CHANGE BULLETIN 02 **F.G.A. No. 21003**

ROOMS TO GO – OFFICE RENOVATION & EXPANSION
Seffner, Florida

February 8, 2022

The following Change Bulletin 01 is made and hereby becomes part of the Contract Documents for the subject project as prepared by FleischmanGarcia Architects, 195 4th Avenue North, Safety Harbor, Florida 34695.

CHANGES TO DRAWINGS

GENERAL

Item 1: Refer to Sheet G0.01
ADD new sheet G3.01 and A7.17 to the index.

Item 2: Refer to Sheet G1.02 – Building Data and Wall Types
CHANGED wall type 6 to a 1 hour rated wall.

Item 3: Refer to Sheet G2.00 – Life Safety Floor Plan Schedules
CORRECTED errors in automated occupancy calculations. Changed Business occupancy calculations from 150 per the Florida Building Code to the more stringent NFPA Business occupancy load factor of 100. Corrected errors in the Business Concentrated calculations per the Florida Building Code. Corrected mislabeled A-2 and A-3 occupancies. Retabulated Plumbing calculations based on revised occupancy loads. Total occupancy load = 2,208

Item 4: Refer to Sheet G2.01 – Life Safety Plan – Level 1 East
CHANGE wall between warehouse and new office build-out to a 1hr rated wall.
Modified Occupancy Legend to eliminate A-2.

Item 5: Refer to Sheet G3.01– Overall Phasing Plan
ADD sheet G3.01 Phasing Plan
Phase 1: Duration 5 months (150 calendar days)
Phase 2: Duration 3 months (90 calendar days)
Phase 3: Duration 2 ½ months (75 calendar days)

Phase 4: Duration 1 ½ months (50 calendar days)

Total Duration of Project: 12 months (365 calendar days)

ARCHITECTURAL

Item 6: Refer to Sheet A2.01B – Demolition Plan B
DEMO millwork, soffit, flooring, and base.

Item 7: Refer to Sheet A2.10B – Construction Plan B
ADD new millwork, sinks, equipment, and televisions to Break Room 161.

Item 8: Refer to Sheet A2.10E – Construction Plan E
CHANGE wall between warehouse and new office build-out to a 1hr rated wall.

Item 9: Refer to Sheet A3.01 – Finish Plan Overall
ADD RF-1 in Break Room 161.

Item 10: Refer to Sheet A4.01 – Opening Schedule & Details
CHANGE door E108A to be a 45min. rated door.

Item 11: Refer to Sheet A7.16 – Casework Section Details
ADD new casework section 16.

Item 12: Refer to Sheet A7.17 – Enlarged Floor Plan – Break Room 161
ADD new sheet A7.17 for enlarged plans and new millwork in Break Room 161.

Item 13: Refer to Sheet A8.01B – Reflected Ceiling Plan B
CHANGE ceiling grid from ACP-1 to APC-2. Adjust lights for removal of soffit.

Item 14: Refer to Sheet A8.01C – Reflected Ceiling Plan C
DELETE two 2X4 light fixtures and add 6 recessed lights.

Item 15: Refer to Sheet A8.01E – Reflected Ceiling Plan E
ADJUST pendant fixtures to avoid conflict with wall.

MECHANICAL, ELECTRICAL, FIRE PROTECTION & PLUMBING

See attached narratives.

End of Change Bulletin 02

EMERALD ENGINEERING INC.

9942 Currie Davis Dr., Ste. H
Tampa, FL 33619
813.995.0300
emeraldmep.com
FL EB # 0027845

February 8, 2022

Kathleen Pope
FLEISCHMAN GARCIA
324 Hyde Park Avenue Suite 300
Tampa, FL 33606

RE: Rooms To Go Office Buildout and Renovation
11540 Hwy. 92 E
Seffner, FL 33584
Change Bulletin 2 Narrative

Dear Kathleen,

Below is a summation of items that will be addressed in the Change Bulletin 2 submission on a sheet-by-sheet basis. If a sheet is not listed below, it is because there were no changes to that sheet.

Electrical Drawings

Dwg No	Description	Remarks
ED1.10B	DEMOLITION PLAN – B	• Added demolition scope for new breakroom B161.
E1.10B	POWER PLAN – B	• Added power for additional scope added in breakroom B161.
E1.10E	POWER PLAN – E	• Revised furniture feeds to wall fed versus power pole.
E2.10B	LIGHTING PLAN – B	• Revised lighting in breakroom B161.
E2.10C	LIGHTING PLAN – C	• Revised lighting in executive area C105.
E2.10E	LIGHTING PLAN – E	• Shifted linear rows to work with wall wrap around existing columns.
E6.01	ELECTRICAL SCHEDULES - SERVICE ONE	• Revised panel schedules LCC1 and LCC2.

Mechanical Drawings

Dwg No	Description	Remarks
M1.10B	HVAC PLAN - B	• Shifted diffusers to match new ceiling grid in room 161
M1.10E	HVAC PLAN – E	• Shifted diffusers to avoid clashes with electrical light fixtures in area 135.

Plumbing Drawings

Dwg No	Description	Remarks
PD1.10B	DEMOLITION PLUMBING PLAN – B	• Added demolition scope for new breakroom B161. • Added and revised existing sanitary piping in breakroom b161.

EMERALD ENGINEERING INC.

9942 Currie Davis Dr., Ste. H
Tampa, FL 33619
813.995.0300
emeraldmep.com
FL EB # 0027845

Dwg No	Description	Remarks
P1.10B	PRESSURE PLAN – B	• Added domestic water service for additional scope added in breakroom B161.
P2.10B	GRAVITY PLAN – B	• Added sanitary and vent system service for additional scope added in breakroom B161. • Deleted floor drain in room B171. • Deleted “FD-1” id in room B164.

Fire Protection Drawings

Dwg No	Description	Remarks
F1.10B	FIRE PROTECTION PLAN – B	• Revised sprinklers in new breakroom B161 due to revised RCP. • Revised (3) sprinklers in corridor B156.

Please feel free to call me if you have any questions.

Sincerely,

Adam T. Powell, PE
Principal

Michael Costello, PE
Director of Mechanical Division

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

ROOMS TO GO®

BID SET

08-25-21

FGA PROJECT#:
21003

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE: (727) 725-8880
FAX: (727) 725-3900

TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE: (813) 251-4400
FAX: (813) 251-1994

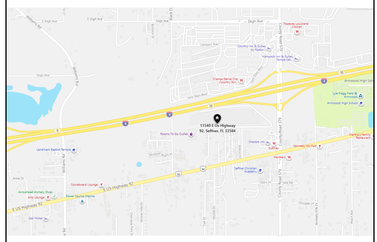
SARASOTA OFFICE
5967 CATTLEMAN LANE
SARASOTA, FLORIDA 34232
PHONE: (941) 342-9293
FAX: (941) 342-9253

REGISTRATION NUMBER: AAC000123

Consultant Trade:
Emerald Engineering
9942 Currie Davis Dr. Suite H,
Tampa, Florida, 33619
PHONE - (813) 995-0300

Consultant Trade:
MCE Engineers
5523 W Cypress St. #200
Tampa, Florida, 33607
PHONE - (813) 287-3600

SITE LOCATION MAP (NTS)



MARCEL MASLOWSKI
AR98182
-

TABLE OF CONTENTS

SHEET#	SHEET NAME	ISSUE DATE	REVISION N #	REVISION DATE
GENERAL				
G0.00	COVER	08-25-21		
G0.01	INDEX SHEET	08-25-21	7	02-08-22
G1.01	REFERENCE SHEET & ARCHITECTURAL SITE PLAN	08-25-21	2	09-13-21
G1.02	BUILDING DATA AND WALL TYPES	08-25-21	1	09-02-21
G1.03	MOUNTING HEIGHTS	08-25-21		
G2.00	LIFE SAFETY FLOOR PLAN SCHEDULES	08-25-21	7	02-08-22
G2.01	LIFE SAFETY FLOOR PLAN - LEVEL 1 EAST	08-25-21	7	02-08-22
G2.02	LIFE SAFETY FLOOR PLAN - LEVEL 1 WEST	08-25-21	4	09-15-21
7 G3.01	OVERALL PHASING PLAN	08-25-21	7	02-08-22
ARCHITECTURAL				
A2.01	FIRST FLOOR DEMOLITION PLAN - OVERALL	08-25-21	2	09-13-21
A2.01A	DEMOLITION PLAN A	08-25-21	6	01-10-22
A2.01B	DEMOLITION PLAN B	08-25-21	7	02-08-22
A2.01C	DEMOLITION PLAN C	08-25-21	6	01-10-22
A2.01D	DEMOLITION PLAN D	08-25-21	6	01-10-22
A2.01E	DEMOLITION PLAN E	08-25-21	2	09-13-21
A2.02	SECOND FLOOR DEMOLITION PLAN - OVERALL	08-25-21	2	09-13-21
A2.10	CONSTRUCTION PLAN - OVERALL	08-25-21		
A2.10A	CONSTRUCTION PLAN A	08-25-21	6	01-10-22
A2.10B	CONSTRUCTION PLAN B	08-25-21	7	02-08-22
A2.10C	CONSTRUCTION PLAN C	08-25-21	6	01-10-22
A2.10D	CONSTRUCTION PLAN D	08-25-21	6	01-10-22
A2.10E	CONSTRUCTION PLAN E	08-25-21	7	02-08-22
A3.00	FINISH LEGEND	08-25-21	2	09-13-21
A3.01	FINISH PLAN OVERALL	08-25-21	7	02-08-22
A3.11	FURNITURE AND EQUIPEMENT SCHEDULE	08-25-21	2	09-13-21
A4.01	OPENING SCHEDULE & DETAILS	08-25-21	7	02-08-22
A4.02	GLAZING SCHEDULE, OPENING DETAILS & SIGNAGE	08-25-21	6	01-10-22
A6.11	WALL SECTIONS	08-25-21	2	09-13-21
A6.12	EXTERIOR STAIRS DETAILS	08-25-21	2	09-13-21
A6.21	INTERIOR DETAILS	08-25-21	2	09-13-21
A7.01	ENLARGED FLOOR PLANS - LOBBY	08-25-21		
A7.02	ENLARGED FLOOR PLANS - ROOMS TO GO LOGO	08-25-21		
A7.03	ENLARGED FLOOR PLANS - CONFERENCE ROOMS	08-25-21		
A7.04	ENLARGED FLOOR PLAN - CONFERENCE ROOMS	08-25-21		
A7.05	ENLARGED FLOOR PLANS - ADMIN. DESKS	08-25-21		
A7.06	ENLARGED FLOOR PLANS - HUDDLE ROOM	08-25-21		
A7.07	ENLARGED FLOOR PLAN - PANTRIES	08-25-21		
A7.08	ENLARGED FLOOR PLANS - ACCOUNTING BREAKROOM	08-25-21		
A7.09	ENLARGED FLOOR PLANS- BREAK ROOM - IT	08-25-21		
A7.10	ENLARGED FLOOR PLANS - BREAK ROOMS	08-25-21	2	09-13-21
A7.11	ENLARGED FLOOR PLANS - BREAK ROOMS	08-25-21		
A7.12	ENLARGED FLOOR PLANS - TOILET/SHOWERS & LACTATION ROOMS	08-25-21		
A7.13	ENLARGED FLOOR PLAN - GROUP RESTROOMS	08-25-21		
A7.14	ENLARGED FLOOR PLAN - UNISEX TOILETS	08-25-21		
A7.15	ENLARGED FLOOR PLAN - MEN'S A148 & WOMEN'S A151	08-25-21		
A7.16	CASEWORK SECTION DETAILS	08-25-21	7	02-08-22
7 A7.17	ENLARGED FLOOR PLAN - BREAK ROOM 161	08-25-21	7	02-08-22
A8.01	REFLECTED CEILING PLAN OVERALL	08-25-21	2	09-13-21
A8.01A	REFLECTED CEILING PLAN A	08-25-21	3	09-14-21
A8.01B	REFLECTED CEILING PLAN B	08-25-21	7	02-08-22
A8.01C	REFLECTED CEILING PLAN C	08-25-21	7	02-08-22
A8.01D	REFLECTED CEILING PLAN D	08-25-21	5	09-16-21
A8.01E	REFLECTED CEILING PLAN E	08-25-21	7	02-08-22
A9.01	ROOF PLAN	08-25-21	2	09-13-21
STRUCTURAL				
S1.01	GENERAL STRUCTURAL NOTES & WIND DESIGN	08-25-21		
S2.01A	FOUNDATION & SOG PLAN - WORK AREA 1	08-25-21		
S2.02	SLAB ON GRADE PLAN - WORK AREA 2	08-25-21		
S2.03	ROOF PLAN - WORK AREA 3	08-25-21	2	09-13-21
S2.04	ROOF PLAN - WORK AREA 4	08-25-21		
S3.01	TYPICAL DETAILS	08-25-21	2	09-13-21
MECHANICAL				
M0.00	NOTES, LEGENDS AND ABBREVIATIONS	08-25-21		
M1.10A	HVAC PLAN - A	08-25-21		
M1.10B	HVAC PLAN - B	08-25-21	4	02-08-22
M1.10C	HVAC PLAN - C	08-25-21	3	01-10-22
M1.10D	HVAC PLAN - D	08-25-21		
M1.10E	HVAC PLAN - E	08-25-21	4	02-08-22
M1.20	HVAC ROOF PLAN	08-25-21	2	09-13-21
M.500	HVAC DETAILS	08-25-21	2	09-13-21
M.600	HVAC SCHEDULES	08-25-21	2	09-13-21
M.601	HVAC SCHEDULES	08-25-21	2	09-13-21
MD1.10A	DEMOLITION HVAC PLAN	08-25-21		
MD1.10B	DEMOLITION HVAC PLAN	08-25-21		
MD1.10C	DEMOLITION HVAC PLAN	08-25-21	3	01-10-22
MD1.10D	DEMOLITION HVAC PLAN	08-25-21		
MD1.10E	DEMOLITION HVAC PLAN	08-25-21		
MD1.20A	DEMOLITION ROOF PLAN	08-25-21	2	09-13-21
MD1.20B	DEMOLITION ROOF PLAN	08-25-21	2	09-13-21
MD1.20C	DEMOLITION ROOF PLAN	08-25-21	2	09-13-21
MD1.20D	DEMOLITION ROOF PLAN	08-25-21	2	09-13-21
MD1.20E	DEMOLITION ROOF PLAN	08-25-21		

TABLE OF CONTENTS

SHEET#	SHEET NAME	ISSUE DATE	REVISION N #	REVISION DATE
PLUMBING				
P0.00	NOTES, LEGENDS AND ABBREVIATIONS	08-25-21		
P1.10A	PRESSURE PLAN - A	08-25-21	2	09-13-21
P1.10B	PRESSURE PLAN - B	08-25-21	4	02-08-22
P1.10C	PRESSURE PLAN - C	08-25-21	2	09-13-21
P1.10D	PRESSURE PLAN - D	08-25-21	2	09-13-21
P1.10E	PRESSURE PLAN - E	08-25-21	2	09-13-21
P2.10A	GRAVITY PLAN - A	08-25-21	2	09-13-21
P2.10B	GRAVITY PLAN - B	08-25-21	4	02-08-22
P2.10C	GRAVITY PLAN - C	08-25-21	2	09-13-21
P2.10D	GRAVITY PLAN - D	08-25-21	2	09-13-21
P2.10E	GRAVITY PLAN - E	08-25-21	2	09-13-21
P3-10	PRESSURE ISOMETRIC	08-25-21	2	09-13-21
P3-11	PRESSURE ISOMETRIC	08-25-21	2	09-13-21
P3-12	GRAVITY ISOMETRIC	08-25-21	2	09-13-21
P3-13	GRAVITY ISOMETRIC	08-25-21	2	09-13-21
PD1.10A	DEMOLITION PLUMBING PLAN - A	08-25-21	2	09-13-21
PD1.10B	DEMOLITION PLUMBING PLAN - B	08-25-21	4	02-08-22
PD1.10C	DEMOLITION PLUMBING PLAN - C	08-25-21	2	09-13-21
PD1.10D	DEMOLITION PLUMBING PLAN - D	08-25-21	2	09-13-21
PD1.10E	DEMOLITION PLUMBING PLAN - E	08-25-21	2	09-13-21
P5.00	DETAILS	08-25-21	2	09-13-21
P6.00	SCHEDULES	08-25-21	2	09-13-21
FIRE PROTECTION				
F0.00	NOTES, LEGENDS AND ABBREVIATIONS	08-25-21	2	09-13-21
F1.10A	FIRE PROTECTION PLAN - A	08-25-21	2	09-13-21
F1.10B	FIRE PROTECTION PLAN - B	08-25-21	4	02-08-22
F1.10C	FIRE PROTECTION PLAN - C	08-25-21	2	09-13-21
F1.10D	FIRE PROTECTION PLAN - D	08-25-21	2	09-13-21
F1.10E	FIRE PROTECTION PLAN - E	08-25-21	2	09-13-21
FD1.10A	DEMOLITION FIRE PROTECTION PLAN - A	08-25-21	2	09-13-21
FD1.10B	DEMOLITION FIRE PROTECTION PLAN - B	08-25-21	2	09-13-21
FD1.10C	DEMOLITION FIRE PROTECTION PLAN - C	08-25-21	2	09-13-21
FD1.10D	DEMOLITION FIRE PROTECTION PLAN - D	08-25-21	2	09-13-21
FD1.10E	DEMOLITION FIRE PROTECTION PLAN - E	08-25-21		
F5.00	DETAILS	08-25-21	2	09-13-21
ELECTRICAL				
E0.0	NOTES, LEGENDS & ABBREVIATIONS	08-25-21	2	09-13-21
ED1.10A	DEMOLITION POWER PLAN - A	08-25-21		
ED1.10B	DEMOLITION POWER PLAN - B	08-25-21	4	02-08-22
ED1.10C	DEMOLITION POWER PLAN - C	08-25-21		
ED1.10D	DEMOLITION POWER PLAN - D	08-25-21	2	09-13-21
ED1.10E	DEMOLITION POWER PLAN - E	08-25-21		
E1.10A	POWER PLAN - A	08-25-21	3	01-10-22
E1.10B	POWER PLAN - B	08-25-21	4	02-08-22
E1.10C	POWER PLAN - C	08-25-21	3	01-10-22
E1.10D	POWER PLAN - D	08-25-21	3	01-10-22
E1.10E	POWER PLAN - E	08-25-21	4	02-08-22
E1.20	POWER ROOF PLAN	08-25-21	2	09-13-21
E2.10A	LIGHTING PLAN - A	08-25-21	3	01-10-22
E2.10B	LIGHTING PLAN - B	08-25-21	4	02-08-22
E2.10C	LIGHTING PLAN - C	08-25-21	4	02-08-22
E2.10D	LIGHTING PLAN - D	08-25-21	3	01-10-22
E2.10E	LIGHTING PLAN - E	08-25-21	4	02-08-22
E4.00	ELECTRICAL DETAILS	08-25-21	2	09-13-21
E5.00	RISER DIAGRAMS	08-25-21	2	09-13-21
E5.01	RISER DIAGRAMS	08-25-21		
E6.00	ELECTRICAL SCHEDULES - SERVICE ONE	08-25-21	2	09-13-21
E6.01	ELECTRICAL SCHEDULES - SERVICE ONE	08-25-21	4	02-08-22
E6.02	ELECTRICAL SCHEDULES - SERVICE ONE	08-25-21	3	01-10-22
E6.03	ELECTRICAL SCHEDULES - SERVICE ONE	08-25-21	3	01-10-22
E6.04	ELECTRICAL SCHEDULES - SERVICE ONE	08-25-21		
E6.05	ELECTRICAL SCHEDULES - SERVICE ONE	08-25-21		
E6.06	ELECTRICAL SCHEDULES - SERVICE ONE	08-25-21		
E6.07	ELECTRICAL SCHEDULES - SERVICE ONE	08-25-21		
E6.08	ELECTRICAL SCHEDULES - CUST. SERVICE	08-25-21		
E6.09	ELECTRICAL SCHEDULES - CUST. SERVICE	08-25-21		
E6.10	ELECTRICAL SCHEDULES - CUST. SERVICE	08-25-21		
E6.11	ELECTRICAL SCHEDULES - CUST. SERVICE	08-25-21		

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
INTERNATIONAL GATEWAY
5961 SARASOTA, LORIDA 34231
PHONE (941) 342-5823
FAX (941) 342-5823

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 360
ATLANTA, GEORGIA 30326
PHONE (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
3301 ENTERPRISE WAY
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-1808
FAX (727) 724-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
DANIEL MALONE
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
INDEX SHEET

SHEET NUMBER
G0.01

3/8/2022 2:14:05 PM

1. THESE PROJECT NOTES APPLY ONLY TO ARCHITECTURAL SHEETS.
2. GENERAL NOTES ON ARCHITECTURAL SHEETS APPLY ONLY TO THE SHEET ON WHICH THEY APPEAR.
3. KEY NOTES ON ARCHITECTURAL SHEETS APPLY ONLY TO THE SHEET ON WHICH THEY APPEAR.
4. CENTER ANY INTERIOR OPENINGS (NOT LOCATED BY DIMENSION), THAT APPEAR TO BE CENTERED IN A WALL.
5. IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CAN NOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT.
6. DIMENSIONS TO NEW INTERIOR STUD WALLS ARE TO FINISH FACE OF WALL SURFACES.
7. DIMENSIONS TO EXISTING WALLS ARE TO FINISHED FACE OF THE WALL.
8. CONTRACTOR TO FURNISH AND INSTALL CONCEALED WOOD BLOCKING (WITHIN WALLS) AS REQUIRED TO FIRMLY SECURE WALL-MOUNTED EQUIPMENT AND/OR ACCESSORIES. ALL WOOD BLOCKING IN CONTACT WITH EXISTING TILT WALL IS TO BE PRESSURE TREATED.
9. "FINISHED FLOOR" AS REFERRED TO THROUGHOUT THE ARCHITECTURAL DRAWINGS IS HEREBY DEFINED AS THE REQUIRED FLOOR FINISH, EXCEPT IN AREAS WHERE CARPETING IS INDICATED, IN WHICH CASE "FINISHED FLOOR" REFERS TO SUBSTRATE RECEIVING CARPET (E.G. CONCRETE SLAB, SHEATHING, ETC).
10. "FINISH SUBSTRATE" AS REFERRED TO THROUGHOUT ARCHITECTURAL DRAWINGS IS HEREBY DEFINED AS THE CONCRETE SLAB OR SHEATHING BENEATH THE REQUIRED FLOOR FINISH, EXCLUSIVE OF REQUIRED FINISH AND MORTAR OR ADHESIVE NECESSARY FOR APPLICATION OF FINISH.
11. HEIGHT DIMENSIONS ON INTERIOR ELEVATIONS ARE TO FINISHED FLOOR.
12. ANY DIMENSIONS OR TARGET ELEVATIONS REFERENCING "FINISHED FLOOR" OR "FINISH SUBSTRATE" REFER TO TOP OF THE FINISH OR SUBSTRATE.

PROJECT NOTES
NTS

101 — DOOR ID
11 — WINDOW ID
1| — FURNITURE / EQUIPMENT ID
0000 — SIGNAGE TAG
Name / Elevation — ELEVATION TARGET (INDICATING HEIGHT ABOVE SLAB/SUBSTRATE)
Name / Elevation — CEILING HEIGHT TARGET
1 — REVISION ID
N — PLAN NORTH; TRUE NORTH, IF APPLICABLE — NORTH ARROW
VIEW NAME 1/8" = 1'-0" 1 — DRAWING ID
EXISTING CONSTRUCTION TO BE DEMOLISHED
EXISTING CONSTRUCTION TO REMAIN
NEW CONSTRUCTION
AREA INDICATED AS NOT IN SCOPE

0 — COLUMN ID
A — GLAZING ID
1| — WALL ID
Room name 101 — ROOM ID
1 / A101 — REFERS TO DRAWING ID; REFERS TO SHEET # — SECTION ID
1 / A101 — REFERS TO DRAWING ID; REFERS TO SHEET # — DETAIL / ENLARGED PLAN ID
1 / A5.1 — REFERS TO DRAWING ID; REFERS TO SHEET # — ELEVATION ID

REFERENCE SYMBOL LEGEND
1/8" = 1'-0"

AFF	ABOVE FINISHED FLOOR	FH	FIRE HYDRANT	PNT	PAINT (PAINTED FINISH)
ATS	ABOVE TOP OF SLAB	FPL	FIREPLACE	POLYISO	POLYISOCYANURATE
ACOU	ACOUSTICAL	FL	FLOOR, FLOORING	PR	PAIR
APC	ACOUSTICAL PANEL CEILING	FD	FLOOR DRAIN	PTD	PAPER TOWEL DISPENSER
ADDTL	ADDITIONAL	FBC	FLORIDA BUILDING CODE	PERP	PERPENDICULAR
ADJ	ADJACENT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PC	PERSONAL COMPUTER
ADJS	ADJUSTABLE	FLUOR	FLUORESCENT	PL	PLATE
A/C	AIR CONDITIONING	FT	FEET, FOOT	PLS	PLASTER
AHU	AIR HANDLING UNIT	FTG	FOOTING	PLAM	PLASTIC LAMINATE
ALUM	ALUMINUM	FND	FOUNDATION	PLBG	PLUMBING
ALT	ALTERNATE			PWD	PLYWOOD
ADA	AMERICANS WITH DISABILITIES ACT	GA	GAGE, GAUGE	PVC	POLYVINYL CHLORIDE
AB	ANCHOR BOLT	GALV	GALVANIZED	CEM PLS	PORTLAND CEMENT PLASTER
APPR	APPROVE, APPROVED	GC	GENERAL CONTRACTOR	LB, #	POUND
APPROX	APPROXIMATE	GL	GLASS, GLAZING	PCF	POUNDS PER CUBIC FOOT
ARCH	ARCHITECT, ARCHITECTURAL	GB	GRAB BAR	PSI	POUNDS PER SQUARE INCH
A/E	ARCHITECT/ENGINEER	GYP	GYPSUM	PSF	POUNDS PER SQUARE FOOT
AVE	AVENUE	GFRC	GLASS FIBER REINFORCED CONCRETE	P-I-P	POURED IN PLACE
AVG	AVERAGE	GFRG	GLASS FIBER REINFORCED GYPSUM	PRE-ENG	PRE-ENGINEERED
		GFI	GROUND FAULT INTERRUPT	PREFAB	PREFABRICATE, PREFABRICATED
BD	BOARD			PREFIN	PREFINISH, PREFINISHED
BLVD	BOULEVARD	HDP	HIGH DENSITY POLYURETHANE	PT	PRESSURE TREATED
BLK	BLOCK	HDW	HARDWARE		
BLKG	BLOCKING	HTG	HEATING	QTY	QUANTITY
BOT	BOTTOM	HVAC	HEATING/VENTILATION/AIR CONDITIONING	R	RADIUS
BLDG	BUILDING	HT	HEIGHT	RECT	RECTANGULAR
BM	BEAM	H	HIGH	REF	REFERENCE
BRG	BEARING	HC	HOLLOW CORE	RCP	REFLECTED CEILING PLAN
BUR	BUILT UP ROOFING	HM	HOLLOW METAL	REFR	REFRIGERATOR
X	BY	HORIZ	HORIZONTAL	REG	REGULAR
		HB	HOSE BIBB	REINF	REINFORCE, REINFORCED, REINFORCING
CAB	CABINET	HR	HOUR	REBAR	REINFORCING BAR
CPT	CARPET	HWY	HIGHWAY	REQD	REQUIRED
CLG	CEILING			RES	RESILIENT
CEM	CEMENT	IMPR	IMPREGNATED	REV	REVISION, REVISED
CTR	CENTER	INCAN	INCANDESCENT	R/W	RIGHT OF WAY
CER	CERAMIC	IN	INCH	RD	ROOF DRAIN
CT	CERAMIC TILE	INCL	INCLUDE, INCLUDED, INCLUDING	RM	ROOM
CHKBD	CHALKBOARD	INFO	INFORMATION	RO	ROUGH OPENING
CIR	CIRCLE	ID	INSIDE DIAMETER		
CCTV	CLOSED CIRCUIT TELEVISION	INSUL	INSULATION	SNV	SANITARY NAPKIN VENDOR
CLO	CLOSET	INT	INTERIOR	SND	SANITARY NAPKIN DISPOSAL
COL	COLUMN			SCJ	SAWED CONTROL JOINT
CONC	CONCRETE	JAN	JANITOR	SCH	SCHEDULE
CMU	CONCRETE MASONRY UNIT	JT	JOINT	SHTHG	SHEATHING
CONF	CONFERENCE	JST	JOIST	SIL	SILICONE
CONST	CONSTRUCTION	JBOX	JUNCTION BOX	SIM	SIMILAR
CONT	CONTINUOUS, CONTINUE	KCJ	KEYED CONTROL JOINT	SHT	SHEET
CONTR	CONTRACT, CONTRACTOR			SD	SOAP DISPENSER
CJ	CONTROL JOINT, CONSTRUCTION JOINT	LAB	LABORATORY	SC	SOLID CORE
CRD	COORDINATE	LAM	LAMINATE, LAMINATED	STC	SOUND TRANSMISSION COEFFICIENT
CORR	CORRIDOR	LA	LANDSCAPE ARCHITECT	SPKR	SPEAKER
CU FT	CUBIC FOOT	LAV	LAVATORY	SPEC	SPECIFICATION
CFM	CUBIC FEET PER MINUTE	LT	LIGHT	SQ	SQUARE
CYD	CUBIC YARD	LED	LIGHT EMITTING DIODE	SF	SQUARE FOOT, SQUARE FEET
		LTG	LIGHTING	SS	STAINLESS STEEL
D	DEEP, DEPTH	LF	LINEAL FEET	STD	STANDARD
DEMO	DEMOLISH, DEMOLITION	L	LONG, LENGTH	STL	STEEL
DTL	DETAIL	LLH	LONG LEG HORIZONTAL	STO	STORAGE
DIAG	DIAGONAL	LLV	LONG LEG VERTICAL	ST	STREET
DIA	DIAMETER			STR	STRUCTURE, STRUCTURAL
DIM	DIMENSION	MAINT	MAINTENANCE	SUSP	SUSPENDED
DW	DISHWASHER	MM	MILLIMETER	SW	SWITCH
DIV	DIVISION	MH	MANHOLE	SYM	SYMMETRY, SYMMETRICAL
DR	DOOR	MFR	MANUFACTURE, MANUFACTURER		
DBL	DOUBLE	MFRD	MANUFACTURED	TKBD	TACKBOARD
DN	DOWN	MKBD	MARKERBOARD	TEL	TELEPHONE
DS	DOWNSPOUT	MAS	MASONRY	TV	TELEVISION
DWR	DRAWER	MO	MASONRY OPENING	TEMP	TEMPERATURE
DWG	DRAWING	MATL	MATERIAL	TH	THICK, THICKNESS
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	THR	THRESHOLD
		MECH	MECHANIC, MECHANICAL	TBD	TO BE DETERMINED
EA	EACH	ME	MECHANICAL ENGINEER	T	TOILET
ELEC	ELECTRIC, ELECTRICAL	MDF	MEDIUM DENSITY FIBERBOARD	TPD	TOILET PAPER DISPENSER
EWC	ELECTRIC WATER COOLER	MTL	METAL	T&G	TONGUE AND GROOVE
EWH	ELECTRIC WATER HEATER	MEZZ	MEZZANINE	T&B	TOP AND BOTTOM
ELEV	ELEVATION	M	MINUTE	T.O	TOP OF
EL	ELEVATOR	MISC	MISCELLANEOUS	TB	TOWEL BAR
EMER	EMERGENCY	MTD	MOUNTED	TR	TREAD
EH	EMOTIONALLY HANDICAPPED	MUL	MULLION	TYP	TYPICAL, UNLESS OTHERWISE NOTED
ENCL	ENCLOSURE				
EQ	EQUAL	NEC	NATIONAL ELECTRIC CODE	UC	UNDERCUT
EQUIP	EQUIPMENT	NGVD	NATIONAL GEODETIC VERTICAL DATUM	UL	UNDERWRITER'S LABORATORY
ETC	ETCETERA	NRC	NOISE REDUCTION COEFFICIENT	UNO	UNLESS NOTED OTHERWISE
EXH	EXHAUST	NOM	NOMINAL		
EXIST	EXISTING	NAVD	NORTH AMERICAN VERTICAL DATUM	VTR	VENT THROUGH ROOF
ETR	EXISTING TO REMAIN	NA	NOT APPLICABLE	VERT	VERTICAL
EXP	EXPANSION	NIC	NOT IN CONTRACT	VEST	VESTIBULE
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR	NOA	NOTICE OF ACCEPTANCE	VWC	VINYL WALL COVERING
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NO, #	NUMBER		
				WSCT	WAINSCOT
FV	FIELD VERIFY	OFF	OFFICE	WC	WATER CLOSET
FIN	FINISH, FINISHED	OC	ON CENTER	WH	WATER HEATER
FA	FIRE ALARM	OPNG	OPENING	WP	WEATHERPROOF
FE	FIRE EXTINGUISHER	OPP	OPPOSITE	WR	WASTE RECEPTACLE
FEC	FIRE EXTINGUISHER CABINET	OZ	OUNCE	WT	WEIGHT
FHC	FIRE HOSE CABINET	OD	OUTSIDE DIAMETER	WWF	WELDED WIRE FABRIC
		OA	OVERALL	W	WIDE, WIDTH
		OH	OVERHEAD	W/	WITH
				W/O	WITHOUT
				WD	WOOD
				YD	YARD

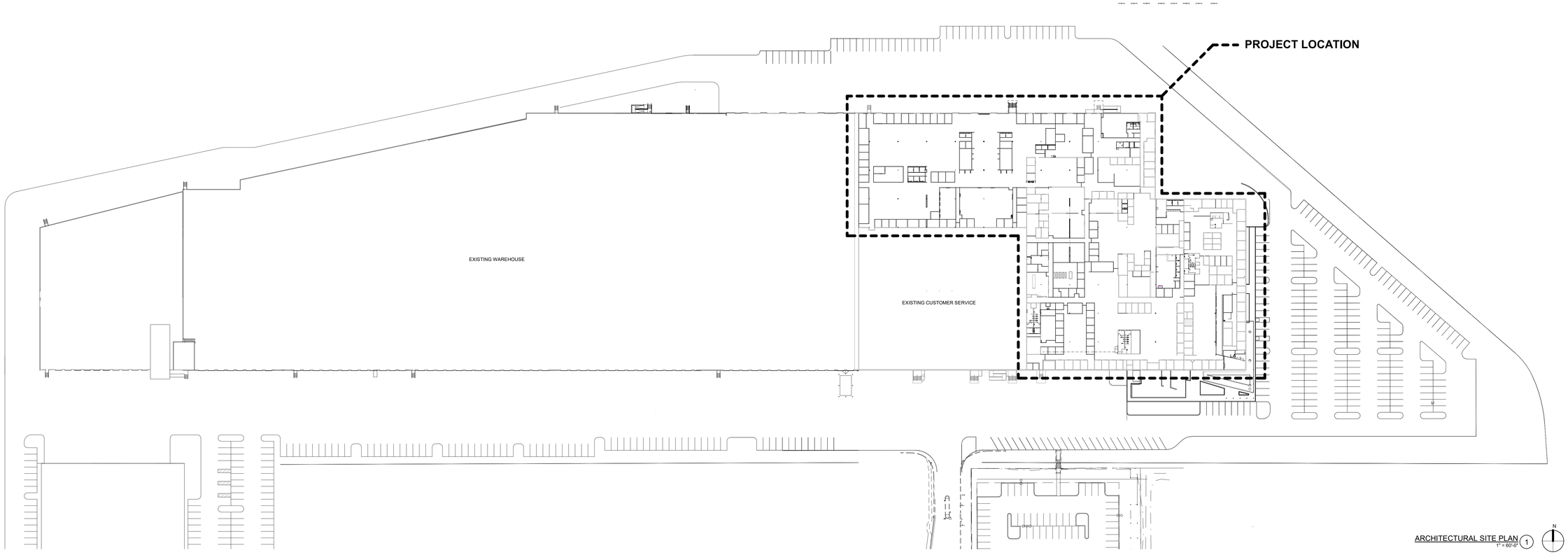
ABBREVIATIONS INDEX
NTS

PRODUCT APPROVAL SCHEDULE

CATEGORY	SUBCATEGORY	MANUFACTURER / PRODUCT NAME / NUMBER	DOCUMENTATION TYPE (PER FLORIDA ADMINISTRATIVE CODE 9B-72.070) STATE OF FLORIDA APPROVAL NO.	METHOD (1 OR 2), LETTER CODE	REFER TO SHEET NO(S).
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	CECO DOOR PRODUCTS	FL16355.2	METHOD 1, OPTION D	
		FLUSH SINGLE COMMERCIAL STEEL DOOR			
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	YHS5OFAMERICA	FL16544.1	METHOD 1, OPTION D	
		3SH			
PANEL WALLS	STOREFRONTS	FLW-2D ASSEMBLY	FL14218.5	METHOD 1, OPTION D	
		YHS5OFL			
ROOFING	SINGLE PLY ROOF SYSTEMS	SEAMAN CORPORATION	FL4930.1	METHOD 1, OPTION D	
		FIBER TITE SINGLE PLY ROOF SYSTEMS			

GENERAL NOTES:

1. INCLUSION OF "APPROVED PRODUCTS" OR ASSOCIATED INFORMATION AND DOCUMENTATION ON THESE "PA" SHEETS OR BY REFERENCE IN THE CONSTRUCTION DOCUMENTS DOES NOT IMPLY THAT FLEISCHMANGARCIA OR ITS SUBCONSULTANTS HAVE EITHER PRODUCED OR CREATED THE INFORMATION CONTAINED HEREIN. CONSEQUENTLY, FLEISCHMANGARCIA AND ITS SUBCONSULTANTS ACCEPT NO RESPONSIBILITY FOR ANY INFORMATION GIVEN RELATIVE TO "APPROVED PRODUCTS."
2. RESPONSIBILITY FOR ANY PRODUCT'S PERFORMANCE RELATIVE TO STRUCTURAL INTEGRITY DURING HURRICANES BASED ON EVALUATIONS OF CODE COMPLIANCE CONDUCTED BY STATE APPROVED ENTITIES LIES SOLELY WITH THE MANUFACTURERS OF THE ABOVE LISTED PRODUCTS.
3. INCLUSION OF A PRODUCT IN THIS SCHEDULE DOES NOT IMPLY OR PRESUME THAT THE PRODUCT LISTED WILL BE INSTALLED IN THIS PROJECT. ALTERNATE PRODUCTS COMPLYING WITH CODE REQUIREMENTS MAY BE UTILIZED UPON EVAUALTION, ACCEPTANCE, AND APPROVAL BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT INFORMATION AND DOCUMENTATION THAT MAY BE REQUIRED BY THE BUILDING DEPARTMENT FOR THE ALTERNATE PRODUCT'S EVALUATION AND APPROVAL.
4. REFER TO PROJECT DATA ON SHEET NUMBER A0.2 FOR APPLICABLE WIND SPEED CLASSIFICATION OF PROJECT.



ARCHITECTURAL SITE PLAN
1" = 60'-0" (1)

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
891 SCHOOL ROAD, SUITE 2
SARASOTA, FLORIDA 34239
PH (941) 342-2823
FAX (941) 342-2823
TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
TAMPA, FLORIDA 33689
PH (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
3361 TAMPA ROAD, SUITE 200
SAFETY HARBOR, FLORIDA 34695
PH (727) 724-3999
FAX (727) 724-3998

ROOMS TO GO OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

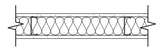
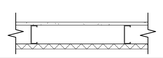
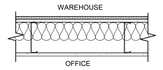
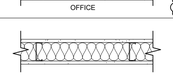
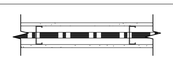
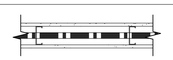
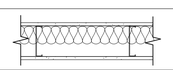
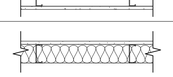
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME
REFERENCE SHEET & ARCHITECTURAL SITE PLAN

SHEET NUMBER
G1.01

9/13/2021 11:06:22 AM

INTERIOR WALL TYPES			FIRE RATED WALLS	ACOUSTIC WALLS
TAG	PLAN SECTION	DESCRIPTION	RATING	STC
			DETAIL	DESIGN REF.
1		3-5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BOTH SIDES		
2		3 5/8" METAL STUDS (U.N.O.) AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BOTH SIDES WITH BATT INSULATION. SEE DETAIL 3/G1.02		
3		3-5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE		
4		3-5/8" METAL STUDS AT 16" O.C. ON 1" RIGID INSULATION WITH 5/8" GYPSUM BOARD ON ONE SIDE. STUDS, INSULATION AND GYPSUM BOARD SEALED TO UNDERSIDE OF DECK.		
5		6" METAL STUDS (U.N.O.) AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BOTH SIDES 7		
6	WAREHOUSE  OFFICE	6" METAL STUDS (U.N.O.) AT 16" O.C. WITH 1/2" X 4' HIGH FIRE RETARDANT PLYWOOD WAINSCOT WITH QUARTER ROUND WOOD CAP ON 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD ON WAREHOUSE SIDE AND 5/8" TYPE "X" GYPSUM BOARD ON OFFICE SIDE WITH BATT INSULATION	1 HR	49
		ACOUSTICAL WALL	1/G1.02	SA-870717
7		3 5/8" METAL STUDS (U.N.O.) AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BOTH SIDES WITH BATT INSULATION	--	49
		ACOUSTICAL WALL	2/G1.02	SA-870717
8		2 1/2" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE		
9		3-5/8" METAL STUDS AT 16" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES	1 HR	
			1/G1.02	
10		EXISTING 1HR RATED WALL. CONTRACTOR TO CONFIRM RATING. IF NOT RATED, CONTRACTOR TO PROVIDE A 1HR RATED WALL.	1 HR	
			1/G1.02	
11		6" METAL STUDS (U.N.O.) AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BOTH SIDES WITH BATT INSULATION.		
12		6" METAL STUDS (U.N.O.) AT 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE.		
13		3 5/8" METAL STUDS (U.N.O.) AT 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE WITH BATT INSULATION.		

WALL HEIGHT CODES:

2A — LETTER INDICATES WALL HEIGHT, SEE WALL HEIGHT CODES.
NUMBER INDICATES WALL TYPE. SEE WALL TYPE CODES IN TABLE

WALL HEIGHT CODES:

_A WALL EXTENDS TO 6" ABOVE HIGHEST ADJACENT CEILING.

_B WALL EXTENDS TO, AND IS SEALED TO STRUCTURE ABOVE.

_C WALL EXTENDS TO 3" ABOVE OWNER SUPPLIED WORKSTATIONS.

_D WALL EXTENDS TO UNDERSIDE OF CEILING.

_E WALL EXTENDS TO 3'-0".

WALL SCHEDULE NOTES:

A. WALLS WITHOUT WALL TAGS ARE TO BE CONSTRUCTED BASED ON WALL CODE 1A, TYPICAL

B. THE FOLLOWING INTERIOR WALL FINISH SUBSTRATES ARE TO BE PROVIDED IN LIEU OF GYPSUM BOARD (IN LIKE THICKNESSES):

- MOISTURE RESISTANT GYPSUM BOARD ON FIXTURE SIDE OF ALL PLUMBING WALLS
-CEMENTITIOUS TILE BACKER BOARD ON SIDE OF WALLS SCHEDULED TO RECEIVE TILE
-ABUSE RESISTANT GYPSUM BOARD WHERE INDICATED ON FLOOR PLAN

C. WALL TYPE INDICATED SHALL CONTINUE OVER DOOR OPENINGS AND OVER/BELOW GLAZED OPENINGS OR WINDOWS AS REQUIRED. COORDINATE WITH FRAME DETAILS.

D. WALLS IDENTIFIED AS "ACOUSTICAL WALL" SHALL COMPLY WITH THE FOLLOWING:

-FILL ALL WALL PENETRATIONS WITH BATT INSULATION AND SEAL WITH ACOUSTICAL SEALANT
-STAGGER ELECTRICAL BOXES A MINIMUM OF 16"
-APPLY ACOUSTICAL SEALANT AT PERIMETER OF STUD WALLS
-AT CMU WALLS HAVING GYPSUM BOARD ON FURRING, GYP BD FASTENERS MUST NOT CONTACT MASONRY

E. WALL TYPES LISTED HEREIN WITH AN STC RATING ARE CONSIDERED TO BE "ACOUSTIC WALLS."

F. STC RATINGS INDICATED HEREIN ARE DERIVED FROM THE LABORATORY TEST INDICATED IN THE "DESIGN REFERENCE" COLUMN. TEST SOURCES ARE AS FOLLOWS:

-USG, SA, BBN: UNITED STATES GYPSUM
-NGC: NATIONAL GYPSUM COMPANY
-KAL: KODARAS ACOUSTICAL LABS
-TL: ETL-SEMKO

G. CONSTRUCT ACOUSTIC WALLS TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. FILL ALL WALL PENETRATIONS W/ BATT INSULATION AND SEAL W/ ACOUSTICAL SEALANT.
2. STAGGER ELECTRICAL BOXES A MINIMUM OF 16".
3. APPLY ACOUSTIC SEALANT AT PERIMETER OF STUD WALLS.
4. GYPSUM BOARD FASTENERS MUST NOT CONTACT MASONRY ON CMU WALLS HAVING GYP BD ON FURRING STRIPS.

APPLICABLE CODES

2020 FLORIDA BUILDING CODE: BUILDING - 7TH EDITION
2020 FLORIDA BUILDING CODE: EXISTING BUILDING - 7TH EDITION
2020 FLORIDA BUILDING CODE: PLUMBING - 7TH EDITION
2020 FLORIDA BUILDING CODE: MECHANICAL - 7TH EDITION
2020 FLORIDA BUILDING CODE: ACCESSIBILITY - 7TH EDITION
2020 FLORIDA BUILDING CODE: FUEL/GAS - 7TH EDITION
ELECTRICAL CODE: N.E.C. 2014
FIRE SAFETY CODE: FLORIDA FIRE PREVENTION CODE 2017
2018 NFPA 101 & NFPA LIFE SAFETY CODE - 14TH EDITION

BUILDING CATEGORIZATION & PHYSICAL PROPERTIES

OCCUPANCY CLASSIFICATION	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE
	CHAPTER 3, SECTION 302	NFPA 101, CHAPTER 6
	UNLIMITED MIXED USE-B,S1	B
CONSTRUCTION TYPE 1	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE
	CHAPTER 6	NFPA 220, CHAPTER 4, TABLE A.4.1.1
	IIB	II
CLASSIFICATION OF WORK	FLORIDA BUILDING CODE EXISTING BLDG	FLORIDA FIRE PREVENTION CODE
	CHAPTER 8	
ALTERATION LEVEL	LEVEL 2	N/A

WIND SPEED DESIGN CRITERION	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE	PROVIDED
*WIND SPEED CLASSIFICATION EQUAL TO OR EXCEEDING 120 MPH QUALIFIES PROJECT FOR WIND BORNE DEBRIS REGION	CHAPTER 16, SECTION 1609		
	139 MPH, RISK CATEGORY II *	N/A	REFER TO "PA" DWGS

BUILDING PHYSICAL PROPERTIES	FLORIDA BUILDING CODE TABLE 503	1 FLORIDA FIRE PREVENTION CODE	PROVIDED
ALLOWABLE HEIGHT	-	N/A	-
ALLOWABLE NUMBER OF STORIES	-	N/A	-
ALLOWABLE AREA PER FLOOR	-	N/A	-
SPRINKLER SYSTEM			YES

FIRE RATING REQUIREMENTS

BUILDING COMPONENTS	FLORIDA BUILDING CODE TABLES 508.3.3, 601, 602, & 1017.1	NFPA 101 - LIFE SAFETY CODE 7.1.3.1 & 6.1.14.4.1	NFPA 220 TABLE 4.1.1	PROVIDED
STRUCTURAL FRAME	0	0		0
BEARING WALLS - EXTERIOR	0	0		0
BEARING WALLS - INTERIOR	0	0		0
NON-BEARING WALLS - EXTERIOR	-	0		0
NON-BEARING WALLS - INTERIOR	0	0		0
FLOOR CONSTRUCTION	0	0		0
ROOF CONSTRUCTION	0	0		0
OCCUPANCY SEPARATION	N	N		0
CORRIDORS	0	0		-

FIRE EXTINGUISHER REQUIREMENTS

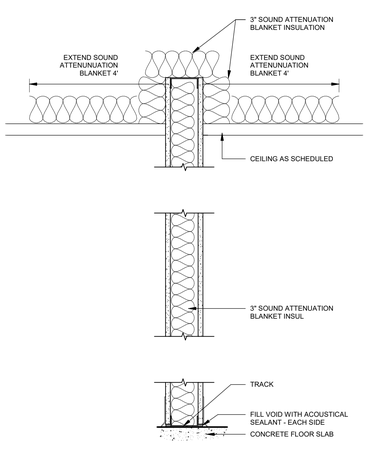
FIRE EXTINGUISHER COMPONENT	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE NFPA 10, TABLE 6.2.1.1 ORDINARY HAZARD OCCUPANCY	PROVIDED
MAXIMUM FLOOR AREA PER UNIT OF A	N/A	1500 SF	YES
MAXIMUM FLOOR AREA PER EXTINGUISHER	N/A	11,250 SF	YES
MAXIMUM TRAVEL DISTANCE	N/A	75'	YES

EXITING REQUIREMENTS

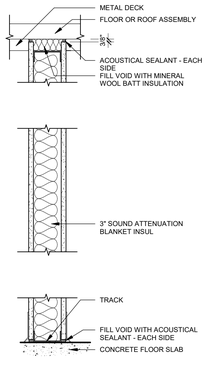
EXITING COMPONENT	FLORIDA BUILDING CODE	NFPA 101 - LIFE SAFETY CODE	PROVIDED
COMMON PATH OF TRAVEL TO AN EXIT	100' [1014.3]	[X.2.5]	YES
MAXIMUM DEAD END CORRIDOR	50' [1018.4]	- [X.2.5]	YES
MAXIMUM TRAVEL DISTANCE TO EXIT	300' [TABLE 1016.2]	[X.2.6]	YES
MINIMUM CORRIDOR WIDTH	44" [1018.2]	[7.3.4]	YES
MINIMUM CLEAR OPNG OF EXIT DOORS	32" [1008.1.1]	- [7.2.1.2.4]	YES
MINIMUM STAIR WIDTH	[1009.1]	[TABLE 7.2.2.2.1(a)]	N/A

OCCUPANT LOAD & EGRESS WIDTH CALCULATIONS — **FLORIDA BUILDING CODE**

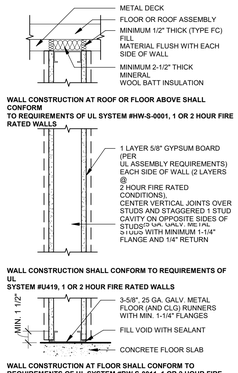
OCCUPANCY	AREA (SQ FT)	TABLE 1004.1.2 FUNCTION OF SPACE	AREA / OCCUPANT (SQ FT)	TABLE 1005.1 OCCUPANT LOAD	EGRESS WIDTH / PERSON SERVED	REQ'D EGRESS WIDTH	EGRESS WIDTH PROVIDED
ASSEMBLY (A-3)	1,497	ASSEMBLY GROUP A	50	31	0.2	6.2	-
ASSEMBLY (A-2)	17,555	ASSEMBLY GROUP A	15	1191	0.2	238.2	-
BUSINESS	54,412	BUSINESS GROUP	150	452	0.2	90.4	-
BUSINESS - CONCENTRATED	44,324	BUSINESS - CONCENTRATED	50	900	0.2	180	-
STORAGE	3,965	STORAGE	300	36	0.2	7.2	-
--	-	--	-	-	-	-	-
TOTAL	121,753		-	2610	0.2	522	2040



SOUND WALL WITH BATT INSULATION ON CEILING 3
1 1/2" = 1'-0"



ACOUSTICAL WALL DETAIL 2
1 1/2" = 1'-0"



FIRE RATED WALL DETAIL 1
1 1/2" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
INTERNATIONAL TRADE CENTER
941 SARASOTA LOOP, SUITE 213
SARASOTA, FLORIDA 34236
PH 941 342 0823
FAX 941 342 0823
TAMPA OFFICE
3144 HORSE PEN ROAD, SUITE 300
TAMPA, FLORIDA 33619
PH (813) 251-1988
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH ROAD
BUILDING C, SUITE 205
SAFETY HARBOR, FLORIDA 34695
PH (727) 724-1988
FAX (727) 724-3906

ROOMS TO GO OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA — MARCEL MASLOWSKI — AR98182 — REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

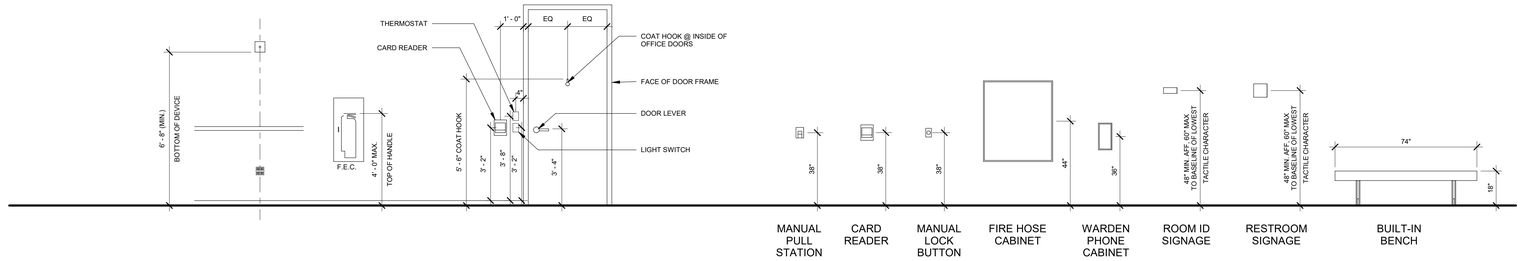
REVISIONS

NO	DATE	NOTES
1	09-02-21	ADDENDUM #1
7	02-08-22	CHANGE BULLETIN 02

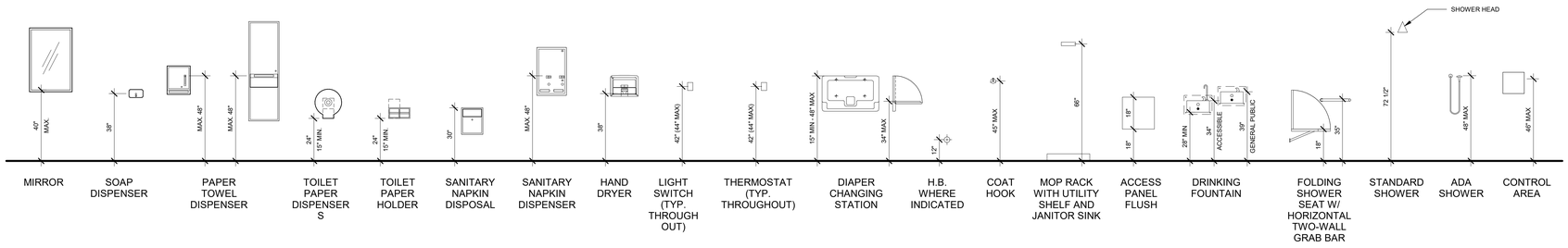
SHEET NAME
BUILDING DATA AND WALL TYPES

SHEET NUMBER
G1.02

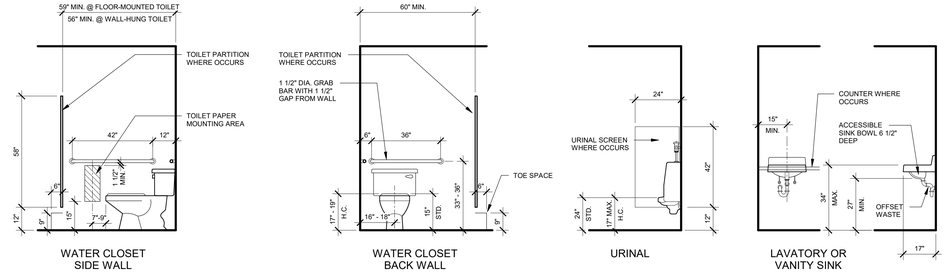
20/2022 3:00:07 PM



TYPICAL MOUNTING HEIGHTS



TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS



TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

TAMPA OFFICE
3144 HORAN BOULEVARD, SUITE 300
TAMPA, FLORIDA 33609
PH (813) 281-1900
FAX (813) 281-1944

SARASOTA OFFICE
990 CENTRAL AVENUE, SUITE 201
SARASOTA, FLORIDA 34236
PH (941) 342-9823
FAX (941) 342-9823

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH ROAD
BUILDING 2, SUITE 202
SAFETY HARBOR, FLORIDA 34695
PH (727) 724-3900
FAX (727) 724-3906

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
MOUNTING HEIGHTS

SHEET NUMBER
G1.03

8/25/2021 4:05:47 PM

OCCUPANT LOAD & EGRESS WID...

NUMBER	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR
A100	BUSINESS	604 SF	100
A100A	BUSINESS	68 SF	100
A100B	BUSINESS	116 SF	100
A101	BUSINESS	142 SF	100
A102	BUSINESS	153 SF	100
A103	BUSINESS	153 SF	100
A104	BUSINESS	164 SF	100
A105	BUSINESS	152 SF	100
A106	BUSINESS	151 SF	100
A107	BUSINESS	132 SF	100
A108	BUSINESS	132 SF	100
A109	BUSINESS	153 SF	100
A110	BUSINESS	152 SF	100
A111	BUSINESS	153 SF	100
A112	BUSINESS	223 SF	100
A113	BUSINESS	433 SF	100
A114	BUSINESS	136 SF	100
A115	BUSINESS	947 SF	100
A116	ASSEMBLY - UNCONCENTRATED	266 SF	15
A117	STORAGE	102 SF	300
A118	BUSINESS	156 SF	100
A119	ASSEMBLY - UNCONCENTRATED	264 SF	15
A120	BUSINESS	141 SF	100
A121	ASSEMBLY - UNCONCENTRATED	221 SF	15
A122	BUSINESS	104 SF	100
A123	BUSINESS	303 SF	100
A124	BUSINESS	86 SF	100
A125	BUSINESS	86 SF	100
A126	BUSINESS	549 SF	100
A127	BUSINESS	104 SF	100
A128	BUSINESS	104 SF	100
A129	BUSINESS	103 SF	100
A130	BUSINESS	140 SF	100
A131	BUSINESS	141 SF	100
A132	BUSINESS	2529 SF	100
A132A	BUSINESS	1654 SF	100
A135	BUSINESS	127 SF	100
A136	BUSINESS	126 SF	100
A137	BUSINESS	170 SF	100
A139	BUSINESS	60 SF	100
A141	BUSINESS	124 SF	100
A142	BUSINESS	94 SF	100
A143	BUSINESS	89 SF	100
A144	BUSINESS	89 SF	100
A145	BUSINESS	94 SF	100
A146	BUSINESS	94 SF	100
A149	STORAGE	75 SF	300
A150A	BUSINESS	23 SF	300
A153	BUSINESS	140 SF	100
A154	BUSINESS	140 SF	100
A155	BUSINESS	140 SF	100
A156	BUSINESS	144 SF	100
A157	STORAGE	71 SF	300
A158	STORAGE	35 SF	300
A159	BUSINESS	117 SF	100
A160	BUSINESS	117 SF	100
A161	BUSINESS	124 SF	100
A162	BUSINESS	111 SF	100
A163	BUSINESS	116 SF	100
A164	ASSEMBLY - UNCONCENTRATED	151 SF	15
A165	STORAGE	176 SF	300
A166	BUSINESS	122 SF	100
A167	BUSINESS	122 SF	100
A168	BUSINESS	122 SF	100
A169	BUSINESS	122 SF	100
A170	BUSINESS	122 SF	100
A171	ASSEMBLY - UNCONCENTRATED	127 SF	15
A172	STORAGE	60 SF	300
A175	BUSINESS	136 SF	100
A175	BUSINESS	324 SF	100
A176	BUSINESS	264 SF	100
A178	STORAGE	55 SF	300
A179	STORAGE	165 SF	300
A180	ASSEMBLY - UNCONCENTRATED	577 SF	15
A181	BUSINESS	371 SF	100
A182	STORAGE	79 SF	300
A183	ASSEMBLY - UNCONCENTRATED	987 SF	15
A184	BUSINESS	132 SF	100
A185	BUSINESS	132 SF	100
A186	BUSINESS	339 SF	100
A187	BUSINESS	510 SF	100
A188	BUSINESS	989 SF	100
A189	BUSINESS	127 SF	100
A190	STORAGE	153 SF	300
A191	BUSINESS	888 SF	100
A192	BUSINESS	1004 SF	100
A193	BUSINESS	82 SF	100
A194	BUSINESS	71 SF	100
A195	BUSINESS	84 SF	100
A196	BUSINESS	88 SF	100
A197	BUSINESS	928 SF	100
A198	BUSINESS	120 SF	100
A199	BUSINESS	119 SF	100
A200	BUSINESS	570 SF	100
A201	BUSINESS	129 SF	100
A202	BUSINESS	1431 SF	100
A202A	BUSINESS	131 SF	100
A203	ASSEMBLY - UNCONCENTRATED	369 SF	15
A204	BUSINESS	577 SF	100
A205	BUSINESS	121 SF	100
A206	STORAGE	107 SF	300
A207	BUSINESS	87 SF	100
A208	BUSINESS	74 SF	100
A209	BUSINESS	361 SF	100
A211	BUSINESS	101 SF	100
A212	ASSEMBLY - UNCONCENTRATED	101 SF	15
A214	BUSINESS	51 SF	100
A214A	BUSINESS	53 SF	100
A215	STORAGE	61 SF	300
A216	BUSINESS	122 SF	100
A217	STORAGE	34 SF	300
A219	BUSINESS	147 SF	100
A220	STORAGE	353 SF	300
A221	STORAGE	370 SF	300
B100	BUSINESS	134 SF	100
B101	BUSINESS	535 SF	100
B103	ASSEMBLY - UNCONCENTRATED	419 SF	15
B105	BUSINESS	1825 SF	100
B106	BUSINESS	1811 SF	100
B107	BUSINESS	1784 SF	100
B108	ASSEMBLY - UNCONCENTRATED	131 SF	15
B109	BUSINESS	129 SF	100
B110	BUSINESS	127 SF	100
B111	ASSEMBLY - UNCONCENTRATED	120 SF	15
B112	BUSINESS	110 SF	100
B113	BUSINESS	89 SF	100
B114	BUSINESS	110 SF	100
B115	BUSINESS	110 SF	100
B116	BUSINESS	110 SF	100
B117	BUSINESS	110 SF	100
B118	BUSINESS	108 SF	100
B119	BUSINESS	112 SF	100
B120	BUSINESS	113 SF	100
B122	BUSINESS	543 SF	100
B123	BUSINESS CONCENTRATED	1163 SF	50
B126	STORAGE	288 SF	300
B127	BUSINESS	912 SF	100
B128	BUSINESS	112 SF	100
B129	BUSINESS	111 SF	100
B130	BUSINESS	59 SF	100
B130	BUSINESS	136 SF	100
B131	ASSEMBLY - UNCONCENTRATED	296 SF	15
B132	BUSINESS	947 SF	100
B133	BUSINESS	835 SF	100
B134	BUSINESS	511 SF	100
B135	BUSINESS	133 SF	100
B136	BUSINESS	132 SF	100
B137	BUSINESS	160 SF	100
B138	BUSINESS	116 SF	100
B139	BUSINESS	136 SF	100
B140	BUSINESS	120 SF	100
B141	STORAGE	83 SF	300
B142	BUSINESS	114 SF	100
B143	BUSINESS	99 SF	100
B144	BUSINESS	106 SF	100
B145	BUSINESS	106 SF	100
B146	BUSINESS	106 SF	100
B147	BUSINESS	106 SF	100
B148	BUSINESS	110 SF	100
B149	BUSINESS	160 SF	100
B150	STORAGE	196 SF	300
B151	BUSINESS	100 SF	100
B152	BUSINESS	218 SF	100
B153	BUSINESS	719 SF	100
B154	STORAGE	163 SF	300
B155	BUSINESS	76 SF	100
B155A	BUSINESS	76 SF	100
B156	BUSINESS	475 SF	100
B159	BUSINESS	307 SF	100
B160	BUSINESS	130 SF	100
B161	ASSEMBLY - UNCONCENTRATED	899 SF	15
B161A	STORAGE	20 SF	300
B162	STORAGE	48 SF	300
B165	BUSINESS	100 SF	100
B166	BUSINESS	332 SF	100
B166A	BUSINESS	75 SF	100
B166B	BUSINESS	75 SF	100
B167	ASSEMBLY - UNCONCENTRATED	394 SF	15
B167A	BUSINESS	78 SF	100
B170	BUSINESS	167 SF	100
B172	BUSINESS	267 SF	100
B173	BUSINESS	191 SF	100

OCCUPANT LOAD & EGRESS WID...

