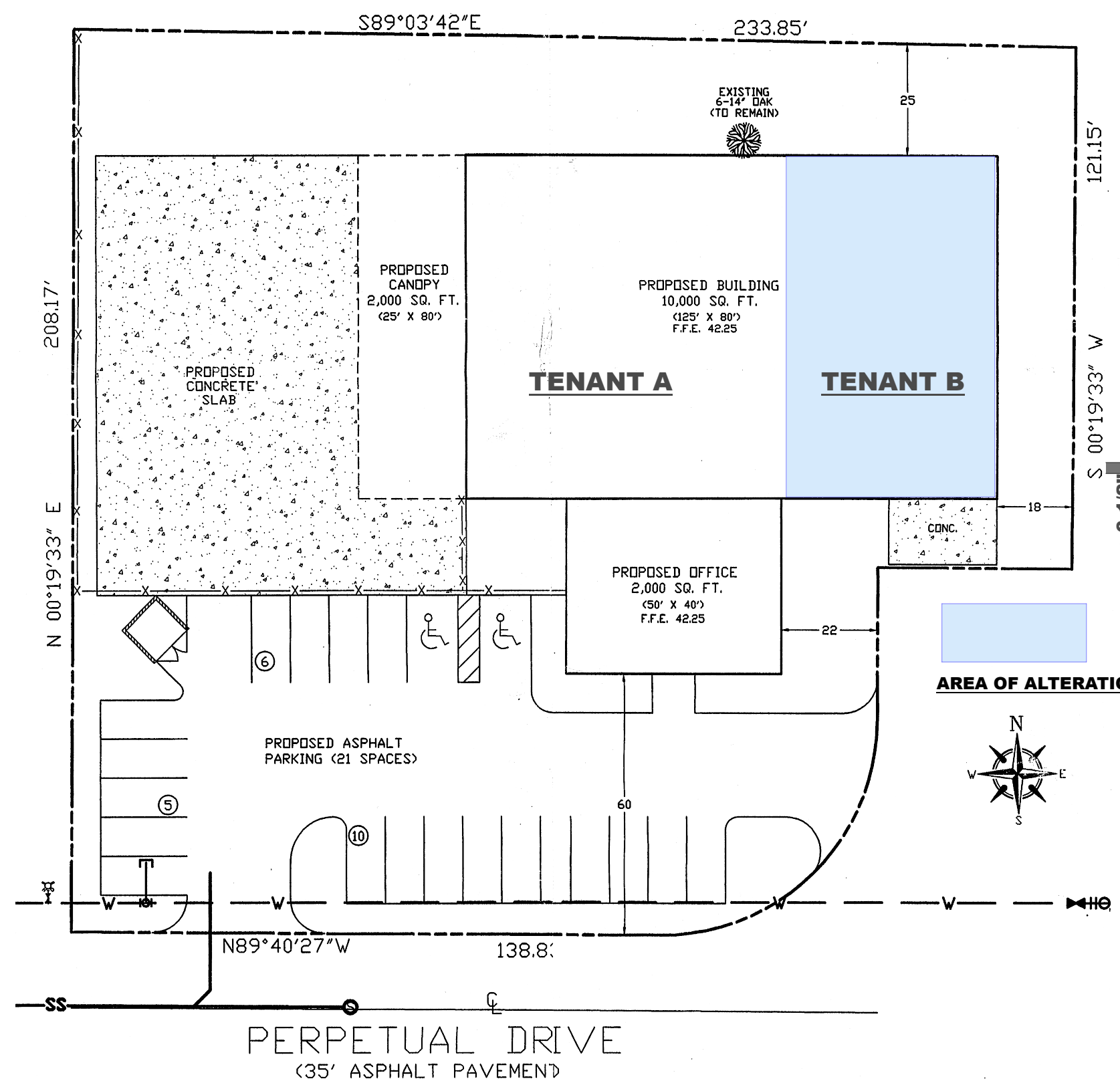
