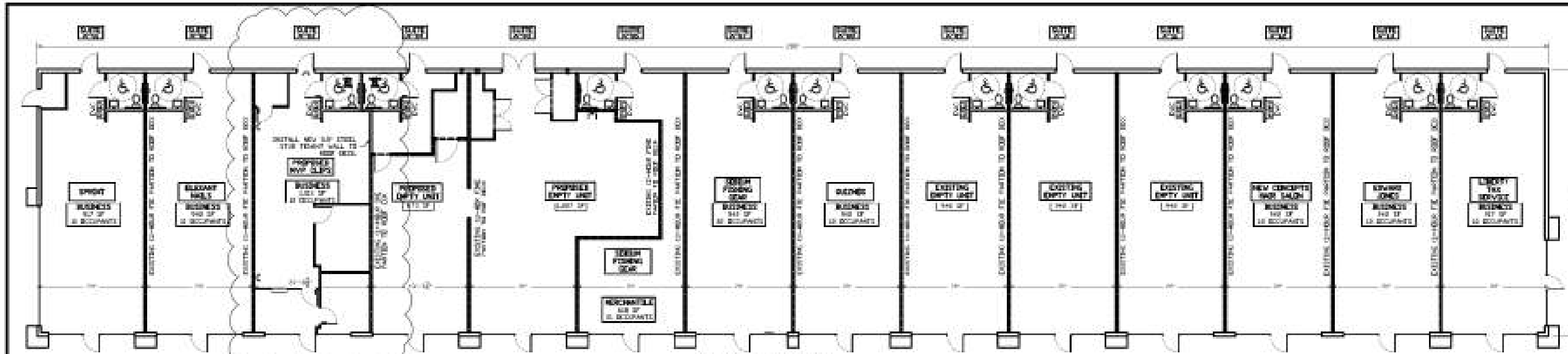
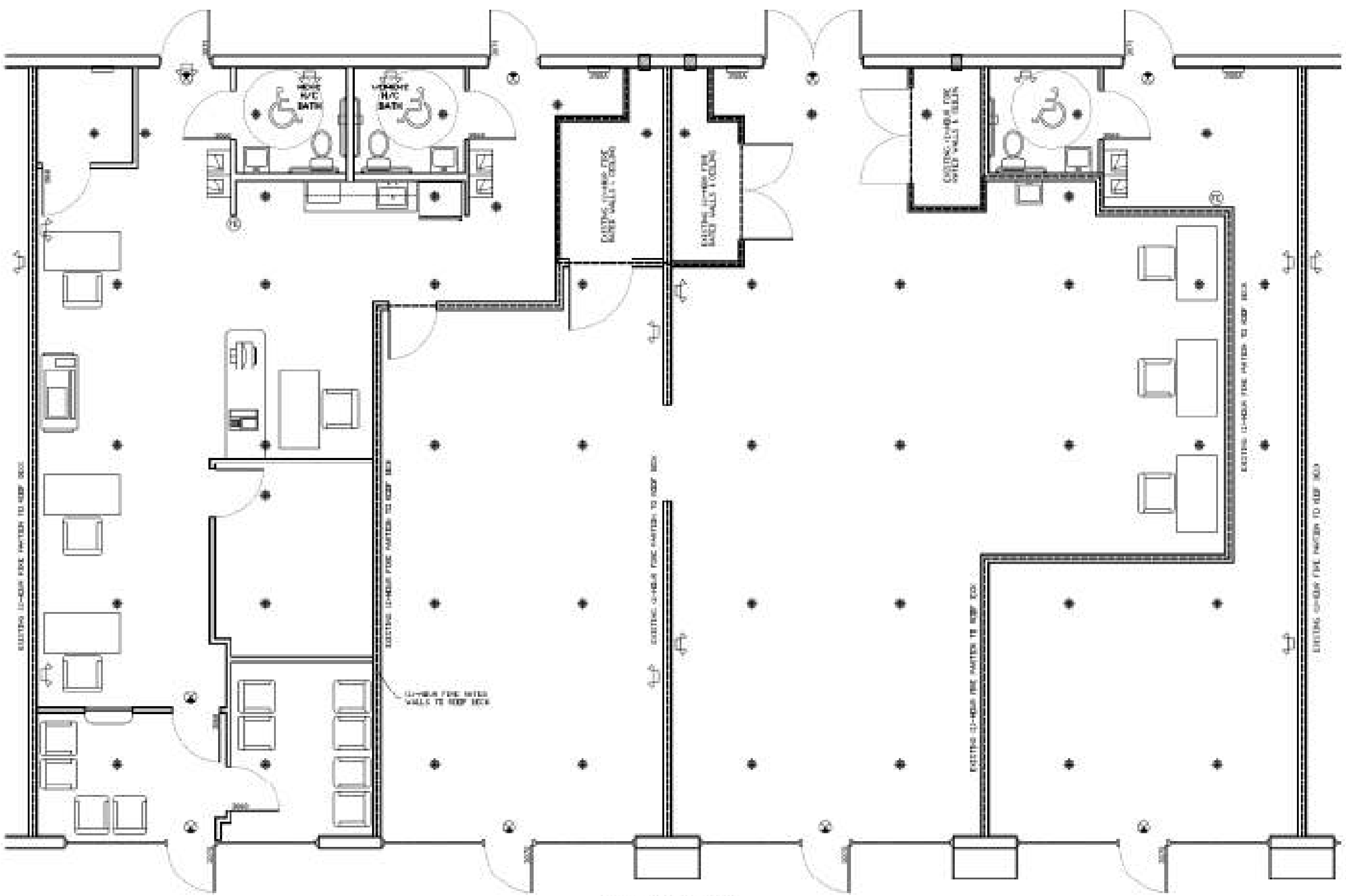
Note: Drawings Printed at Low Resolution to Show General Drawing Concepts and to Prevent Copying



