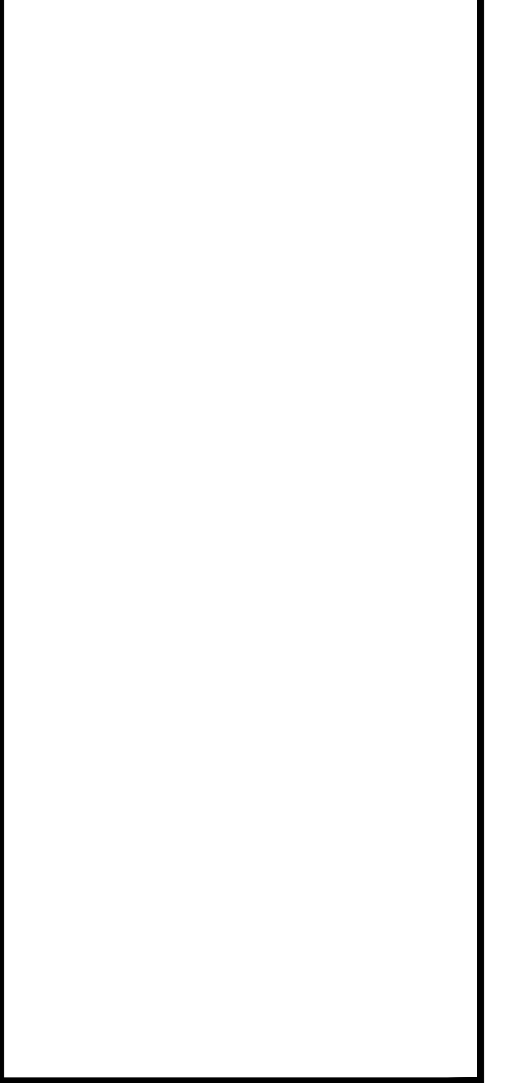


EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

- SCOPE OF WORK:
- 1.) PROVIDE ELECTRICAL SERVICE FOR REMAINING UNFINISHED BUILDING
 - 2.) NEW INTERIOR TENANT IMPROVMENTS AS FOLLOWS:
 - (A) PROVIDE PLUMBING FOR NEW RESTROOMS
 - (B) NEW SLAB @ WORK AREA
 - (C) NEW INTERIOR WALLS
 - (D) PROVIDE NEW TENANT ELECTRICAL SERVICE
 - (E) NEW HVAC SYSTEM PER PLAN

SHEET TITLE EXISTING FLOOR PLAN		JOB Future Business Office 2563 Toledo Blade Blvd, North Port, FL TEIXEIRA CONSTRUCTION		SHEET NO 1	
DRAWN BY WEB	CHECKED JM	DATE 2-16-15	SCALE AS NOTED		