NUMBER	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR
B173A	STORAGE	66 SF	300
C100	BUSINESS	152 SF	100
C101	BUSINESS	152 SF	100
C102	BUSINESS	193 SF	100
C103	BUSINESS	265 SF	100
C105	BUSINESS	191 SF	100
C107	BUSINESS	582 SF	100
C107	BUSINESS	324 SF	100
C107A	BUSINESS	190 SF	100
C109	ASSEMBLY - UNCONCENTRATED	154 SF	15
C109A	STORAGE	28 SF	300
C110	BUSINESS	86 SF	100
C111	BUSINESS	89 SF	100
C112	BUSINESS	550 SF	100
C113	BUSINESS	313 SF	100
C114	BUSINESS	851 SF	100
C114A	BUSINESS	291 SF	100
C115	BUSINESS	90 SF	100
C116	BUSINESS	585 SF	100
C117	BUSINESS	99 SF	100
C118	BUSINESS	96 SF	100
C119	BUSINESS	134 SF	100
C123	BUSINESS	96 SF	100
C124	BUSINESS	96 SF	100
C125	BUSINESS	96 SF	100
C126	ASSEMBLY - UNCONCENTRATED	306 SF	15
C128	BUSINESS	130 SF	100
C129	ASSEMBLY - UNCONCENTRATED	203 SF	15
C130	BUSINESS	162 SF	100
C131	BUSINESS	148 SF	100
C132	BUSINESS	194 SF	100
C133	BUSINESS	262 SF	100
C134	BUSINESS	347 SF	100
C135	BUSINESS	178 SF	100
C137	BUSINESS	453 SF	100
C138	STORAGE	119 SF	300
C139	ASSEMBLY - UNCONCENTRATED	121 SF	15
C140	BUSINESS	1354 SF	50
C142	STORAGE	70 SF	300
C144	STORAGE	42 SF	300
C146	BUSINESS	100 SF	100
C147	BUSINESS	100 SF	100
C148	BUSINESS	103 SF	100
C149	BUSINESS	1062 SF	100
C150	STORAGE	95 SF	300
C151	BUSINESS	69 SF	100
C152	BUSINESS	81 SF	100
C154	BUSINESS	113 SF	100
C155	BUSINESS	80 SF	100
C159	BUSINESS	137 SF	100
C160	BUSINESS	2673 SF	100
C161	BUSINESS	1107 SF	100
D100	BUSINESS	2046 SF	100
D101	ASSEMBLY - UNCONCENTRATED	806 SF	15
D102	BUSINESS	98 SF	100
D103	BUSINESS	373 SF	100
D103A	BUSINESS	329 SF	100
D104	ASSEMBLY - UNCONCENTRATED	100 SF	15
D105	ASSEMBLY - UNCONCENTRATED	734 SF	15
D105A	BUSINESS	1392 SF	100
D107	BUSINESS	145 SF	100
D108	ASSEMBLY - UNCONCENTRATED	340 SF	15
D109	STORAGE	266 SF	300
D110	ASSEMBLY - UNCONCENTRATED	145 SF	15
D111	BUSINESS	101 SF	100
D112	BUSINESS	101 SF	100
D113	BUSINESS	134 SF	100
D113A	BUSINESS	688 SF	100
D114	BUSINESS	134 SF	100
D115	BUSINESS CONCENTRATED	1660 SF	50
D116	BUSINESS CONCENTRATED	1850 SF	50
D117	BUSINESS	97 SF	100
D118	BUSINESS	98 SF	100
D119	BUSINESS	135 SF	100
D120	BUSINESS	1692 SF	100
D121	BUSINESS	141 SF	100
D122	BUSINESS	271 SF	100
D123	BUSINESS	139 SF	100
D124	BUSINESS	125 SF	100
D125	BUSINESS	2556 SF	100
D126	BUSINESS	151 SF	100
D127	BUSINESS	117 SF	100
D128	BUSINESS	124 SF	100
D129	BUSINESS	124 SF	100
D130	STORAGE	57 SF	300
D131	BUSINESS	136 SF	100
D131	ASSEMBLY - UNCONCENTRATED	113 SF	15
D132	STORAGE	99 SF	300
D133	BUSINESS	458 SF	100
D133A	STORAGE	56 SF	300
D134	ASSEMBLY - UNCONCENTRATED	250 SF	15
D135	ASSEMBLY - UNCONCENTRATED	233 SF	15
D136	BUSINESS	106 SF	100
D137	BUSINESS	122 SF	100
D138	ASSEMBLY - UNCONCENTRATED	121 SF	15
D139	BUSINESS	125 SF	100
D144	BUSINESS CONCENTRATED	902 SF	50
D145	BUSINESS	149 SF	100
D146	ASSEMBLY - UNCONCENTRATED	169 SF	15
D147	ASSEMBLY - UNCONCENTRATED	291 SF	15
D148	BUSINESS	2507 SF	100
D149	ASSEMBLY - UNCONCENTRATED	192 SF	15
D150	ASSEMBLY - UNCONCENTRATED	130 SF	15
D151	ASSEMBLY - UNCONCENTRATED	130 SF	15
D152	BUSINESS	284 SF	100
D153	BUSINESS	139 SF	100
D154	BUSINESS	119 SF	100
D155	ASSEMBLY - UNCONCENTRATED	457 SF	15
D155A	STORAGE	160 SF	300
D158	BUSINESS	64 SF	100
D159	BUSINESS	279 SF	100
D160	BUSINESS	148 SF	100
E100	ASSEMBLY - UNCONCENTRATED	119 SF	15
E101	BUSINESS	3527 SF	100
E102	ASSEMBLY - UNCONCENTRATED	2878 SF	15
E102A	ASSEMBLY - UNCONCENTRATED	1815 SF	15
E105	BUSINESS	84 SF	100
E106	ASSEMBLY - UNCONCENTRATED	457 SF	15
E107	BUSINESS	115 SF	100
E108	BUSINESS	2012 SF	100
E109	BUSINESS	130 SF	100
E110	BUSINESS	138 SF	100
E111	BUSINESS	2040 SF	100
E112	ASSEMBLY - UNCONCENTRATED	175 SF	15
E113	BUSINESS	138 SF	100
E114	BUSINESS	988 SF	100
E115	BUSINESS	132 SF	100
E116	BUSINESS	110 SF	100
E117	BUSINESS	186 SF	100
E118	BUSINESS	125 SF	100
E119	BUSINESS	138 SF	100
E120	BUSINESS	134 SF	100
E121	BUSINESS	132 SF	100
E124	BUSINESS	108 SF	100
E125	BUSINESS	170 SF	100
E127	BUSINESS	412 SF	100
E129	BUSINESS	134 SF	100
E130	BUSINESS	138 SF	100
E131	BUSINESS	137 SF	100
E132	BUSINESS	3930 SF	100
E135	BUSINESS	4177 SF	100
E136	BUSINESS	168 SF	100
E137	BUSINESS	107 SF	100
E138	BUSINESS	107 SF	100
E139	BUSINESS	732 SF	100
E140	BUSINESS	140 SF	100
E141	BUSINESS	137 SF	100
E142	BUSINESS	252 SF	100
E143	BUSINESS	151 SF	100
E144	BUSINESS	104 SF	100
E145	BUSINESS	192 SF	100
E146	ASSEMBLY - UNCONCENTRATED	369 SF	15
E147	ASSEMBLY - UNCONCENTRATED	312 SF	15
E148	BUSINESS	137 SF	100
E149	BUSINESS	141 SF	100
E150	BUSINESS	138 SF	100
E151	BUSINESS	138 SF	100
E152	BUSINESS	138 SF	100
E153	ASSEMBLY - UNCONCENTRATED	311 SF	15
E154	BUSINESS	2132 SF	100
E155	STORAGE	204 SF	300
E170	STORAGE	77 SF	300
E171	STORAGE	78 SF	300
TOTAL		121494 SF	

TOTAL OCCUPANT LOAD

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	TOTAL OCCUPANT LOAD
A-3			
ASSEMBLY - UNCONCENTRATED	16755 SF	15	1117
	16755 SF		
	16755 SF		
B			
BUSINESS	1354 SF	50	28
	1354 SF		
BUSINESS	93676 SF	100	937
	93676 SF		
	95031 SF		
B-CON			
BUSINESS CONCENTRATED	5574 SF	50	112
	5574 SF		
	5574 SF		
S			
STORAGE	4134 SF	300	14
	4134 SF		
	4134 SF		
TOTAL	121494 SF		2,208

7

7

PLUMBING FIXTURE CALCULATION

		AREA (SQ FT)	AREA / OCCUPANT (SQ FT)	OCCUPANTS	
ASSEMBLY		SEE OCCUPANT LOAD CALC TABLE		1117	
ASSUME: 559 OCCUPANTS MALE 559 OCCUPANTS FEMALE					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINKS
MALE 1/125	FEMALE 1/65	1/200		1/500	-
REQ'D: 4.47	REQ'D: 8.6	REQUIRED: 5.59		REQUIRED: 2.23	REQUIRED: 1

		AREA (SQ FT)	AREA / OCCUPANT (SQ FT)	OCCUPANTS	
BUSINESS		SEE OCCUPANT LOAD CALC TABLE		1077	
ASSUME: 539 OCCUPANTS MALE 539 OCCUPANTS FEMALE					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINKS
MALE/FEMALE 1/25 FIRST 50, 1/50 REMAINDER 50		1/40 FIRST 80, 1/80 REMAINDER 80		1/100	-
REQ'D: 11.78	REQ'D: 11.78	REQUIRED: 14.5		REQUIRED: 10.77	REQUIRED: 1

		AREA (SQ FT)	AREA / OCCUPANT (SQ FT)	OCCUPANTS	
STORAGE		SEE OCCUPANT LOAD CALC TABLE		14	
ASSUME: 7 OCCUPANTS MALE 7 OCCUPANTS FEMALE					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINKS
MALE/FEMALE 1/100		1/100		1/1000	-
REQ'D: 0.07	REQ'D: 0.07	REQUIRED: 0.14		REQUIRED: 0.014	REQUIRED: 1

REQ'D: 16.32	REQ'D: 20.45	REQUIRED:20.23	REQUIRED: 13.01	REQUIRED: 1
PROPOSED: 7	PROPOSED: 15	PROPOSED: 25	PROPOSED: 17	PROPOSED: 4
URINALS: 8				
PROPOSED UNISEX 29		PROPOSED UNISEX 29		

ONE HOUR RATED WALLS

EGRESS

DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	3'-6"	210

OCCUPANT CAPACITY

CLEAR WIDTH

EXIT TYPE

FEC — FIRE EXTINGUISHER CABINET

FE — FIRE EXTINGUISHER

EXIT SIGN

100'-0" — TOTAL LENGTH OF TRAVEL

GRAPHIC ILLUSTRATION OF TRAVEL DISTANCE TO EXIT FROM REMOTE POINT

LIFE SAFETY LEGEND
N/A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
1111 SOUTHGATE TOWER, SUITE 815
801 SARASOTA, FLORIDA 34236
PHONE (941) 342-9823
FAX (941) 342-9833

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 360
ATLANTA, GEORGIA 30326
PHONE (404) 233-1330
FAX (813) 251-1844

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 ELM AVENUE, SUITE 3
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-3500
FAX (727) 724-3599

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA — MARCEL MALCOMSON — AR98182 — REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
LIFE SAFETY FLOOR PLAN SCHEDULES

SHEET NUMBER
G2.00

2/8/2022 12:43:34 PM

EXISTING DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	2' - 10 1/4"	171

NEW EXIT DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	5' - 8"	340

EXISTING DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	5' - 8 1/2"	342

EXISTING DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	2' - 8 1/2"	162

EXISTING DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	5' - 8 1/2"	342

EXISTING DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	2' - 8 1/2"	162

EXISTING DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	2' - 10"	170

EXISTING DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
	5' - 8"	340

EXISTING DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	5' - 8"	340

ONE HOUR RATED WALLS

EGRESS

DOOR		
EXIT TYPE	EXIT WIDTH	EXIT CAPACITY
DOOR	3'-6"	210

OCCUPANT CAPACITY
CLEAR WIDTH
EXIT TYPE

FEC — FIRE EXTINGUISHER CABINET

FE — FIRE EXTINGUISHER

EXIT SIGN

100'-0" — TOTAL LENGTH OF TRAVEL

GRAPHIC ILLUSTRATION OF TRAVEL DISTANCE TO EXIT FROM REMOTE POINT

LIFE SAFETY LEGEND
N/A

OCCUPANCY TYPE

- A-3
- B
- B-CON
- S

MATCH LINE

Common Path of Travel = 60'

Egress Distance = 250'

Common Path of Travel = 100'

Egress Distance = 250'

Egress Distance = 250'

TRAVEL DISTANCE = 240'

TRAVEL DISTANCE = 162'

TRAVEL DISTANCE = 202'- 7"

TRAVEL DISTANCE = 182'

MAX. TRAVEL DISTANCE: 220' - 1 3/16"

TRAVEL DISTANCE=200'- 9"

TRAVEL DISTANCE=185'-9"

TRAVEL DISTANCE=290'- 0"

1 HR

6. OCCUPANT LOAD

FBC Table 1004.1.2 — NFPA Table 7.3.1.2

CUSTOMER SERVICE AREA

Business	15,437 SF	1:100	155 Occupants
Business Concentrated	24,280 SF	1:50	486 Occupants
Assembly	5,825 SF	1:15	375 Occupants
Storage/Elec/Data	378 SF	1:300	2 Occupants
TOTAL			1,018 Occupants

* Accessory Occupancies < 10% Total Building Area
FBC Table 508.2.1/3/4

Note:
Provide occupancy load sign in a visible location.

7. EGRESS CAPACITY SIZING - CUSTOMER SERVICE

FBC Table 1005.3.2
1,018 Occupants x 0.2"/Occ = 204" Required
204" Provided

8. EGRESS CUMULATIVE LOADS

FBC Table 1004.1.1

Minimum Egress Width:	44" Required
Minimum Egress Width	48" Provided

9. COMMON PATH OF TRAVEL

FBC Table 1006.2.1

Maximum Occupant Load:	49 Occupants
Maximum Travel Distance:	100' Allowed
	100' Provided

10. MAXIMUM EXIT ACCESS TRAVEL DISTANCE

FBC Table 1017.2 Sprinklered

Business: 300' Allowed	
291' Provided	

PROJECT AREA: 46,760 SF

1. APPLICABLE CODES

2017 FLORIDA BUILDING CODE - BUILDING - 6TH EDITION
2017 FLORIDA BUILDING CODE - EXISTING BUILDING - 6TH EDITION
2017 FLORIDA BUILDING CODE - ENERGY CONSERVATION - 6TH EDITION
2017 FLORIDA BUILDING CODE - PLUMBING - 6TH EDITION
2017 FLORIDA BUILDING CODE - MECHANICAL - 6H EDITION
2017 FLORIDA BUILDING CODE - FUEL GAS CODE - 6TH EDITION
2017 FLORIDA BUILDING CODE - FUEL/GAS - 6TH EDITION
2014 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE - 6TH EDITION
2015 NFPA 101 & NFPA 1 LIFE SAFETY CODE

2. CONSTRUCTION TYPE

TYPE II - B Fully Sprinklered FBC 2017 Table 601

Primary Structural Frame:	Unprotected
Bearing Walls:	
Exterior:	Unprotected
Interior:	Unprotected
Non-Bearing Walls:	Unprotected
Floor Construction:	Unprotected
Roof Construction:	Unprotected

3. OCCUPANCY CLASSIFICATION

FBC 2017 507.4

Building:	Unlimited Mixed Use - B, S1, F1
Scope of Work:	Business - B

4. SEPARATION OF OCCUPANCIES

FBC Table 508.4
No Separation Required Between B, S1, F1

FBC Table 508.2.4
No Separation Required Between Accessory Occupancies And Main Occupancy

5. GENERAL BUILDING LIMITATIONS

FBC 507.4

Area Allowed Per Floor:	Unlimited
Total Building Area:	936,240 sf
Area In Scope of Work - Customer Service:	46,765 sf
Maximum Building Height Allowed:	1 Story
Maximum Building Height Provided:	1 Story

PLAN LEGEND

- TYPE "SA-16BCT" EXTINGUISHERS WITH 10 lb 9 A:20B:C RATED CHEMICAL
- TYPE "SA-16BCT" EXTINGUISHERS WITH 10 lb 9 A:20B:C BRACKET MOUNTED
- EXIT SIGN (SEE ELECTRICAL)
- EXIT SIGN (SEE ELECTRICAL)
- EGRESS DISTANCE
- COMMON PATH OF TRAVEL

NOTES:
1. GENERAL CONTRACTOR TO COORDINATE LOCATION OF RADIO BDA WITH ADJUSTED E.S.P.MEN.

KEY NOTES

1. TACTILE EXIT SIGNAGE TO BE PROVIDED BY CONTRACTOR ADJACENT TO MEANS OF EGRESS.
2. A TRAINED CROWD MANAGER TO BE PRESENT AT ANY TIME THE OCCUPANCY IS OCCUPIED.
3. PROVIDE MAXIMUM OCCUPANT LOAD SIGN FOR ALL ASSEMBLY SPACES.

EXISTING CUSTOMER SERVICE AREA - NO WORK THIS AREA

FIRST FLOOR LIFE SAFETY PLAN 1
1" = 20'-0"

N
KEYPLAN

E D C
B A

FLEISCHMAN GARCIA
ARCHITECTS | PLANNERS | INTERIORS

SARASOTA OFFICE
1111 SOUTHGATE BLVD, SUITE 2
SARASOTA, FLORIDA 34239
PHONE (941) 342-9823
FAX (941) 342-9833

TAMPA OFFICE
3144 HORSE CREEK BLVD, SUITE 300
TAMPA, FLORIDA 33610
PHONE (813) 251-1944
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 ENTERPRISE ROAD, SUITE 2
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3660
FAX (727) 726-3666

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA — MARCEL MASLOWSKI — AR98182 — REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

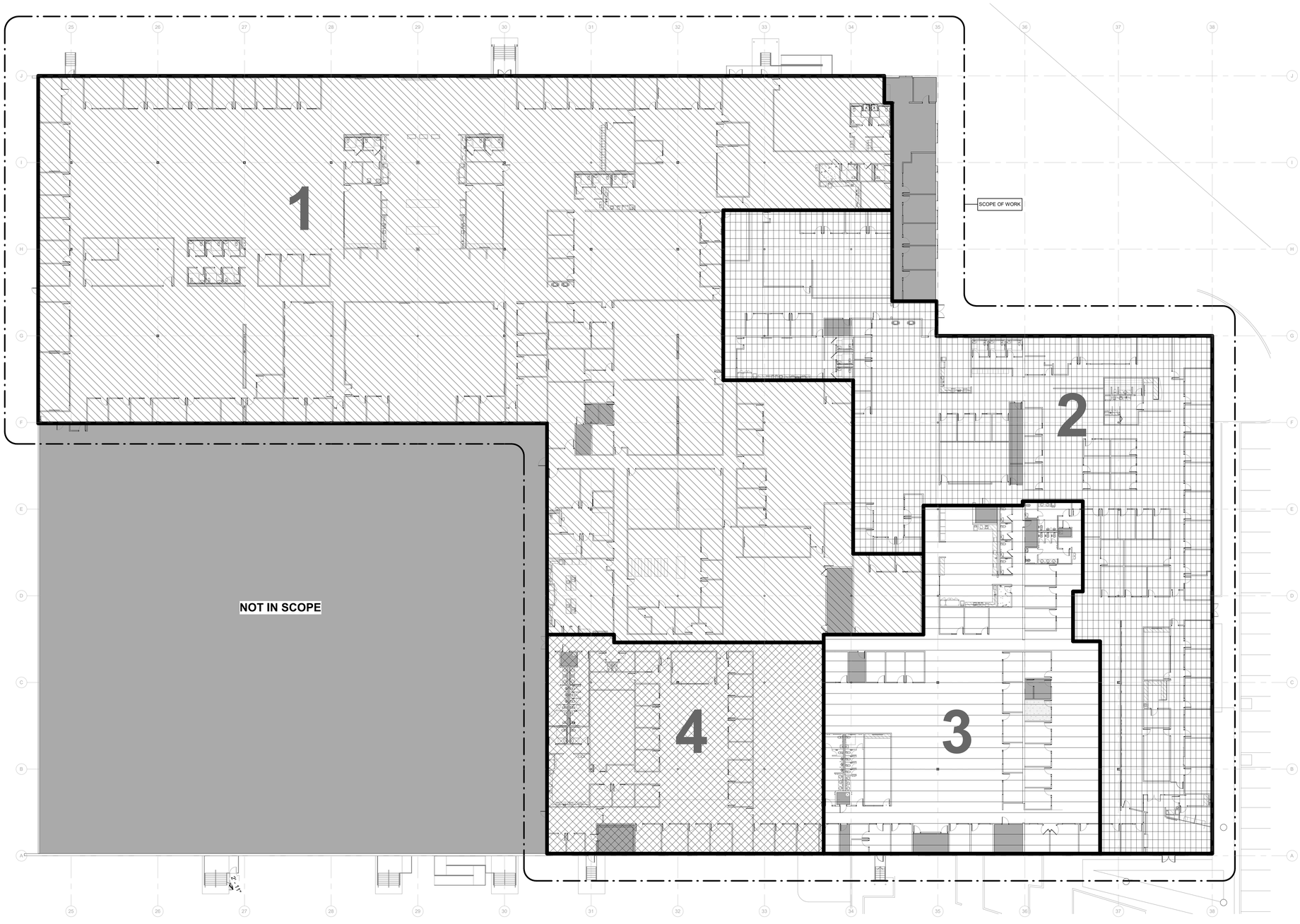
REVISIONS

NO	DATE	NOTES
1	09-02-21	ADDENDUM #1
4	09-15-21	PERMIT COMMENTS
6	01-10-22	CHANGE BULLETIN 01
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
LIFE SAFETY FLOOR PLAN - LEVEL 1 EAST

SHEET NUMBER
G2.01

2/9/2022 12:43:48 PM



OVERALL PHASING PLAN 1
1" = 20'-0"

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

PHASE 1:
DURATION - 5 MONTHS (150 CALENDAR DAYS)

PHASE 2:
DURATION - 3 MONTHS (90 CALENDAR DAYS)

PHASE 3:
DURATION - 2 1/2 MONTHS (75 CALENDAR DAYS)

PHASE 4:
DURATION - 1 1/2 MONTHS (50 CALENDAR DAYS)

TOTAL DURATION OF PROJECT:
12 MONTHS (365 CALENDAR DAYS)

PHASING PLAN LEGEND
12" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233

TAMPA OFFICE
324 NYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
186 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8680
FAX (727) 725-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
7	02-08-22	CHANGE BULLETIN 02

7 NEW SHEET

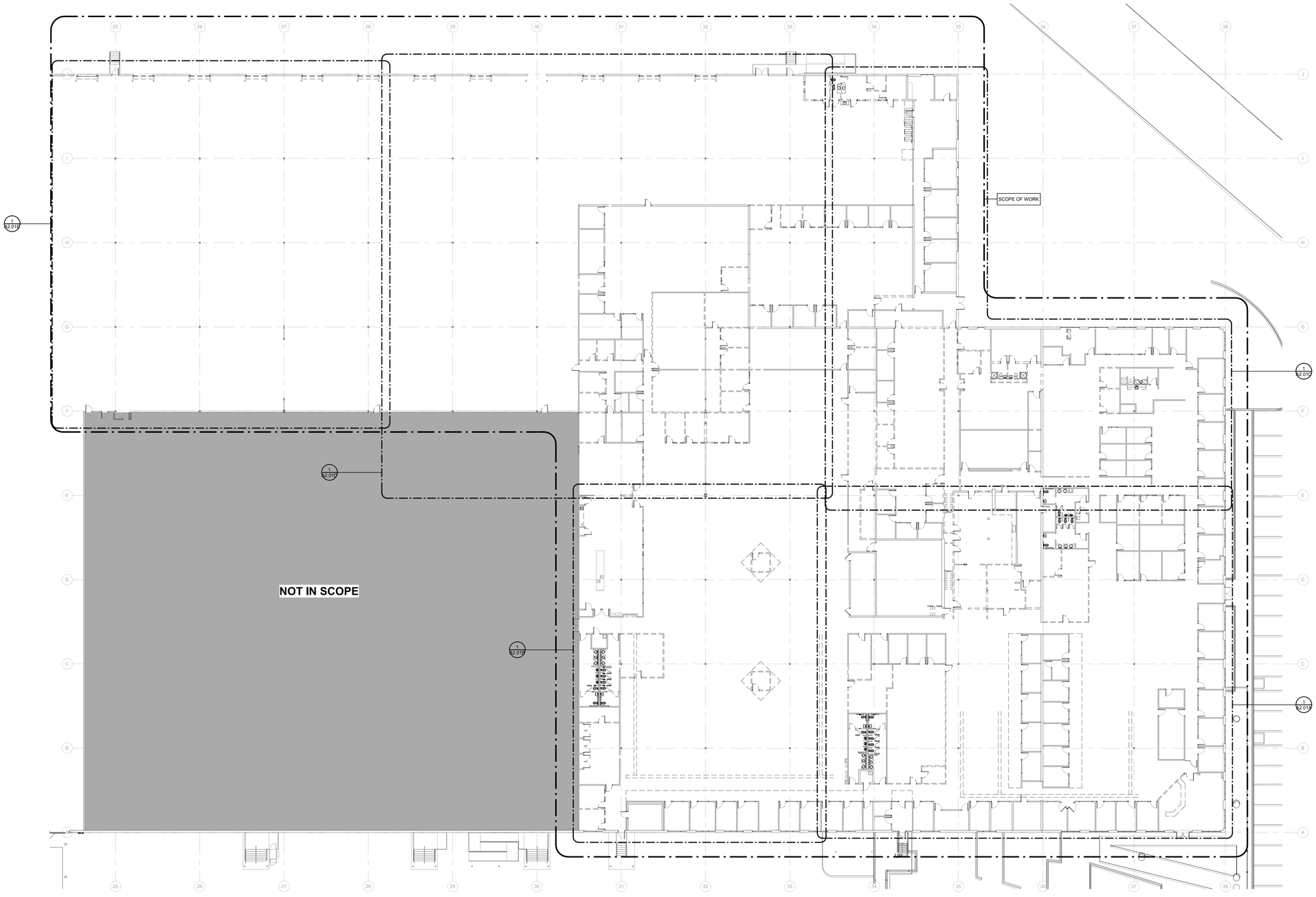
KEYPLAN

E	D	C
	B	A

SHEET NAME
OVERALL PHASING PLAN

SHEET NUMBER
G3.01

2/9/2022 12:43:56 PM



FIRST FLOOR DEMOLITION PLAN (1)
1" = 20'-0"

200D_DEMO PLAN KEYNOTE SCHEDULE	
TAG	DESCRIPTION
201D	REMOVE EXISTING DOOR AND FRAME.
202D	REMOVE EXISTING WINDOW.
203D	REMOVE EXISTING FLOORING AND BASE.
204D	REMOVE EXISTING CEILING AND LIGHTS.
205D	REMOVE EXISTING TRACK LIGHTING, STORE AND REINSTALL IN NEW CEILING. COORDINATE LOCATION WITH OWNER.
206D	REMOVE EXISTING COUNTERTOP AND CASEWORK.
207D	REMOVE EXISTING PLUMBING FIXTURES.
208D	REMOVE EXISTING TOILET PARTITIONS.
209D	REMOVE ENTIRE KIOSK STRUCTURE AND CEILING.
210D	REMOVE EXISTING WALL TILE. PREP WALLS TO RECEIVE NEW WALL TILE.
211D	REMOVE EXISTING RAISED FLOORING.
212D	REMOVE EXISTING COLUMNS.
213D	REMOVE EXISTING METAL PAN STAIR AND TURN OVER TO RTG
214D	REMOVE EXISTING ELEVATOR AND TURN OVER TO RTG
215D	REMOVE EXISTING ELEVATOR LIFT AND TURN OVER TO RTG.
216D	REMOVE EXISTING PLYWOOD WAINSCOT. PREPARE EXISTING GYPSUM BOARD TO RECIEVE PAINTED FINISH.
217D	REMOVE EXISTING TOILET ACCESSORIES & TURN OVER TO OWNER.
218D	REMOVE EXISTING WOOD RAMP.
219D	REMOVE EXISTING ACCORDIAN DOOR.
220D	OPENING IN EXISTING WALL UP TO 12'-4" A.F.F.
221D	REMOVE EXISTING OVERHEAD DOOR, DOCK LEVELER AND BUMPERS.
222D	REMOVE EXISTING TILE FLOOR AND PREP TO RECEIVE NEW TILE FLOOR
223D	REMOVE EXISTING VANITY AND SINK.
224D	REMOVE EXISTING UPPER CABINETS.
225D	REMOVE EXISTING COUNTERTOP
226D	REMOVE EXISTING WOOD STAIRS AND RAILINGS.
227D	REMOVE EXISTING FOLDING TABLE
228D	REMOVE ALL EXISTING OVERHEAD CABLE TRAYS AND CABLES, TYPICAL. COORDINATE WOWNER PRIOR TO REMOVAL.
229D	REMOVE EXISTING FLOATING CEILING SYSTEM.
230D	REMOVE EXISTING BOLLARDS.
231D	REMOVE PADDING ON CROSS BRACING, TYPICAL
232D	REMOVE EXISTING VAULTED CEILING AND LIGHTS
233D	REMOVED METAL DESK ATTACHED TO WALL, TYPICAL
234D	REMOVE ALL APPURTENANCES FROM TILT WALL AND INSTALL FURRING AND GYP BOARD TO MATCH ADJACENT
235D	EXISTING STAIRS AND/OR RAMP TO REMAIN
236D	REMOVE EXISTING COLUMN GRADE.
237D	REMOVE WALL UP TO 13'-8" A.F.F.
238D	REMOVE EXISTING DOOR. FRAME TO REMAIN.
239D	EXISTING LVT FLOORING TO REMAIN. CONTRACTOR TO SALVAGE, STORE AND REUSE ANY LVT FOR NEW ROOM CONFIGURATION.
240D	REMOVE PORTION OF EXISTING TILT WALL. SEE DETAIL A6/A6.11 AND STRUCTURAL DRAWINGS.

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

WALL LEGEND
N/A

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

GENERAL NOTES:

1. REMOVE AND STORE ALL EXISTING FIRE EXTINGUISHERS FOR REUSE IN NEW CABINETS - SEE LIFE SAFETY PLANS FOR FIRE EXTINGUISHER CABINET LOCATIONS.
2. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ALL TRENCHING OF THE FLOOR SLAB.
3. ALL TRENCHING POUR-BACKS SHALL BE SAME THICKNESS AS ADJACENT CONCRETE SLABS. POUR-BACKS TO BE 3000PSI NORMAL WEIGHT CONCRETE W/ 6X6-W1.4 X W1.4 W.W.F. ON 15 MIL VAPOR RETARDER BY STEGO-WRAP & TREATED SUBGRADE.
4. COMPACT SOIL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY AT -2% BELOW SLAB.
5. ALL ABANDONED ITEMS ABOVE CEILING TO BE REMOVED.

GENERAL DEMO NOTES
12" = 1'-0"

KEYPLAN

E D C
B A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
800 SOUTH GULFSTREAM AVENUE
SARASOTA, FLORIDA 34236
PHONE (941) 365-3658
FAX (941) 342-0823
TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
ATLANTA, GEORGIA 30326
PHONE (404) 233-1330
FAX (813) 251-1444
SAFETY HARBOR OFFICE
1241 MAIN STREET, SUITE 200
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-1818
FAX (727) 772-3999
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

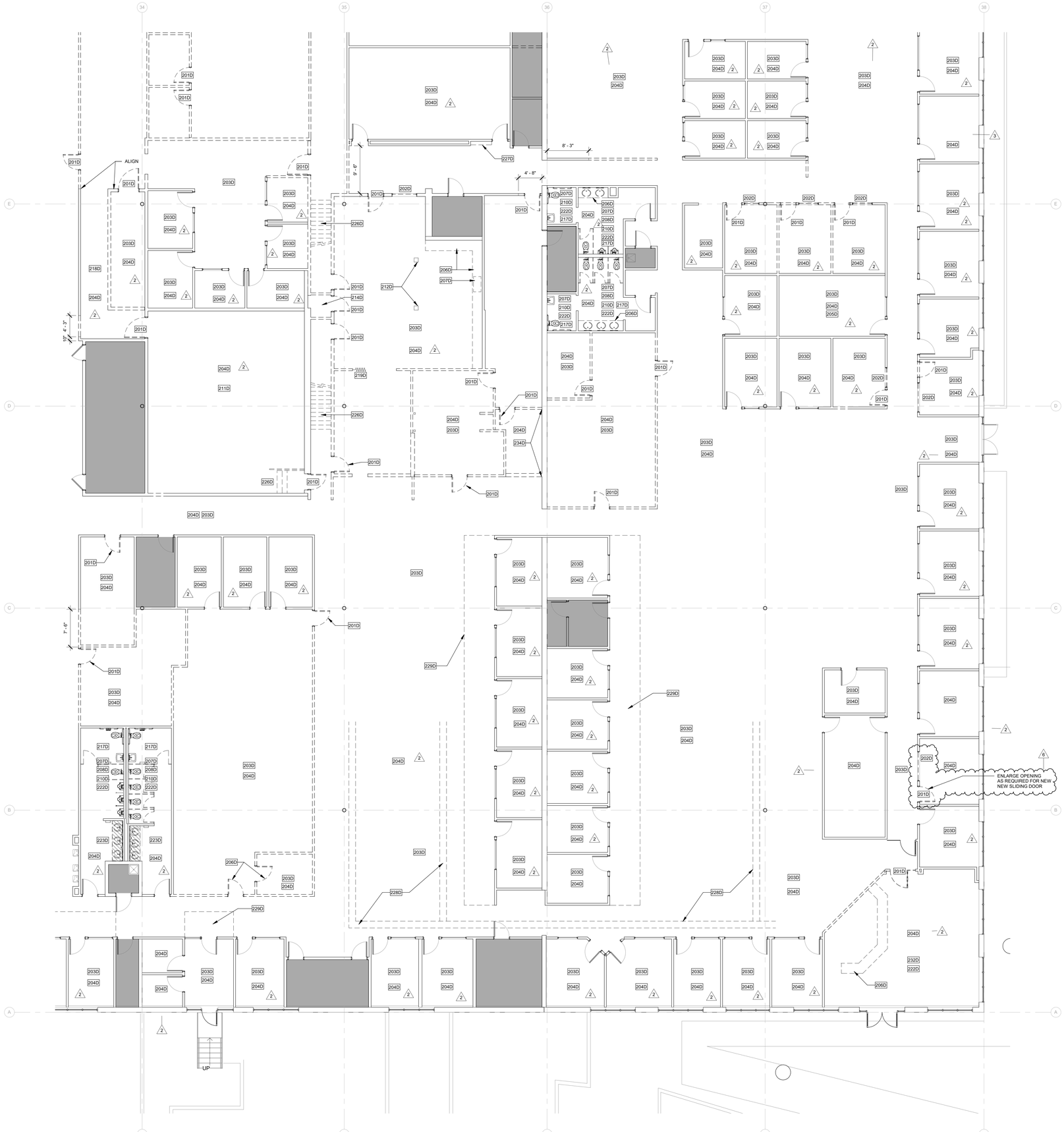
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME
FIRST FLOOR DEMOLITION PLAN - OVERALL

SHEET NUMBER
A2.01

8/13/2021 10:53:25 AM



200D_DEMO PLAN KEYNOTE SCHEDULE

TAG	DESCRIPTION
201D	REMOVE EXISTING DOOR AND FRAME.
202D	REMOVE EXISTING WINDOW.
203D	REMOVE EXISTING FLOORING AND BASE.
204D	REMOVE EXISTING CEILING AND LIGHTS.
205D	REMOVE EXISTING TRACK LIGHTING, STORE AND REINSTALL IN NEW CEILING. COORDINATE LOCATION WITH OWNER.
206D	REMOVE EXISTING COUNTERTOP AND CASEWORK.
207D	REMOVE EXISTING PLUMBING FIXTURES.
208D	REMOVE EXISTING TOILET PARTITIONS.
209D	REMOVE ENTIRE KIOSK STRUCTURE AND CEILING.
210D	REMOVE EXISTING WALL TILE. PREP WALLS TO RECEIVE NEW WALL TILE.
211D	REMOVE EXISTING RAISED FLOORING.
212D	REMOVE EXISTING COLUMNS.
213D	REMOVE EXISTING METAL PAN STAIR AND TURN OVER TO RTG
214D	REMOVE EXISTING ELEVATOR AND TURN OVER TO RTG
215D	REMOVE EXISTING ELEVATOR LIFT AND TURN OVER TO RTG.
216D	REMOVE EXISTING PLYWOOD WAINSCOT. PREPARE EXISTING GYPSUM BOARD TO RECIEVE PAINTED FINISH.
217D	REMOVE EXISTING TOILET ACCESSORIES & TURN OVER TO OWNER.
218D	REMOVE EXISTING WOOD RAMP.
219D	REMOVE EXISTING ACCORDIAN DOOR.
220D	OPENING IN EXISTING WALL UP TO 12'-4" A.F.F.
221D	REMOVE EXISTING OVERHEAD DOOR, DOCK LEVELER AND BUMPERS.
222D	REMOVE EXISTING TILE FLOOR AND PREP TO RECEIVE NEW TILE FLOOR
223D	REMOVE EXISTING VANITY AND SINK.
224D	REMOVE EXISTING UPPER CABINETS.
225D	REMOVE EXISTING COUNTERTOP.
226D	REMOVE EXISTING WOOD STAIRS AND RAILINGS.
227D	REMOVE EXISTING FOLDING TABLE.
228D	REMOVE ALL EXISTING OVERHEAD CABLE TRAYS AND CABLES, TYPICAL. COORDINATE W/OWNER PRIOR TO REMOVAL.
229D	REMOVE EXISTING FLOATING CEILING SYSTEM.
230D	REMOVE EXISTING BOLLARDS.
231D	REMOVE PADDING ON CROSS BRACING, TYPICAL
232D	REMOVE EXISTING VAULTED CEILING AND LIGHTS
233D	REMOVED METAL DESK ATTACHED TO WALL, TYPICAL
234D	REMOVE ALL APPURTENANCES FROM TILT WALL AND INSTALL FURRING AND GYP BOARD TO MATCH ADJACENT
235D	EXISTING STAIRS AND/OR RAMP TO REMAIN
236D	REMOVE EXISTING COLUMN WRAP.
237D	REMOVE WALL UP TO 13-6" A.F.F.
238D	REMOVE EXISTING DOOR. FRAME TO REMAIN.
239D	EXISTING LVT FLOORING TO REMAIN. CONTRACTOR TO SALVAGE, STORE AND REUSE ANY LVT FOR NEW ROOM CONFIGURATION.
240D	REMOVE PORTION OF EXISTING TILT WALL. SEE DETAIL A6/A6.11 AND STRUCTURAL DRAWINGS.

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

WALL LEGEND
N/A

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

GENERAL NOTES:

1. REMOVE AND STORE ALL EXISTING FIRE EXTINGUISHERS FOR REUSE IN NEW CABINETS - SEE LIFE SAFETY PLANS FOR FIRE EXTINGUISHER CABINET LOCATIONS.
2. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ALL TRENCHING OF THE FLOOR SLAB.
3. ALL TRENCHING POUR-BACKS SHALL BE SAME THICKNESS AS ADJACENT CONCRETE SLABS. POUR-BACKS TO BE 3000PSI NORMAL WEIGHT CONCRETE W/ 6X6-W1.4 X W1.4 W.W.F. ON 15 MIL VAPOR RETARDER BY STEGO-WRAP & TREATED SUBGRADE.
4. COMPACT SOIL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY TO 12" BELOW SLAB.
5. ALL ABANDONED ITEMS ABOVE CEILING TO BE REMOVED.

GENERAL DEMO NOTES
12" = 1'-0"

N

KEYPLAN

E | D | C
B | A

DEMOLITION PLAN A
1/8" = 1'-0" 1

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
1617 HUTTON BLVD., SUITE 200
941 SARASOTA, FLORIDA 34243
PHONE (941) 342-9233
FAX (941) 342-9233

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 360
ATLANTA, GEORGIA 30326
PHONE (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 FIFTH AVE. N., SUITE 201
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3900
FAX (727) 726-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA — MARCEL MARLOWE — REGISTERED ARCHITECT — AR98182

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

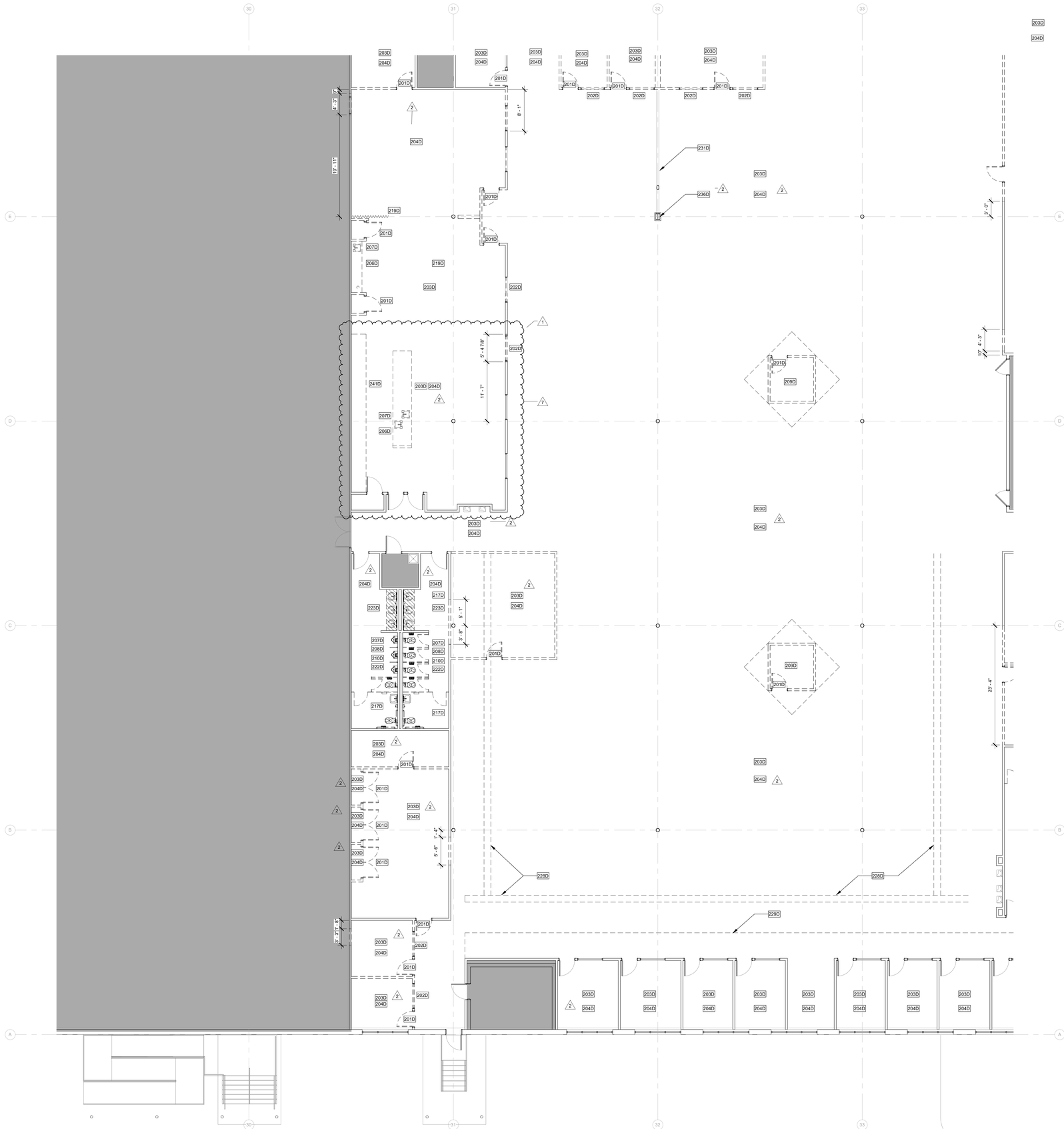
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
3	09-14-21	ADDENDUM #3
6	01-10-22	CHANGE BULLETIN 01

SHEET NAME
DEMOLITION PLAN A

SHEET NUMBER
A2.01A

1/20/2022 2:41:01 PM



FIRST FLOOR PLAN
1/8" = 1'-0" (1)

200D_DEMO PLAN KEYNOTE SCHEDULE	
TAG	DESCRIPTION
201D	REMOVE EXISTING DOOR AND FRAME.
202D	REMOVE EXISTING WINDOW.
203D	REMOVE EXISTING FLOORING AND BASE.
204D	REMOVE EXISTING CEILING AND LIGHTS.
205D	REMOVE EXISTING TRACK LIGHTING, STORE AND REINSTALL IN NEW CEILING. COORDINATE LOCATION WITH OWNER.
206D	REMOVE EXISTING COUNTERTOP AND CASEWORK.
207D	REMOVE EXISTING PLUMBING FIXTURES.
208D	REMOVE EXISTING TOILET PARTITIONS.
209D	REMOVE ENTIRE KIOSK STRUCTURE AND CEILING.
210D	REMOVE EXISTING WALL TILE. PREP WALLS TO RECEIVE NEW WALL TILE.
211D	REMOVE EXISTING RAISED FLOORING.
212D	REMOVE EXISTING COLUMNS.
213D	REMOVE EXISTING METAL PAN STAIR AND TURN OVER TO RTG
214D	REMOVE EXISTING ELEVATOR AND TURN OVER TO RTG
215D	REMOVE EXISTING ELEVATOR LIFT AND TURN OVER TO RTG.
216D	REMOVE EXISTING PLYWOOD WAINSCOT. PREPARE EXISTING GYPSUM BOARD TO RECIEVE PAINTED FINISH.
217D	REMOVE EXISTING TOILET ACCESSORIES & TURN OVER TO OWNER.
218D	REMOVE EXISTING WOOD RAMP.
219D	REMOVE EXISTING ACCORDIAN DOOR.
220D	OPENING IN EXISTING WALL UP TO 12'-4" A.F.F.
221D	REMOVE EXISTING OVERHEAD DOOR, DOCK LEVELER AND BUMPERS.
222D	REMOVE EXISTING TILE FLOOR AND PREP TO RECEIVE NEW TILE FLOOR
223D	REMOVE EXISTING VANITY AND SINK.
224D	REMOVE EXISTING UPPER CABINETS.
225D	REMOVE EXISTING COUNTERTOP.
226D	REMOVE EXISTING WOOD STAIRS AND RAILINGS.
227D	REMOVE EXISTING FOLDING TABLE.
228D	REMOVE ALL EXISTING OVERHEAD CABLE TRAYS AND CABLES, TYPICAL. COORDINATE WIOWNER PRIOR TO REMOVAL.
229D	REMOVE EXISTING FLOATING CEILING SYSTEM.
230D	REMOVE EXISTING BOLLARDS.
231D	REMOVE PADDING ON CROSS BRACING, TYPICAL
232D	REMOVE EXISTING VAULTED CEILING AND LIGHTS
233D	REMOVED METAL DESK ATTACHED TO WALL, TYPICAL
234D	REMOVE ALL APPURTENANCES FROM TILT WALL AND INSTALL FURRING AND GYP BOARD TO MATCH ADJACENT
235D	EXISTING STAIRS AND/OR RAMP TO REMAIN
236D	REMOVE EXISTING COLUMN WRAP.
237D	REMOVE WALL UP TO 13-6" A.F.F.
238D	REMOVE EXISTING DOOR. FRAME TO REMAIN.
239D	EXISTING LVT FLOORING TO REMAIN. CONTRACTOR TO SALVAGE, STORE AND REUSE ANY LVT FOR NEW ROOM CONFIGURATION.
240D	REMOVE PORTION OF EXISTING TILT WALL. SEE DETAIL A6/A6.11 AND STRUCTURAL DRAWINGS.
241D	REMOVE SOFFIT.

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

WALL LEGEND
N/A

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

GENERAL NOTES:

1. REMOVE AND STORE ALL EXISTING FIRE EXTINGUISHERS FOR REUSE IN NEW CABINETS - SEE LIFE SAFETY PLANS FOR FIRE EXTINGUISHER CABINET LOCATIONS.
2. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ALL TRENCHING OF THE FLOOR SLAB.
3. ALL TRENCHING POUR-BACKS SHALL BE SAME THICKNESS AS ADJACENT CONCRETE SLABS. POUR-BACKS TO BE 3000PSI NORMAL WEIGHT CONCRETE W/ 6X6-W1.4 X W1.4 W.W.F. ON 15 MIL VAPOR RETARDER BY STEGO-WRAP & TREATED SUBGRADE.
4. COMPACT SOIL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY TO 12" BELOW SLAB.
5. ALL ABANDONED ITEMS ABOVE CEILING TO BE REMOVED.

GENERAL DEMO NOTES
12" = 1'-0"

KEYPLAN

E D C
B A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
1618 ORANGE AVENUE
SARASOTA, FLORIDA 34239
PHONE (941) 366-1914
FAX (941) 342-0923

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
ATLANTA, GEORGIA 30326
PHONE (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
1101 MAIN STREET
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-1998
FAX (727) 726-3998

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

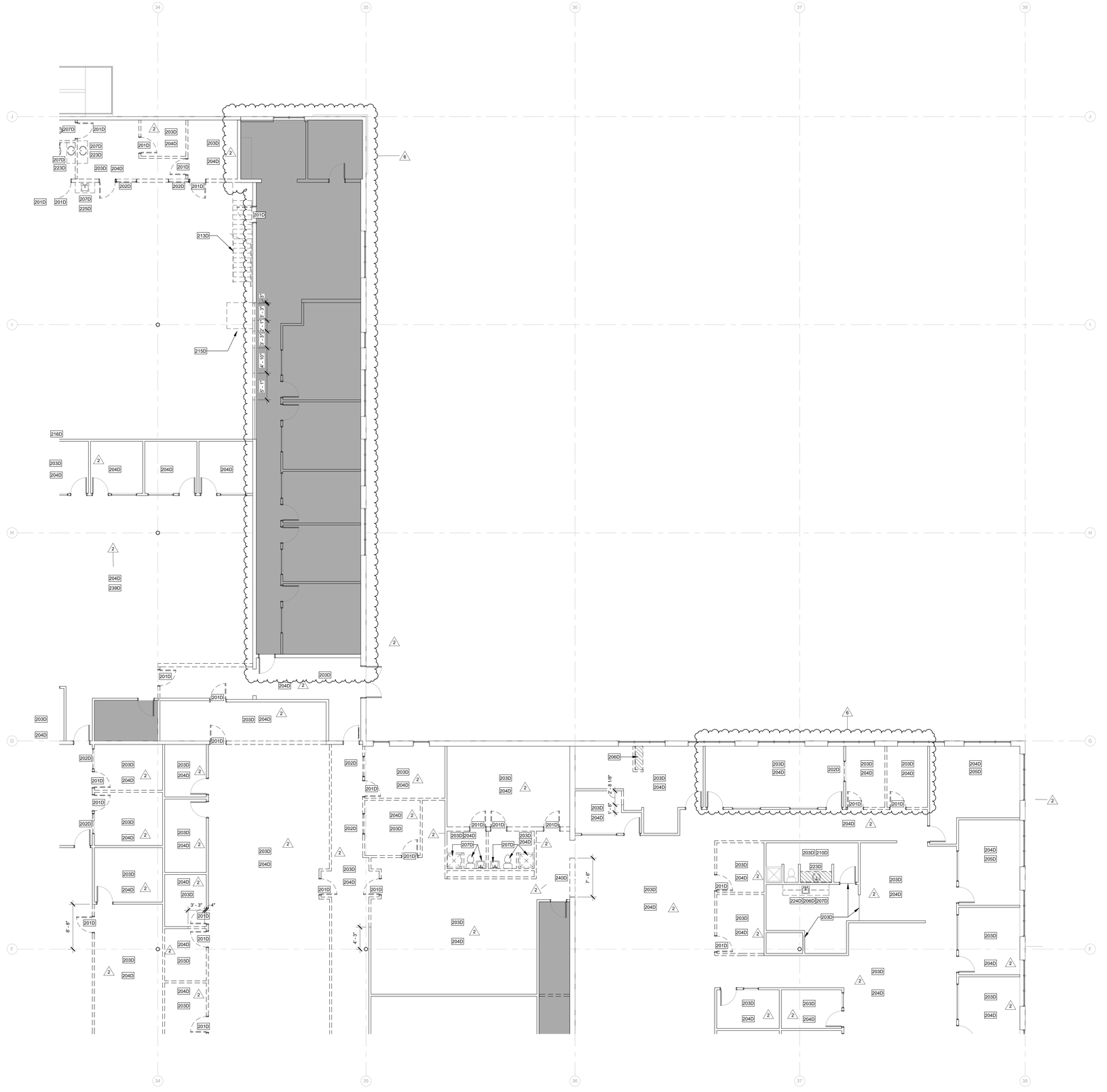
REVISIONS

NO	DATE	NOTES
1	09-02-21	ADDENDUM #1
2	09-13-21	ADDENDUM #2
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
DEMOLITION PLAN B

SHEET NUMBER
A2.01B

2/8/2022 12:42:43 PM



FIRST FLOOR PLAN (1)
1/8" = 1'-0"

200D_DEMO PLAN KEYNOTE SCHEDULE	
TAG	DESCRIPTION
201D	REMOVE EXISTING DOOR AND FRAME.
202D	REMOVE EXISTING WINDOW.
203D	REMOVE EXISTING FLOORING AND BASE.
204D	REMOVE EXISTING CEILING AND LIGHTS.
205D	REMOVE EXISTING TRACK LIGHTING, STORE AND REINSTALL IN NEW CEILING. COORDINATE LOCATION WITH OWNER.
206D	REMOVE EXISTING COUNTERTOP AND CASEWORK.
207D	REMOVE EXISTING PLUMBING FIXTURES.
208D	REMOVE EXISTING TOILET PARTITIONS.
209D	REMOVE ENTIRE KIOSK STRUCTURE AND CEILING.
210D	REMOVE EXISTING WALL TILE. PREP WALLS TO RECEIVE NEW WALL TILE.
211D	REMOVE EXISTING RAISED FLOORING.
212D	REMOVE EXISTING COLUMNS.
213D	REMOVE EXISTING METAL PAN STAIR AND TURN OVER TO RTG
214D	REMOVE EXISTING ELEVATOR AND TURN OVER TO RTG
215D	REMOVE EXISTING ELEVATOR LIFT AND TURN OVER TO RTG.
216D	REMOVE EXISTING PLYWOOD WAINSCOT. PREPARE EXISTING GYPSUM BOARD TO RECIEVE PAINTED FINISH.
217D	REMOVE EXISTING TOILET ACCESSORIES & TURN OVER TO OWNER.
218D	REMOVE EXISTING WOOD RAMP.
219D	REMOVE EXISTING ACCORDIAN DOOR.
220D	OPENING IN EXISTING WALL UP TO 12'-4" A.F.F.
221D	REMOVE EXISTING OVERHEAD DOOR, DOCK LEVELER AND BUMPERS.
222D	REMOVE EXISTING TILE FLOOR AND PREP TO RECEIVE NEW TILE FLOOR
223D	REMOVE EXISTING VANITY AND SINK.
224D	REMOVE EXISTING UPPER CABINETS.
225D	REMOVE EXISTING COUNTERTOP
226D	REMOVE EXISTING WOOD STAIRS AND RAILINGS.
227D	REMOVE EXISTING FOLDING TABLE
228D	REMOVE ALL EXISTING OVERHEAD CABLE TRAYS AND CABLES, TYPICAL. COORDINATE WIOWNER PRIOR TO REMOVAL.
229D	REMOVE EXISTING FLOATING CEILING SYSTEM.
230D	REMOVE EXISTING BOLLARDS.
231D	REMOVE PADDING ON CROSS BRACING, TYPICAL
232D	REMOVE EXISTING VAULTED CEILING AND LIGHTS
233D	REMOVED METAL DESK ATTACHED TO WALL, TYPICAL
234D	REMOVE ALL APPURTENANCES FROM TILT WALL AND INSTALL FURRING AND GYP BOARD TO MATCH ADJACENT
235D	EXISTING STAIRS AND/OR RAMP TO REMAIN
236D	REMOVE EXISTING COLUMN WRAP.
237D	REMOVE WALL UP TO 13-6" A.F.F.
238D	REMOVE EXISTING DOOR. FRAME TO REMAIN.
239D	EXISTING LVT FLOORING TO REMAIN. CONTRACTOR TO SALVAGE, STORE AND REUSE ANY LVT FOR NEW ROOM CONFIGURATION.
240D	REMOVE PORTION OF EXISTING TILT WALL. SEE DETAIL A6/A6.11 AND STRUCTURAL DRAWINGS.

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

WALL LEGEND
N/A

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

GENERAL NOTES:

1. REMOVE AND STORE ALL EXISTING FIRE EXTINGUISHERS FOR REUSE IN NEW CABINETS - SEE LIFE SAFETY PLANS FOR FIRE EXTINGUISHER CABINET LOCATIONS.
2. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ALL TRENCHING OF THE FLOOR SLAB.
3. ALL TRENCHING POUR-BACKS SHALL BE SAME THICKNESS AS ADJACENT CONCRETE SLABS. POUR-BACKS TO BE 3000PSI NORMAL WEIGHT CONCRETE W/ 6X6-W1.4 X W1.4 W.W.F. ON 15 MIL VAPOR RETARDER BY STEGO-WRAP & TREATED SUBGRADE.
4. COMPACT SOIL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY TO 12" BELOW SLAB.
5. ALL ABANDONED ITEMS ABOVE CEILING TO BE REMOVED.

GENERAL DEMO NOTES
12" = 1'-0"

N
KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS

SARASOTA OFFICE
ARTHUR ASHLEY BUILDING
801 SARASOTA, FLORIDA 34236
PHONE (941) 342-9233
FAX (941) 342-9233

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 360
TAMPA, FLORIDA 33609
PHONE (813) 251-1944
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH RD.
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3900
FAX (727) 726-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
REGISTERED ARCHITECT
AR98182

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

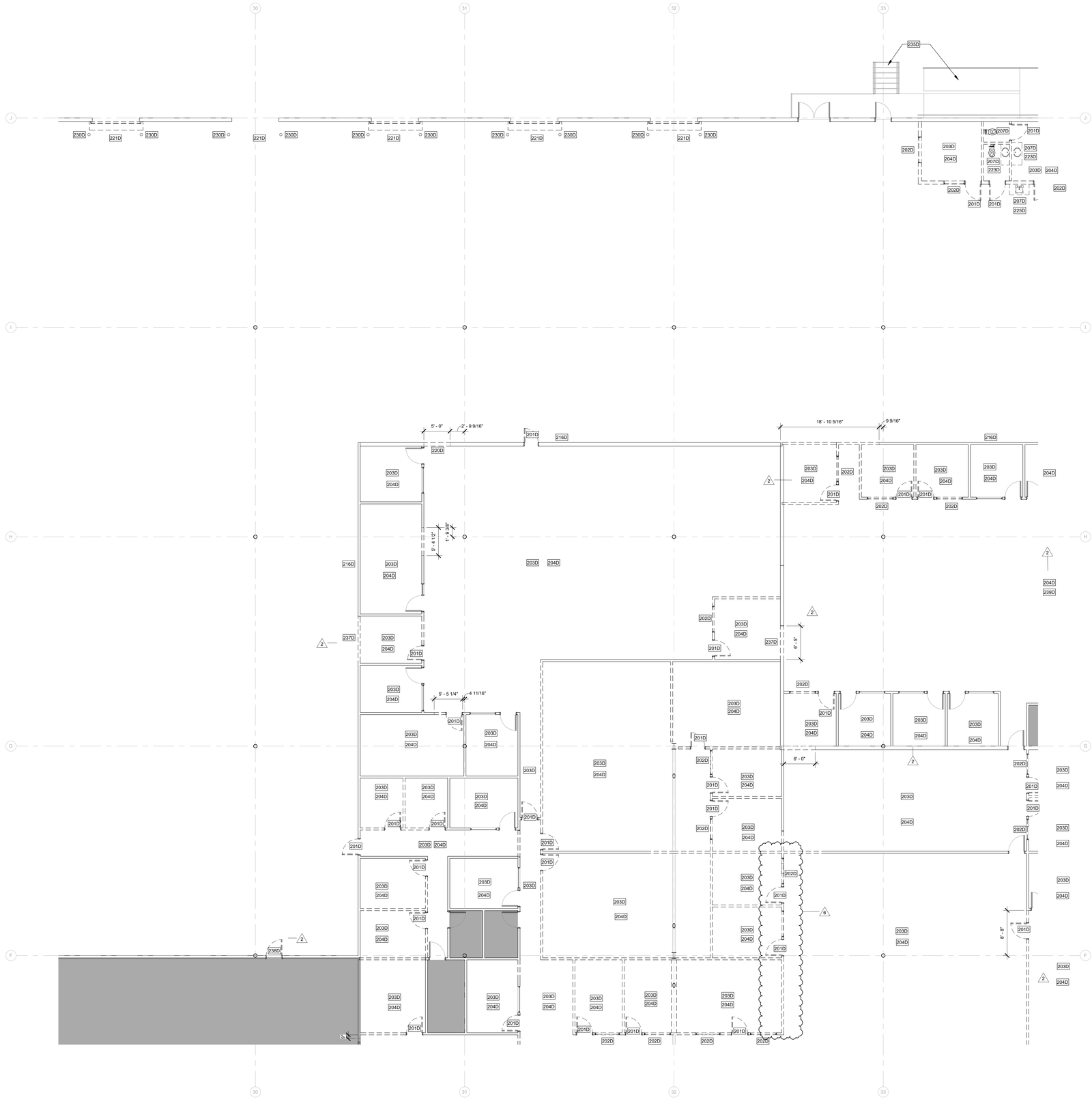
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
6	01-10-22	CHANGE BULLETIN 01

SHEET NAME
DEMOLITION PLAN C

SHEET NUMBER
A2.01C

1/25/2022 2:41:06 PM



FIRST FLOOR PLAN (1)
1/8" = 1'-0"

200D_DEMO PLAN KEYNOTE SCHEDULE

TAG	DESCRIPTION
201D	REMOVE EXISTING DOOR AND FRAME.
202D	REMOVE EXISTING WINDOW.
203D	REMOVE EXISTING FLOORING AND BASE.
204D	REMOVE EXISTING CEILING AND LIGHTS.
205D	REMOVE EXISTING TRACK LIGHTING, STORE AND REINSTALL IN NEW CEILING. COORDINATE LOCATION WITH OWNER.
206D	REMOVE EXISTING COUNTERTOP AND CASEWORK.
207D	REMOVE EXISTING PLUMBING FIXTURES.
208D	REMOVE EXISTING TOILET PARTITIONS.
209D	REMOVE ENTIRE KIOSK STRUCTURE AND CEILING.
210D	REMOVE EXISTING WALL TILE. PREP WALLS TO RECEIVE NEW WALL TILE.
211D	REMOVE EXISTING RAISED FLOORING.
212D	REMOVE EXISTING COLUMNS.
213D	REMOVE EXISTING METAL PAN STAIR AND TURN OVER TO RTG
214D	REMOVE EXISTING ELEVATOR AND TURN OVER TO RTG
215D	REMOVE EXISTING ELEVATOR LIFT AND TURN OVER TO RTG.
216D	REMOVE EXISTING PLYWOOD WAINSCOT. PREPARE EXISTING GYPSUM BOARD TO RECIEVE PAINTED FINISH.
217D	REMOVE EXISTING TOILET ACCESSORIES & TURN OVER TO OWNER.
218D	REMOVE EXISTING WOOD RAMP.
219D	REMOVE EXISTING ACCORDIAN DOOR.
220D	OPENING IN EXISTING WALL UP TO 12'-4" A.F.F.
221D	REMOVE EXISTING OVERHEAD DOOR, DOCK LEVELER AND BUMPERS.
222D	REMOVE EXISTING TILE FLOOR AND PREP TO RECEIVE NEW TILE FLOOR
223D	REMOVE EXISTING VANITY AND SINK.
224D	REMOVE EXISTING UPPER CABINETS.
225D	REMOVE EXISTING COUNTERTOP
226D	REMOVE EXISTING WOOD STAIRS AND RAILINGS.
227D	REMOVE EXISTING FOLDING TABLE
228D	REMOVE ALL EXISTING OVERHEAD CABLE TRAYS AND CABLES, TYPICAL. COORDINATE W/OWNER PRIOR TO REMOVAL.
229D	REMOVE EXISTING FLOATING CEILING SYSTEM.
230D	REMOVE EXISTING BOLLARDS.
231D	REMOVE PADDING ON CROSS BRACING, TYPICAL
232D	REMOVE EXISTING VAULTED CEILING AND LIGHTS
233D	REMOVED METAL DESK ATTACHED TO WALL, TYPICAL
234D	REMOVE ALL APPURTENANCES FROM TILT WALL AND INSTALL FURRING AND GYP BOARD TO MATCH ADJACENT
235D	EXISTING STAIRS AND/OR RAMP TO REMAIN
236D	REMOVE EXISTING COLUMN WRAP.
237D	REMOVE WALL UP TO 13-6" A.F.F.
238D	REMOVE EXISTING DOOR. FRAME TO REMAIN.
239D	EXISTING LVT FLOORING TO REMAIN. CONTRACTOR TO SALVAGE, STORE AND REUSE ANY LVT FOR NEW ROOM CONFIGURATION.
240D	REMOVE PORTION OF EXISTING TILT WALL. SEE DETAIL A6/A6.11 AND STRUCTURAL DRAWINGS.

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

WALL LEGEND
N/A

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

GENERAL NOTES:

1. REMOVE AND STORE ALL EXISTING FIRE EXTINGUISHERS FOR REUSE IN NEW CABINETS - SEE LIFE SAFETY PLANS FOR FIRE EXTINGUISHER CABINET LOCATIONS.
2. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ALL TRENCHING OF THE FLOOR SLAB.
3. ALL TRENCHING POUR-BACKS SHALL BE SAME THICKNESS AS ADJACENT CONCRETE SLABS. POUR-BACKS TO BE 3000PSI NORMAL WEIGHT CONCRETE W/ 6X6-W1.4 X W1.4 W.W.F. ON 15 MIL VAPOR RETARDER BY STEGO-WRAP & TREATED SUBGRADE.
4. COMPACT SOIL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY TO 12" BELOW SLAB.
5. ALL ABANDONED ITEMS ABOVE CEILING TO BE REMOVED.

