAKER SIZE FOR HVAC UNITS WITH HVAC CONTRACTOR AND ACTUAL UNITS INSTALLED.
7. ALL WIRING TO BE #12 WITH GROUND AWG OR LARGER SOLID COPPER TYPE THHN/THW.
8. ALL PANELS TO BE RATED AT 10,000 A.MI.
9. ALL EMERGENCY AND EXIT FIXTURES TO CONNECT AHEAD OF ANY LOCAL SWITCHES.



Scale: $1/8" = 1'-0"$



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

[illegible]

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12645 RACE TRACK ROAD
TAMPA, FLORIDA 33626
(813) 854-4486

EAST LAKE ELECTRIC, INC.
503 LAKEWOOD DRIVE
OLDSMAR, FLORIDA 34677
(813) 855-9878

JIM OLSEN - FL. LIC. No. EC0002654
DATE SIGNED:

SCALE: 1/8"=1'-0"
DATE: 01/18/2022
DRWN BY: DG
CHKD BY: J.O.
PROJ. NO.: 472

ELECTRICAL PLAN & RISER
BENTLEY BUSINESS CENTER
LOT 2 BBC ADDITION
8950 66TH COURT
PINELLAS PARK, FLORIDA 33782

SHEET

E1.1

LOAD CALCULATIONS FOR UTILITY				
BASED ON THE 2017 NEC				
	L1	L2	L3	NEC 220.61(A)
NEUTRAL				
CALCULATED LOAD (NEC 215.5)	9,440 VA	8,220 VA	8,820 VA	5,980 VA
GENERAL LOAD	7,250 VA	2,250 VA	5,000 VA	
RECEPTACLE LOAD (NEC TABLE 220.44)				
1ST 10,000W	1,440 VA	1,960 VA	1,620 VA	
CONTINUOUS LOAD (NEC 215.2)	750 VA	3,000 VA	2,200 VA	
PLUS 25% (L1, L2, L3)	198 VA	750 VA	550 VA	
MOTOR LOAD (NEC 430.24)	0 VA	1,000 VA	0 VA	
PLUS 25% OF LARGEST MOTOR	0 VA	250 VA	0 VA	
KITCHEN LOADS (NEC 220.56)				
L1 (0 X 1) +	0 VA	0 VA		
L2 (0 X 1) +			0 VA	
L3 (0 X 1) +			0 VA	
TOTAL BALANCED LOAD (3 PHASE)	9,228 VA	9,220 VA	9,220 VA	
TOTAL UNBALANCED LOAD (1 PHASE)	140 VA	0 VA	140 VA	
TOTAL UNBALANCED LOAD (1 PHASE)	258 VA	0 VA	0 VA	
				5,980 VA
LINE AMPS BALANCED (3 PHASE)	76.9 A	76.9 A	76.9 A	
LINE AMPS UNBALANCED (1 PHASE)	1.3 A	0.0 A	1.3 A	
TOTAL	78.4 A	76.9 A	78.2 A	49.8 A
ADJUSTMENT FACTOR	0.8 A	0.8 A	0.8 A	0.0 A
TOTAL DESIGN LOAD	80.4 A	76.9 A	78.2 A	49.8 A
FAULT CURRENT CALCULATIONS				
Available Fault Current at Starting Point 5,300 AFC				
Calculate TF (8,300 AFC x 7200 PV x 1.732 x 3.0 %Z) = (100,000 x 45 KVA) = 69,003 TF				
Calculate TM (1 / (1 + 69,003 TF)) = 0.014 TM				
Calculate TFC (8,300 PV x 7200 PV x 0.014 TM x 8,300 AFC) (1 x 1.0 UA) + 32 MC) = 4,054 TFC				
Conductor Factor CF - Formula (1.732 x 30 x 1 x 4,054 TFC) = (18,596 C x 6 N x 208 SV) = 0.009 CF				
Conductor Multiplier CM - Formula (1 / (1 + 0.009 CF)) = 0.991 CM				
Conductor Let-Through Current CLC - Formula (4,054 TFC x 0.991 CM) = 4,018 CLC				
%Z - Transformer Impedance Nameplate %Z				
L - Length of Conductor				
UA - Utility Adjustment				
A - Amps				
AFC - Available Fault Current				
MC - Motor Contribution				
N - Number of Conductors Per Phase				
PV - Primary Voltage				
CF - Conductor Factor				
SV - Secondary Voltage				
CLC - Conductor Let-Through Current				
CM - Conductor Multiplier				
TFC - Transformer Let-Through Current				
TM - Transformer Multiplier				
KVA - Kilovolt Amps				
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A - Amps
AFC - Available Fault Current
C - Conductor Constant
CF - Conductor Factor
CLC - Conductor Let-Through Current
CM - Conductor Multiplier
MC - Motor Contribution
N - Number of Conductors Per Phase
R - Resistance
UA - Utility Adjustment 1.1
V - Voltage
VA - Volt Amps
VD - Voltage Drop