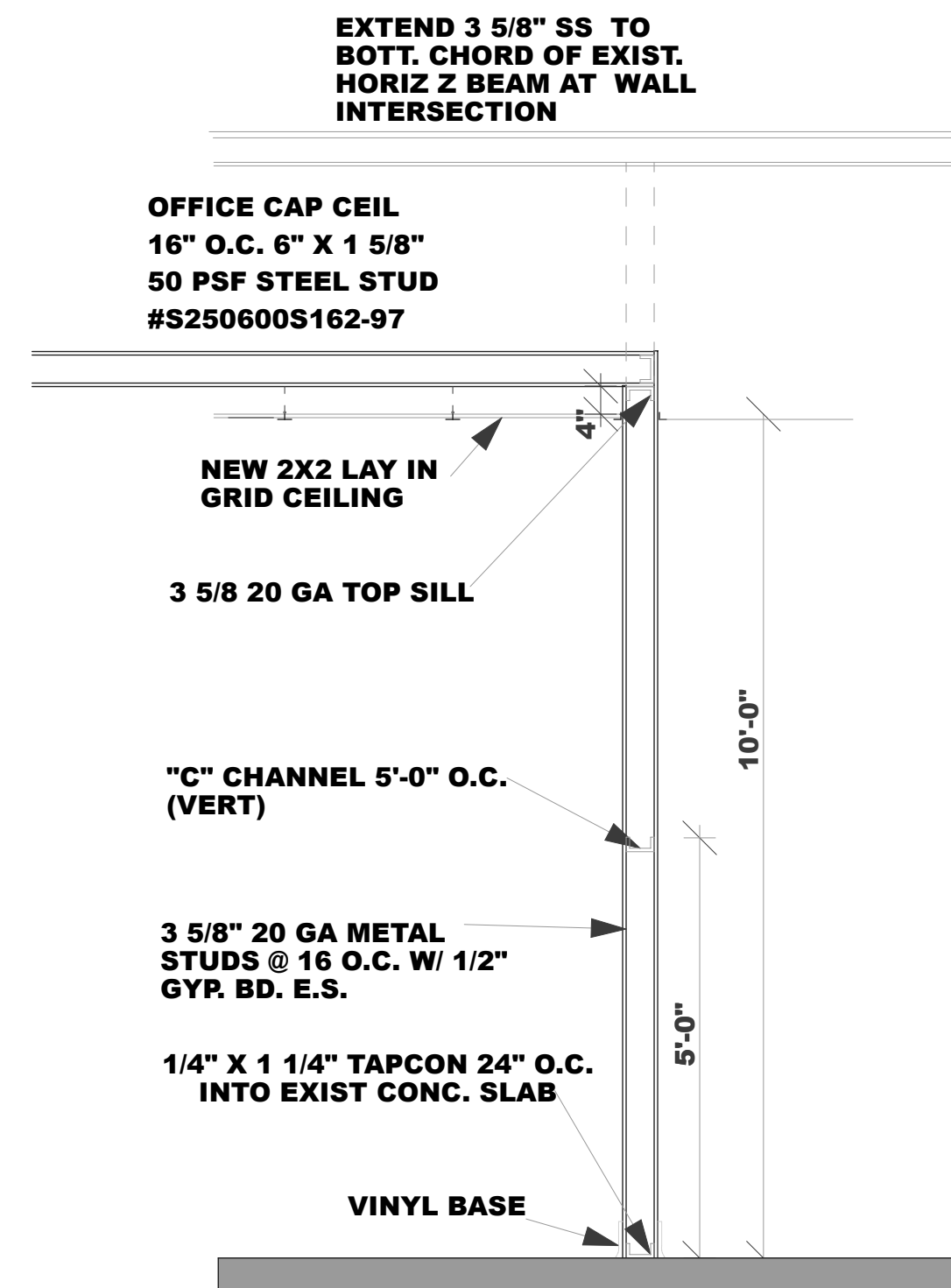