GENERAL DEMO NOTES
12" = 1'-0"

KEYPLAN

E | D | C
B | A

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
1571 SARASOTA CENTER BLVD.
SUITE 201
SARASOTA, FLORIDA 34240
PHONE (941) 342-9823
FAX (941) 342-9833

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
ATLANTA, GEORGIA 30326
PHONE (813) 251-1944
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 FIFTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3900
FAX (727) 726-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
REGISTERED ARCHITECT
AR98182

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

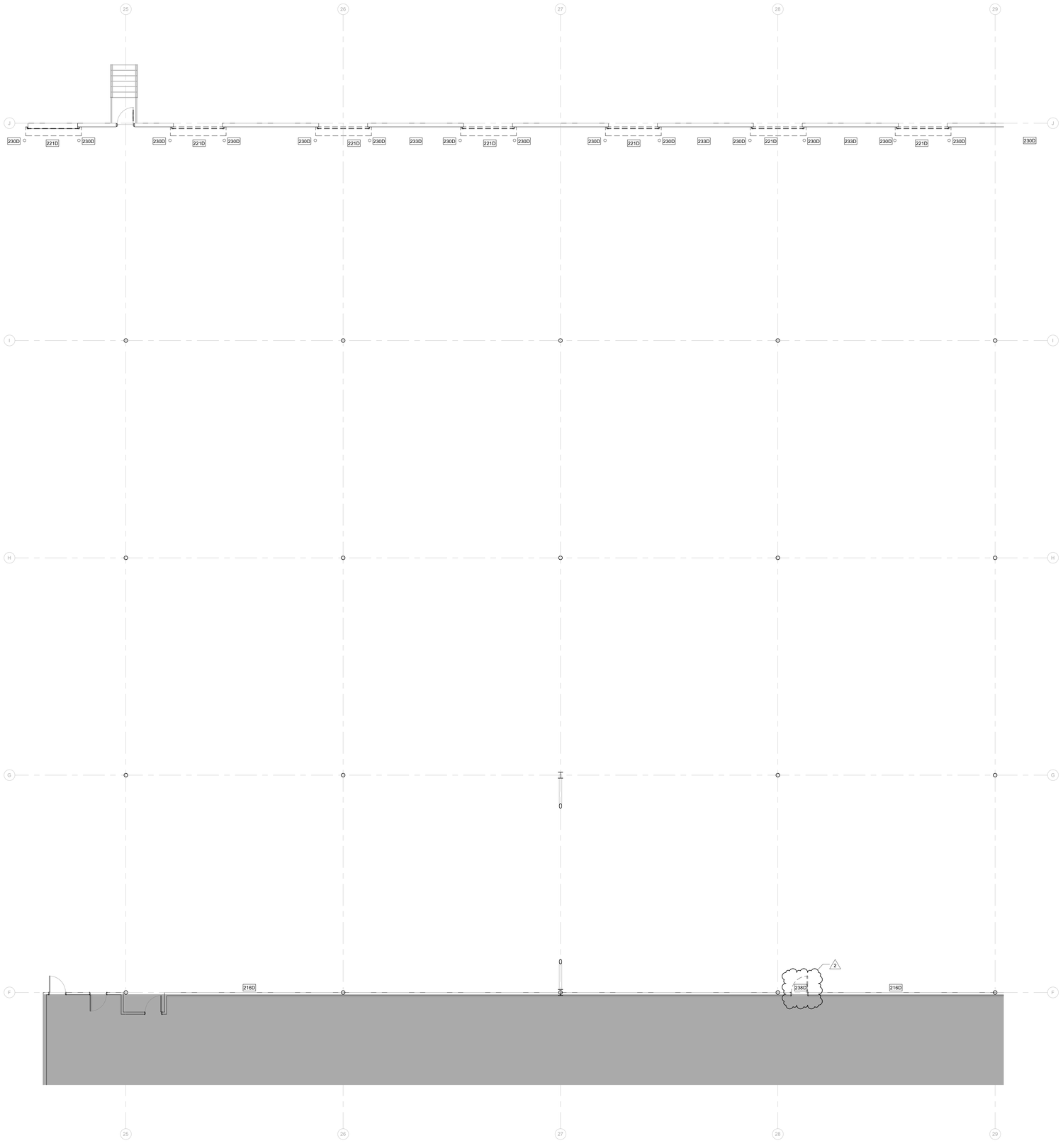
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
6	01-10-22	CHANGE BULLETIN 01

SHEET NAME
DEMOLITION PLAN D

SHEET NUMBER
A2.01D

1/25/2022 2:41:12 PM



FIRST FLOOR PLAN 1
1/8" = 1'-0"

200D_DEMO PLAN KEYNOTE SCHEDULE

TAG	DESCRIPTION
201D	REMOVE EXISTING DOOR AND FRAME.
202D	REMOVE EXISTING WINDOW.
203D	REMOVE EXISTING FLOORING AND BASE.
204D	REMOVE EXISTING CEILING AND LIGHTS.
205D	REMOVE EXISTING TRACK LIGHTING, STORE AND REINSTALL IN NEW CEILING. COORDINATE LOCATION WITH OWNER.
206D	REMOVE EXISTING COUNTERTOP AND CASEWORK.
207D	REMOVE EXISTING PLUMBING FIXTURES.
208D	REMOVE EXISTING TOILET PARTITIONS.
209D	REMOVE ENTIRE KIOSK STRUCTURE AND CEILING.
210D	REMOVE EXISTING WALL TILE. PREP WALLS TO RECEIVE NEW WALL TILE.
211D	REMOVE EXISTING RAISED FLOORING.
212D	REMOVE EXISTING COLUMNS.
213D	REMOVE EXISTING METAL PAN STAIR AND TURN OVER TO RTG
214D	REMOVE EXISTING ELEVATOR AND TURN OVER TO RTG
215D	REMOVE EXISTING ELEVATOR LIFT AND TURN OVER TO RTG.
216D	REMOVE EXISTING PLYWOOD WAINSCOT. PREPARE EXISTING GYPSUM BOARD TO RECEIVE PAINTED FINISH.
217D	REMOVE EXISTING TOILET ACCESSORIES & TURN OVER TO OWNER.
218D	REMOVE EXISTING WOOD RAMP.
219D	REMOVE EXISTING ACCORDIAN DOOR.
220D	OPENING IN EXISTING WALL UP TO 12'-4" A.F.F.
221D	REMOVE EXISTING OVERHEAD DOOR, DOCK LEVELER AND BUMPERS.
222D	REMOVE EXISTING TILE FLOOR AND PREP TO RECEIVE NEW TILE FLOOR
223D	REMOVE EXISTING VANITY AND SINK.
224D	REMOVE EXISTING UPPER CABINETS.
225D	REMOVE EXISTING COUNTERTOP
226D	REMOVE EXISTING WOOD STAIRS AND RAILINGS.
227D	REMOVE EXISTING FOLDING TABLE
228D	REMOVE ALL EXISTING OVERHEAD CABLE TRAYS AND CABLES, TYPICAL. COORDINATE W/OWNER PRIOR TO REMOVAL.
229D	REMOVE EXISTING FLOATING CEILING SYSTEM.
230D	REMOVE EXISTING BOLLARDS.
231D	REMOVE PADDING ON CROSS BRACING, TYPICAL
232D	REMOVE EXISTING VAULTED CEILING AND LIGHTS.
233D	REMOVED METAL DESK ATTACHED TO WALL, TYPICAL
234D	REMOVE ALL APPURTENANCES FROM TILT WALL AND INSTALL FURRING AND GYP BOARD TO MATCH ADJACENT
235D	EXISTING STAIRS AND/OR RAMP TO REMAIN
236D	REMOVE EXISTING COLUMN GRADE.
237D	REMOVE WALL UP TO 13'-8" A.F.F.
238D	REMOVE EXISTING DOOR. FRAME TO REMAIN.
239D	EXISTING LVT FLOORING TO REMAIN. CONTRACTOR TO SALVAGE, STORE AND REUSE ANY LVT FOR NEW ROOM CONFIGURATION.
240D	REMOVE PORTION OF EXISTING TILT WALL. SEE DETAIL A6/A6.11 AND STRUCTURAL DRAWINGS.

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

WALL LEGEND
N/A

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

GENERAL NOTES:

1. REMOVE AND STORE ALL EXISTING FIRE EXTINGUISHERS FOR REUSE IN NEW CABINETS - SEE LIFE SAFETY PLANS FOR FIRE EXTINGUISHER CABINET LOCATIONS.
2. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ALL TRENCHING OF THE FLOOR SLAB.
3. ALL TRENCHING POUR-BACKS SHALL BE SAME THICKNESS AS ADJACENT CONCRETE SLABS. POUR-BACKS TO BE 3000PSI NORMAL WEIGHT CONCRETE W/ 6X6-W1.4 X W1.4 W.W.F. ON 15 MIL VAPOR RETARDER BY STEGO-WRAP & TREATED SUBGRADE.
4. COMPACT SOIL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY 12" BELOW SLAB.
5. ALL ABANDONED ITEMS ABOVE CEILING TO BE REMOVED.

GENERAL DEMO NOTES
12" = 1'-0"

KEYPLAN

E | D | C
B | A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PHONE (941) 365-3211
FAX (941) 342-2823

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 282-2580
FAX (813) 251-1844

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 4
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-2666
FAX (727) 725-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

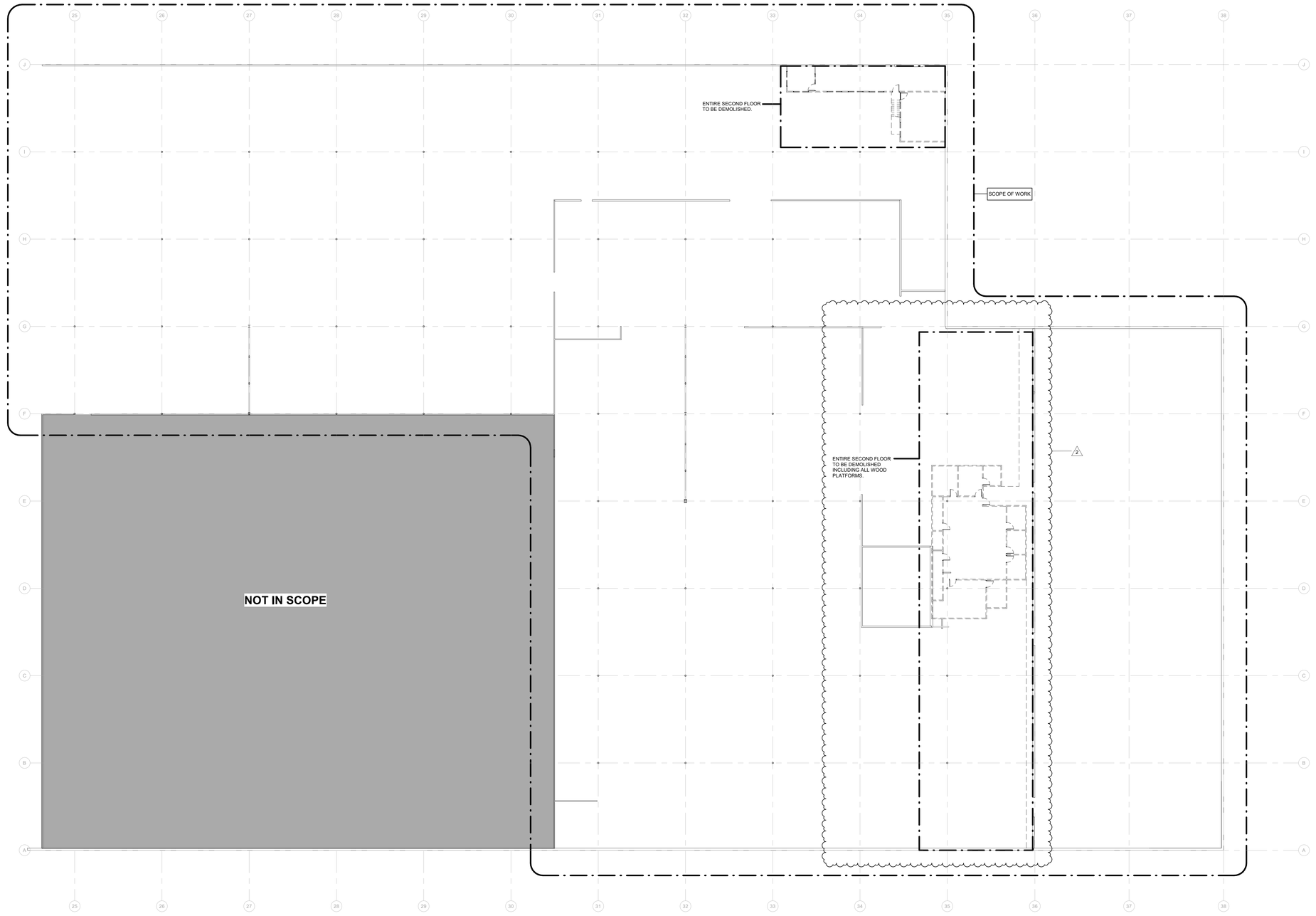
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION PLAN E

SHEET NUMBER
A2.01E

8/13/2021 10:53:20 AM



SECOND FLOOR DEMOLITION PLAN - OVERALL
1" = 20'-0" (1)

200D_DEMO PLAN KEYNOTE SCHEDULE

TAG	DESCRIPTION
201D	REMOVE EXISTING DOOR AND FRAME.
202D	REMOVE EXISTING WINDOW.
203D	REMOVE EXISTING FLOORING AND BASE.
204D	REMOVE EXISTING CEILING AND LIGHTS.
205D	REMOVE EXISTING TRACK LIGHTING, STORE AND REINSTALL IN NEW CEILING. COORDINATE LOCATION WITH OWNER.
206D	REMOVE EXISTING COUNTERTOP AND CASEWORK.
207D	REMOVE EXISTING PLUMBING FIXTURES.
208D	REMOVE EXISTING TOILET PARTITIONS.
209D	REMOVE ENTIRE KIOSK STRUCTURE AND CEILING.
210D	REMOVE EXISTING WALL TILE. PREP WALLS TO RECEIVE NEW WALL TILE.
211D	REMOVE EXISTING RAISED FLOORING.
212D	REMOVE EXISTING COLUMNS.
213D	REMOVE EXISTING METAL PAN STAIR AND TURN OVER TO RTG
214D	REMOVE EXISTING ELEVATOR AND TURN OVER TO RTG
215D	REMOVE EXISTING ELEVATOR LIFT AND TURN OVER TO RTG.
216D	REMOVE EXISTING PLYWOOD WAINSCOT. PREPARE EXISTING GYPSUM BOARD TO RECIEVE PAINTED FINISH.
217D	REMOVE EXISTING TOILET ACCESSORIES & TURN OVER TO OWNER.
218D	REMOVE EXISTING WOOD RAMP.
219D	REMOVE EXISTING ACCORDIAN DOOR.
220D	OPENING IN EXISTING WALL UP TO 12'-4" A.F.F.
221D	REMOVE EXISTING OVERHEAD DOOR, DOCK LEVELER AND BUMPERS.
222D	REMOVE EXISTING TILE FLOOR AND PREP TO RECEIVE NEW TILE FLOOR
223D	REMOVE EXISTING VANITY AND SINK.
224D	REMOVE EXISTING UPPER CABINETS.
225D	REMOVE EXISTING COUNTERTOP
226D	REMOVE EXISTING WOOD STAIRS AND RAILINGS.
227D	REMOVE EXISTING FOLDING TABLE
228D	REMOVE ALL EXISTING OVERHEAD CABLE TRAYS AND CABLES, TYPICAL. COORDINATE W/OWNER PRIOR TO REMOVAL.
229D	REMOVE EXISTING FLOATING CEILING SYSTEM.
230D	REMOVE EXISTING BOLLARDS.
231D	REMOVE PADDING ON CROSS BRACING, TYPICAL
232D	REMOVE EXISTING VAULTED CEILING AND LIGHTS
233D	REMOVED METAL DESK ATTACHED TO WALL, TYPICAL
234D	REMOVE ALL APPURTENANCES FROM TILT WALL AND INSTALL FURRING AND GYP BOARD TO MATCH ADJACENT
235D	EXISTING STAIRS AND/OR RAMP TO REMAIN
236D	REMOVE EXISTING COLUMN WRAP.
237D	REMOVE WALL UP TO 13-0" A.F.F.
238D	REMOVE EXISTING DOOR. FRAME TO REMAIN.
239D	EXISTING LVT FLOORING TO REMAIN. CONTRACTOR TO SALVAGE, STORE AND REUSE ANY LVT FOR NEW ROOM CONFIGURATION.
240D	REMOVE PORTION OF EXISTING TILT WALL. SEE DETAIL A6/A6.11 AND STRUCTURAL DRAWINGS.

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

WALL LEGEND
N/A

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

GENERAL NOTES:

1. REMOVE AND STORE ALL EXISTING FIRE EXTINGUISHERS FOR REUSE IN NEW CABINETS - SEE LIFE SAFETY PLANS FOR FIRE EXTINGUISHER CABINET LOCATIONS.
2. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ALL TRENCHING OF THE FLOOR SLAB.
3. ALL TRENCHING POUR-BACKS SHALL BE SAME THICKNESS AS ADJACENT CONCRETE SLABS. POUR-BACKS TO BE 3000PSI NORMAL WEIGHT CONCRETE W/ 6X6-W1.4 X W1.4 W.W.F. ON 15 MIL VAPOR RETARDER BY STEGO-WRAP & TREATED SUBGRADE.
4. COMPACT SOIL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY TO 12" BELOW SLAB.
5. ALL ABANDONED ITEMS ABOVE CEILING TO BE REMOVED.

GENERAL DEMO NOTES
1/2" = 1'-0"

KEYPLAN

E | D | C
B | A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
5961 SARASOTA, FLORIDA 34235
PHONE (941) 342-2823
FAX (941) 342-2823

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
TAMPA, FLORIDA 33326
PHONE (813) 251-1844
FAX (813) 251-1844

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 ELM AVENUE, SUITE 101
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-2666
FAX (727) 772-3998

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

-

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

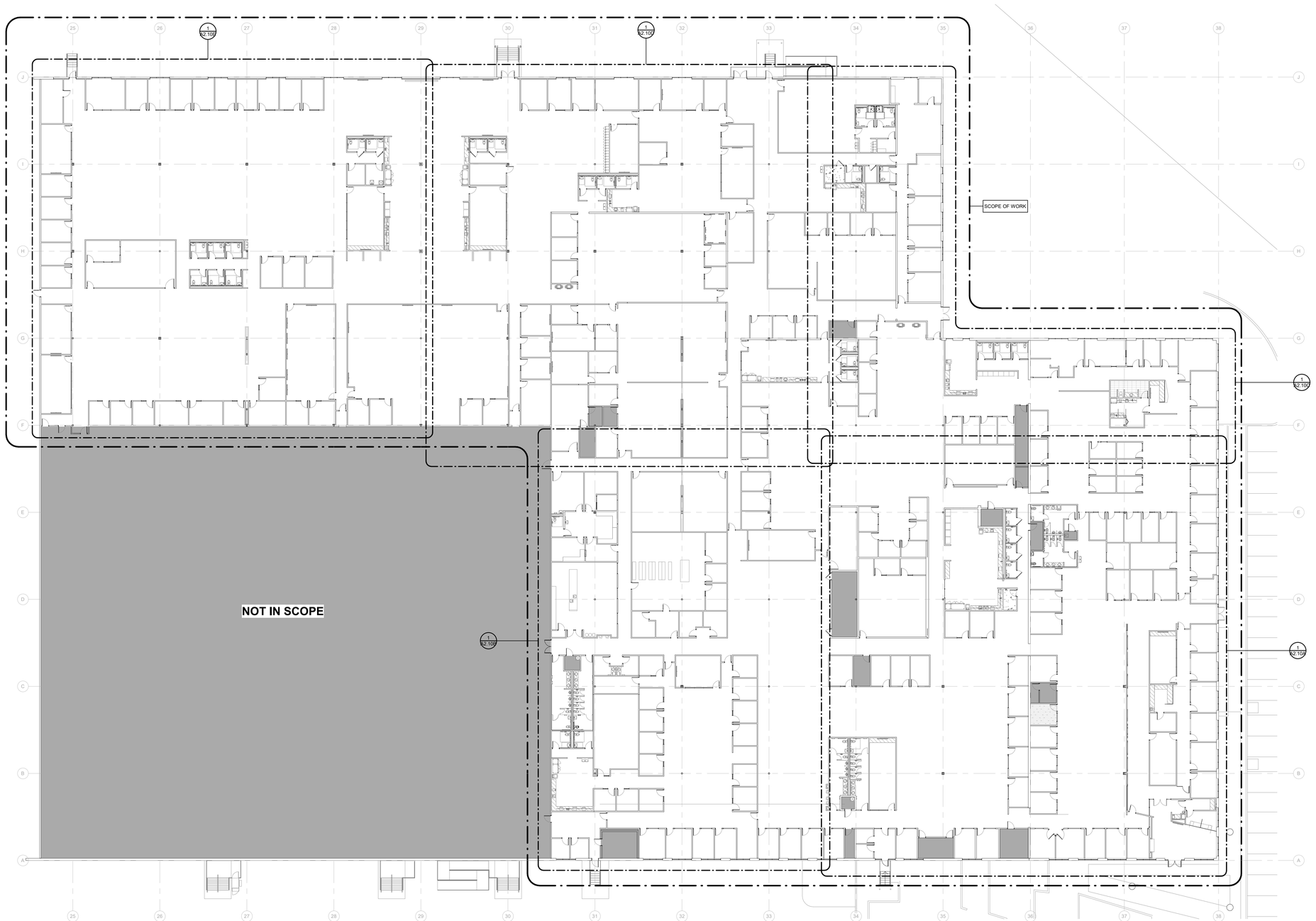
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME
SECOND FLOOR DEMOLITION PLAN - OVERALL

SHEET NUMBER
A2.02

9/13/2021 10:22:54 AM



FIRST FLOOR PLAN 1
1" = 20'-0"

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

NEW MILLWORK

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

GENERAL NOTES:

A. WHERE EXISTING DOORS AND WINDOWS ARE REMOVED, INFILL WITH MATERIALS TO MATCH ADJACENT WALL CONSTRUCTION AND FINISH.

B. WHERE EXISTING COLUMNS ARE EXPOSED, CLEAN AND PAINT COLUMNS PER PAINTING SPECIFICATIONS.

GENERAL DIMENSION NOTES:

A. DIMENSIONS LOCATING NEW EXTERIOR STUD WALLS ARE TO EXTERIOR FACE OF THE STUDS.

B. DIMENSIONS LOCATING NEW INTERIOR STUD WALLS ARE TO FINISHED WALL SURFACES.

C. DIMENSIONS TO EXISTING WALLS ARE TO THE FINISHED WALL SURFACES.

D. OPENINGS NOT LOCATED BY DIMENSION IN INTERIOR WALLS AND NOT ABUTTING ADJACENT WALLS ARE TO BE CENTERED ON THE WALL, UNLESS INDICATED OTHERWISE.

E. IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CANNOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT PRIOR TO LOCATING THE ELEMENT.

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0933
FAX (941) 342-0933

TAMPA OFFICE
324 WYOMING AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994

SAFETY HARBOR OFFICE
1565 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-6880
FAX (727) 725-3900

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

KEYPLAN

E	D	C
	B	A

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

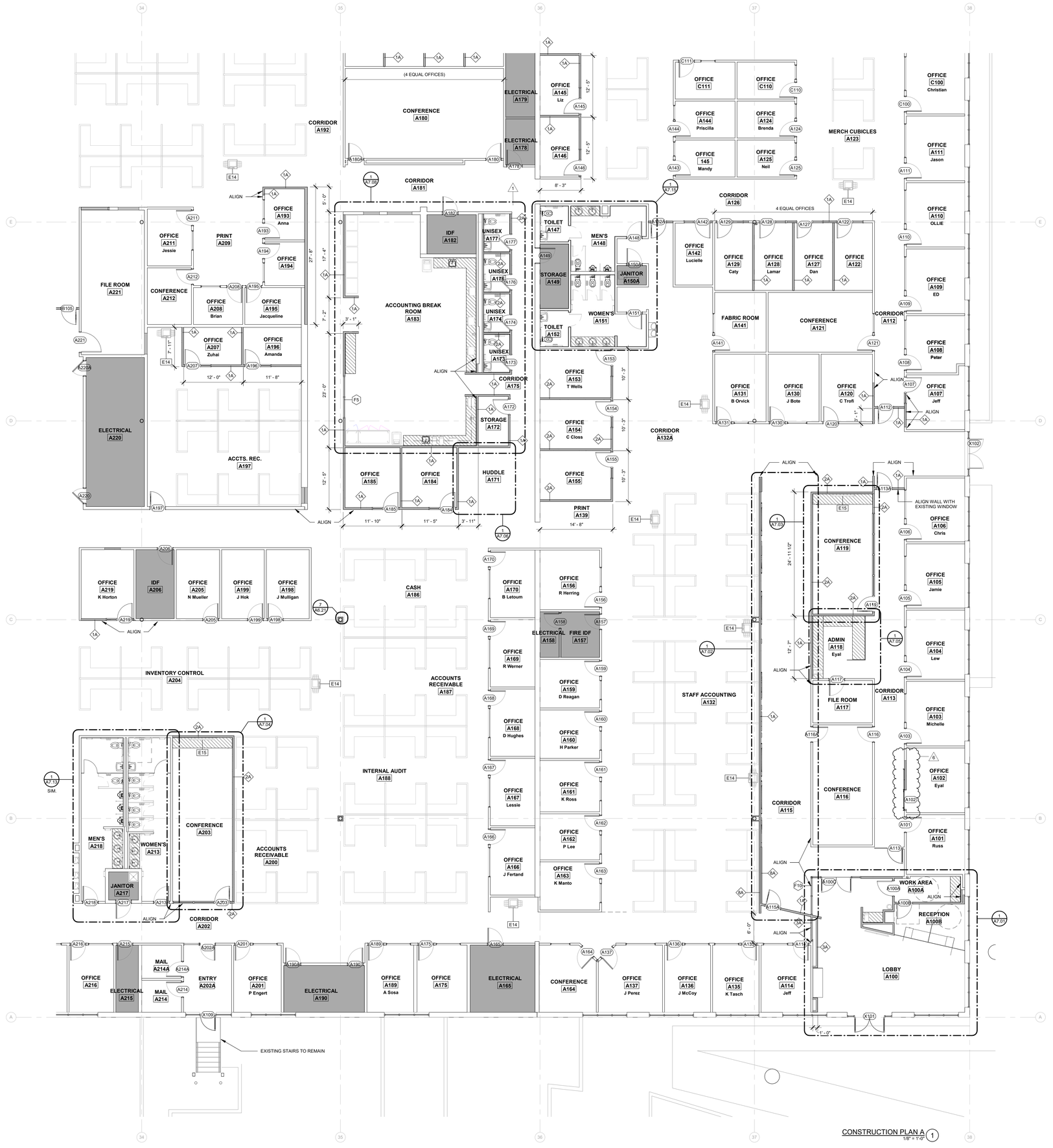
REVISIONS

NO	DATE	NOTES

SHEET NAME
CONSTRUCTION PLAN - OVERALL

SHEET NUMBER
A2.10

8/25/2021 4:26:34 PM



SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

NEW MILLWORK

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

GENERAL NOTES:

A. WHERE EXISTING DOORS AND WINDOWS ARE REMOVED, INFILL WITH MATERIALS TO MATCH ADJACENT WALL CONSTRUCTION AND FINISH.

B. WHERE EXISTING COLUMNS ARE EXPOSED, CLEAN AND PAINT COLUMNS PER PAINTING SPECIFICATIONS.

GENERAL DIMENSION NOTES:

A. DIMENSIONS LOCATING NEW EXTERIOR STUD WALLS ARE TO EXTERIOR FACE OF THE STUDS.

B. DIMENSIONS LOCATING NEW INTERIOR STUD WALLS ARE TO FINISHED WALL SURFACES.

C. DIMENSIONS TO EXISTING WALLS ARE TO THE FINISHED WALL SURFACES.

D. OPENINGS NOT LOCATED BY DIMENSION IN INTERIOR WALLS AND NOT ABUTTING ADJACENT WALLS ARE TO BE CENTERED ON THE WALL, UNLESS INDICATED OTHERWISE.

E. IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CANNOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT PRIOR TO LOCATING THE ELEMENT.

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
1571 SARASOTA CENTER BLVD
SUITE 303
SARASOTA, FLORIDA 34240
PHONE (941) 342-3833
FAX (941) 342-3833

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 360
ATLANTA, GEORGIA 30326
PHONE (404) 239-3080
FAX (813) 251-1844

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 FIFTH AVENUE SOUTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3868
FAX (727) 772-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-02-21	ADDENDUM #1
6	01-10-22	CHANGE BULLETIN 01

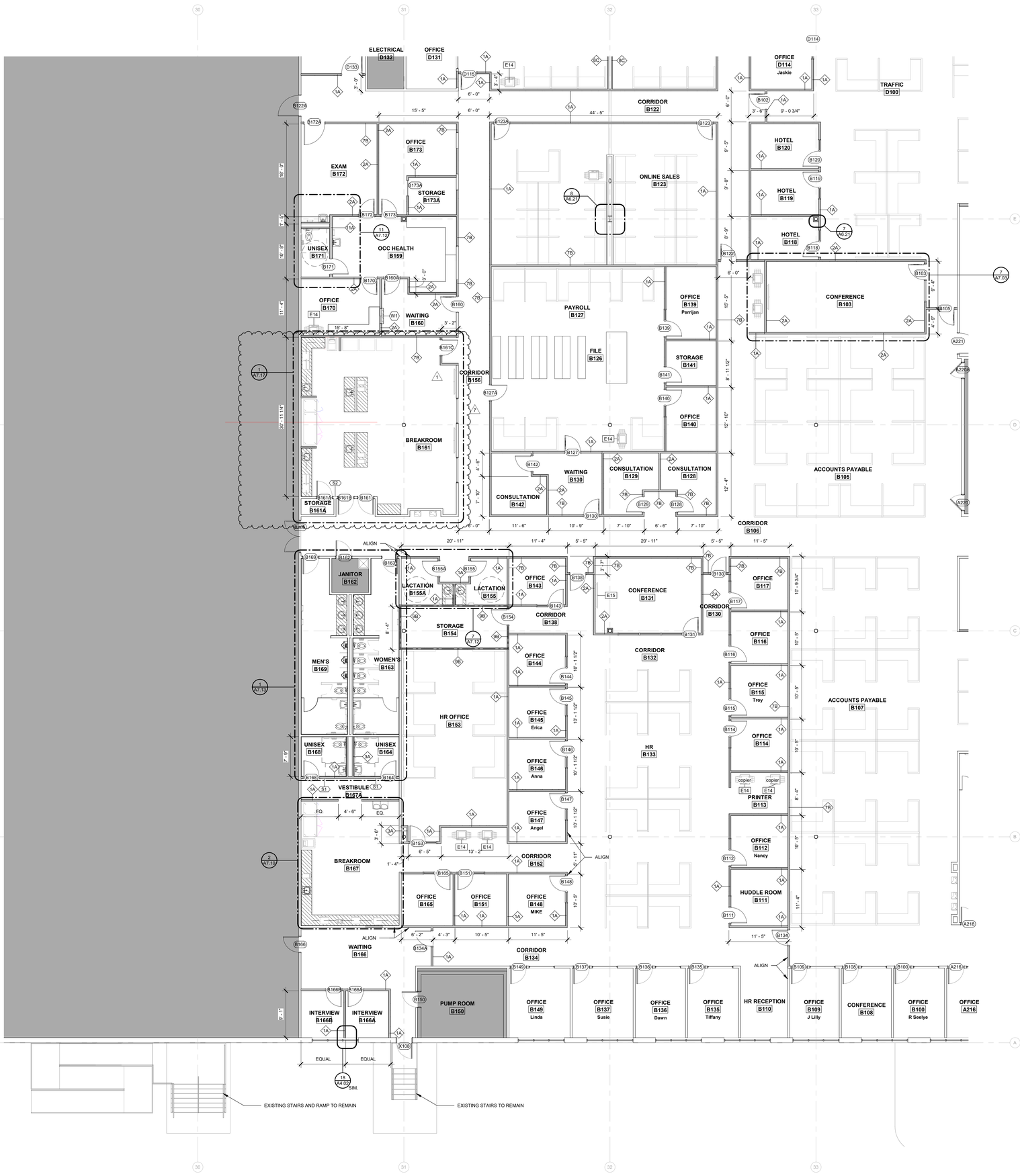
KEYPLAN

E D C
B A

SHEET NAME
CONSTRUCTION PLAN A

SHEET NUMBER
A2.10A

1/25/2022 2:41:27 PM



CONSTRUCTION PLAN B
1/8" = 1'-0"

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

NEW MILLWORK

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

GENERAL NOTES:

A. WHERE EXISTING DOORS AND WINDOWS ARE REMOVED, INFILL WITH MATERIALS TO MATCH ADJACENT WALL CONSTRUCTION AND FINISH.

B. WHERE EXISTING COLUMNS ARE EXPOSED, CLEAN AND PAINT COLUMNS PER PAINTING SPECIFICATIONS.

GENERAL DIMENSION NOTES:

A. DIMENSIONS LOCATING NEW EXTERIOR STUD WALLS ARE TO EXTERIOR FACE OF THE STUDS.

B. DIMENSIONS LOCATING NEW INTERIOR STUD WALLS ARE TO FINISHED WALL SURFACES.

C. DIMENSIONS TO EXISTING WALLS ARE TO THE FINISHED WALL SURFACES.

D. OPENINGS NOT LOCATED BY DIMENSION IN INTERIOR WALLS AND NOT ABUTTING ADJACENT WALLS ARE TO BE CENTERED ON THE WALL, UNLESS INDICATED OTHERWISE.

E. IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CANNOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT PRIOR TO LOCATING THE ELEMENT.

KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233

TAMPA OFFICE
324 FOUNTAIN AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1984

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
1565 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

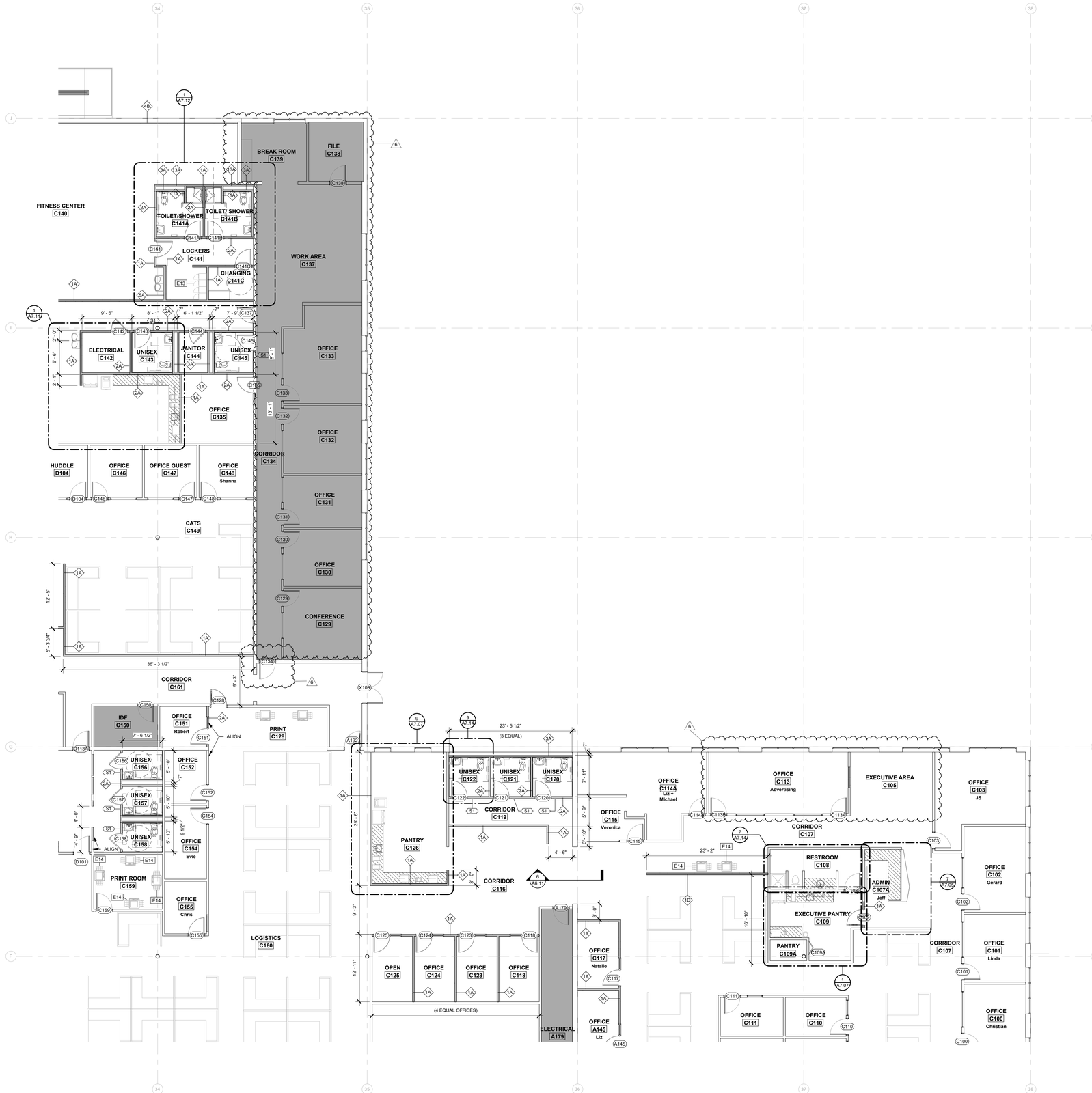
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-02-21	ADDENDUM #1
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
CONSTRUCTION PLAN B

SHEET NUMBER
A2.10B



CONSTRUCTION PLAN C
1/8" = 1'-0" (1)

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

NEW MILLWORK

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

GENERAL NOTES:

A. WHERE EXISTING DOORS AND WINDOWS ARE REMOVED, INFILL WITH MATERIALS TO MATCH ADJACENT WALL CONSTRUCTION AND FINISH.

B. WHERE EXISTING COLUMNS ARE EXPOSED, CLEAN AND PAINT COLUMNS PER PAINTING SPECIFICATIONS.

GENERAL DIMENSION NOTES:

A. DIMENSIONS LOCATING NEW EXTERIOR STUD WALLS ARE TO EXTERIOR FACE OF THE STUDS.

B. DIMENSIONS LOCATING NEW INTERIOR STUD WALLS ARE TO FINISHED WALL SURFACES.

C. DIMENSIONS TO EXISTING WALLS ARE TO THE FINISHED WALL SURFACES.

D. OPENINGS NOT LOCATED BY DIMENSION IN INTERIOR WALLS AND NOT ABUTTING ADJACENT WALLS ARE TO BE CENTERED ON THE WALL, UNLESS INDICATED OTHERWISE.

E. IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CANNOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT PRIOR TO LOCATING THE ELEMENT.

KEYPLAN

E | D | C
B | A

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS

SARASOTA OFFICE
1111 SOUTHGATE DRIVE, SUITE 2
SARASOTA, FLORIDA 34239
PHONE (941) 342-9823
FAX (941) 342-9833

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
ATLANTA, GEORGIA 30326
PHONE (813) 251-1844
FAX (813) 251-1844

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
3301 ENTERPRISE WAY
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3900
FAX (727) 726-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWIN
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

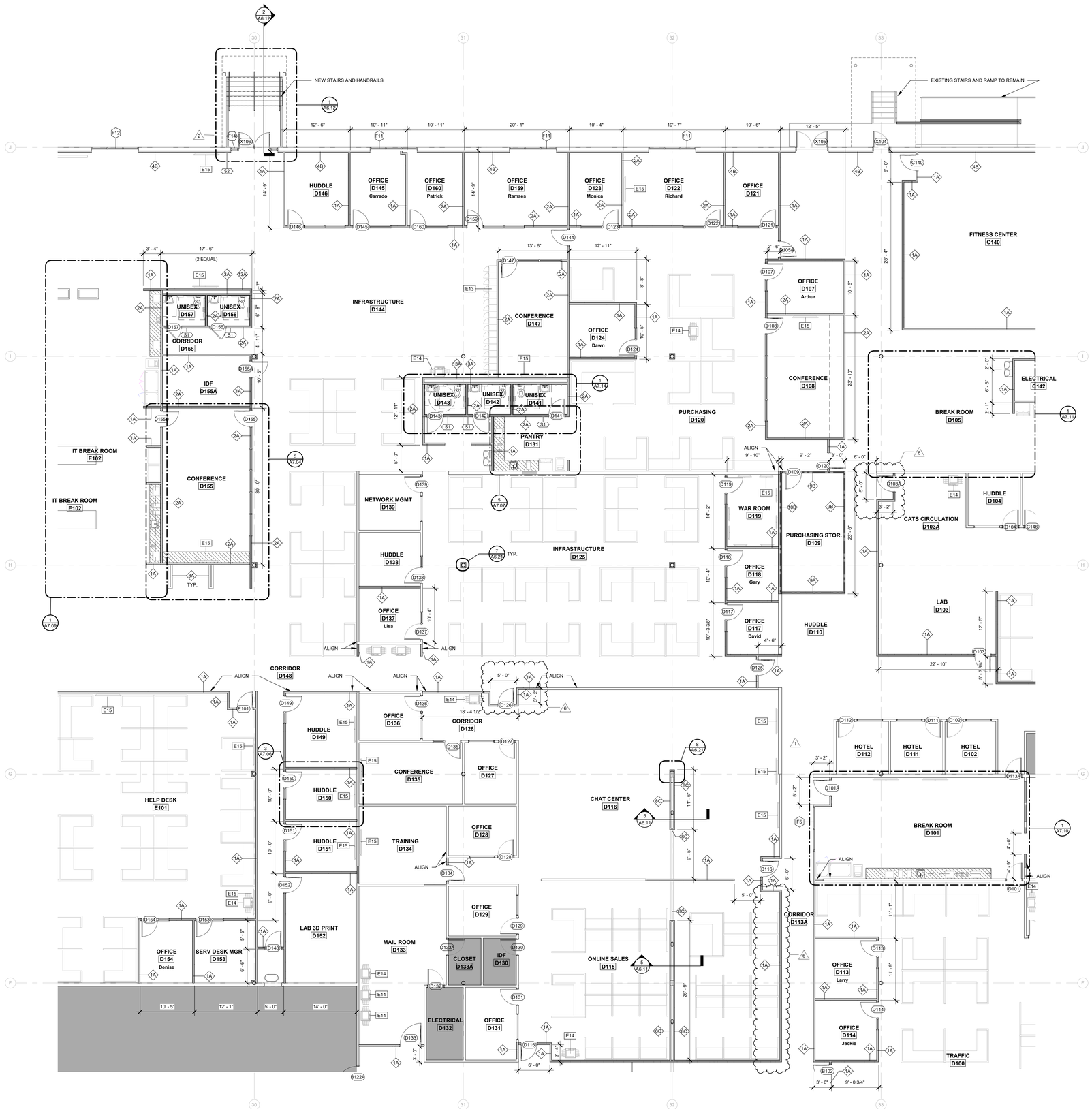
REVISIONS

NO	DATE	NOTES
6	01-10-22	CHANGE BULLETIN 01

SHEET NAME
CONSTRUCTION PLAN C

SHEET NUMBER
A2.10C

10/5/2022 2:41:37 PM



CONSTRUCTION PLAN D 1
1/8" = 1'-0"

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

NEW MILLWORK

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

GENERAL NOTES:

A. WHERE EXISTING DOORS AND WINDOWS ARE REMOVED, INFILL WITH MATERIALS TO MATCH ADJACENT WALL CONSTRUCTION AND FINISH.

B. WHERE EXISTING COLUMNS ARE EXPOSED, CLEAN AND PAINT COLUMNS PER PAINTING SPECIFICATIONS.

GENERAL DIMENSION NOTES:

A. DIMENSIONS LOCATING NEW EXTERIOR STUD WALLS ARE TO EXTERIOR FACE OF THE STUDS.

B. DIMENSIONS LOCATING NEW INTERIOR STUD WALLS ARE TO FINISHED WALL SURFACES.

C. DIMENSIONS TO EXISTING WALLS ARE TO THE FINISHED WALL SURFACES.

D. OPENINGS NOT LOCATED BY DIMENSION IN INTERIOR WALLS AND NOT ABUTTING ADJACENT WALLS ARE TO BE CENTERED ON THE WALL, UNLESS INDICATED OTHERWISE.

E. IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CANNOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT PRIOR TO LOCATING THE ELEMENT.

KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 33232
PHONE (941) 342-0233
FAX (941) 342-0233
TAMPA OFFICE
324 FOURTH AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
1561 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

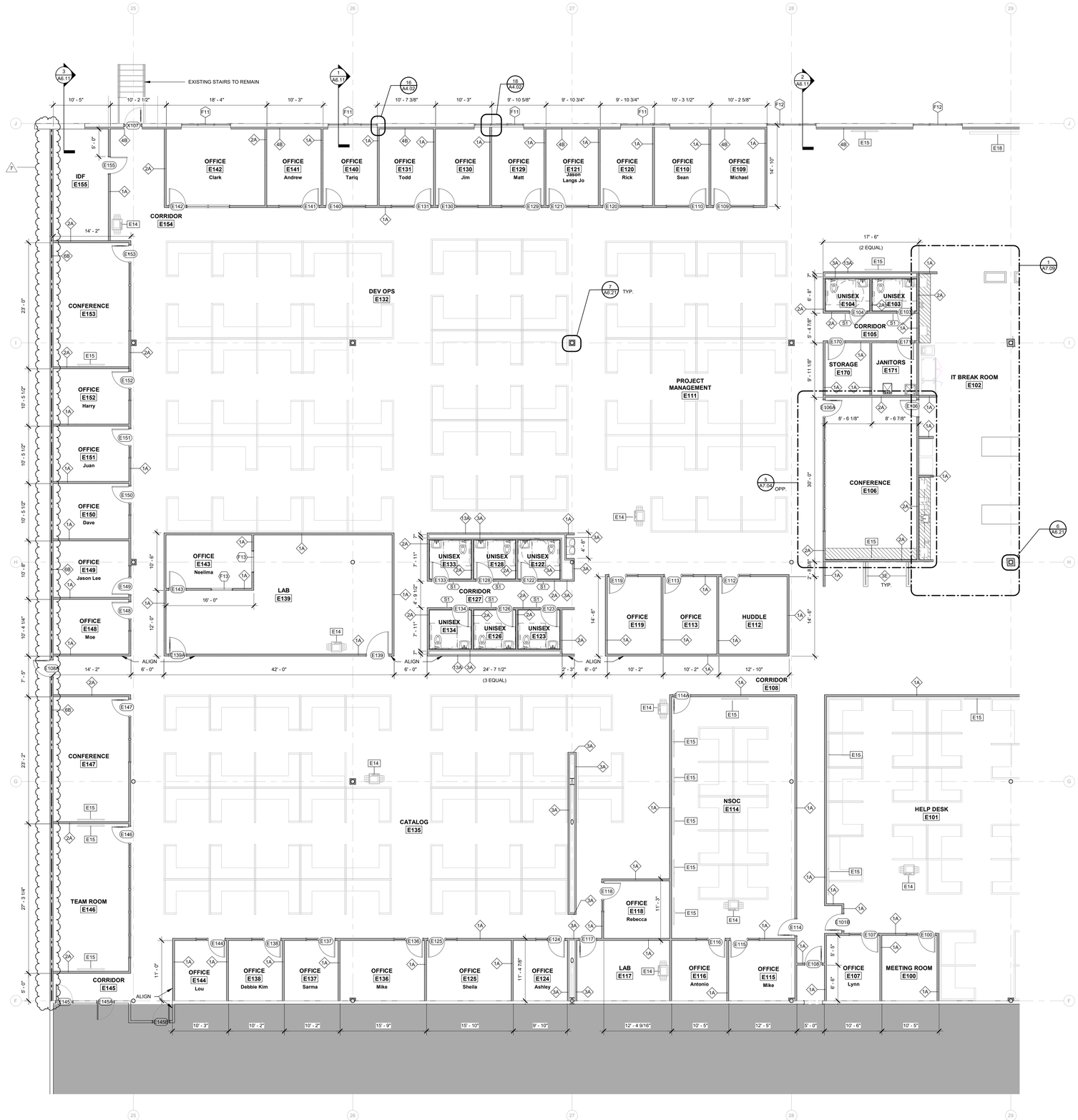
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-02-21	ADDENDUM #1
2	09-13-21	ADDENDUM #2
6	01-10-22	CHANGE BULLETIN 01

SHEET NAME
CONSTRUCTION PLAN D

SHEET NUMBER
A2.10D



CONSTRUCTION PLAN E 1
1/8" = 1'-0"

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

NEW MILLWORK

WALL LEGEND:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW 1 HR RATED WALLS

GENERAL NOTES:

A. WHERE EXISTING DOORS AND WINDOWS ARE REMOVED, INFILL WITH MATERIALS TO MATCH ADJACENT WALL CONSTRUCTION AND FINISH.

B. WHERE EXISTING COLUMNS ARE EXPOSED, CLEAN AND PAINT COLUMNS PER PAINTING SPECIFICATIONS.

GENERAL DIMENSION NOTES:

A. DIMENSIONS LOCATING NEW EXTERIOR STUD WALLS ARE TO EXTERIOR FACE OF THE STUDS.

B. DIMENSIONS LOCATING NEW INTERIOR STUD WALLS ARE TO FINISHED WALL SURFACES.

C. DIMENSIONS TO EXISTING WALLS ARE TO THE FINISHED WALL SURFACES.

D. OPENINGS NOT LOCATED BY DIMENSION IN INTERIOR WALLS AND NOT ABUTTING ADJACENT WALLS ARE TO BE CENTERED ON THE WALL, UNLESS INDICATED OTHERWISE.

E. IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CANNOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT PRIOR TO LOCATING THE ELEMENT.

KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
9967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0933
FAX (941) 342-0933
TAMPA OFFICE
324 NYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8800
FAX (727) 725-3900
REGISTRATION NUMBER AA-C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
CONSTRUCTION PLAN E

SHEET NUMBER
A2.10E

(CON-1) SEALED CONCRETE

CON-1

(ACT) CEILING

ACT-1
09 91 23 ACOUSTICAL TILE CEILING
DESCRIPTION: CEILING
MANUFACTURER: ARMSTRONG
MODEL NAME: ULTIMA, HIGH NRC
MODEL NUMBER: 1940
COLOR: WHITE
SIZE: 24" X 24" X 7/8"
EDGE CONDITION: SQUARE
GRID COLOR: WHITE
GRID MANUFACTURER: ARMSTRONG
GRID STYLE: PRELUDE
GRID SIZE: 15/16"
VENDOR CONTACT: KAITLYN E. MALONEY ; KEMALONEY@ARMSTRONGCEILINGS.COM

ACT-2
09 91 23 ACOUSTICAL TILE CEILING
DESCRIPTION: CEILING
MANUFACTURER: ARMSTRONG
MODEL NAME: ULTIMA,. HIGH NRC
MODEL NUMBER: 1943
COLOR: WHITE
SIZE: 24" X 48" X 7/8"
EDGE CONDITION: SQUARE
GRID COLOR: WHITE
GRID MANUFACTURER: ARMSTRONG
GRID STYLE: PRELUDE
GRID SIZE: 15/16"
VENDOR CONTACT: KAITLYN E. MALONEY ; KEMALONEY@ARMSTRONGCEILINGS.COM

(CPT) CARPET (OWNER SUPPLIED - SEE SPECIFICATIONS FOR ADHESIVES)

CPT-1
09 68 13 CARPET TILE
DESCRIPTION: FIELD CARPET
MANUFACTURER: PATCRAFT
MODEL NAME: COLOR BLOCK/CENTURY
MODEL NUMBER: 1038200320
LOCATION: TYP THROUGHOUT, U.N.O., CONFERENCE + OFFICES, WHERE INDICATED. NO ACCENT IN THESE ROOMS
NOTE: 60% BLEND WHEN USED WITH CPT-2, CONFIRM BLEND PERCENTAGE WITH CLIENT PRIOR TO PURCHASE. QUARTER TURN INSTALLATION, TYP.

CPT-2
09 68 13 CARPET TILE
DESCRIPTION: ACCENT CARPET
MANUFACTURER: PATCRAFT
MODEL NAME: COLOR POP/CENTURY POP
MODEL NUMBER: 1038100320
NOTE: 40% BLEND WHEN USED WITH CPT-1, CONFIRM BLEND PERCENTAGE WITH CLIENT PRIOR TO PURCHASE. QUARTER-TURN INSTALLATION, TYP.

(GR) URETHANE GROUTING

GR-1
09 30 13 URETHANE GROUTING
DESCRIPTION: URETHANE GROUTING
MANUFACTURER: BOSTIK TRUCOLOR RAPIDCURE
MODEL NAME: MISTY GRAY
MODEL NUMBER: H144
LOCATION: LOBBY TILE FLOOR
NOTE: FOR USE WITH TL-1

GR-2
09 30 13 URETHANE GROUTING
DESCRIPTION: URETHANE GROUTING
MANUFACTURER: BOSTIK TRUCOLOR RAPIDCURE
MODEL NAME: WHITE
MODEL NUMBER: H152
LOCATION: JEFF'S EXECUTIVE KITCHEN, PANTRIES
NOTE: FOR USE WITH TL-4 & TL-6

GR-3
09 30 13 URETHANE GROUTING
DESCRIPTION: URETHANE GROUTING
MANUFACTURER: BOSTIK TRUCOLOR RAPIDCURE
MODEL NAME: MISTY GRAY
MODEL NUMBER: H144
LOCATION: IT BREAKROOM
NOTE: FOR USE WITH TL-9

GR-4
09 30 13 URETHANE GROUTING
DESCRIPTION: URETHANE GROUTING
MANUFACTURER: BOSTIK TRUCOLOR RAPIDCURE
MODEL NAME: NATURAL
MODEL NUMBER: H146
LOCATION: TYP RESTROOMS
NOTE: FOR USE WITH TL-2

GR-5
NOT USED

(MISC) MISCELLANEOUS

MISC-1
10 26 13 CORNER GUARDS
DESCRIPTION: CORNER GUARDS, TO MATCH EXISTING
MANUFACTURER: INPRO
MODEL NAME: BLUNOSE HIGH IMPACT
MODEL NUMBER: 1608N
COLOR: SELECTION BY CLIENT
LOCATION: ALL OUTSIDE CORNERS
NOTE: TO BE VERIFIED ON SITE, TO MATCH EXISTING

(PL) PLASTIC LAMINATE

PL-1
06 40 23 PLASTIC LAMINATE
DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: WILSONART
MODEL NAME: DESIGNER WHITE
MODEL NUMBER: D354-60-160, SOLICOR
FINISH: MATTE FINISH
LOCATION: RECEPTION DESK, EYAL & JEFF ADMIN ASST.

PL-2
06 40 23 PLASTIC LAMINATE
DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: WILSONART
MODEL NAME: HIGH LINE
MODEL NUMBER: 7970K-18
FINISH: LINEARITY FINISH, SCRATCH RESISTANCE AEON
LOCATION: FEATURE WALLS, CONF. ROOMS

PL-3
NOT USED

PL-4
06 40 23 PLASTIC LAMINATE
DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: WILSONART
MODEL NAME: BLACK VELVET
MODEL NUMBER: 1550S-31
FINISH: TRACELESS FINISH
LOCATION: EXEC PANTRY CABINETS

PL-5
NOT USED

PL-6
06 40 23 PLASTIC LAMINATE
DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: WILSON ART
MODEL NAME: FOSSIL SHALE
MODEL NUMBER: D504-60
FINISH: MATTE
LOCATION: TYPICAL PANTRY CABINETS

PL-7
NOT USED

PL-8
NOT USED

PL-9
NOT USED

PL-10
NOT USED

PL-11
06 40 23 PLASTIC LAMINATE
DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: WILSONART
MODEL NAME: DOVE GREY
MODEL NUMBER: D92-60
FINISH: MATTE
LOCATION: LOBBY & WORK AREA

PL-12
06 40 23 PLASTIC LAMINATE
DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: WILSONART
MODEL NAME: DESIGNER WHITE
MODEL NUMBER: D354-60
FINISH: MATTE
LOCATION: INTERIOR OF CABINETS, TOILET PARTITIONS, LACTATION ROOMS, IT BREAKROOM

(PNT) PAINTING

PNT-1
09 91 23 PAINTING
DESCRIPTION: WALL FIELD
MANUFACTURER: SHERWIN WILLIAMS
MODEL NAME: EXTRA WHITE
MODEL NUMBER: SW7006
FINISH: EGGSHELL
LOCATION: TYP THROUGHOUT, UNO. NEW AND EXISTING COLUMNS.
NOTE: REFER TO PROJECT MANUAL FOR VOC REQ'S

PNT-2
09 91 23 PAINTING
DESCRIPTION: WALL ACCENT PAINT
MANUFACTURER: SHERWIN WILLIAMS
MODEL NAME: SELECTION BY CLIENT
MODEL NUMBER: TBD
FINISH: SATIN
LOCATION: OPEN HUDDLE ROOMS
NOTE: REFER TO PROJECT MANUAL FOR VOC REQ'S

PNT-3
09 91 23 PAINTING
DESCRIPTION: WALL ACCENT PAINT
MANUFACTURER: SHERWIN WILLIAMS
MODEL NAME: SELECTION BY CLIENT
MODEL NUMBER: TBD
FINISH: SATIN
LOCATION: TYP OFFICE ACCENT WALL, UNO. SEE FINISH PLANS
NOTE: REFER TO PROJECT MANUAL FOR VOC REQ'S

PNT-4
09 91 23 PAINTING
DESCRIPTION: DOOR & FRAME PAINT
MANUFACTURER: SHERWIN WILLIAMS
MODEL NAME: UNCERTAIN GRAY
MODEL NUMBER: SW6234
FINISH: BY CLIENT
LOCATION: DOORS AND FRAMES
NOTE: REFER TO PROJECT MANUAL FOR VOC REQ'S

PNT-5
09 91 23 PAINTING
DESCRIPTION: CEILING PAINT
MANUFACTURER: SHERWIN WILLIAMS
MODEL NAME: EXTRA WHITE
MODEL NUMBER: SW7006
FINISH: FLAT
LOCATION: GYP CEILING AND SOFFITS, ACOUST. CLG. TILE REVEALS
NOTE: REFER TO PROJECT MANUAL FOR VOC REQ'S

PNT-6
09 91 23 PAINTING
DESCRIPTION: WALL FIELD EPOXY
MANUFACTURER: SHERWIN WILLIAMS
MODEL NAME: EXTRA WHITE
MODEL NUMBER: SW7006
FINISH: EPOXY
LOCATION: TYPICAL & EXECUTIVE RESTROOMS U.N.O.
NOTE: REFER TO PROJECT MANUAL FOR VOC REQ'S

PNT-7
09 91 23 PAINTING
DESCRIPTION: WALL ACCENT PAINT
MANUFACTURER: SHERWIN WILLIAMS
MODEL NAME: ACCESSIBLE BEIGE
MODEL NUMBER: SW7036
FINISH: EGGSHELL
LOCATION: LACTATION ROOMS
NOTE: REFER TO PROJECT MANUAL FOR VOC REQ'S

PNT-8
NOT USED

PNT-9
NOT USED

PNT-10
NOT USED

PNT-11
NOT USED

NOTE: ALL ACCENT WALL COLORS TO BE COORDINATED AND VERIFIED WITH OWNER PRIOR TO BEGINNING PAINTING, TYPICAL.

(RF) RESILIENT FLOOR TILE (OWNER SUPPLIED)

RF-1
09 65 19 RESILIENT FLOOR TILE
MANUFACTURER: PATCRAFT
MODEL NAME: WITHDRAW/UNBLEACHED TITANIUM
MODEL NUMBER: 1418V/00100
SIZE: 12"x24"
DIRECTION: MATCH CUSTOMER SERVICE, VERIFY DIRECTION AND INSTALLATION METHOD WITH CLIENT PRIOR TO INSTALLATION
LOCATION: FIELD, SEE FINISH PLANS

RF-2
09 65 19 RESILIENT FLOOR TILE
MANUFACTURER: SHAW
MODEL NAME: 024UV / STRATUM 700
MODEL NUMBER: 00705 / INYO OAK
SIZE: 7"x48"
DIRECTION: VERIFY DIRECTION AND INSTALLATION METHOD WITH CLIENT PRIOR TO INSTALLATION
LOCATION: OFFICES IF SCHEDULED, SEE FINISH PLAN

RF-3
NOT USED

RF-4
09 65 19 RESILIENT FLOOR TILE
MANUFACTURER: PATCRAFT
STYLE/SERIES: SUBTRACTIVE LAYERS
MODEL NAME: 1418V / WITHDRAW
MODEL NUMBER: 00560
COLOR: COOL GREY
SIZE: 12" x 24"
DIRECTION: VERIFY DIRECTION AND INSTALLATION METHOD WITH CLIENT PRIOR TO INSTALLATION
LOCATION: JEFF'S EXECUTIVE KITCHEN

(SO) SOLID SURFACING

SO-1
06 40 23 SOLID SURFACING, INTERIOR ARCHITECTURE WOODWORKING
DESCRIPTION: QUARTZ
MANUFACTURER: WILSONART
MODEL NAME: RIO UPANO
MODEL NUMBER: Q3008
FINISH: POLISHED
THICKNESS: 2 CM
EDGE CONDITION: MITERED
LOCATION: TYP RESTROOM VANITY & PANTRY COUNTERTOP
VENDOR CONTACT: TERESA FINCH; 813.293.0588

SO-2
06 40 23 SOLID SURFACING, INTERIOR ARCHITECTURE WOODWORKING
DESCRIPTION: QUARTZ
MANUFACTURER: WILSONART
MODEL NAME: GALERA
MODEL NUMBER: Q3014
FINISH: POLISHED
THICKNESS: 2 CM
EDGE CONDITION: MITERED
LOCATION: EXEC PANTRY COUNTERTOP
VENDOR CONTACT: TERESA FINCH; 813.293.0588

SO-3
NOT USED

SO-4
NOT USED

SO-5
NOT USED

SO-6
NOT USED

SO-7
06 40 23 SOLID SURFACING, INTERIOR ARCHITECTURE WOODWORKING
DESCRIPTION: QUARTZ
MANUFACTURER: WILSONART
MODEL NAME: LYRA
MODEL NUMBER: Q2001
FINISH: POLISHED
THICKNESS: 2 CM
EDGE CONDITION: MITERED
LOCATION: CONFERENCE ROOM COUNTERTOP & JEFFS EXECUTIVE RESTROOM
VENDOR CONTACT: TERESA FINCH; 813.293.0588

SO-8
06 40 23 SOLID SURFACING, INTERIOR ARCHITECTURE WOODWORKING
DESCRIPTION: QUARTZ
MANUFACTURER: WILSONART
MODEL NAME: BODEGA
MODEL NUMBER: Q1022
FINISH: POLISHED
THICKNESS: 2 CM
EDGE CONDITION: MITERED
LOCATION: IT BREAKROOM
VENDOR CONTACT: TERESA FINCH; 813.293.0588

(TL)TILING

TL-1
09 30 00 PORCELAIN FLOOR TILE
DESCRIPTION: FIELD FLOOR TILE
MANUFACTURER: DALTILE
MODEL NAME: UNIFORM CONCRETE
MODEL NUMBER: UC13
COLOR: TAUPE
FINISH: MATTE
SIZE: 12" x 24"
DIRECTION: SEE FINISH PLANS
LOCATION: RECEPTION

TL-2
09 30 00 PORCELAIN FLOOR AND WALL TILE
DESCRIPTION: FIELD FLOOR AND WALL TILE
MANUFACTURER: DALTILE
MODEL NAME: UNITY
MODEL NUMBER: P405
COLOR: ASH GREY
FINISH: MATTE
SIZE: 12" x 24"
DIRECTION: SEE FINISH PLAN
LOCATION: TYP RESTROOM
NOTE: SCHLUTER SCHIENE TRANSITION AT TOP OF EXPOSED EDGE OF TILES, STACKED BOND

TL-3
NOT USED

TL-4
09 30 00 PORCELAIN WALL TILE
DESCRIPTION: ACCENT WALL TILE
MANUFACTURER: DAL TILE
MODEL NAME: COLOR WHEEL LINEAR
MODEL NUMBER: 0190
COLOR: ARCTIC WHITE
FINISH: GLOSS
SIZE: 4" x 16"
DIRECTION: SEE ELEVATIONS & FINISH PLAN
LOCATION: TYP RESTROOMS
NOTE: STACKED BOND

TL-5
NOT USED

TL-6
09 30 00 PORCELAIN WALL TILE
DESCRIPTION: FIELD WALL TILE
MANUFACTURER: DALTILE
MODEL NAME: COLOR WHEEL LINEAR
MODEL NUMBER: 0790
COLOR: ARCTIC WHITE
FINISH: MATTE
SIZE: 4"x16"
DIRECTION: SEE ELEVATIONS & FINISH PLAN
LOCATION: TYP PANTRIES AND JEFF'S EXECUTIVE KITCHEN
NOTE: SCHLUTER SCHIENE TRANSITION AT TOP AND SIDES OF EXPOSED EDGE OF TILES. STACKED BOND.

TL-7
NOT USED

TL-8
NOT USED

TL-9
09 30 00 PORCELAIN WALL TILE
DESCRIPTION: ACCENT WALL TILE
MANUFACTURER: DAL TILE
MODEL NAME: COLOR WHEEL LINEAR
MODEL NUMBER: X714
COLOR: DESERT GRAY
FINISH: MATTE
SIZE: 4" x 16"
DIRECTION: SEE ELEVATIONS & FINISH PLAN
LOCATION: IT BREAKROOM
NOTE: SCHLUTER SCHIENE TRANSITION AT TOP AND SIDES OF EXPOSED EDGE OF TILES. STACKED BOND.

TB-1
09 30 00 PORCELAIN WALL TILE
DESCRIPTION: TILE BULLNOSE WALL BASE
MANUFACTURER: DALTILE
MODEL NAME: UNIFORM CONCRETE
MODEL NUMBER: UC13
COLOR: TAUPE
SIZE: 3"x24"
LOCATION: RECEPTION, TO BE USED WITH TL-1

TB-2
09 30 00 PORCELAIN WALL TILE
DESCRIPTION: PLANKS AS WALL BASE
MANUFACTURER: DALTILE
MODEL NAME: UNITY
MODEL NUMBER: P405
COLOR: ASH GREY
FINISH: MATTE
SIZE: 6" x 24"
LOCATION: TYP RESTROOM
NOTE: SCHLUTER SCHIENE TRANSITION AT TOP OF EXPOSED EDGE OF TILES

NOTE: ALL SCHLUTER SYSTEM TRANSITIONS TO BE SATIN ANODIZED ALUMINUM FINISH UNLESS NOTED OTHERWISE. VERIFY FINISH WITH OWNER PRIOR TO ORDERING MATERIALS.

(WB) RESILIENT BASE AND ACCESSORIES

WB-1
09 65 13 RESILIENT BASE AND ACCESSORIES
DESCRIPTION: WALL BASE
MANUFACTURER: FLEXCO
COLOR: 092 GRAYSTONE
SIZE: 4"
LOCATION: TYP THROUGHOUT
NOTE: COORDINATE TYPE WITH OWNER

WB-2
09 65 13 RESILIENT BASE AND ACCESSORIES
DESCRIPTION: WALL BASE
MANUFACTURER: FLEXCO
MODEL NAME: 046 TRUE WHITE
SIZE: 4"
LOCATION: DIMENSIONAL LETTER WALL ONLY, CORRIDOR A115

WB-3
06 40 23 INTERIOR ARCHITECTURE WOODWORK
DESCRIPTION: PLASTIC LAMINATE WALL BASE
COLOR: TO MATCH PL-2
SIZE: TO MATCH ADJACENT WALL BASE. SEE FINISH PLANS AND ELEVATIONS.
NOTE: TO MATCH THICKNESS OF FINISH PANEL ABOVE FOR FLUSH INSTALLATION. GRAIN DIRECTION TO MATCH PANEL ABOVE, TYP U.N.O.