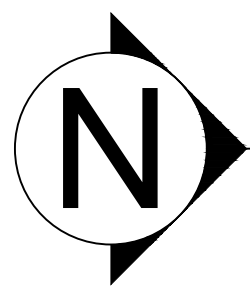
LOAD CALCULATION FOR PANEL 1 (NEC 215.5)				
BASED ON THE 2017 NEC				
	L1	L2	L3	NEC 220.61(A)
NEUTRAL				
CALCULATED LOAD (NEC 215.5)	9,440 VA	8,220 VA	8,820 VA	5,980 VA
GENERAL LOAD	7,250 VA	2,250 VA	5,000 VA	
RECEPTACLE LOAD (NEC TABLE 220.44)				
1ST 10,000W	1,440 VA	1,960 VA	1,620 VA	
CONTINUOUS LOAD (NEC 215.2)	750 VA	3,000 VA	2,200 VA	
PLUS 25% (L1, L2, L3)	198 VA	750 VA	550 VA	
MOTOR LOAD (NEC 430.24)	0 VA	1,000 VA	0 VA	
PLUS 25% OF LARGEST MOTOR	0 VA	250 VA	0 VA	
KITCHEN LOADS (NEC 220.56)				
L1 (0 X 1) +	0 VA	0 VA		
L2 (0 X 1) +			0 VA	
L3 (0 X 1) +			0 VA	
TOTAL BALANCED LOAD (3 PHASE)	9,228 VA	9,220 VA	9,220 VA	
TOTAL UNBALANCED LOAD (1 PHASE)	140 VA	0 VA	140 VA	
TOTAL UNBALANCED LOAD (1 PHASE)	258 VA	0 VA	0 VA	
				5,980 VA
LINE AMPS BALANCED (3 PHASE)	76.9 A	76.9 A	76.9 A	
LINE AMPS UNBALANCED (1 PHASE)	1.3 A	0.0 A	1.3 A	
TOTAL	78.4 A	76.9 A	78.2 A	49.8 A
ADJUSTMENT FACTOR	0.8 A	0.8 A	0.8 A	0.0 A
TOTAL DESIGN LOAD	80.4 A	76.9 A	78.2 A	49.8 A
FAULT CURRENT CALCULATIONS				
Available Fault Current at Starting Point 5,300 AFC				
Calculate TF (8,300 AFC x 7200 PV x 1.732 x 3.0 %Z) = (100,000 x 45 KVA) = 69,003 TF				
Calculate TM (1 / (1 + 69,003 TF)) = 0.014 TM				
Calculate TFC (8,300 PV x 7200 PV x 0.014 TM x 8,300 AFC) (1 x 1.0 UA) + 32 MC) = 4,054 TFC				
Conductor Factor CF - Formula (1.732 x 30 x 1 x 4,054 TFC) = (18,596 C x 6 N x 208 SV) = 0.009 CF				
Conductor Multiplier CM - Formula (1 / (1 + 0.009 CF)) = 0.991 CM				
Conductor Let-Through Current CLC - Formula (4,054 TFC x 0.991 CM) = 4,018 CLC				
%Z - Transformer Impedance Nameplate %Z				
L - Length of Conductor				
UA - Utility Adjustment				
A - Amps				
AFC - Available Fault Current				
MC - Motor Contribution				
N - Number of Conductors Per Phase				
PV - Primary Voltage				
CF - Conductor Factor				
SV - Secondary Voltage				
CLC - Conductor Let-Through Current				
CM - Conductor Multiplier				
TFC - Transformer Let-Through Current				
TM - Transformer Multiplier				
KVA - Kilovolt Amps				
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LOAD CALCULATION FOR PANEL 2 (NEC 215.5)				
BASED ON THE 2017 NEC				