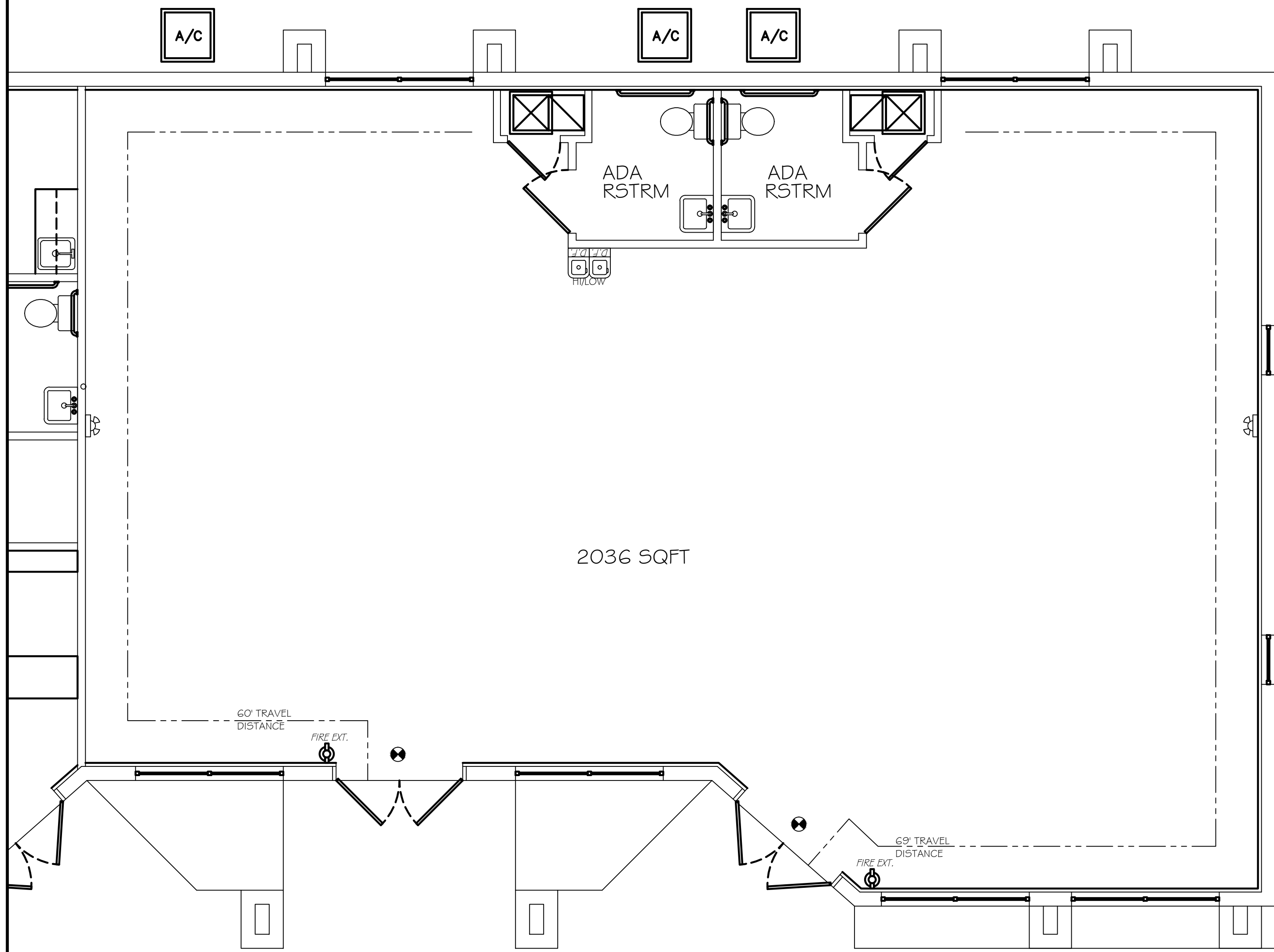
NO.	DATE	REVISIONS (READ UP)	BY



VDG
VENICE DESIGN GROUP LLC
 738 Venice Ave E. PH (941) 486-1212
 Suite D
 Venice, FL 34285 FAX (941) 486-4107

SEAL:

JEFFREY MATTHEWS
 AIA / AICP LIC#:93020

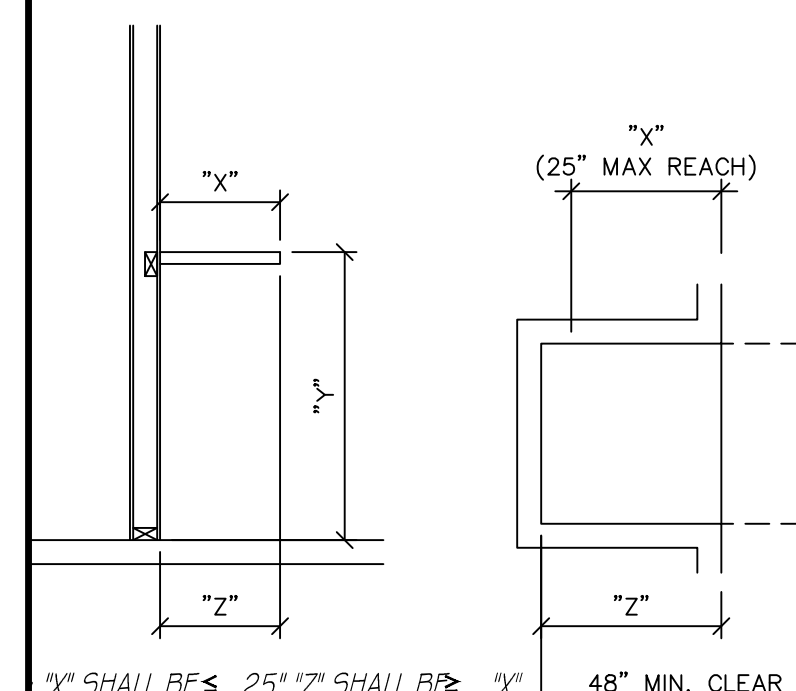


LIFE SAFETY DATA	
PER 2010 FLORIDA BUILDING CODE	
MIN. CORRIDOR WIDTH = 44"	2036
CONDITIONED SQUARE FOOTAGE	B
BUILDING OCCUPANCY	VB
CONSTRUCTION TYPE	
OCCUPANT LOAD	
BUSINESS USE (11100sqft)	21
REQUIRED EXIT WIDTH PERSONS X 2'	4-2"
MIN. OF 1 EXITS ARE REQUIRED	
UN-SPRINKLERED MAX EXIT DIST.	69'
ACTUAL	
LIFE SAFETY LEGEND	
—●—	FIRE EXIT
—●—	LONGEST TRAVEL PATH
—●—	EXIT SIGN
—●—	EMERGENCY LIGHT
—●—	EXIT SIGN 4 EMERG. LIGHT

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

H/C LAV. ELEVATION H/C TOILET ELEVATION

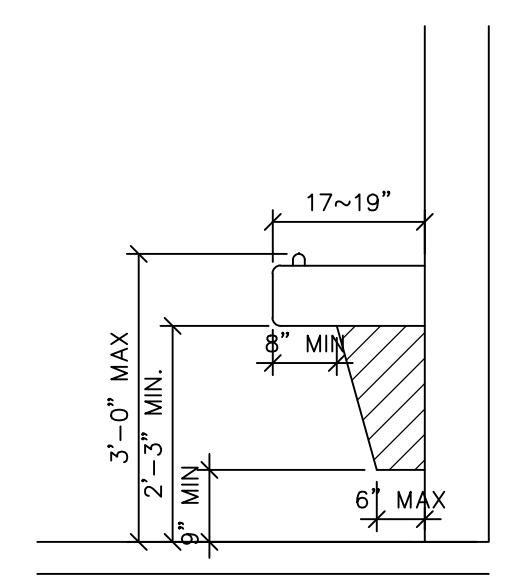
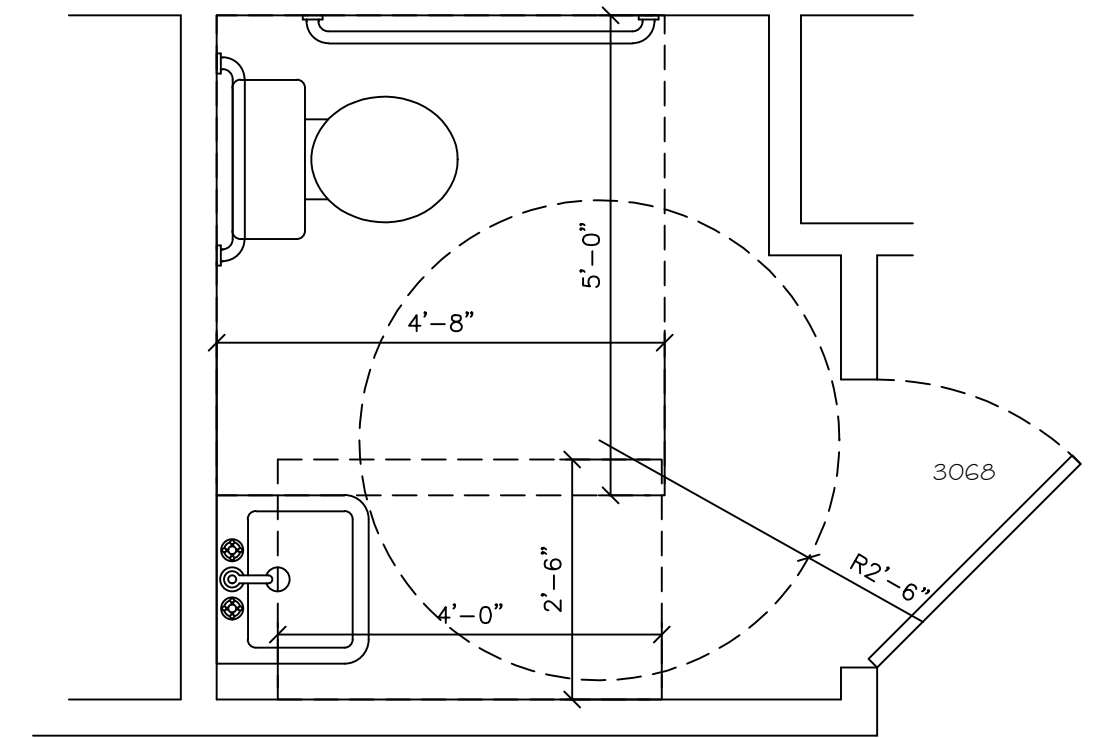
NOTE: EXPOSED DRAIN PIPES AND SURFACES SHALL BE PROTECTED AGAINST CONTACT, NO SHARP OR ABRASIVE SURFACES UNDER LAVS