MASTER FLOOR PLAN



EXISTING CONDITION

BUILDING NOTES:

PERMIT APPLICATION:

GENERAL NOTES

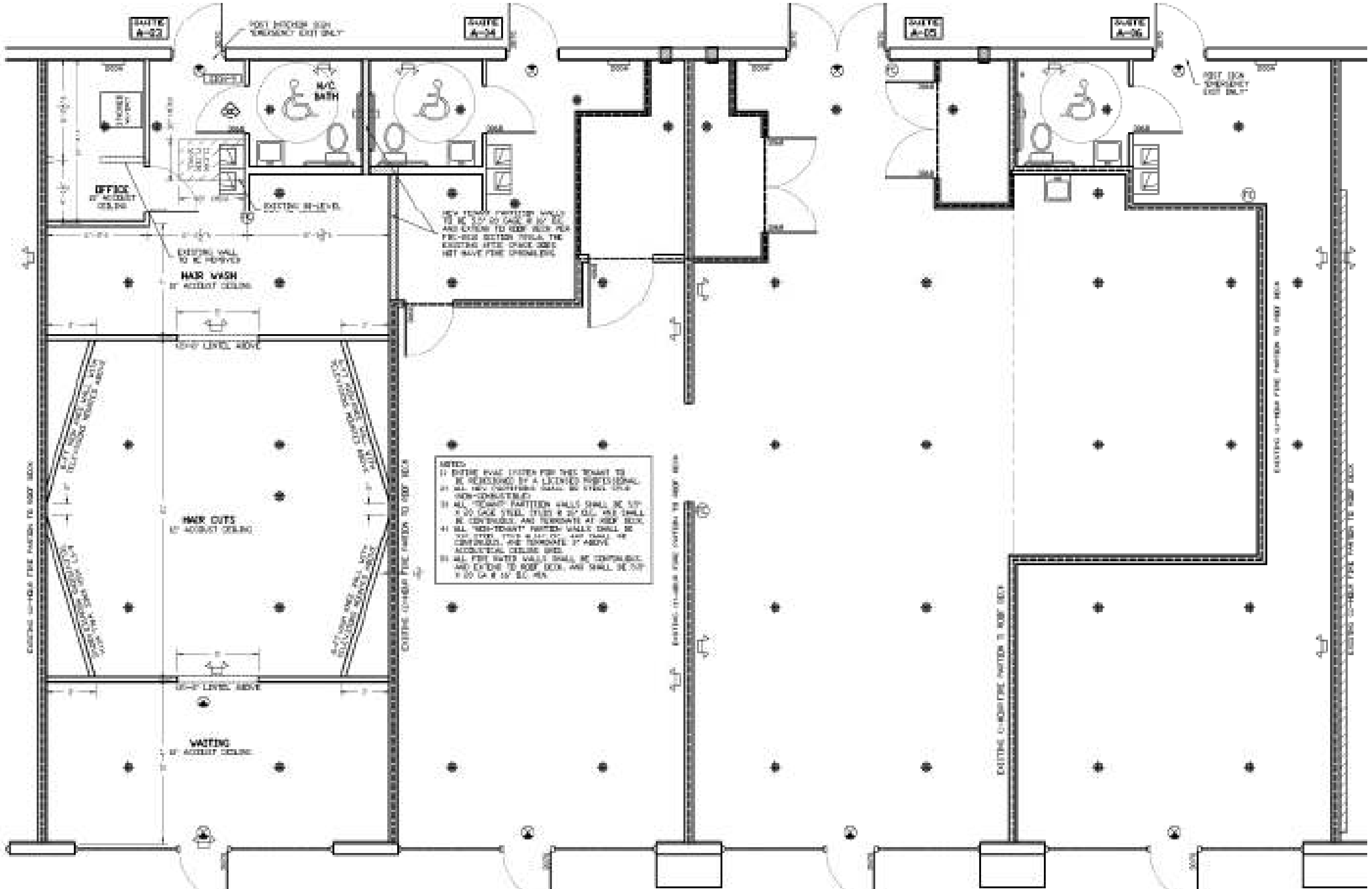
Daniel F. Ardito, P.E.
Professional Engineer

