

FIRE SPRINKLER NOTE:

SIGNED AND SEALED FIRE SPRINKLER DRAWINGS BY A LICENSED SPRINKLER CONTRACTOR SHALL BE SUBMITTED TO THE BUILDING AND FIRE DEPARTMENTS FOR APPROVAL PRIOR TO INSTALLATION.

FIRE ALARM NOTE:

SIGNED AND SEALED FIRE ALARM DRAWINGS BY A LICENSED ALARM CONTRACTOR SHALL BE SUBMITTED TO THE BUILDING AND FIRE DEPARTMENTS FOR APPROVAL PRIOR TO INSTALLATION.

APPLICABLE CODES

1. FLORIDA BUILDING CODE, BUILDING VOLUME, 6TH EDITION 2017
2. FLORIDA FIRE PREVENTION CODE, 6TH EDITION 2017
3. FLORIDA BUILDING CODE, PLUMBING VOLUME, 6TH EDITION 2017
4. FLORIDA BUILDING CODE, MECHANICAL VOLUME, 6TH EDITION 2017
5. FLORIDA BUILDING CODE, FUEL GAS VOLUME, 6TH EDITION 2017
6. NFPA 70, NATIONAL ELECTRIC CODE, 2014
7. FLORIDA BUILDING CODE, ACCESSIBILITY CODE, 6TH EDITION 2017

BUILDING CODE REQUIREMENTS

- BUILDING OCCUPANCY (CH. 3)**
GROUP B - PROFESSIONAL OFFICE
- SPECIAL OCCUPANCY (CH. 4)**
NOT APPLICABLE
- BUILDING LIMITATIONS (CH. 5) EXISTING**
CONSTRUCTION TYPE - TYPE IIB SPRINKLER
- ALLOWABLE HEIGHT (FEET) - 75'**
ACTUAL HEIGHT (FEET) - 40'
ALLOWABLE HEIGHT (STORIES) - 4
ACTUAL HEIGHT (STORIES) - 3
ALLOWABLE TABULAR AREA - 92,000
- ACTUAL 1ST FLOOR SQ FT - 25,000 SQ. FT.**
SUITE 1001 INTERIOR IMPROVEMENTS
2,890 SQ. FT.

INTERIOR FINISHES (CH. 8) -
MINIMUM REQUIRED CLASSIFICATION
EXITS - B
EXIT ACCESS - B
OTHER SPACES - C

FIRE PROTECTION SYSTEMS (CH. 9)
FIRE PROTECTION SYSTEMS (CH. 9)
FIRE SYSTEM IS PART OF THIS PROJECT. THE SYSTEM IS EXISTING WILL BE DESIGN BY LICENSE ENGINEER AND PERMITTED BY LICENSED FIRE SUPPRESSION COMPANY FOR APPROVAL.

FIRE ALARM
THIS BUILDING IS CURRENTLY MONITORED. A LICENSED ALARM COMPANY WILL DESIGN AND SUBMITTED SEPARATE DRAWINGS FOR APPROVAL.

MEANS OF EGRESS

OCCUPANT PER TENANT -
OFFICE 2,890 SQ FT/ 100 GROSS = 29 PEOPLE
TOTAL 29 PEOPLE

MIN. NUMBER OF EXITS - 2
MAX. TRAVEL DISTANCE TO EXIT - 200 FEET
MAX. DEAD END CORRIDOR LENGTH - 20 FEET
EGRESS WIDTH PER PERSON
LEVEL - 0.2 IN.
STAIRS - 0.3 IN.
MIN. CORRIDOR WIDTH - 44 IN.
MIN. CLEAR OPENING OF EXIT DOORS - 32 IN.

FIRE RESISTANCE RATINGS (CHS. 6, 7) EXISTING

1. INTERIOR BEARING WALLS OHR
2. INTERIOR NON BEARING PARTITIONS OHR
3. COLUMNS OHR
4. BEAMS, GIRDERS, TRUSSES, AND ARCHES SUPPORTING ONE ROOF ONLY OHR
5. ROOF/ CEILING CONSTRUCTION OHR
6. EXTERIOR BEARING WALLS HORIZONTAL SEPARATION: OHR

OFT TO 3FT 2 (0%)
OVER 3FT TO 10FT 1 (10%)
OVER 10FT TO 20FT 1 (20%)
OVER 20FT TO 30FT 1 (40%)
OVER 30FT 1 (NL)

7. EXTERIOR NON BEARING WALLS HORIZONTAL SEPARATION:

OFT TO 3FT 2 (0%)
OVER 3FT TO 10FT 1 (10%)
OVER 10FT TO 20FT 1 (20%)
OVER 20FT TO 30FT NC (40%)
OVER 30FT NC (NL)

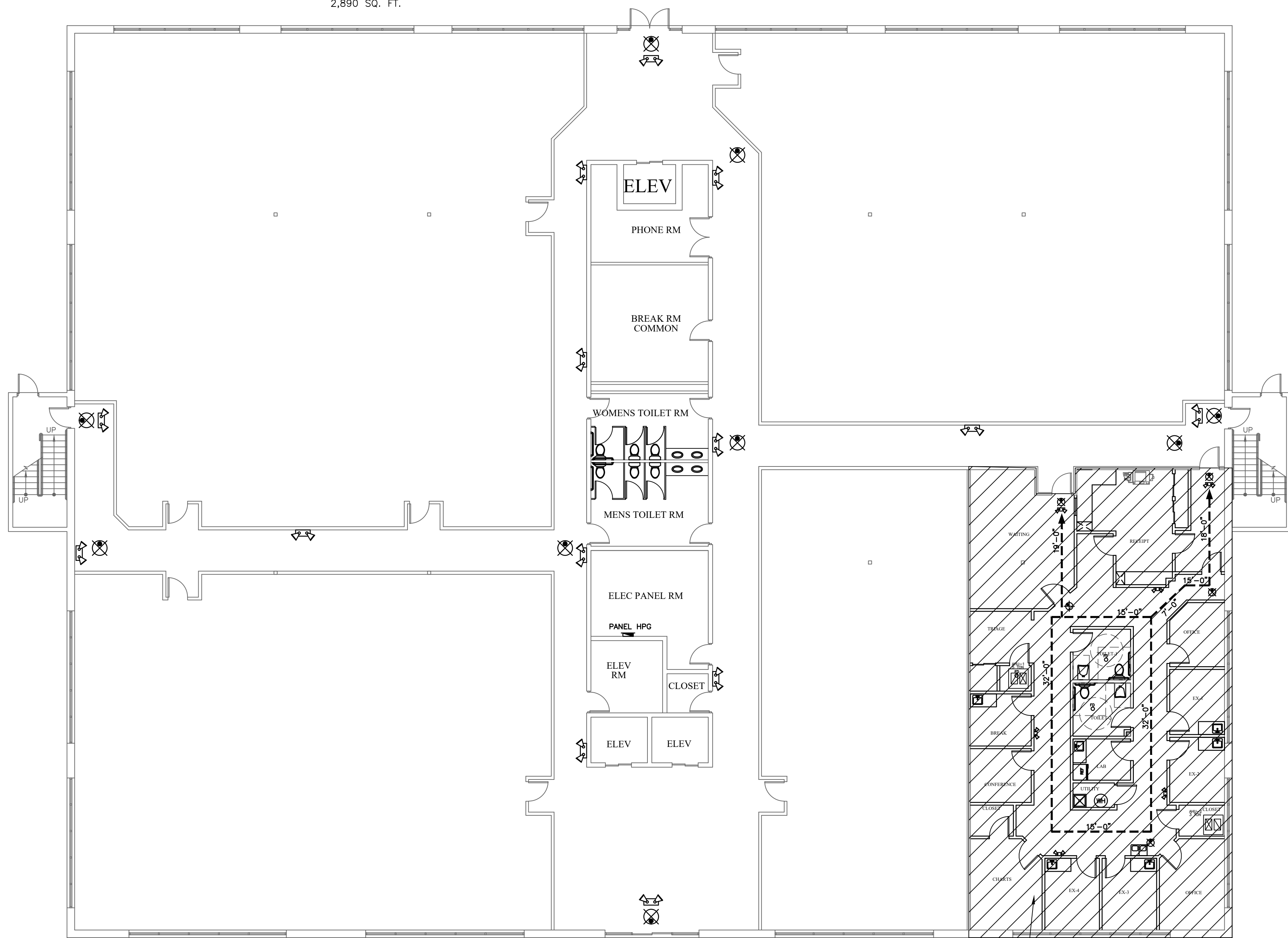
8. FIRE RATING SEPARATIONS

FLOOR SEPARATIONS - -
TENANT SEPARATIONS - -
GARAGE SEPARATIONS - -
SHAFT WALL - -
STAIR AND ELEVATOR - -

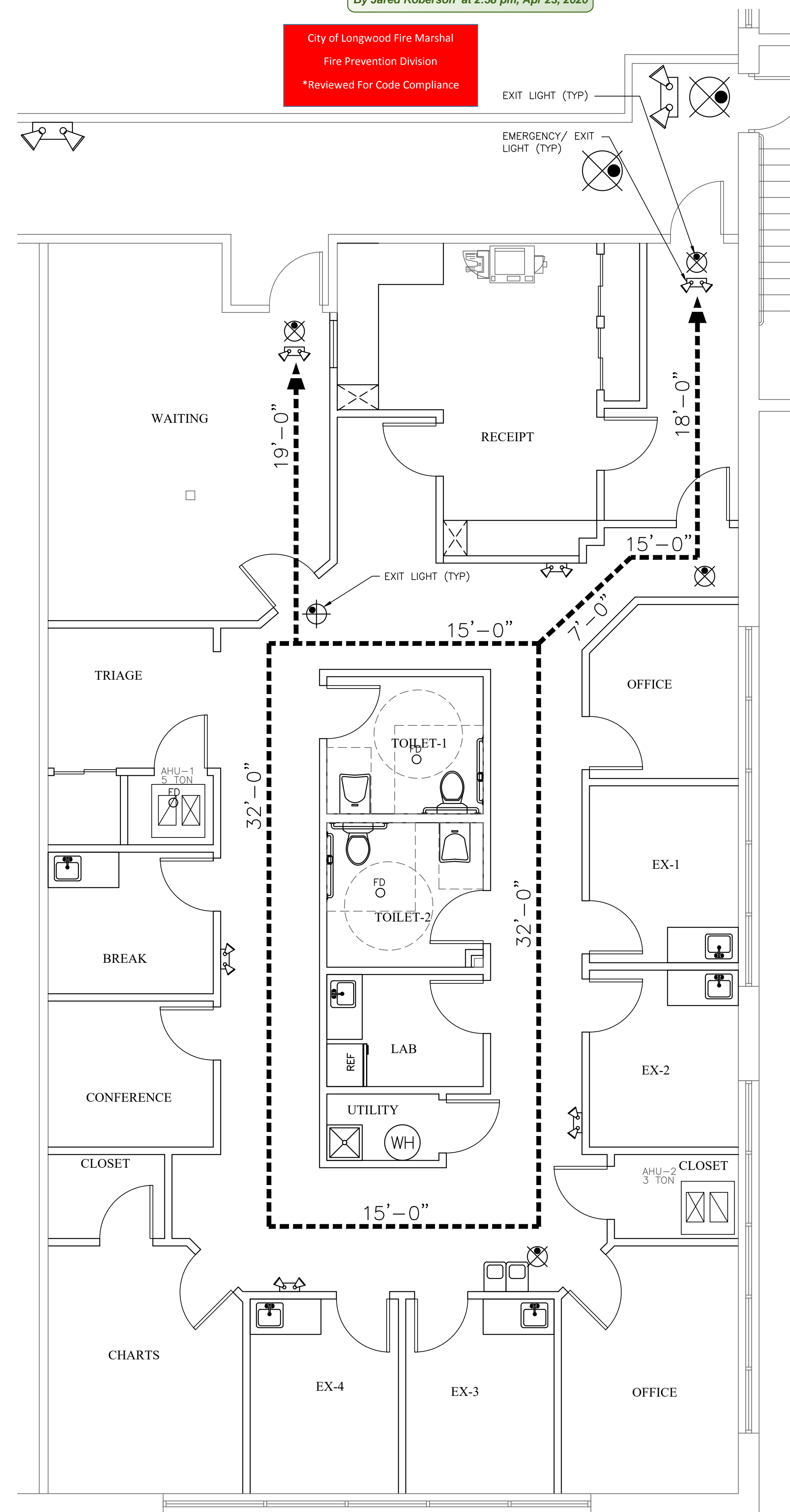
City of Longwood
Building Division
Phil Reese
Approved

APPROVED
By Jared Roberson at 2:58 pm, Apr 23, 2020

City of Longwood Fire Marshal
Fire Prevention Division
*Reviewed For Code Compliance



2,890 SQ FT AREA OF SCOPE OF WORK (TYP)



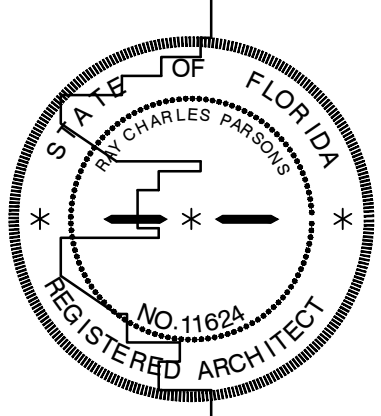
1 A001 LIFE SAFETY - TENANT ALTERATION
SCALE: 1/8"=1'-0"