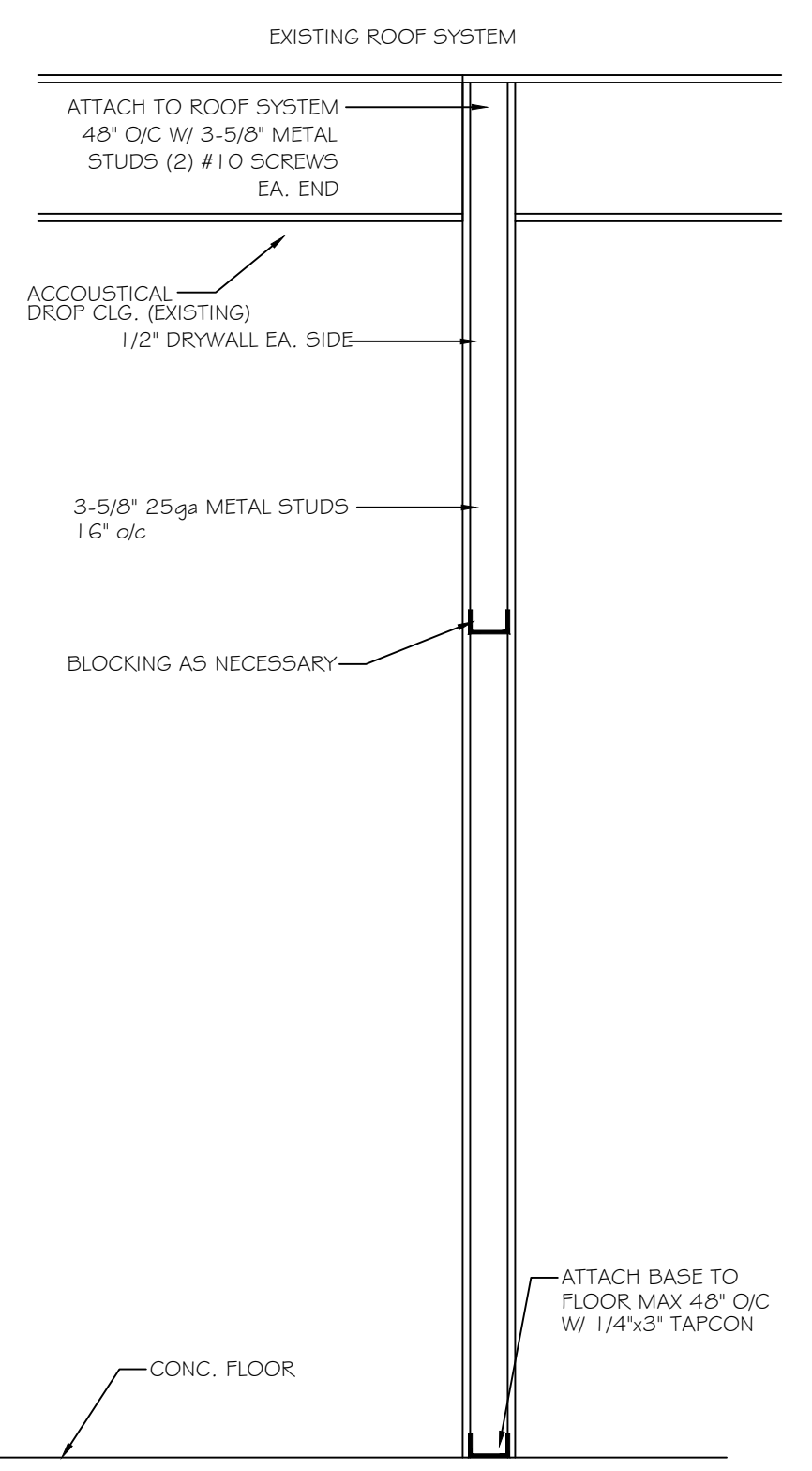
X" SHALL BE ≤ 25" Z" SHALL BE X"
X" < 20" THEN Y" SHALL BE 48" MAX
X" IS 20-25 THEN Y" SHALL BE 44" MAX