JOB NAME:
TENANT BUILD-OUT
CITRUS COUNTY, FL

SHEET TITLE:
UNIT-3 BUILD-OUT

SHEET 1 OF 2

Drawings By: Daniel F. Ardito, PE http://www.DanielArditoPE.net



NOTES:
1) ENTIRE HVAC SYSTEM FOR THIS TENANT TO BE REDESIGNED BY A LICENSED PROFESSIONAL.
2) ALL NEW PARTITIONS SHALL BE STEEL STUD (NON-COMBUSTIBLE).
3) ALL "TENANT" PARTITION WALLS SHALL BE 5/8" X 20 GAGE STEEL STUDS @ 16" O.C. AND SHALL BE CONTINUOUS, AND TERMINATE AT ROOF DECK.
4) ALL "NON-TENANT" PARTITION WALLS SHALL BE 5/8" STEEL STUD @ 16" O.C. AND SHALL BE CONTINUOUS, AND TERMINATE 3" ABOVE ACCOUSTICAL CEILING GRID.
5) ALL FIRE RATED WALLS SHALL BE CONTINUOUS, AND EXTEND TO ROOF DECK, AND SHALL BE 5/8" X 20 GA @ 16" O.C. MIN.

NEW TENANT PARTITION WALLS TO BE 5/8" 20 GAGE @ 16" O.C. AND EXTEND TO ROOF DECK PER FBC-2010 SECTION 709.4. THE EXISTING ATTIC SPACE DOES NOT HAVE FIRE SPRINKLERS.

FLOOR PLAN
SCALE: 1/4" = 1'-0"

OCCUPANT LOAD CALCS

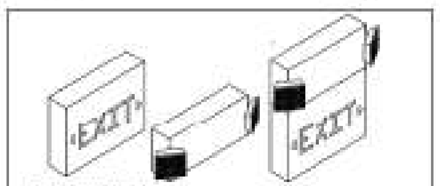
ROOM	NET AREA	OCCUP LOAD[1]	
WAITING	256.0 SF	256.0 / 100 = 2.6	
HAIR CUTS	376.5 SF	376.5 / 100 = 3.8	
HAIR WASH	841.7 SF	841.7 / 100 = 8.4	
OFFICE	63.0 SF	63.0 / 100 = 0.6	
H/C BATHROOM	47.8 SF	47.8 / 100 = 0.5	
TOTAL SINGLE TENANT:	1450 SF	16 OCCUPANTS	

NOTES: 1) OCCUPANT LOADS HAVE BEEN CALCULATED TO SIZE EGRESS PATHS AND FIRE SAFETY EQUIPMENT ONLY. OCCUPANT LOAD FOR HVAC DESIGN SHALL BE CALCULATED WITH APPROVED MANUAL METHODS.