TENANT SPACE B AUTOMOTIVE SERVICE



1
A-1 **SURVEY**
SCALE: 1" = 30'

LEGAL DESCRIPTION:
LOT 7, WEST PASCO INDUSTRIAL PARK PHASE II UNIT 1, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 101 & 102, OF THE
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

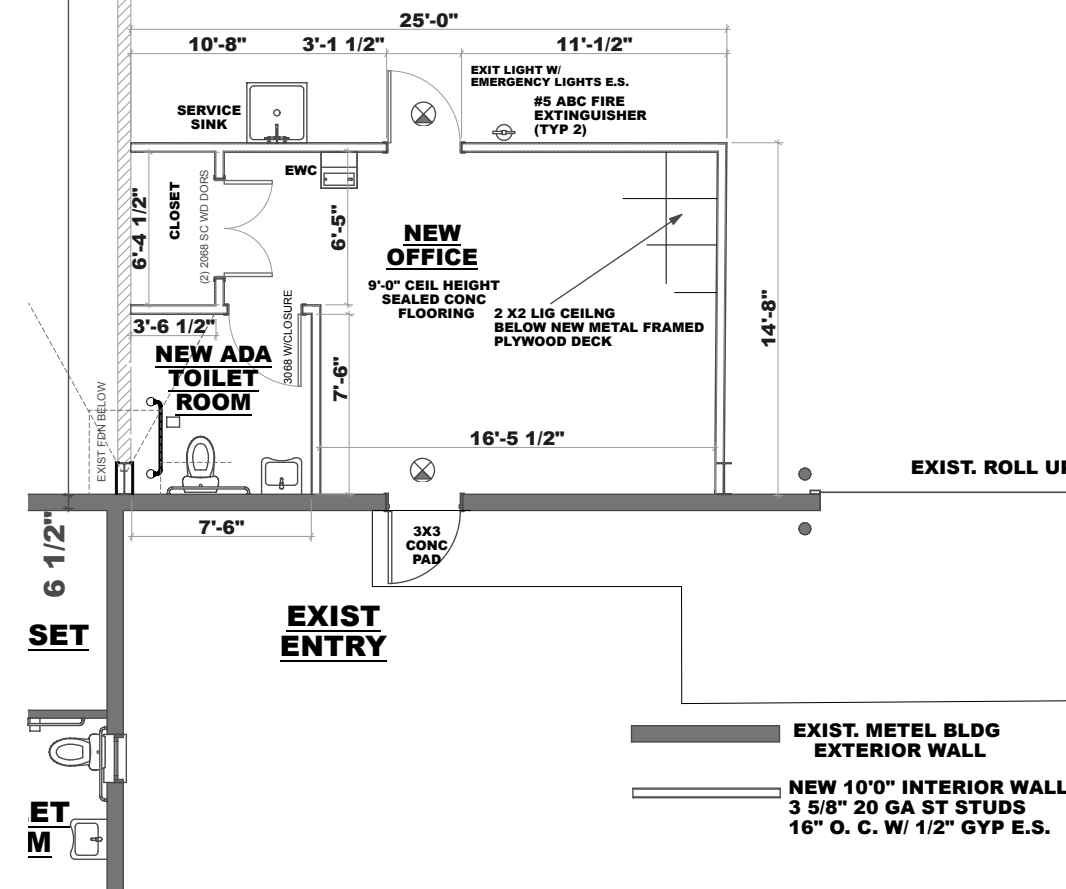


5
A-1 **OFFICE WALL SECTION**