TYP. COUNTER HEIGHTS
PER FIGURE 5 CHAP. 11 THE FBC

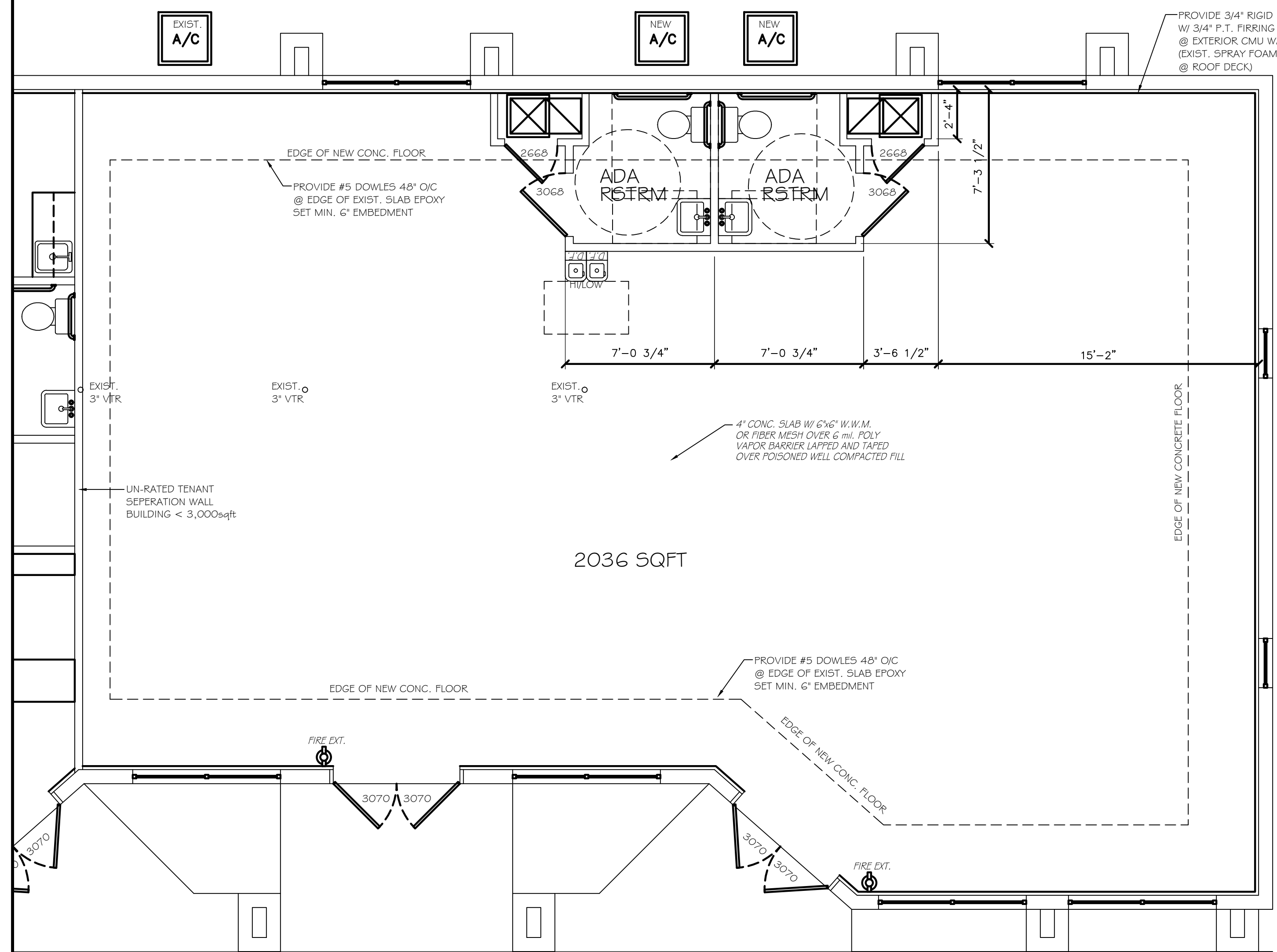
ENLARGED ADA RESTROOM
SCALE: 1/2" = 1'-0"



D/F ELEVATION



WALL SECTION
SCALE: N.T.S.