1 A001 1ST FLOOR KEY PLAN
SCALE: 1/8"=1'-0"

REVIEW COMMENTS	BY
07/10/2019	

CENTRAL FLORIDA BUILDING CORP
LIC# CBC1257020
815 MABBETTE ST, STE 108
KISSIMMEE, FL 34741
PH: 321-445-2141
FAX: 866-281-1551

Ray E. Parsons Architect PLLC
Architects / Planners
117B Broadway Ave - Kissimmee, Florida 34741
Phone: (407) 908-0901 - Fax: (407) 846-8604 - E-mail: ray@parsonsgroup.net
Reg. #AR0011624



587 E STATE RD 434
SUITE 1001
CITY OF LONGWOOD, FLORIDA

DRAWN	SW
CHECKED	RCP
DATE	03/31/2020
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	

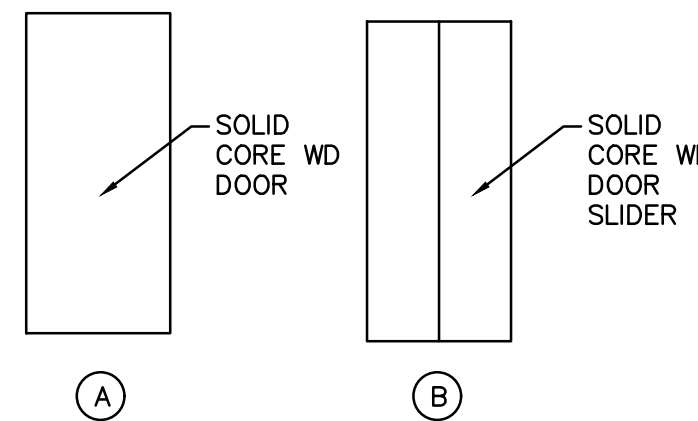
A001

HARDWARE KEY NOTES

BT	1 1/2" PAIRS BUTTS (PER LEAF)
CL	CLOSER
TH	THRESHOLD
KL	KEYED LOCK
PL	PRIVACY LOCK
PS	PASSAGE LOCK
DB	DEAD BOLT (KEY LOCK BOTH SIDES)
WS	WEATHER STRIPPING
FB	FLUSH BOLT (2)
KP	KICK PLATE
ST	WALL OR FLOOR STOP
PP	PUSH / PULL
PB	PANIC BAR (1 PER DOOR)
TH	THUMB TURN

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	THK	TYPE	FRAME	HARDWARE	FIRE RT
1	EXISTING	-	-	-	-	
2	3'-0" X 6'-8"	1 3/4"	A	HM	BT, KL, ST	
3	3'-0" X 6'-8"	1 3/4"	A	HM	BT, PS, ST	
4	3'-0" X 6'-8"	1 3/4"	A	HM	BT, PL, ST	
5	3'-0" X 6'-8"	1 3/4"	A	HM	SLIDER	



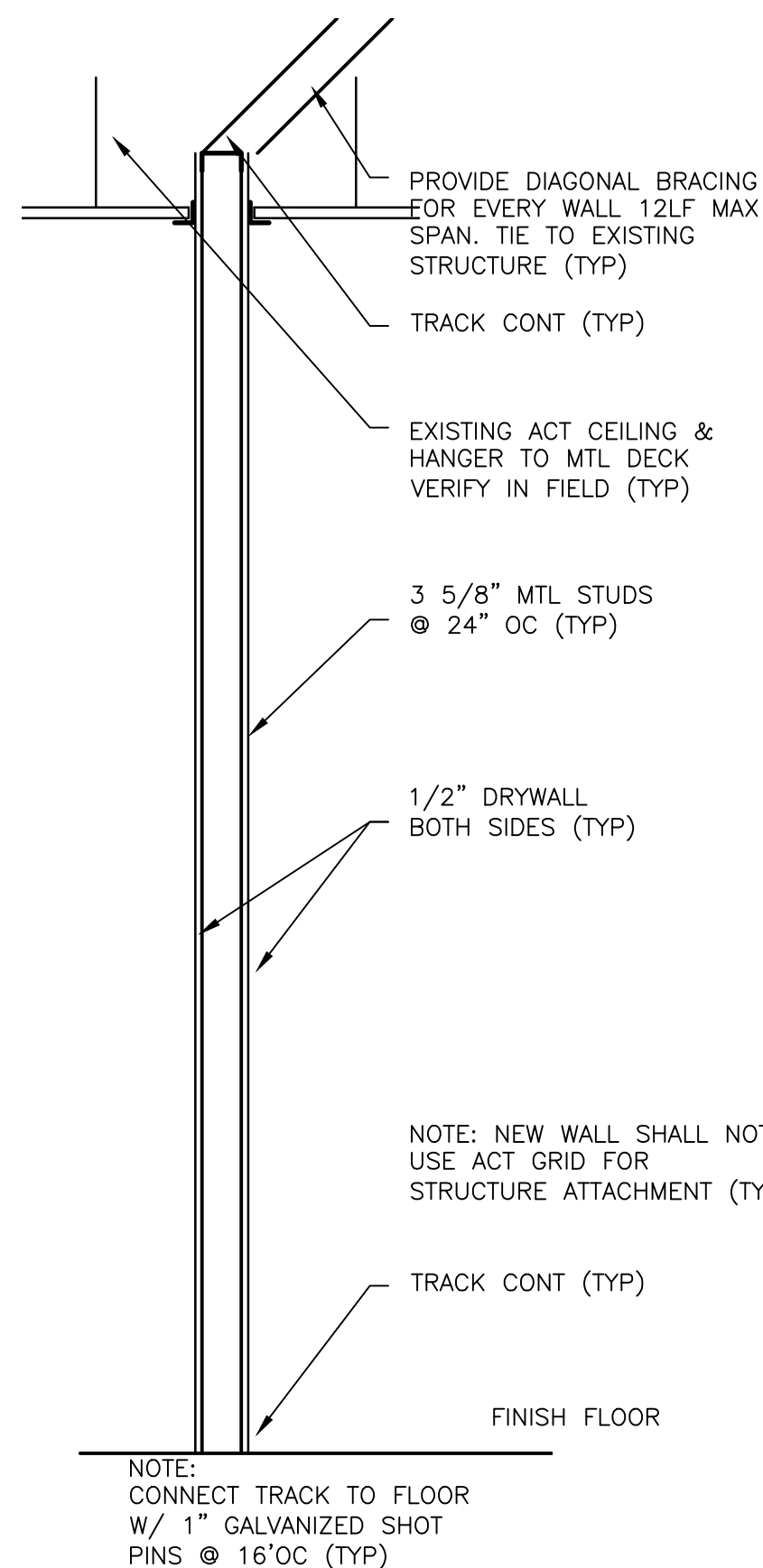
DOOR NOTES:

- ALL DOORS SHALL COMPLY WITH FBC 1008.9.2 HARDWARE HEIGHT, FBCA 309 OPERABLE PARTS, AND FBCA 404.2.7 DOOR AND GATE HARDWARE.
- MANEUVERING CLEARANCES AT DOORS SHALL BE IN ACCORDANCE W/ FBCA 305 CLEAR FLOOR OR GROUND SPACE.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	COMMENTS
WAITING			2 COATS LATEX	2'x2' ACOUST SUSP.	HEIGHT 8'-6"
OFFICES					HEIGHT 8'-6"
RECEIPT					HEIGHT 8'-6"
BREAK					HEIGHT 8'-6"
TRIAGE					HEIGHT 8'-6"
CONFERENCE					HEIGHT 8'-6"
CLOSET					HEIGHT 8'-6"
CHARTS					HEIGHT 8'-6"
EXAM 1 - 4					HEIGHT 8'-6"
UTILITY					HEIGHT 8'-6"
LAB					HEIGHT 8'-6"
TOILET 1 - 2					HEIGHT 8'-6"

City of Longwood
Building Division
Phil Kossow
Approved



WALL KEY NOTE LEGEND

- EXISTING WALL SYSTEM TO REMAIN
- 3 5/8" STEEL STUDS @ 24" O.C (TYP.) W/ 1/2" GYP. BD. FINISH EACH SIDE, W/ 3 1/2" SOUND BATT INSULATION. EXTEND GYP. BD. UP TO 4" ABOVE HIGHEST ADJACENT CEILING
- EXISTING SEPARATION WALL
- 6" STEEL STUDS @ 24" O.C (TYP.) W/ 1/2" GYP. BD. FINISH EACH SIDE, W/ 3 1/2" SOUND BATT INSULATION. EXTEND GYP. BD. UP TO 4" ABOVE HIGHEST ADJACENT CEILING

WALL LEGEND

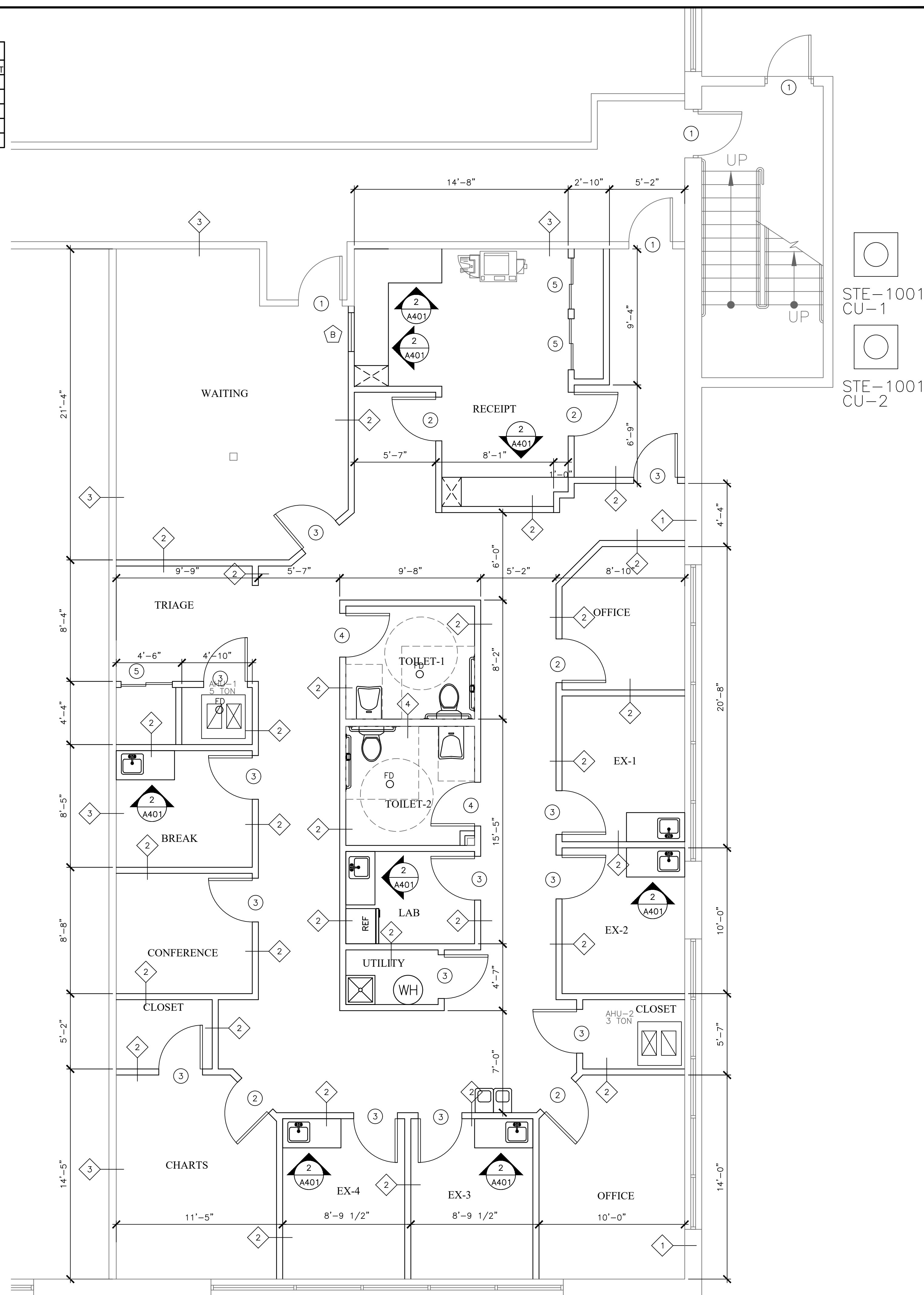
- EXISTING WALL
- EXIST. STOREFRONT
- NEW STOREFRONT
- WALL, CONSTRUCT AS NOTED IN WALL KEY NOTES

TOILET ACCESSORIES

PROVIDE 1 EACH OF THE FOLLOWING TOILET ACCESSORIES IN EACH TOILET:

- PAPER TOWEL DISPENSER
- 1 1/2" GRAB BAR 36" LG. ON BACK WALL
- 1 1/2" GRAB BAR 42" LG. ON SIDE WALL
- 18" x 24" WALL MIRROR U.N.O.
- TOILET TISSUE DISPENSER

* PROVIDE BLOCKING IN WALLS AS NEEDED TO INSTALL ACCESSORIES



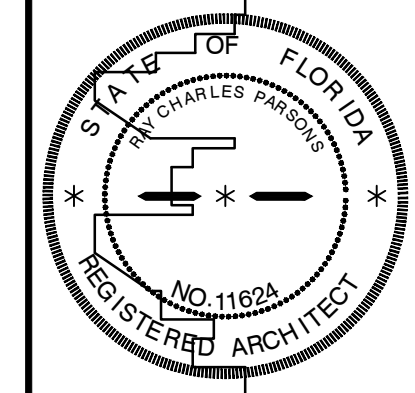
FLOOR PLAN
SCALE: 1/8"=1'-0"