(WC) WALL COVERINGS

WC-1
09 72 00 WALL COVERINGS
DESCRIPTION: WALLCOVERING
LOCATION: LOBBY BRAND WALL. SEE FINISH PLANS & ELEVATIONS
NOTE: BY OWNER. PROVIDE LEVEL 5 DRYWALL FINISH ON WALLS

WC-2
09 72 00 WALL COVERINGS
DESCRIPTION: WALLCOVERING
MANUFACTURER: WOLF GORDON
MODEL NAME: INTERCHANGE
MODEL NUMBER: 1ICH 4458
COLOR: ALMOND
LOCATION: CONFERENCE ROOM ACCENT WALL
NOTE: PROVIDE LEVEL 5 DRYWALL FINISH ON WALLS

WC-3
NOT USED

WC-4
09 72 00 WALL COVERINGS
DESCRIPTION: WALLCOVERING
MANUFACTURER: WOLF GORDON
STYLE/SERIES: LONDON CHIC
MODEL NAME: RUSSEL SQUARE
MODEL NUMBER: RSQ 8 – 3705
COLOR: JET
LOCATION: IT BOOTH ACCENT WALLS
NOTE: PROVIDE LEVEL 5 DRYWALL FINISH ON WALLS

WC-5
09 77 00 FIBERGLASS REINFORCED WALL PANELS
DESCRIPTION: WALL PANELING
MANUFACTURER: SELECTION BY CONTRACTOR
COLOR: WHITE
LOCATION: ALL WALLS IN OCC HEALTH B159, ALL WALLS IN UNISEX B171, AND ALL WALLS IN EXAM B172
NOTE: FRP UP TO 9' HIGH, PAINTED DRYWALL ABOVE

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
1801 STICKNEY POINT ROAD, SUITE 206
SARASOTA, FLORIDA 34231
PHONE (941) 342-8200
FAX (941) 342-8233

TAMPA OFFICE
3341 WEST CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33607
PHONE (813) 251-1988
FAX (813) 251-1944

SAFETY HARBOR OFFICE
3367 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3660
FAX (727) 725-3906

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

-

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

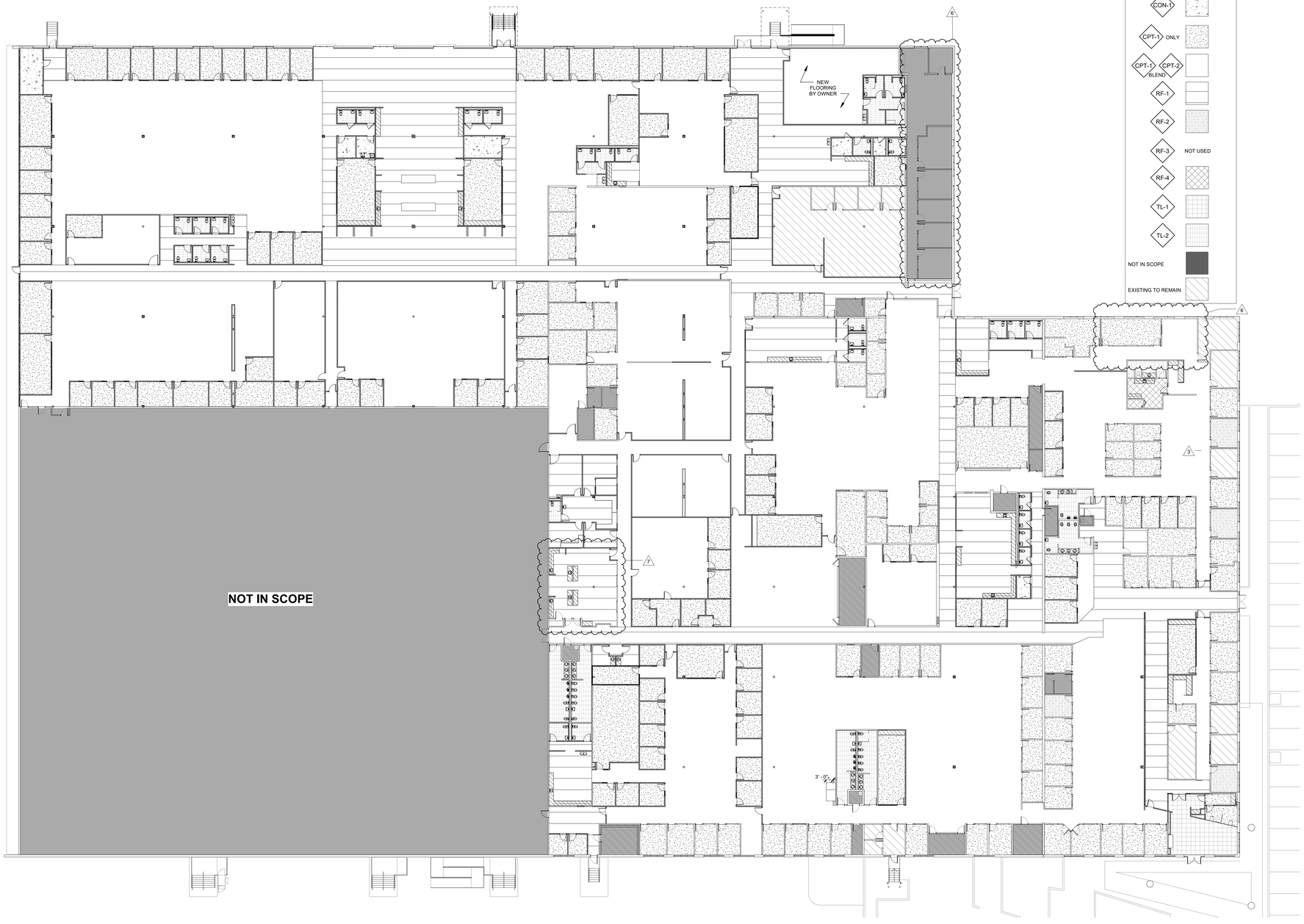
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME
FINISH LEGEND

SHEET NUMBER
A3.00

9/13/2021 5:56:12 AM



FIRST FLOOR PLAN (1)
1" = 20'-0"

GENERAL FINISH PLAN NOTES:

A. REFER TO WALL LEGEND, PLANS AND/OR SECTIONS FOR FINISH SUBSTRATE.
B. WHERE 2 OR MORE FINISHES ARE SCHEDULED, REFER TO FLOOR PLAN. REFLECTED CEILING PLAN OR INTERIOR ELEVATIONS FOR EXTENTS.
C. WHERE 2 OR MORE CEILING HEIGHTS ARE SCHEDULED, REFER TO REFLECTED CEILING PLAN.
D. ONLY FINISH NON PRE-FINISHED ITEMS.
E. REFER TO MATERIAL FINISH SCHEDULE FOR MATERIAL SIZE. HATCHES SHOW FOR LOCATION REFERENCE ONLY.
F. SEE ELEVATIONS AND ENLARGED PLANS FOR ADDITIONAL FINISHES.
G. TYPICAL FLOOR FINISH TO BE CPT-1 & CPT-2 UNO.
H. TYPICAL WALL FINISH TO PNT-1 UNO.
I. TYPICAL WALL BASE TO BE WB-1 UNO.
J. SEE FLOORING TRANSITION DETAILS ON SHEET A6.21.
K. FLOOR FINISHES TO ALIGN WITH ADJACENT WALLS, TYP. UNO.
L. FLOOR FINISH TO RUN UNDER MILLWORK, TYP. UNO.
M. TYPICAL OFFICES - WALL OPPOSITE DOOR TO HAVE ACCENT PAINT PNT-3, TYP. UNO.
N. ALL EXISTING CONCRETE SLAB TO BE SEALED TYP. UNO.
O. FLOORING TILE GROUT LINES TO ALIGN WITH WALL TILE GROUT LINES WHERE POSSIBLE.
P. ALL INTERIOR CONCRETE SLABS ARE TO BE SEALED. SEE SPECIFICATIONS FOR PRODUCT INFORMATION.

FLOOR FINISH LEGEND

CON-1	
CPT-1	ONLY
CPT-1 / CPT-2	BLEND
RF-1	
RF-2	
RF-3	NOT USED
RF-4	
TL-1	
TL-2	
NOT IN SCOPE	
EXISTING TO REMAIN	

FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO — WALL FINISH
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

N
KEYPLAN

E | D | C
B | A

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS

SARASOTA OFFICE
1800 2ND STREET, SUITE 815
SARASOTA, FLORIDA 34236
PH (941) 365-3315
FAX (941) 342-9233

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
ATLANTA, GEORGIA 30326
PH (404) 239-1500
FAX (813) 251-1444

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH ROAD
BAY CENTER BUILDING 9, 2ND
SAFETY HARBOR, FLORIDA 34695
PH (727) 724-3900
FAX (727) 772-3909

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA — MARCEL MARLOWE — AR98182 — REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
3	09-14-21	ADDENDUM #3
6	01-10-22	CHANGE BULLETIN 01
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
FINISH PLAN OVERALL

SHEET NUMBER
A3.01

3/8/2022 12:42:58 PM

EQUIPMENT SCHEDULE			
TAG	DESCRIPTION	FURNISHED AND INSTALLED BY	NOTES
E1	EVEREST "ESF1" UPRIGHT REACH-IN FREEZER	A	
E2	EVEREST "ESW2" 2 DOOR REFRIGERATOR	A	
E3	EVEREST "ESR3" 3 DOOR REFRIGERATOR	A	
E4	SAMSUNG 18CU. FT. SMART COUNTER DEPTH 3-DOOR REFRIGERATOR	A	
E5	HAMILTON BEACH MICROWAVE "EMO31M22C"	A	
E6	NEWCO COFFEE MAKER "NK-LP3AF"	A	
E7	BLACK & DECKER TOASTER "T2569"	A	
E8	WATER COOLER	A	
E9	MANITOWIC ICE MAKER & WATER DISPENSER	A	
E10	UNDERCOUNTER REFRIGERATOR	A	
E11	PRIMO CAPPUCCINO MACHINE	A	
E12	VENDING MACHINE	A	
E13	LOCKERS	A	
E14	FREE STANDING PRINTER/COPIER	A	
E15	FLAT SCREEN TELEVISION	A	CONTRACTOR TO COORDINATE BLOCKING IN WALL WITH OWNER
E16	DESKTOP PRINTER	A	
E17	WHITE BOARD / TACKBOARD	A	CONTRACTOR TO COORDINATE BLOCKING IN WALL WITH OWNER
E18	CEILING MOUNTED PROJECTION SCREEN	A	
E19	COMPACT REFRIGERATOR	A	

2

2

A ITEMS FURNISHED & INSTALLED BY OWNER

NOTE: SEE EQUIPMENT TAGS ON CONSTRUCTION PLANS AND ENLARGED PLANS.

EQUIPMENT SCHEDULE LEGEND
12" = 1'-0"

FURNITURE FLOOR PLAN 1
1" = 20'-0"

GENERAL FURNITURE PLAN NOTES:

A. FURNITURE SHOWN FOR REFERENCE USE. ACTUAL SELECTIONS & LOCATIONS TO BE COORDINATED BY OWNER.

KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 33232
PHONE (941) 342-0233
FAX (941) 342-0233

TAMPA OFFICE
324 NYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1984

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
1565 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME
FURNITURE AND EQUIPEMENT SCHEDULE

SHEET NUMBER
A3.11

9/13/2021 9:24:57 AM

DOOR/OPENING SCHEDULE - FIRST FLOOR_INTERIOR D

TAG	FIRE RATING	TYPE	DOOR WIDTH	DOOR HEIGHT	FRAME TYPE	FRAME MAT'L	FRAME HEAD	FRAME JAMB	FRAME JAMB	THR/SILL	NOTES
D101			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES.
D101A		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAIR DOOR AND FRAME BOTH SIDES.
D102			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D103		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D103A		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D104			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D105A		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D107		C	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D108		C	3' - 0"	7' - 0"	F7	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D109	45 MIN.	A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D111			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D112			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D113		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	4/A4.02		PAIR DOOR AND FRAME BOTH SIDES.
D113A			3' - 0"	7' - 0"						6	EX. DOOR AND HARDWARE TO REMAIN. ACCESS CONTROL BY OWNER. PNT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D114		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D115		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D116		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D117		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D118		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D119		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D120		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D121		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D122		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D123		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D124		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D125		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D126		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D127			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D128			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D129			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D130			3' - 0"	7' - 0"							EX. DOOR AND HARDWARE TO REMAIN. ACCESS CONTROL BY OWNER. PNT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D131		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D132			3' - 0"	7' - 0"							EX. DOOR AND HARDWARE TO REMAIN. ACCESS CONTROL BY OWNER. PNT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D133		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D133A			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D134		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D135			3' - 0"	7' - 0"						6	PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D136			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
D137		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D138		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D139			3' - 0"	7' - 0"							PAINT DOOR AND FRAME BOTH SIDES.
D141		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D142		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D143		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D144		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D145		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D146		A	3' - 0"	7' - 0"	F4	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D147		C	3' - 0"	7' - 0"	F4	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D148		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D149		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D150		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D151		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D152		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02	6	ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D153		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D154		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D155		C	3' - 0"	7' - 0"	F8	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D155A		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D155B		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D156		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D157		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D158		A	3' - 0"	7' - 0"							
D159		A	3' - 0"	7' - 0"	F4	HM	1/A4.02	1/A4.02	4/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
D160		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
D162			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES.

DOOR/OPENING SCHEDULE - FIRST FLOOR_INTERIOR E

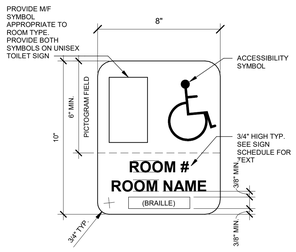
TAG	FIRE RATING	TYPE	DOOR WIDTH	DOOR HEIGHT	FRAME TYPE	FRAME MAT'L	FRAME HEAD	FRAME JAMB	FRAME JAMB	THR/SILL	NOTES
E100		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E101		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
E101B		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
E103		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E104		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E106	/1	A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E106A		C	3' - 0"	7' - 0"	F8	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E107		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E108	C	E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
E108A	45 MIN.	E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
E109		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E110		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E112		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E113		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E114		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02	6	PAINT DOOR AND FRAME BOTH SIDES.
E114A		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E115		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E116		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E117		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E118		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E119		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E120		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E121		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E122		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E123		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E124		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E125		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E126		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E128		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E129		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E130		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E131		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E133		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E134		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E136		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02	6	PAINT DOOR AND FRAME BOTH SIDES.
E137		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E138		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E139		A	4' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E139A		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02	6	PAINT DOOR AND FRAME BOTH SIDES.
E140		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E141		A	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E142		A	3' - 0"	7' - 0"	F4	HM	1/A4.02	1/A4.02	4/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
E143		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E144		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E145			3' - 0"	7' - 0"						6	ACCESS CONTROL BY OWNER. EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME ON RENOVATION SIDE.
E145A			3' - 0"	7' - 0"							PAINT EXTERIOR DOOR AND FRAME TO MATCH ADJACENT DOOR COLOR. PAINT INTERIOR DOOR SIDE TO MATCH INTERIOR DOOR AND FRAME COLOR.
E145B			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
E146		C	3' - 0"	7' - 0"	F8	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E147		C	3' - 0"	7' - 0"	F4	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E148		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E149		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E150		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E151		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E152		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E153		C	3' - 0"	7' - 0"	F6	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E155		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
E170		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
E171		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.

DOOR/OPENING SCHEDULE - FIRST FLOOR_INTERIOR B

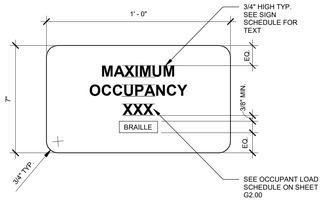
TAG	FIRE RATING	TYPE	DOOR WIDTH	DOOR HEIGHT	FRAME TYPE	FRAME MAT'L	FRAME HEAD	FRAME JAMB	FRAME JAMB	THR/SILL	NOTES
B100			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
B102		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B103		C	3' - 0"	7' - 0"	F3	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B105		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		DOOR TO HAVE ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B106			6' - 0"	7' - 0"							EXISTING TO REMAIN. REPAIR WALL.
B108			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
B109			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES.
B111		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B112		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B114		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B115		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B116		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B117		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B118		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B119		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B120		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B122		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B122A		A	4' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B123		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B123A		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B127		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B127A		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B128		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B129		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B130		E	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		DOOR TO HAVE ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B130		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B131		C	3' - 0"	7' - 0"	F6	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B134		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B134A		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B135			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
B136			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
B137			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
B138		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B139		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B140		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B141		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B142		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B143		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B144		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B145		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B146		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B147		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B148		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B149			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
B150			3' - 0"	7' - 0"							EX. DOOR AND HARDWARE TO REMAIN. ACCESS CONTROL BY OWNER. PNT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
B151		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B153		A	3' - 0"	7' - 0"	F2	HM	1/A4.02	1/A4.02	4/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B154	45 MIN.	A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B155		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B155A		A	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		PAINT DOOR AND FRAME BOTH SIDES.
B160		G	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B160A		G	3' - 0"	7' - 0"	F1	HM	1/A4.02	1/A4.02	1/A4.02		ACCESS CONTROL BY OWNER. PAINT DOOR AND FRAME BOTH SIDES.
B161			3' - 0"	7' - 0"						6	EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SIDES. REPAIR WALL.
B161A			3' - 0"	7' - 0"							EXISTING DOOR AND HARDWARE TO REMAIN. PAINT DOOR AND FRAME BOTH SI

SIGNAGE SCHEDULE

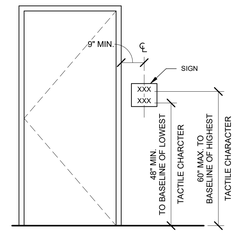
SIGN TAG	ROOM #	ROOM NAME	NOTES
S2	A183	BREAK ROOM	
S2	B161	BREAK ROOM	
S1	B164	UNISEX	
S1	B168	UNISEX	
S1	C120	UNISEX	
S1	C121	UNISEX	
S1	C122	UNISEX	
S1	C141A	UNISEX TOILET/SHOWER	
S1	C141B	UNISEX TOILET/SHOWER	
S1	C143	UNISEX	
S1	C145	UNISEX	
S1	C156	UNISEX	
S1	C157	UNISEX	
S1	C158	UNISEX	
S2	D101		
S2	D105	BREAK ROOM	
S1	D141	UNISEX	
S1	D142	UNISEX	
S1	D143	UNISEX	
S1	D156	UNISEX	
S1	D157	UNISEX	
S2	E102	IT BREAK ROOM	
S1	E103	UNISEX	
S1	E104	UNISEX	
S1	E122	UNISEX	
S1	E123	UNISEX	
S1	E126	UNISEX	
S1	E128	UNISEX	
S1	E133	UNISEX	
S1	E134	UNISEX	



RESTROOM SIGN - (S1) 22
3" = 1'-0"



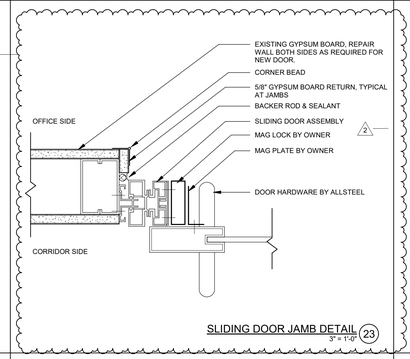
MAXIMUM OCCUPANCY SIGN - (S2) 21
3" = 1'-0"



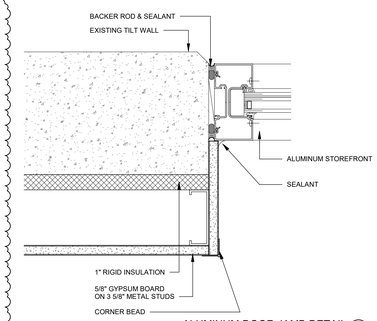
SIGNAGE HEIGHT DETAIL 20
1/2" = 1'-0"

GLAZING TYPE	
A	1/4" CLEAR TEMPERED GLASS
B	1" IMPACT RESISTANT TINTED, LAMINATED, INSULATED GLASS
C	1/2" CLEAR TEMPERED GLASS (AT RECEPTION & AMIN. DESKS)

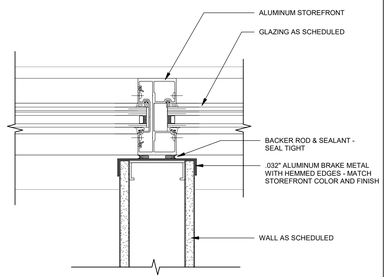
GLAZING TYPE
12" = 1'-0"



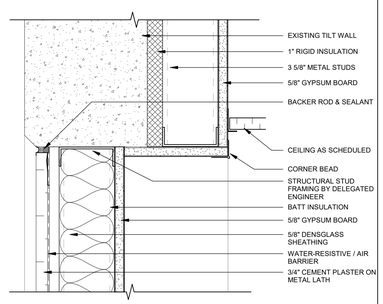
SLIDING DOOR JAMB DETAIL 23
3" = 1'-0"



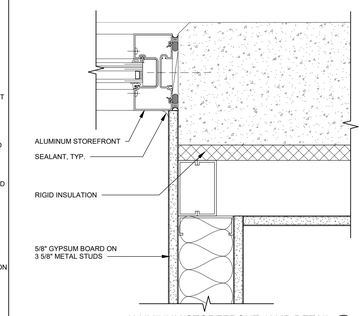
ALUMINUM DOOR JAMB DETAIL 19
3" = 1'-0"



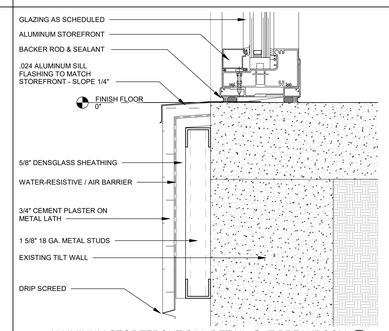
STUD WALL TO MULLION DETAIL 18
3" = 1'-0"



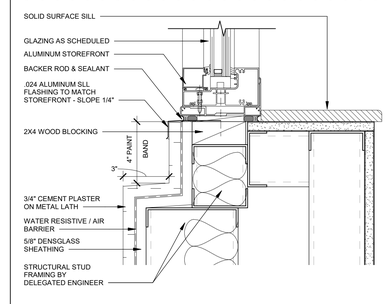
STUD WALL TO TILT WALL HEAD/JAMB DETAIL 17
3" = 1'-0"



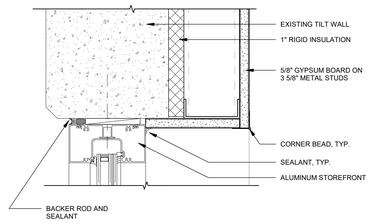
ALUMINUM STOREFRONT JAMB DETAIL 16
3" = 1'-0"



ALUMINUM STOREFRONT SILL DETAIL @ IT BREAKROOM 15
3" = 1'-0"

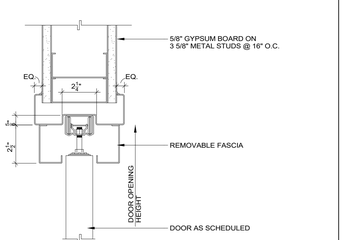


ALUMINUM STOREFRONT SILL DETAIL @ OFFICE 14
3" = 1'-0"

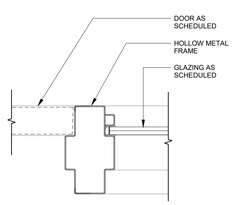


ALUM. STOREFRONT HEAD/JAMB DETAIL 13
3" = 1'-0"

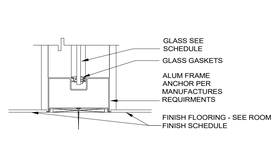
POCKET DOOR JAMB 6
3" = 1'-0"



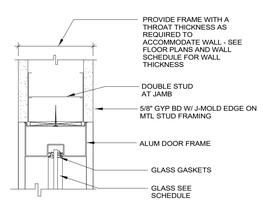
POCKET DOOR HEAD DETAIL 5
3" = 1'-0"



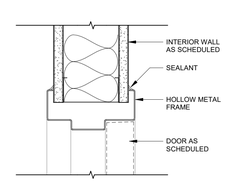
HM DOOR/WINDOW JAMB DETAIL 4
3" = 1'-0"



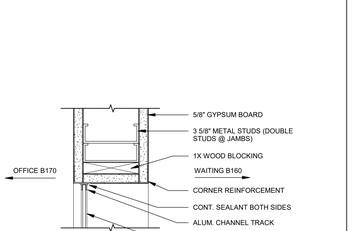
STOREFRONT SILL DETAIL 3
3" = 1'-0"



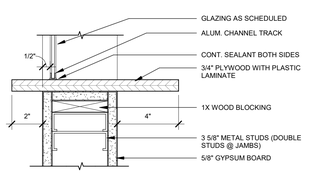
STOREFRONT HEAD/JAMB GLAZING DETAIL 2
3" = 1'-0"



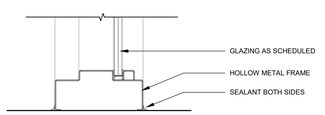
STUD WALL HEAD /J AMB DETAIL 1
3" = 1'-0"



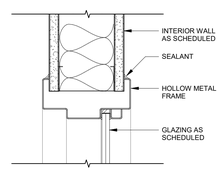
CLINIC WINDOW - HEAD DETAIL 11
3" = 1'-0"



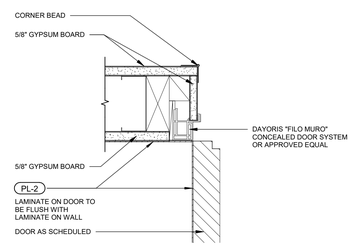
CLINIC WINDOW - SILL DETAIL 10
3" = 1'-0"



STUD WALL SILL AT FLOOR DETAIL 9
3" = 1'-0"



STUD WALL HEAD/JAMB/SILL DETAIL 8
3" = 1'-0"



BLIND DOOR HEAD/JAMB DETAIL 7
3" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS
SARASOTA OFFICE
1800 2ND STREET, SUITE 815
SARASOTA, FLORIDA 34236
PHONE (941) 342-9823
FAX (941) 342-9823
TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 360
ATLANTA, GEORGIA 30326
PHONE (813) 251-1844
FAX (813) 251-1844
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
330 ELM AVENUE, SUITE 205
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-3600
FAX (727) 724-3606

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA, NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWIN
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

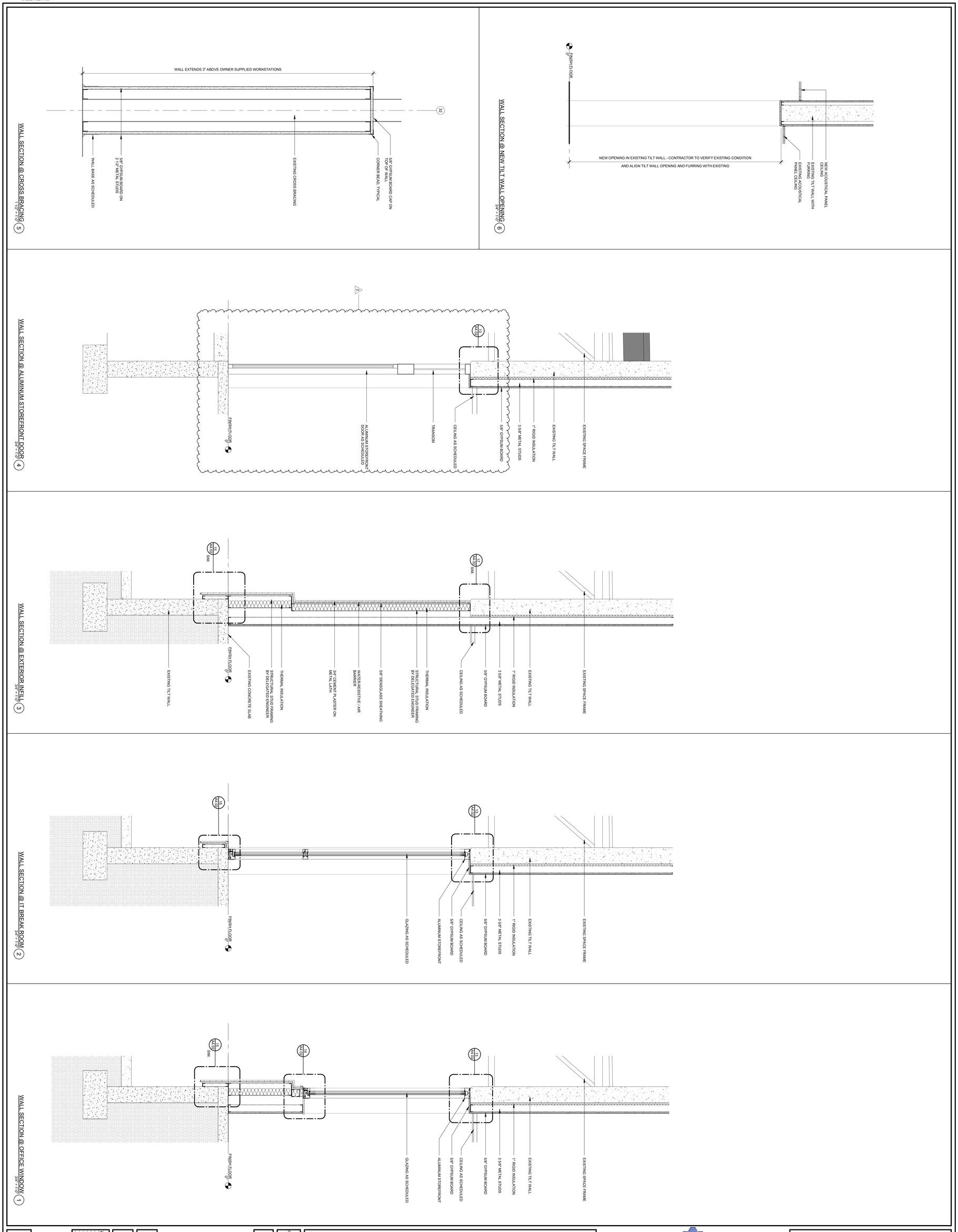
NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
6	01-10-22	CHANGE BULLETIN 01

SHEET NAME
GLAZING SCHEDULE, OPENING DETAILS & SIGNAGE

SHEET NUMBER
A4.02

10/5/2022 2:41:07 PM

9/13/2021 9:25:14 AM



SHEET NUMBER
A6.11

WALL SECTIONS

SHEET NAME

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

ISSUE DATE
08-25-21

FGA PROJECT NUMBER
21003

BID SET

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA, NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

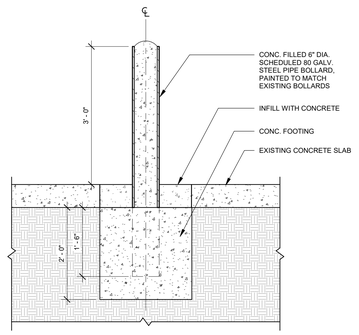
FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900

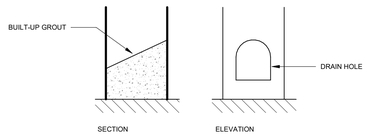
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9253

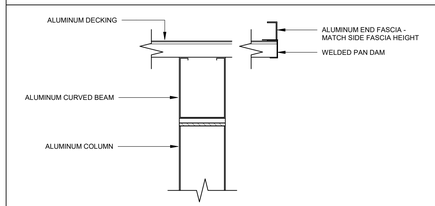
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com



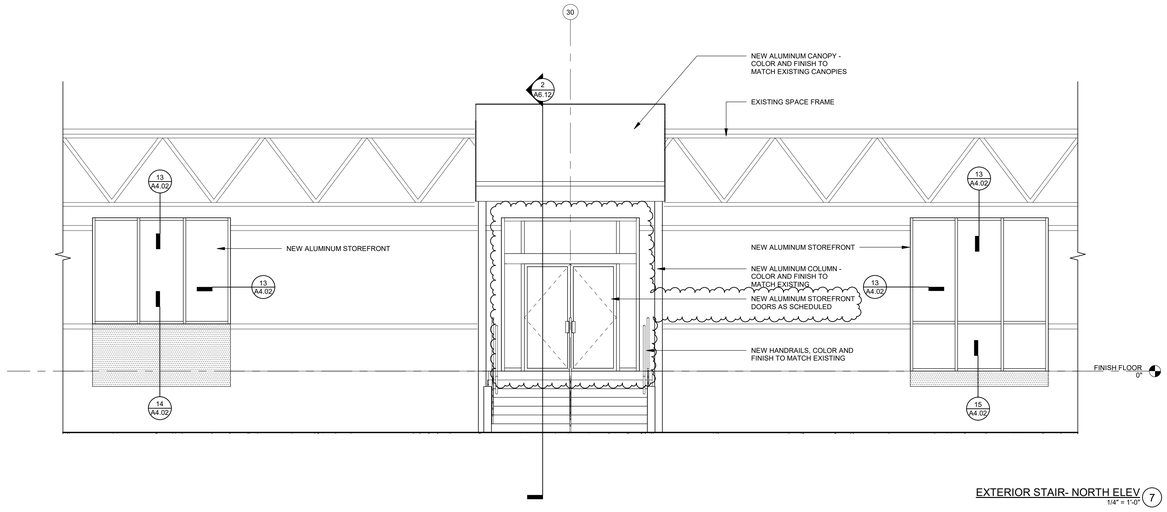
BOLLARD DETAIL 6
3/4" = 1'-0"



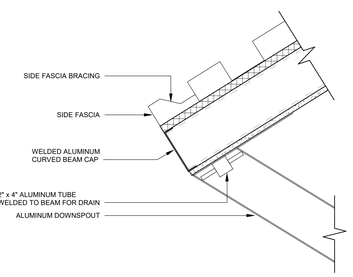
Canopy Column Drain Detail 8
1 1/2" = 1'-0"



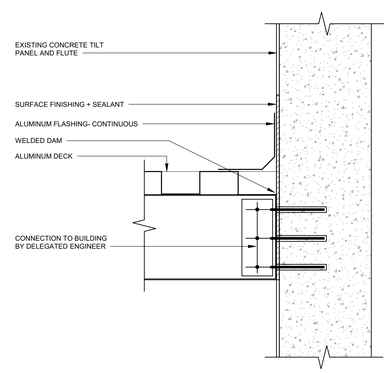
Canopy End Fascia Detail 5
1 1/2" = 1'-0"



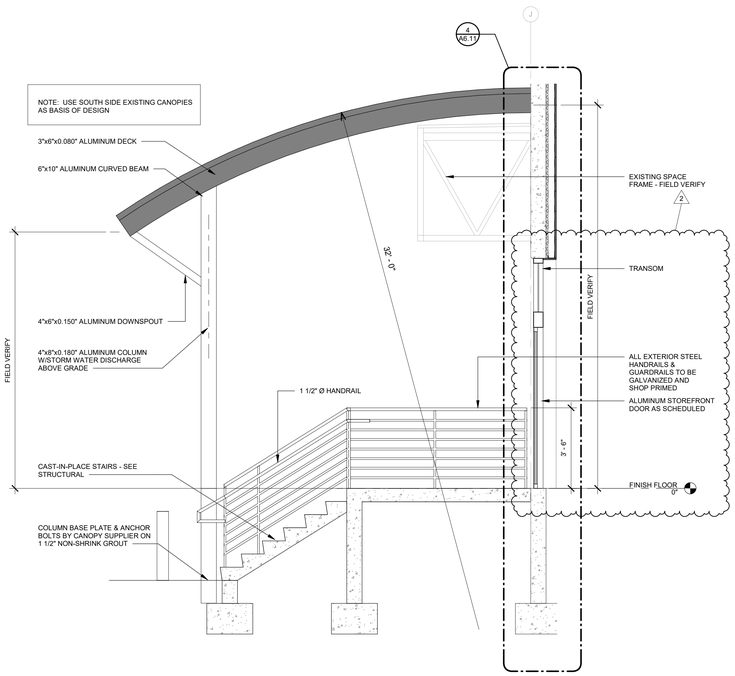
EXTERIOR STAIR- NORTH ELEV 7
1/4" = 1'-0"



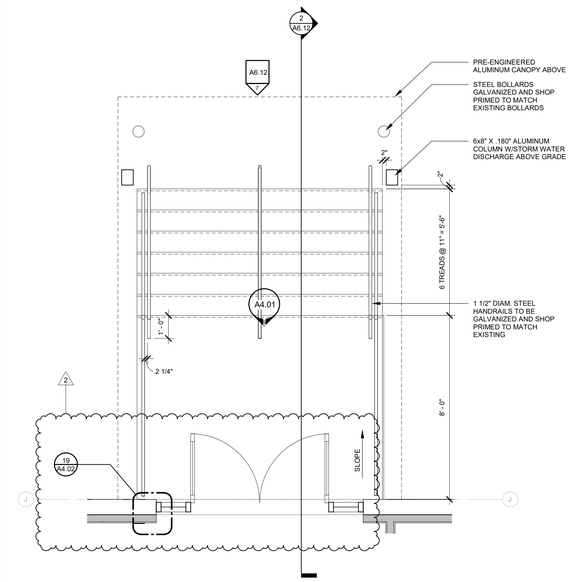
B Canopy Section Detail 4
1 1/2" = 1'-0"



A Canopy Section Detail 3
1 1/2" = 1'-0"



EXTERIOR STAIRS 2
3/8" = 1'-0"



ENLARGED CONSTRUCTION PLAN - EXTERIOR STAIR 1
3/8" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PH (941) 365-3233
FAX (941) 342-5823

TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
TAMPA, FLORIDA 33609
PH (813) 281-1900
FAX (813) 281-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
781 BAYSHORE BOULEVARD
SAFETY HARBOR, FLORIDA 34695
PH (727) 724-7830
FAX (727) 724-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

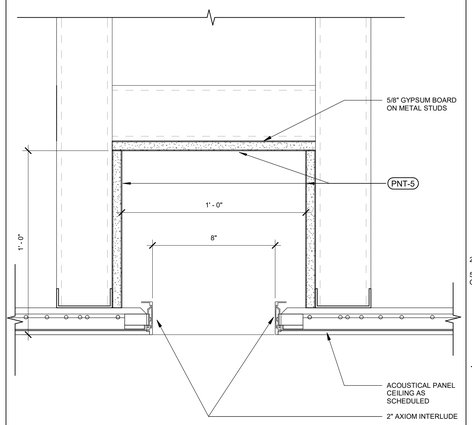
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

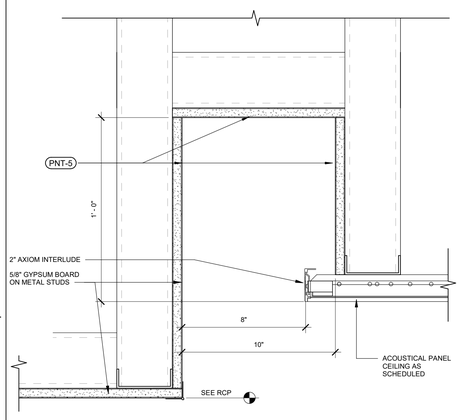
SHEET NAME
EXTERIOR STAIRS DETAILS

SHEET NUMBER
A6.12

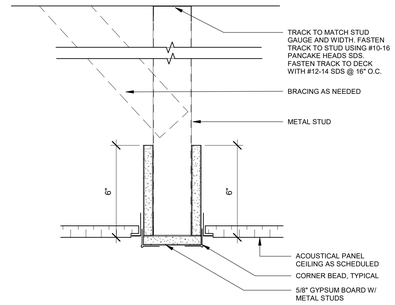
9/13/2021 4:25:19 AM



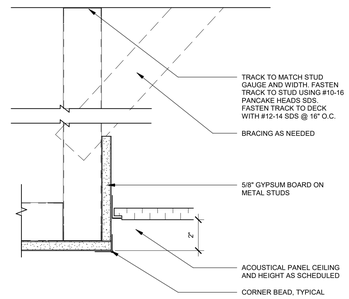
CEILING REVEAL DETAIL - CEILING TILE 19
3" = 1'-0"



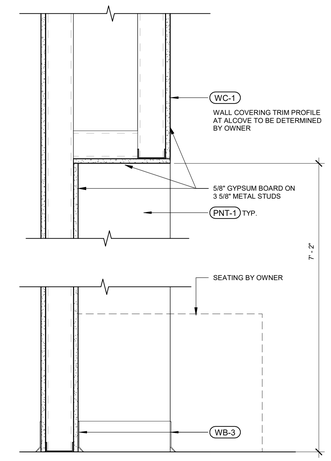
CEILING REVEAL DETAIL - GYP TO CEILNG TILE 18
3" = 1'-0"



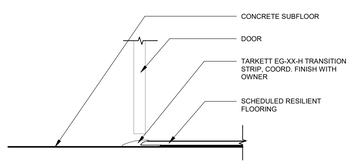
TYPICAL CEILING TRANSITION SOFFIT HEADER 17
3" = 1'-0"



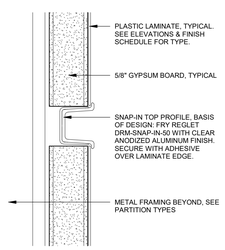
CEILING TRANSITION DRYWALL TO CEILING GRID 16
3" = 1'-0"



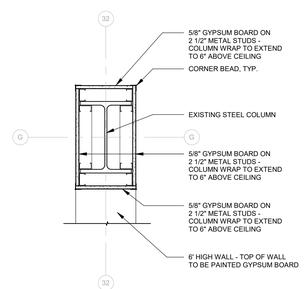
WALL SECTION @ LOBBY SEATING 11
1 1/2" = 1'-0"



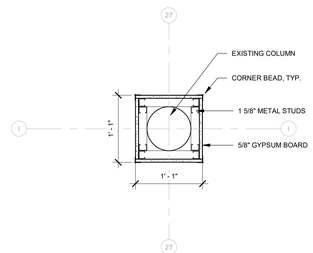
FLOOR TRANSITION CONC TO RESILIENT FLOORING 10
3" = 1'-0"



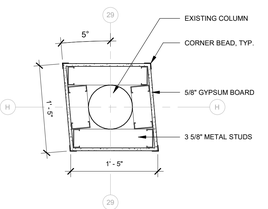
REVEAL DETAIL 9
12" = 1'-0"



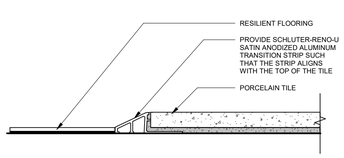
DETAIL @ STEEL COLUMN 8
1" = 1'-0"



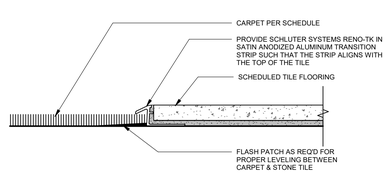
TYPICAL COLUMN FURRING 7
1" = 1'-0"



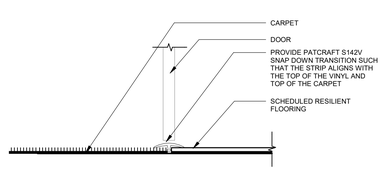
IT BREAK ROOM COLUMN DETAIL 6
1" = 1'-0"



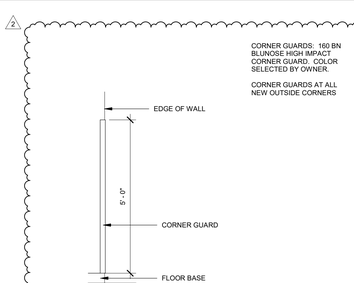
FLOOR TRANSITION TILE TO RESILIENT FLOORING 5
3" = 1'-0"



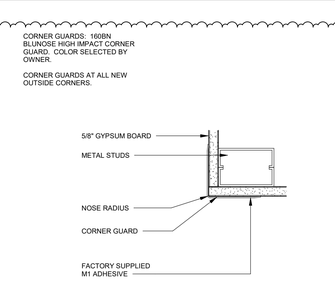
FLOOR TRANSITION CARPET TO TILE 4
3" = 1'-0"



FLOOR TRANSITION CARPET TO RESILIENT FLOORING 3
3" = 1'-0"



CORNER GUARD ELEVATION 2
1/2" = 1'-0"



CORNER GUARD PLAN 1
3" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS
SARASOTA OFFICE
1801 SOUTH OSPREY AVENUE
SARASOTA, FLORIDA 34239
PHONE (941) 330-1533
FAX (941) 342-2823
TAMPA OFFICE
3341 WEST AZEELE STREET, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 251-1533
FAX (813) 251-1944
SAFETY HARBOR OFFICE
3301 ENTERPRISE WAY
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-7830
FAX (727) 772-3999
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

-

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

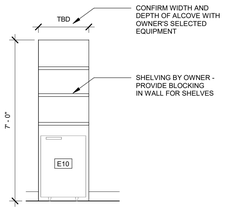
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

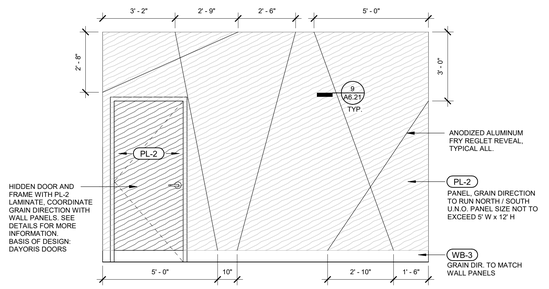
SHEET NAME
INTERIOR DETAILS

SHEET NUMBER
A6.21

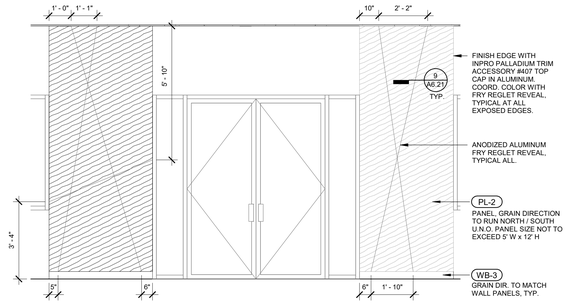
9/13/2021 9:25:21 AM



RECEPTION 10
3/8" = 1'-0"



LOBBY/RECEPTION - FEATURE WALL 9
3/8" = 1'-0"



LOBBY - SOUTH ELEVATION 8
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE	
TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

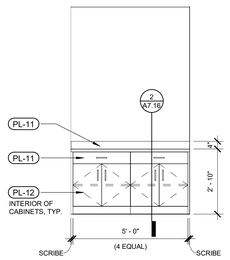
GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

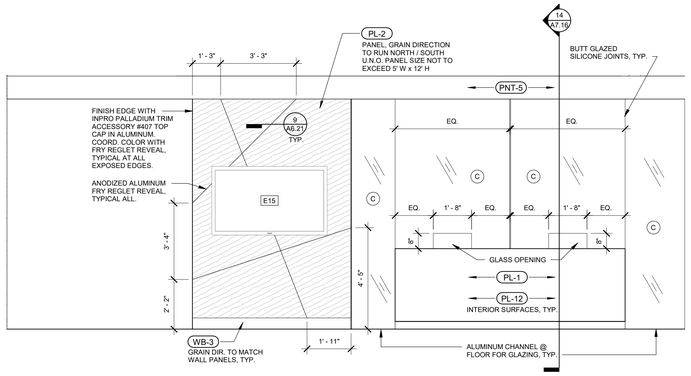
FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO
- WALL FINISH
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

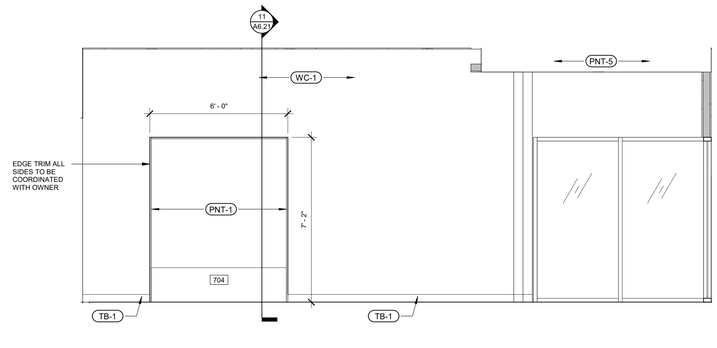
ROOM FINISH LEGEND
NTS



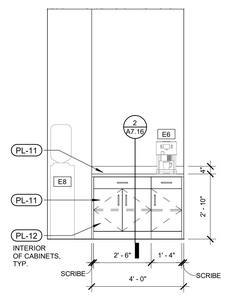
WORK AREA 100A - WEST ELEVATION 7
3/8" = 1'-0"



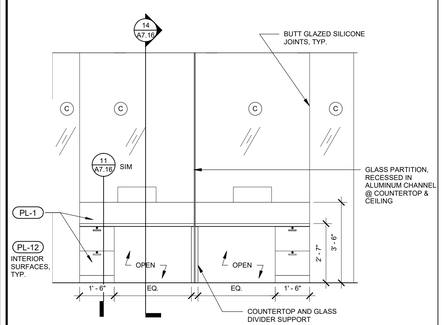
LOBBY - NORTH ELEVATION 6
3/8" = 1'-0"



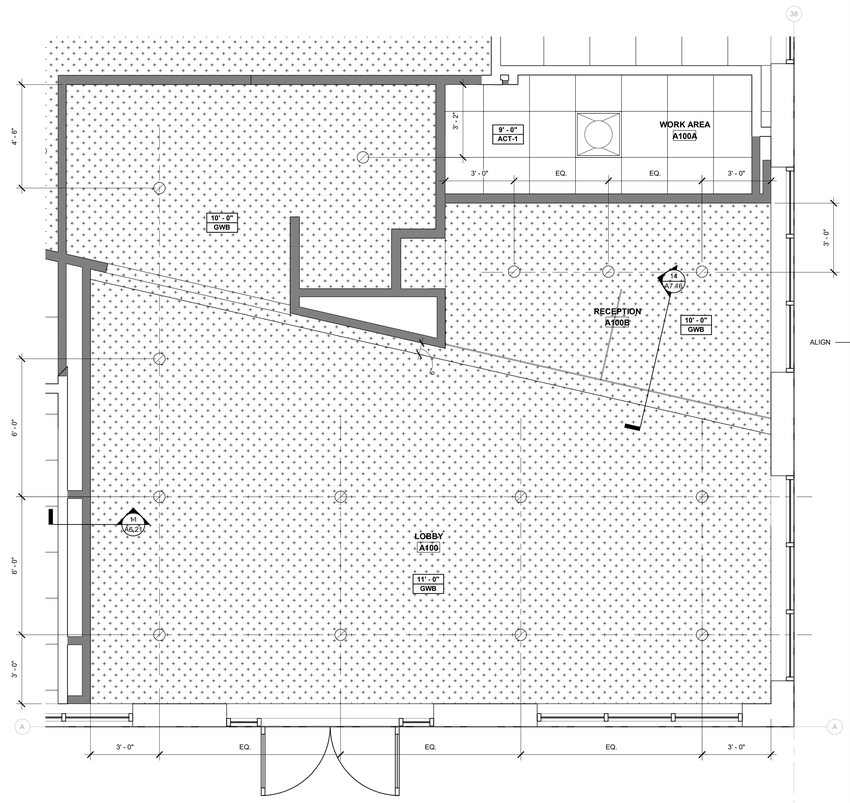
LOBBY- WEST ELEV 5
3/8" = 1'-0"



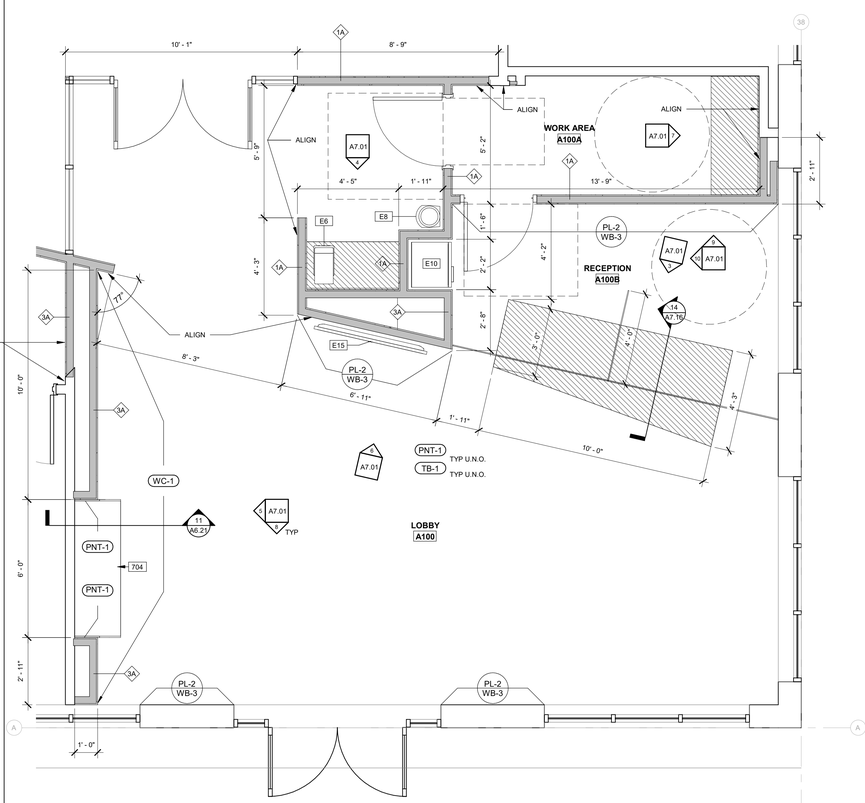
LOBBY- CASEWORK ELEV 4
3/8" = 1'-0"



RECEPTION A100B - SOUTH ELEVATION 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING - LOBBY 2
3/8" = 1'-0"



ENLARGED CONSTRUCTION AND WALL FINISH PLAN - LOBBY 1
3/8" = 1'-0"

FLEISCHMAN GARCIA
ARCHITECTS | PLANNERS | INTERIORS

SARASOTA OFFICE
1801 ST. ARMANDS CIRCLE
SARASOTA, FLORIDA 34236
PHONE (941) 342-2823
FAX (941) 342-2823

TAMPA OFFICE
3341 W. CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33607
PHONE (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH RD.
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-7800
FAX (727) 724-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

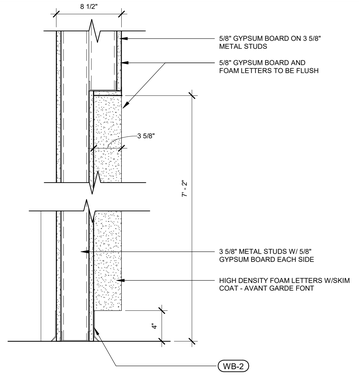
REVISIONS

NO	DATE	NOTES

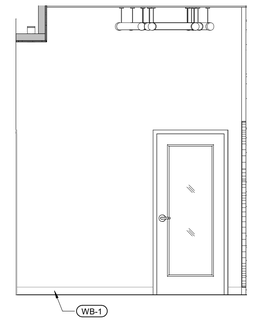
SHEET NAME
ENLARGED FLOOR PLANS - LOBBY

SHEET NUMBER
A7.01

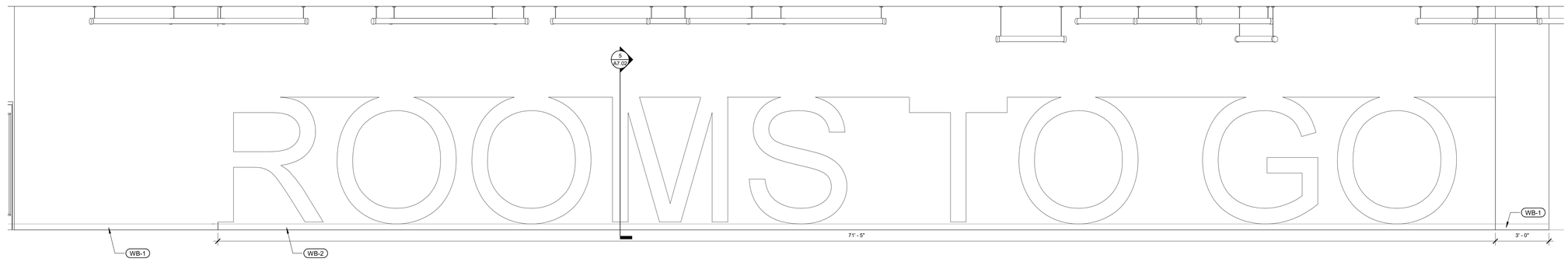
3/25/2021 1:49:21 PM



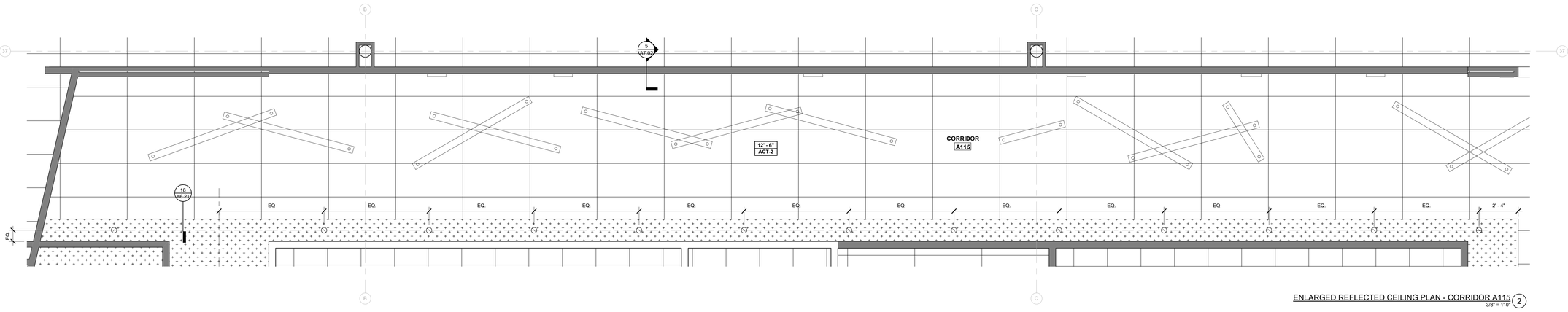
WALL SECTION @ ROOMS TO GO LOGO (5)
1 1/2" = 1'-0"



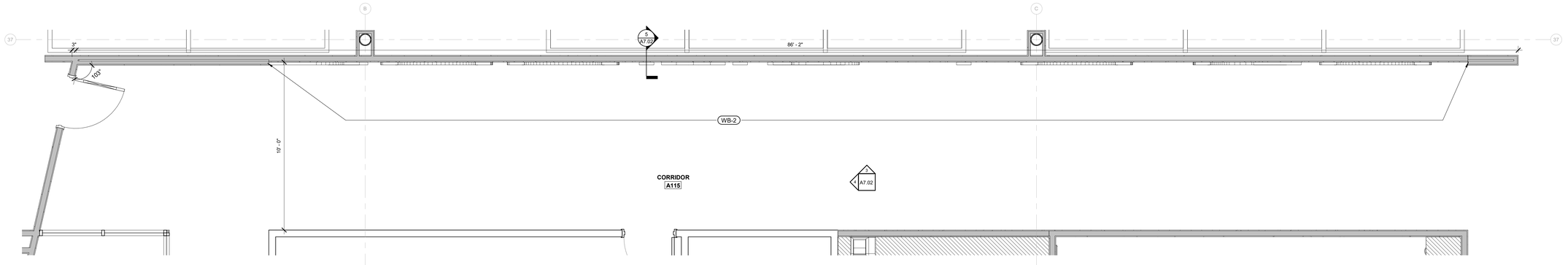
CORRIDOR A115 - SOUTH ELEVATION (4)
3/8" = 1'-0"



CORRIDOR A115 - WEST ELEVATION (3)
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - CORRIDOR A115 (2)
3/8" = 1'-0"



ENLARGED PLAN - CORRIDOR A115 (1)
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PHONE (941) 365-3233
FAX (941) 342-3823

TAMPA OFFICE
3341 WEST AZEELE STREET, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 251-1988
FAX (813) 251-1944

SAFETY HARBOR OFFICE
330 MAIN STREET, Suite 2
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-7830
FAX (727) 724-7899

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

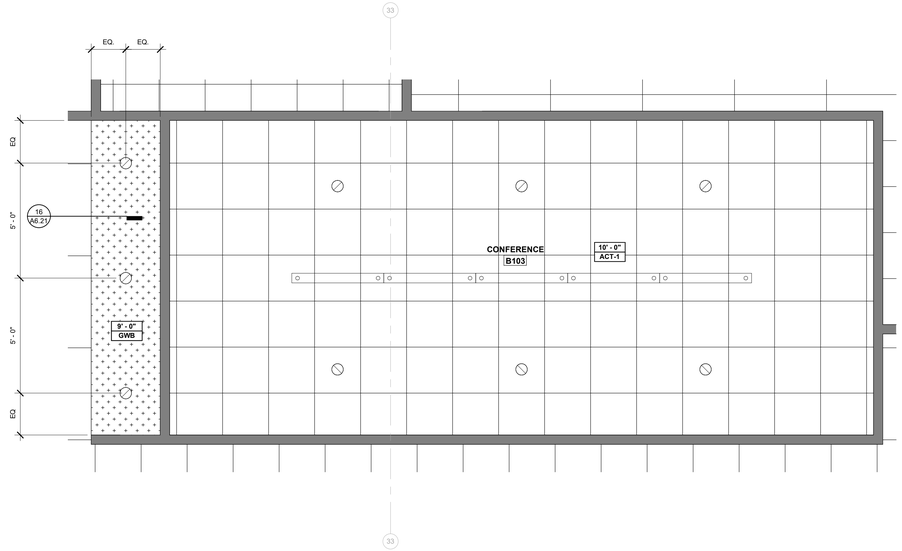
REVISIONS

NO	DATE	NOTES

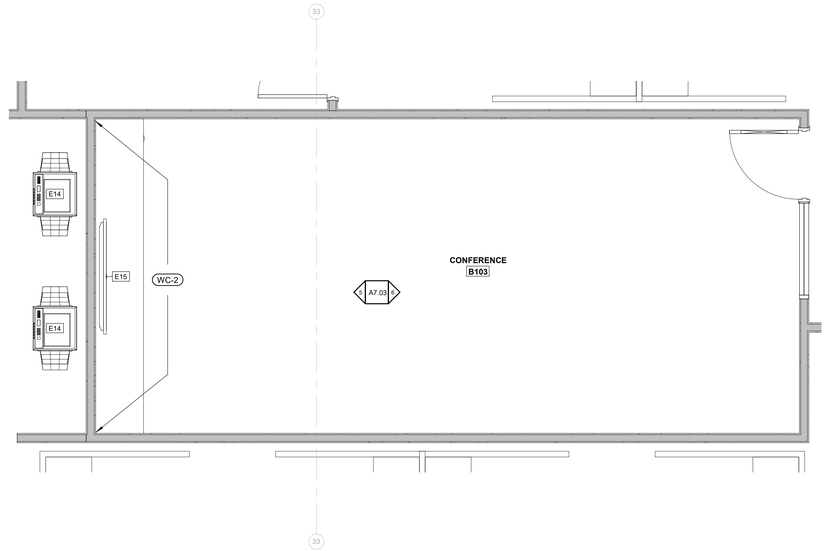
SHEET NAME
ENLARGED FLOOR PLANS - ROOMS TO GO LOGO

SHEET NUMBER
A7.02

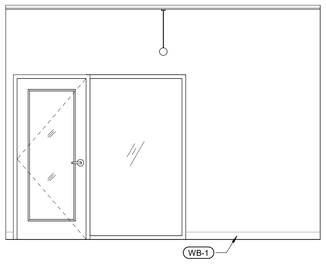
8/25/2021 4:05:25 PM



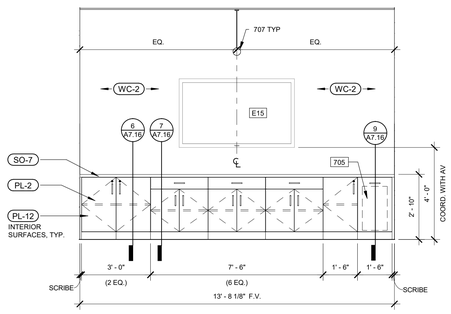
ENLARGED REFLECTED CEILING PLAN - CONFERENCE B103 (8)
3/8" = 1'-0"



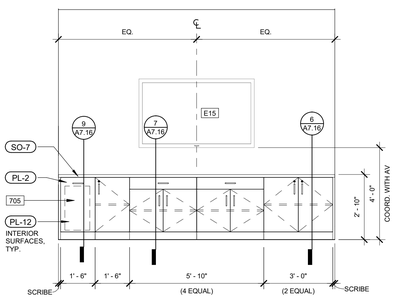
ENLARGED CONSTRUCTION AND WALL FINISH PLAN - CONFERENCE B103 (7)
3/8" = 1'-0"



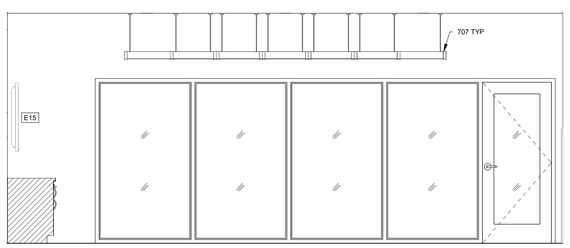
CONFERENCE B103 - EAST ELEVATION (6)
3/8" = 1'-0"



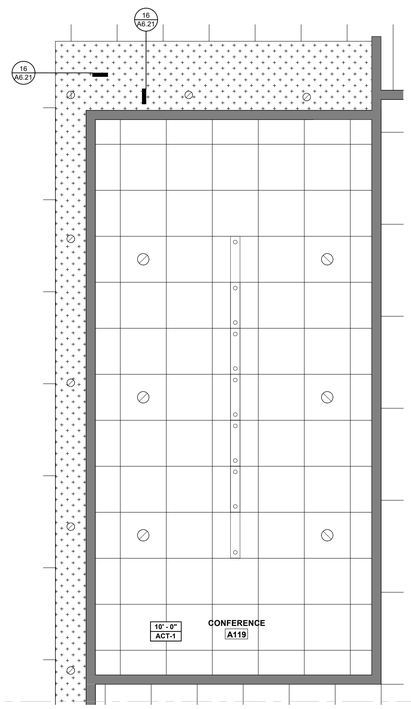
CONFERENCE B103 WEST ELEVATION (5)
3/8" = 1'-0"



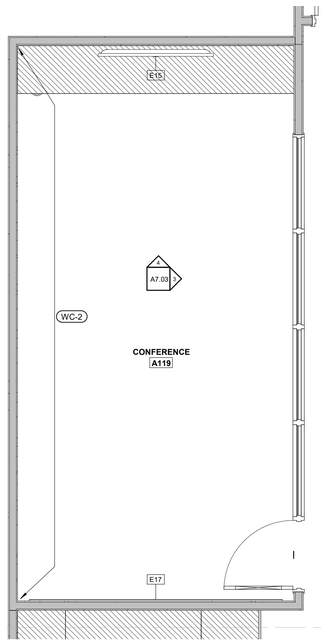
CONFERENCE A119 - NORTH ELEVATION (4)
3/8" = 1'-0"



CONFERENCE A119 - EAST ELEVATION (3)
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - CONFERENCE A119 (2)
3/8" = 1'-0"



ENLARGED PLAN - CONFERENCE A119 (1)
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO; WALL FINISH
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233
TAMPA OFFICE
324 NYCE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

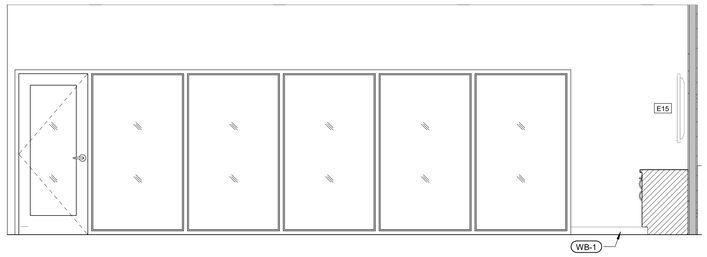
REVISIONS

NO	DATE	NOTES

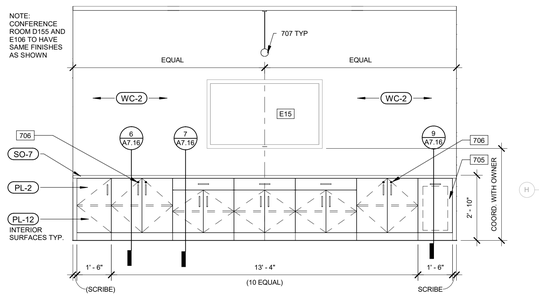
SHEET NAME
ENLARGED FLOOR PLANS - CONFERENCE ROOMS

SHEET NUMBER
A7.03

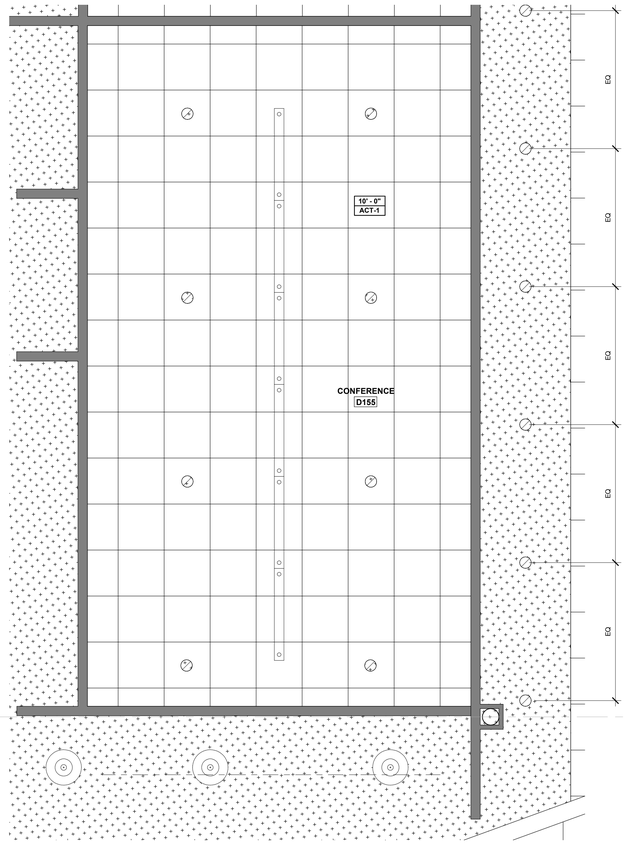
8/25/2021 4:28:30 PM



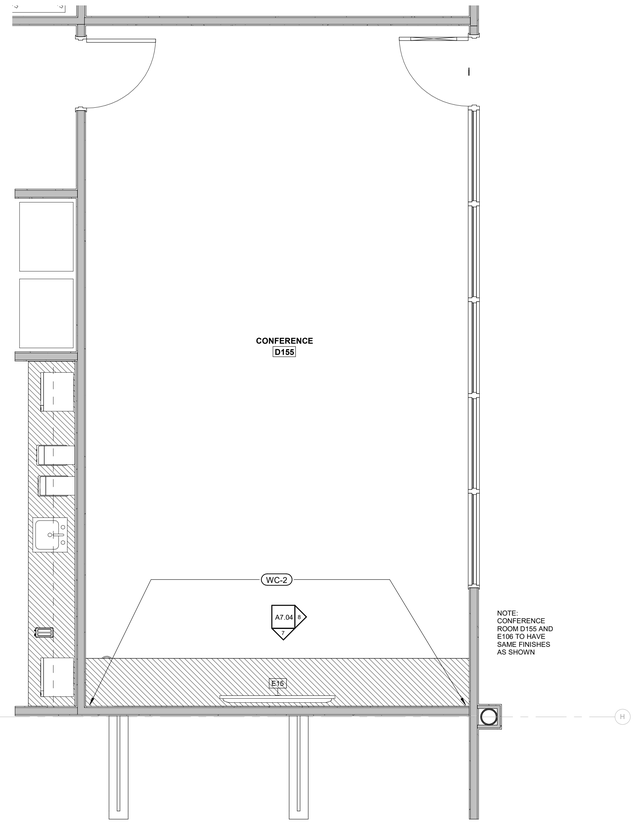
CONFERENCE D155 (CONFERENCE E106 OPP.) - EAST ELEVATION 8
3/8" = 1'-0"