	L1	L2	L3	NEC 220.61(A)
NEUTRAL				
CALCULATED LOAD (NEC 215.5)	9,440 VA	8,220 VA	8,820 VA	5,980 VA
GENERAL LOAD	7,250 VA	2,250 VA	5,000 VA	
RECEPTACLE LOAD (NEC TABLE 220.44)				
1ST 10,000W	1,440 VA	1,960 VA	1,620 VA	
CONTINUOUS LOAD (NEC 215.2)	750 VA	3,000 VA	2,200 VA	
PLUS 25% (L1, L2, L3)	198 VA	750 VA	550 VA	
MOTOR LOAD (NEC 430.24)	0 VA	1,000 VA	0 VA	
PLUS 25% OF LARGEST MOTOR	0 VA	250 VA	0 VA	
KITCHEN LOADS (NEC 220.56)				
L1 (0 X 1) +	0 VA	0 VA		
L2 (0 X 1) +			0 VA	
L3 (0 X 1) +			0 VA	
TOTAL BALANCED LOAD (3 PHASE)	9,228 VA	9,220 VA	9,220 VA	
TOTAL UNBALANCED LOAD (1 PHASE)	140 VA	0 VA	140 VA	
TOTAL UNBALANCED LOAD (1 PHASE)	258 VA	0 VA	0 VA	
				5,980 VA
LINE AMPS BALANCED (3 PHASE)	76.9 A	76.9 A	76.9 A	
LINE AMPS UNBALANCED (1 PHASE)	1.3 A	0.0 A	1.3 A	
TOTAL	78.4 A	76.9 A	78.2 A	49.8 A
ADJUSTMENT FACTOR	0.8 A	0.8 A	0.8 A	0.0 A
TOTAL DESIGN LOAD	80.4 A	76.9 A	78.2 A	49.8 A
FAULT CURRENT CALCULATIONS				
Available Fault Current at Starting Point 5,300 AFC				
Calculate TF (8,300 AFC x 7200 PV x 1.732 x 3.0 %Z) = (100,000 x 45 KVA) = 69,003 TF				
Calculate TM (1 / (1 + 69,003 TF)) = 0.014 TM				
Calculate TFC (8,300 PV x 7200 PV x 0.014 TM x 8,300 AFC) (1 x 1.0 UA) + 32 MC) = 4,054 TFC				
Conductor Factor CF - Formula (1.732 x 30 x 1 x 4,054 TFC) = (18,596 C x 6 N x 208 SV) = 0.009 CF				
Conductor Multiplier CM - Formula (1 / (1 + 0.009 CF)) = 0.991 CM				
Conductor Let-Through Current CLC - Formula (4,054 TFC x 0.991 CM) = 4,018 CLC				
%Z - Transformer Impedance Nameplate %Z				
L - Length of Conductor				
UA - Utility Adjustment				
A - Amps				
AFC - Available Fault Current				
MC - Motor Contribution				
N - Number of Conductors Per Phase				
PV - Primary Voltage				
CF - Conductor Factor				
SV - Secondary Voltage				
CLC - Conductor Let-Through Current				
CM - Conductor Multiplier				
TFC - Transformer Let-Through Current				
TM - Transformer Multiplier				
KVA - Kilovolt Amps				
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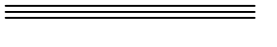
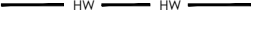
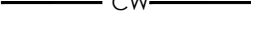
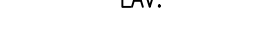