STE-1001
CU-1

STE-1001
CU-2

CENTRAL FLORIDA BUILDING CORP
LIC# CBC1257020
815 MABBETTE ST, STE 108
KISSIMMEE, FL 34741
PH: 321-445-2141
FAX: 866-281-1551

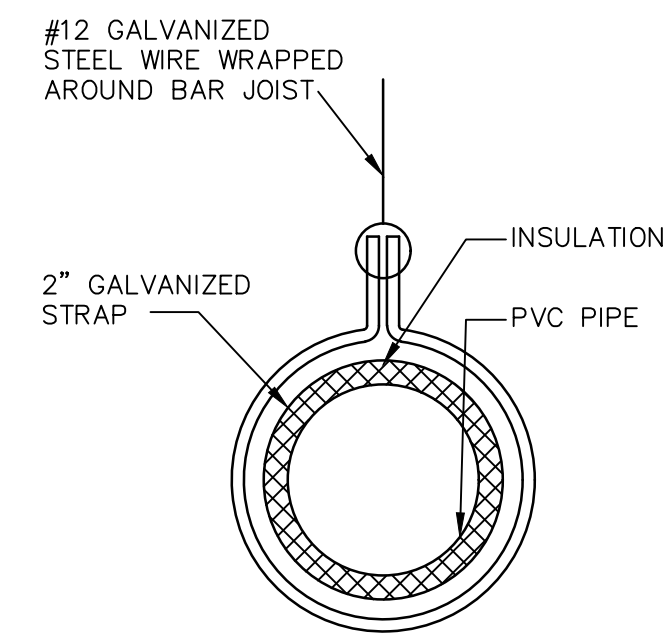
Ray E. Parsons Architect PLLC
Architects / Planners
117B Broadway Ave - Kissimmee, Florida 34741
Phone: (407) 906-0001 - Fax: (407) 946-8604 - E-mail: ray@parsonsgroup.net
Reg. #AB001624



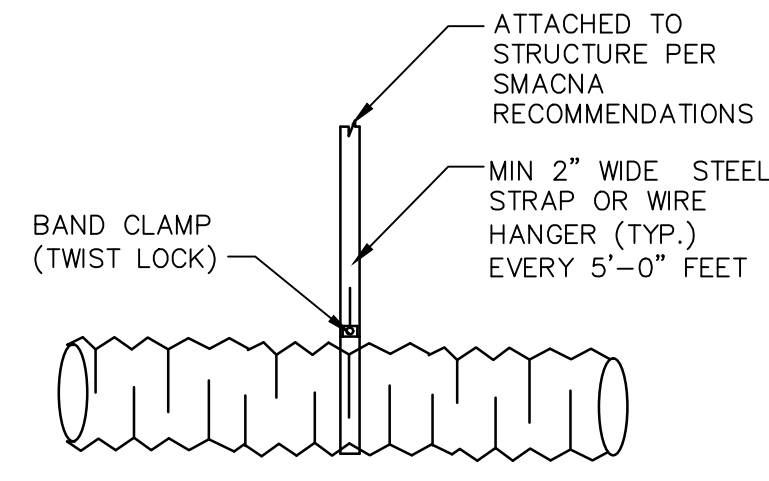
587 E STATE RD 434
SUITE 1001
CITY OF LONGWOOD, FLORIDA

DRAWN	SW
CHECKED	RP
DATE	03/21/2020
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	

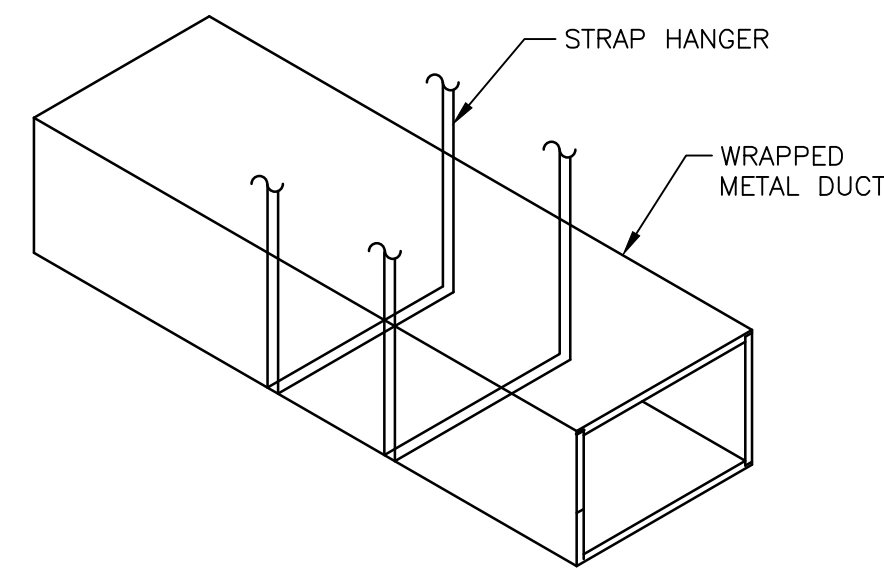
A101



B
MI PIPE SUPPORT DETAIL
SCALE: N.T.S.

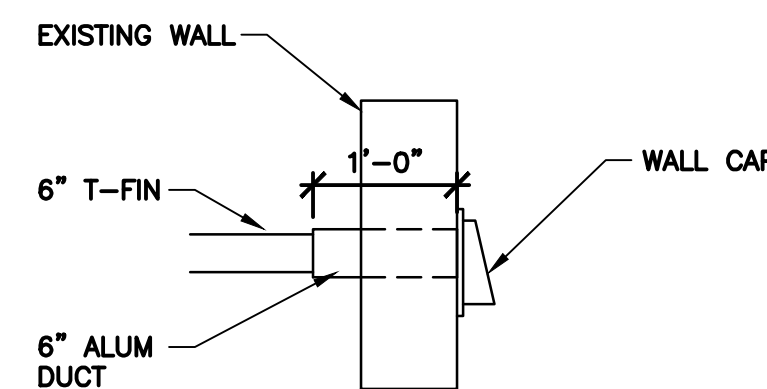


A
MI ROUND FLEXIBLE DUCTWORK
SCALE: N.T.S.

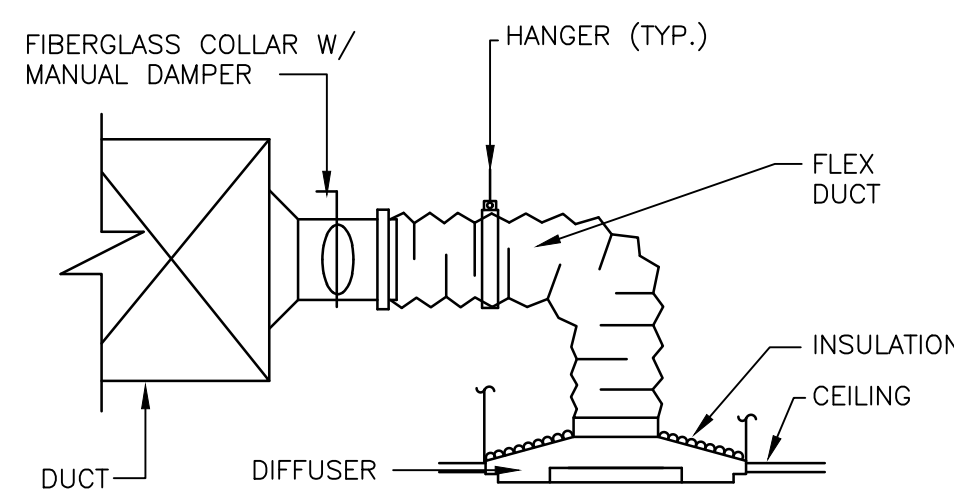


MAX. HALF OF DUCT PERIMETER	STRAP MATERIAL			
	10'-0" SPACING	8'-0" SPACING	5'-0" SPACING	4'-0" SPACING
P/2 = 30"	1.5" X 22 GA	1.5" X 22 GA	1.5" X 22 GA	1.5" X 22 GA
P/2 = 72"	1.5" X 18 GA	1.5" X 20 GA	1.5" X 22 GA	1.5" X 22 GA
P/2 = 96"	1.5" X 16 GA	1.5" X 18 GA	1.5" X 20 GA	1.5" X 22 GA
P/2 = 120"	1.5" X 16 GA	1.5" X 16 GA	1.5" X 18 GA	1.5" X 20 GA
P/2 = 168"	1.5" X 16 GA	1.5" X 16 GA	1.5" X 16 GA	1.5" X 18 GA

C
MI DUCT SUPPORT DETAIL
SCALE: N.T.S.



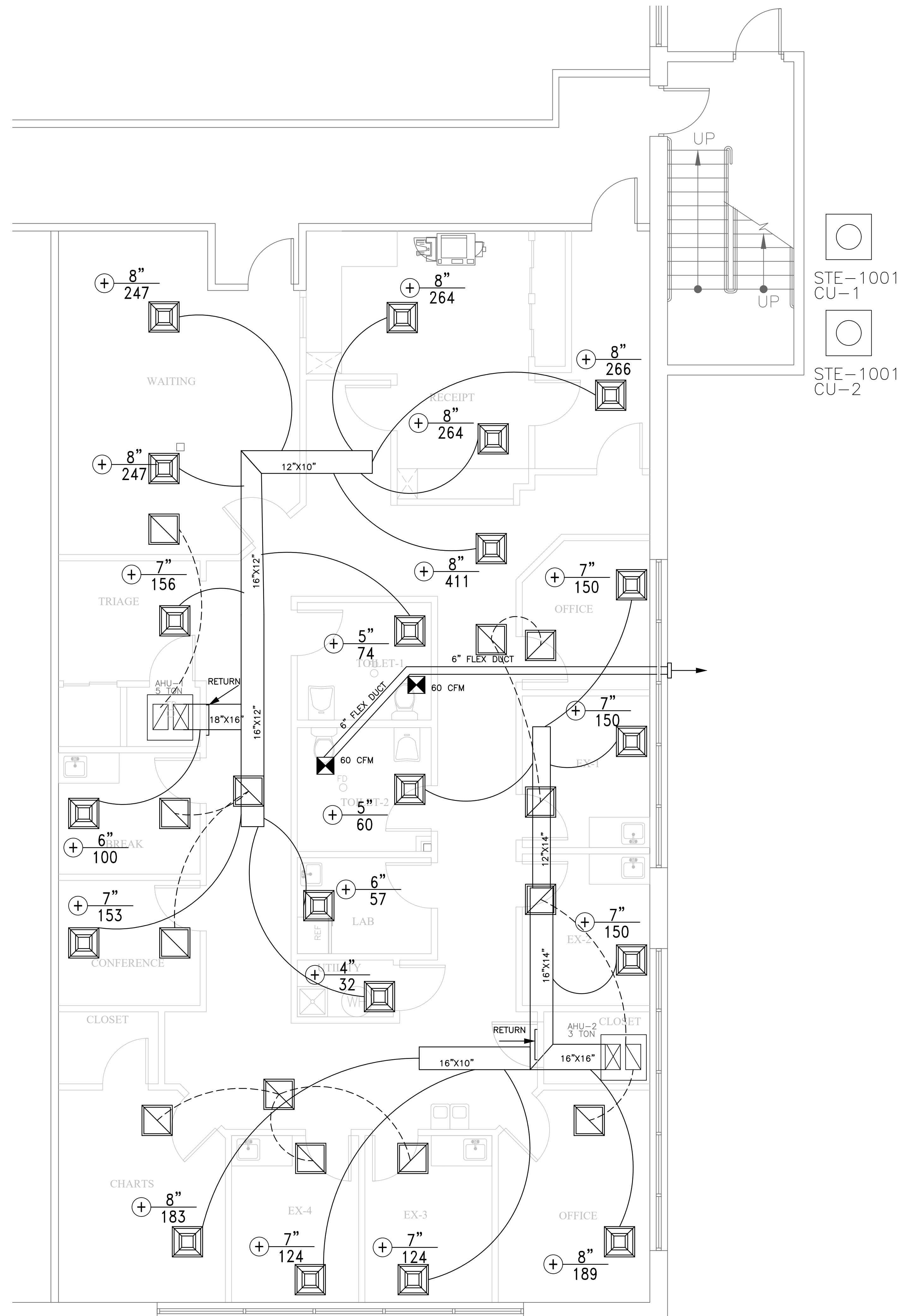
D
MI WALL CAP
SCALE: N.T.S.



D
MI CEILING DIFFUSER DETAIL
SCALE: N.T.S.