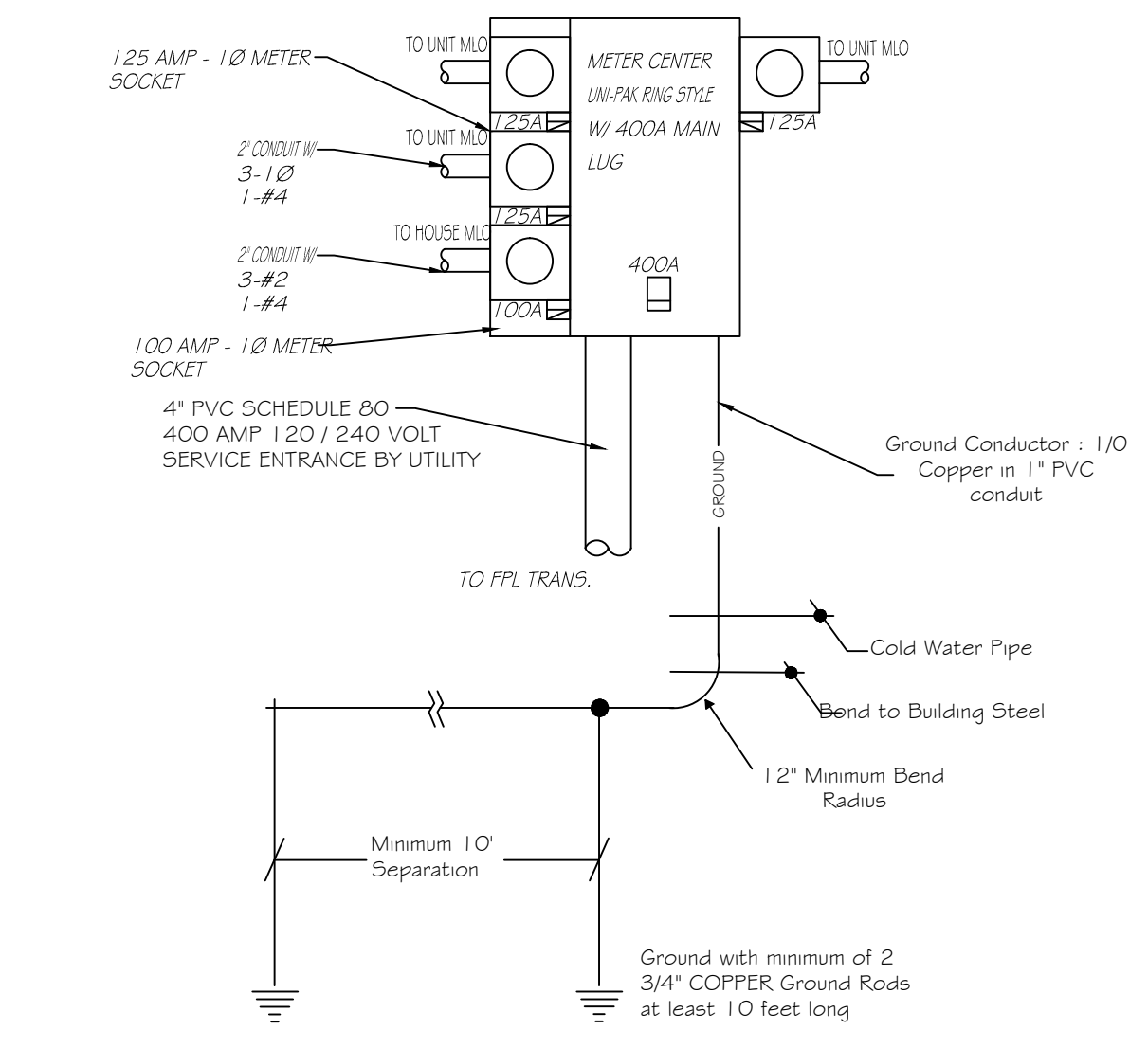
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET TITLE FLOOR PLAN / LIFESAFETY		JOB Future Business Office 2563 Toledo Blade Blvd, North Port, FL TEIXEIRA CONSTRUCTION		SHEET NO 2
DRAWN BY WEB	CHECKED JM	DATE 2-16-15	SCALE AS NOTED	BY
REVISIONS (READ UP)				DATE
				NO.

V D G
VENICE DESIGN GROUP LLC
 738 Venice Ave E. PH (941) 486-1212
 Suite D
 Venice, FL 34285 FAX (941) 486-4107

SEAL:

 JEFFREY MATTHEWS
 AIA / AICP LIC#: 93020



ELECTRICAL RISERS
SCALE: N.T.S.

LIGHTING LEGEND

	DENOTES LITHONIA LIGHTING LENSED TROFFER SF8 3 LAMP 24"x48" OR EQUIVALENT (36w)
	DENOTES LITHONIA LIGHTING LENSED TROFFER SF8 2 LAMP 24"x24" OR EQUIVALENT (48w)
	DENOTES 60w MAX WALL MOUNTED FIXTURE
	DENOTES LITHONIA EXIT 4 EMERGENCY LIGHT COMBO (BWC R) OR EQUIVALENT
	DENOTES LITHONIA EMERGENCY LIGHT (BWL) OR EQUIVALENT
	DENOTES LITHONIA EXIT SIGN W/ BATTERY BACKUP (BWF K RL N) OR EQUIVALENT

ELECTRICAL LEGEND

	DENOTES WALL SWITCH		DENOTES CEILING FIXTURE
	DENOTES WEATHERPROOF SWITCH		DENOTES WALL MOUNT FIXTURE
	DENOTES DIMMER SWITCH		DENOTES SQUARE RECESS FIXTURE
	DENOTES 3 WAY SWITCH		DENOTES ROUND RECESS FIXTURE
	DENOTES WALL OUTLET		DENOTES RECESSED CEILING FIXTURE
	DENOTES 220 VOLT OUTLET		DENOTES FLOODED LIGHTS
	DENOTES W/ SWITCHED WALL OUTLET		DENOTES JUNCTION BOX & COVER FOR FIXTURE CEILING FAN
	DENOTES WEATHERPROOF OUTLET		DENOTES EXHAUST FAN
	DENOTES FLOOR OUTLET		DENOTES JUNCTION BOX W/ COVER
	DENOTES TELEVISION OUTLET		DENOTES SMOKE ALARM
	DENOTES TELEPHONE OUTLET		