SCALE: 1/2" = 1'-0"

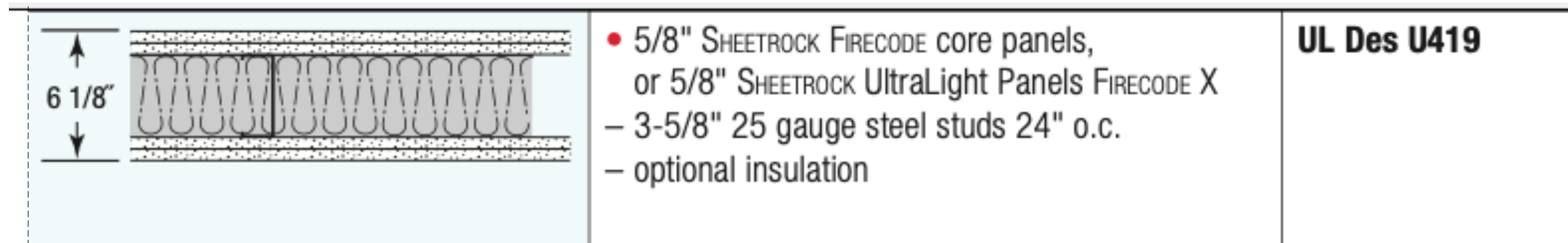
TENANT B
INDUSTRIAL
AUTO REPAIR SHOP
CEILING HEIGHT VARIES 16'- 18'-5" +/-
FFE = 42.25

2 HR TENANT SEPARATION WALL
5/8" TYP X GYP E.S.
20 GA 3 5/8" STEEL STUDS
UL 419 SEE DETAIL BELOW

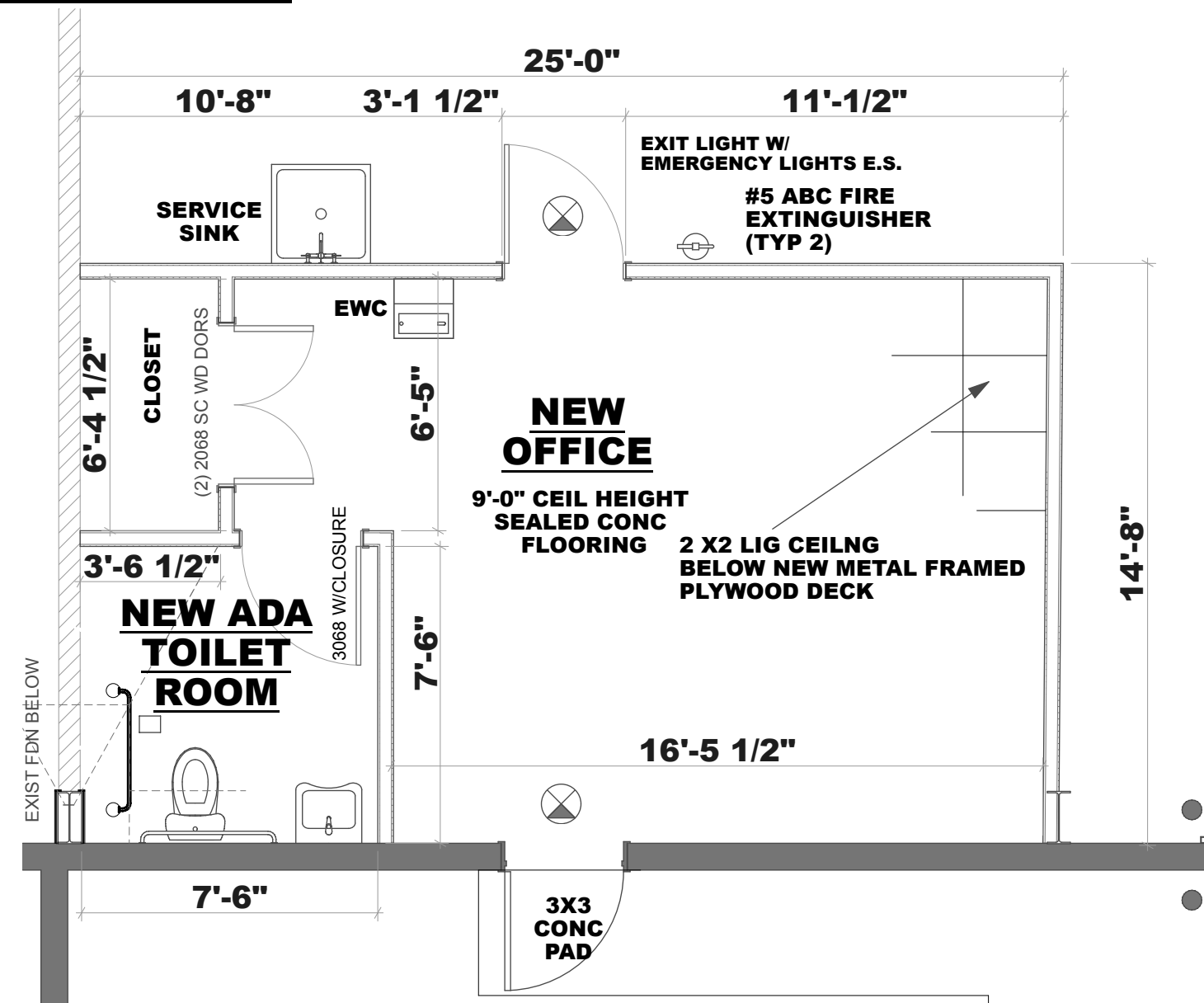
EXISTING LOW
VOLTAGE LIGHTING
TO REMAIN WITHIN
SERVICE AREA
N.I.C.