AC EQUIPMENT SCHEDULE		
	MARK	
CU NUMBER	CU 1	CU 2
NOMINAL TONAGE	3.0	5.0
MODEL	DX13SA0364A	DX13SA0364A
BTU	36,000	60,000
SEER	13 SEER	13 SEER
DECIBELS	74	72
TYPE	SCROLL	SCROLL
RLA - LRA	10.4/73	16/110
FLA	1.1	1.3
AHU NUMBER	AHU-1	AHU-2
AHU- MODEL	DX13SA	DX13SA
LIQUID LINE SIZE	3/8"	3/8"
SUCTION LINE SIZE	3/4"	1 1/8"
LOCATION	FLOOR	FLOOR
VALVE TYPE	SWEAT	SWEAT
REFRIGERANT CHARGE	68	130
PISTON SIZE	0.07	0.086
AC VOLTS/Hz/PHASE	208-230/60/3	208-230/60/3
MIN CIRCUIT AMP	14.1	21.3
MAX OVER DEVICE	20	35
MIN/MAX VOLTS	197/253	197/253
ELECTRICAL CONDUIT SIZE	1/2" OR 3/4"	1/2" OR 3/4"

City of Longwood
Building Division
Phil Sasser
Approved

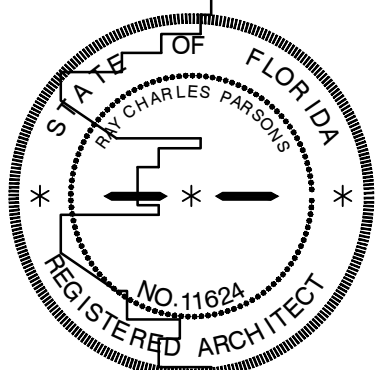


I
MI MECHANICAL PLAN - STE 1001
SCALE: 1/8"=1'-0"

BY	

**CENTRAL FLORIDA
BUILDING CORP**
LIC# CBC1257020
815 MABBETTE ST, STE 108
KISSIMMEE, FL 34741
PH: 321-445-2141
FAX: 866-281-1551

Ray E. Parsons Architect PLLC
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Phone: (407) 906-0801 - Fax: (407) 846-8604 - E-mail: ray@parsonsgroup.net
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SUITE 1001
CITY OF LONGWOOD, FLORIDA

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CHECKED	RCP
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JOB NO.	N/A
SHEET	

M101

ELECTRICAL SPECIFICATIONS:

- ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECT. EXCEPT WHERE SPECIFICALLY NOTED ON THE PLANS TO BE RECONNECTED OR REUSED.
- COORDINATE THE INSTALLATION WITH OTHER TRADE TO MAINTAIN PROPER WORKING CLEARANCES AND FIRE RATINGS. VERIFY EQUIPMENT RATINGS PRIOR TO ORDERING MATERIALS. CHECK VOLT/ AMP RATINGS, AND MOUNTING/ TRIM REQUIREMENTS. IF THERE ARE INCONSISTENCIES, REQUEST FOR CLARIFICATIONS PRIOR TO ORDERING MATERIALS OR ROUGH-IN.

SECTION 16610 - SURGE PROTECTION

- POWER PANEL SURGE PROTECTORS, WHERE SHOWN ON THE PLANS, SHALL BE MOV SINGLE-STAGE TYPE 50,000 KA PER PHASE WITH FUSING AND INDICATOR LAMPS.
- INSTALL WITH #10 CU CONNECTING LEADS LESS THAN 18 INCHES LONG AND WITH NO SHARP BENDS
- PROVIDE L-L, L-N, N-G PROTECTION MODES WITH 50KA PER PHASE

SECTION 16500 - LIGHTING

- EXIT SIGNS SHALL BE PROVIDED WITH ARROWS AND FACE TO MATCH FIELD CONDITIONS AND SO AS TO BE CLEARLY VISIBLE FROM ANY LOCATION WITHIN THE ROOM, AS REQUIRED BY CODE.
- LIFE SAFETY LIGHTING AND SIGNS SHALL BE PROVIDED WITH UNIT BATTERY EQUIPMENT AND CONNECTED TO THE ROOM LIGHTING CIRCUIT AHEAD OF ALL SWITCHING.

SECTION 16050 - ELECTRICAL BASIC MATERIALS AND METHODS

- COLOR FOR PLATES AND DEVICES SHALL BE AS DIRECTED BY THE ARCHITECT.
- ALL WIRING METHODS AND MATERIALS ALLOWED BY THE N.E.C. ARE APPROVED.
- MINIMUM WIRE SIZE IS #12 FOR POWER CIRCUITS. RUN #10 MINIMUM HOMERUN FOR CIRCUITS LONGER THAN FIFTY FEET AS MEASURED FROM THE LAST JUNCTION BOX.
- FOR DEVICES LOCATED ON OPPOSITE SIDE OF A FIRE RATED WALL, SPACE DEVICES NOT LESS THAN 24" APART

LOADS FOR SUITE 1001 120/208V LOADS:

	LOAD	CALCULATION	CALC LOAD	DEMAND KVA
LIGHTS	39 FIXTURES 4-32W/FIXTURE	39*128	4992W	4.992KVA
RECEPTACLES	11.856	LOAD-10KVA* .5+10KVA	10.928	10.928KVA
AHU-HEAT 2 UNITS	400SF/TON 10KW/5 TON	5675/400=14.1TON 14.1TON/5TON X10KW	30KW HEAT + MTR	16.8KW PER UNIT 2 UNITS W/15KW HEAT
WATER HEATERS	NONE			
TOTAL EST. KW				49.52KVA
49.52KVA X 1000/360=137.6AA FOR SUITE 1001				

PANEL		HBG										SINGLE PANEL		X			
208/120 VOLTS		3 PHASE			4 WIRE			200 AMP		M.C.B.		M.L.O.		X		DOUBLE PANEL	
TYPE: SQUARE D		NEMA		1										SURFACE		X	
														RECESSED			
LOAD	OTHER	REC	LTG	BK	PL	PHASE			PL	BK	LTG	REC	OTHER	LOAD			
LIGHTING			1.20	1/20	1	X			2	1/20				RECEPTACLES			
LIGHTING			1.20	1/20	3		X		4	1/20				RECEPTACLES			
LIGHTING			0.66	1/20	5			X	6	1/20				RECEPTACLES			
RECEPTACLES		0.36	1/20	7	X				8								
RECEPTACLES		0.36	1/20	9		X			10								
RECEPTACLES		0.36	1/20	11			X		12								
RTU-3	9.69		2/50	13	X				14								
				15		X			16								
			1/20	17			X		18								
IWH-1	3.12		2/20	19	X				20								
				21			X		22								
				23				X	24								
RTU-3	9.69		2/50	25	X				26								
				27		X			28								
				29			X		30								
				31	X				32								
				33			X		34								
				35				X	36								
				37	X				38								
				39				X	40								
				41					42								
SUB TOTALS	22.50	1.26	3.06							0.00	4.30	0.00		SUB TOTALS			

*RECEPTACLE LOAD 100% OF FIRST 10KVA AND 50% OF LOAD ABOVE 10KVA

ELECTRICAL SYMBOLS AND FIXTURES

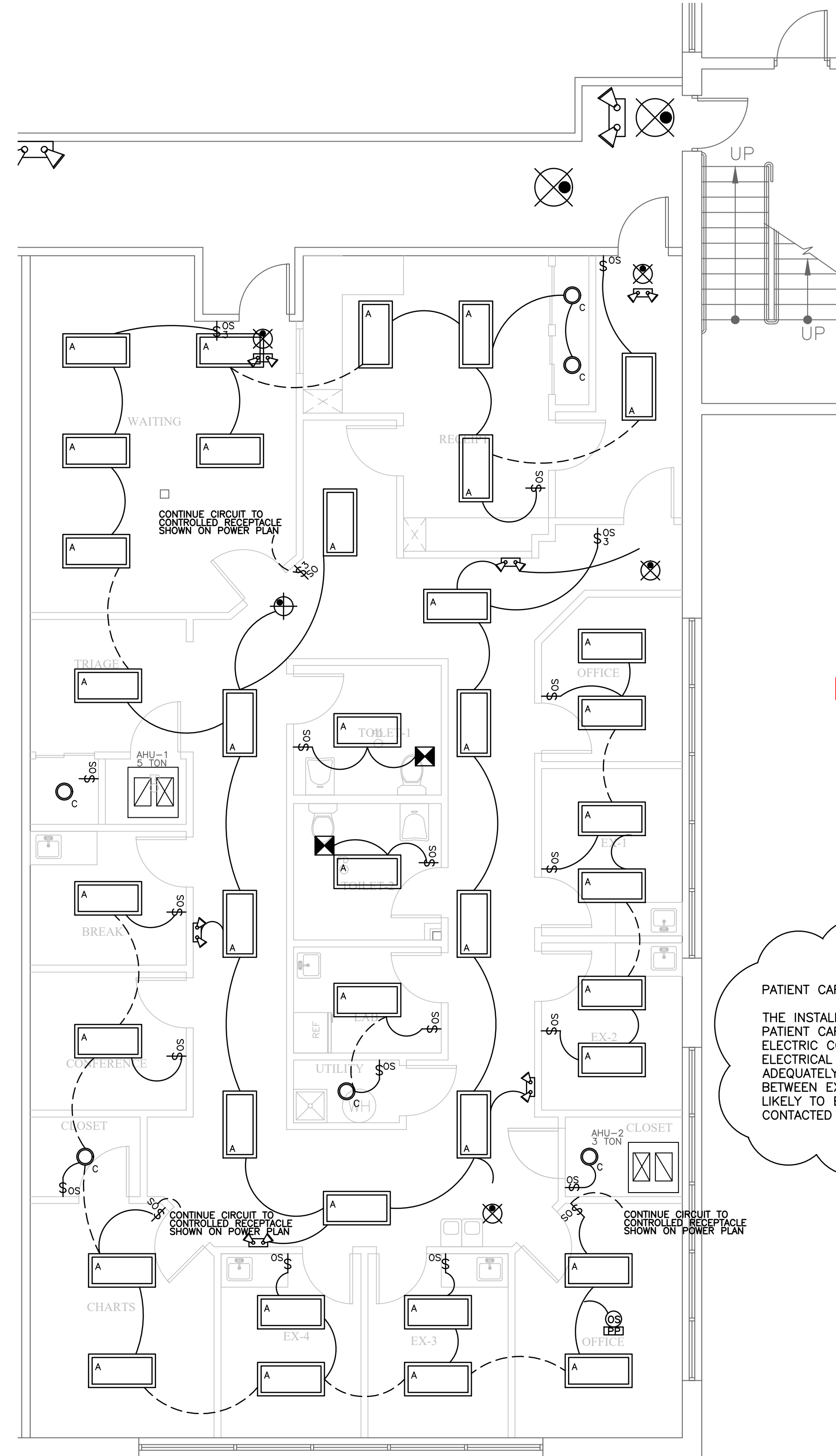
	EMERGENCY BATTERY EXIT LIGHTING FIXTURE UNIT CONNECT AHEAD OF ROOM LIGHTING SWITCH
	EMERGENCY BATTERY EXIT LIGHTING FIXTURE- WALL MOUNTED CONNECT AHEAD OF ROOM LIGHTING SWITCH
	SINGLE POLE TOGGLE SWITCH 48" AFF TO CENTERLINE UNLESS OTHERWISE NOTED (3) 3 WAY (4) 4 WAY (T) WALL BOX WIND-UP TIMER SWITCH, 20 MINUTE WQUALT TO LEVITON OR INTERMATIC (OS) WALL BOX OCCUPANCY SENSOR SWITCH, DUAL INFARED/ ULTRASONIC EQUALT TO LEVITON, INTERMATIC, WATT STOPPER
	CEILING MOUNTED OCCUPANCY SENSOR, SIMILAR TO DESCRIBED ABOVE. "LV" INDICATES TO PROVIDE LOW-VOLTAGE INTERCONNECTIONS FOR MULTIPLE DEVICES, AND 20-AMP POWER REPLY FOR LIGHTING LOAD.
	DUPLEX RECEPTACLE - MOUNTED 18" AFF TO DENTERLINE UNLESS NOTED OTHERWISE (GFI) GROUND FAULT INTERRUPTING (WP) WEATHERPROOF WITH GFI
	DUPLEX RECEPTACLE ABOVE COUNTER. SEE MILLWORK
	COMMUTATIONS OUTLET - MOUNTED 18" AFF TYPICAL RUN 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE. PROVIDE 2 GANG BOX WITH ONE GANG RING (TYP) SEE MILLWORK FOR ABOVE COUNTER AS NOTED
	DUPLEX RECEPTACLE - MOUNTED 18" AFF TO CENTERLINE UNLESS NOTED OTHERWISE, 1/2 OF RECEPTACLE CONTROLLED VIA OCCUPANCY SENSOR
	DUPLEX RECEPTACLE - MOUNTED 18" AFF TO CENTERLINE UNLESS NOTED OTHERWISE, CONTROLLED VIA OCCUPANCY SENSOR
	LEVITON (OR EQUAL) SUPER DUTY POWER PACK AND OCCUPANCY SENSOR TO CONTROL RECEPTACLES OR RECEPTACLES & LIGHTS
	SOLID LINE INDICATES EQUIPMENT ON COMMON CIRCUIT AND/ OR CONTROLLED BY COMMON SWITCH. PROVIDE NECESSARY SWITCH LEGS IN CONDUIT TO ARCHIVE SWITCHING INDICATED ON PLANS.
	DASHED LINE INDICATES EQUIPMENT ON COMMON CIRCUIT BUT NOT CONTROLLED BY SAME SWITCH.
	FIRE ALARM PULL STATION. MOUNTING HEIGHT PER ADA
	FIRE ALARM ALARM HORN/STROBE PER ADA AND UL UL1977. 80" AFF
	FIRE ALARM ALARM STROBE ONLY PER ADA AND UL UL1977. 80" AFF

GENERAL NOTE:

- FEEDERS, SERVICE CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 2% AT DESIGN LOAD FBCEC
- BRANCH CIRCUITS SERVICE CONDUCTOR SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% AT DESIGN LOAD AS PER FBCEC 405.7.3.2
- ELECTRICAL BOXES INSTALLED IN 1HR RATED WALLS HAVE THE SIZE AND SPACING AND BE IN COMPLIANCE WITH THE REQUIREMENTS OF FBC SECT 714