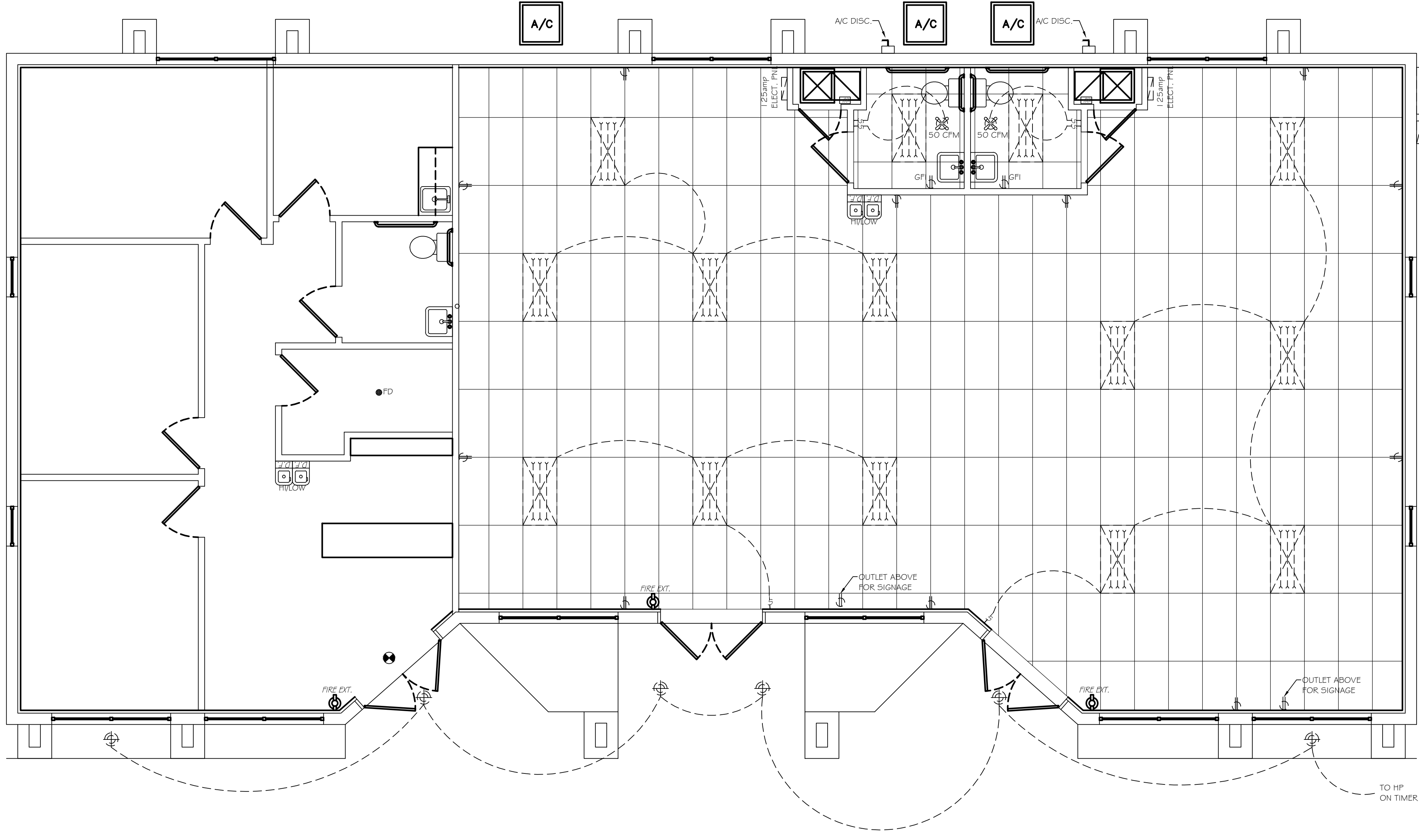
- ELECTRICAL REQUIREMENTS:**
- ALL WIRING TO COMPLY WITH N.E.C., 2008 OR LATEST ADOPTED, AND LOCAL CODE REQUIREMENTS.
 - MINIMUM CIRCUIT TO BE 20 AMP. BREAKER, (2) #12 (4-GND) UNLESS SHOWN OTHERWISE.
 - PROVIDE MC TYPE WIRE FOR ALL PATIENT EXAM/CARE ROOMS
 - WIRE SIZES BASED ON THW COPPER, A.W.G.
 - PROVIDE DISCONNECTING MEANS AT ALL MOTOR LOADS.
 - VERIFY ALL REQUIREMENTS FOR KITCHEN EQUIPMENT WEQUIPMENT SUPPLIER.
 - MAKE ALL FINAL CONNECTIONS.
 - MOUNT ALL ELECTRICAL DEVICES AND SWITCHES AS REQUIRED BY THE ADA AND LOCAL STATE BARRIER FREE RULES.
 - FUSE ALL MOTORS AND MOTOR ASSEMBLIES IN ACCORDANCE WITH THE N.E.C. 2008 AND MANUFACTURER'S RECOMMENDATIONS.
 - BALANCE THE LOADS EVENLY BETWEEN THE PHASES OF THE SYSTEM. MINIMUM UNBALANCE OF 3%.
 - MAINTAIN A MAXIMUM VOLTAGE DROP OF 5% THROUGHOUT THE ENTIRE SYSTEM.
 - VERIFY ALL EXISTING JOB CONDITIONS AND ACCOMMODATE AS REQUIRED FOR A COMPLETE INSTALLATION.
 - ELECTRICAL PANEL SHALL BE INSTALLED PER NEC-2008
 - ALL EQUIPMENT TO BE GROUNDED PER NEC 250.120 & 122 USING MINIMUM #12 CONDUCTORS
 - AUTOMATIC LIGHTING SHUTOFF SHALL BE PROVIDED WITH AN AUTOMATIC CONTROL DEVICE TO SHUT OFF BUILDING LIGHTING IN ALL SPACES WHEN THE BUILDING SQUAREFOOTAGE EXCEEDS 5,000 sqft.

MAIN: 125amp MLO VOLTAGE: 120/240 PHASE: 1 WIRE: 3

#	AMP	WIRE	LOCATION	LOAD	LOAD	LOCATION	WIRE	AMP	#
1	45	#6	AHU	10000	4500	CU	#8	30	2
3									4
5	20	#12	DRINKING FOUNTAIN	360	1600	SIGNAGE	#12	20	6
7	20	#12	LIGHTING	1200	1200	EMERGENCYEXIT LIGHTS	#12	20	8
9	20	#12	LIGHTING	1200	1080	GENERAL RECEIPTS	#12	20	10
11	20	#12	LIGHTING	1200					12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
TOTAL LOAD EXCLUDING HVAC				6660	6400	TOTAL LOAD EXCLUDING HVAC			
TOTAL LOAD PLUS LARGER HVAC				13780 + 10000	23060	TOTAL LOAD			
TOTAL LOAD / 240 VOLTS				36 AMPS					