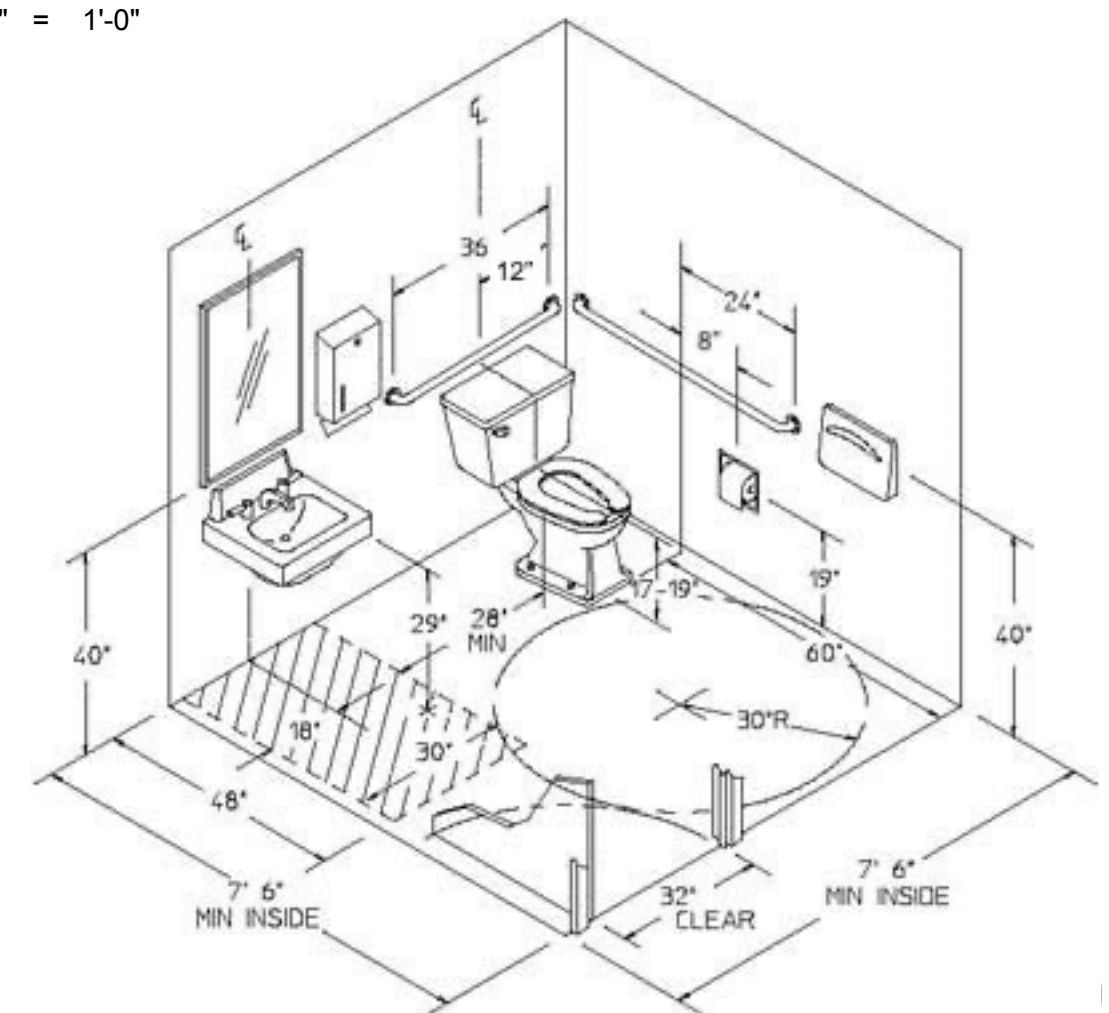
3
A-1 **NEW FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2 HR TENANT SEPARATION WALL