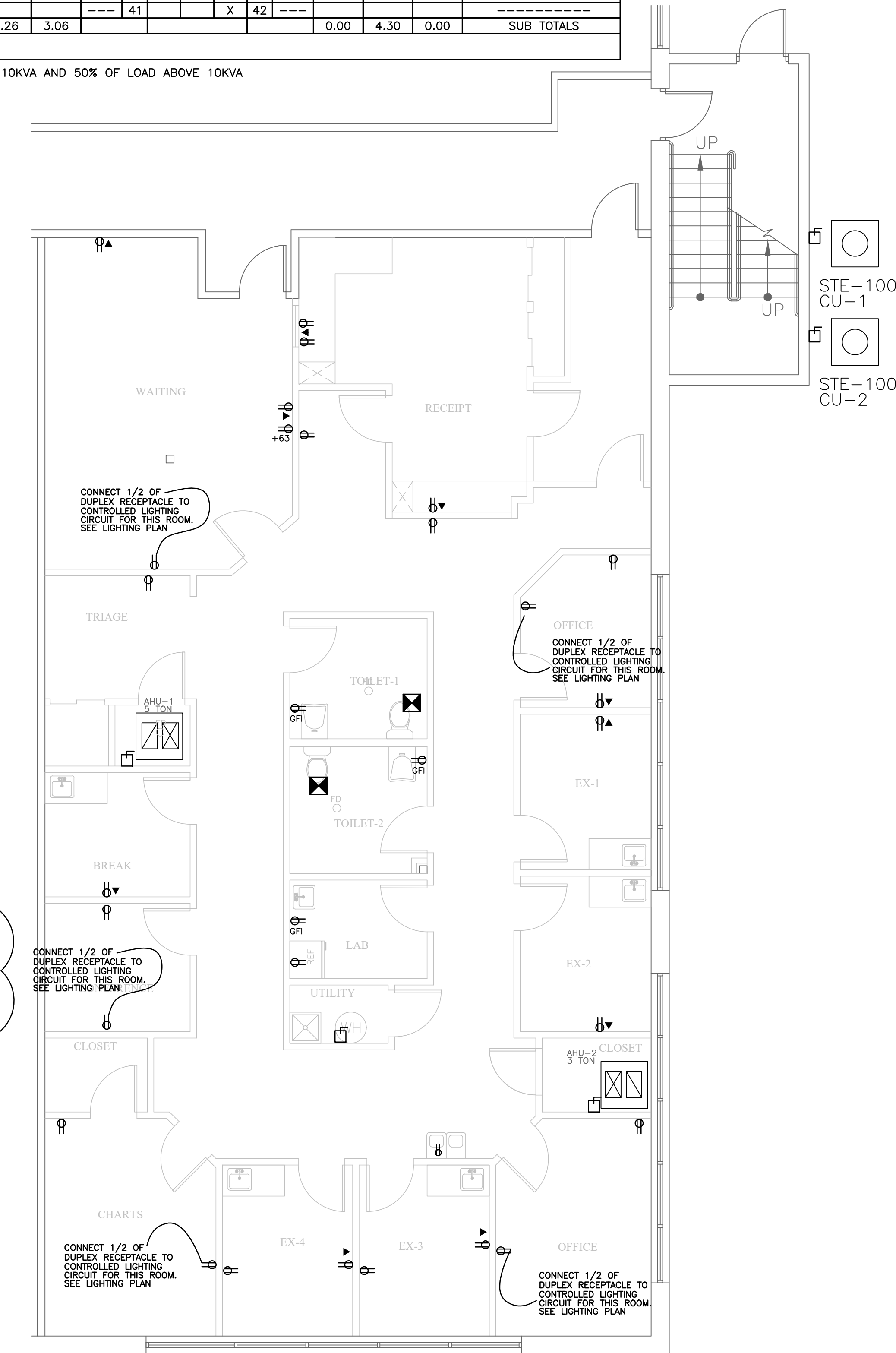
LIGHTING FIXTURE KEY

	PROVIDE NEW LED 2X4 FIXTURE LAYIN (TYP)
	PROVIDE EXIT/ EMERGENCY LIGHT
	PROVIDE EMERGENCY LIGHT
	EXISTING EXIT SIGN
	PROVIDE EXIT SIGN



2 ELECTRICAL LIGHTING PLAN

E101 SCALE: 3/16"=1'-0"



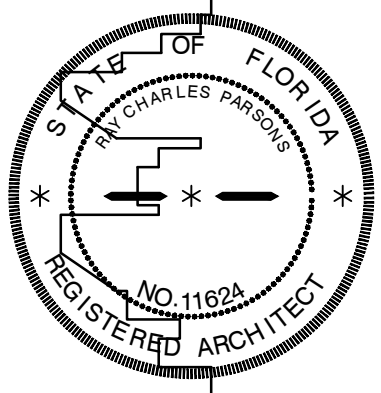
1 ELECTRICAL POWER PLAN

E101 SCALE: 3/16"=1'-0"

REVIEW COMMENTS	BY
04/23/2020	

CENTRAL FLORIDA BUILDING CORP
 LIC# CBC1257020
 815 MABBETTE ST, STE 108
 KISSIMMEE, FL 34741
 PH: 321-445-2141
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JOB NO.	N/A
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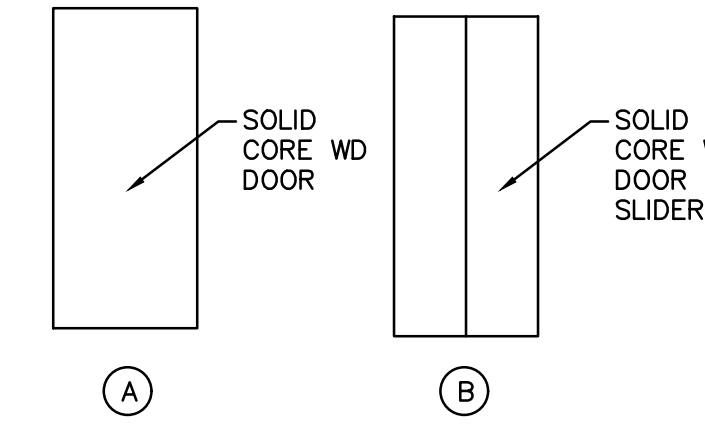
E101

HARDWARE KEY NOTES

BT	1 1/2" PAIRS BUTTS (PER LEAF)
CL	CLOSER
TH	THRESHOLD
KL	KEYED LOCK
PL	PRIVACY LOCK
PS	PASSAGE LOCK
DB	DEAD BOLT (KEY LOCK BOTH SIDES)
WS	WEATHER STRIPPING
FB	FLUSH BOLT (2)
KP	KICK PLATE
ST	WALL OR FLOOR STOP
PP	PUSH / PULL
PB	PANIC BAR (1 PER DOOR)
TH	THUMB TURN

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	THK	TYPE	FRAME	HARDWARE	FIRE RT
1	EXISTING	-	-	-	-	
2	3'-0" X 6'-8"	1 3/4"	A	HM	BT, KL, ST	
3	3'-0" X 6'-8"	1 3/4"	A	HM	BT, PS, ST	
4	3'-0" X 6'-8"	1 3/4"	A	HM	BT, PL, ST	
5	3'-0" X 6'-8"	1 3/4"	A	HM	SLIDER	



DOOR NOTES:

- ALL DOORS SHALL COMPLY WITH FBC 1008.9.2 HARDWARE HEIGHT, FBCA 309 OPERABLE PARTS, AND FBCA 404.2.7 DOOR AND GATE HARDWARE.
- MANEUVERING CLEARANCES AT DOORS SHALL BE IN ACCORDANCE W/ FBCA 305 CLEAR FLOOR OR GROUND SPACE.

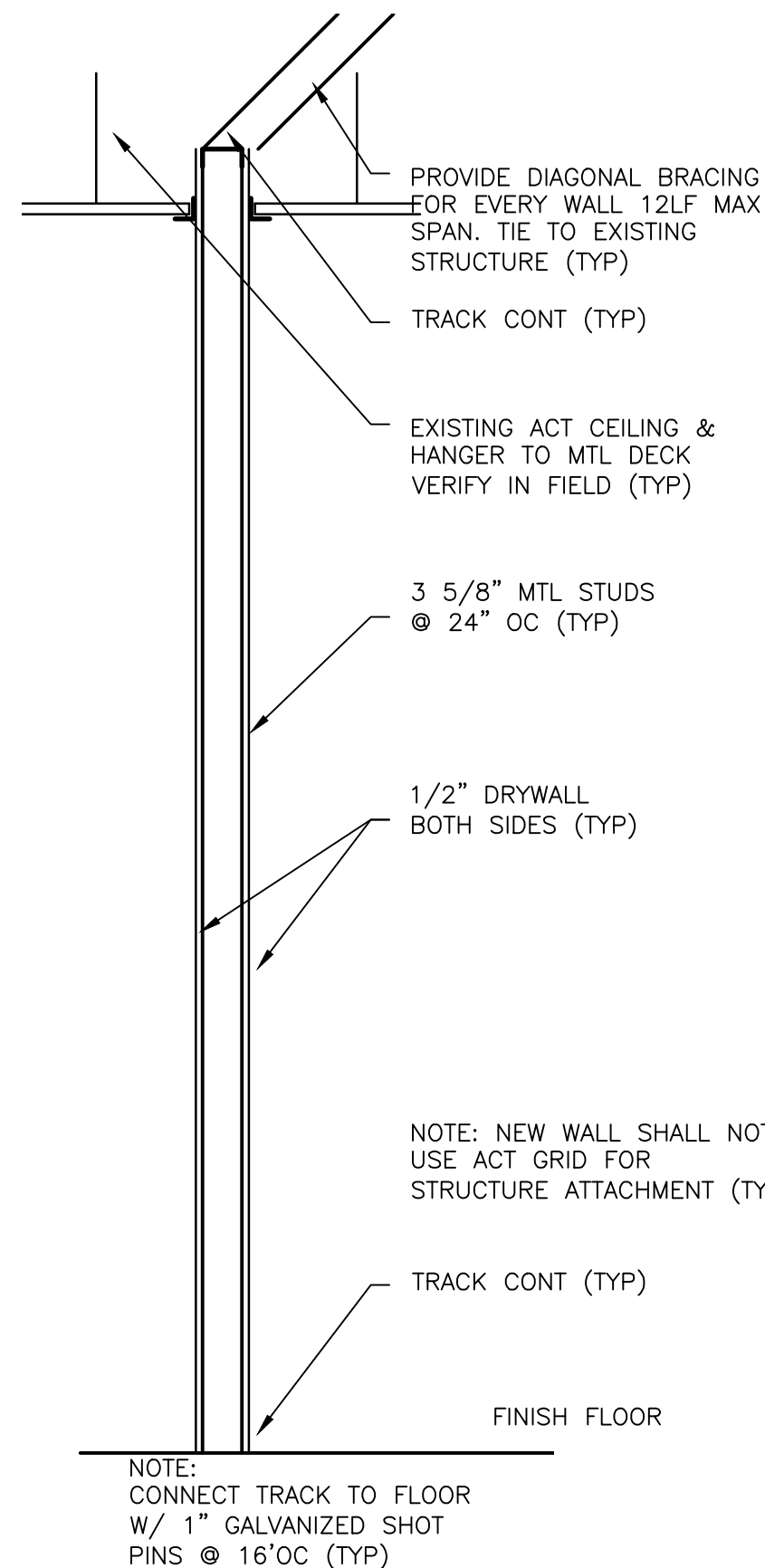
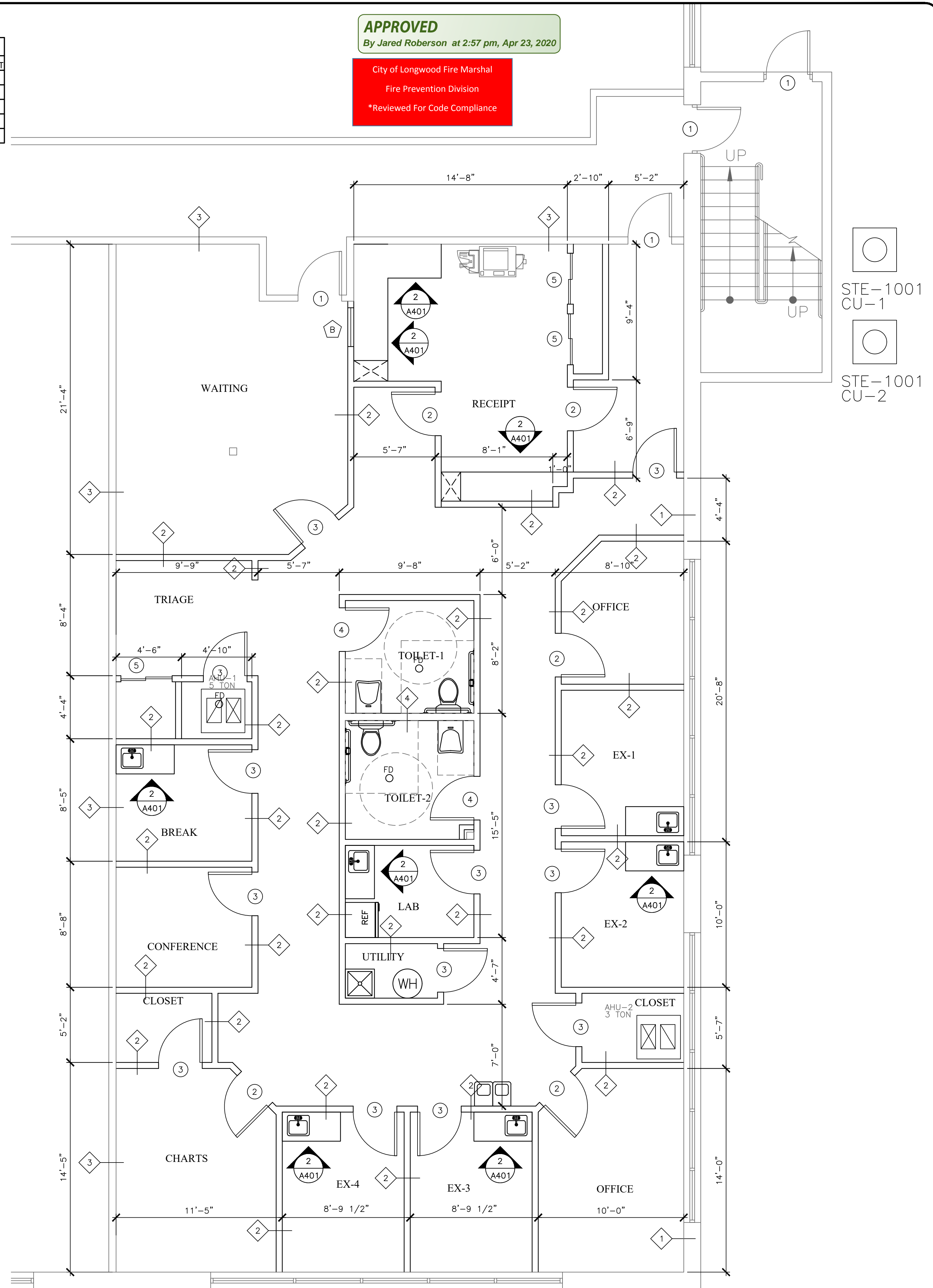
ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	COMMENTS
WAITING	●	●	●	●	
OFFICES	●	●	●	●	
RECEIPT	●	●	●	●	
BREAK	●	●	●	●	
TRIAGE	●	●	●	●	
CONFERENCE	●	●	●	●	
CLOSET	●	●	●	●	
CHARTS	●	●	●	●	
EXAM 1 - 4	●	●	●	●	
UTILITY	●	●	●	●	
LAB	●	●	●	●	
TOILET 1 - 2	●	●	●	●	