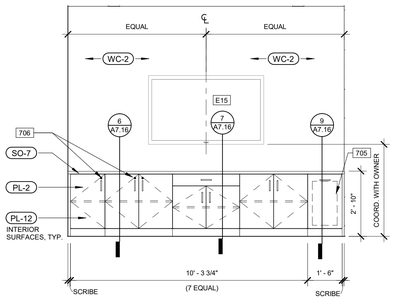
CONFERENCE D155 (CONFERENCE E106 OPP.) - SOUTH ELEVATION 7
3/8" = 1'-0"



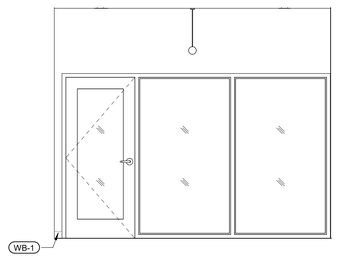
ENLARGED REFLECTED CEILING PLAN - CONFERENCE D155 (CONF. E106 OPP.) 6
3/8" = 1'-0"



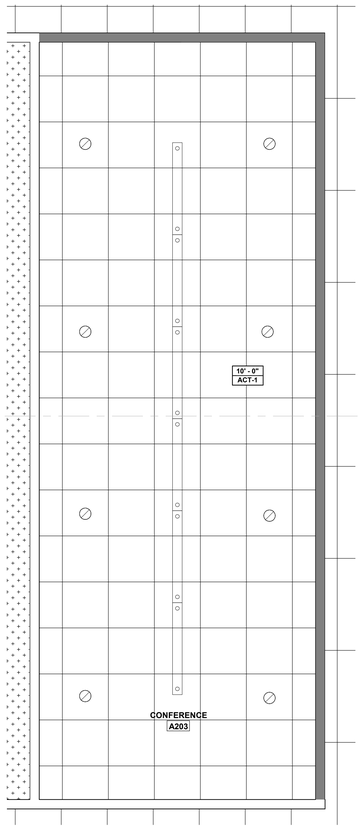
ENLARGED PLAN - CONFERENCE D155 (CONFERENCE E106 OPP.) 5
3/8" = 1'-0"



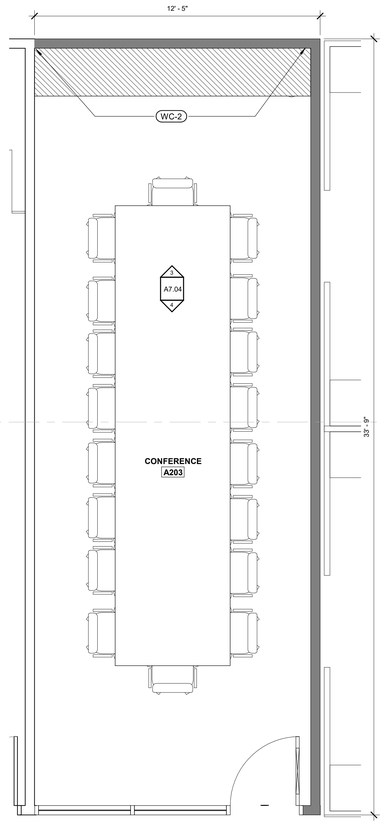
CONFERENCE A203 - NORTH ELEVATION 3
3/8" = 1'-0"



CONFERENCE A203 - SOUTH ELEVATION 4
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - CONFERENCE A203 2
3/8" = 1'-0"



ENLARGED PLAN - CONFERENCE A203 1
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

TL-1 PNT-1 — EXTENT OF FINISH, TYP UNO; WALL FINISH
TL-1 — WALL FINISH
TL-1 — FLOOR FINISH
TL-1 — SPECIAL FINISH
ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233
TAMPA OFFICE
324 NYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8680
FAX (727) 725-3900
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

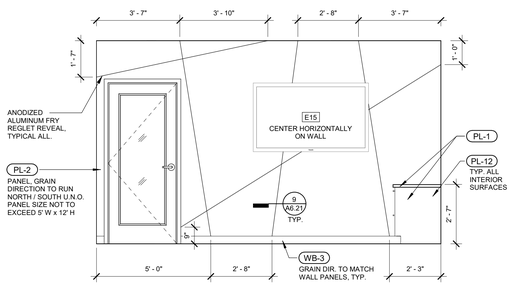
REVISIONS

NO	DATE	NOTES

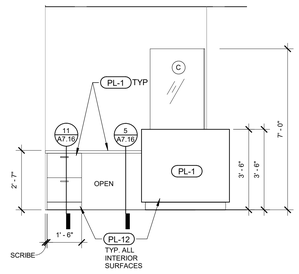
SHEET NAME
ENLARGED FLOOR PLAN - CONFERENCE ROOMS

SHEET NUMBER
A7.04

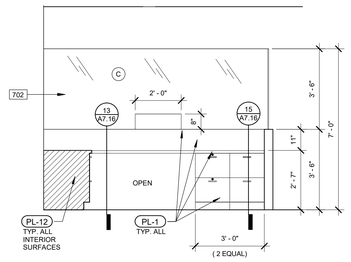
8/25/2021 4:28:35 PM



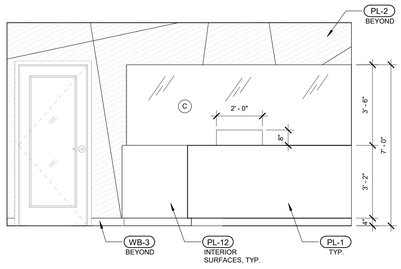
JEFF ADMIN DESK C107A - WEST ELEVATION FEATURE WALL (12)
3/8" = 1'-0"



JEFF ADMIN. DESK C107A - NORTH ELEVATION (11)
3/8" = 1'-0"



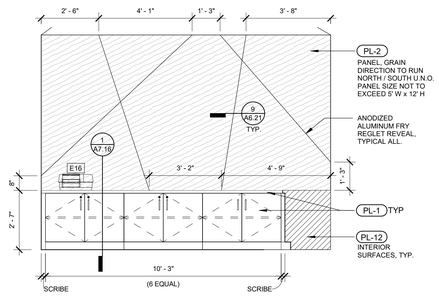
JEFF ADMIN. DESK C107A - EAST ELEVATION (10)
3/8" = 1'-0"



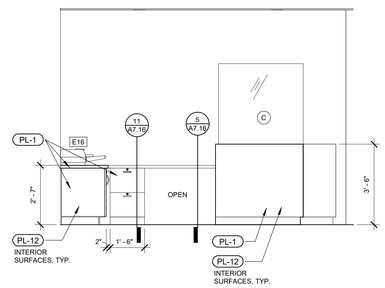
JEFF ADMIN. DESK C107A - WEST ELEVATION (9)
3/8" = 1'-0"

ENLARGED REFLECTED CEILING PLAN - OFFICE - SECRETARY - Jeff (8)
3/8" = 1'-0"

ENLARGED CONSTRUCTION PLAN - OFFICE, SECRETARY - Jeff (7)
3/8" = 1'-0"



EYAL ADMIN DESK A118 - WEST ELEVATION (6)
3/8" = 1'-0"



EYAL ADMIN. DESK A118 - NORTH ELEVATION (5)
3/8" = 1'-0"

EYAL ADMIN. DESK A118 - EAST ELEVATION (4)
3/8" = 1'-0"

EYAL ADMIN. DESK A118 - WEST ELEVATION (3)
3/8" = 1'-0"

ENLARGED REFLECTED CEILING PLAN -EYAL ADMIN. DESK (2)
3/8" = 1'-0"

ENLARGED PLAN - EYAL ADMIN. DESK (1)
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE	
TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO — WALL FINISH
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PH (941) 365-3233
FAX (941) 342-9823
TAMPA OFFICE
3341 WEST AZEELE STREET, SUITE 300
TAMPA, FLORIDA 33609
PH (813) 251-1988
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
330 FIFTH AVENUE SOUTH
SAFETY HARBOR, FLORIDA 34695
PH (727) 724-7800
FAX (727) 724-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

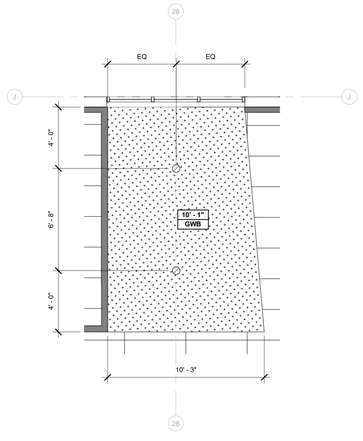
REVISIONS

NO	DATE	NOTES

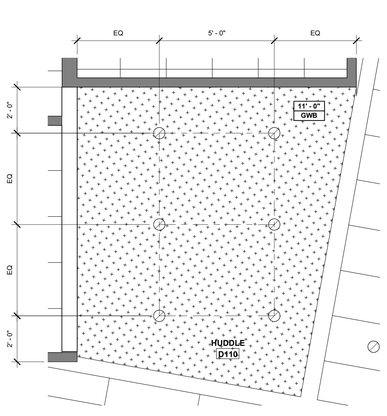
SHEET NAME
ENLARGED FLOOR PLANS - ADMIN. DESKS

SHEET NUMBER
A7.05

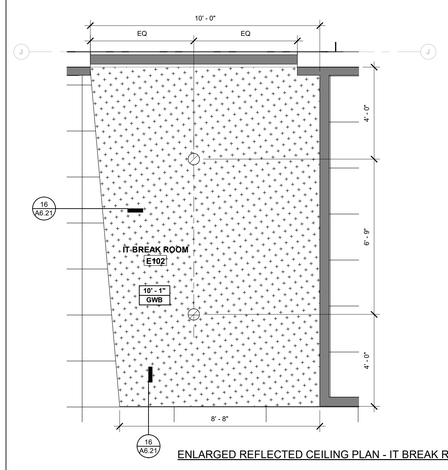
8/25/2021 4:28:47 PM



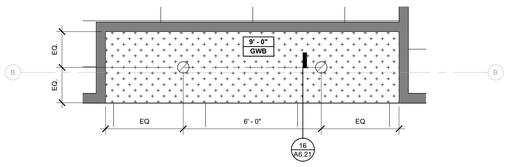
ENLARGED REFLECTED CEILING PLAN - IT BREAK ROOM 8
1/4" = 1'-0"



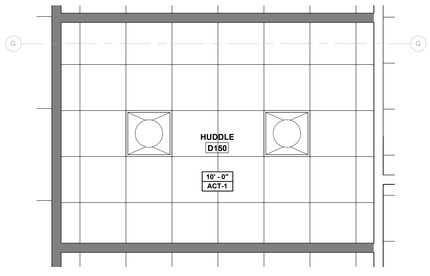
ENLARGED REFLECTED CEILING PLAN - HUDDLE D110 7
3/8" = 1'-0"



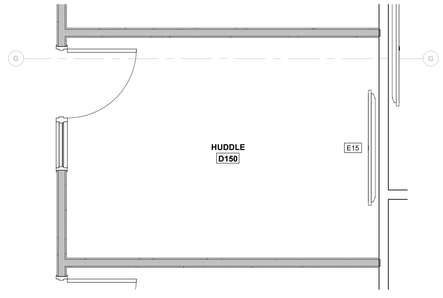
ENLARGED REFLECTED CEILING PLAN - IT BREAK ROOM E102 6
3/8" = 1'-0"



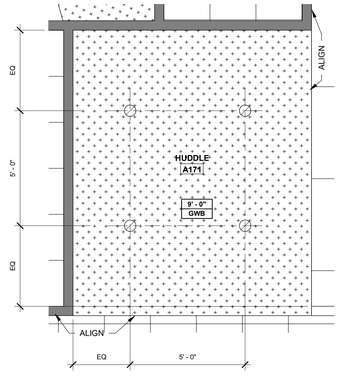
ENLARGED REFLECTED CEILING PLAN - CORRIDOR B152 5
3/8" = 1'-0"



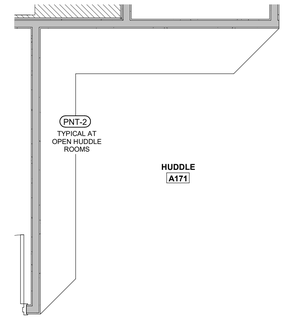
ENLARGED REFLECTED CEILING PLAN - HUDDLE ROOM D150 4
3/8" = 1'-0"



ENLARGED PLAN - HUDDLE ROOM D150 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - HUDDLE ROOM A171 2
3/8" = 1'-0"



ENLARGED PLAN - HUDDLE ROOM A171 1
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

TL-1 PNT-1 — EXTENT OF FINISH, TYP UNO; WALL FINISH

TL-1 — WALL FINISH

TL-1 — FLOOR FINISH

TL-1 — SPECIAL FINISH

ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8680
FAX (727) 725-3900

TAMPA OFFICE
324 WYNDHAM STREET, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1984

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

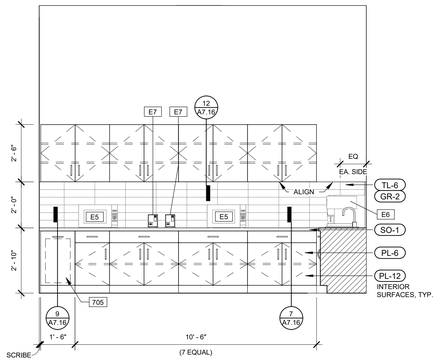
REVISIONS

NO	DATE	NOTES

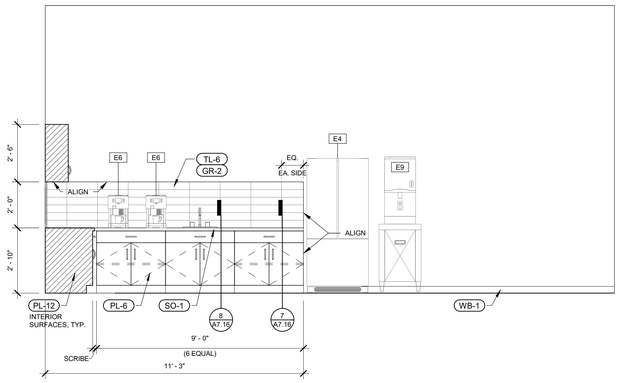
SHEET NAME
ENLARGED FLOOR PLANS - HUDDLE ROOM

SHEET NUMBER
A7.06

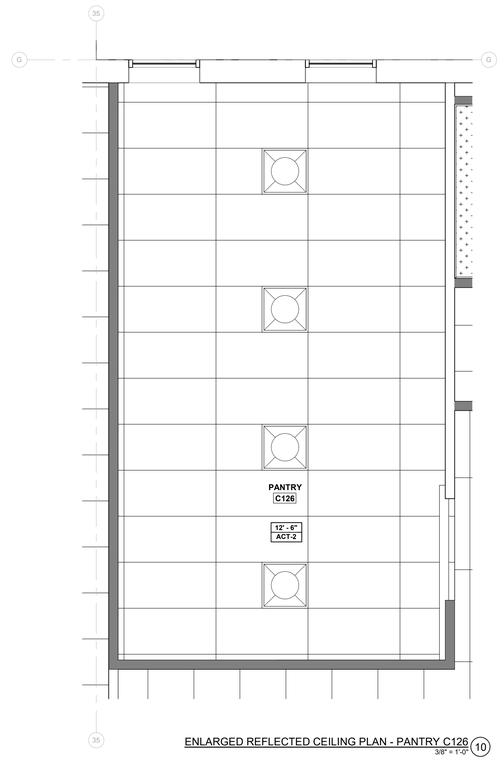
8/25/2021 4:28:46 PM



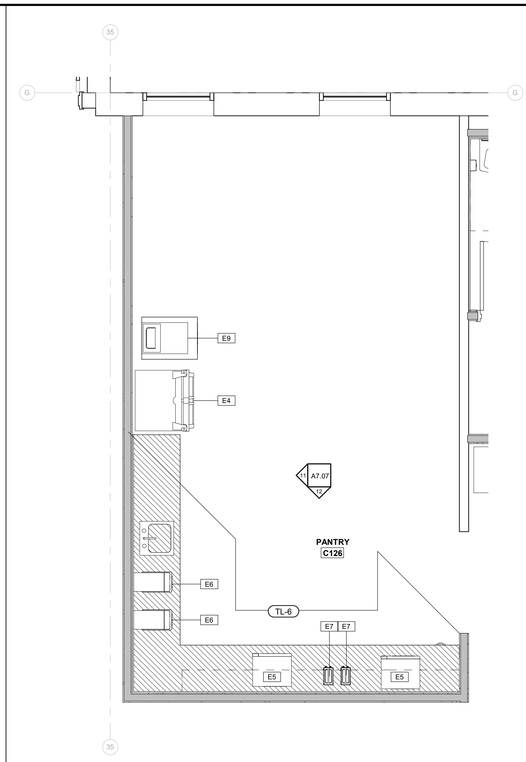
PANTRY C126 - SOUTH ELEVATION 12
3/8" = 1'-0"



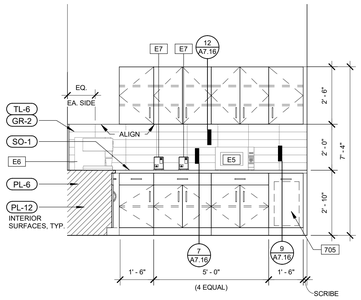
PANTRY C126 - WEST ELEVATION 11
3/8" = 1'-0"



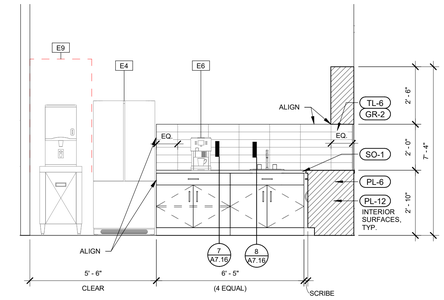
ENLARGED REFLECTED CEILING PLAN - PANTRY C126 10
3/8" = 1'-0"



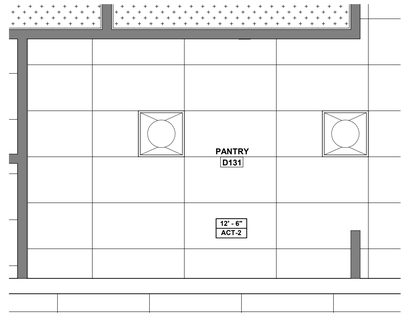
ENLARGED PLAN - PANTRY C126 9
3/8" = 1'-0"



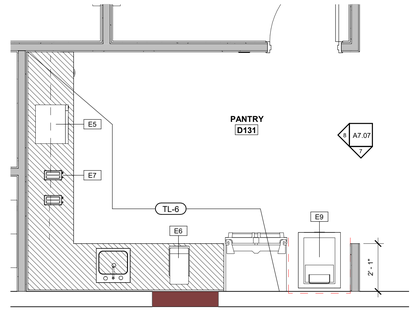
PANTRY #6 - WEST ELEV 8
3/8" = 1'-0"



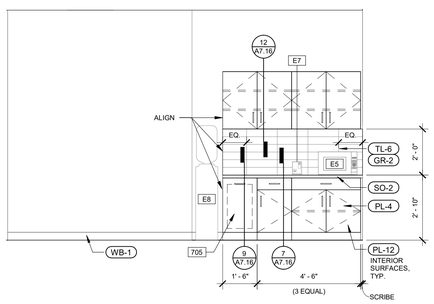
PANTRY #6 - SOUTH ELEV 7
3/8" = 1'-0"



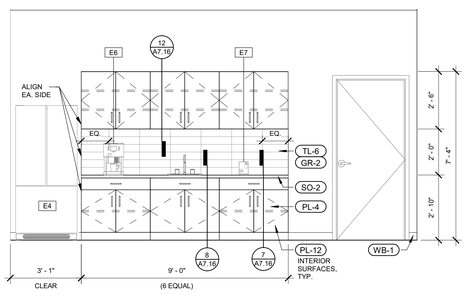
ENLARGED REFLECTED CEILING PLAN - PANTRY D131 6
3/8" = 1'-0"



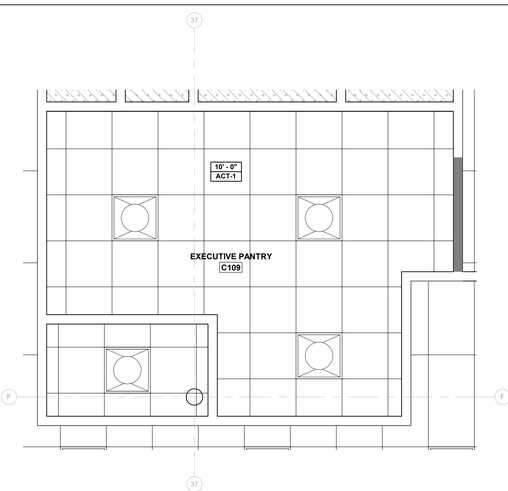
ENLARGED PLAN - PANTRY D131 5
3/8" = 1'-0"



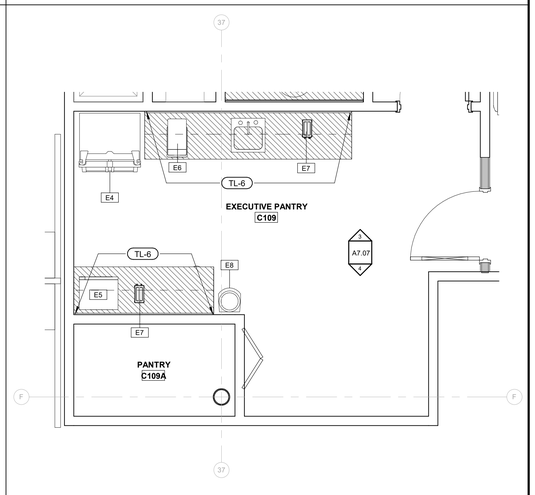
EXEC PANTRY #4 - SOUTH ELEV 4
3/8" = 1'-0"



EXEC PANTRY C109 - NORTH ELEVATION 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - PANTRY C109 2
3/8" = 1'-0"



ENLARGED PLAN - PANTRY C109 1
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO; WALL FINISH
TL-1 — WALL FINISH
TL-1 — FLOOR FINISH
TL-1 — SPECIAL FINISH
ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PHONE (941) 952-1600
FAX (941) 342-0823

TAMPA OFFICE
3341 WEST AZEELE STREET, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
1241 SOUTH HIGHLAND AVENUE
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-1080
FAX (727) 724-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

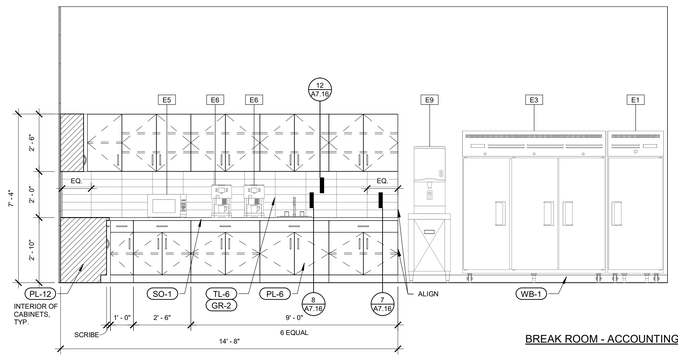
REVISIONS

NO	DATE	NOTES

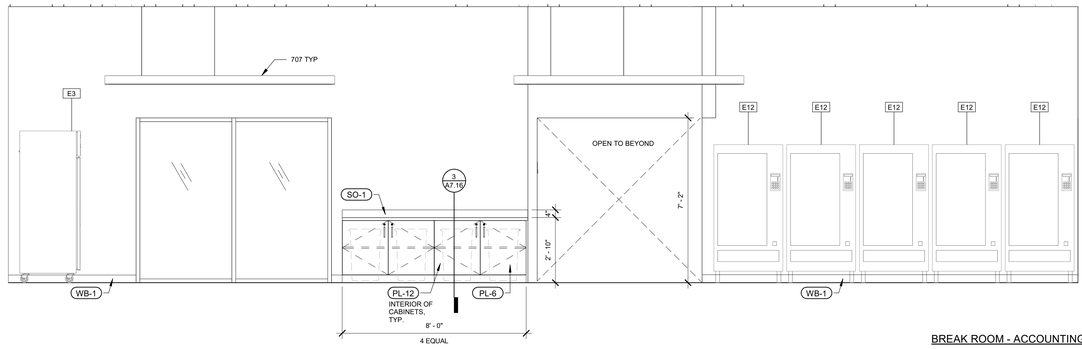
SHEET NAME
ENLARGED FLOOR PLAN - PANTRIES

SHEET NUMBER
A7.07

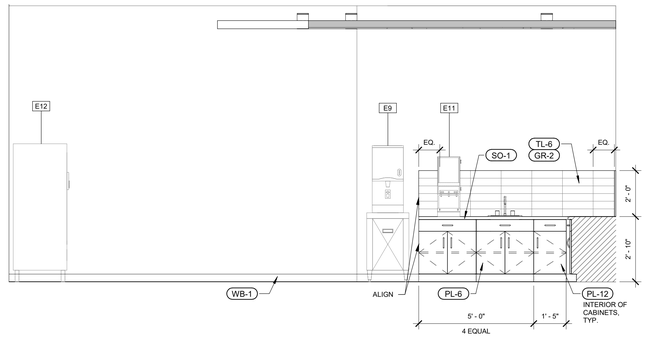
8/25/2021 4:28:33 PM



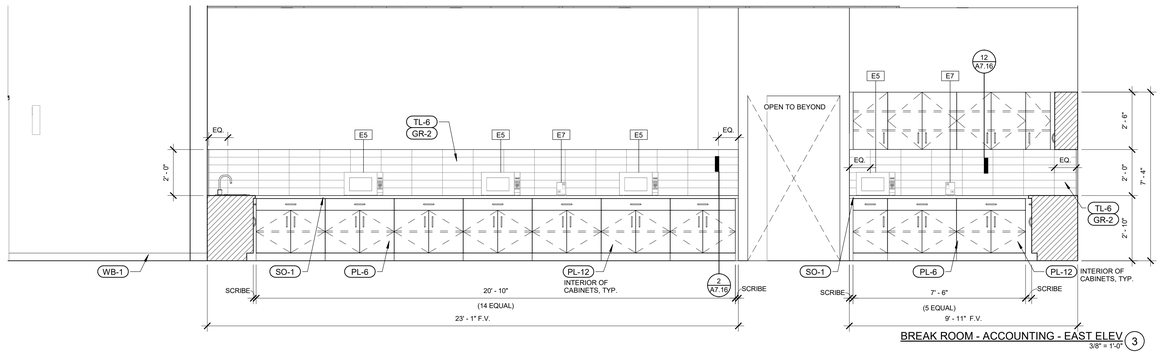
BREAK ROOM - ACCOUNTING - SOUTH ELEV 6
3/8" = 1'-0"



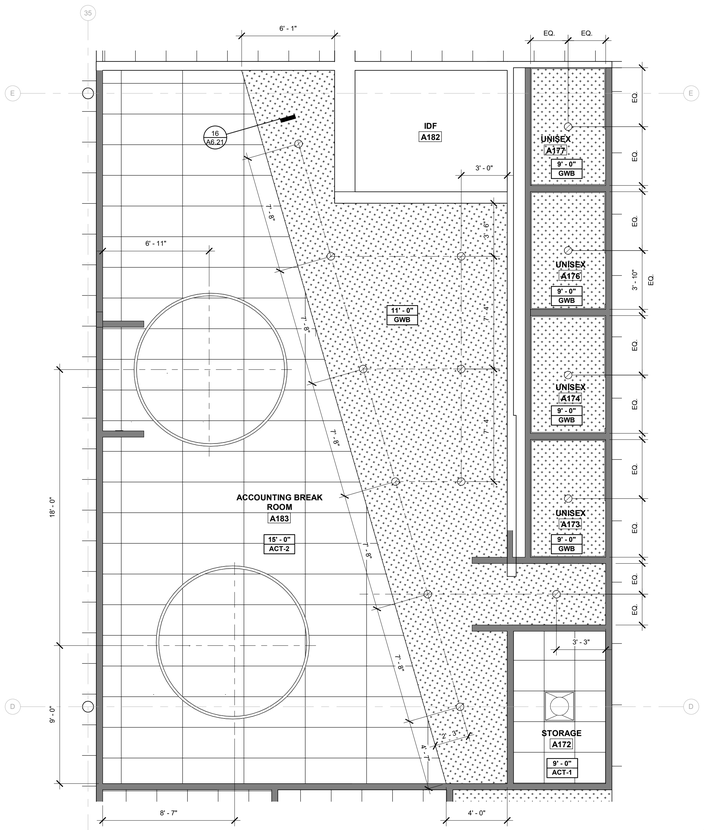
BREAK ROOM - ACCOUNTING - WEST ELEV 5
3/8" = 1'-0"



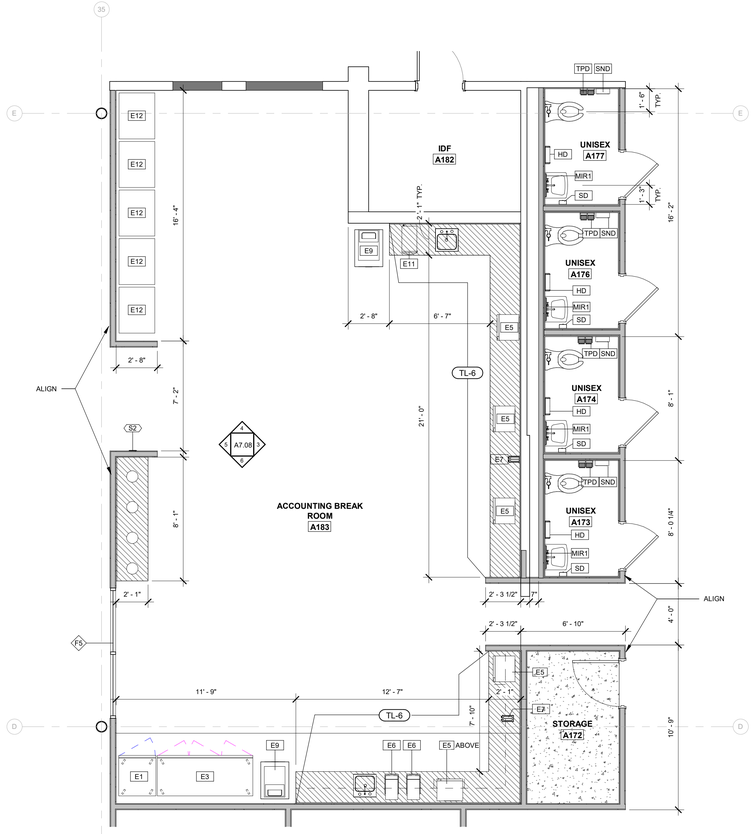
BREAK ROOM - ACCOUNTING -NORTH ELEV 4
3/8" = 1'-0"



BREAK ROOM - ACCOUNTING - EAST ELEV 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - BREAK ROOM - ACCOUNTING 2
1/4" = 1'-0"



ENLARGED CONSTRUCTION PLAN - BREAK ROOM - ACCOUNTING 1
1/4" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO WALL FINISH
- TL-1 — WALL FINISH
- TL-1 (diamond) — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
1 IRVING PLACE, SUITE 4815
SARASOTA, FLORIDA 34236
PHONE (941) 342-2600
FAX (941) 342-2623

TAMPA OFFICE
3341 WEST CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33607
PHONE (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 5TH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-7830
FAX (727) 724-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

-

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

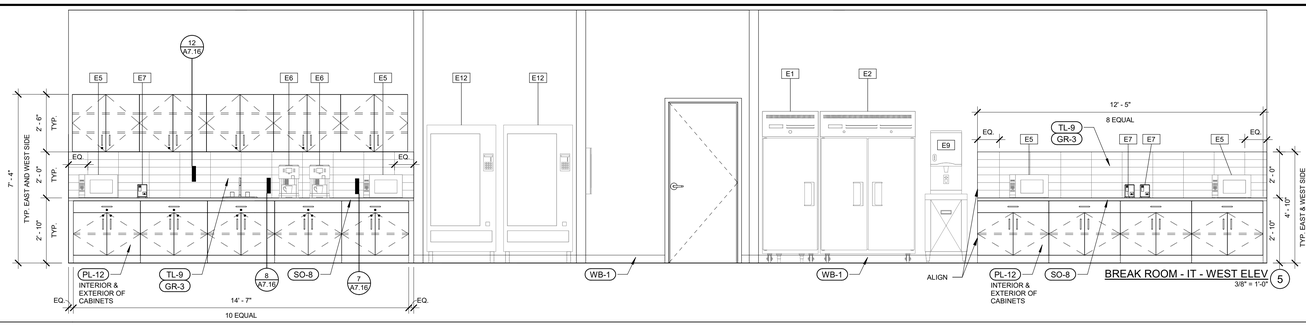
REVISIONS

NO	DATE	NOTES

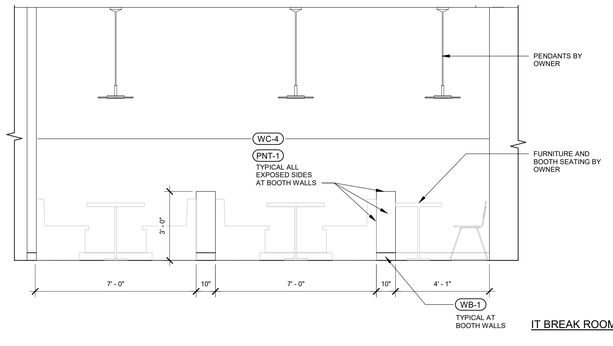
SHEET NAME
ENLARGED FLOOR PLANS - ACCOUNTING BREAKROOM

SHEET NUMBER
A7.08

8/25/2021 4:05:59 PM

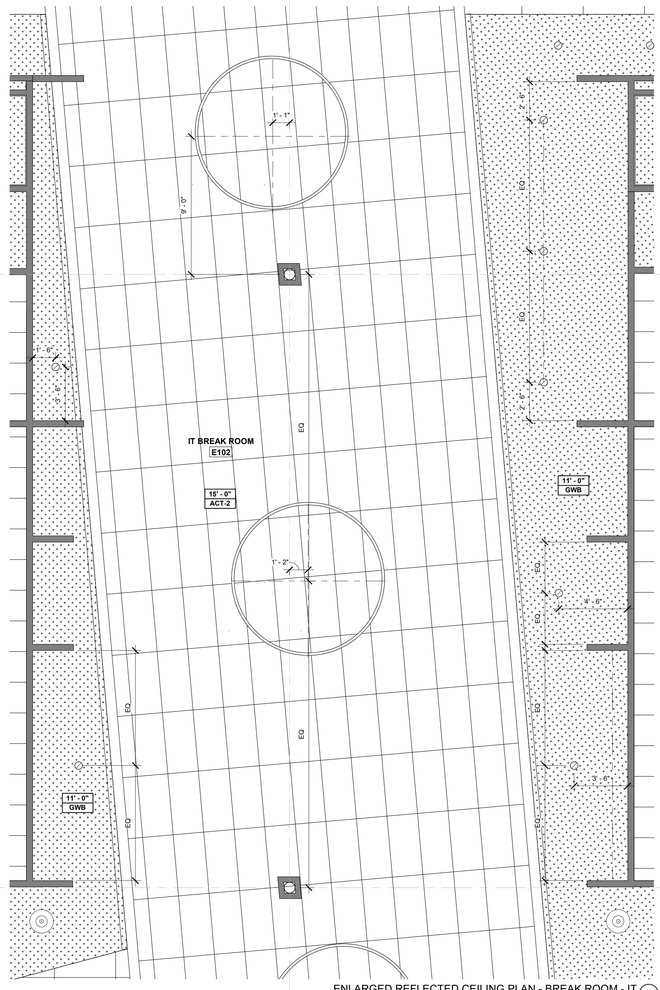


BREAK ROOM - IT - WEST ELEV 5
3/8" = 1'-0"

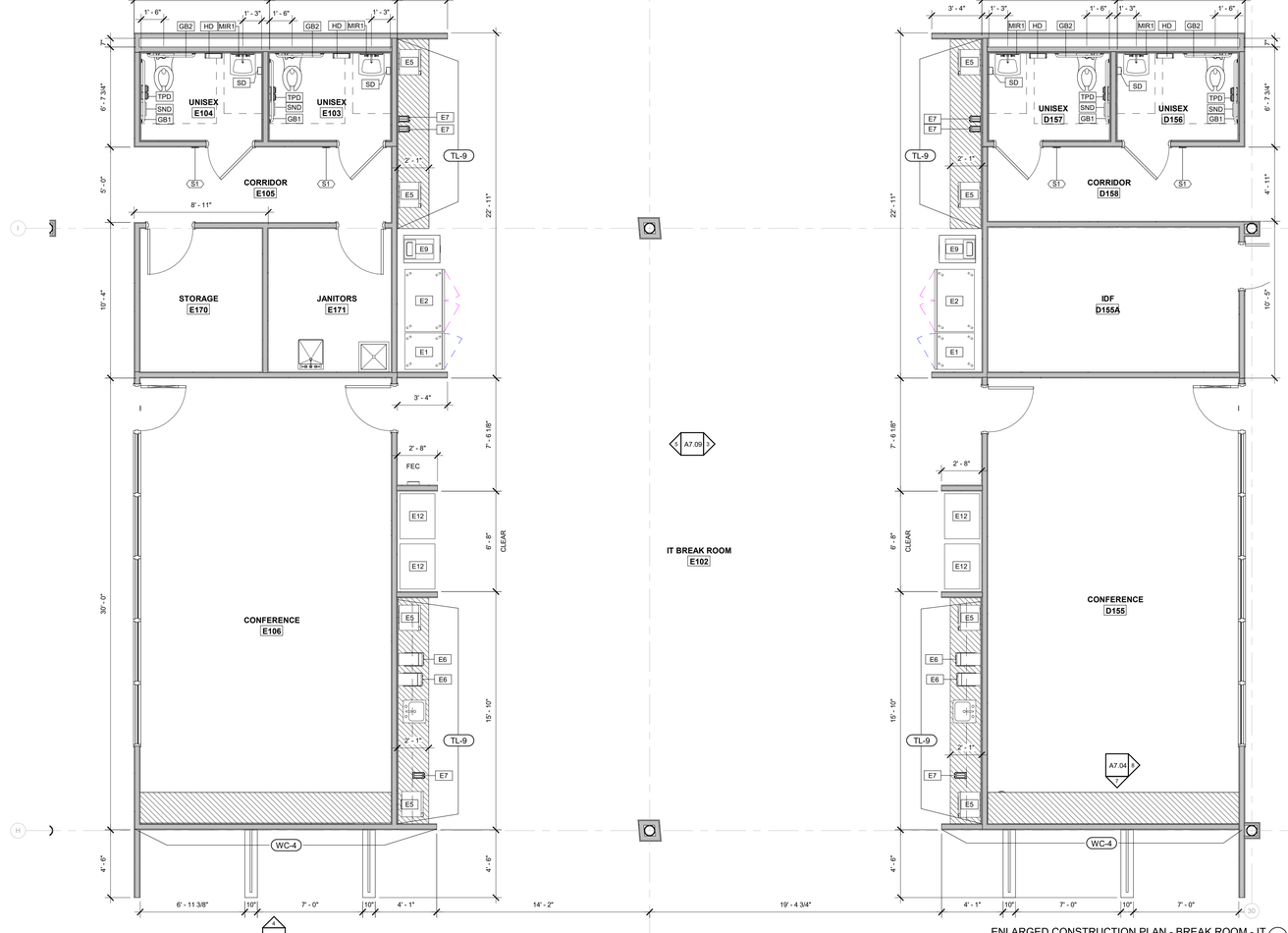


IT BREAK ROOM E102 BOOTH 4
3/8" = 1'-0"

BREAK ROOM - IT - EAST ELEVATION 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - BREAK ROOM - IT 2
1/4" = 1'-0"



ENLARGED CONSTRUCTION PLAN - BREAK PLAN - IT 1
1/4" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS

SARASOTA OFFICE
801 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PH (941) 365-3658
FAX (941) 342-5823

TAMPA OFFICE
3341 WEST CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33609
PH (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 FIFTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PH (727) 724-3660
FAX (727) 724-3666

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

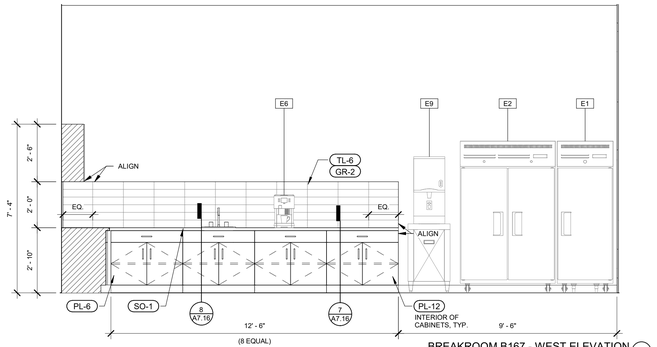
REVISIONS

NO	DATE	NOTES

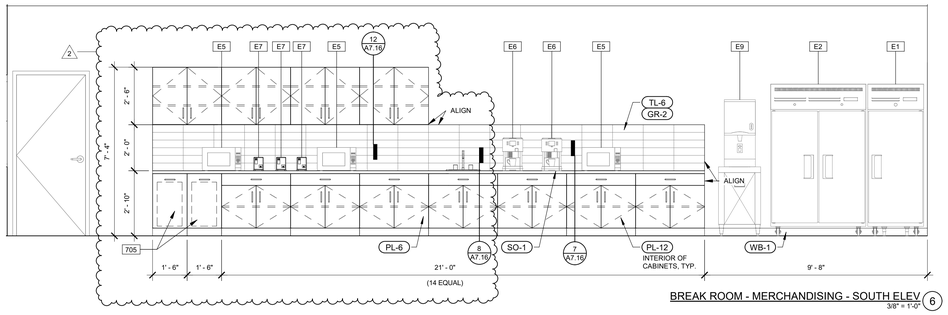
SHEET NAME
ENLARGED FLOOR PLANS- BREAK ROOM - IT

SHEET NUMBER
A7.09

8/5/2021 4:28:58 PM



BREAKROOM B167 - WEST ELEVATION 7
3/8" = 1'-0"



BREAK ROOM - MERCHANDISING - SOUTH ELEV. 6
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE	
TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

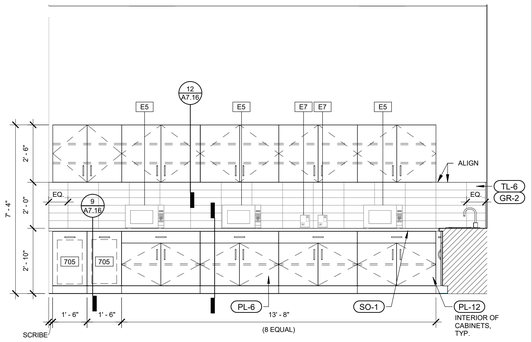
GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

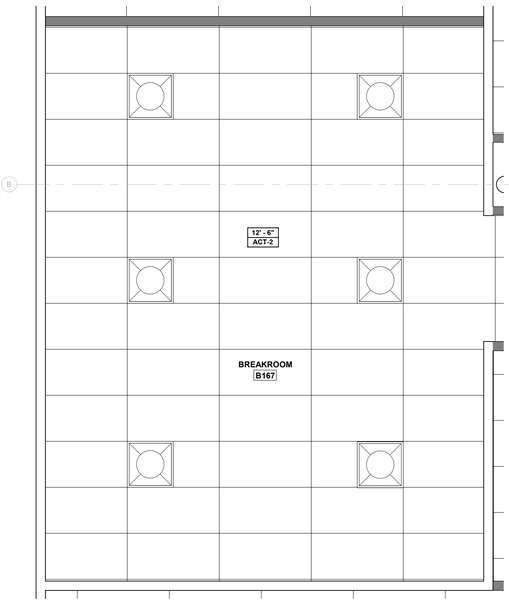
FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO — WALL FINISH
- TL-1 — WALL FINISH
- TL-1 (diamond) — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

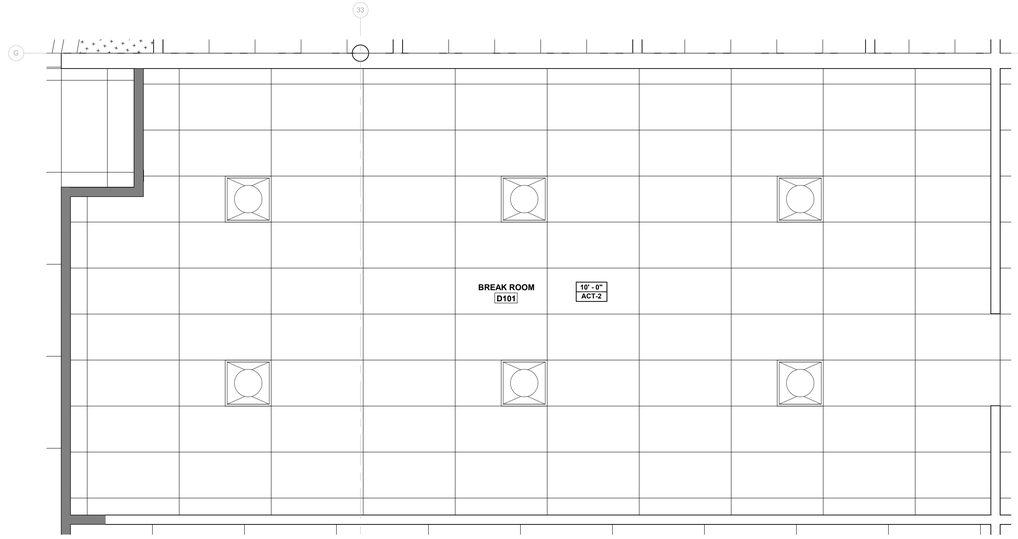
ROOM FINISH LEGEND
NTS



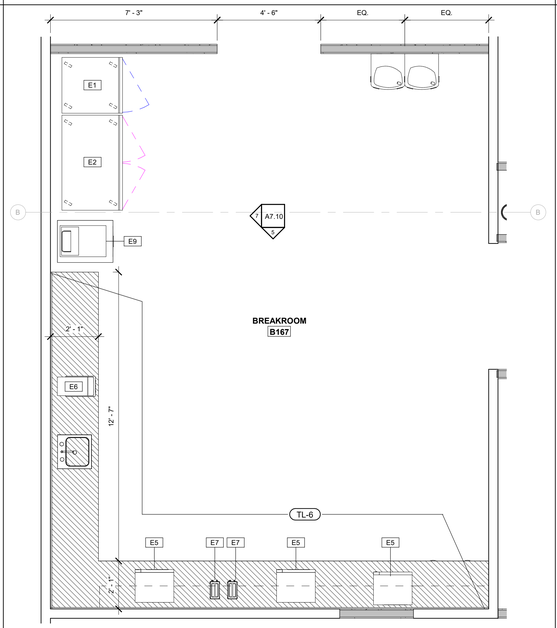
BREAK ROOM B167 - SOUTH ELEVATION 5
3/8" = 1'-0"



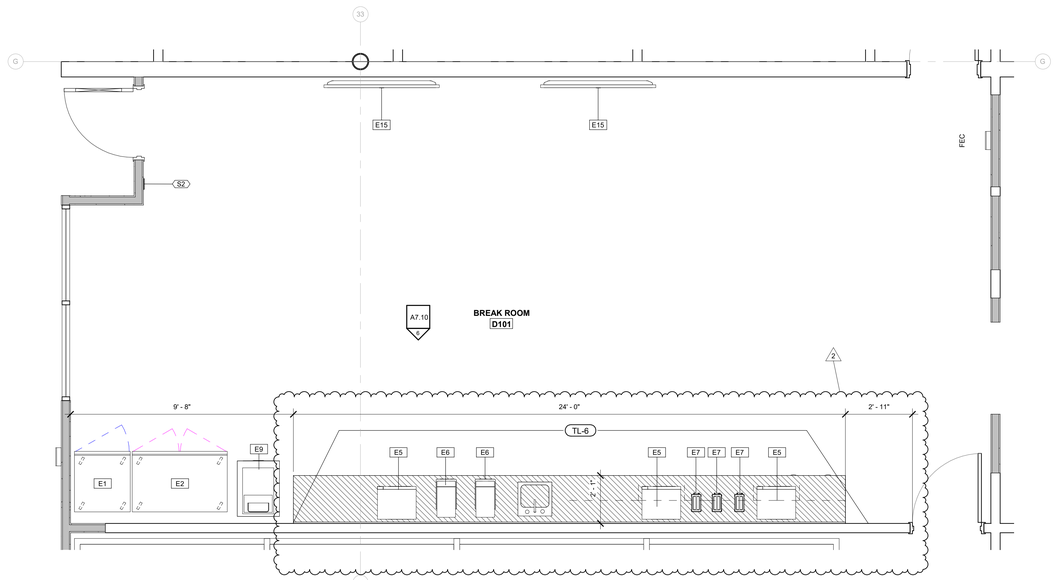
ENLARGED REFLECTED CEILING PLAN - BREAK ROOM B167 4
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - BREAK ROOM - MERCHANDISING 3
3/8" = 1'-0"



ENLARGED PLAN - BREAK ROOM B167 2
3/8" = 1'-0"



ENLARGED CONSTRUCTION PLAN - BREAK ROOM - MERCHANDISING 1
3/8" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS
TAMPA OFFICE
3341 W. CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33607
PHONE (813) 251-1988
FAX (813) 251-1944
SARASOTA OFFICE
980 KOMAS DRIVE, SUITE 202
SARASOTA, FLORIDA 34243
PHONE (941) 342-2823
FAX (941) 342-2823
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
781 MAIN STREET, SUITE 2
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-1080
FAX (727) 724-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

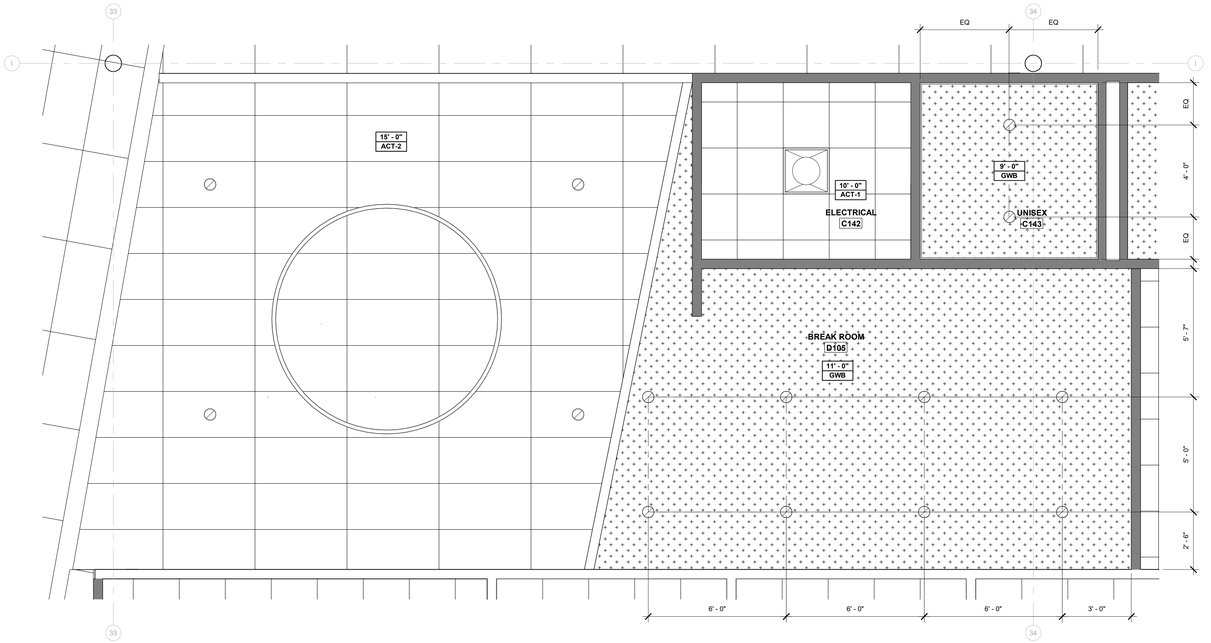
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

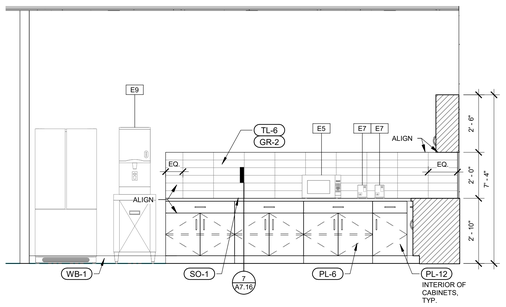
SHEET NAME
ENLARGED FLOOR PLANS - BREAK ROOMS

SHEET NUMBER
A7.10

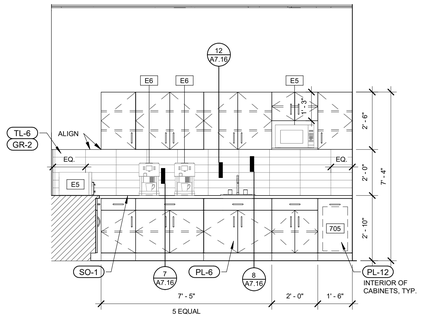
9/13/2021 9:25:25 AM



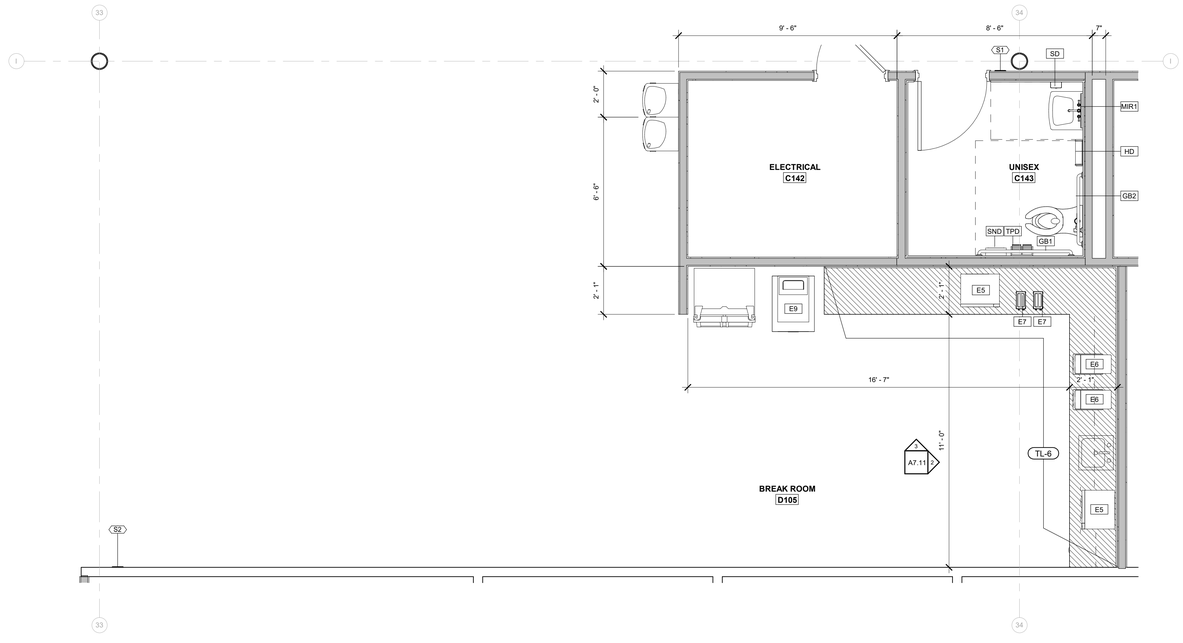
ENLARGED REFLECTED CEILING PLAN - BREAK ROOM - D105 (22)
3/8" = 1'-0"



BREAK ROOM D105 - NORTH ELEVATION (3)
3/8" = 1'-0"



BREAK ROOM D105 - EAST ELEVATION (2)
3/8" = 1'-0"



ENLARGED CONSTRUCTION PLAN - BREAK ROOM - D105 (1)
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

- TL-1 PNT-1 — EXTENT OF FINISH, TYP UNO; WALL FINISH
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900
TAMPA OFFICE
324 NYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

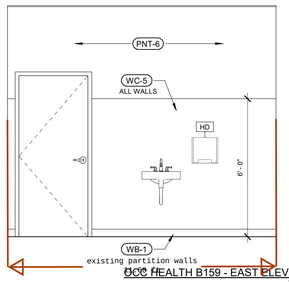
SHEET NAME
ENLARGED FLOOR PLANS - BREAK ROOMS

SHEET NUMBER
A7.11

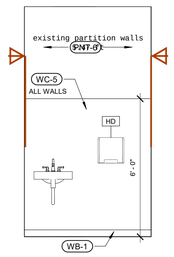
8/25/2021 4:29:15 PM

TOILET ACCESSORY SCHEDULE

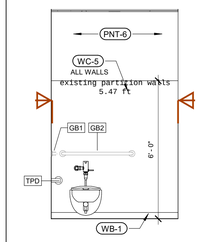
TAG CODE	DESCRIPTION	NOTES
GB1	42" GRAB BAR	CONTRACTOR PROVIDED AND INSTALLED.
GB2	36" GRAB BAR	CONTRACTOR PROVIDED AND INSTALLED.
HD	HAND DRYER	CONTRACTOR PROVIDED AND INSTALLED.
MIR1	MIRROR	CONTRACTOR PROVIDED AND INSTALLED.
PTD	PAPER TOWEL DISPENSER	OWNER PROVIDED
S2	ADA Window Sign	Photopolymer One-Piece Signage
SD	SOAP DISPENSER	OWNER PROVIDED
SND	SANITARY NAPKIN DISPOSAL	OWNER PROVIDED 33" A.F.F. TO TOP OF DOOR PANEL
TPD	TOILET PAPER DISPENSER	OWNER PROVIDED



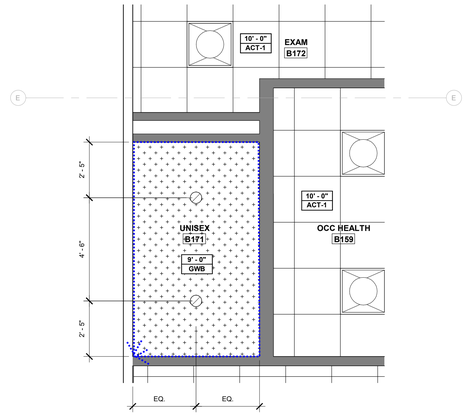
OCC HEALTH B159 - EAST ELEVATION 15
3/8" = 1'-0"



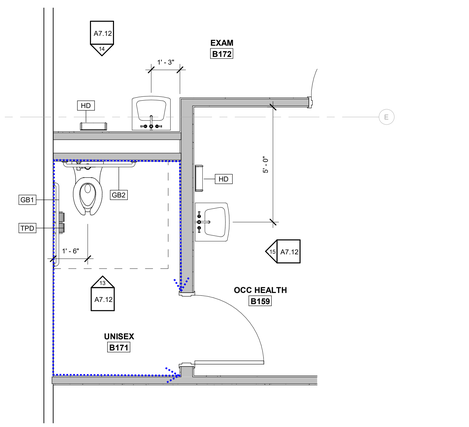
EXAM B172 - SOUTH ELEVATION 14
3/8" = 1'-0"



UNISEX B171 - NORTH ELEVATION 13
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - UNISEX B171 12
3/8" = 1'-0"



ENLARGED PLAN - UNISEX B171 11
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

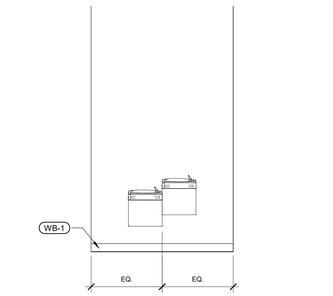
GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

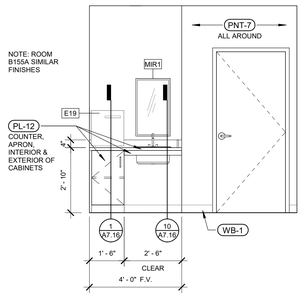
FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO — WALL FINISH
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

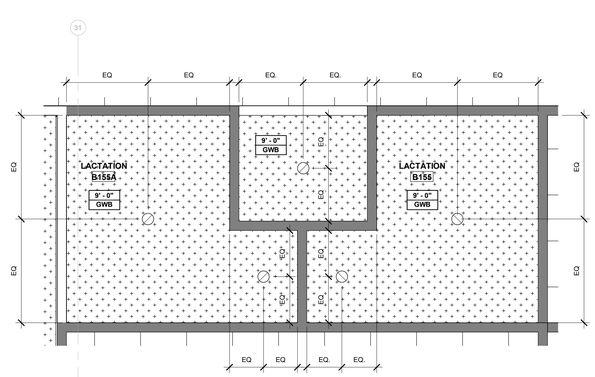
ROOM FINISH LEGEND
NTS



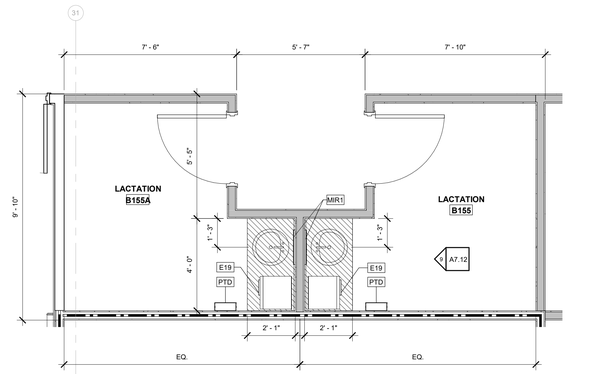
FITNESS C140 - ELECTRIC WATER COOLERS 10
3/8" = 1'-0"



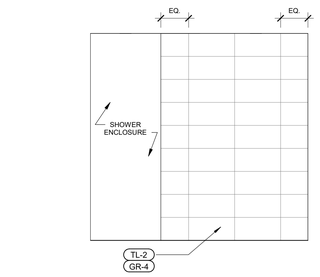
LACTATION B155 - EAST ELEVATION 9
3/8" = 1'-0"



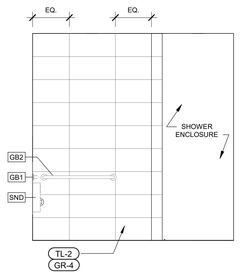
ENLARGED REFLECTED CEILING PLAN - LACTATION ROOMS 8
3/8" = 1'-0"



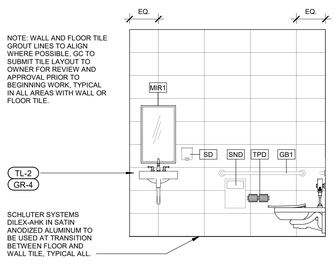
ENLARGED PLAN - LACTATION B155 7
3/8" = 1'-0"



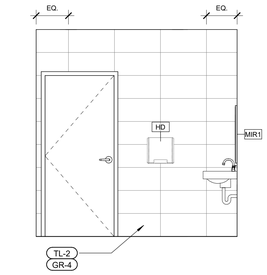
TOILET / SHOWER C141A - EAST ELEVATION 6
3/8" = 1'-0"



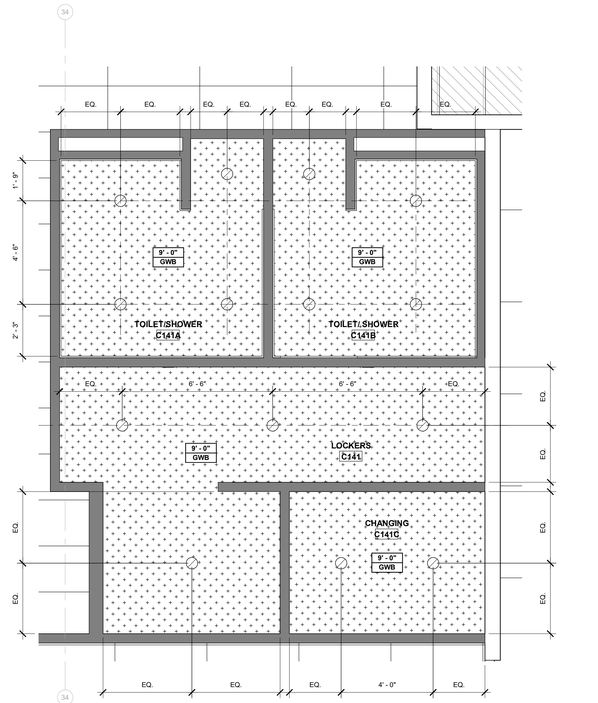
TOILET / SHOWER C141A - NORTH ELEVATION 5
3/8" = 1'-0"



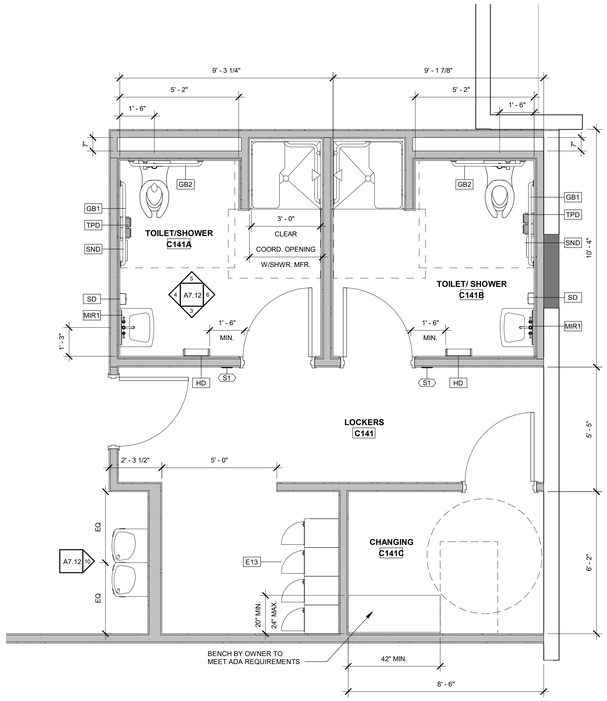
TOILET / SHOWER C141A - WEST ELEVATION 4
3/8" = 1'-0"



TOILET / SHOWER C141A - SOUTH ELEVATION 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN- LOCKERS 2
3/8" = 1'-0"



ENLARGED CONSTRUCTION PLAN - LOCKERS 1
3/8" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PHONE (941) 365-3211
FAX (941) 342-3823

TAMPA OFFICE
3341 WEST CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33607
PHONE (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 FIFTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-3660
FAX (727) 724-3666

ROOMS TO GO OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
ENLARGED FLOOR PLANS - TOILET/SHOWERS & LACTATION ROOMS

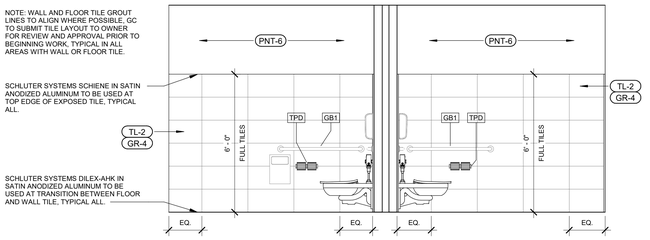
SHEET NUMBER
A7.12

8/25/2021 4:05:23 PM

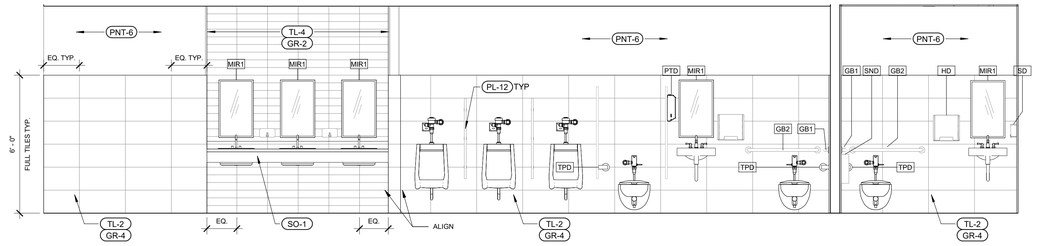
NOTE: WALL AND FLOOR TILE GROUT LINES TO ALIGN WHERE POSSIBLE. GC TO SUBMIT TILE LAYOUT TO OWNER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK, TYPICAL IN ALL AREAS WITH WALL OR FLOOR TILE.