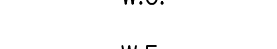
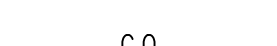
LOAD CALCULATION FOR PANEL 3 (NEC 215.5)				
BASED ON THE 2017 NEC				
	L1	L2	L3	NEC 220.61(A)
NEUTRAL				
CALCULATED LOAD (NEC 215.5)	9,440 VA	8,220 VA	8,820 VA	5,980 VA
GENERAL LOAD	7,250 VA	2,250 VA	5,000 VA	
RECEPTACLE LOAD (NEC TABLE 220.44)				
1ST 10,000W	1,440 VA	1,960 VA	1,620 VA	
CONTINUOUS LOAD (NEC 215.2)	750 VA	3,000 VA	2,200 VA	
PLUS 25% (L1, L2, L3)	198 VA	750 VA	550 VA	
MOTOR LOAD (NEC 430.24)	0 VA	1,000 VA	0 VA	
PLUS 25% OF LARGEST MOTOR	0 VA	250 VA	0 VA	
KITCHEN LOADS (NEC 220.56)				
L1 (0 X 1) +	0 VA	0 VA		
L2 (0 X 1) +			0 VA	
L3 (0 X 1) +			0 VA	
TOTAL BALANCED LOAD (3 PHASE)	9,228 VA	9,220 VA	9,220 VA	
TOTAL UNBALANCED LOAD (1 PHASE)	140 VA	0 VA	140 VA	
TOTAL UNBALANCED LOAD (1 PHASE)	258 VA	0 VA	0 VA	
				5,980 VA
LINE AMPS BALANCED (3 PHASE)	76.9 A	76.9 A	76.9 A	
LINE AMPS UNBALANCED (1 PHASE)	1.3 A	0.0 A	1.3 A	
TOTAL	78.4 A	76.9 A	78.2 A	49.8 A
ADJUSTMENT FACTOR	0.8 A	0.8 A	0.8 A	0.0 A
TOTAL DESIGN LOAD	80.4 A	76.9 A	78.2 A	49.8 A
FAULT CURRENT CALCULATIONS				
Available Fault Current at Starting Point 5,300 AFC				
Calculate TF (8,300 AFC x 7200 PV x 1.732 x 3.0 %Z) = (100,000 x 45 KVA) = 69,003 TF				
Calculate TM (1 / (1 + 69,003 TF)) = 0.014 TM				
Calculate TFC (8,300 PV x 7200 PV x 0.014 TM x 8,300 AFC) (1 x 1.0 UA) + 32 MC) = 4,054 TFC				
Conductor Factor CF - Formula (1.732 x 30 x 1 x 4,054 TFC) = (18,596 C x 6 N x 208 SV) = 0.009 CF				
Conductor Multiplier CM - Formula (1 / (1 + 0.009 CF)) = 0.991 CM				
Conductor Let-Through Current CLC - Formula (4,054 TFC x 0.991 CM) = 4,018 CLC				
%Z - Transformer Impedance Nameplate %Z				
L - Length of Conductor				
UA - Utility Adjustment				
A - Amps				
AFC - Available Fault Current				
MC - Motor Contribution				
N - Number of Conductors Per Phase				
PV - Primary Voltage				
CF - Conductor Factor				
SV - Secondary Voltage				
CLC - Conductor Let-Through Current				
CM - Conductor Multiplier				
TFC - Transformer Let-Through Current				
TM - Transformer Multiplier				
KVA - Kilovolt Amps				
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LOAD CALCULATION FOR PANEL 4 (NEC 215.5)					NEC 220.61(A)