City of Longwood
Building Division
Phil Kossow
Approved

APPROVED
By Jared Roberson at 2:57 pm, Apr 23, 2020

City of Longwood Fire Marshal
Fire Prevention Division
*Reviewed For Code Compliance



WALL KEY NOTE LEGEND

- EXISTING WALL SYSTEM TO REMAIN
- 3 5/8" STEEL STUDS @ 24" O.C (TYP.) W/ 1/2" GYP. BD. FINISH EACH SIDE, W/ 3 1/2" SOUND BATT INSULATION. EXTEND GYP. BD. UP TO 4" ABOVE HIGHEST ADJACENT CEILING
- EXISTING SEPARATION WALL
- 6" STEEL STUDS @ 24" O.C (TYP.) W/ 1/2" GYP. BD. FINISH EACH SIDE, W/ 3 1/2" SOUND BATT INSULATION. EXTEND GYP. BD. UP TO 4" ABOVE HIGHEST ADJACENT CEILING

WALL LEGEND

- EXISTING WALL
- EXIST. STOREFRONT
- NEW STOREFRONT
- WALL, CONSTRUCT AS NOTED IN WALL KEY NOTES

TOILET ACCESSORIES

PROVIDE 1 EACH OF THE FOLLOWING TOILET ACCESSORIES IN EACH TOILET:

- PAPER TOWEL DISPENSER
- 1 1/2" GRAB BAR 36" LG. ON BACK WALL
- 1 1/2" GRAB BAR 42" LG. ON SIDE WALL
- 18" x 24" WALL MIRROR U.N.O.
- TOILET TISSUE DISPENSER

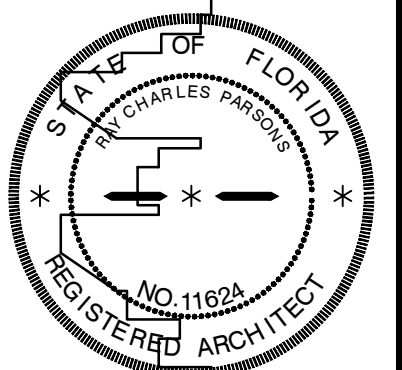
* PROVIDE BLOCKING IN WALLS AS NEEDED TO INSTALL ACCESSORIES

TYP SECTION
SCALE: 3/4" = 1'-0"

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

CENTRAL FLORIDA BUILDING CORP
LIC# CBC1257020
815 MABBETTE ST, STE 108
KISSIMMEE, FL 34741
PH: 321-445-2141
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Ray E. Parsons Architect PLLC
Architects / Planners
117B Broadway Ave - Kissimmee, Florida 34741
Phone: (407) 906-0001 - Fax: (407) 946-8604 - E-mail: ray@parsonsgroup.net
Reg. #AB001624



587 E STATE RD 434
SUITE 1001
CITY OF LONGWOOD, FLORIDA

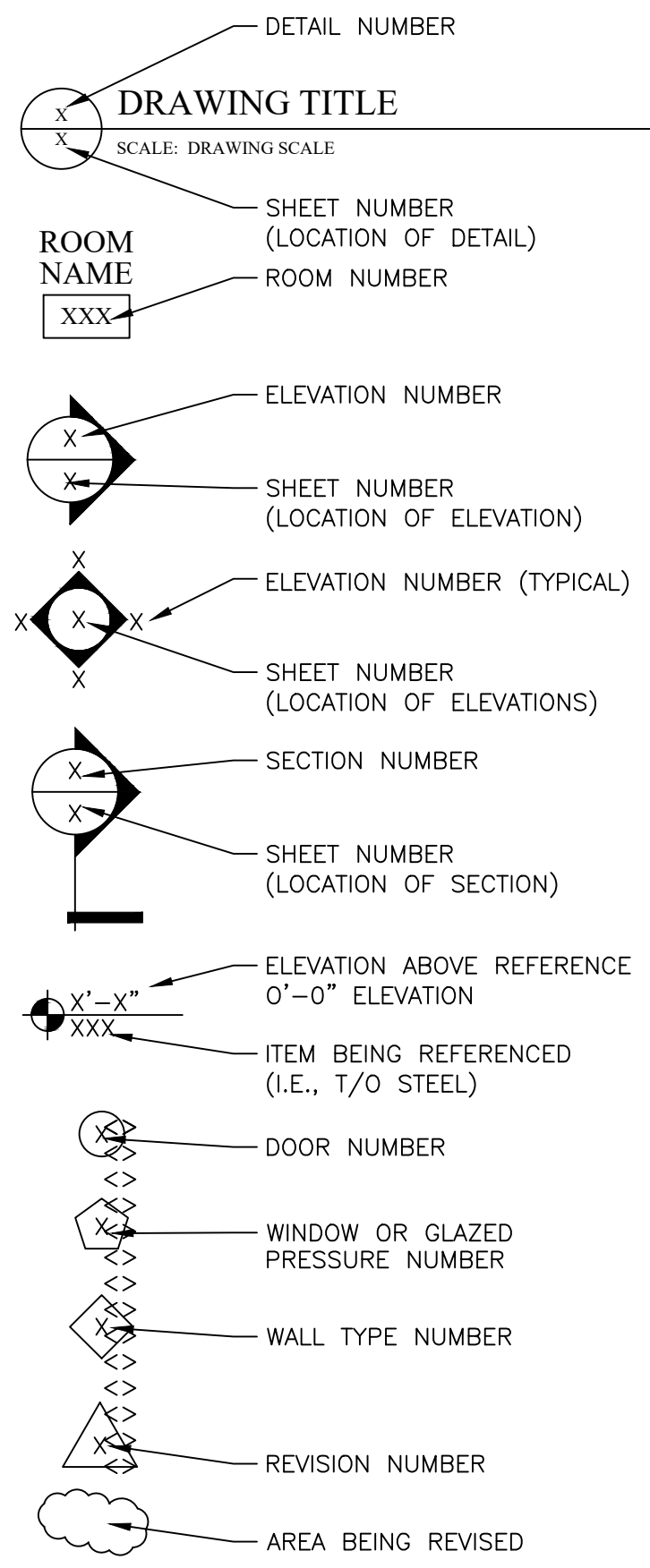
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CHECKED: RCP
DATE: 03/31/2020
SCALE: AS SHOWN
JOB NO.: N/A
SHEET:

A101

LIST OF ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
AF	ABOVE FINISHED FLOOR
ADJ	ADJACENT
A/C	AIR CONDITIONING
ALUM	ALUMINUM
BRG	BEARING
BLK	BLOCK
BOTT	BOTTOM
BLDG	BUILDING
CPT	CARPET
CLG	CEILING
CT	CERAMIC TILE
CIR	CIRCLE
CLR	CLEAR, CLEARANCE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACT, CONTRACTOR
CJ	CONTROL JOINT
DH	DOUBLE HUNG
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
DW	DISHWASHER
EA	EACH
EW	EACH WAY
ELEC	ELECTRIC, (AL)
EW	ELECTRIC WATER COOLER
ELEV	ELEVATION (VERTICAL HEIGHT)
EQ	EQUAL
EXH	EXHAUST
EX	EXPANSION JOINT
EXT	EXTERIOR
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FI	FIXTURE
FLR	FLOOR, (ING)
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FTG	FOOTING
FND	FOUNDATION
FR	FRAME, (D), (ING)
FUR	FURRED, (ING)
FT	FOOT
GA	GAGE, GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING
GB	GRAB BAR
GYP. BD.	GYP. WALLBOARD
HDR	HEADER
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HT	HEIGHT
HC	HOLLOW CORE
HORIZ	HORIZONTAL
HB	HOSE BIBB
HM	HOLLOW METAL
INCL	INCLUDE, (ED), (ING)
ID	INSIDE DIAMETER
INSUL	INSULATE, (ED), (ING)
INT	INTERIOR
IN	INCH
JOINT	JOINT
LAV	LAVATORY
LT	LIGHT
LW	LIGHTWEIGHT
LTL	LINTEL
LLV	LONG LEG VERTICAL
MAX	MAXIMUM
MET	METAL
MW	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
N/A	NOT APPLICABLE
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER, (S)
OCFI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPG	OPENING
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
OPP	OPPOSITE
PTN	PARTITION
PLWD	PLYWOOD
PT	PRESSURE TREATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PREFAB	PREFABRICATE, (ED)
PFN	PREFINISHED
QT	QUARRY TILE
RAD	RADIUS
REC	RECESS, (ED)
REF	REFRIGERATOR
REINF	REINFORCE, (ED), (ING)
REQ'D	REQUIRED
RA	RETURN AIR
REV	REVISE, (S), REVISE, (ED)
R	RISER
R/S	ROD AND SHELF
RD	ROOF DRAIN
RO	ROUGH OPENING
SCH	SCHEDULE
SECT	SECTION
SHT	SHEET
SH	SINGLE HUNG
SIM	SIMILAR
SC	SOLID CORE
SPK	SPEAKER
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STO	STORAGE
STR	STRUCTURAL
SYS	SYSTEM
TEL	TELEPHONE
TV	TELEVISION
THK	THICK, (NESS)
T&G	TONGUE AND GROOVE
TYP	TYPICAL
T/O	TOP OF
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VTR	VENT THROUGH ROOF
WH	WATER HEATER
WC	WATER CLOSET
WP	WATERPROOFING
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

SYMBOL LEGEND



GENERAL NOTES

- THE CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE, AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND FEDERAL CODES, THE MORE STRINGENT SHALL GOVERN.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR AGREEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, AND TECHNIQUES, SAFETY PROCEDURES, AND FOR CO-ORDINATING ALL PORTIONS OF THE WORK.
- DO NOT SCALE THE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CMU, UNLESS NOTED OTHERWISE. IN THE EVENT THAT A DIMENSION IS MISSING, OR THERE IS A CONFLICT BETWEEN DIMENSIONS, THE CONTRACTOR SHALL OBTAIN WRITTEN DIRECTION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- CONTRACTOR SHALL VERIFY THE R VALUE OF INSULATION @ UNDERSIDE OF ROOF DECK. PROVIDE ADDITIONAL INSULATION AT THIS LOCATION AS REQUIRED TO PROVIDE MIN. R-19 VALUE

587 E STATE RD 434 SUITE 1001

CITY OF LONGWOOD, FLORIDA

OWNER
434 LONGWOOD MEDICAL, LLC
2000 N. ORANGE AVE.
ORLANDO, FL 32804

ARCHITECT
RAY C PARSONS ARCHITECT, LLC
BROADWAY AVE
KISSIMMEE, FL 34741
PHONE: 407.847.4706
ARCHITECT REG. #AR0011624

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

APPROVED
By Jared Roberson at 3:02 pm, Apr 23, 2020

City of Longwood Fire Marshal
Fire Prevention Division
*Reviewed For Code Compliance

Permit# 20-00413

APPROVED
By Phil Kersey at 1:34 pm, Apr 23, 2020

**NO CHANGES TO PLANS
WITHOUT PRIOR APPROVAL BY
THE BUILDING OFFICIAL**

APPLICABLE CODES

- FLORIDA BUILDING CODE, BUILDING VOLUME, 6TH EDITION 2017
- FLORIDA FIRE PREVENTION CODE, 6TH EDITION 2017
- FLORIDA BUILDING CODE, PLUMBING VOLUME, 6TH EDITION 2017
- FLORIDA BUILDING CODE, MECHANICAL VOLUME, 6TH EDITION 2017
- FLORIDA BUILDING CODE, FUEL GAS VOLUME, 6TH EDITION 2017
- NFPA 70, NATIONAL ELECTRIC CODE, 2014
- FLORIDA BUILDING CODE, ACCESSIBILITY CODE, 6TH EDITION 2017

BUILDING CODE REQUIREMENTS

BUILDING OCCUPANCY (CH. 3)
GROUP B – PROFESSIONAL OFFICE

SPECIAL OCCUPANCY (CH. 4)
NOT APPLICABLE

BUILDING LIMITATIONS (CH. 5) EXISTING
CONSTRUCTION TYPE – TYPE IIB SPRINKLER

ALLOWABLE HEIGHT (FEET) – 75'
ACTUAL HEIGHT (FEET) – 40'
ALLOWABLE HEIGHT (STORIES) – 4
ACTUAL HEIGHT (STORIES) – 3
ALLOWABLE TABULAR AREA – 92,000

ACTUAL 1ST FLOOR SQ FT – 25,000 SQ. FT.
SUITE 1001 INTERIOR IMPROVEMENTS
2,890 SQ. FT.

