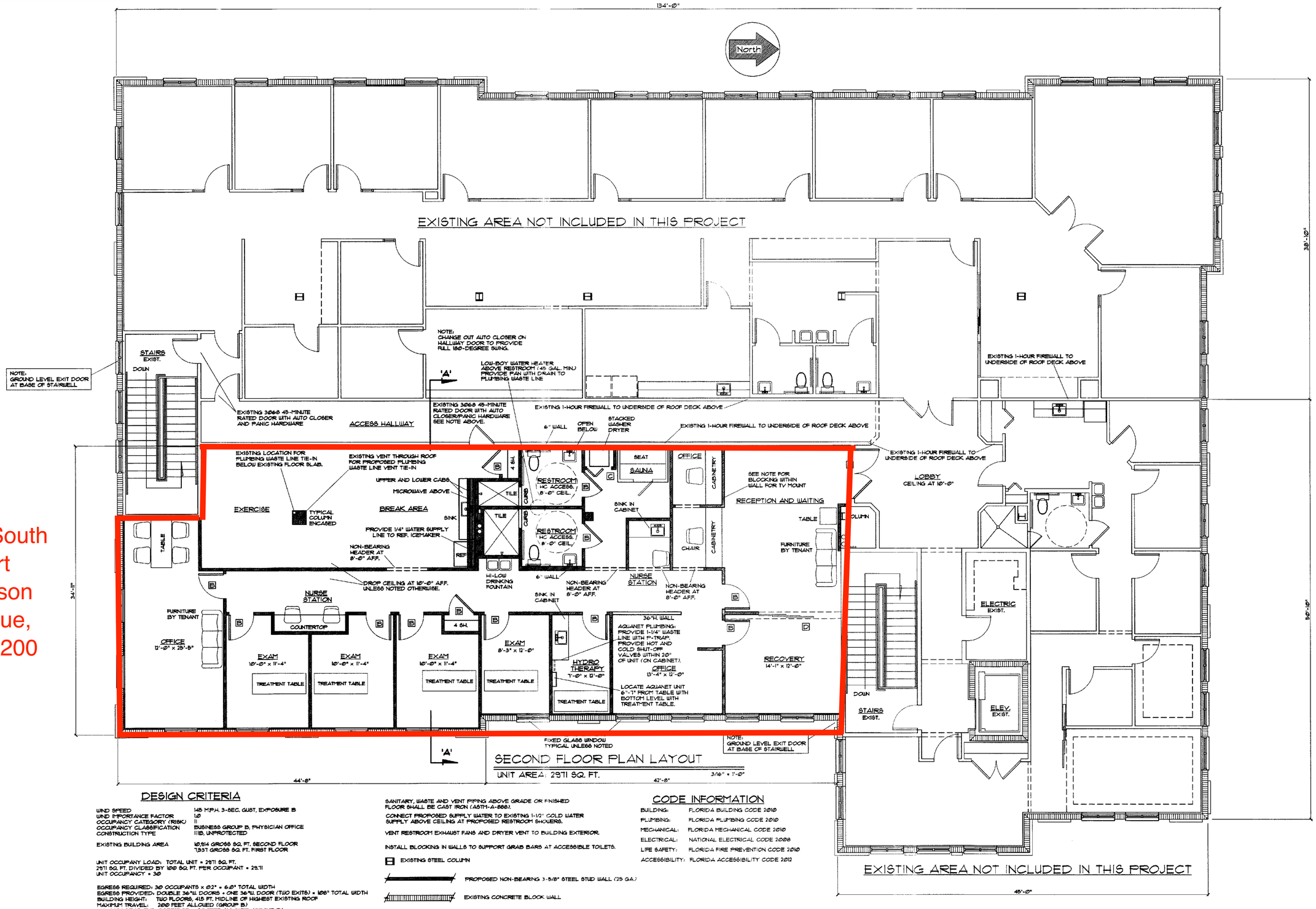
1001 South Fort Harrison Avenue, Suite 200



SECOND FLOOR PLAN LAYOUT

UNIT AREA: 2971 SQ. FT.