BASED ON THE 2017 NEC					
	L1	L2	L3		
CALCULATED LOAD (NEC 215.5)	9,440 VA	8,220 VA	8,820 VA		5,980 VA
GENERAL LOAD	7,250 VA	2,250 VA	5,000 VA		
RECEPTACLE LOAD (NEC TABLE 220.44)					
1ST 10,000W	1,440 VA	1,960 VA	1,620 VA		
CONTINUOUS LOAD (NEC 215.2)	750 VA	3,000 VA	2,200 VA		
PLUS 25% (L1, L2, L3)	198 VA	750 VA	550 VA		
MOTOR LOAD (NEC 430.24)	0 VA	1,000 VA	0 VA		
PLUS 25% OF LARGEST MOTOR	0 VA	250 VA	0 VA		
KITCHEN LOADS (NEC 220.56)					
L1 (0 X 1) +	0 VA	0 VA			
L2 (0 X 1) +			0 VA		
L3 (0 X 1) +			0 VA		
TOTAL BALANCED LOAD (3 PHASE)	9,228 VA	9,220 VA	9,220 VA		
TOTAL UNBALANCED LOAD (1 PHASE)	140 VA	0 VA	140 VA		
TOTAL UNBALANCED					5,980 VA
NEUTRAL					
L1 (NEUTRAL UNBALANCED PHASE)	70.8 A	0 A	70.8 A		
L2 (NEUTRAL UNBALANCED PHASE)	1.6 A	0 A	1.6 A		
L3 (NEUTRAL UNBALANCED PHASE)	1.6 A	0 A	1.6 A		
TOTAL UNBALANCED NEUTRAL	74.0 A	0 A	74.0 A		80.4 A
MAXIMUM NEUTRAL	74.0 A	0 A	74.0 A		80.4 A
TOTAL 3-PHASE LOAD	82.4 A	81.2 A	82.4 A		216 A
VOLTAGE DROP CALCULATION					
Three Phase	[1.2] $V_{drop} = 1.077 \times I \times L \times (R + X) = 1.077 \times 82.4 \times 100 \times (0.0001 + 0.0001) = 0.172 \text{ V}$				
Three Phase	[1.2] $V_{drop} = 1.077 \times I \times L \times (R + X) = 1.077 \times 81.2 \times 100 \times (0.0001 + 0.0001) = 0.170 \text{ V}$				
MINIMUM CIRCUIT AMPACITY (NEC 215.6) MIN TO 60 A (NEC 215.6) MIN TO 100 A (NEC 215.6)					
[Unbalanced Load L1, L2, L3, General and Receptacle Load] 100 A MIN TO 100 A (NEC 215.6)					
MULTI-CIRCUIT CALCULATION					
General Recept. 20% Receptacle 10% 100 A MIN TO 100 A (NEC 215.6) 100 A MIN TO 100 A (NEC 215.6)					
General Recept. 20% Receptacle 10% 100 A MIN TO 100 A (NEC 215.6) 100 A MIN TO 100 A (NEC 215.6)					
Determine net Through Current (L1, L2, Receptacle 20% 100 A MIN TO 100 A (NEC 215.6))					
A - Amps					
APC - Amps Per Circuit					
C - Circuit Amps					
C - Circuit Amps					
GCL - General and Through Current					
GCL - General and Through Current					
L - Load Current					
N - Net Unbalanced Current					
N - Net Unbalanced Current					
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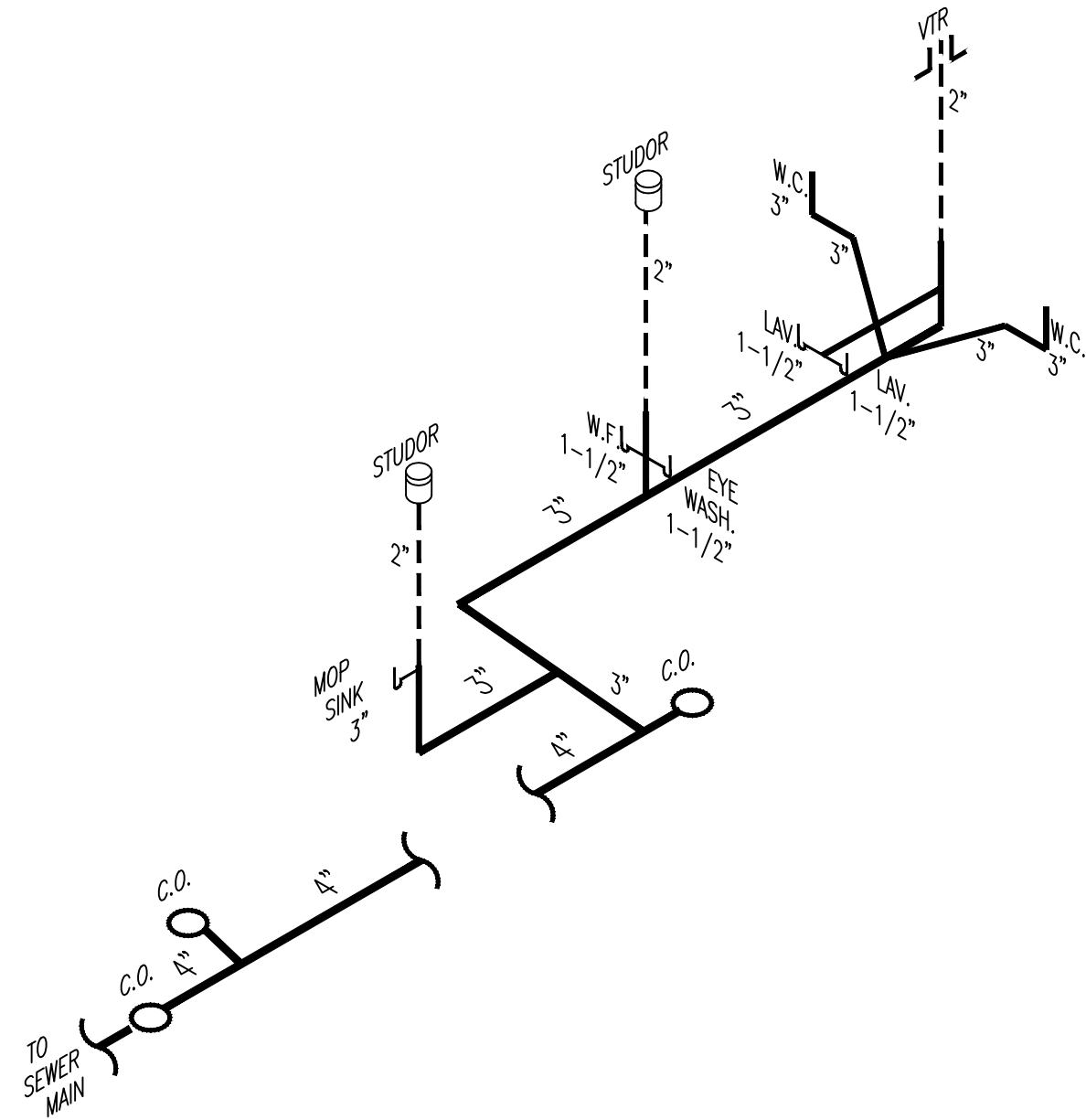