MAIN: 125amp MLO VOLTAGE: 120/240 PHASE: 1 WIRE: 3

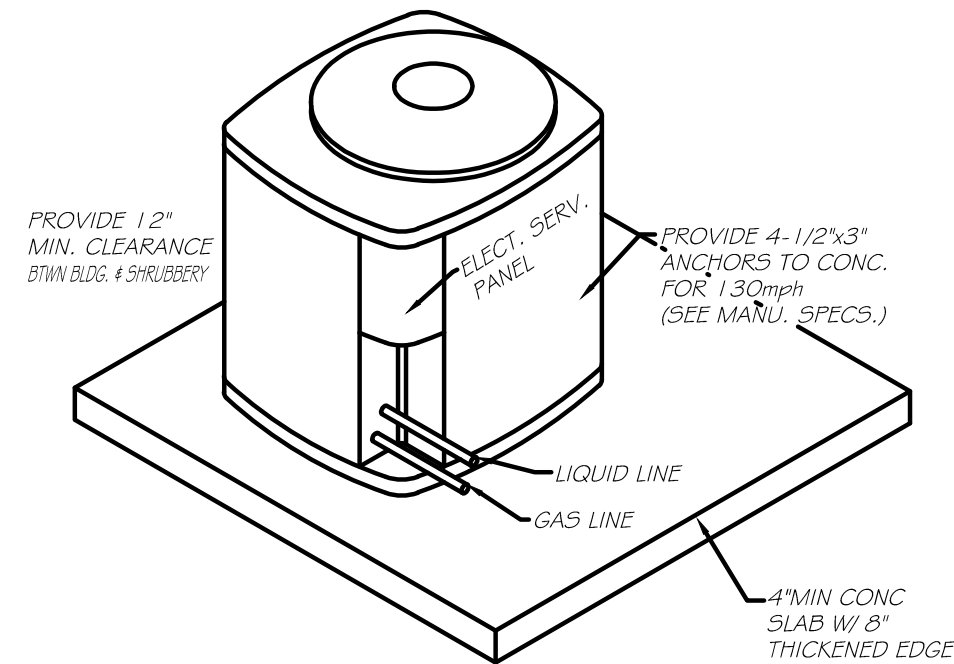
#	AMP	WIRE	LOCATION	LOAD	LOAD	LOCATION	WIRE	AMP	#
1	45	#6	AHU	10000	4500	CU	#8	30	2
3									4
5	20	#12	DRINKING FOUNTAIN	360	1600	SIGNAGE	#12	20	6
7	20	#12	LIGHTING	1200	1200	EMERGENCYEXIT LIGHTS	#12	20	8
9	20	#12	LIGHTING	1200	1080	GENERAL RECEIPTS	#12	20	10
11	20	#12	LIGHTING	1200					12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
TOTAL LOAD EXCLUDING HVAC				6660	6400	TOTAL LOAD EXCLUDING HVAC			
TOTAL LOAD PLUS LARGER HVAC				13780 + 10000	23060	TOTAL LOAD			
TOTAL LOAD / 240 VOLTS				36 AMPS					



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

V D G
VENICE DESIGN GROUP LLC
738 Venice Ave E. PH (941) 486-1212
Suite D
Venice, FL 34285 FAX (941) 486-4107

SEAL:
JEFFREY MATTHEWS
AIA / AICP LIC#: 93020



CONDENSER MOUNTING

SEE MANUFACTURER SPECS FOR INSTALLATION GUIDELINES AND STANDARDS

SCALE: N.T.S.