SCHLUTER SYSTEMS SCHIENE IN SATIN ANODIZED ALUMINUM TO BE USED AT TOP EDGE OF EXPOSED TILE, TYPICAL ALL.

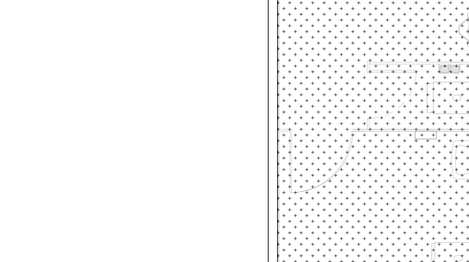
SCHLUTER SYSTEMS DILEX-AHK IN SATIN ANODIZED ALUMINUM TO BE USED AT TRANSITION BETWEEN FLOOR AND WALL TILE, TYPICAL ALL.



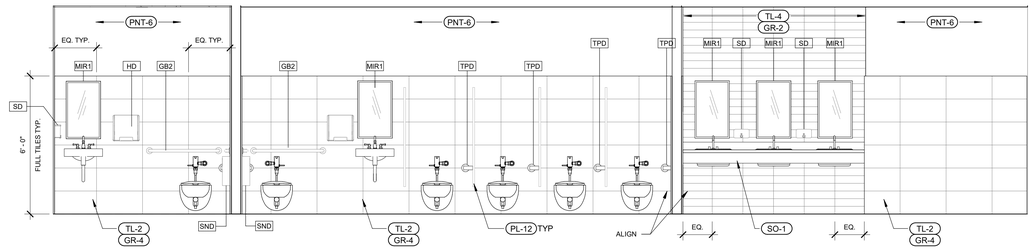
RESTROOM - SOUTH ELEVATION (6)
3/8" = 1'-0"



MEN'S B169 - EAST ELEVATION (MEN'S A218 SIM.) (5)
3/8" = 1'-0"



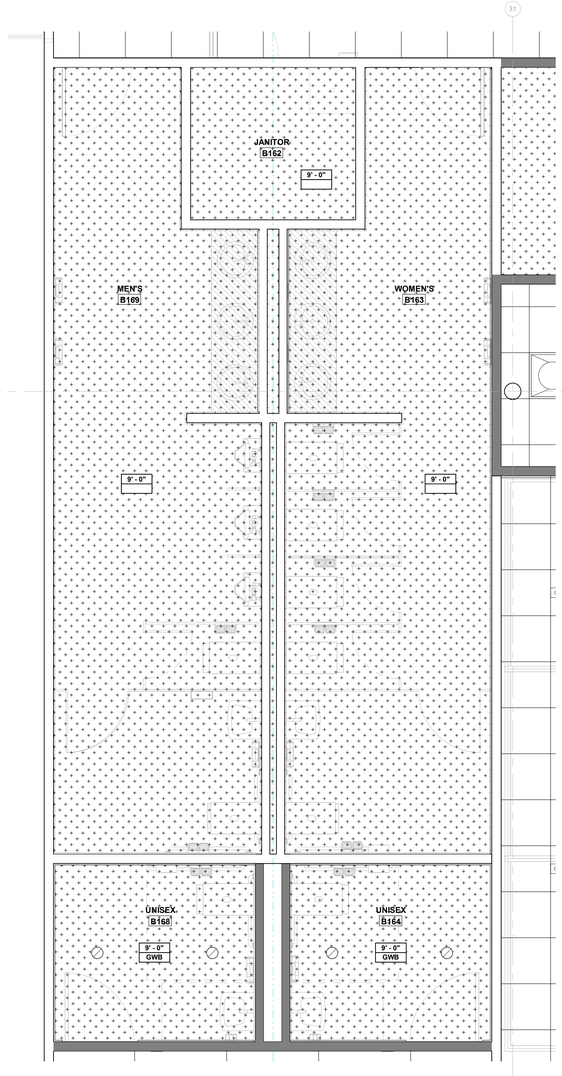
RESTROOM - NORTH ELEVATION (4)
3/8" = 1'-0"



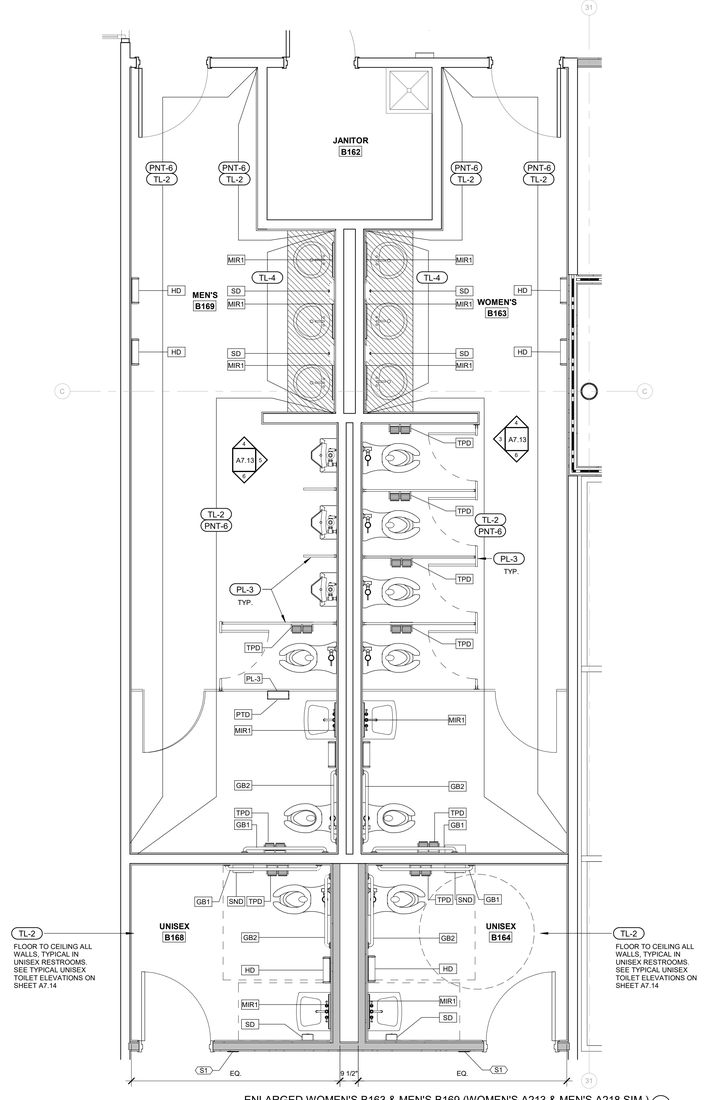
WOMEN'S B163 - WEST ELEVATION (WOMEN'S A213 SIM.) (3)
3/8" = 1'-0"

TOILET ACCESSORY SCHEDULE

TAG CODE	DESCRIPTION	NOTES
GB1	42" GRAB BAR	CONTRACTOR PROVIDED AND INSTALLED.
GB2	36" GRAB BAR	CONTRACTOR PROVIDED AND INSTALLED.
HD	HAND DRYER	CONTRACTOR PROVIDED AND INSTALLED.
MIR1	MIRROR	CONTRACTOR PROVIDED AND INSTALLED.
PTD	PAPER TOWEL DISPENSER	OWNER PROVIDED
S2	ADA Window Sign	Photopolymer One-Piece Signage
SD	SOAP DISPENSER	OWNER PROVIDED
SND	SANITARY NAPKIN DISPOSAL	OWNER PROVIDED 33" A.F.F. TO TOP OF DOOR PANEL
TPD	TOILET PAPER DISPENSER	OWNER PROVIDED



ENLARGED WOMEN'S B163 & MEN'S B169 (WOMEN'S A213 & MEN'S A218 SIM.) (2)
3/8" = 1'-0"



ENLARGED WOMEN'S B163 & MEN'S B169 (WOMEN'S A213 & MEN'S A218 SIM.) (1)
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO — WALL FINISH
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PHONE 941 365 3211
FAX (941) 342-9823

TAMPA OFFICE
3341 WEST CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 251-1988
FAX (813) 251-1944

SAFETY HARBOR OFFICE
330 FIFTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-7880
FAX (727) 724-3996

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

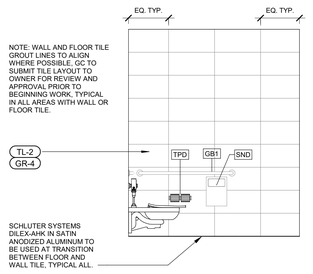
SHEET NAME
ENLARGED FLOOR PLAN - GROUP RESTROOMS

SHEET NUMBER
A7.13

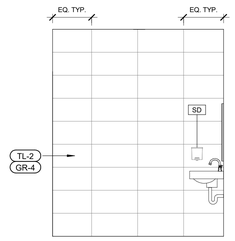
8/25/2021 4:05:30 PM

TOILET ACCESSORY SCHEDULE

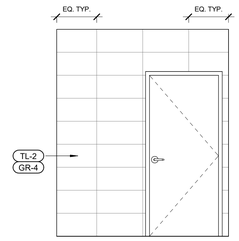
TAG CODE	DESCRIPTION	NOTES
GB1	42" GRAB BAR	CONTRACTOR PROVIDED AND INSTALLED.
GB2	36" GRAB BAR	CONTRACTOR PROVIDED AND INSTALLED.
HD	HAND DRYER	CONTRACTOR PROVIDED AND INSTALLED.
MIR1	MIRROR	CONTRACTOR PROVIDED AND INSTALLED.
PTD	PAPER TOWEL DISPENSER	OWNER PROVIDED
S2	ADA Window Sign	Photopolymer One-Piece Signage
SD	SOAP DISPENSER	OWNER PROVIDED
SND	SANITARY NAPKIN DISPOSAL	OWNER PROVIDED 33" A.F.F. TO TOP OF DOOR PANEL
TPD	TOILET PAPER DISPENSER	OWNER PROVIDED



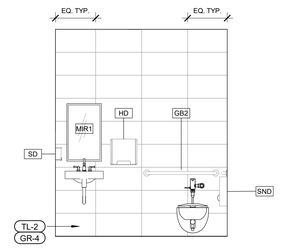
UNISEX C122 (TYPICAL UNISEX) - EAST ELEVATION 13
3/8" = 1'-0"



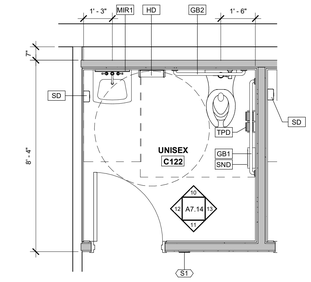
UNISEX C122 (TYPICAL UNISEX) - WEST ELEVATION 12
3/8" = 1'-0"



UNISEX C122 (TYPICAL UNISEX) - SOUTH ELEVATION 11
3/8" = 1'-0"



UNISEX C122 (TYPICAL UNISEX) - NORTH ELEVATION 10
3/8" = 1'-0"



ENLARGED PLANS - TYPICAL UNISEX TOILET 9
3/8" = 1'-0"

ROOM FINISH LEGEND
NTS

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE

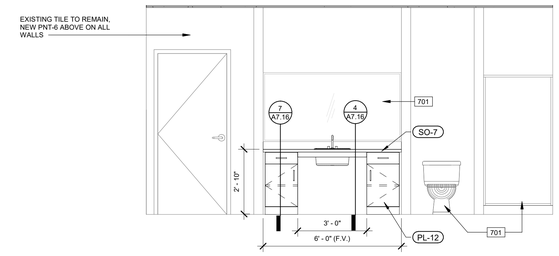
TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

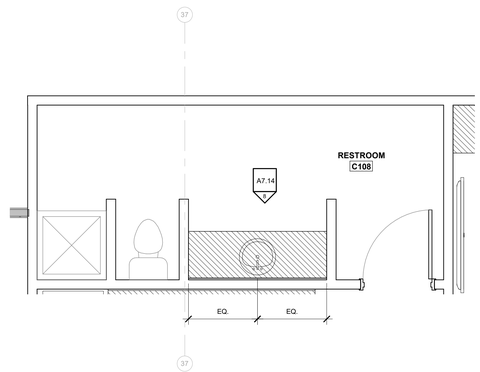
A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

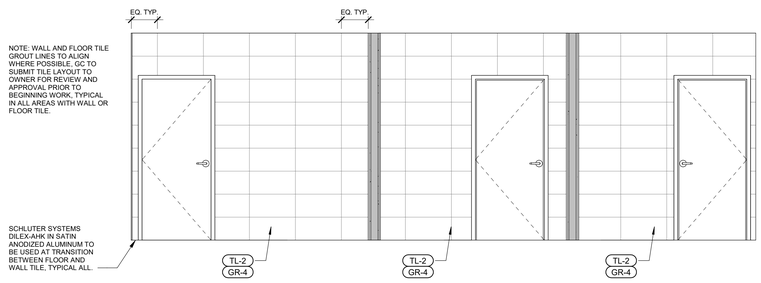
- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO — WALL FINISH
- TL-1 — WALL FINISH
- TL-1 — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH



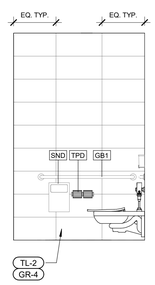
RESTROOM C108 - SOUTH ELEVATION 8
3/8" = 1'-0"



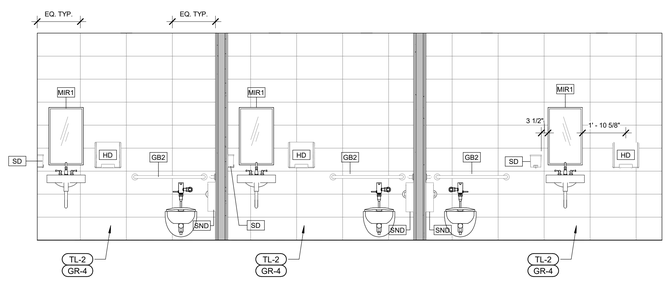
ENLARGED PLAN - RESTROOM C108 7
3/8" = 1'-0"



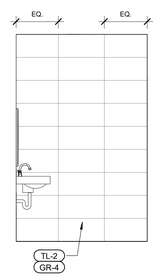
TOILET D141, D142, D143 - SOUTH ELEVATION 6
3/8" = 1'-0"



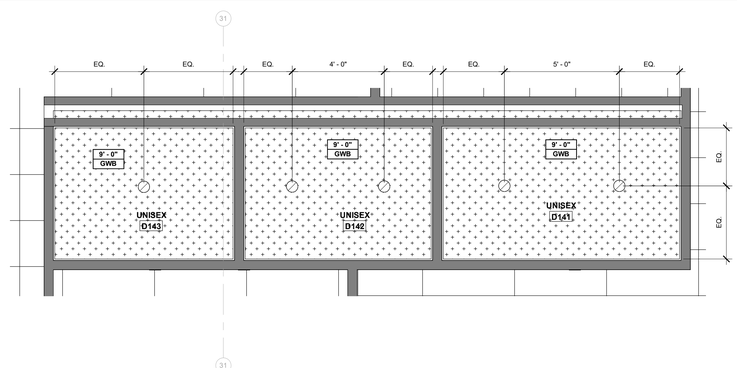
TOILET D141 - WEST ELEVATION 5
3/8" = 1'-0"



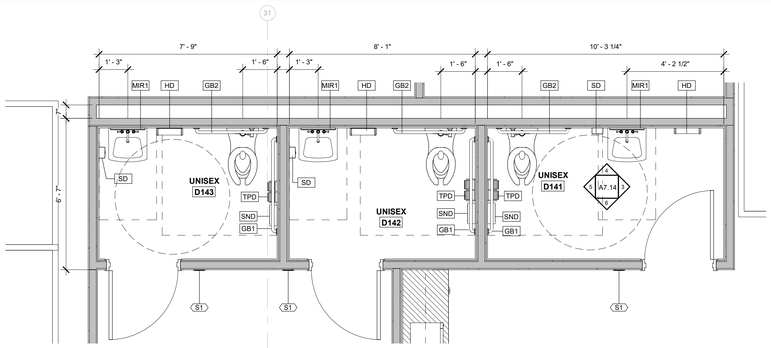
TOILET D141, D142, D143 - NORTH ELEVATION 4
3/8" = 1'-0"



TOILET D141 - EAST ELEVATION 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - TOILET D132 2
3/8" = 1'-0"



ENLARGED PLAN - UNISEX D141, D142, & D143 1
3/8" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PHONE (941) 365-3658
FAX (941) 342-3523
TAMPA OFFICE
3340 PEACHTREE ROAD, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 281-1900
FAX (813) 281-1944
SAFETY HARBOR OFFICE
3104 MAIN STREET, SUITE 200
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3660
FAX (727) 726-3666
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
ENLARGED FLOOR PLAN - UNISEX TOILETS

SHEET NUMBER
A7.14

8/25/2021 4:29:39 PM

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE	
TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO — WALL FINISH

TL-1 — WALL FINISH

TL-1 — FLOOR FINISH

TL-1 — SPECIAL FINISH

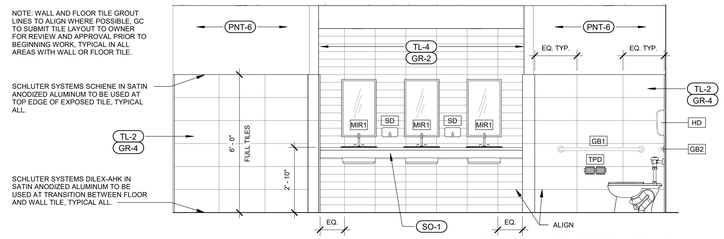
ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

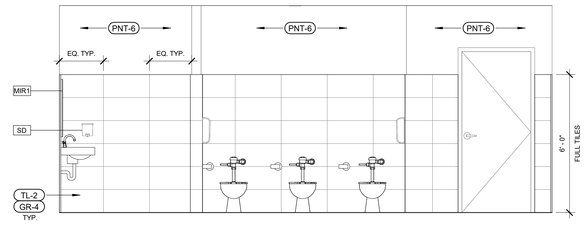
NOTE: WALL AND FLOOR TILE GROUT LINES TO ALIGN WHERE POSSIBLE, GC TO SUBMIT TILE LAYOUT TO OWNER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK, TYPICAL IN ALL AREAS WITH WALL OR FLOOR TILE.

SCHLUTER SYSTEMS SCHIENE IN SATIN ANODIZED ALUMINUM TO BE USED AT TOP EDGE OF EXPOSED TILE, TYPICAL ALL.

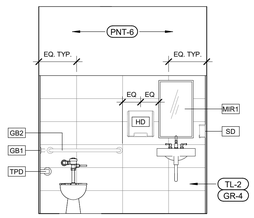
SCHLUTER SYSTEMS DILEX-AHK IN SATIN ANODIZED ALUMINUM TO BE USED AT TRANSITION BETWEEN FLOOR AND WALL TILE, TYPICAL ALL.



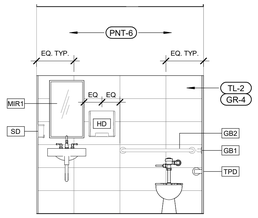
WOMEN'S A51 - SOUTH ELEVATION 8
3/8" = 1'-0"



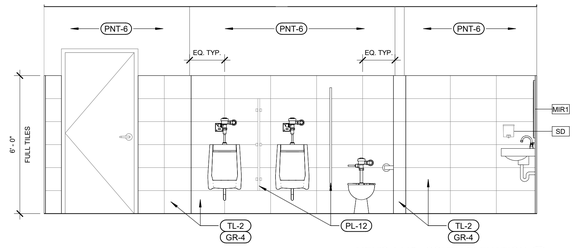
WOMEN'S A151 - NORTH ELEVATION 7
3/8" = 1'-0"



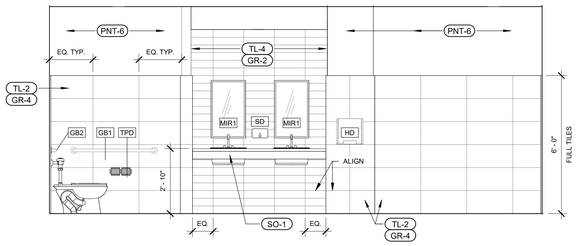
TOILET A152 - WEST ELEVATION 6
3/8" = 1'-0"



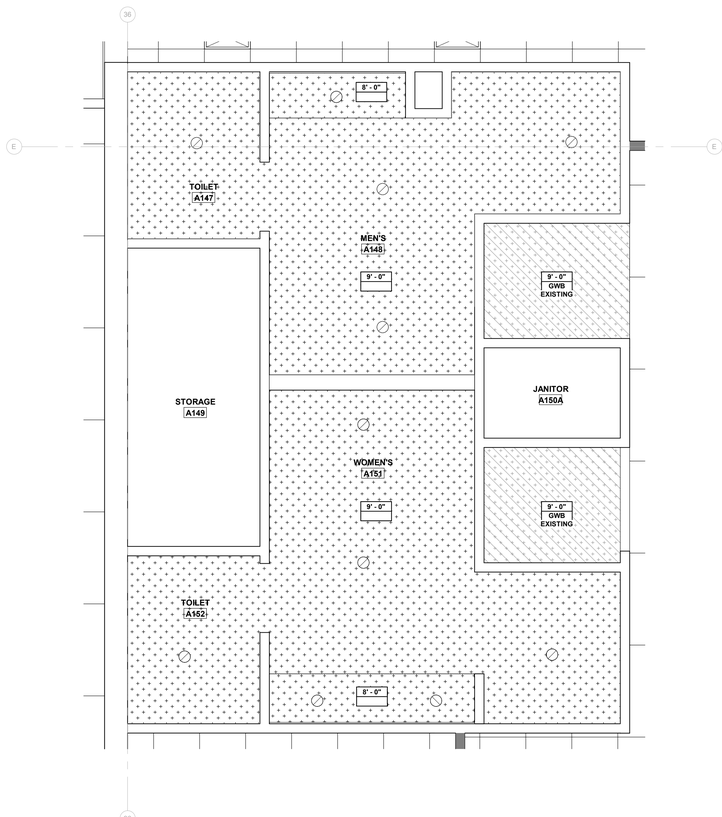
TOILET A147 - WEST ELEVATION 5
3/8" = 1'-0"



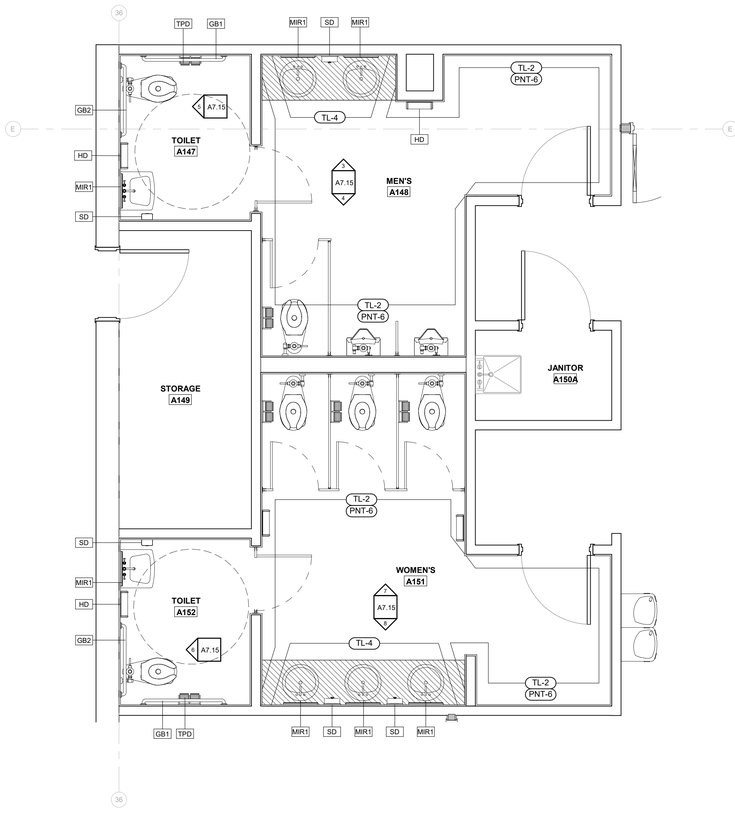
MEN'S A148 - SOUTH ELEVATION 4
3/8" = 1'-0"



MEN'S A148 - NORTH ELEVATION 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - MEN'S A148 & WOMEN'S A151 2
3/8" = 1'-0"



ENLARGED PLAN - MEN'S A148 & WOMEN'S A151 1
3/8" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
2080 ENTERPRISE ROAD, SUITE 200
SARASOTA, FLORIDA 34232
PHONE (941) 342-9823
FAX (941) 342-9823

TAMPA OFFICE
3341 WEST CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33607
PHONE (813) 251-1988
FAX (813) 251-1944

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-3600
FAX (727) 724-3599

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

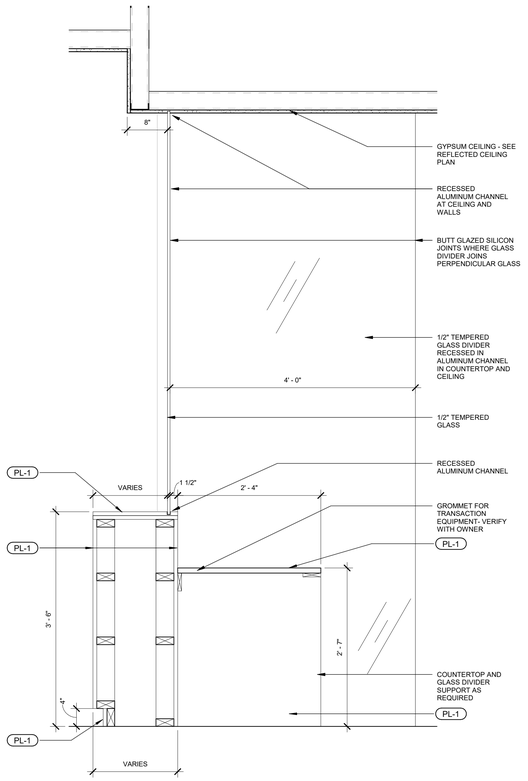
REVISIONS

NO	DATE	NOTES

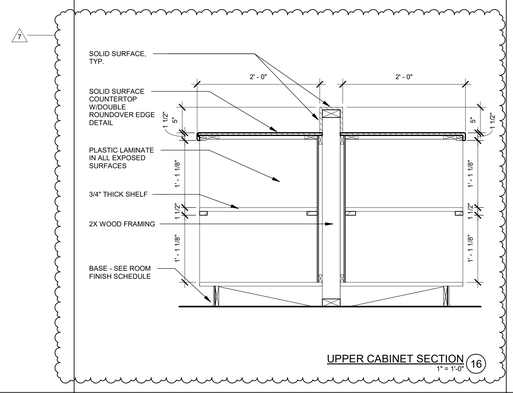
SHEET NAME
ENLARGED FLOOR PLAN - MEN'S A148 & WOMEN'S A151

SHEET NUMBER
A7.15

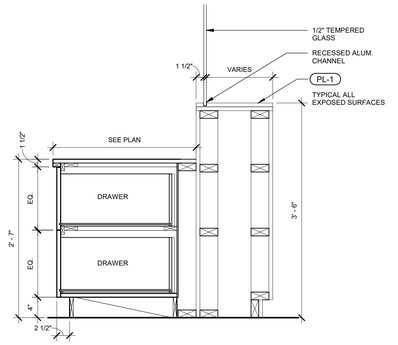
8/25/2021 4:05:44 PM



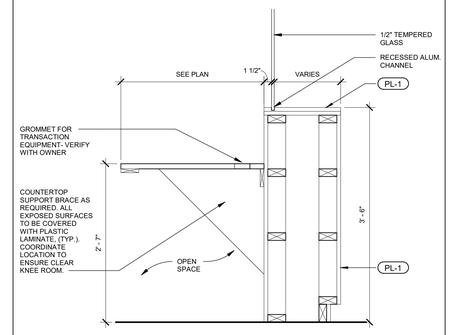
SECTION @ LOBBY RECEPTION DESK (14)
1" = 1'-0"



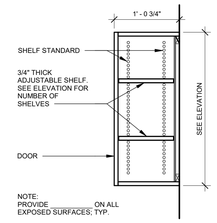
UPPER CABINET SECTION (16)
1" = 1'-0"



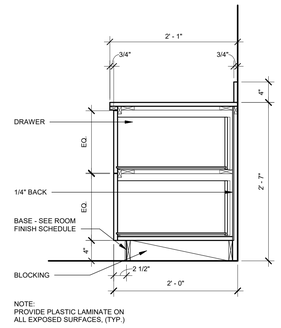
ADMIN. DESK SECTION @ FILE CABINET (15)
1" = 1'-0"



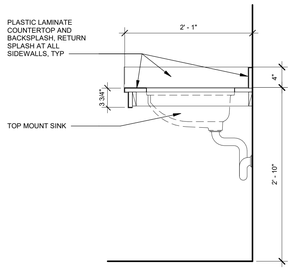
ADMIN. DESK SECTION (13)
1" = 1'-0"



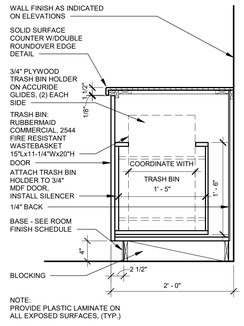
UPPER CABINET SECTION (12)
1" = 1'-0"



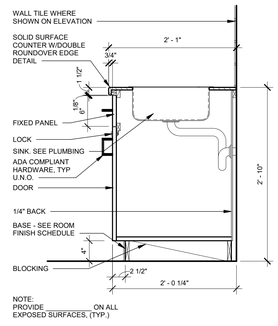
FILE CABINET SECTION (11)
1" = 1'-0"



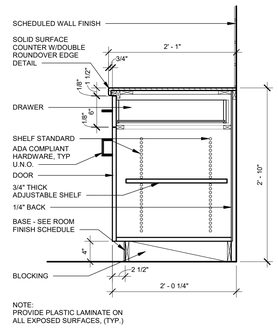
VANITY SECTION @ LACTATION ROOM (10)
1" = 1'-0"



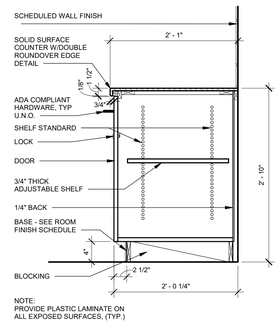
PULL-OUT TRASH CABINET W/SOLID SURFACE COUNTER (9)
1" = 1'-0"



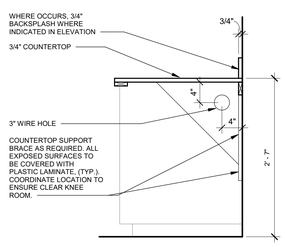
BASE SINK SECTION W/SOLID SURFACE COUNTER (8)
1" = 1'-0"



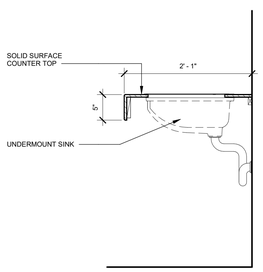
BASE CABINET SECTION W/TOP DRAWER & SOLID SURFACE COUNTER (7)
1" = 1'-0"



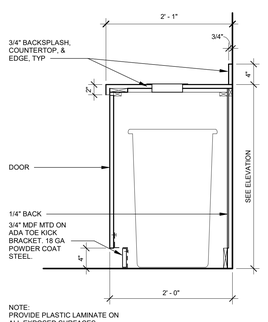
BASE CABINET SECTION W/SOLID SURFACE COUNTER (6)
1" = 1'-0"



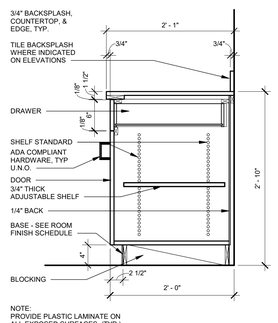
SECTION AT COUNTER (5)
1" = 1'-0"



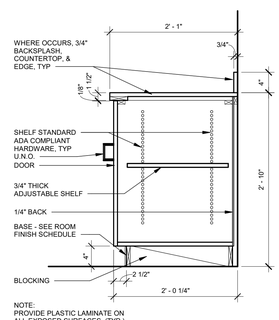
VANITY SECTION @ RESTROOMS (4)
1" = 1'-0"



BASE CABINET SECTION TRASH & RECYCLING (3)
1" = 1'-0"



BASE CABINET SECTION WITH TOP DRAWER (2)
1" = 1'-0"



BASE CABINET SECTION (1)
1" = 1'-0"

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
INTERNATIONAL GATEWAY
5961 SARASOTA, FLORIDA 34231
PHONE (941) 342-3600
FAX (941) 342-3633
TAMPA OFFICE
3341 WEST JULIA STREET, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 251-1844
FAX (813) 251-1844
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH RD.
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-3000
FAX (727) 724-3000

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWIN
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

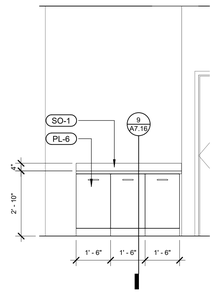
REVISIONS

NO	DATE	NOTES
7	02-08-22	CHANGE BULLETIN 02

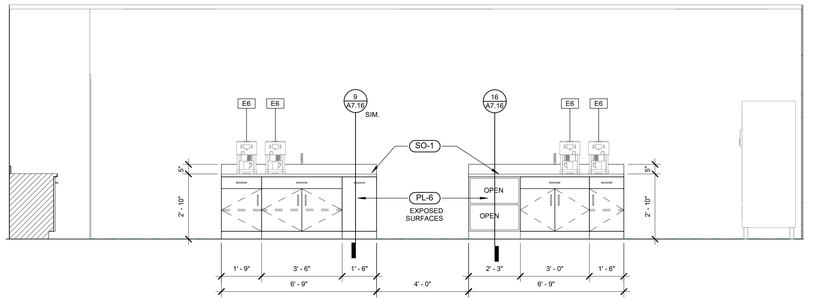
SHEET NAME
CASEWORK SECTION DETAILS

SHEET NUMBER
A7.16

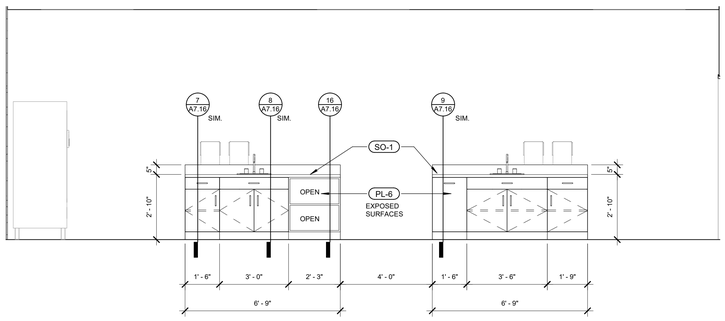
2/9/2022 12:43:19 PM



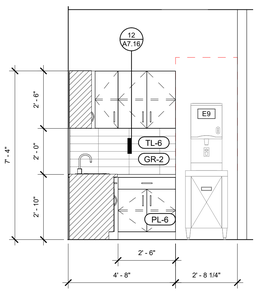
BREAK ROOM 161 - TRASH RECEPTACLE ELEVATION 7
3/8" = 1'-0"



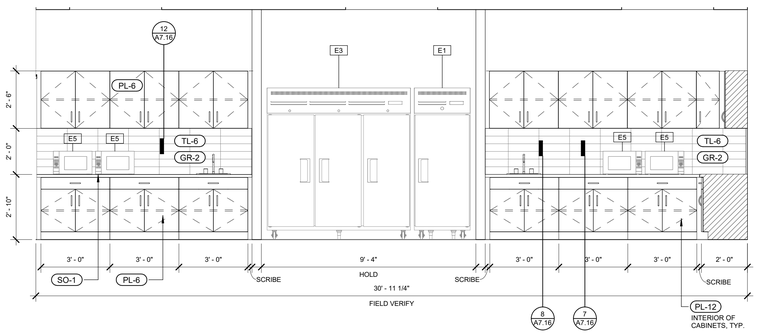
BREAK ROOM 161 - ISLAND WEST ELEVATION 6
3/8" = 1'-0"



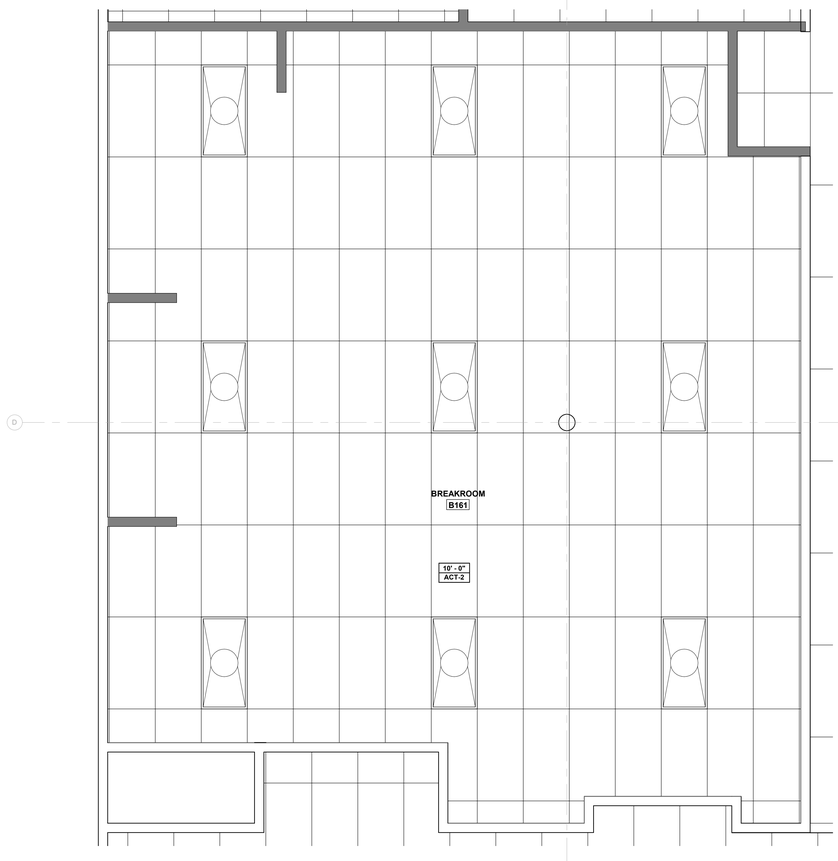
BREAK ROOM 161 - ISLAND EAST ELEVATION 5
3/8" = 1'-0"



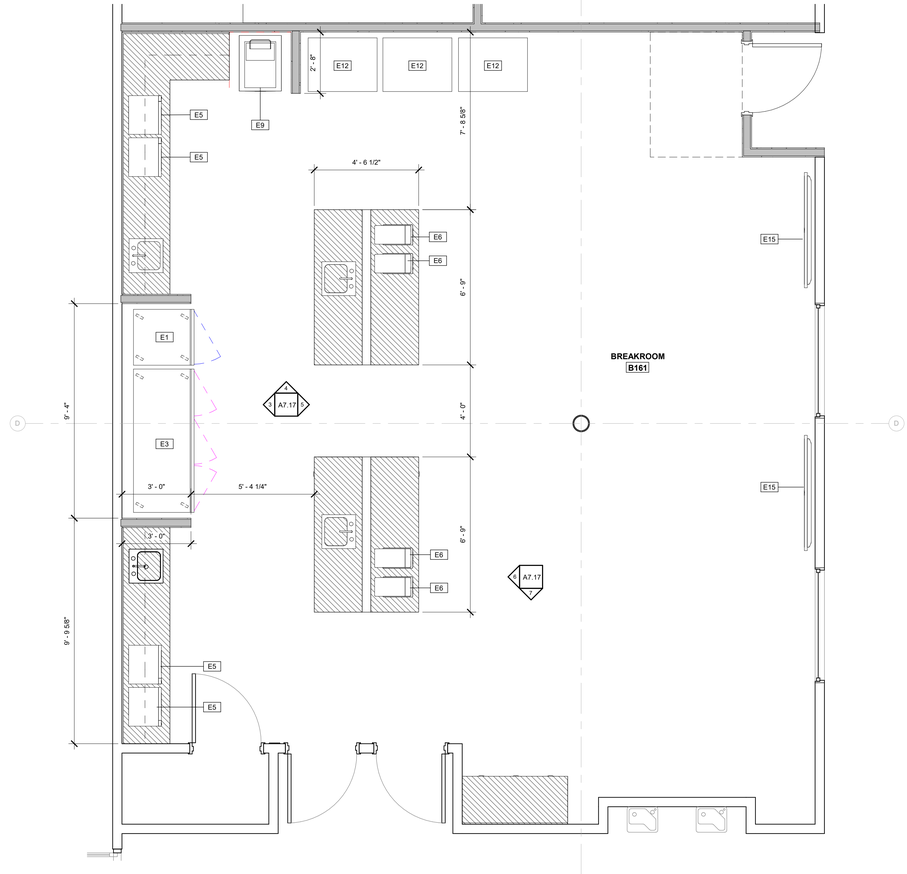
BREAK ROOM 161 - NORTH ELEVATION 4
3/8" = 1'-0"



BREAK ROOM 161 - WEST ELEVATION 3
3/8" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - BREAK ROOM 161 2
3/8" = 1'-0"



ENLARGED PLAN - BREAK ROOM 161 1
3/8" = 1'-0"

700_INTERIOR ELEVATIONS KEYNOTE SCHEDULE	
TAG	DESCRIPTION
701	EXISTING MIRROR TO REMAIN
702	NOT USED
703	ACCENT WALL
704	BENCH SEATING BY OWNER
705	PULL-OUT TRASH DRAWER
706	DRAWER AND/OR DOOR LOCKS
707	EXISTING TOILET AND SHOWER TO REMAIN

GENERAL NOTES:

A. ALL DRAWER AND DOOR HARDWARE TO BE MOCKETT DP281A. SEE ELEVATIONS FOR INSTALL DIRECTION, TYP U.N.O.

FINISH TAG SYMBOLS:

- TL-1 / PNT-1 — EXTENT OF FINISH, TYP UNO — WALL FINISH
- TL-1 — WALL FINISH
- TL-1 (diamond) — FLOOR FINISH
- TL-1 — SPECIAL FINISH
- ACT-1 — CEILING FINISH

ROOM FINISH LEGEND
NTS

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS
SARASOTA OFFICE
661 SARASOTA QUAY, SUITE 203
SARASOTA, FLORIDA 34236
PHONE (941) 342-9233
FAX (941) 342-9233
TAMPA OFFICE
334 HYDE PARK PLAZA, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
330 ELM AVENUE, SUITE 200
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3660
FAX (727) 726-3666

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA — MARCEL MASLOWSKI — REGISTERED ARCHITECT — AR98182

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
7	02-08-22	CHANGE BULLETIN 02

NEW SHEET

SHEET NAME
ENLARGED FLOOR PLAN - BREAK ROOM 161

SHEET NUMBER
A7.17

2/8/2022 12:55:44 PM

GENERAL REFLECTED CEILING PLAN NOTES:

A. WHERE NEW CEILINGS ARE SCHEDULED, EXTEND EXISTING WALLS TO 6" ABOVE NEW CEILING HEIGHT.

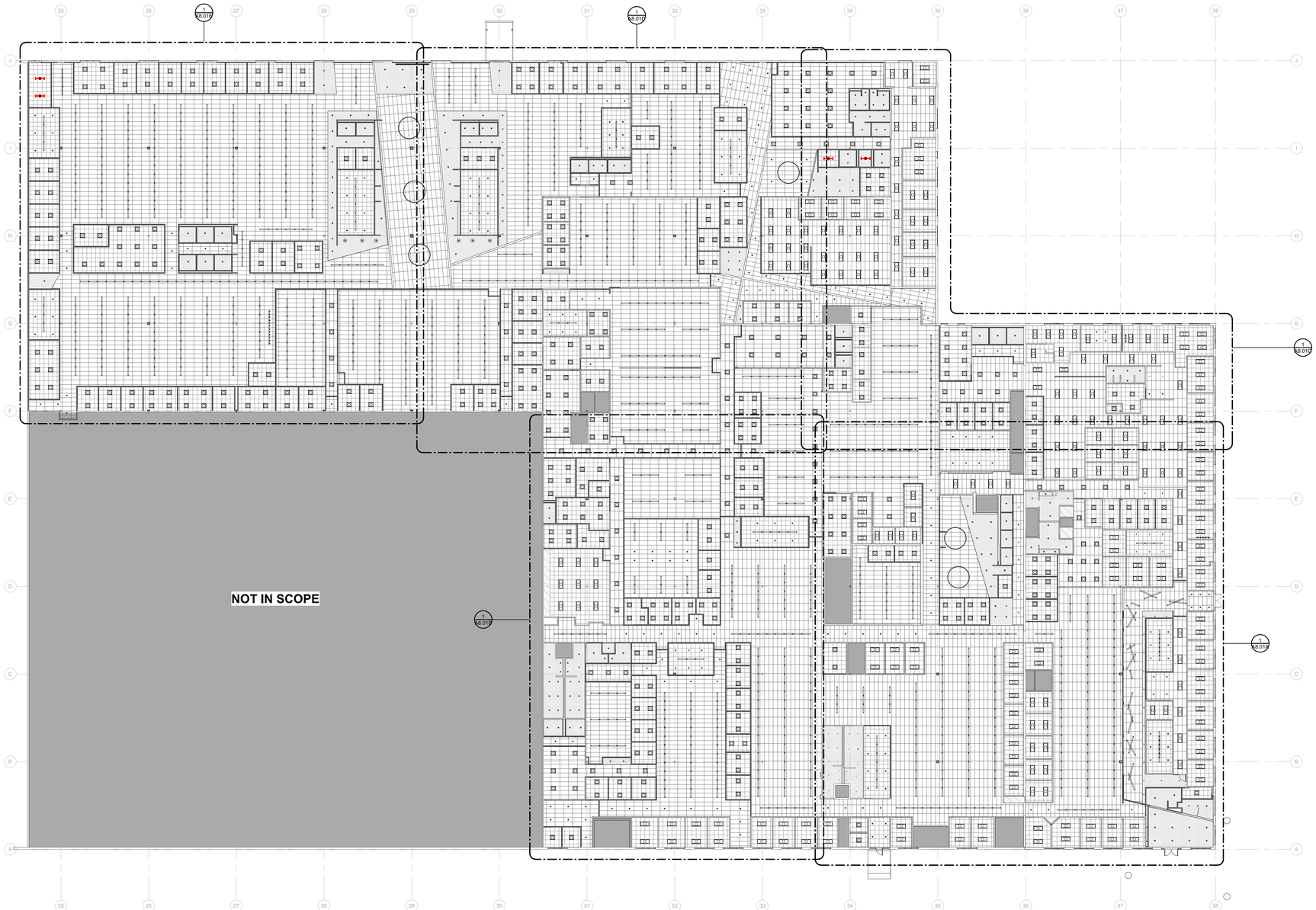
B. PATCH, REPAIR AND EXTEND EXISTING CEILING GRID FOR THE REMOVAL OR ADDITION OF NEW WALLS.

C. CONTRACTOR TO USE "SALVAGED" ACOUSTICAL CEILING TILES FROM DEMOLITION TO ADD TO THE EXISTING ACOUSTICAL CEILINGS WHERE CEILING GRIDS WERE EXTENDED.

D. ALL EXISTING CEILING GRIDS AND TILES TO BE PAINTED TO MATCH NEW CEILING GRID COLOR.

E. WHERE NO LIGHTS ARE SHOWN IN PLAN, EXISTING LIGHTS TO REMAIN.

GENERAL REFLECTED CEILING PLAN NOTES
12" = 1'-0"



FIRST FLOOR REFLECTED CEILING PLAN
3/64" = 1'-0" 1

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

EXISTING TO REMAIN GWB CEILING

2' x 4' ACT CEILING

2' x 2' ACT CEILING

GWB CEILING

2' x 2' LED LIGHT FIXTURE

2' x 4' LED LIGHT FIXTURE

PENDANT LINEAR LED LIGHT FIXTURE.

PENDANT LINEAR LED LIGHT FIXTURE LENGTH VARIES. REFER TO RCP.

PENDANT CIRCULAR LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

PENDANT LIGHT BY OWNER

KEYPLAN

E | D | C
B | A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
2080 RINGLING BLVD.
SARASOTA, FLORIDA 34237
PHONE (941) 365-3658
FAX (941) 342-0823

TAMPA OFFICE
3240 HENDERSON BLVD. SUITE 200
TAMPA, FLORIDA 33609
PHONE (813) 251-1988
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
330 FIFTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-1818
FAX (727) 724-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

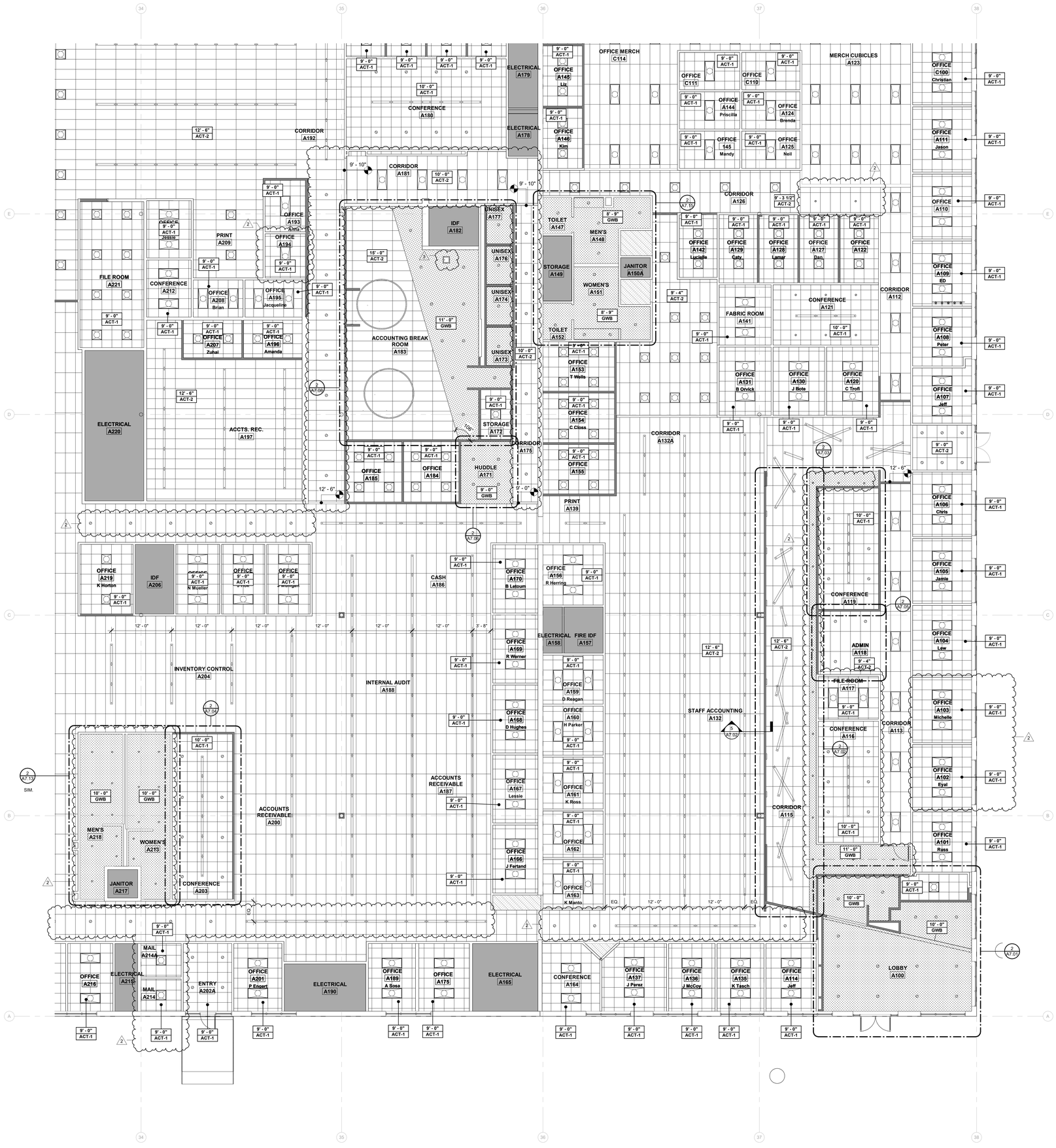
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME
REFLECTED CEILING PLAN OVERALL

SHEET NUMBER
A8.01

9/13/2021 4:55:53 AM



FIRST FLOOR REFLECTED CEILING PLAN A 1
1/8" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES:

A. WHERE NEW CEILINGS ARE SCHEDULED, EXTEND EXISTING WALLS TO 6" ABOVE NEW CEILING HEIGHT.

B. PATCH, REPAIR AND EXTEND EXISTING CEILING GRID FOR THE REMOVAL OR ADDITION OF NEW WALLS.

C. CONTRACTOR TO USE "SALVAGED" ACOUSTICAL CEILING TILES FROM DEMOLITION TO ADD TO THE EXISTING ACOUSTICAL CEILINGS WHERE CEILING GRIDS WERE EXTENDED.

D. ALL EXISTING CEILING GRIDS AND TILES TO BE PAINTED TO MATCH NEW CEILING GRID COLOR.

E. WHERE NO LIGHTS ARE SHOWN IN PLAN, EXISTING LIGHTS TO REMAIN.

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

EXISTING TO REMAIN GWB CEILING

2' x 4' ACT CEILING

2' x 2' ACT CEILING

GWB CEILING

2' x 2' LED LIGHT FIXTURE

2' x 4' LED LIGHT FIXTURE

PENDANT LINEAR LED LIGHT FIXTURE.

PENDANT LINEAR LED LIGHT FIXTURE LENGTH VARIES. REFER TO RCP.

PENDANT CIRCULAR LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

PENDANT LIGHT BY OWNER

ACCESS HATCH

KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-6933
FAX (941) 342-6923

TAMPA OFFICE
324 FOUNTAIN AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4440
FAX (813) 251-1984

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

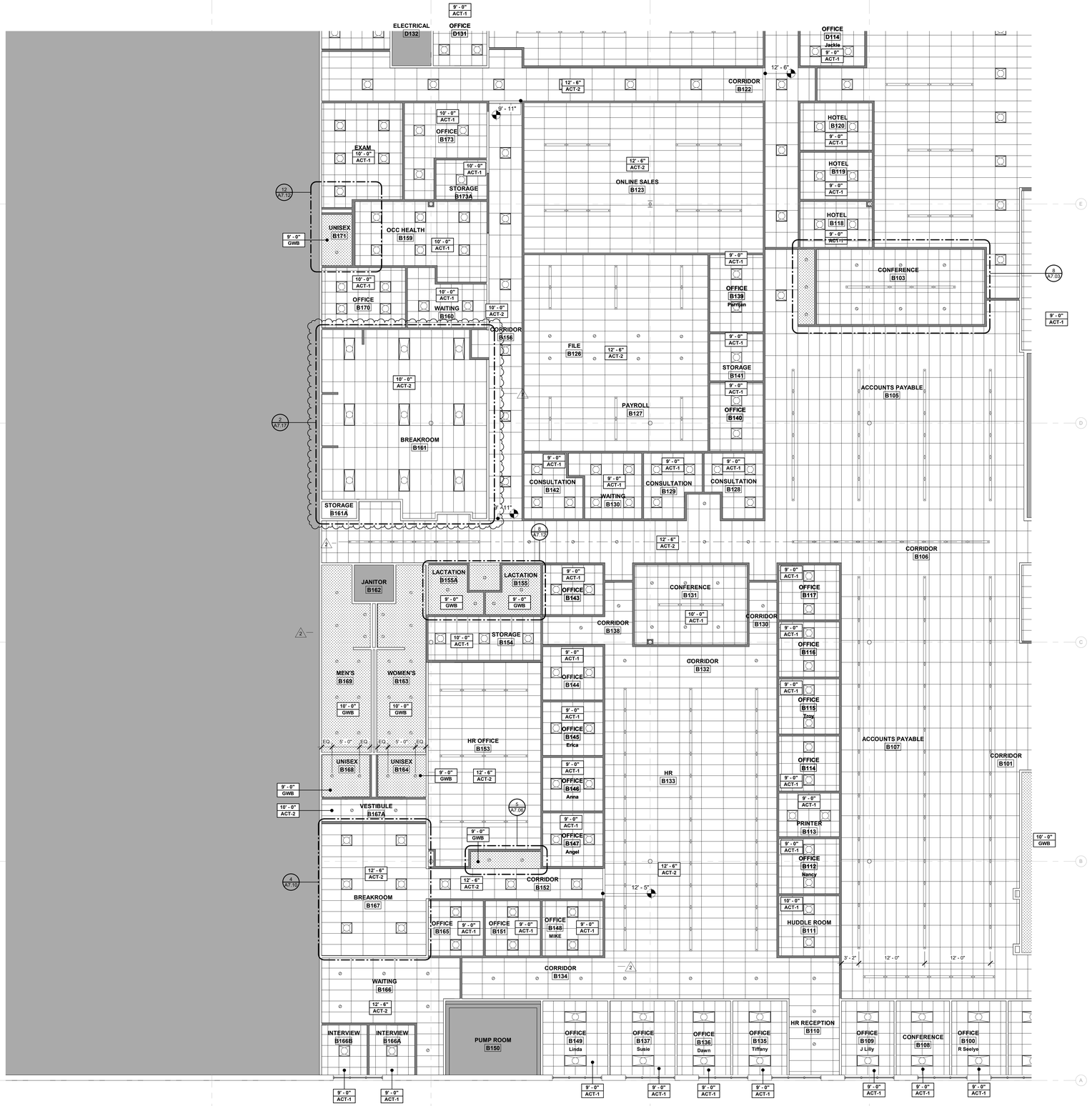
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
3	09-14-21	ADDENDUM #3

SHEET NAME
REFLECTED CEILING PLAN A

SHEET NUMBER
A8.01A



FIRST FLOOR REFLECTED CEILING PLAN B (1)
1/8" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES:

A. WHERE NEW CEILINGS ARE SCHEDULED, EXTEND EXISTING WALLS TO 6" ABOVE NEW CEILING HEIGHT.

B. PATCH, REPAIR AND EXTEND EXISTING CEILING GRID FOR THE REMOVAL OR ADDITION OF NEW WALLS.

C. CONTRACTOR TO USE "SALVAGED" ACOUSTICAL CEILING TILES FROM DEMOLITION TO ADD TO THE EXISTING ACOUSTICAL CEILINGS WHERE CEILING GRIDS WERE EXTENDED.

D. ALL EXISTING CEILING GRIDS AND TILES TO BE PAINTED TO MATCH NEW CEILING GRID COLOR.

E. WHERE NO LIGHTS ARE SHOWN IN PLAN, EXISTING LIGHTS TO REMAIN.

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

EXISTING ACT CEILING TO REMAIN

EXISTING GWB CEILING TO REMAIN

2' x 4' ACT CEILING

2' x 2' ACT CEILING

GWB CEILING

2' x 2' LED LIGHT FIXTURE

2' x 4' LED LIGHT FIXTURE

PENDANT LINEAR LED LIGHT FIXTURE.

PENDANT LINEAR LED LIGHT FIXTURE LENGTH VARIES. REFER TO RCP.

PENDANT CIRCULAR LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

PENDANT LIGHT BY OWNER

ACCESS HATCH

KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233
TAMPA OFFICE
324 NYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994
SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
REFLECTED CEILING PLAN B

SHEET NUMBER
A8.01B

GENERAL REFLECTED CEILING PLAN NOTES:

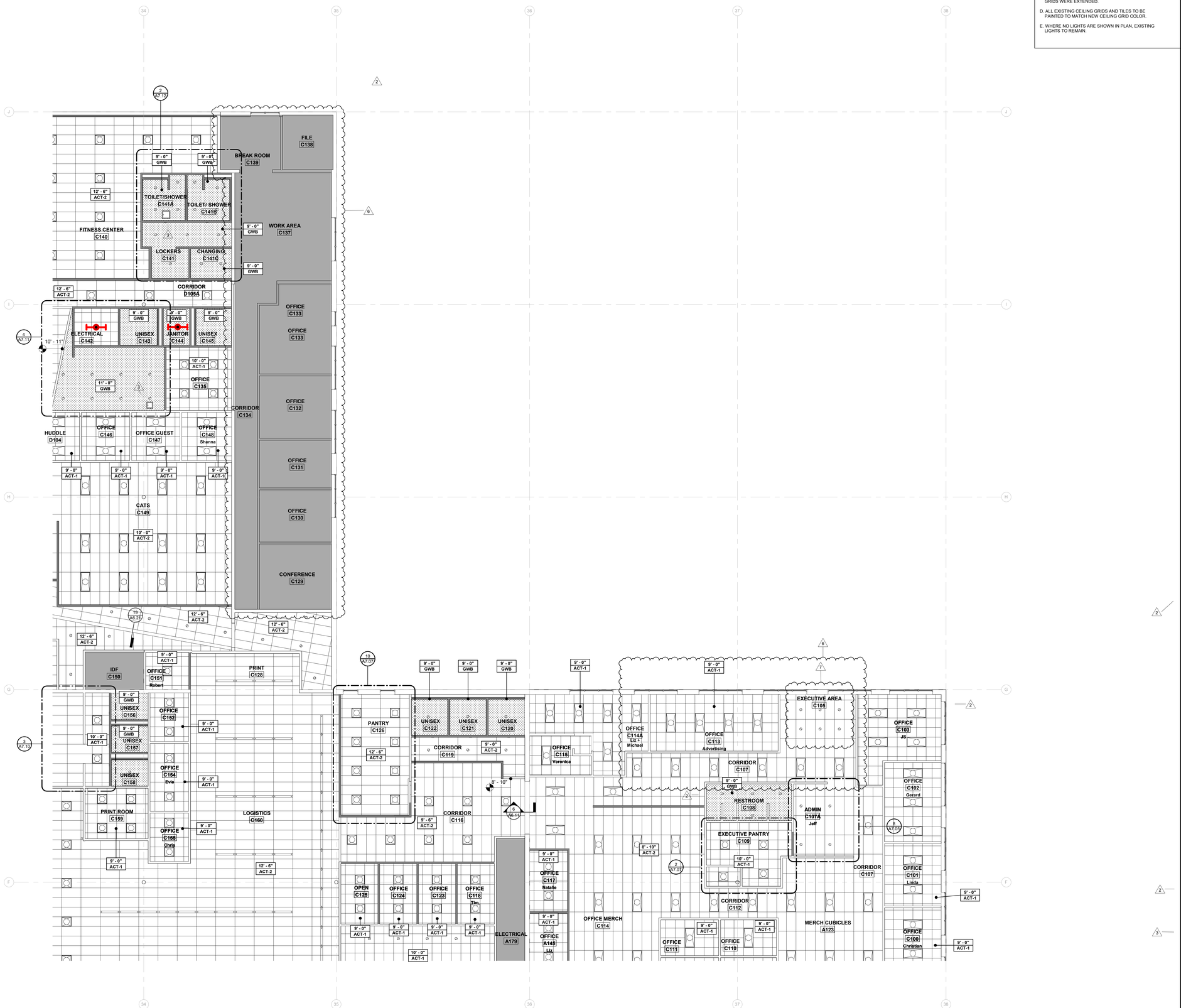
A. WHERE NEW CEILINGS ARE SCHEDULED, EXTEND EXISTING WALLS TO 6" ABOVE NEW CEILING HEIGHT.

B. PATCH, REPAIR AND EXTEND EXISTING CEILING GRID FOR THE REMOVAL OR ADDITION OF NEW WALLS.

C. CONTRACTOR TO USE "SALVAGED" ACOUSTICAL CEILING TILES FROM DEMOLITION TO ADD TO THE EXISTING ACOUSTICAL CEILINGS WHERE CEILING GRIDS WERE EXTENDED.

D. ALL EXISTING CEILING GRIDS AND TILES TO BE PAINTED TO MATCH NEW CEILING GRID COLOR.

E. WHERE NO LIGHTS ARE SHOWN IN PLAN, EXISTING LIGHTS TO REMAIN.



FIRST FLOOR REFLECTED CEILING PLAN C 1
1/8" = 1'-0"

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

EXISTING ACT CEILING TO REMAIN

EXISTING GWB CEILING TO REMAIN

2' x 4' ACT CEILING

2' x 2' ACT CEILING

GWB CEILING

2' x 2' LED LIGHT FIXTURE

2' x 4' LED LIGHT FIXTURE

PENDANT LINEAR LED LIGHT FIXTURE.

PENDANT LINEAR LED LIGHT FIXTURE LENGTH VARIES. REFER TO RCP.