SELF CLOSING DOOR

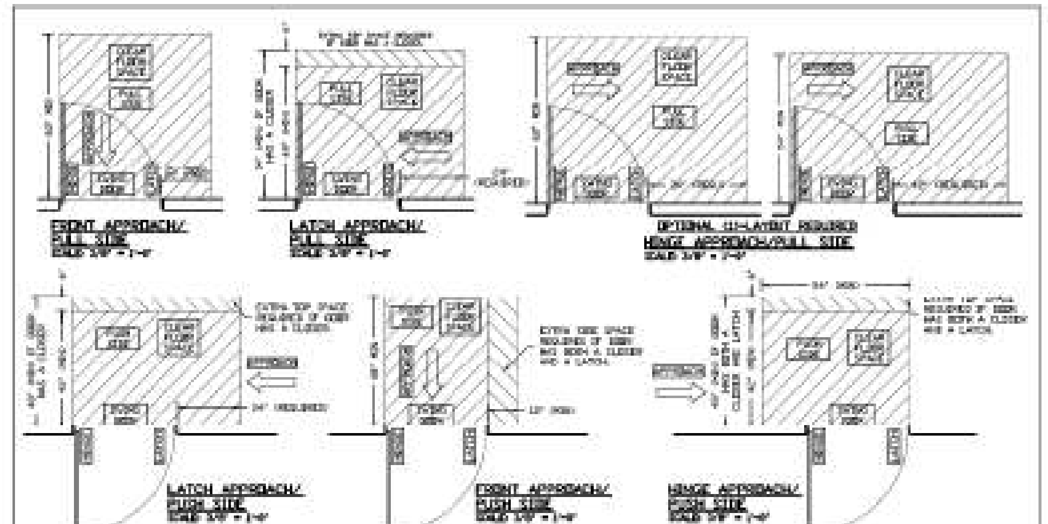
INSULATION/ENERGY CONTROL:
1) ALL CONDITIONED SPACES SHALL HAVE R-13 MIN. WALL INSULATION & R-19 MIN. CEILING INSULATION.
2) ALL INSULATION SHALL HAVE MAX FLAME SPREAD OF 25.

LIFE SAFETY / FIRE PREVENTION NOTES:
1) ALL EXIT SIGNS TO BE ILLUMINATED WITH BATTERY BACK UP.
2) ALL EMERGENCY LIGHTING TO HAVE BATTERY BACKUP.
3) ADDRESS IS TO BE POSTED AND MUST BE VISIBLE FROM THE ROADWAY WITH 6" NUMBERS ON CONTRASTING BACKGROUND.
4) ALL FIRE EXTINGUISHERS SHALL BE INSPECTED, TAGGED, & MOUNTED.
5) A FIRE HYDRANT IS REQUIRED WITHIN 500-FT CURBLINE DISTANCE OF THE BUILDING IF CENTRAL WATER IS AVAILABLE WITHIN 1000-FT.



EMERGENCY SIGNS & LIGHTS:
1) REFER TO BUILDING PLANS FOR LOCATIONS OF REQUIRED EMERGENCY LIGHTS AND EXIT SIGNS.
2) ALL EMERGENCY LIGHTS & EXIT SIGNS SHALL BE CERTIFIED BY MANUFACTURER TO BE IN COMPLIANCE WITH UL924 "STANDARD FOR EMERGENCY LIGHTING AND POWER EQUIPMENT".
3) ALL EMERGENCY LIGHTS & EXIT SIGNS SHALL HAVE BATTERY BACKUP AND SHALL PROVIDE 90-MINUTES OF ILLUMINATION IN THE EVENT OF POWER FAILURE.
4) EQUIPMENT SHALL BE MOUNTED TO PROVIDE 80" CLEAR HEAD ROOM IF INSTALLED IN AN EGRESS PATH.
5) EXIT SIGNS SHALL HAVE ARROW POINTING TO THE DIRECTION OF TRAVEL TO EXIT.
6) EXIT SIGNS NOT WALL MOUNTED SHALL BE VISIBLE FROM BOTH SIDES.

EMERGENCY LIGHTING



CLEAR SPACE REQUIRED AT ACCESSIBLE DOORS

ADA COMPLIANCE NOTES

A) ALL H/C EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH FLORIDA BUILDING CODE-2010 CHAPTER-11 AND MANUFACTURES RECOMMENDATIONS.

B) IF A PARTICULAR TYPE OF FACILITY SUCH AS WATER CLOSET, SHOWER, URINAL, LAVATORY, ETC IS PROVIDED THEN AT LEAST (1)-MUST BE ADA COMPLIANT.

C) ALL CLEAR FLOOR SPACES SHOWN IN PLANS SHALL BE PROVIDED WITHOUT ENCROACHMENT UNLESS SPECIFICALLY NOTED OTHERWISE.

D) IT IS THE RESPONSIBILITY OF BUILDER TO ORDER/INSTALL ADA COMPLIANT COMPONENTS.

H/C DOORS (BATHROOM & EGRESS FOR ENTIRE BUILDING)

A) TOILET STALL AND/OR TOILET ROOM ENTRANCE DOORS SHALL BE SELF CLOSING AND SHALL NOT SWING INTO REQUIRED CLEAR SPACE OF ANY FIXTURE. DOORS SHALL HAVE A CLEAR WIDTH OF 32" MIN. WHEN DOOR IS OPEN 90° MEASURED FROM FACE OF DOOR TO OPPOSITE JAMB. CLOSER DEVICE SHALL BE CALIBRATED SO IT TAKES A MIN. OF 5 SEC TO CLOSE FROM OPENED POSITION OF 70° TO A POSITION OF BEING 3" FROM LATCH.