HVAC NOTES

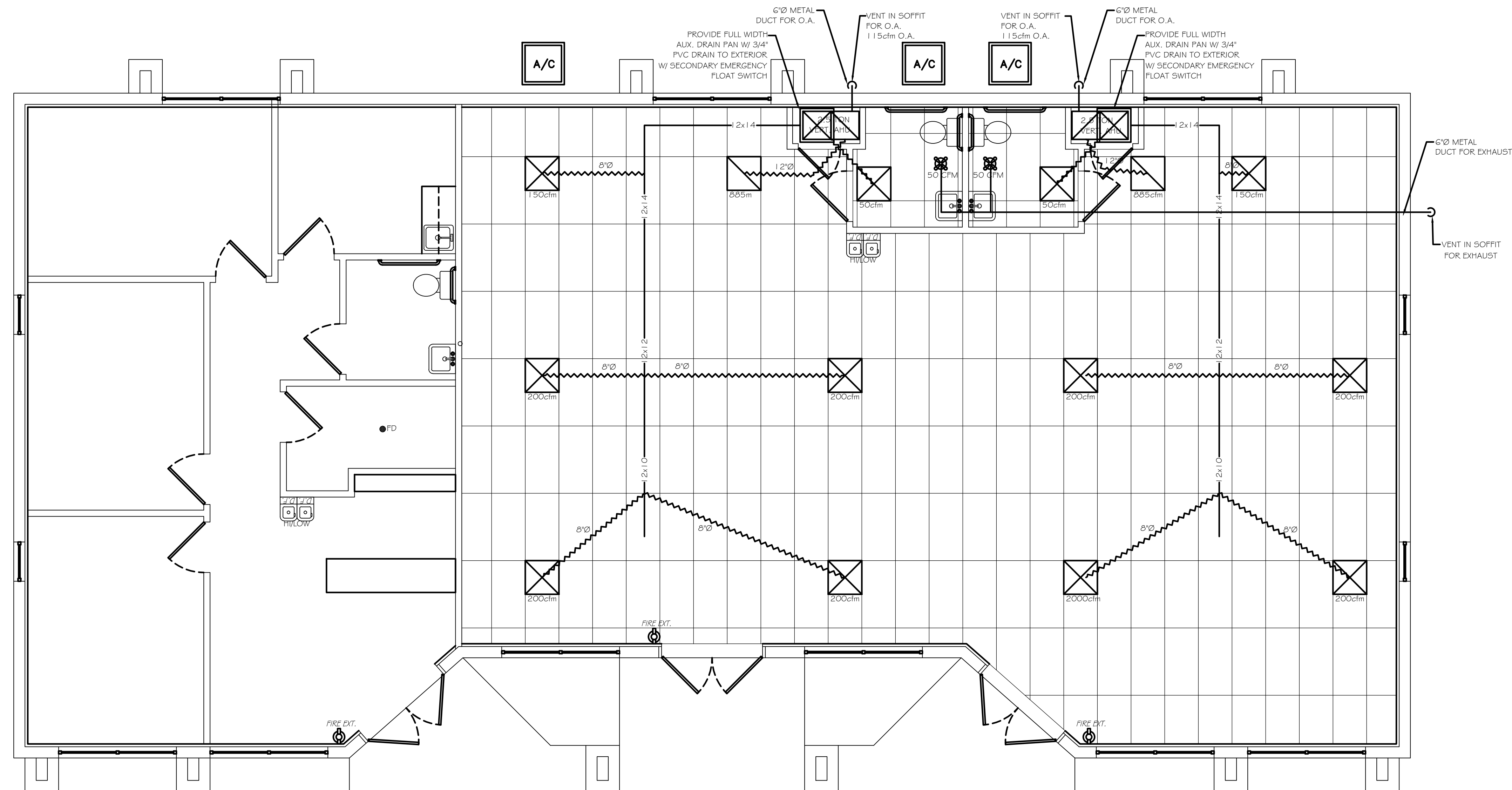
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS AND THE 2010 FLORIDA BUILDING CODE.
2. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION, AND COORDINATE THIS INSTALLATION WITH ALL TRADES.
3. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR CERTIFIED IN THE STATE OF FLORIDA.
4. THE CONTRACTOR SHALL VISIT THE JOB SITE, MEET WITH ALL RELATED TRADES, AND FAMILIARIZE HIMSELF WITH ANY AND ALL CONDITIONS RELATING TO HISHER WORK.
5. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE THAT MAY DELAY CONSTRUCTION.
6. CONDENSATE DISPOSAL SHALL BE IN ACCORDANCE WITH SECTION M-307 OF THE FLORIDA BUILDING CODE MECHANICAL MIN. 1/2" FROM BLDG EXTERIOR OVER FERROUS SURFACE. FRENCH DRAINS SHALL BE USED IF NO OTHER APPROVED METHOD IS POSSIBLE, SEE SECTION "M307.2.1.1 French drain".
7. CONDENSING UNITS ARE EXTERIOR UNITS INSTALL PER MANU. SPECS
8. AIR HANDLERS SHALL BE INSTALLED IN ACCORDANCE TO MANUFACTURER SPECIFICATIONS AND THE FLORIDA BUILDING CODE MECHANICAL.
9. THE AIR HANDLER SHALL INCORPORATE A FILTER COMPARTMENT WITH EASY ACCESS. THE FILTER COMPARTMENT SHALL NOT BE OBSTRUCTED IN ANY WAY BY REFRIGERANT PIPING, CONDENSATE PIPING, OR ANY OTHER ITEM WHICH MAY PREVENT EASY REMOVAL AND INSTALLATION OF THE FILTER.
10. THE AIR HANDLE PLATFORM/RETURN AIR PLENUM SHALL INCORPORATE AN AUXILIARY DRAIN PAN.
11. THE AIR HANDLER'S AUXILIARY DRAIN SHALL BE CONNECTED TO AN EMERGENCY SWITCH THAT WILL SHUT DOWN THE SYSTEM IN ANY SITUATION THAT WILL CAUSE THE MAIN DRAIN NOT TO FUNCTION PROPERLY.
12. DUCT CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH SECTION M603 OF THE FLORIDA BUILDING CODE MECHANICAL.
13. AIR CONDITIONING DUCT SYSTEM DESIGN BASED ON FLEXIBLE WIRE REINFORCED DUCT WITH FOIL FACED R-6 INSULATION EXCEPT WHERE NOTED TO USE RIGID METAL DUCT WITH R-6 RATED INSULATION WRAPPED ON THE OUTSIDE.
14. KEEP ALL FRESH AIR INTAKES A MINIMUM OF 1'0" FROM EXHAUST FAN TERMINATION POINTS AND SANITARY SEWER VENT OUTLETS.
15. VENT BATH FANS THROUGH ROOF USING DUCT SIZE PER CODE.
16. INSTALL SMOKE DETECTORS (SD) IF REQUIRED AS PER SECTION M606 OF THE FLORIDA BUILDING CODE MECHANICAL.
17. DAMPERS MAY BE NEEDED TO ACHIEVE CFM REQUIRED @ EACH VENT; DUCT DESIGN MAY BE ALTERED IF ACCEPTABLE MEANS ARE USED TO ACHIEVE RATING

VENTILATION TABULATION
PER 2010 FLORIDA BUILDING CODE, MECHANICAL TABLE 403.3

MARK	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE, R_p CFM/PERSON	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE, R_a CFM/FT ² a	CFM REQUIRED
OFFICE	5cfm X 21 = 105	10cfm X 2036 = 122.16	227.16

HVAC EQUIPMENT SCHEDULE

MARK	MANUFACTURER	A/H MODEL NUMBER	CFM	MARK	TONS	SEER	CU MODEL NUMBER
AHU-1	TRANE	TO BE SELECTED	1000	A/C-1	2.5	14	TO BE SELECTED



☒ DENOTES HVAC SUPPLY

☑ DENOTES HVAC RETURN

NOTE: DUCT WORK DESIGN TO MAINTAIN .1 STATIC PRESSURE DAMPERS MAY BE REQUIRED TO ACHIEVE CFM VALUE

HVAC LAYOUT

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

NORTH

NO.	DATE	BY	REVISIONS (READ UP)

NO.	DATE	BY	REVISIONS (READ UP)

V D G
VENICE DESIGN GROUP LLC
738 Venice Ave E. PH (941) 486-1212
Suite D Venice, FL 34285 FAX (941) 486-4107

SEAL:

JEFFREY MATTHEWS
AIA / AICP LIC.#:93020