PENDANT CIRCULAR LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

PENDANT LIGHT BY OWNER

ACCESS HATCH

KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
9967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233

TAMPA OFFICE
324 NYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994

SAFETY HARBOR OFFICE
1561 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
3	09-14-21	ADDENDUM #3
6	01-10-22	CHANGE BULLETIN 01
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
REFLECTED CEILING PLAN C

SHEET NUMBER
A8.01C

2/9/2022 12:43:22 PM

GENERAL REFLECTED CEILING PLAN NOTES:

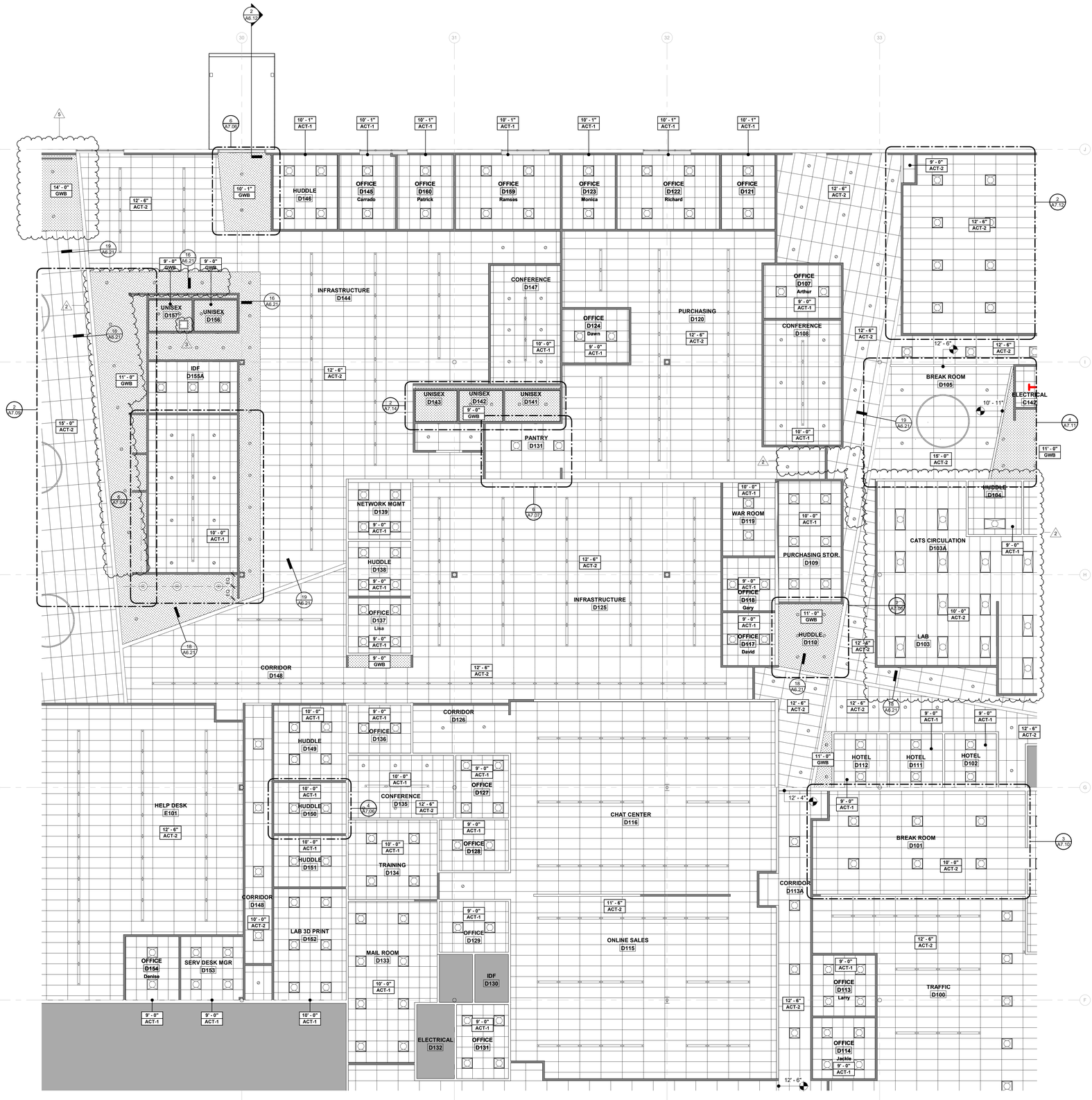
A. WHERE NEW CEILINGS ARE SCHEDULED, EXTEND EXISTING WALLS TO 6" ABOVE NEW CEILING HEIGHT.

B. PATCH, REPAIR AND EXTEND EXISTING CEILING GRID FOR THE REMOVAL OR ADDITION OF NEW WALLS.

C. CONTRACTOR TO USE "SALVAGED" ACOUSTICAL CEILING TILES FROM DEMOLITION TO ADD TO THE EXISTING ACOUSTICAL CEILINGS WHERE CEILING GRIDS WERE EXTENDED.

D. ALL EXISTING CEILING GRIDS AND TILES TO BE PAINTED TO MATCH NEW CEILING GRID COLOR.

E. WHERE NO LIGHTS ARE SHOWN IN PLAN, EXISTING LIGHTS TO REMAIN.



FIRST FLOOR REFLECTED CEILING PLAN D 1
1/8" = 1'-0"

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

EXISTING TO REMAIN GWB CEILING

2' x 4' ACT CEILING

2' x 2' ACT CEILING

GWB CEILING

2' x 2' LED LIGHT FIXTURE

2' x 4' LED LIGHT FIXTURE

PENDANT LINEAR LED LIGHT FIXTURE.

PENDANT LINEAR LED LIGHT FIXTURE LENGTH VARIES. REFER TO RCP.

PENDANT CIRCULAR LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

PENDANT LIGHT BY OWNER

ACCESS HATCH

KEYPLAN

E	D	C
	B	A

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0933
FAX (941) 342-9233

TAMPA OFFICE
324 NYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1984

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8550
FAX (727) 725-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MASLOWSKI
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
3	09-14-21	ADDENDUM #3
5	09-16-21	ADDENDUM #4

SHEET NAME
REFLECTED CEILING PLAN D

SHEET NUMBER
A8.01D

GENERAL REFLECTED CEILING PLAN NOTES:

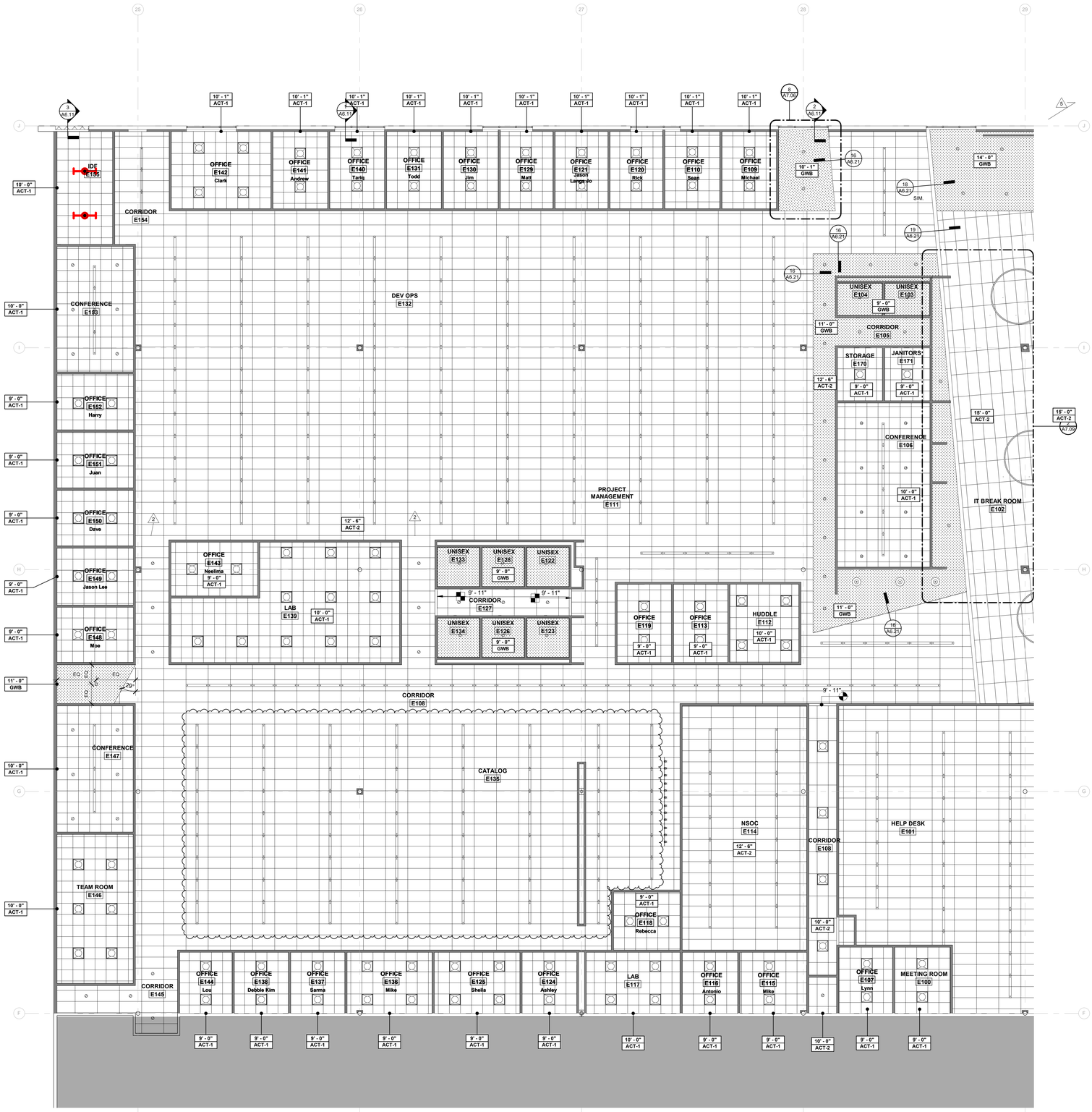
A. WHERE NEW CEILINGS ARE SCHEDULED, EXTEND EXISTING WALLS TO 6" ABOVE NEW CEILING HEIGHT.

B. PATCH, REPAIR AND EXTEND EXISTING CEILING GRID FOR THE REMOVAL OR ADDITION OF NEW WALLS.

C. CONTRACTOR TO USE "SALVAGED" ACOUSTICAL CEILING TILES FROM DEMOLITION TO ADD TO THE EXISTING ACOUSTICAL CEILINGS WHERE CEILING GRIDS WERE EXTENDED.

D. ALL EXISTING CEILING GRIDS AND TILES TO BE PAINTED TO MATCH NEW CEILING GRID COLOR.

E. WHERE NO LIGHTS ARE SHOWN IN PLAN, EXISTING LIGHTS TO REMAIN.



FIRST FLOOR REFLECTED CEILING PLAN E 1
1/8" = 1'-0"

SHADE INDICATES AREAS THAT ARE NOT IN SCOPE.

EXISTING ACT CEILING TO REMAIN

EXISTING GWB CEILING TO REMAIN

2' x 4' ACT CEILING

2' x 2' ACT CEILING

GWB CEILING

2' x 2' LED LIGHT FIXTURE

2' x 4' LED LIGHT FIXTURE

PENDANT LINEAR LED LIGHT FIXTURE.

PENDANT LINEAR LED LIGHT FIXTURE LENGTH VARIES. REFER TO RCP.

PENDANT CIRCULAR LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

PENDANT LIGHT BY OWNER

ACCESS HATCH

KEYPLAN

E | D | C
B | A

FLEISCHMANGARCIA
ARCHITECTS | PLANNERS | INTERIORS

SARASOTA OFFICE
INTERNATIONAL CORPORATE CENTER
5961 SARASOTA, FLORIDA 34243
PHONE (941) 342-9200
FAX (941) 342-9223

TAMPA OFFICE
3144 PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 251-1944
FAX (813) 251-1944

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH RD.
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-3900
FAX (727) 724-3906

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

STATE OF FLORIDA
MARCEL MAILOUX
AR98182
REGISTERED ARCHITECT

09-29-21

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

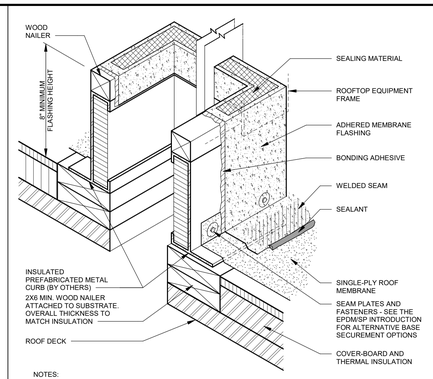
REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2
5	09-16-21	ADDENDUM #4
7	02-08-22	CHANGE BULLETIN 02

SHEET NAME
REFLECTED CEILING PLAN E

SHEET NUMBER
A8.01E

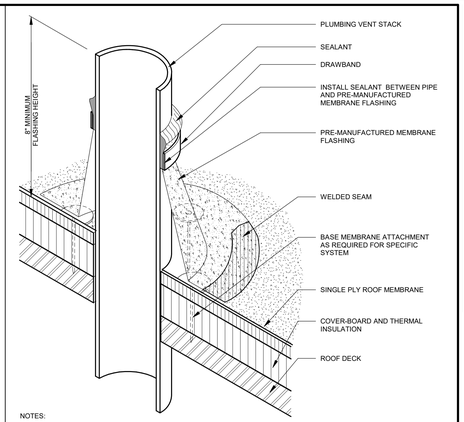
3/7/2022 12:43:28 PM



NOTES:

1. THE CURBS, TOP WOOD NAILER AND SEAL STRIP ARE TO BE SUPPLIED BY THE CURB MANUFACTURER.
2. WHEN POSSIBLE, THE MECHANICAL UNITS SHOULD NOT BE SET UNTIL THE ROOF MEMBRANE AND FLASHING HAVE BEEN INSTALLED.
3. WHERE THE SKYLIGHT, SCUTTLE OR SMOKE VENT FRAME OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET- METAL COUNTERFLASHING IS NOT REQUIRED.
4. NRCA RECOMMENDS DESIGNERS CONSIDER PERMANENT INTERNAL OR EXTERNAL FALL-PROTECTION DEVICES AT ALL SKYLIGHTS.
5. REFER TO THE ARCHITECTURAL SHEET METAL SECTION OF THE NRCA ROOFING AND WATERPROOFING MANUAL FOR JOINERY AND SECUREMENT OPTIONS FOR SHEET METAL.
6. REFER TO THE EPDM/SP INTRODUCTION FOR ADDITIONAL INFORMATION.

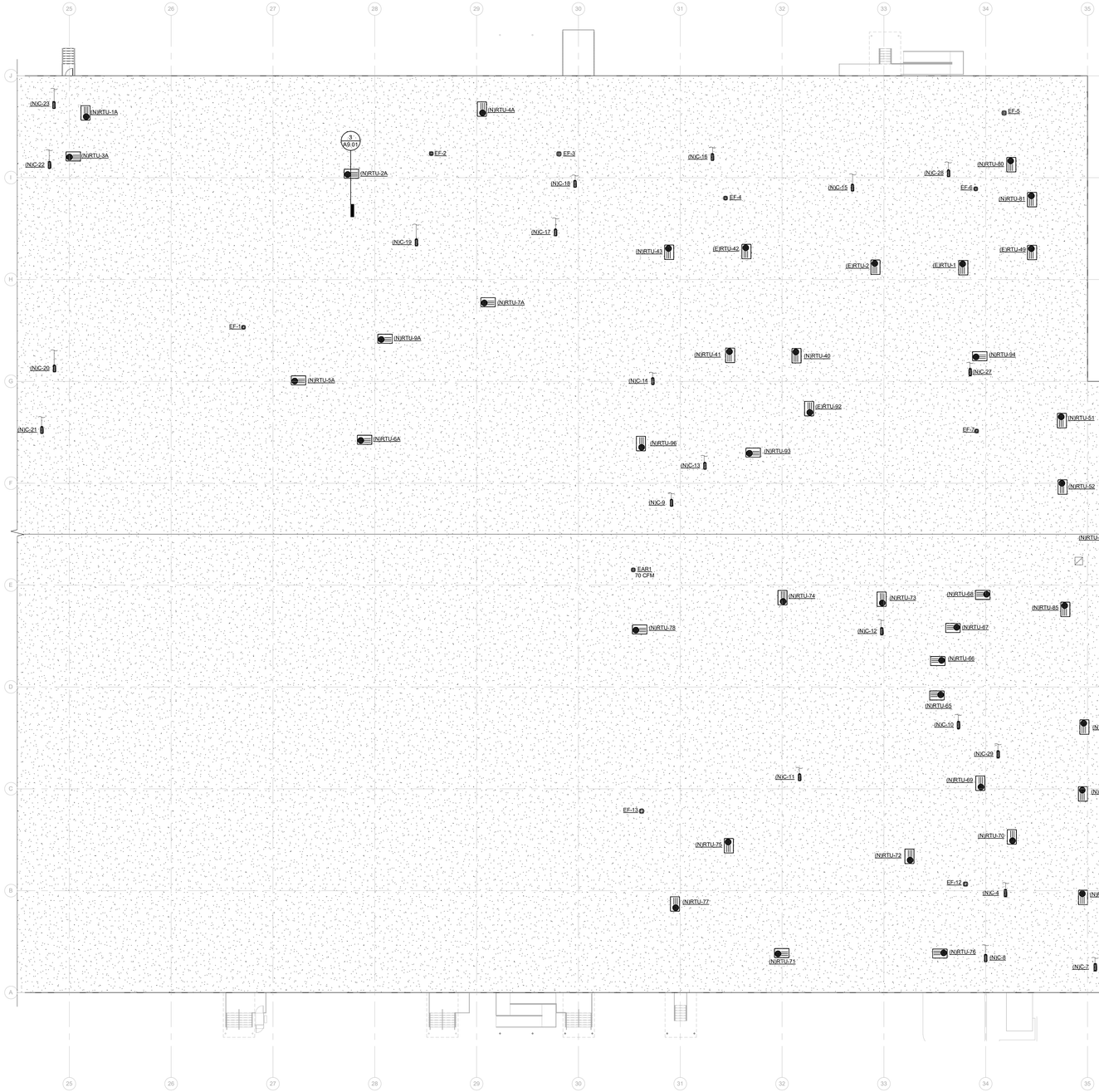
INSULATED METAL CURBS FOR NEW EQUIPMENT (3)
N.T.S.



NOTES:

1. VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING. SEE THE INTRODUCTION TO THE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
2. NRCA RECOMMENDS FLASHINGS BE 8 INCHES HIGH; HOWEVER, NRCA IS AWARE THAT PREMANUFACTURED BOOT FLASHINGS GENERALLY WILL NOT MEET THE HEIGHT REQUIREMENT.
3. REFER TO MANUFACTURERS' SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR BASE MEMBRANE ATTACHMENT AND PLACEMENT. MECHANICALLY ATTACHED SYSTEMS AND PIPES LARGER THAN 18 INCHES GENERALLY REQUIRE BASE MEMBRANE ATTACHMENT.
4. REFER TO THE EPDM/SP INTRODUCTION FOR ADDITIONAL INFORMATION.

NEW VENT STACK DETAIL (2)
N.T.S.



GENERAL ROOF NOTES:

1. EXISTING TPO ROOF MEMBRANE. CONTRACTOR TO COORDINATE ROOF PENETRATIONS WITH MANUFACTURER SO AS TO NOT VOID ROOF WARRANTY.
2. SEE PLUMBING DRAWINGS FOR LOCATION OF VENTS AND ROOF HYDRANT.
3. SEE STRUCTURAL DRAWINGS FOR LOCATION OF RTU'S.
4. IF RTU WORK OR ANY ROOF WORK INTERFERES WITH THE LIGHTNING PROTECTION, IT NEEDS TO BE REMOVED AND REINSTALLED BY A CERTIFIED SUB.

2

ROOF PLAN (1)
1" = 20'-0"

N

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
890 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34236
PHONE (941) 365-3330
FAX (941) 342-3823

TAMPA OFFICE
3341 WEST CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33607
PHONE (813) 251-1988
FAX (813) 251-1944

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-3660
FAX (727) 772-3999

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME

ROOF PLAN

SHEET NUMBER
A9.01

9/13/2021 9:58:56 AM

GENERAL STRUCTURAL NOTES

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEERS.
2. DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
4. ALL STRUCTURAL ITEMS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:

   A. THE FLORIDA BUILDING CODE, (SEVENTH EDITION) 2020.
   B. CI STANDARD 318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
   C. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (TMS 402-16).
   D. AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" 360-16.

   E. ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".

5. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING WORK. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION SHALL APPLY.
6. ALL DIMENSIONS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND WITH EQUIPMENT MANUFACTURER (I.E. WINDOW, DOOR, AIR HANDLER, ETC.). CONTRACTOR MUST OBTAIN AN ARCHITECTURAL DIRECTIVE IN CASE OF ANY CONFLICT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN STRUCTURAL DRAWINGS.
7. ROOFTOP EQUIPMENT ANCHORAGE & OUTDOOR RACK MOUNTED EQUIPMENT ANCHORAGE: ALL ROOF TOP EQUIPMENT CURBS, ROOF TOP MECHANICAL EQUIPMENT, EQUIPMENT TIE DOWNS, AND CONNECTIONS OF ALL EQUIPMENT TO OUTDOOR RACKS OR BUILDING STRUCTURE FOR WIND LOADING ARE TO BE DESIGNED AND ENGINEERED BY A REGISTERED SPECIALTY ENGINEER RETAINED BY THE MECHANICAL EQUIPMENT SUPPLIER. SIGNED AND SEALED DRAWINGS AND CALCULATIONS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. THE EQUIPMENT MANUFACTURER SHALL PROVIDE THE ATTACHMENT OF THE UNIT TO THE STRUCTURE AND SUBMIT TO THE ENGINEER LOADS, LOCATIONS, AND METHODS OF ATTACHMENT. THE STRUCTURAL ENGINEER WILL MAKE PROVISIONS IN THE DESIGN OF THE PRIMARY STRUCTURAL FRAME TO ACCOMMODATE THE LOADS AND ATTACHMENTS SUBMITTED BY THE MANUFACTURER.

CONCRETE AND REINFORCING:

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
2. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTHS AS INDICATED BELOW:

CONCRETE STRENGTH	MAX WATER CEMENT RATIO	TYPE AGGREGATE	LOCATION USED
3000 PSI	0.52	STONE	CONCRETE U.N.O

3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN PLACE, PRIOR TO POURING CONCRETE. ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A-706.
4. ALL WELDED WIRE FABRIC (W.W.F.) IN FLAT SHEETS ONLY AND SHALL CONFORM TO ASTM A-185.
5. UNLESS NOTED, ALL BARS MARKED CONTINUOUS SHALL BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS PER TYPICAL DETAILS. SPLICE CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND SPLICE CONTINUOUS BOTTOM BARS AT SUPPORTS.
6. CONCRETE COVER FOR REINFORCING BARS SHOWN IN TYPICAL DETAILS.
7. UNLESS NOTED, TEMPERATURE REINFORCING (ASTM A-615-60) TO BE 0.0018 X CONCRETE AREA.
8. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED JUST BEFORE PLACING NEW CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.
9. FOR CHAMFER OF EXPOSED CORNERS OF BEAMS AND/OR COLUMNS, SEE ARCHITECTURAL DRAWINGS.
10. CONTRACTOR SHALL COORDINATE PLACEMENT OF, OR BOX OUT FOR, ALL PIPE SLEEVES, OPENINGS, ETC, REQUIRED FOR VARIOUS TRADES.
11. CONTRACTOR SHALL COORDINATE AND NOTIFY OTHER TRADES IN SUFFICIENT TIME TO ALLOW THEM TO SET ANCHORS, INSERTS, BOLTS, HANGERS, ETC., AS REQUIRED FOR THEIR USE.
12. UNDER NO CIRCUMSTANCES SHALL CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE SHALL NOT BE PLACED IN CONTACT WITH ALUMINUM. ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGIES, CHUTES, CONVEYORS. TREMIE PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM SHALL NOT BE USED ON THIS PROJECT.
13. SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP IS THEN 8 INCHES UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
14. NO ADMIXTURE SHALL BE USED IN CONCRETE EXCEPT WITH THE PERMISSION OF THE ENGINEERS AND AFTER LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES SHALL CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
15. WATER REDUCING ADMIXTURE SHALL CONFORM TO THE ASTM C-494, TYPE A, AND SHALL BE USED IN ALL CONCRETE.
16. AIR ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C260. AIR CONTENT OF CONCRETE SHALL BE USED AS FOLLOWS:

    A. FOR CONCRETE EXPOSED TO SOIL AND/OR WEATHER, 5%.
    B. FOR INTERIOR WALLS, COLUMNS, AND SLABS, 3%.

17. FLY ASH - ASTMC618, TYPE C OR TYPE F SHOULD BE USED BUT NOT TO EXCEED 20% CEMENTITIOUS CONTENT.
18. ALL EXPOSED CONCRETE SLABS SHALL RECEIVE A CURING COMPOUND. THE CURING COMPOUND SHALL CONFORM TO ASTM C309 AND SHALL HAVE 30% SOLIDS MINIMUM. WATER/BLANKET CURING AS PER ACI RECOMMENDATION MAY BE USED AS ALTERNATE.

POST-INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. SPECIAL INSPECTIONS ARE REQUIRED PER THE PROVISIONS SET FORTH BELOW. CONTRACTOR TO CONTACT MANUFACTURER'S REPRESENTATIVE FOR PROPER PRODUCT INSTALLATION TRAINING ON INITIAL ANCHORS.
2. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.
3. EXPANSION ANCHORS SHALL BE STUD TYPE WITH A SINGLE PIECE OF THREE SECTION WEDGE AND ZINC PLATED IN ACCORDANCE WITH ASTM B633. THE ANCHORS SHALL MEET FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I FOR CONCRETE EXPANSION ANCHORS. ANCHORS SHALL BE HILTI KWIK BOLT TZ AS SUPPLIED BY HILTI INC. TULSA OKLAHOMA. ANCHORS SHALL BE INSTALLED IN HOLES DRILLED WITH HILTI CARBIDE TIPPED DRILL BITS OR MATCHED TOLERANCE DIAMOND CORE BITS. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
4. INJECTED ADHESIVE ANCHORS SHALL BE USED FOR INSTALLATION OF THREADED RODS. ADHESIVE SHALL BE FURNISHED IN A SIDE BY SIDE REFILL PACK WHICH KEEP COMPONENT A AND B SEPARATE. INJECTION ADHESIVE SHALL BE HILTI HIT HY 200 AS SUPPLIED BY HILTI INC. TULSA OKLAHOMA. ANCHOR RODS MEET ASTM F1554 (36 KSI). NUTS AND WASHERS SHALL BE FURNISHED TO MEET THE REQUIREMENTS OF AN ASTM F1554 (36 KSI) STEEL ROD.

DELEGATED DESIGN

1. SELECT SCOPE ITEMS IN THE PROJECT ARE CUSTOM DESIGNED AND ENGINEERED. THE ENGINEERING RESPONSIBILITY IS DELEGATED TO THE CONTRACTOR AND RELATED SUBCONTRACTORS.
2. CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR SUCH ELEMENTS DESIGNATED TO BE DESIGNED BY A DELEGATED ENGINEER.
3. DELEGATED ENGINEERING WILL ADDRESS ALL LOADING REQUIREMENTS INCLUDING WIND PRESSURES IN ACCORDANCE WITH THE LATEST FLORIDA BUILDING CODE. REFER TO THE COMPONENTS AND CLADDING PRESSURES PROVIDED FOR DESIGN PRESSURES ELEMENTS SHALL BE IN CONFORMANCE WITH.
4. DELEGATED ENGINEERED DRAWINGS SHALL DEFINE MATERIAL THICKNESS, SIZING, CONNECTIONS, ETC. OF THE SUBMITTED SYSTEM.
5. DELEGATED ENGINEERED DRAWINGS WILL BE REVIEWED AS PART OF THE SUBMITTAL PROCESS.
6. BUILDING COMPONENTS THAT ARE NOT SPECIFIED AS DELEGATED TO OTHER ENGINEERS SHALL BE SUBMITTED WITH APPROPRIATE FLORIDA PRODUCT APPROVAL INFORMATION IN THE SUBMITTAL. WHERE A FLORIDA PRODUCT APPROVAL DOES NOT EXIST FOR A COMPONENT REQUIRING APPROVAL, THE DESIGN SHALL BE DELEGATED TO AN ENGINEER ON THE CONTRACTOR'S TEAM.

FOUNDATION NOTES:

1. SITE SOIL FOR THIS PROJECT HAS BEEN INVESTIGATED BY THE FIRM OF JAMMAL & ASSOCIATES INC. AND FOUND, AS PRESENTED IN THEIR REPORT DATED DECEMBER, 1991, SUITABLE TO SUPPORT 2.5 KSF SPREAD FOOTINGS. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ABOVE STATED CRITERIA.
2. FILL AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATION AS CONTAINED IN THEIR REPORT STATED IN ITEM 1
3. ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
4. BACKFILLING AGAINST FOUNDATION WALLS SHALL BE DONE CAREFULLY WITH SMALL COMPACTION EQUIPMENT, AFTER SLABS ON GROUND ARE IN PLACE AND CONCRETE HAS SET. NO TRUCKS, BULLDOZERS, ETC. SHALL BE ALLOWED CLOSER THAN 6'-0" TO ANY FOUNDATION WALL. ANY WALL 3'-0" OR HIGHER MUST BE BRACED DURING THE CONSTRUCTION PROCESS.
5. NO FOUNDATIONS SHALL BE PLACED ABOVE 1 VERTICAL ON 2 HORIZONTAL SLOPES EXTENDED FROM THE CLOSEST EDGE OF ANY UNDISTURBED SOIL OR OTHER FOUNDATION STRUCTURE. BOTTOM OF FOOTINGS SHALL NOT BE LESS THAN 1'-0" BELOW EXISTING GRADE (U.N.O.).
6. FOR FOUNDATIONS SIZE AND REINFORCING SEE SCHEDULE.
7. CONTRACTOR SHALL TREAT SOIL BENEATH BUILDING FOR TERMITES.

SHOP DRAWINGS:

1. NO STRUCTURAL DRAWINGS SHALL BE REPRODUCED FOR USE AS SHOP DRAWINGS.
2. ALL DIMENSIONAL COORDINATION SHALL BE DONE BY THE CONTRACTOR AND/OR HIS DETAILER.
3. DETAILER SHALL CHECK ALL ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL ATTACHMENTS, CLIPS, OPENINGS, OR DUCT WORK AFFECTING STRUCTURAL MEMBERS. ALL ITEMS SHALL BE SHOWN ON SHOP DRAWINGS.
4. ALL SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT. DISTRIBUTION AS PER ARCHITECT INSTRUCTIONS.
5. PROVIDE SUFFICIENT SPACE ON SHOP DRAWINGS NEAR TITLE BOX (ABOUT 40 SQUARE INCHES) FOR STAMPS AND ENGINEERS COMMENTS.
6. THE SHOP DRAWINGS SHALL BEAR INITIALS OF DETAILER'S CHECKER AND CONTRACTOR PRIOR TO SUBMISSION.
7. COMPLETED ERECTION PLANS SHALL BE SUBMITTED PRIOR TO OR IN CONJUNCTION WITH DETAIL DRAWINGS. BUT IN NO CASE SHALL DETAIL DRAWINGS BE SUBMITTED PRIOR TO ERECTION PLANS.
8. DETAILER SHALL SUBMIT AN INDEX OF THE DETAIL DRAWINGS WITH EACH SHOP DRAWING SUBMITTAL.
9. SHOP DRAWINGS NOT COMPLYING WITH ALL THE ABOVE ITEMS SHALL BE RETURNED FOR CORRECTIONS WITHOUT PROCESSING.
10. RESUBMITTED SHOP DRAWINGS SHALL HAVE THE FOLLOWING CHANGES INCORPORATED: FIRST RESUBMISSION TO HAVE LETTER "A" ADDED TO DRAWING

    A. NUMBER AND ANY CHANGES MARKED ON THE DRAWING MARKED 1 AT EACH ITEM CHANGED. ALL ITEMS TO BE NOTED IN REVISION BOX.
    B. SUBSEQUENT RESUBMISSION SHALL BEAR CHANGES "B" AND 2 AND 3 ETC. AS IN 11A.

11. CONTRACTOR SHALL HAVE SHOP DRAWINGS WHICH HAVE BEEN SATISFACTORILY REVIEWED BY THE ARCHITECT AND/OR ENGINEER AND CONFIRMED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
12. DETAILER SHALL USE THE SAME STRUCTURAL ELEMENTS NUMBERS IN HIS DETAILS AS THOSE SHOWN ON CONTRACT DRAWINGS.
13. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOULD BE SUBMITTED TO MCE WITH A MINIMUM TIME TO BE REVIEWED OF 10 WORKING DAYS. IN CASE OF A LARGE SUBMITTAL OR MORE THAN ONE SUBMITTAL FOR THE SAME PROJECT, AN ADDITIONAL WORKING DAY IS REQUIRED FOR EVERY 5 DRAWINGS/SHEETS OVER 30 DRAWINGS/SHEETS. THE TIME INDICATED ABOVE IS FOR MCE REVIEW ONLY. CONTRACTOR MUST INCLUDE ENOUGH TIME FOR DELIVERY, ARCHITECTURAL REVIEW, AND OWNERS REVIEW AND WORK THIS TIME IN THE PROJECT SCHEDULE AS NEEDED.
14. THERE SHALL BE NO DEVIATION FROM THESE CONSTRUCTION DOCUMENTS. IF ANY CHANGES ARE PROPOSED BY THE CONTRACTOR OR THE PROVIDER OF THE SHOP DRAWINGS, THEY SHOULD BE CLEARLY INDICATED, SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY A FLORIDA PROFESSIONAL ENGINEER MUST BE PROVIDED. ANY CHANGES WITHOUT PROPER DOCUMENTATION INDICATED ABOVE WILL RESULT IN SOME REVISIONS BY THE ENGINEER OF RECORD AND/OR ARCHITECT. THE COST FOR THESE REVISIONS INCLUDING ENGINEER AND ARCHITECTURAL FEES SHALL BE PAID BY THE CONTRACTOR.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
2. STRUCTURAL STEEL SHALL CONFORM TO:

WIDE FLANGE (WF)	ASTM A992 (50 KSI)
SHAPES (L,T,C,PL)	ASTM A36
STRUCTURAL TUBE (HSS)	ASTM A500 (46 KSI)
STEEL PIPE (HSS)	ASTM A500 (42 KSI)
ANCHOR BOLTS	ASTM F1554 (36 KSI) U.N.O. IN PLANS, OR SECTIONS.
FRAMING BOLTS	ASTM A325 OR A490
SHEAR STUDS	ASTM A108
WELDING ELECTRODES	E70XX

3. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM SPECIFICATION A325 AND SHALL BE PROVIDED WITH HARDENED WASHERS UNDER THE TURNED ELEMENT (NUT OR BOLT HEAD).
4. INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
5. SHOP CONNECTIONS MAY BE WELDED OR HIGH STRENGTH BOLTED. ALL BOLTS SHALL BE 3/4" DIAMETER MINIMUM. ALL CONNECTIONS SHALL CONFORM TO THE TYPICAL CONNECTION DETAILS SHOWN ON THE PLANS UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
6. ALL FIELD CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS, SLIP-CRITICAL (FRICTION) TYPE EXCEPT WHERE SLOTTED HOLES ARE SPECIFIED OR WHERE MOVEMENT OF THE CONNECTED MEMBERS IS EXPECTED. IN THESE CASES PROVIDE OVERSIZED WASHER, HAND TIGHTEN BOLTS, AND TACK WELD WASHER TO NUT TO VERIFY ASSEMBLY IS HELD TOGETHER.
7. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE, ANSI01.1, ALL WELDING SHALL BE PERFORMED USING E70XX U.N.O.
8. CUTS, HOLES, COPINGS, ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS AND SHALL BE MADE IN THE SHOP. HOLES SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
9. BURNING OF HOLES, CUTS, ETC. IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED, EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER.
10. LL STEEL MEMBERS EXPOSED TO THE EXTERIOR/WEATHER (SUCH AS LINTELS, DOOR JAMBS, ETC.) OR PERMANENTLY IN UNCONDITIONED SPACE SHALL BE HOT DIPPED GALVANIZED.
11. FOR MISCELLANEOUS STEEL, SEE ARCHITECTURAL DRAWINGS.
12. ANY STEEL MEMBERS REQUIRED BY THE ELECTRICAL OR MECHANICAL TRADES FOR THE SUPPORT OF THEIR EQUIPMENT, WHICH ARE NOT SHOWN ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH SUPPORT.
13. SEE SPECIFICATIONS FOR PAINTING OF STRUCTURAL STEEL. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
14. ALL CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER AISC UNLESS NOTED OTHERWISE. ALL BOLTS TO BE 3/4" MINIMUM DIAMETER UNLESS NOTED OTHERWISE. SHOP CONNECTIONS MAY BE WELDED OR BOLTED. WELDS ARE TO BE EQUAL IN STRENGTH TO BOLTS.
15. DESIGN CONNECTIONS FOR HALF THE MAXIMUM SHEAR (V IN KIPS) LISTED IN THE TABLE 3-6 "MAXIMUM TOTAL UNIFORM LOAD" AT THE BOTTOM OF EACH PAGE IN THE "BEAM PROPERTIES" OF THE AISC 360-16" MANUAL OF STEEL CONSTRUCTION. "MINIMUM CONNECTION SHALLCONSIST OF TWO 3/4"Ø A325 BOLTS. REACTIONS SHOWN ARE BASED ONUNFACTORED LOADS. PROVIDE SIGNED AND SEALED DRAWINGS ANDCALCULATIONS BY A PROFESSIONAL ENGINEER.
16. WHEN STEEL MEMBERS ARE WELDED TO EMBED PLATES IN CONCRETE, WELDING PROCESS SHOULD BE PERFORMED IN SUCH WAY THAT EMBED PLATE DOES NOT OVERHEAT AND EXPAND. SUCH EXPANSION WILL CRACK THE CONCRETE SURROUNDING THE EMBED PLATE AND MAY WEAKEN THE STRUCTURAL CAPACITY OF THE CONNECTION. WE RECOMMEND TO PROVIDE SEVERAL SINGLE PASSES TO BUILT UP THE WELD SIZE REQUIRE WITH COOLING OFF PERIODS TO AVOID THE EMBED PLATE EXPANSION. UNDER NO CIRCUMSTANCES PROVIDE MORE THAN 6" OF 1/4" WELD WITHOUT ALLOWING A COOLING OFF PERIOD.
17. EXPOSED ENDS OF STRUCTURAL TUBES OR PIPES SHALL BE CAPPED WITH A MINIMUM 1/4" PLATE U.N.O.

LOAD SCHEDULE:

ROOF: DEAD LOAD

SUPER IMPOSED	=	10 PSF
LIVE LOAD	=	20 PSF
TOTAL		30 PSF

WIND DESIGN DATA:

CODE:
FLORIDA BUILDING CODE, 2020 (7th Ed.) ASCE/SEI 7-16

BASIC WIND SPEED	139 mph (Vult) 108 mph (Vasd)
CATEGORY (RISK)	II
EXPOSURE	C
BUILDING HEIGHT	32ft.
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	± 0.18

* GLAZED OPENINGS IN RISK CATEGORY II, III, IV LOCATED IN HURRICANE PRONE REGIONS SHALL BE PROTECTED IN ACCORDANCE WITH FBC 2020 SEC. 1609.1.2

COMPONENTS AND CLADDING (ULTIMATE) UPLIFT PRESSURE SCHEDULE

PATTERN	ZONE	MAIN ROOF EFFECTIVE WIND AREA				
		10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	500 SQ. FT.
	1'	+20 PSF/-45 PSF	+19 PSF/-45 PSF	+18 PSF/-45PSF	+16 PSF/-45 PSF	+16 PSF/-31 PSF
	1	+20 PSF/-79 PSF	+19 PSF/-74 PSF	+18 PSF/-67 PSF	+16 PSF/-62 PSF	+16 PSF/-50 PSF
	2	+20 PSF/-104 PSF	+19 PSF/-97 PSF	+18 PSF/-88 PSF	+16 PSF/-82 PSF	+16 PSF/-66 PSF
	3	+20 PSF/-141 PSF	+19 PSF/-128 PSF	+18 PSF/-111 PSF	+16 PSF/-97 PSF	+16 PSF/-66 PSF

COMPONENTS AND CLADDING
DESIGN WIND PRESSURE (ULTIMATE) FOR WALLS, DOORS & WINDOWS

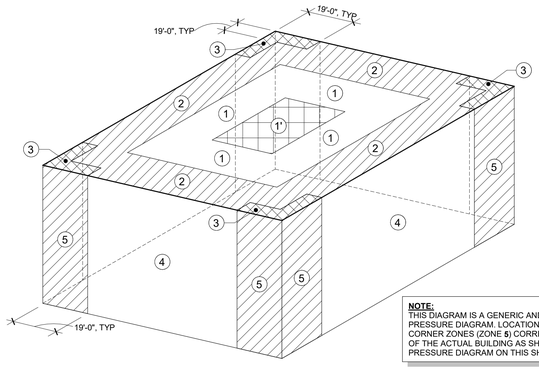
PATTERN	ZONE	EFFECTIVE WIND AREA				
		10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	500 SQ. FT.
	4	+45 PSF/-48 PSF	+43 PSF/-47PSF	+41 PSF/-45 PSF	+39 PSF/-43 PSF	+34 PSF/-38 PSF
	5	+45 PSF/-61 PSF	+43 PSF/-57 PSF	+41 PSF/-51 PSF	+39 PSF/-47 PSF	+34 PSF/-38 PSF

NOTE:

1. ALL EXTERIOR DOORS & WINDOW ASSEMBLIES SHALL SATISFY THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (SEVENTH EDITION 2020, SECTION 1709.5). ALL CONNECTIONS TO BUILDING STRUCTURE SHALL HAVE THE CAPACITY TO WITHSTAND THE PRESSURES INDICATED IN THIS SCHEDULE.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
3. ALL WIND PRESSURE VALUES INDICATED ARE IN POUNDS PER SQUARE FOOT (PSF). MULTIPLY ULTIMATE WIND PRESSURE BY 0.60 FOR ASD PRESSURE.

WIND DESIGN & LOAD SCHEDUL.

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



NOTE:
THIS DIAGRAM IS A GENERIC AND SIMPLIFIED WALL PRESSURE DIAGRAM. LOCATION AND WIDTH OF CORNER ZONES (ZONE **5**) CORRESPOND TO ZONE **3** OF THE ACTUAL BUILDING AS SHOWN IN THE ROOF PRESSURE DIAGRAM ON THIS SHEET.

1 S1.01 WALL PRESSURES DIAGRAM.

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

Sheet List	
Sheet Number	Sheet Name
S1.01	GENERAL STRUCTURAL NOTES & WIND DESIGN
S2.01	FOUNDATION & SOG PLAN - WORK AREA 1
S2.02	SLAB ON GRADE PLAN - WORK AREA 2
S2.03	ROOF PLAN - WORK AREA 3
S2.04	ROOF PLAN - WORK AREA 4
S3.01	TYPICAL DETAILS

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SEVENTH EDITION 2020, ACI 318-14 AND LOCAL CODES AS APPLICABLE

MASTER CONSULTING ENGINEERS, INC.
5623 WEST CYPRESS ST., STE A200
TAMPA, FLORIDA 33607-1725
P | 813.287.3600 F | 813.287.3622
CA. 8426 PROJ NO. 2000-188-11

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
5801 SCHOOLHOUSE LANE
SARASOTA, FLORIDA 34233
PHONE (941) 342-8228
FAX (941) 342-8823

TAMPA OFFICE
3341 W. CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 287-1717
FAX (813) 287-1944

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-7800
FAX (727) 724-7999

REGISTRATION NUMBER AA C000123
WWW.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

RYAN A. BECKLEY LICENSE No 83337 STATE OF FLORIDA PROFESSIONAL ENGINEER

RYAN A. BECKLEY, P.E.
FL. LIC. No. 83337

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

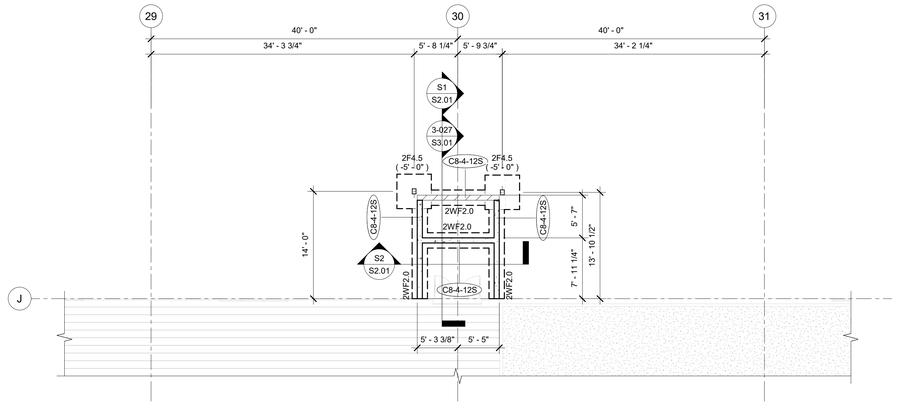
REVISIONS

NO	DATE	NOTES

SHEET NAME
GENERAL STRUCTURAL NOTES & WIND DESIGN

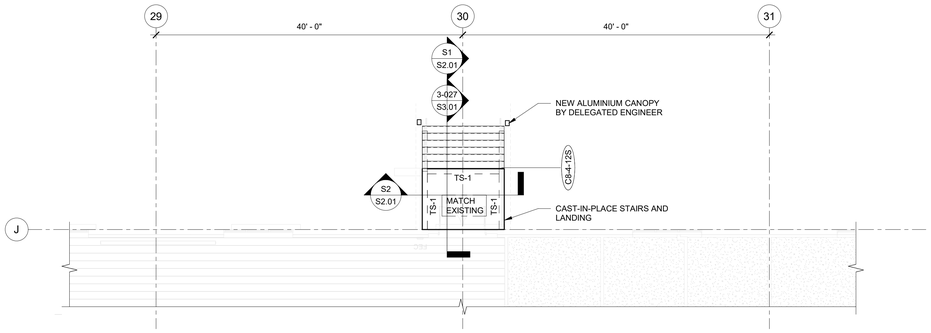
SHEET NUMBER
S1.01

8/25/2021 10:03:32 AM



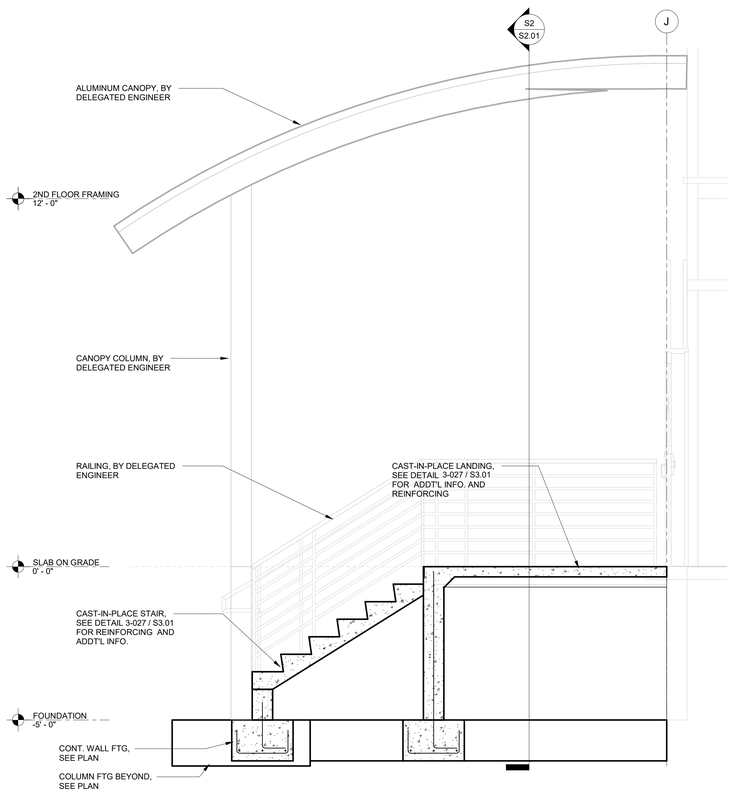
1 S2.01 FOUNDATION PLAN - WORK AREA 1

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



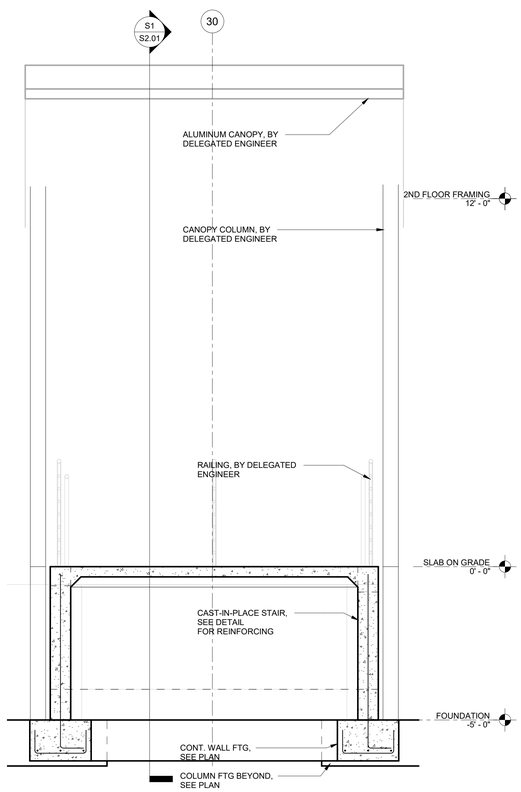
3 S2.01 SLAB ON GRADE - WORK AREA 1

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



S1 S2.01 SECTION 1 - WORK AREA 1

SCALE: 1/2" = 1'-0"



S2 S2.01 SECTION 2 - WORK AREA 1

SCALE: 1/2" = 1'-0"

FOUNDATION PLAN NOTES:

1. FOR TYPICAL FOUNDATION PLAN DETAILS, SEE DRAWINGS THIS SHEET.
2. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S101.
3. FOR FOOTING SIZE AND REINFORCING, SEE SCHEDULE ON THIS DRAWING.
4. ( ) DENOTES TOP OF FOOTING ELEVATION.
5. TOP OF FOOTING: ELEVATION @ INTERIOR = (-1' - 4") TYPICAL U.N.O. ELEVATION @ EXTERIOR = (-1' - 4") TYPICAL U.N.O.
6. FOR PLAN DIMENSIONS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.
7. TYPICAL WALL REINFORCING SCHEDULE:
   A. FOR CMU EXTERIOR WALL REINFORCING, SEE SCHEDULE THIS SHEET.
   B. ■ INDICATES ADDITIONAL (1) VERTICAL IN GROUT FILLED CELL.
   C. PROVIDE ADDITIONAL (1) VERTICAL IN FIRST (2) CELLS EACH SIDE OF ALL WALL OPENINGS, CORNERS AND INTERSECTIONS.

8. ALL CMU WALLS SHALL BE REINFORCED AS SHOWN ON PLAN WITH DOWELS TO MATCH, U.N.O. ALL CELLS AT REINFORCING LOCATION SHALL BE FILLED WITH GROUT. PROVIDE INSPECTION/CLEANOUT HOLE AT BASE WHEN POUR HEIGHT IS GREATER THAN 4'-0".

SLAB ON GRADE PLAN NOTES:

1. SLAB ON GRADE TO BE 4" THICK CONCRETE OVER VAPOR BARRIER ON COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT REINFORCED WITH 6x6xW2.9xW2.9 W.W.F. (FLAT SHEETS) CENTERED IN SLAB.
2. SUPPORT WELDED WIRE FABRIC WITH 2" SLAB BOLSTER OR APPROVED EQUAL @ 3'-0"(±) O.C. BOTH WAYS. USE OF CONCRETE BRICK IS NOT ALLOWED.
3. VAPOR BARRIER REQUIREMENTS/APPLICATION/INSTALLATION SHALL BE DONE AS PER ARCHITECTURAL OR MOISTURE CONSULTANT DOCUMENTS AND RECOMMENDATIONS. IF NONE ARE AVAILABLE, AT A MINIMUM THE FOLLOWING RECOMMENDATIONS SHALL BE FOLLOWED.
   A. VAPOR BARRIER SHALL CONFORM TO ASTM E-1745 , MEETS OR EXCEEDS CLASS "B".
   B. VAPOR BARRIER INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS AND ASTM E 1643-98.
   C. UNROLL VAPOR BARRIER WITH THE LONGEST DIMENSION PARALLEL WITH THE DIRECTION OF THE POUR.
   D. LAP VAPOR BARRIER OVER FOOTINGS AND SEAL TO FOUNDATION WALLS.
   E. OVERLAP JOINTS 6 INCHES AND SEAL WITH MANUFACTURER'S TAPE.
   F. SEAL ALL PENETRATIONS (INCLUDING PIPES) WITH MANUFACTURER'S PIPE BOOT.
   G. NO PENETRATION OF THE VAPOR BARRIER IS ALLOWED EXCEPT FOR REINFORCING STEEL AND PERMANENT UTILITIES.
   H. REPAIR DAMAGED AREAS BY CUTTING PATCHES OF VAPOR BARRIER, OVERLAPPING DAMAGED AREA 6 INCHES AND TAPING ALL FOUR SIDES WITH TAPE.
4. TOP OF SLAB ELEVATION SHOWN THUS "-" ON PLAN EQUALS REFERENCE EL., FOR ACTUAL EL., SEE CIVIL DRAWINGS.
5. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S1.01.
6. FOR FLOOR SLAB DEPRESSION LOCATIONS AND LIMITS NOT SHOWN ON PLAN SEE ARCHITECTURAL DRAWINGS.
7. FOR PLAN DIMENSIONS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.

WALL SCHEDULE

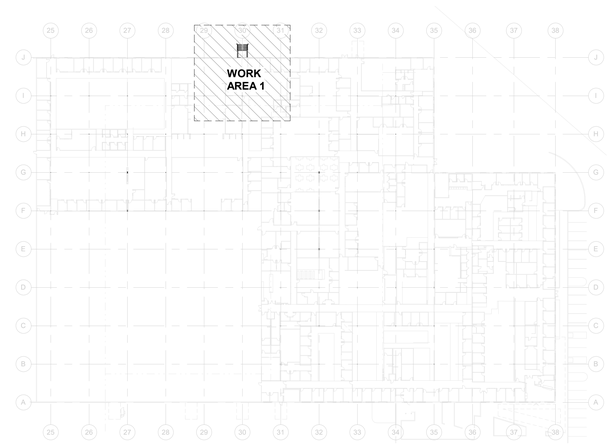
TYPE	DESCRIPTION
C8-4-12S	8" CONCRETE WALL REINF. W/ #4 AT 12" O.C. EACH WAY

WALL FOOTING SCHEDULE

MARK*	WIDTH	THICKNESS	TOP & BOTT. REINF. CONT.	TOP & BOTT. REINF. TRANSV.	REMARKS
2WF2.0	2' - 0"	1' - 4"	3-#5	#4 @ 24"	

THICKENED SLAB SCHEDULE

MARK*	SIZE	THICKNESS	TOP & BOTT.* REINF. CONT.	TOP & BOTT.* REINF. TRANSV.	REMARKS
TS-1	1' - 0" x CONT.	1' - 0"	(2)-#5	N/A	



KEY PLAN - WORK AREA 1

SCALE: 1/64" = 1'-0"

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SEVENTH EDITION 2020, ACI 318-14 AND LOCAL CODES AS APPLICABLE

MASTER CONSULTING ENGINEERS, INC.
5023 WEST CYPRESS ST., STE. 200
TAMPA, FLORIDA 33607-1725
P | 813.287.8600 F | 813.287.3022
EB #3591 LB #3591
THE SEAL APPEARING ON SHEET(S) CONSULTING ENGINEERS, INC. LISTED IN THE SHEET INDEX ARE THE ONLY SHEETS WHICH WERE SEALED BY A LICENSED ENGINEER EMPLOYED BY MASTER CONSULTING ENGINEERS, INC.
CA: 8426 PROJ NO: 2300-188-11

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
3341 W. CYPRESS STREET, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 251-1988
FAX (813) 251-1944
SARASOTA OFFICE
990 CENTRAL AVENUE, SUITE 200
SARASOTA, FLORIDA 34236
PHONE (941) 342-3823
FAX (941) 342-3823
SAFETY HARBOR OFFICE
3340 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-3000
FAX (727) 724-3999
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

RYAN A. BECKLEY LICENSE No 83337 STATE OF FLORIDA PROFESSIONAL ENGINEER

RYAN A. BECKLEY, P.E.
FL. LIC. No. 83337

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

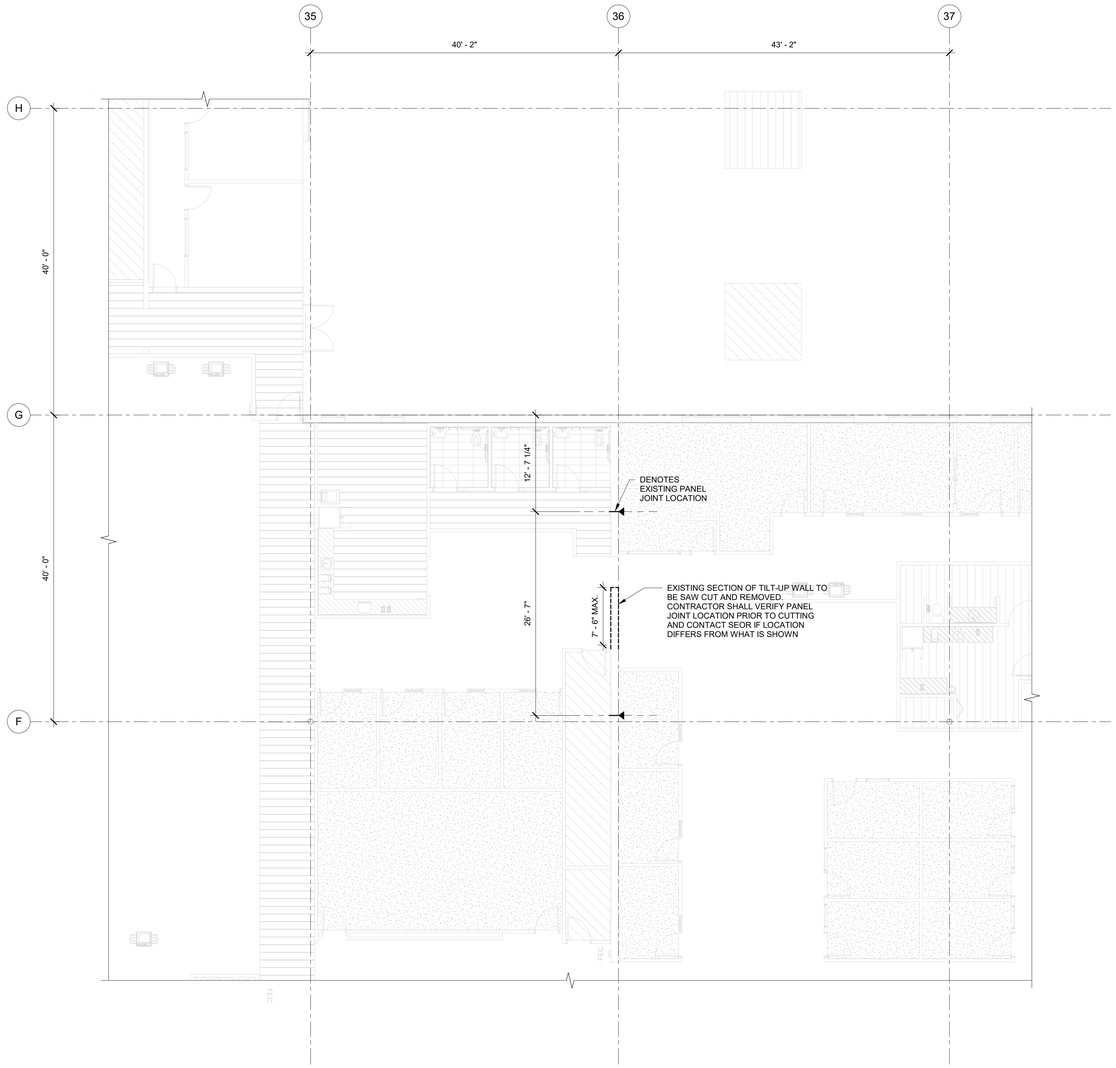
REVISIONS

NO	DATE	NOTES

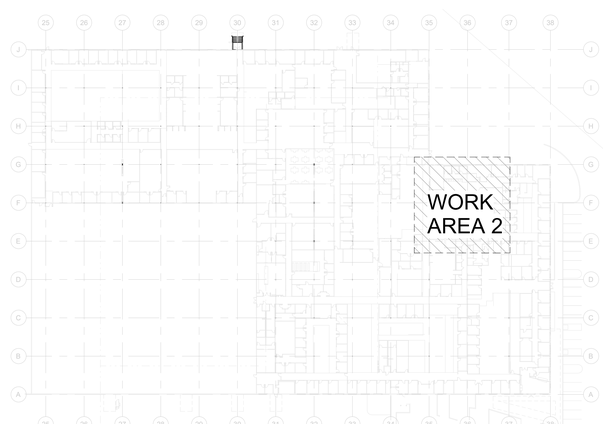
SHEET NAME
FOUNDATION & SOG PLAN - WORK AREA 1

SHEET NUMBER
S2.01

8/25/2021 10:00:54 AM



1 / S2.02 SLAB ON GRADE - WORK AREA 2
SCALE: 1/8" = 1'-0"



KEY PLAN - WORK AREA 2
NOT TO SCALE

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SEVENTH EDITION 2020, ACI 318-14 AND LOCAL CODES AS APPLICABLE

MASTER CONSULTING ENGINEERS, INC.
5503 WEST CYPRESS ST., STE. 200
TAMPA, FLORIDA 33607-1725
P | 813.287.3600 F | 813.287.3622
FL CERTIFICATE OF AUTHORIZATION #28
THE ELECTRONIC/PRINTED SIGNATURE AND SEAL APPEARING ON THIS DOCUMENT WERE AUTHORIZED BY RYAN A. BECKLEY, P.E.
COPYRIGHT © 2021 MASTER CONSULTING ENGINEERS, INC.
CA: 8426 PROJ NO: 2000-188-11

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

TAMPA OFFICE
3144 HORAN BOULEVARD, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 281-1900
FAX (813) 281-1944

SARASOTA OFFICE
990 CENTRAL AVENUE, SUITE 201
SARASOTA, FLORIDA 34236
PHONE (941) 342-9820
FAX (941) 342-9823

SAFETY HARBOR OFFICE
3840 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-1660
FAX (727) 772-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

RYAN A. BECKLEY LICENSE No 83337 STATE OF FLORIDA PROFESSIONAL ENGINEER

RYAN A. BECKLEY, P.E.
FL. LIC. No. 83337

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
SLAB ON GRADE PLAN - WORK AREA 2

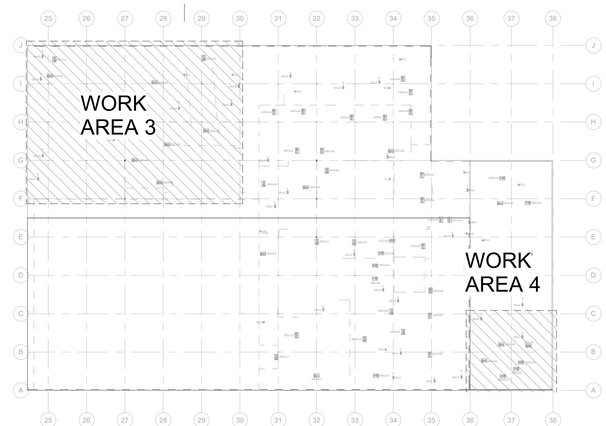
SHEET NUMBER
S2.02

8/25/2021 10:05:36 AM

EXISTING ROOF FRAMING NOTES:

1. EXISTING ROOF FRAMING CONSISTS OF 1 1/2" GAGE TYPE "B" (WIDE RIB) METAL DECK SPANNING OVER OPEN WEB STEEL JOIST SPACED @ 6'-8" O.C. (U.N.O.).
2. DIRECTION OF METAL DECK SPAN SHOWN THUS ◄——► ON PLAN.
3. FOR GENERAL STRUCTURAL NOTES SEE DRAWING S1.1
4. FOR WIND DESIGN DATA AND ROOF LOAD SCHEDULE, SEE DRAWING S1.1
5. FOR PLAN DIMENSIONS NOT SHOWN, SEE MECHANICAL DRAWINGS.

1 S2.03 ROOF FRAMING PLAN - WORK AREA 3
SCALE: 1/8" = 1'-0"



KEY PLAN - WORK AREA 3 & 4
SCALE: 1/64" = 1'-0"

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SEVENTH EDITION 2020, ACI 318-14 AND LOCAL CODES AS APPLICABLE

MASTER CONSULTING ENGINEERS, INC.
5623 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1725
P | 813.287.3600 F | 813.287.3622
FL CERTIFICATE OF AUTHORIZATION #00003670
THE SEAL/SIGNATURE OF AUTHORIZED ENGINEER(S) SHOWN ON THIS DOCUMENT WAS AUTHORIZED BY THE ENGINEER(S) IDENTIFIED.
THIS ELECTRONIC FILE IS THE PROPERTY OF MASTER CONSULTING ENGINEERS, INC.
USED ALONE OR WITHOUT THE CORRESPONDING HARD COPY SIGNED AND SEALED BY THE ENGINEER(S).
CA: 8426 PROJ NO: 2300-188-11

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SARASOTA OFFICE
1888 KENTUCKY AVENUE, SUITE 2E
SARASOTA, FLORIDA 34236
PHONE (941) 342-9823
FAX (941) 342-9825

TAMPA OFFICE
3247 HENDRICKS AVENUE, SUITE 300
TAMPA, FLORIDA 33629
PHONE (813) 251-1944
FAX (813) 251-1944

SAFETY HARBOR OFFICE
3301 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-7830
FAX (727) 772-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

RYAN A. BECKLEY LICENSE No 83337 STATE OF FLORIDA PROFESSIONAL ENGINEER

RYAN A. BECKLEY, P.E.
FL. LIC. No. 83337

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

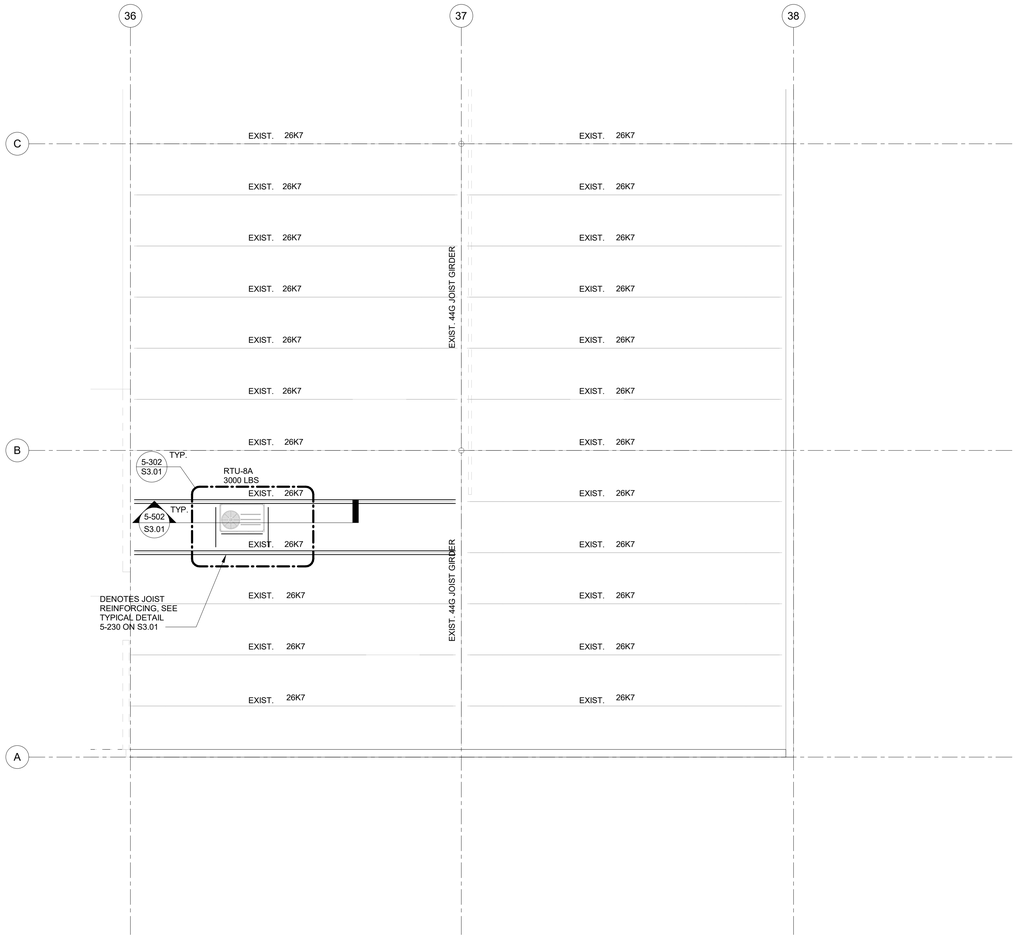
SHEET NAME
ROOF PLAN - WORK AREA 3

SHEET NUMBER
S2.03

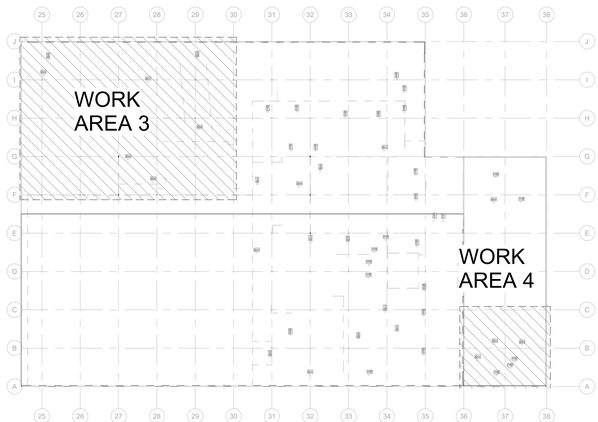
9/13/2021 4:45:08 PM

EXISTING ROOF FRAMING NOTES:

1. EXISTING ROOF FRAMING CONSISTS OF 1 1/2" GAGE TYPE "B" (WIDE RIB) METAL DECK SPANNING OVER OPEN WEB STEEL JOIST SPACED @ 6'-8" O.C. (U.N.O.).
2. DIRECTION OF METAL DECK SPAN SHOWN THUS ⟵⟶ ON PLAN.
3. FOR GENERAL STRUCTURAL NOTES SEE DRAWING S1.1
4. FOR WIND DESIGN DATA AND ROOF LOAD SCHEDULE, SEE DRAWING S1.1
5. FOR PLAN DIMENSIONS NOT SHOWN, SEE MECHANICAL DRAWINGS.