 WATER AND SANITARY PLUMBING PLAN (EXISTING)
Scale: 1/4" = 1'-0"

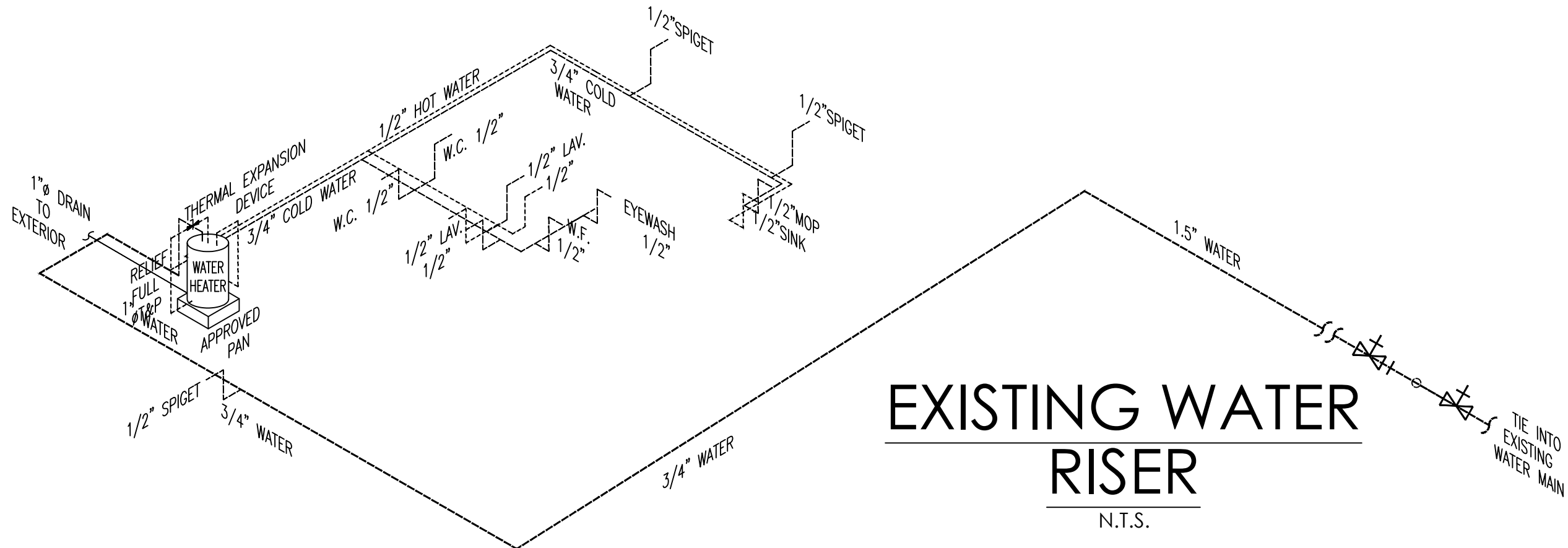
EXISTING PLUMBING FIXTURE SCHEDULE			
FIXTURE	LOCATION	MAKE	MODEL
WATER CLOSET	ADA REST ROOM	PROFLO	PF1203WH
LAVATORY - STANDARD	ADA REST ROOM	PROFLO	PF5414WH
FAUCET	ADA REST ROOM LAV	MOEN	L4621
WATER HEATER	PER FLOOR PLAN	A.O. SMITH	ECR40
DRINKING FOUNTAIN H-LOW	PER FLOOR PLAN	ELKAY	EZSTL8C
MOP SINK - FIBERGLASS	PER FLOOR PLAN	PROFLO	PFMB2424
FAUCET	MOP SINK	PROFLO	PF1118
EYE WASH	PER FLOOR PLAN	BRADLEY	S19224EW