BUILDING CODE REQUIREMENTS

FIRE RESISTANCE RATINGS (CHS. 6, 7) EXISTING

1. INTERIOR BEARING WALLS	OHR
2. INTERIOR NON BEARING PARTITIONS	0
3. COLUMNS	OHR
4. BEAMS, GIRDERS, TRUSSES, AND ARCHES SUPPORTING ONE ROOF ONLY	OHR
5. ROOF/ CEILING CONSTRUCTION	OHR
6. EXTERIOR BEARING WALLS HORIZONTAL SEPARATION:	
0FT TO 3FT	2 (0%)
OVER 3FT TO 10FT	1 (10%)
OVER 10FT TO 20FT	1 (20%)
OVER 20FT TO 30FT	1 (40%)
OVER 30FT	1 (NL)
7. EXTERIOR NON BEARING WALLS HORIZONTAL SEPARATION:	
0FT TO 3FT	2 (0%)
OVER 3FT TO 10FT	1 (10%)
OVER 10FT TO 20FT	1 (20%)
OVER 20FT TO 30FT	NC (40%)
OVER 30FT	NC (NL)
8. FIRE RATING SEPARATIONS	
FLOOR SEPARATIONS	–
TENANT SEPARATIONS	N
GARAGE SEPARATIONS	–
SHAFT WALL	–
STAIR AND ELEVATOR	–

BUILDING CODE REQUIREMENTS

INTERIOR FINISHES (CH. 8) –
MINIMUM REQUIRED CLASSIFICATION
EXITS – B
EXIT ACCESS – B
OTHER SPACES – C

FIRE PROTECTION SYSTEMS (CH. 9)
FIRE PROTECTION SYSTEMS (CH. 9)
FIRE SYSTEM IS PART OF THIS PROJECT. THE SYSTEM IS EXISTING WILL BE DESIGN BY LICENSE ENGINEER AND PERMITTED BY LICENSED FIRE SUPPRESSION COMPANY FOR APPROVAL.

FIRE ALARM
THIS BUILDING IS CURRENTLY MONITORED. A LICENSED ALARM COMPANY WILL DESIGN AND SUBMITTED SEPARATE DRAWINGS FOR APPROVAL.

MEANS OF EGRESS

OCCUPANT PER TENANT –
OFFICE 2,890 SQ FT/ 100 GROSS = 29 PEOPLE
TOTAL 29 PEOPLE

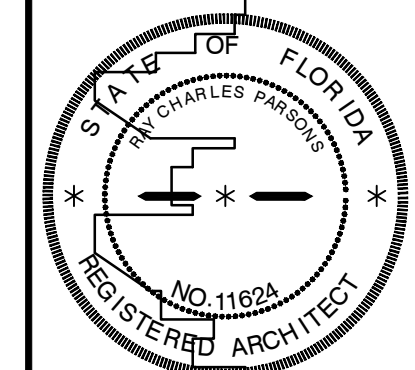
MIN. NUMBER OF EXITS – 2
MAX. TRAVEL DISTANCE TO EXIT – 200 FEET
MAX. DEAD END CORRIDOR LENGTH – 20 FEET
EGRESS WIDTH PER PERSON
LEVEL – 0.2 IN.
STAIRS – 0.3 IN.
MIN. CORRIDOR WIDTH – 44 IN.
MIN. CLEAR OPENING OF EXIT DOORS – 32 IN.

INDEX OF DRAWINGS

TS	TITLE SHEET
ARCHITECTURAL	
A001	LIFE SAFETY PLAN
A101	FLOOR PLAN
A201	REFLECTED CEILING
E101	ELECTRICAL LIGHTING & OUTLET
M101	MECHANICAL PLAN

**CENTRAL FLORIDA
BUILDING CORP**
LIC# CBC1257020
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KISSIMMEE, FL 34741
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587 E STATE RD 434
SUITE 1001
CITY OF LONGWOOD, FLORIDA

ISSUED FOR PERMIT

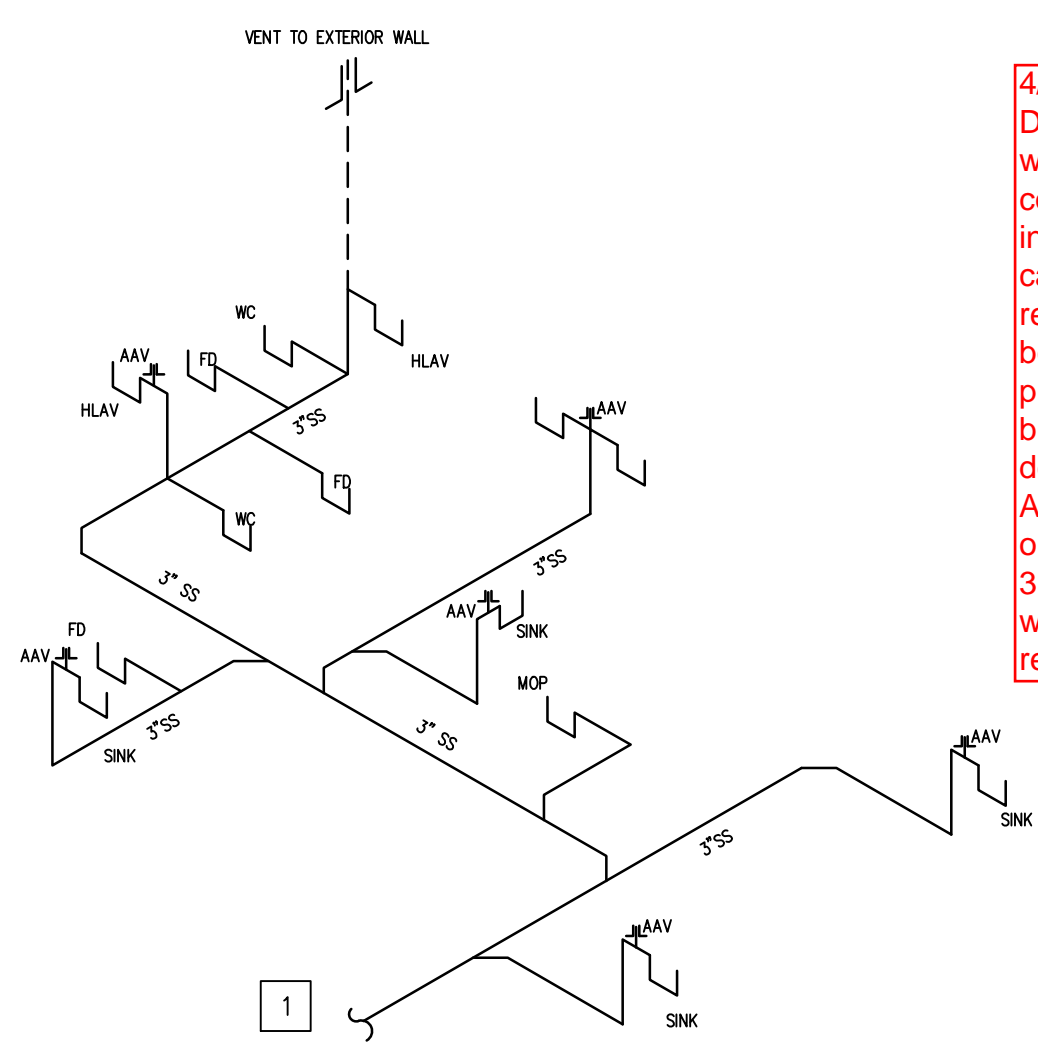
ISSUED FOR CONSTRUCTION

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DATE
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AS SHOWN
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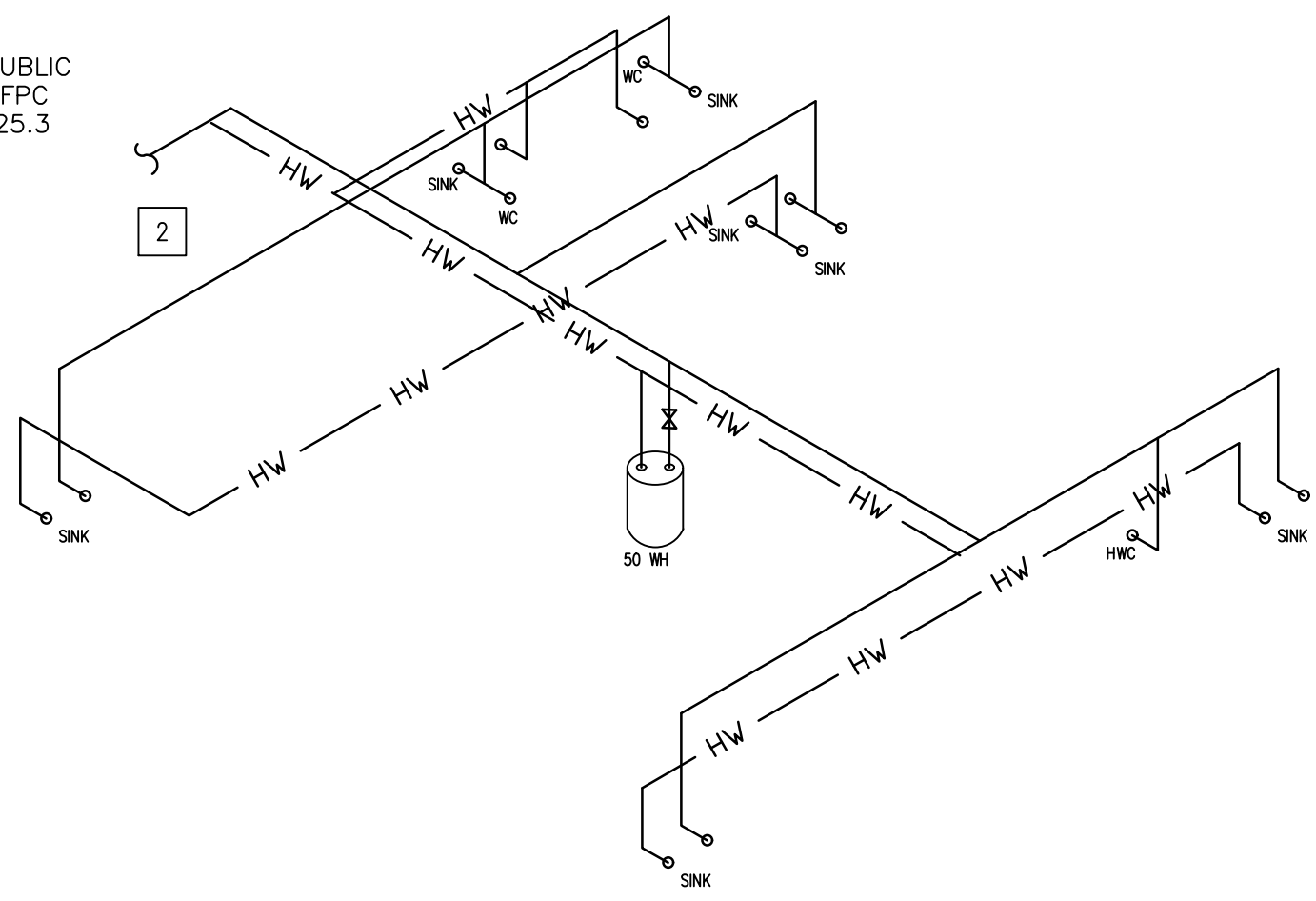
PLUMBING GENERAL NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS.
- DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
- VERIFY LOCATION, SIZE, DRAINAGE SLOPES, AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE CONTROL VALVES AND ACCESS PANELS.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING) SUPER STRUT MODEL C/15/16. FILL VOIDS BETWEEN PIPE & ALL/FLOOR SLEEVES WITH FIRE RATED FOAM.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING. ALL ACCESS PANELS MUST MATCH THE
- NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL EQUIPMENT ROOMS.
- ALL HOT WATER PIPES, DRAIN PIPING, AND SHARP EDGES, UNDER SINKS SHALL BE WRAPPED AND INSULATED WITH HANDI-SHIELD WRAP OR EQUAL.
- FOR RECIRCULATING HOT WATER SYSTEMS, INSULATE ALL HOT WATER AND RECIRCULATING LINES WITH - 1" THICK FIBERGLASS OR ARMAFLEX. FOR N-RECIRCULATING HOT WATER SYSTEMS INSULATE THE FIRST 8 FEET OF HOT WATER PIPING.
- WATER PIPING AND FITTINGS SHALL BE SCHEDULE 40 "CPVC" WITH A RATING OF 100 PSI AT 180 DEG. F.
- SANITARY DRAIN, WASTE, AND VENT PIPING SHALL BE SCHEDULE 40 PVC-DWV PIPE AND FITTINGS WITH NSF SEAL OF APPROVAL, ASTM D2665-82 (PVC) AND ASTM D2661-84 (DWV), AS MANUFACTURED BY G.S.R., CHARLOTTE, PLASTIC PIPE & UNDRY CO., OR EQUAL. MAKE PVC JOINTS WITH PVC-DWV SOLVENT CEMENT, ASTM D2564-88 "UNI-WELD" 1200 UP TO 6" PIPE DIAMETER.
- CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BID.