4
A-1 **OFFICE PLAN**
SCALE: 1/4" = 1'-0"



2
A-1 **ADA RESTROOM DETAIL**

SCOPE OF WORK

INTERIOR ALTERATION LEVEL 2 TO EXISTING MERCANTILE / WAREHOUSE OCCUPANCY, TO PROVIDE FOR INDUSTRIAL OCCUPANCY (AUTO REPAIR) W/ 1 OFFICE AND W/ 2HR TENANT SEPARATION WALL AS SHOWN (UL 419).

PLUMBING WORK TO INCLUDE (1) NEW HANDICAP TOILET ROOM, (1) SERVICE SINK AND (1) ELEC WATER COOLER.

ELECTRICAL TO INCLUDE NEW OFFICE OUTLETS, LIGHT FIXTURES AS SHOWN ALL OFFICES TO HAVE OCCUPANT SENSOR CONTROLS PER FLA ENERGY CONSERVATION CODE

MECHANICAL WORK TO INCLUDE (1) NEW MINI-SPLIT AIR HANDER UNIT

BUILDING CATEGORY II
FLOOD ZONE X

ALL PLANS DESIGNED IN ACCORDANCE WITH THE 2023 (8TH EDITION) FLORIDA BUILDING CODES,

FLORIDA 2023 ENERGY CONSERVATION (C 402.1) CODE

2020 NATIONAL ELEC CODE, FIRE PREVENTION CODE.

ZONING:
REZONED RZ #2476, APPROVED
5/22/1984 I-2, HEAVY INDUSTRIAL

LAND USE:
I-H INDUSTRIAL HEAVY

BUILDING DATA

TOTAL BUILDING SF = 12,000 SF

TENANT SPACE A

MERCANTILE = 6000
BUSINESS AREA = 2000
CANOPY COVER = 2000

TENANT SPACE B

INDUSTRIAL (NFPA) = 4000
STORAGE (S-1) FBC

TOTAL OCCUPANTS
S-1 AUTO REPAIR = 13

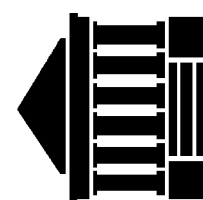
PLUMBING FIXTURES REQ:
(1) WC
(1) LAV
(1) DRINKING FOUNTAIN
(1) SERVICE SINK

EXITS REQUIRED 2 PROVIDED 2

PARCH@GATE.NET

PATRICIA M. STOUGH, AIA (727) 733-3769

Patricia M. Stough, AIA
the Architect, Inc.



1634 SAN ROY DRIVE, DUNEDIN, FL 34698

AR 0010684

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MLB

1 00/00/2025 CLIENT REVIEW

CITY ELECTRIC
11600 SAN ROY DRIVE
DUNEDIN, FL 34698

COVER SHEET

MLB

DATE: 07/14/2025

PROJECT ID: 29-26-17-0040-00000-0070

25-12

A-1

ELECTRICAL PANEL SCHEDULE, AND
RISER ATTACHED AS SEPARATE PAGES