DESIGN CRITERIA

WIND SPEED	145 M.P.H. 3-SEC. GUST, EXPOSURE B
WIND IMPORTANCE FACTOR	1.0
OCCUPANCY CATEGORY (RISK)	II
OCCUPANCY CLASSIFICATION	BUSINESS GROUP B, PHYSICIAN OFFICE
CONSTRUCTION TYPE	IIIB, UNPROTECTED
EXISTING BUILDING AREA	10,814 GROSS SQ. FT. SECOND FLOOR 7,937 GROSS SQ. FT. FIRST FLOOR

UNIT OCCUPANY LOAD: TOTAL UNIT = 2971 SQ. FT.
2971 SQ. FT. DIVIDED BY 100 SQ. FT. PER OCCUPANT = 29.71
UNIT OCCUPANCY = 30

EGRESS REQUIRED: 30 OCCUPANTS x 0.2" = 6.0" TOTAL WIDTH
EGRESS PROVIDED: DOUBLE 36"W. DOORS + ONE 36"W. DOOR (TWO EXITS) = 108" TOTAL WIDTH
BUILDING HEIGHT: TWO FLOORS, 41.5 FT. MIDLINE OF HIGHEST EXISTING ROOF
MAXIMUM TRAVEL: 200 FEET ALLOWED (GROUP B)
MAXIMUM DEAD END CORRIDOR: 20 FEET ALLOWED (GROUP B)
MINIMUM NUMBER OF EXITS: 2nd FLOOR: 2 REQUIRED, 2 PROVIDED

TENANT SEPARATION: 1-HOUR

EXISTING EXIT STAIRWELLS ARE 1-HOUR FIRE RATED

THIS INTERIOR BUILD-OUT IS DESIGNED WITHIN A TOTALLY ENCLOSED STRUCTURE.

REFER TO MANUFACTURER SPECS FOR PREFABRICATED INFRARED SAUNA BY CRYSTAL SAUNA.

ALL PROPOSED FLOOR COVERING IS VINYL COMPOSITE TILE (VCT).

SANITARY, WASTE AND VENT PIPING ABOVE GRADE OR FINISHED FLOOR SHALL BE CAST IRON (ASTM-A-888).

CONNECT PROPOSED SUPPLY WATER TO EXISTING 1-1/2" COLD WATER SUPPLY ABOVE CEILING AT PROPOSED RESTROOM SHOWERS.

VENT RESTROOM EXHAUST FANS AND DRYER VENT TO BUILDING EXTERIOR.

INSTALL BLOCKING IN WALLS TO SUPPORT GRAB BARS AT ACCESSIBLE TOILETS.

EXISTING STEEL COLUMN

PROPOSED NON-BEARING 3-5/8" STEEL STUD WALL (25 GA.)

EXISTING CONCRETE BLOCK WALL

EXISTING INTERIOR WALL

ALL ROOM SIZES, AS NOTED, ARE APPROXIMATE. ALLOW FOR P.T. FURRING, INSULATION AND DRYWALL TO DETERMINE EXACT MEASUREMENTS.

VERIFY EXISTING WATER PRESSURE IS WITHIN ADEQUATE RANGE REQUIRED FOR INSTALLATION OF AQUANET HYDROTHERAPY UNIT. REFER TO MANUFACTURER SPECIFICATIONS - PRIME PACIFIC HEALTH INNOVATIONS CORP. 1-800-223-3374

CODE INFORMATION

BUILDING:	FLORIDA BUILDING CODE 2010
PLUMBING:	FLORIDA PLUMBING CODE 2010
MECHANICAL:	FLORIDA MECHANICAL CODE 2010
ELECTRICAL:	NATIONAL ELECTRICAL CODE 2008
LIFE SAFETY:	FLORIDA FIRE PREVENTION CODE 2010
ACCESSIBILITY:	FLORIDA ACCESSIBILITY CODE 2012

TV MOUNT WALL BLOCKING NOTE:
SEE PLAN FOR LOCATIONS OF WALL BLOCKING WITHIN FOUR OFFICES, WAITING AREA, BREAK ROOM AND WITHIN CONFERENCE ROOM AS NOTED. VERIFY INSTALLATION HEIGHT WITH TENANT (APPROX. 6'-4" A.F.F.). RECESS INTO WALL STUDS 1-2x12 ON EDGE ACROSS THREE STUDS. FASTEN BLOCKING TO STUDS WITH THREE 1-1/2" FLATHEAD WOOD SCREWS AT EACH STUD (DOUBLE STUDS AT BOTH ENDS).

* I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODES.

REVISIONS	BY
REVISE AREA AT NURSE STATION	RJ 11 2-15

CONSTRUCTION PLANS AND SPECIFICATIONS FOR
2nd FLOOR INTERIOR OFFICE BUILD-OUT WITHIN EXISTING
HARBOR OAKS PROFESSIONAL CENTER
1001 S. FORT HARRISON AVE. SUITE 203 CLEARWATER, FL
CORNER OF S. FORT HARRISON AVE. AND MAGNOLIA DR.

JAMES TIPPENS
PE #12217 CA #5499

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NEW PORT RICHEY, FL 34652
PH. (727) 848-2921

DRAWN	RJ 11
CHECKED	OJT
DATE	JANUARY 2015
SCALE	SHOWN
JOB NO.	14 - 4032 - C
SHEET	2 OF 9