PLUMBING LEGEND	
	VTR
	DWV LINE
	HOT WATER
	COLD WATER
	LAVATORY
	WATER CLOSET
	WATER FOUNTAIN
	DISH WASHER
	CLEAN OUT
	SHUT OFF VALVE
	SPIGOT

- PLUMBING NOTES:
- ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE SEVENTH EDITION.
 - ALL RESTROOM FACILITIES SHALL BE HANDICAP ACCESSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE SEVENTH EDITION.
 - PROVIDE (2) HANDICAP GRAB BARS, (1) 42" LONG BAR ADJACENT TO EACH WATER CLOSET AND (1) 36" LONG BAR AT THE BACK OF EACH WATER CLOSET MOUNTED AT 33"-36" A.F.F. (FBC 2020)
 - ALL LAVATORIES TO BE MOUNTED AT 34" A.F.F. MAX. WITH A MIN. OF 29" CLEAR LEG ROOM.
 - INSULATE WATER SUPPLY AND DRAIN LINES UNDER LAVATORY IN H.C. TOILETS.
 - PROVIDE SHUT OFF VALVES AND AIR CHAMBERS AT ALL FIXTURES.
 - WATER CLOSETS SHALL BE OF THE ELONGATED TYPE WITH OPEN FRONT NON-ABSORBENT SEAT; THE SEAT TO BE 18" A.F.F.
 - ALL DWV LINES ARE TO BE SCHEDULE 40 PVC, EXCEPT WATER LINES TO BE CPVC. FITTINGS CONNECTED WITH PVC TYPE SOLVENT CEMENT. CPVC SOLVENT SHALL BE OATEY FLOWGUARD GOLD OR EQUAL.
 - ALL PLUMBING FIXTURES SHALL BE OPERATED BY MEANS OF HANDICAP ACCESSIBLE LEVER CONTROLS, STAINLESS STEEL FINISH.
 - GENERAL CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED FOR A COMPLETE INSTALLATION AND FOR PROPER OPERATION OF PLUMBING SYSTEM, INCLUDING ALL WORK REQUIRED BY CODE OR REGULATORY AGENCIES.
 - ALL FIXTURES AND TRIM TO BE SELECTED BY OWNER.
 - HOT WATER ASSE 1070 VIXING VALVES AT ALL RESTROOM AND TREATMENT ROOM LAVATORIES PER FBC P416.5 & P607.1.2.
 - HOT WATER LINE TO BE INSULATED PER FBC P607.5 & ENERGY CONSERVATION C404.4.
 - INSTALL WATER HAMMER ARRESSTOR AT REFRIGERATORS AND HI-LOW WATER COOLERS.



EXISTING SANITARY
SEWER RISER
N.T.S.



EXISTING WATER
RISER
N.T.S.

DATE	BY	REVISION	DATE	BY	REVISION

RANMAR DEVELOPMENT, INC.
12645 RACE TRACK ROAD
TAMPA, FLORIDA 33626
(813) 854-4486

JAMES M. WINTER, P.E.
340 BAILEY STREET
SAFETY HARBOR, FLORIDA 34695
(727) 726-0355

JAMES M. WINTER, P.E. - FL. No. 18313
DATE SIGNED:

SCALE: AS STATED
DATE: 01/18/2022
DRWN BY: DG
CHKD BY: J.W.
PROJ. NO.: 472

PLUMBING PLAN
BENTLEY BUSINESS CENTER
LOT 2 BBC ADDITION
8950 66TH COURT
PINELLAS PARK, FLORIDA 33782

SHEET
P1.1