SANITARY RISER DIAGRAM
SCALE: NONE

LAVATORIES
PROVIDE TEMPER VALVE UNDER PUBLIC LAV LOCATIONS AS PER SECTION FPC 416.5 & ASSE 1070 OR CSA B125.3

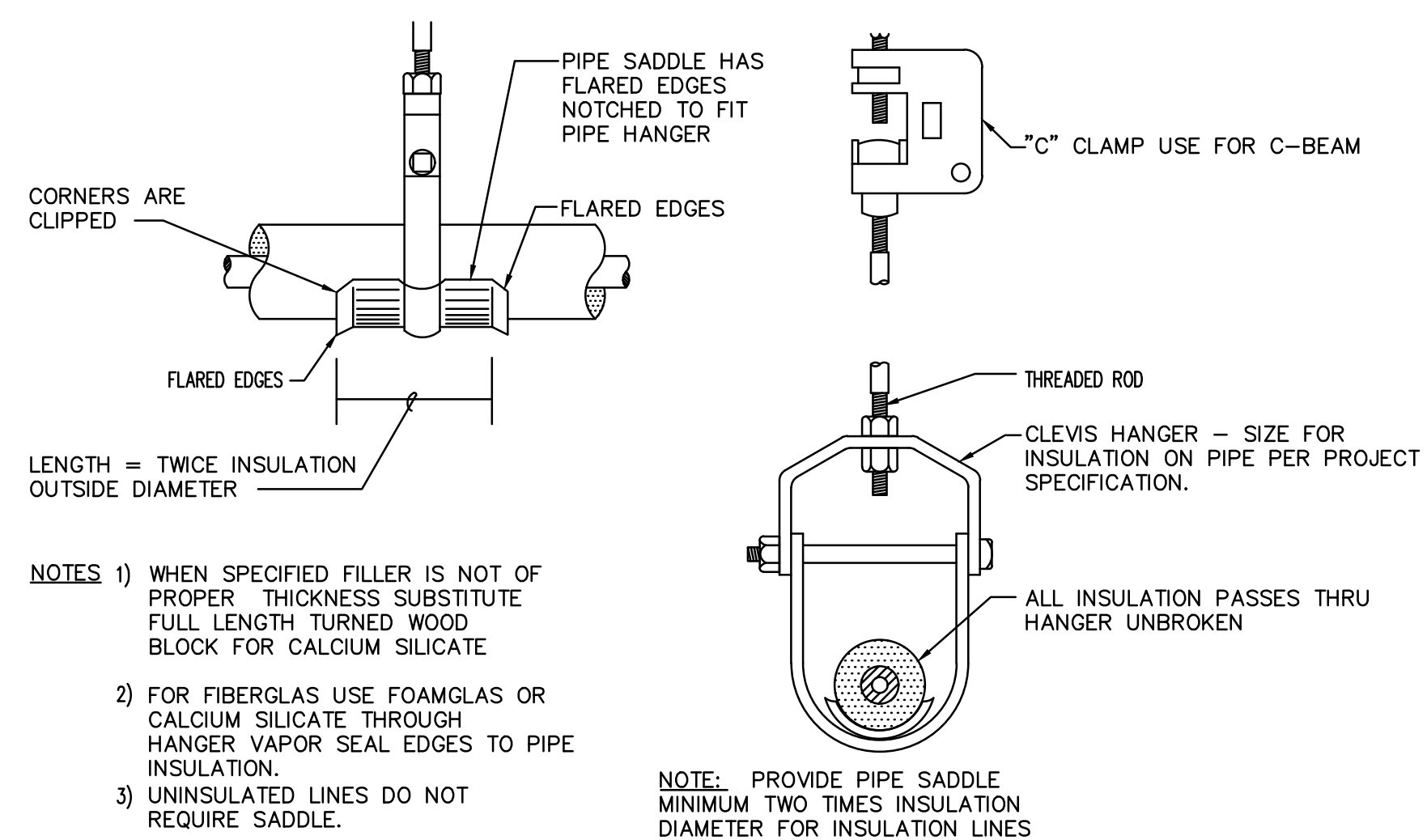


DOMESTIC WATER RISER DIAGRAM
SCALE: NONE

- WC** HANDICAPPED WATER CLOSET TO "AMERICAN STANDARD" 2998.012 FLOOR MOUNTED VITREOUS CHINA 1.6 GAL. LOW CONSUMPTION TOILET WITH "BENIS" NO. 1955-SS/ C OPEN FRONT SEAT LESS COVER MOUNT AT A.D.A. APPROVED HEIGHT
- HLAV** HANDICAPPED LAVATORY EQUAL TO "AMERICAN STANDARD" "LUCERNE" WALL HUNG VITREOUS CHINA LAVATORY MODEL 0321.075 PROVIDE COMPLETE WITH "AMERICAN STANDERS" 21752.200 SINGLE CONTROL FAUCET "GRID STRAINER, CHROME PLATED CAST BRASS "P" TRAP WITH CLEANOUT PLUG, SUPPLIES & LOOSE KEY STOPS. INSULATED ALL EXPOSED PIPING PER ADA MOUNT AT A.D.A. APPROVED HEIGHT
- SINK** SINGLE BOWL SELF RIMMING STAINLESS STEEL HAND SINK, EQUAL TO ELKAY MODEL "D11719" WITH ELKAY FAUCET MODEL "LKA2447" ADA APPROVED WITH DRAIN, P-TRAP, TUBULAR SWING SPOUT, AERATOR AND DRAIN GRID.
- WH** 20 GAL WATER HEATER
- MOP** 24"x24" MOP SINK

TABLE 403.1-MINNUMBER OF REQUIRED PLUMBING FIXTURE

- BUSINESS-B PROFESSIONAL SERVICES**
- WATER CLOSETS**
1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
- LAVATORIES**
1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
- OFFICE** 2,890 SQ FT/ 100 GROSS = 29 PEOPLE
TOTAL 29 PEOPLE/2 = 18 PEOPLE MALE/ FEMALE
- WOMENS** WC (1) PROVIDED
LAV (1) PROVIDED
- MALE** WC (1) PROVIDED
LAV (1) PROVIDED
- DRINKING FOUNTAIN**
1 PER 100
- ELEC WATER CLOSET (1) PROVIDED**
- SERVICE SINK**
SERVICE SINK (1) PROVIDED



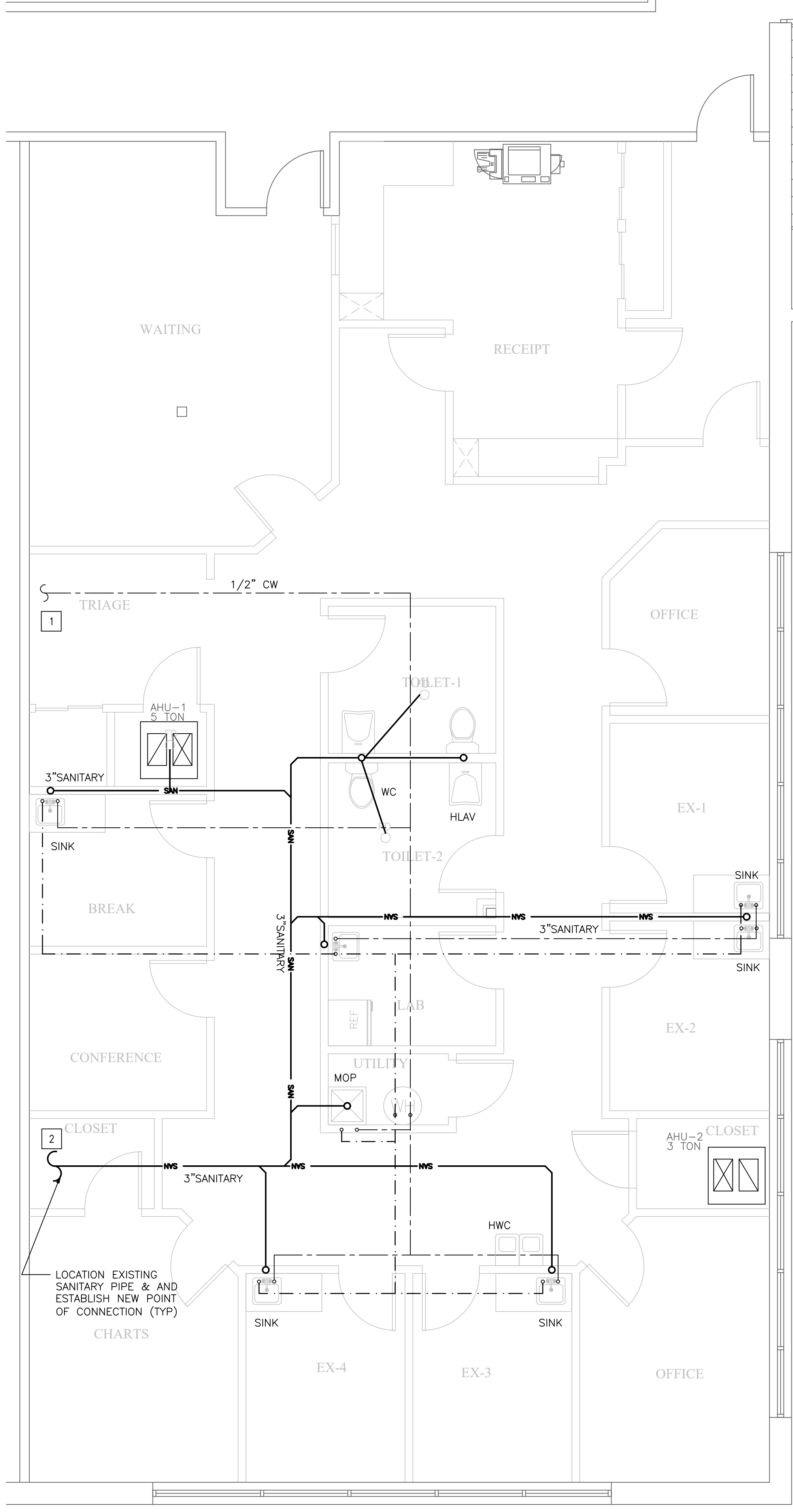
TYPICAL HANGER DETAIL
SCALE: NONE

MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET																		
NOM. SIZE	THRU 3/4"	1	1 1/4"	1 1/2"	2	2 1/2"	3	4	5	6	8	10	12	14	16	18	20	24
PIPE	7 FT.	7	7	9	10	11	12	14	16	17	19	22	23	25	27	28	30	32
TUBING	5 FT.	6	7	8	8	9	10	12	13	14	16	---	---	---	---	---	---	---
PLASTIC	ALL	4 FEET ON CENTER																

NOTE: FOR TRAPEZE HANGER, USE SPACING OF SMALLEST SIZE ON TRAPEZE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALL OTHER PIPING TO BE SUPPORTED/SUSPENDED/HUNG IN ACCORDANCE WITH CODE REQUIREMENTS FOR MATERIAL BEING SUPPORTED.

4/23/2020, PK-
Due to plumbing work already being covered up an inspection by a camera will be required, and must be recorded and provided to the building department. Applicable test as outlined in section 312, of the FPC will still be required.

City of Longwood
Building Division
Phil Kinsey
Approved



MECHANICAL PLAN - STE 1001
SCALE: 1/8"=1'-0"

PLUMBING NOTES

- PROVIDE T & P RELIEF FOR WATER HEATER FULL SIZE INTO SERVICE SINK
- WATER SHALL BE SET IN A 2" DEEP (MIN.) DRAIN PAN W/ A 1" CPVC SCREENED DRAIN TO OUTSIDE DRYWELL.
- PROVIDE A MAIN SHUT OFF VALVE FOR HOT & COLD SUPPLY LINES.
- PROVIDE SHUT OFF VALVES TO EACH FIXTURE.
- INSULATE ALL HOT WATER LINES.
- ALL TRAPS IN FLOOR DRAINS SHALL BE SELF PRIMING.
- ALL POTABLE WATER WILL BE CPVP PIPE & FITTINGS.
- REQUIRED DRAINAGE SLOPE:
1/8" PER 1' FOR 3" OR LARGER
1/4" PER 1' FOR 2" OR SMALLER

PLUMBING LEGEND

- SAN SOIL PIPE OR WASTE PIPE
- VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- BALL VALVE
- WCO WALL CLEANOUT
- CO CLEANOUT
- VTR VENT THROUGH ROOF
- WH WATER HEATER

KEY NOTES :

- 1/2" CPVC DOMESTIC WATER SERVICE WITH SHUTOFF VALVE CONNECT TO EXISTING 1" CPVC WATER SUPPLY LINE, FIELD VERIFY LOCATION.
- 3" PVC SANITARY WASTE PIPING CONNECT TO EXISTING 4" PVP SITE SEWER, FIELD VERIFY LOCATION.
- 2" VTR TIE TO EXISTING VENTS
- PROVIDE AAV

BY

CENTRAL FLORIDA BUILDING CORP
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587 E STATE RD 434
SUITE 1001
CITY OF LONGWOOD, FLORIDA

DRAWN	SW
CHECKED	RCB
DATE	05/21/2020
SCALE	SCALE AS SHOWN
JOB NO.	N/A
SHEET	

M101