B) PULLING/PUSHING FORCE OF HC ACCESSIBLE DOORS SHALL BE AS FOLLOWS (THIS FORCE DOES NOT INCLUDE THE EXTRA FORCE REQUIRED FOR LATCHING OPERATIONS):
FIRE RATED DOORS: 15.0 LB MAX (LATCH REQUIRED)
EXTERIOR SWING DOORS: 5.0 LB MAX
SLIDING OR FOLDING DOORS: 5.0 LB MAX

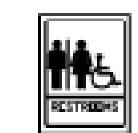
C) HC ACCESSIBLE DOOR HANDLES, PULLS, LATCHES, LOCKS, ETC. SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SAID DEVICES SHALL NOT REQUIRE MORE THAN (1)-HOLD/PUSH OPERATION. DEVICE SHALL BE MOUNTED BETWEEN 34" AND 48" AFF.

D) PANIC HARDWARE (IF REQUIRED) SHALL EXTEND AT LEAST 1/2 OF THE WIDTH OF DOOR AND REQUIRE NO MORE THAN 15.0 LB TO OPERATE THE LATCH.

H/C MOUNTING HEIGHTS FOR VARIOUS COMPONENTS:

(ONLY ADA COMPLIANT COMPONENTS REQUIRE COMPLIANCE WITH THIS TABLE)

A)	EWC SPOUT:	36" AFF (MAX)
B)	TOILET SEAT:	17" TO 19"
C)	TOILET/URINAL FLUSHER:	44" AFF (MAX)
D)	URINAL RIM:	17" AFF (MAX)
E)	TOILET PAPER DISPENSER:	19" AFF (MIN), 44" AFF (MAX)
F)	LAVATORY RIM:	34" AFF (MAX)
G)	BOTTOM OF MIRROR:	40" AFF (MAX)
H)	SOAP DISPENSER:	15" AFF (MIN), 44" AFF (MAX)
I)	TOWEL DISPENSER:	15" AFF (MIN), 48" AFF (MAX)
J)	MEDI CAB LOWEST SHELF:	44" AFF (MAX)
K)	GRAB BARS:	33" TO 36" AFF
L)	PUBLIC TELEPHONES:	48" AFF (MAX) TOP OF PHONE
M)	RECEPTACLES/SWITCHES:	15" AFF (MIN) AFF, 44" AFF (MAX)

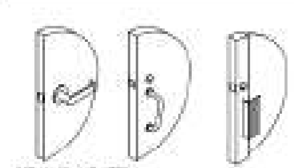


SIGN-01

SIGNAGE TO BE POSTED AS INDICATED WITHIN PLANS

SIGNAGE NOTES:
1) SIGNAGE SHALL BE MOUNTED AT 60" AFF ON ADJACENT WALL. WHERE THERE IS NO WALL SPACE ON LATCH SIDE OF DOOR, PLACE SIGNAGE ON NEAREST ADJACENT WALL. SIGNAGE SHALL BE LOCATED SO A PERSON CAN APPROACH WITHIN 3" OF SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN SWING OF DOOR.
2) LETTERS AND NUMBERS SHALL BE RAISED 1/32" AND BE UPPERCASE BY SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE. TEXT HEIGHT SHALL BE 5/8" TO 2". PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
3) BORDER FOR SIGNAGE SHALL BE 6" MIN IN HEIGHT.
4) CHARACTERS AND BACKGROUND SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH BACKGROUND, DARK ON LIGHT OR OPPOSITE.

TYPICAL ADA SIGNAGE



DOOR HARDWARE NOTES:
1) ALL REQUIRED ADA HARDWARE SHALL BE CERTIFIED BY MANUFACTURER TO BE ADA COMPLIANT.
2) ALL EXIT DOORS MUST BE UNLOCKABLE FROM EGRESS SIDE.
3) INSTALL PANIC HARDWARE ON EGRESS SIDE IF SPECIFIED IN PLANS.
4) ALL FIRE RATED DOORS SHALL HAVE LATCHABLE HARDWARE.
5) ALL TYPE HARDWARE SHALL REQUIRE SINGLE-HAND OPERATION.
6) SEE ADA NOTES FOR REQUIRED OPERATING LOADS.

ADA DOOR HARDWARE

LIST OF ABBREVIATIONS

[illegible]

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DATE:	12/1/11
DRAWN BY:	DA
JOB NUMBER:	11-133

REVISION

SHEET TITLE: UNIT-3 BUILD-OUT

JOB NAME: TENANT BUILD-OUT
CITRUS COUNTY, FL

SHEET 2 OF 2