1 S2.04 ROOF FRAMING PLAN - WORK AREA 4
SCALE: 1/8" = 1'-0"



KEY PLAN - WORK AREA 3 & 4
SCALE: 1/64" = 1'-0"

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SEVENTH EDITION 2020, ACI 318-14 AND LOCAL CODES AS APPLICABLE

MASTER CONSULTING ENGINEERS, INC.
REGISTERED CONSULTANTS
5023 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1735
P | 813.287.3600 F | 813.287.3622
INCORPORATED IN FLORIDA AND CONNECTICUT
THE SOLE PROPERTY OF MASTER CONSULTING ENGINEERS, INC. AND MAY NOT BE REPRODUCED, COPIED, ALTERED OR USED IN WHOLE OR IN PART BY ANY OTHER THE EXPRESS WRITTEN AUTHORIZATION FROM MASTER CONSULTING ENGINEERS, INC.
CA: 8426 PROJ NO. 2300-188-11

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-6880
FAX (727) 725-3900
TAMPA OFFICE
324 NYCE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1984
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0233
FAX (941) 342-0233
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

RYAN A. BECKLEY
LICENSE
No 83337
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

RYAN A. BECKLEY, P.E.
FL. LIC. No. 83337

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

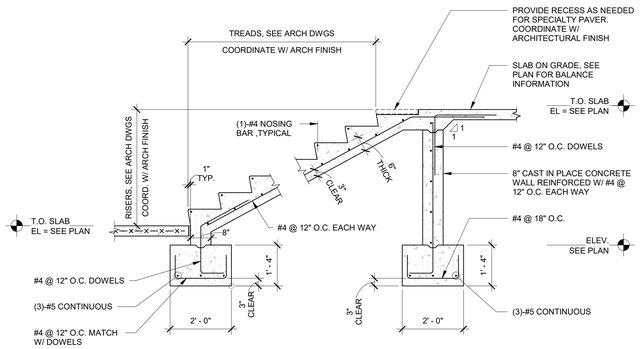
REVISIONS

NO	DATE	NOTES

SHEET NAME
ROOF PLAN - WORK AREA 4

SHEET NUMBER
S2.04

8/25/2021 10:00:36 AM



CONCRETE STAIR SECTION

3-027

THE MINIMUM CLEAR COVER FOR REINFORCEMENT BARS SHALL BE ONE BAR DIAMETER OR THE VALUES TABULATED BELOW, WHICHEVER IS THE GREATER.		
SLABS (LT.WT. CONC. OR STONE CONC.)		1"
GIRDERS AND BEAMS (TO STIRRUPS)		1 1/2"
JOISTS (STONE OR LT.WT.) BOTTOM BARS		1 1/4"
TIED COLUMNS AND PIERS		
SURFACE EXPOSED TO EARTH AND WEATHER	(TO TIES)	2"
OTHER SURFACES	(TO TIES)	1 1/2"
FOUNDATION ELEMENTS		
FORMED SURFACES		2"
SURFACES PLACED AGAINST EARTH		3"
WALLS		
SURFACES EXPOSED TO EARTH		2"
SURFACES EXPOSED TO WEATHER		1 1/2"
OTHER SURFACES		1"

TYPICAL CONCRETE COVER FOR REINFORCING BARS

3-064

f'c = 3000 PSI, NORMAL WEIGHT

BAR SIZE	LAP CLASS	TENSION LAP SPLICES				COMPRESSION LAP SPLICES
		LAP LENGTH PER SPACING AND COVER CASE				
		CASE 1		CASE 2		
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	
#3	A	22	17	32	25	12
	B	28	22	42	32	
#4	A	29	22	43	33	15
	B	37	29	56	43	
#5	A	36	28	54	41	19
	B	47	36	70	54	
#6	A	43	33	64	50	23
	B	56	43	84	64	
#7	A	63	48	94	72	26
	B	81	63	122	94	
#8	A	72	55	107	82	30
	B	93	72	139	107	
#9	A	81	62	121	93	34
	B	105	81	157	121	
#10	A	91	70	136	105	38
	B	118	91	177	136	
#11	A	101	78	151	116	42
	B	131	101	196	151	

NOTES:

CASE 1

BEAMS AND COLUMNS:
CONCRETE COVER >/= TO BAR DIAMETER, C-C BAR SPACING >/= TO 2X BAR DIAMETER AND WITH STIRRUPS OR TIES THROUGHOUT TENSION LAP SPLICE LENGTH NOT LESS THAN THE CODE MINIMUM.

OTHER MEMBERS:
CONCRETE COVER >/= TO THE BAR DIAMETER AND C-C BAR SPACING >/= TO 3X BAR DIAMETER.

CASE 2

BEAMS AND COLUMNS:
CONCRETE COVER < BAR DIAMETER AND C-C BAR SPACING < 2X BAR DIAMETER.

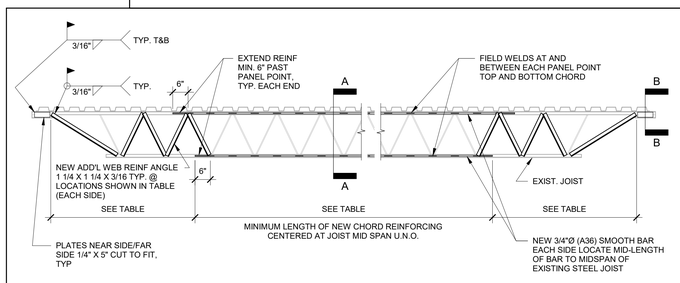
OTHER MEMBERS:
CONCRETE COVER < BAR DIAMETER OR C-C BAR SPACING < 3X BAR DIAMETER.

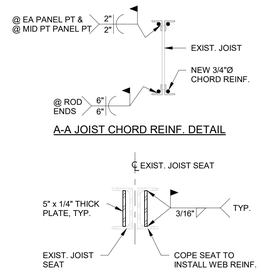
* LAP CLASS "B" IS TO BE USED UNLESS OTHERWISE SPECIFIED IN THESE CONTRACT DOCUMENTS.

TENSION AND COMPRESSION LAP SPLICES WITH F'c = 3000 PSI

3-065

NOTE:
IN CASE OF CONFLICT BETWEEN INFORMATION SHOWN ON THIS DRAWING, SECTION DRAWINGS OR ARCHITECTURAL DRAWINGS, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ENGINEER OF RECORD IN WRITING IN ORDER TO RECEIVE A CLARIFICATION BEFORE PROCEEDING TO WORK. DIMENSIONS, SIZES AND REINFORCEMENT OF STRUCTURAL ELEMENTS SHOWN IN THIS DRAWING ARE MINIMUM TO BE USED UNLESS NOTED OTHERWISE (U.N.O.) IN PLANS.



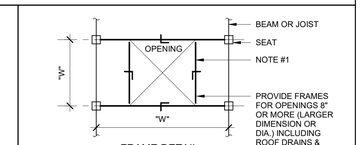


RETRO-FIT JOIST REINFORCING SCHEDULE			
UNIT	MIN. LENGTH OF CHORD REINFORCING	LENGTH OF WEB REINF. EACH END	REMARKS
RT-1A	26' - 0"	8' - 0"	START CHORD REINF. @ WEST END OF JOIST WEB REINF. ONLY REQUIRED @ WEST END
RT-2A	FULL LENGTH	12' - 0"	-
RT-3A	N/A	5' - 0"	-
RT-4A	20' - 0"	5' - 0"	START CHORD REINF. @ WEST END OF JOIST WEB REINF. ONLY REQUIRED @ WEST END
RT-5A	FULL LENGTH	12' - 0"	-
RT-6A	20' - 0"	8' - 0"	START CHORD REINF. @ EAST END OF JOIST WEB REINF. ONLY REQUIRED @ EAST END
RT-7A	FULL LENGTH	5' - 0"	-
RT-8A	FULL LENGTH	18' - 0"	-
RT-9A	FULL LENGTH	5' - 0"	-

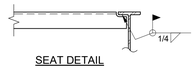
2

EXISTING JOIST STRENGTHENING

5-230



FRAME DETAIL



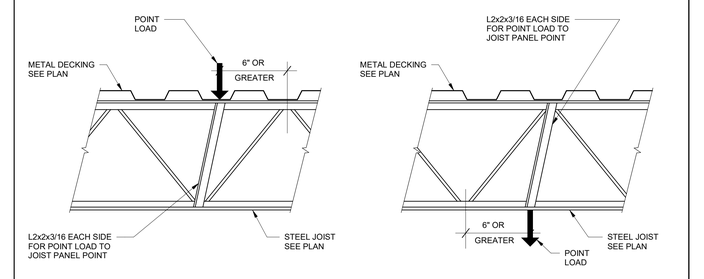
SEAT DETAIL

NOTES:

1. ANGLES ALL SIDES UNLESS BEAMS SHOWN ON PLAN:
   L2X2X1/4 FOR "W" < 2'-0"
   L3X3X1/4 FOR "W" < 4'-0"
   L4X4X1/4 FOR "W" < 6'-0"
2. FOR "W" > 6'-0" USE L OR W-BEAM. L SIZE OR DEPTH OF W-BEAM EQUAL TO SPAN DIMENSION IN INCHES. MINIMUM THICKNESS = 1/4".
3. FOR "W" > 10'-0" CONTACT ENGINEER OF RECORD FOR DETAIL.

TYP. ROOF OPN'G DETAIL

5-302

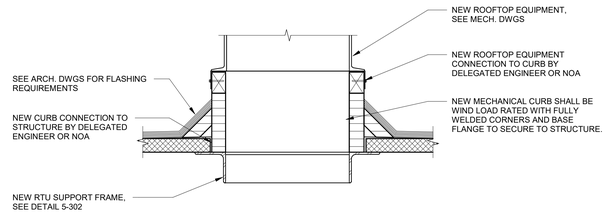


LOAD AT TOP CHORD

LOAD AT BOTTOM CHORD

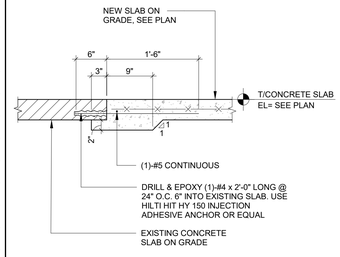
TYPICAL ADDITIONAL WEB REINFORCEMENT FOR CONCENTRATED LOAD (WHEN POINT LOAD IS GREATER THAN 40 POUNDS)

5-321



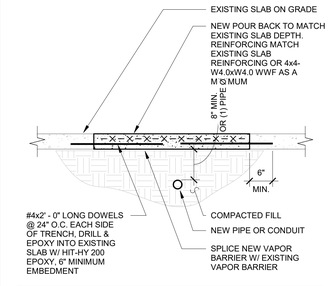
NEW RTU CURB DETAIL

5-502



NEW SLAB TO EXISTING SLAB SECTION

3-011



NOTES:
1. VERIFY EXISTING SLAB FRAMING PRIOR TO CUTTING TRENCH. DO NOT CUT THE SLAB IF POST-TENSION CABLES ARE PRESENT.
2. CONCRETE STRENGTH SHALL MATCH EXISTING BUT SHALL NOT BE LESS THAN 4000PSI.

TRENCH POUR BACK DETAIL

3-216

2

MASTER CONSULTING ENGINEERS, INC.
5503 WEST CYPRESS ST., STE 200
TAMPA, FLORIDA 33607-1725
P | 813.287.3600 F | 813.287.3622
CA: 8426 PROJ NO.: 2000-188-11

THE CEO PROPERTY OF MASTER CONSULTING ENGINEERS, INC. IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE SPECIFIED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF MASTER CONSULTING ENGINEERS, INC.

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SARASOTA OFFICE
1801 HOPE STREET, SUITE 310
SARASOTA, FLORIDA 34231
PHONE (941) 366-1914
FAX (941) 342-3823

TAMPA OFFICE
3104 HOMER AVENUE, SUITE 300
TAMPA, FLORIDA 33609
PHONE (813) 251-1988
FAX (813) 251-1944

SAFETY HARBOR OFFICE
3407 W. KENNEDY BLVD.
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3906

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

RYAN A. BECKLEY LICENSE No 83337 STATE OF FLORIDA PROFESSIONAL ENGINEER

RYAN A. BECKLEY, P.E.
FL. LIC. No. 83337

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
2	09-13-21	ADDENDUM #2

SHEET NAME
TYPICAL DETAILS

SHEET NUMBER
S3.01

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO AND SATISFY, THE FLORIDA BUILDING CODE, SEVENTH EDITION 2020, ACI 318-14 AND LOCAL CODES AS APPLICABLE

9/7/2021 1:45:52 PM

HVAC GENERAL NOTES

THE FOLLOWING HVAC GENERAL NOTES APPLY TO GENERAL CONDITIONS OF HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) WORK REQUIRED FOR THIS PROJECT.

NO EXCLUSIONS FROM OR LIMITATIONS IN THE LANGUAGE USED IN THE CONTRACT DOCUMENTS SHALL BE INTERPRETED AS MEANING THAT THE EQUIPMENT, APPURTENANCES, AND/OR ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM ARE NOT TO BE PROVIDED AS REQUIRED. THE SEPARATE DIVISIONAL CONTRACT DOCUMENTS DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PROVIDE THE WORK WHICH IS INDICATED ON ANY OF THE DIVISIONAL CONTRACT DOCUMENTS. REVIEW AND COORDINATE THE SCOPE OF WORK WITH ALL DOCUMENTS AND TRADES TO ASSURE A COMPLETE AND FUNCTIONAL SYSTEM IS BID AND INSTALLED.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE HVAC WORK.

SUBMIT FULL SUBMITTALS OF ALL HVAC EQUIPMENT AND MATERIALS TO THE ENGINEER FOR REVIEW, WHETHER IT IS EXACTLY AS SPECIFIED OR NOT. WHERE ALTERNATE MANUFACTURERS ARE LISTED IN THE BOOK SPECIFICATIONS, ONE OF THOSE MANUFACTURERS SHALL BE PROVIDED UNLESS A REQUEST FOR SUBSTITUTION HAS BEEN SUBMITTED PRIOR TO BID AND THE MANUFACTURER SUBSEQUENTLY IS LISTED AS AN ACCEPTABLE MANUFACTURER IN AN ADDENDUM. FOR ALL EQUIPMENT WHICH HAS BEEN SCHEDULED DIRECTLY ON THE DESIGN DRAWINGS, PROVIDE WITHIN THE SUBMITTAL A PERFORMANCE SCHEDULE FOR THE PROPOSED EQUIPMENT IN THE SAME FORMAT AS INCLUDED ON THE DRAWINGS. FAILURE TO PROVIDE REQUIRED PERFORMANCE SCHEDULE WILL RESULT IN REJECTION OF THE ENTIRE SUBMITTAL.

BIND COMPLETE SUBMITTALS IN A THREE RING BINDER(S) WITH A TITLE SHEET AND IDENTIFICATION ON FRONT AND SIDE OF THE BINDER. CONTACT ENGINEER FOR PRIOR APPROVAL TO SUBMIT PDF EMAILED SUBMITTALS. SUBMIT ALL HVAC PRODUCTS SUBMITTALS ALL AT ONE TIME. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED FOR REVIEW AND APPROVAL. INDEX ALL ITEMS AS APPLICABLE. SUBMITTALS THAT DEVIATE FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL LIST ALL DIFFERENCES IN A COVER LETTER ATTACHED TO FRONT OF THE SUBMITTAL. ANY UNLISTED DEVIATIONS FOUND DURING REVIEW WILL RESULT IN THE REJECTION OF THE ENTIRE SUBMITTAL. FOR ITEMS REVIEWED AND MARKED "REJECTED" OR "REVISE AND RESUBMIT", ONLY ONE ADDITIONAL RE-SUBMITTAL WILL BE REVIEWED TO VERIFY PRODUCT COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOULD FURTHER SUBMITTALS BE REQUIRED BY THE ENGINEER TO VERIFY THE SUBMITTAL WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE HOURLY RATE OF $150.00 WILL BE BILLED TO THE CONTRACTOR FOR THE ENGINEER'S TIME SPENT ON THE REVIEW.

THE CONTRACT DOCUMENTS AND SUBMITTALS OF ALL TRADES SHALL BE COORDINATED AND BE VIEWED IN CONNECTION AND CONJUNCTION WITH EACH OTHER TO INSURE THE PROPER LOCATION AND INSTALLATION OF ALL DEVICES AND EQUIPMENT. MAKE PARTICULAR NOTE OF LOCATIONS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.

HVAC DRAWINGS INDICATE THE SCHEMATIC LAYOUT AND LOCATION OF THE HVAC SYSTEM COMPONENTS. UNLESS SPECIFIC DIMENSIONS ARE NOTED, THE ACTUAL LOCATION OF THESE COMPONENTS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR IN COORDINATION WITH THE WORK OF OTHER TRADES, THE USE OF MANUFACTURER'S SUBMITTALS, AND SIMILAR CERTIFIED DATA.

CONTRACTOR SHALL CONDUCT A THOROUGH SITE VISIT INSPECTION PRIOR TO BID TO EXAMINE EXISTING CONDITIONS.

THE DIMENSIONS AND CONDITIONS SHOWN ON THE HVAC DESIGN DRAWINGS ARE BASED ON AVAILABLE EXISTING INFORMATION. AFTER WALLS AND/OR CEILINGS ARE REMOVED, VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO INSTALLATION TO ESTABLISH HVAC EQUIPMENT CLEARANCES. NOTIFY THE ENGINEER OF ANY DIMENSIONAL DISCREPANCIES.

NOTIFY THE ENGINEER OF ANY DAMAGE TO THE EXISTING INSTALLATION BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL PROVIDE DROP CLOTHS, RUBBER MATS, AND/OR PLYWOOD COVERS OVER EXISTING INSTALLATIONS VULNERABLE TO DAMAGE DURING CONSTRUCTION. ALL DAMAGES CAUSED BY CONTRACTOR SHALL BE REIMBURSED TO OWNER.

THE SCHEDULING OF ALL WORK AND SHUTDOWNS OF ALL EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER TO THEIR SATISFACTION. THE OWNER RESERVES THE RIGHT TO DENY THE USE OF ANY TOOLS DUE TO NOISE.

DURING THE DEMOLITION PHASE(S), REMOVE ALL EXISTING HVAC SYSTEMS NO LONGER REQUIRED, INCLUDING BUT NOT LIMITED TO, DUCTWORK, PIPING, DUCT AND PIPING HANGERS, EXISTING UNUSED OR CAPPED DUCTWORK/PIPING, ETC. FOR ALL MISCELLANEOUS EXISTING DUCTWORK AND PIPING THAT MAY BE REQUIRED TO BE REMOVED BUT IS STILL CONNECTED TO A MAIN, REMOVE THE ENTIRE RUNOUT AND CAP AT MAIN TO MATCH EXISTING CONDITIONS. OWNER HAS FIRST RIGHT TO ALL EQUIPMENT BEING REMOVED REGARDLESS IF IT IS DESIGNATED ON THESE DRAWINGS TO BE DISPOSED.

CONTRACTOR IS RESPONSIBLE TO REPAIR ALL HOLES IN RATED WALLS AS A RESULT OF REMOVAL OF DUCTWORK/PIPING/ETC. TO THE ENGINEER'S SATISFACTION.

EXISTING DUCTWORK/PIPING THAT ARE TO REMAIN MAY CONFLICT WITH NEW RATED WALLS. CONTRACTOR SHALL PROVIDE UL PENETRATIONS AND/OR FIRE DAMPERS AT THESE LOCATIONS OR OFFSET DUCTWORK/PIPING AS REQUIRED WEATHER IT IS SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

ROOFING WORK SHALL MATCH EXISTING AND WORK SHALL BE PERFORMED BY AN AUTHORIZED ROOFING CONTRACTOR. ON BONDED ROOFS, ALL ROOFING WORK REQUIRED FOR THE INSTALLATION OF NEW EQUIPMENT SHALL BE RECERTIFIED BY COMPANY HOLDING THE BOND ON THE ROOF. THE ROOFING CONTRACTOR SHALL REVIEW THE OWNER(S) AND BONDING COMPANY(S) POLICIES, ROOF BONDING (WHEN APPLICABLE), ETC. BEFORE ANY ROOFING WORK IS COMPLETED, REMOVE ALL EXISTING ROOF EQUIPMENT SUPPORTS DOWN TO THE STRUCTURE THAT WILL NOT BE USED ON THE NEW INSTALLATION.

ALL HVAC EQUIPMENT INSTALLED OUTDOORS SHALL BE SECURED TO ITS CURB OR HOUSEKEEPING PAD AS DETAILED BY THE STRUCTURAL ENGINEER FOR THE REQUIRED WIND LOAD DESIGN.

ALL EXTERIOR EXPOSED MATERIALS SHALL BE CONSTRUCTED OF NON-FERROUS MATERIALS AND BE PAINTED WITH TWO COATS OF RUST INHIBITOR PAINT.

INSTALL AND TEST ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN ADEQUATE SERVICE SPACE AS REQUIRED. SERVICE SPACE SHALL BE CLEAR OF DUCTS, PIPES, CONDUITS, WALL STUDS, CEILING HANGERS, AND ANY OTHER CONSTRUCTION APPURTENANCE.

CONTRACTOR SHALL COORDINATE AND PROVIDE ALL CEILING/FLOOR/WALL ACCESS PANELS THAT MAY BE REQUIRED FOR THE INSTALLATION, INSPECTION, AND SERVICE OF HVAC EQUIPMENT WHETHER OR NOT IT IS SHOWN. ACCESS PANELS TO BE SELECTED BY THE ARCHITECT.

ALL HVAC EQUIPMENT SHALL BE LABELED WITH ENGRAVED, LAMINATED, PLASTIC SIGNS. SIGNS SHALL BE 1/8" THICK AND A MINIMUM OF 1-3/4" HIGH WITH 1" HIGH LETTERS. LENGTH OF THE SIGN SHALL BE THE SUM OF THE LETTERS/NUMBERS PLUS 3/4" ON EACH END. EXTERIOR SIGNS SHALL BE UV RATED, DESIGNATED AND MANUFACTURED TO BE EXPOSED TO THE ELEMENTS.

ALL WALL MOUNTED THERMOSTATS AND SIMILAR SENSORS SHALL BE INSTALLED AT A MAXIMUM ELEVATION OF 4'-0" ABOVE FINISHED FLOOR TO THE TOP OF THE DEVICE, UNLESS OTHERWISE NOTED ON DRAWINGS. SENSORS IN CORRIDORS SHALL BE AT A HEIGHT OF 6'-0" TO AVOID COLLISION WITH THE TRANSPORTATION OF PATIENT BEDS. LOCATION OF THE SENSORS SHALL BE COORDINATED WITH THE OTHER TRADES FOR A NEAT APPEARANCE. FINAL LOCATION OF THE SENSORS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. WHEN INSTALLED ON EXTERIOR WALLS, PROVIDE AN INSULATED SUB-BASE.

RETAIN THE SERVICES OF A NEBB AND/OR AABC CERTIFIED TEST AND BALANCE AGENCY TO PERFORM FINAL TESTING AND BALANCING OF ALL HVAC SYSTEMS. RECORD ALL DATA ON STANDARD "AABC" OR OTHER APPROVED FORMS, AND SUBMIT TO THE ENGINEER FOR REVIEW.

AT PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 80 HOURS OF TRAINING ON THE OPERATION AND MAINTENANCE OF THE HVAC EQUIPMENT.

CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON PARTS AND LABOR FROM THE DATE OF SUBSTANTIAL COMPLETION.

SUPPLY, RETURN, TRANSFER, EXHAUST, AND OUTSIDE AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL. SEAL ALL DUCT JOINTS WITH HARDCAST. ALL CONCEALED SUPPLY, RETURN, TRANSFER, AND OUTSIDE AIR DUCTS SHALL BE INSULATED WITH BLANKET TYPE INSULATION WITH VAPOR BARRIER (MINIMUM R = 6.0). ALL DUCTWORK INSULATION SHALL BE LABELED AND MARKED AT REQUIRED INTERVALS PER THE FLORIDA BUILDING CODE, SECTION 604. EXHAUST AIR DUCTWORK SHALL NOT BE INSULATED UNLESS OTHERWISE SPECIFIED.

ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "SMACNA" DUCT CONSTRUCTION STANDARDS. ALL DUCTWORK SHALL BE LEAK TESTED IN ACCORDANCE WITH SMACNA AND ASHRAE STANDARDS, AND BE WITNESSED BY THE TEST AND BALANCE AGENCY. DUCTS WITH A LEAKAGE RATE MORE THAN 2% WILL BE REJECTED. PROVIDE LEAKAGE TEST RESULTS TO ENGINEER. FABRICATE AND SEAL DUCTWORK PER THE FOLLOWING SCHEDULE (REFER TO THE EXTERNAL STATIC PRESSURE CRITERIA IN THE AIR HANDLING UNIT SCHEDULE FOR CORRESPONDING OPERATING PRESSURE):

OPERATING PRESSURE	DUCT PRESSURE CLASS	SEAL CLASS
UP TO 3" W.G.	3" W.G.	B

WHERE INDICATED ON HVAC EQUIPMENT SCHEDULES, EXTERNAL STATIC PRESSURE IS DEFINED AS NOT INCLUDING LOSSES DUE TO UNIT MOUNTED FILTERS OR MIXING BOXES. THOSE LOSSES SHALL BE PART OF THE EQUIPMENT INTERNAL LOSSES, SAME AS THOSE CAUSED BY COILS, CABINET, ETC.

ALL NEW DUCTWORK SHALL NOT BE STORED IN UNCLEAN AREAS. PROTECT ALL DUCTWORK FROM DUST AND DEBRIS WHILE IT IS STORED ON SITE. WHILE UNDER CONSTRUCTION, ALL INSTALLED DUCTWORK SHALL BE TEMPORARILY SEALED WITH VISQUEEN PRIOR TO TEST AND BALANCE IN ORDER TO LIMIT ACCUMULATION OF CONSTRUCTION DUST INSIDE DUCTWORK SYSTEM. IF EITHER OF THESE PROCEDURES IS NOT CONDUCTED, THE ENTIRE ASSOCIATED DUCTWORK SYSTEM AND HVAC EQUIPMENT SHALL BE CLEANED TO THE ENGINEER'S SATISFACTION.

WHERE THE CEILING SPACE IS USED AS A RETURN AIR PLENUM, ALL ELECTRICAL WORK IN THAT SPACE SHALL COMPLY WITH THE REQUIREMENTS OF NFPA-70 (NEC) AS IT RELATES TO THAT APPLICATION. EXPOSED WIRE SHALL BE PLENUM RATED. THE USE OF PVC WITHIN THE PLENUM IS STRICTLY PROHIBITED. COORDINATE WITH OTHER INSTALLERS TO PREVENT THE INSTALLATION OF PROHIBITED MATERIALS.

FLEXIBLE DUCTS SHALL BE FACTORY INSULATED WITH 3/4" THICK GLASS FIBER AND INCLUDE A VINYL VAPOR JACKET AND HELIX STEEL WIRE. "THERMAFLEX" TYPE MAKE OR APPROVED EQUAL. FLEXIBLE DUCT SHALL BE ATTACHED WITH "THERMAFLEX" WRAP LOCK SERIES 0902 CLAMPS.

MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 6'-0".

ALL DUCTWORK ELBOWS SHALL INCLUDE AIR FLOW DIRECTIONAL VANES AS PER "SMACNA" DUCT CONSTRUCTION STANDARDS. SPLITTER VANES SHALL BE PROVIDED IN ALL ELBOWS AND DUCT OFFSETS WITH ANGLES BETWEEN 15 DEGREE AND 90 DEGREES AS PER FIG. 2-5 OF THE SMACNA MANUAL. 90 DEGREE ELBOWS SHALL HAVE TURNING VANES.

PROVIDE CONICAL SPIN-IN FITTINGS AT ALL CONNECTIONS OF ROUND SHEET METAL OR FLEXIBLE SUPPLY AIR DUCTS TO RIGID RECTANGULAR DUCT.

DUCTWORK, AIR DEVICES, AND OTHER ITEMS OF THE AIR DISTRIBUTION SYSTEM SHALL BE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE AND NOT FROM THE CEILING OR CEILING SUSPENSION SYSTEM. AIR DEVICES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE FROM AT LEAST TWO POINTS. COORDINATE LOCATION OF AIR DEVICES, WALLCAPS, ROOFCAPS, AND LOUVERS WITH ALL OTHER TRADES.

ALL BALANCING DAMPERS SHALL BE OPPOSED BLADE TYPE. PROVIDE A ONE FOOT LONG PLASTIC STRIP OF MATERIAL FROM ALL DAMPER HANDLES TO ASSIST TEST AND BALANCE AGENCY IN IDENTIFYING ALL DAMPERS. REMOVE MATERIAL FROM EXPOSED DAMPERS AFTER SUBSTANTIAL COMPLETION.

IN AREAS WHERE THE BALANCING DAMPER INSTALLATION PROHIBITS ACCESS FOR TEST AND BALANCE, PROVIDE MANUAL REMOTE CABLE CONTROL EQUAL TO YOUNG REGULATOR MODEL 830ACC/270-896. ACCESS TO END OF CABLE TO BE FLUSH IN CEILING NEATLY CONCEALED WITH THREADED CAP. PAINT CAP TO MATCH CEILING COLOR. INDICATE LOCATIONS OF ALL CAPS IN A FLOOR PLAN INCLUDED IN THE SUBMITTALS AND OBTAIN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.

FOR SEALING OF FIRE DAMPER, SMOKE DAMPER, FIRE/SMOKE DAMPER, AND PIPE OR DUCT PENETRATION THROUGH FIRE RATED WALLS, REFER TO ARCHITECTURAL CONTRACT DOCUMENTS. ALL RATED WALL PENETRATIONS SHALL BE SEALED USING APPROVED UL DETAILS. CORRECT ANY EXISTING CONDITIONS.

ALL FIRE DAMPERS SHALL BE DYNAMIC TYPE. PROVIDE A DUCT ACCESS DOOR FOR FIRE DAMPERS, SMOKE DAMPERS, AND FIRE/SMOKE DAMPERS.

PROVIDE ADDITIONAL DUCTWORK AND PIPING SUPPORTS ON BOTH SIDES AND WITHIN 18" OF FIRE RATED WALLS. DUCTWORK OR PIPING SHALL NOT BE SUPPORTED FROM ANY FIRE RATED WALL. CORRECT ANY EXISTING CONDITIONS.

ALL DUCTWORK AND/OR PIPING MUST BE INSTALLED 6" AWAY FROM ANY FIRE RATED WALL. CORRECT ANY EXISTING CONDITIONS.

DUCT MOUNTED SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY ELECTRICAL CONTRACTOR. DETECTORS SHALL COMPLY WITH UL 268A. HVAC DRAWINGS INDICATE THE APPROXIMATE LOCATION OF DUCT DETECTORS. HVAC CONTRACTOR SHALL ASSIST THE ELECTRICAL CONTRACTOR IN LOCATING AND INSTALLING THE DETECTORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHEN RECOMMENDED CLEARANCES CAN NOT BE MAINTAINED, SIMULATE A SMOKE AIRFLOW TEST OF EACH DEVICE AND PROVIDE A COPY OF THE FIELD TEST TO THE ENGINEER. PROVIDE A DUCT ACCESS DOOR ADJACENT TO EACH DUCT MOUNTED SMOKE DETECTOR TO FACILITATE INSPECTION OF DUCT DETECTOR TUBES.

CONTRACTOR SHALL TEST ALL EXISTING/NEW DUCT MOUNTED SMOKE DETECTORS, FIRE/SMOKE DAMPERS, AIR HANDLING UNIT AND EXHAUST FAN INTERLOCKS AND FIRE ALARM CONNECTIONS AND REPORT ANY DEFICIENCIES TO OWNER. RETEST AS REQUIRED UNTIL ALL ARE FUNCTIONAL.

CONTRACTOR SHALL COORDINATE AND PROVIDE ALL DUCTWORK ACCESS PANELS THAT MAY BE REQUIRED FOR THE INSTALLATION, INSPECTION, AND SERVICE OF HVAC DAMPERS, SENSORS, ETC., WHETHER OR NOT IT IS SHOWN. DUCT ACCESS DOORS SHALL BE MINIMUM 12" X 12" INSULATED AND DOUBLE GASKETED. ACCESS DOOR SHALL NOT REQUIRE TOOLS TO BE OPENED.

PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL AIR MOVING APPARATUS AND DUCTWORK. RECOMMENDED WIDTH IS 4".

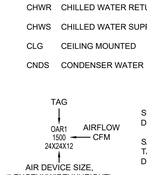
PROVIDE P-TRAPS AT ALL CONDENSATE DRAIN LINE CONNECTIONS. SLOPE DRAIN LINES TOWARD THE POINT OF DISCHARGE (MIN 1/8"/FOOT). INSULATE CONDENSATE DRAIN LINES WITH 3/4" THICK SEAMLESS CLOSED CELL RUBBER PIPE INSULATION. CONDENSATE DRAIN LINES TO BE PVC. LINES SHALL BE ONE DIAMETER LARGER THAN THE UNIT DRAIN CONNECTION, BUT NOT LESS THAN 3/4 INCH. PROVIDE CLEANOUTS AT ALL CHANGES OF DIRECTION.

REFRIGERANT LINES SHALL BE SIZED PER THE AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE SIZING AND ACCESSORY DATA WITH THE EQUIPMENT PACKAGE SUBMITTAL. PIPING IS TO BE FILLED WITH DRY NITROGEN WHILE SOLDERING. TEST, CLEAN, AND DEHYDRATE PIPES AND PROVIDE CRITICAL CHARGE OF REFRIGERANT AS PER EQUIPMENT MANUFACTURER'S RECOMMENDATION. PROVIDE ALL NECESSARY VALVES, TRAPS, FILTER/DRYERS, SIGHT GLASS, ETC. AS REQUIRED FOR A COMPLETE AND READY TO OPERATE INSTALLATION. INCLUDE ACCESSIBLE SERVICE FITTINGS. Bi-FLOW LIQUID LINE FILTER DRYER SHALL BE PROVIDED IN HEAT PUMP UNITS.

ALL REFRIGERANT PIPING SHALL BE INSULATED WITH 3/4" THICK SEAMLESS CLOSED CELL RUBBER PIPE INSULATION. INSULATION EXPOSED TO THE OUTSIDE ENVIRONMENT SHALL BE PAINTED WITH TWO COATS OF UV-RESISTANT WHITE ARMAFLEX PAINT.

ABBREVIATIONS

(E)	EXISTING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
CD	CONDENSATE DRAIN
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CLG	CEILING MOUNTED
CNDS	CONDENSER WATER
COND	CONDENSATE
CTE	CONNECT TO EXISTING
D	DRAIN
EX	EXISTING
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
RFRG	REFRIGERANT
RG	REFRIGERANT GAS
RL	REFRIGERANT LIQUID
STM	STEAM



SUPPLY, RETURN, TRANSFER, OUTSIDE, AND EXHAUST AIR ROOF AIR DEVICE IDENTIFICATION

SAR=SUPPLY AIR ROOF AIR DEVICE, RAR=RETURN AIR ROOF AIR DEVICE, TAR=TRANSFER AIR ROOF AIR DEVICE, EAR=EXHAUST AIR ROOF AIR DEVICE, OAR=OUTSIDE AIR ROOF AIR DEVICE

DUCTWORK MOUNTED OPPOSED BLADE MANUAL DAMPER

DUCTWORK MOUNTED BLAST GATE MANUAL DAMPER

DUCTWORK MOUNTED FIRE DAMPER

DUCTWORK MOUNTED SMOKE DAMPER

DUCTWORK MOUNTED FIRE/SMOKE DAMPER

DUCTWORK MOUNTED FLEXIBLE CONNECTOR

PIPING TRANSITION

PIPING ELBOW TURNING TOWARD VIEWER (UP)

PIPING ELBOW TURNING AWAY FROM VIEWER (DN)

HVAC SYMBOL LEGEND

BREAK

AIRFLOW DIRECTION

WATERFLOW DIRECTION

CONNECTION OF EXISTING HVAC EQUIPMENT TO NEW HVAC EQUIPMENT

(E) (RL) (RP) (N) EQUIPMENT IDENTIFICATION (E)=EXISTING, (RL)=RELOCATED, (RP)=REPLACEMENT, (N)=NEW

EXISTING HVAC EQUIPMENT TO REMAIN

EXISTING HVAC EQUIPMENT TO BE REMOVED AND DISPOSED

24X12 RECTANGULAR DUCTWORK SIZE, WHERE THE FIRST DIMENSION IS THE INSIDE PLAN VIEW DUCTWORK DIMENSION

24Ø ROUND DUCTWORK SIZE, WHERE THE DIMENSION IS THE INSIDE PLAN VIEW DUCTWORK DIMENSION

8Ø ROUND FLEXIBLE DUCTWORK SIZE, WHERE THE DIMENSION IS THE INSIDE DUCTWORK DIMENSION

FLEX DUCT / ROUND DUCT ROUND AND FLEXIBLE DUCTWORK RUNOUT TO AIR DEVICE TO BE THE SAME SIZE AS ASSOCIATED AIR DEVICE NECK SIZE

DUCTWORK TRANSITION

DUCTWORK TRANSITION, SINGLE LINE

RECTANGULAR DUCTWORK TO ROUND OR OVAL DUCTWORK TRANSITION

DUCTWORK MITERED ELBOW WITH TURNING VANES

DUCTWORK MITERED ELBOW WITHOUT TURNING VANES

DUCTWORK MITERED ANGLE ELBOW WITH TURNING VANES

DUCTWORK ANGLE ELBOW WITHOUT TURNING VANES

DUCTWORK RADIUS ELBOW

RECTANGULAR DUCTWORK TEE, WITH 45 DEGREE RECTANGULAR DUCTWORK BRANCH TAKEOFF

RECTANGULAR DUCTWORK TEE, WITH ROUND CONICAL DUCTWORK BRANCH TAKEOFF

ROUND OR OVAL DUCTWORK TEE, WITH 45 DEGREE ROUND OR OVAL DUCTWORK BRANCH TAKEOFF

ROUND OR OVAL DUCTWORK TEE, WITH ROUND OR OVAL CONICAL DUCTWORK BRANCH TAKEOFF

DUCTWORK ELBOW TURNING TOWARD VIEWER

DUCTWORK ELBOW TURNING AWAY FROM VIEWER

UP/DN DUCTWORK ELBOW TURNING TOWARD VIEWER (UP) AND/OR AWAY FROM VIEWER (DN), SINGLE LINE

R RISE IN DUCTWORK ELEVATION TOWARD VIEWER

D DROP IN DUCTWORK ELEVATION AWAY FROM VIEWER

SUPPLY AIR CEILING AIR DEVICE

RETURN AIR CEILING AIR DEVICE

TRANSFER AIR CEILING AIR DEVICE

EXHAUST AIR CEILING AIR DEVICE

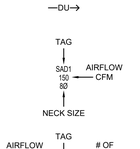
SUPPLY, RETURN, TRANSFER, OUTSIDE, OR EXHAUST AIR SIDEWALL AIR DEVICE

TRANSFER AIR ROOF CAP AIR DEVICE

OUTSIDE AIR ROOF CAP AIR DEVICE

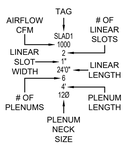
EXHAUST AIR ROOF CAP AIR DEVICE

—DU→ 1" DOOR UNDERCUT FOR TRANSFER OF AIR, ARROW INDICATES AIRFLOW DIRECTION



SUPPLY, RETURN, TRANSFER, OUTSIDE, AND EXHAUST AIR DEVICE IDENTIFICATION

SAD=SUPPLY AIR DEVICE, RAD=RETURN AIR DEVICE, TAD=TRANSFER AIR DEVICE, EAD=EXHAUST AIR DEVICE, OAD=OUTSIDE AIR DEVICE



SUPPLY, RETURN, TRANSFER, OUTSIDE, AND EXHAUST AIR LINEAR AIR DEVICE IDENTIFICATION

SLAD=SUPPLY LINEAR AIR DEVICE, RLAD=RETURN LINEAR AIR DEVICE, TLAD=TRANSFER LINEAR AIR DEVICE, ELAD=EXHAUST LINEAR AIR DEVICE, OLAD=OUTSIDE LINEAR AIR DEVICE

T TEMPERATURE SENSOR

H HUMIDITY SENSOR

CO2 CARBON DIOXIDE SENSOR

CO CARBON MONOXIDE SENSOR

M MOTORIZED ACTUATOR

SD SMOKE DETECTOR

AM AIRFLOW MONITOR

WM WATERFLOW MONITOR

SP STATIC PRESSURE SENSOR

DP DIFFERENTIAL PRESSURE SENSOR

FS FLOAT SWITCH WATER LEVEL SENSOR

VFD VARIABLE FREQUENCY DRIVE

S SWITCH

TC TIME CLOCK

HCP HVAC CONTROL SYSTEM PANEL

CONTROL DESCRIPTION
TEMPERATURE READING
CONTROL WIRING
POINT TYPE

HVAC CONTROL SYSTEM POINT

POINT TYPE: DI=DIGITAL INPUT, DO=DIGITAL OUTPUT, AI=ANALOG INPUT, AO=ANALOG OUTPUT

HVAC LOAD CALCULATION DESIGN CRITERIA

PROJECT LOCATION	---	SEFFNER, FLORIDA
OUTDOOR SUMMER TEMP (DB/WB)	DEG F/DEG F	92.5/77.0
OUTDOOR WINTER TEMP (DB)	DEG F	39.6
INDOOR SUMMER TEMP (DB/WB)	DEG F/DEG F	75.0/62.6
INDOOR WINTER TEMP (DB)	DEG F	70.0
FLOOR INSULATION	R-VALUE	R-0
WALL INSULATION (TOTAL)	R-VALUE	R-5 (EXISTING)
ROOF INSULATION (TOTAL)	R-VALUE	R-20 (EXISTING)
WINDOW GLASS TYPE	U-VALUE, SHADE COEF	U-0.5, SC-0.5 (EXISTING)

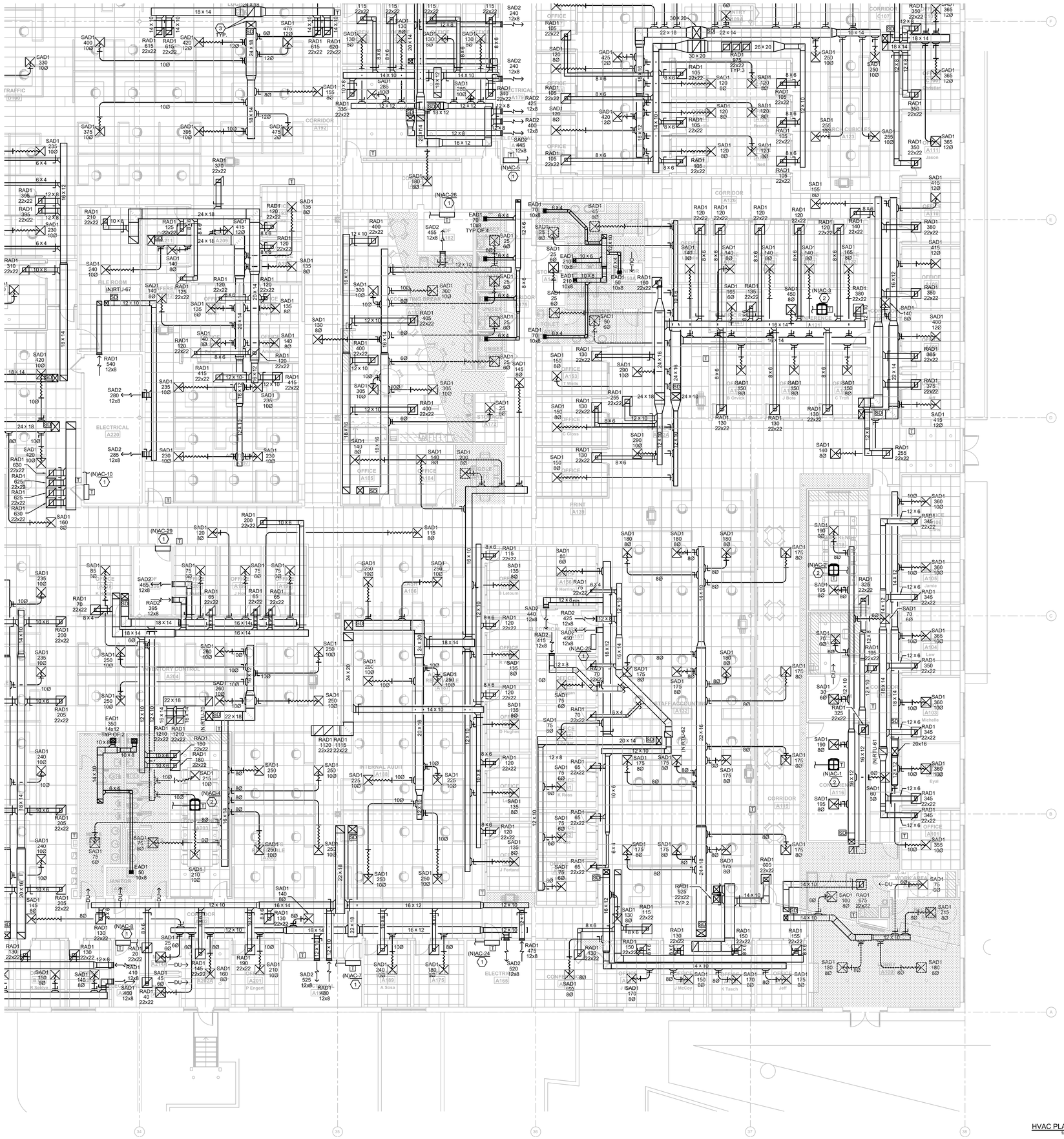
HVAC OUTSIDE AIR CALCULATION / AIR BALANCE SUMMARY

TAG	AREA (SQ FT)	NUMBER OF PEOPLE	OUTSIDE AIR REQUIRED (CFM)	OUTSIDE AIR PROVIDED (CFM)	EXHAUST AIR PROVIDED (CFM)
(N)RTU-1A	1,478	10	141	145	-
(E)RTU-1	2,184	25	258	260	-
(N)RTU-2A	9,109	75	1,021	1,025	-
(E)RTU-2	1,609	20	198	200	-
(N)RTU-3A	1,003	15	143	145	-
(N)RTU-4A	5,821	130	883	885	-
(N)RTU-5A	6,156	48	684	685	-
(N)RTU-6A	2,697	36	367	375	-
(N)RTU-7A	5,735	82	840	840	-
(N)RTU-8A	1,159	6	111	115	-
(N)RTU-9A	1,152	12	130	130	-
(N)RTU-40	4,108	46	527	530	-
(N)RTU-41	4,169	64	624	625	-
(E)RTU-42	3,440	36	411	415	-
(N)RTU-43	2,889	52	462	465	-
(E)RTU-49	2,075	19	250	250	-
(N)RTU-50	1,274	29	155	155	-
(N)RTU-51	1,839	15	212	215	-
(N)RTU-52	2,642	21	297	300	-
(N)RTU-53	1,478	12	168	170	-
(N)RTU-54	1,332	12	123	130	-
(N)RTU-55	1,134	7	112	115	-
(N)RTU-56	3,948	51	562	580	-
(E)RTU-57	650	4	59	60	-
(N)RTU-58	795	5	74	75	-
(E)RTU-59	1,989	8	184	185	-
(N)RTU-60	3,359	38	473	475	-
(E)RTU-61	915	6	85	85	-
(N)RTU-62	835	6	90	90	-
(N)RTU-63	3,410	45	362	365	-
(N)RTU-65	2,991	24	312	315	-
(N)RTU-66	1,282	31	231	235	-
(N)RTU-67	352	-	21	25	-
(N)RTU-68	2,367	29	295	295	-
(N)RTU-69	1,805	22	215	215	-
(N)RTU-70	2,478	18	271	275	-
(N)RTU-71	2,515	17	286	290	-
(N)RTU-72	3,108	39	348	350	-
(N)RTU-73	1,551	14	168	170	-
(N)RTU-74	2,054	31	320	320	-
(N)RTU-75	1,671	20	202	205	-
(N)RTU-76	2,299	22	269	270	-
(N)RTU-77	1,682	42	196	200	-
(N)RTU-78	998	40	163	165	-
(N)RTU-80	1,714	28	245	245	-
(N)RTU-81	2,732	42	379	380	-
(N)RTU-82	1,951	8	182	185	-
(N)RTU-83	3,398	40	417	420	-
(N)RTU-84	1,904	36	311	315	-
(E)RTU-92	2,834	41	413	415	-
(N)RTU-93	2,346	27	279	280	-
(N)RTU-94	786	20	96	100	-
(N)RTU-96	1,399	27	195	195	-
SUB-TOTAL AIR BALANCE				15,955 CFM OA	
(N)EF-1	-	-	-	-	420
(N)EF-2	-	-	-	-	190
(N)EF-3	-	-	-	-	140
(N)EF-4	-	-	-	-	210
(N)EF-5	-	-	-	-	140
(N)EF-6	-	-	-	-	210
(N)EF-7	-	-	-	-	210
(N)EF-8	-	-	-	-	210
(N)EF-9	-	-	-	-	120

HVAC CODE CRITERIA

THE FOLLOWING IS A LIST OF ALL CODES ADOPTED DECEMBER 31, 2020 BY THE STATE FIRE MARSHALL'S RULE 69A3.012 F.A.C.:

- FLORIDA BUILDING CODE 7TH EDITION (2020) - ALL SECTIONS
- FLORIDA ENERGY EFFICIENCY CODE (FBC 2020), FLORIDA ENER



HVAC PLAN - A
1/8" = 1'-0"

KEYNOTE LEGEND

1. WALL MOUNTED DUCTLESS MINI-SPLIT TO BE MOUNT HIGH AS POSSIBLE. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING DRAWINGS FOR CONDENSATE ROUTING. COORDINATION FINAL LOCATION OF MINI-SPLIT WITH EXISTING CONDITIONS WITHIN THE ROOM (E.I. ELECTRICAL CONDUIT AND ELECTRICAL EQUIPMENT).
2. PROVIDE NEW DUCTLESS CEILING MOUNTED MINI-SPLIT SYSTEM. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING PLANS FOR CONDENSATE ROUTING.
3. SUPPLY AND RETURN DUCTWORK DOWN FROM RTU. REFER TO ROOF PLANS FOR RTU PLACEMENT.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 343-9293
FAX (941) 343-9253

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1954
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-8880
FAX (727) 723-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

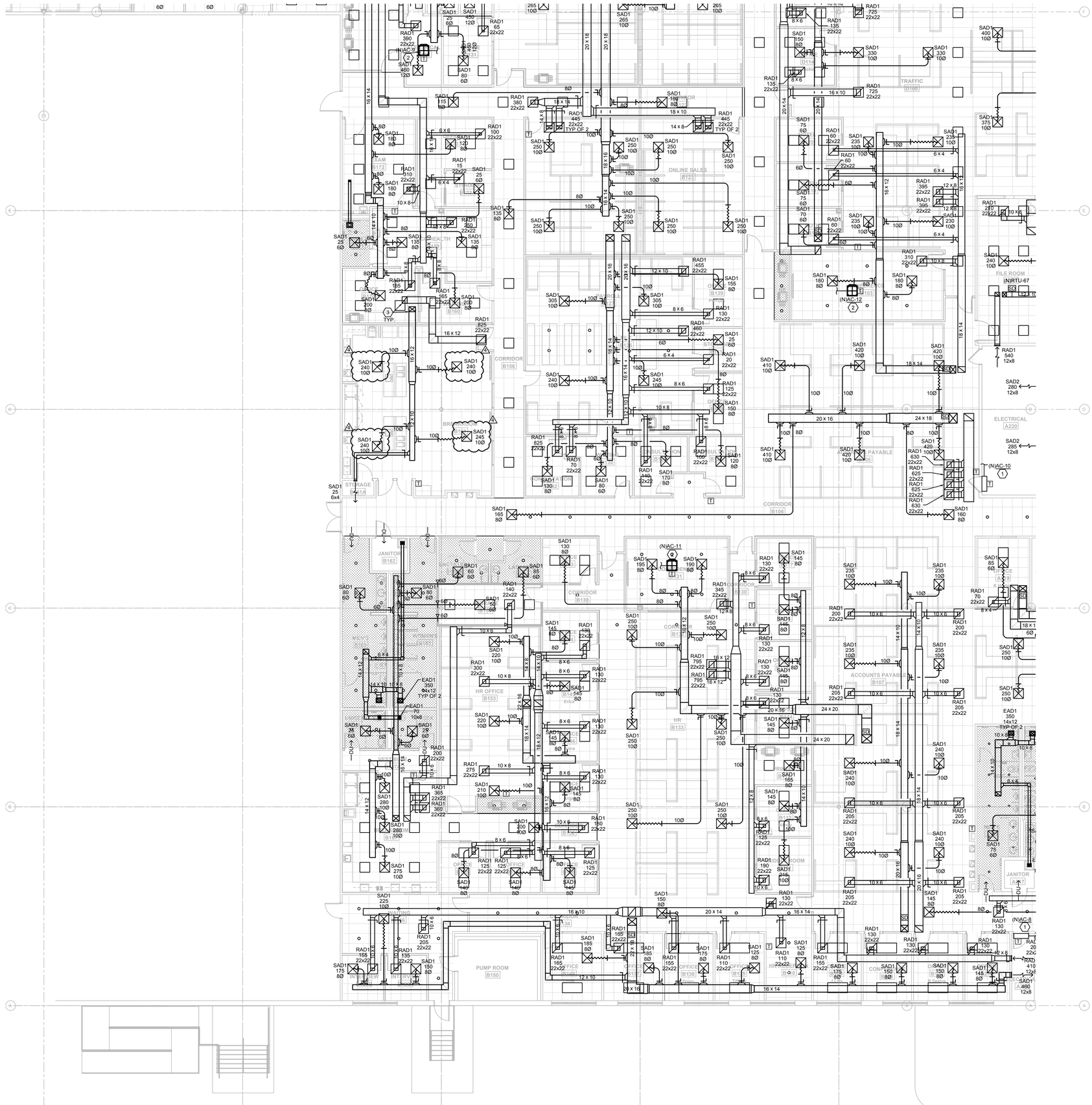
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
HVAC PLAN - A

SHEET NUMBER
M1.10A



HVAC PLAN - B
1/8" = 1'-0"

KEYNOTE LEGEND

1. WALL MOUNTED DUCTLESS MINI-SPLIT TO BE MOUNT HIGH AS POSSIBLE. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING DRAWINGS FOR CONDENSATE ROUTING. COORDINATION FINAL LOCATION OF MINI-SPLIT WITH EXISTING CONDITIONS WITHIN THE ROOM (E.I. ELECTRICAL CONDUIT AND ELECTRICAL EQUIPMENT).
2. PROVIDE NEW DUCTLESS CEILING MOUNTED MINI-SPLIT SYSTEM. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING PLANS FOR CONDENSATE ROUTING.
3. SUPPLY AND RETURN DUCTWORK DOWN FROM RTU. REFER TO ROOF PLANS FOR RTU PLACEMENT.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1400
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9253
SAFETY HARBOR OFFICE
1165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8880
FAX (727) 726-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

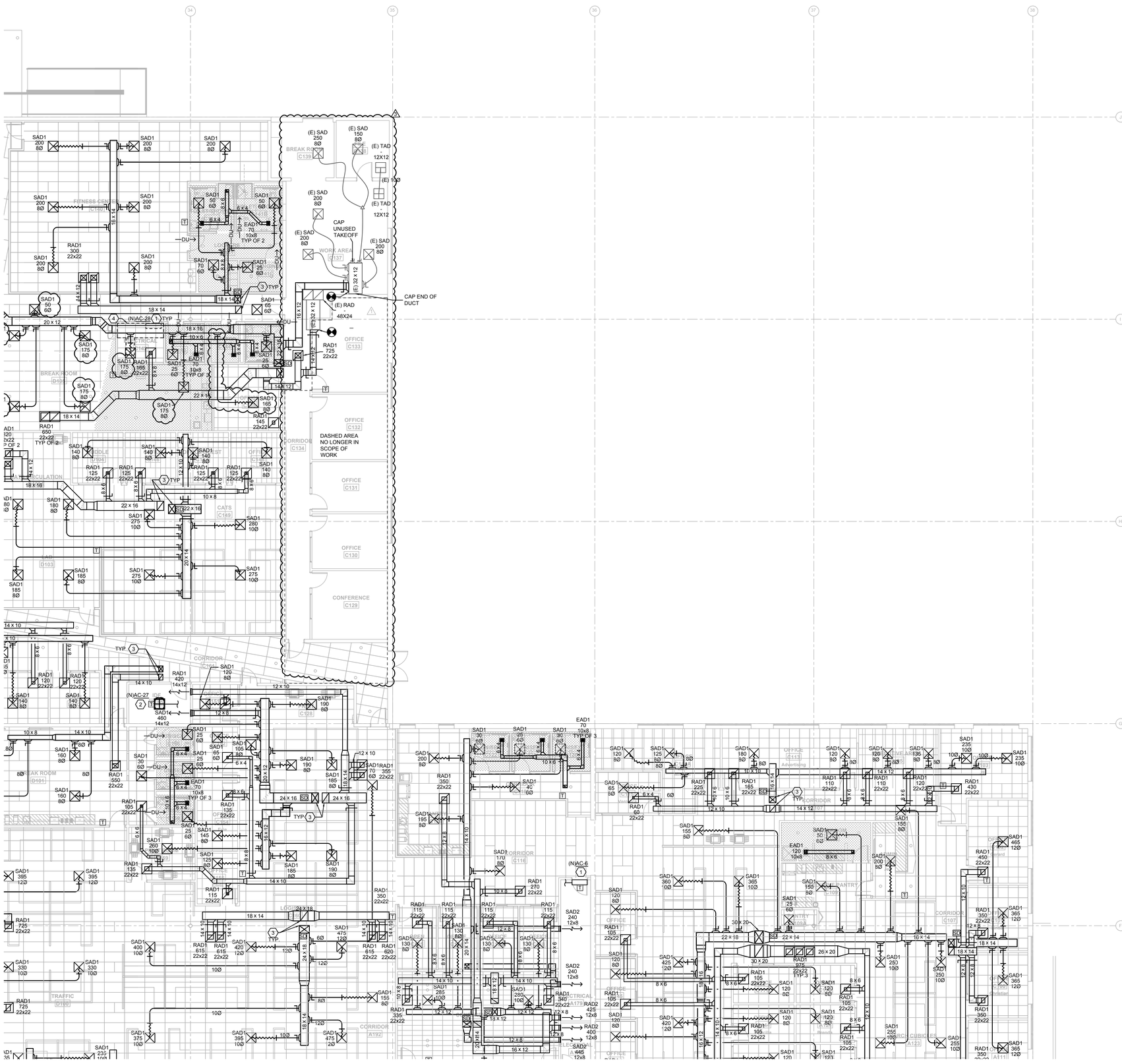
ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
HVAC PLAN - B

SHEET NUMBER
M1.10B



KEYNOTE LEGEND

1. WALL MOUNTED DUCTLESS MINI-SPLIT TO BE MOUNT HIGH AS POSSIBLE. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING DRAWINGS FOR CONDENSATE ROUTING. COORDINATION FINAL LOCATION OF MINI-SPLIT WITH EXISTING CONDITIONS WITHIN THE ROOM (E.I. ELECTRICAL CONDUIT AND ELECTRICAL EQUIPMENT).
2. PROVIDE NEW DUCTLESS CEILING MOUNTED MINI-SPLIT SYSTEM. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING PLANS FOR CONDENSATE ROUTING.
3. SUPPLY AND RETURN DUCTWORK DOWN FROM RTU. REFER TO ROOF PLANS FOR RTU PLACEMENT.
4. PROVIDE DRAIN PAN UNDERNEATH DUCTWORK IN ELECTRICAL ROOMS. COORDINATE DUCT ROUTING PRIOR TO START OF WORK.

HVAC PLAN - C 1
1/8" = 1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1988
FAX (813) 251-1944
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9293
SAFETY HARBOR OFFICE
3998 FAU BOULEVARD SOUTH
SUITE 300
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3999
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

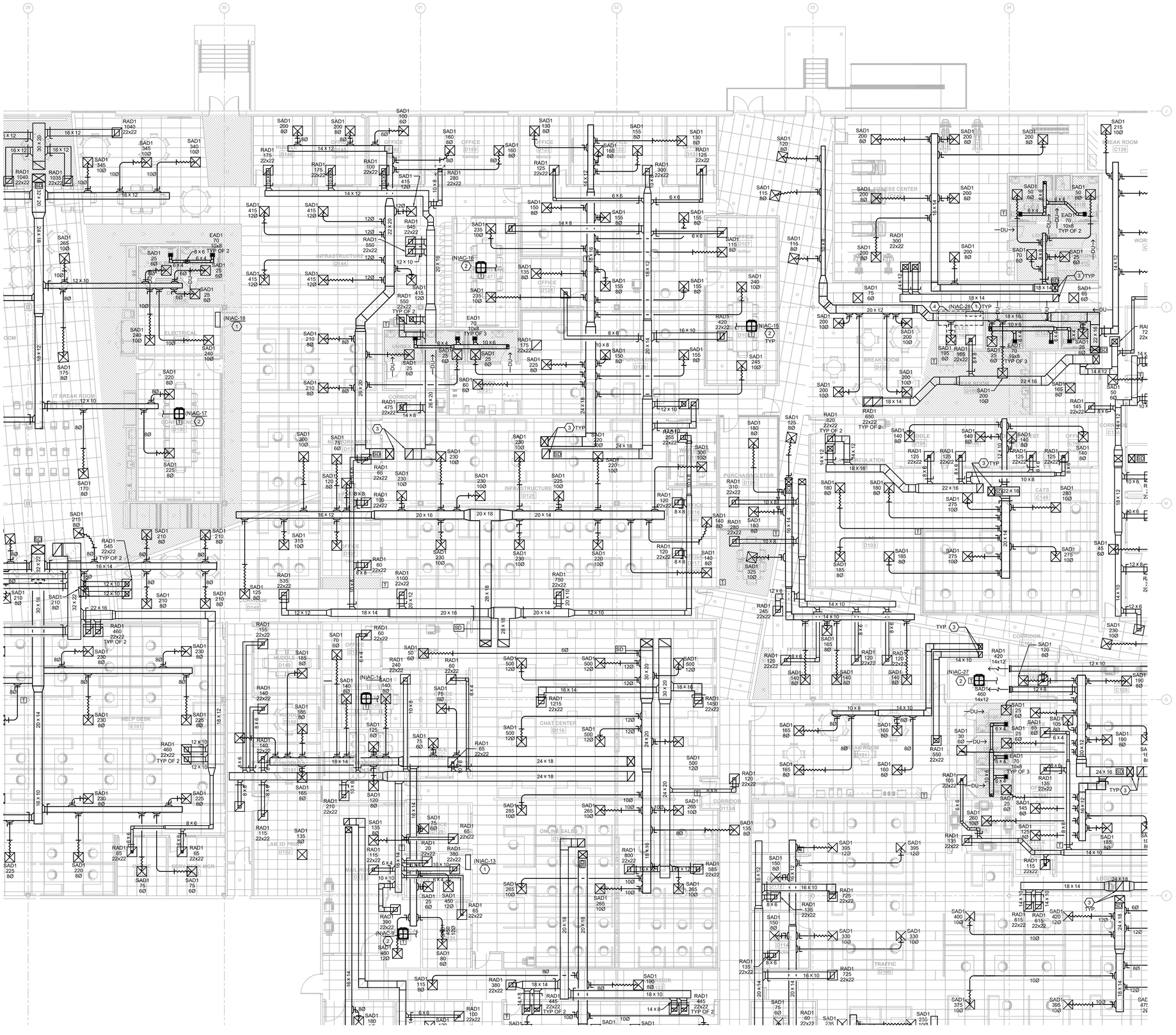
REVISIONS

NO	DATE	NOTES
1	09-10-21	ADDENDUM #2
2	01-10-22	CHANGE BULLETIN #1

SHEET NAME
HVAC PLAN - C

SHEET NUMBER
M1.10C

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 MECHANICAL HVAC LEVEL 1.DWG | Emerald | Jan 28,2022 - 3:03pm



KEYNOTE LEGEND

1. WALL MOUNTED DUCTLESS MINI-SPLIT TO BE MOUNT HIGH AS POSSIBLE. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING DRAWINGS FOR CONDENSATE ROUTING. COORDINATION FINAL LOCATION OF MINI-SPLIT WITH EXISTING CONDITIONS WITHIN THE ROOM (E.I. ELECTRICAL CONDUIT AND ELECTRICAL EQUIPMENT).
2. PROVIDE NEW DUCTLESS CEILING MOUNTED MINI-SPLIT SYSTEM. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING PLANS FOR CONDENSATE ROUTING.
3. SUPPLY AND RETURN DUCTWORK DOWN FROM RTU. REFER TO ROOF PLANS FOR RTU PLACEMENT.

HVAC PLAN - D (1)
1/8" = 1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

FLEISCHMAN GARCIA
ARCHITECTURE · PLANNING · INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4600
FAX (813) 251-7944
REGISTRATION NUMBER AA C000723
www.fleischmangarcia.com

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9283

SAFETY HARBOR OFFICE
195 EQUESTRIAN AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 723-8880
FAX (727) 723-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

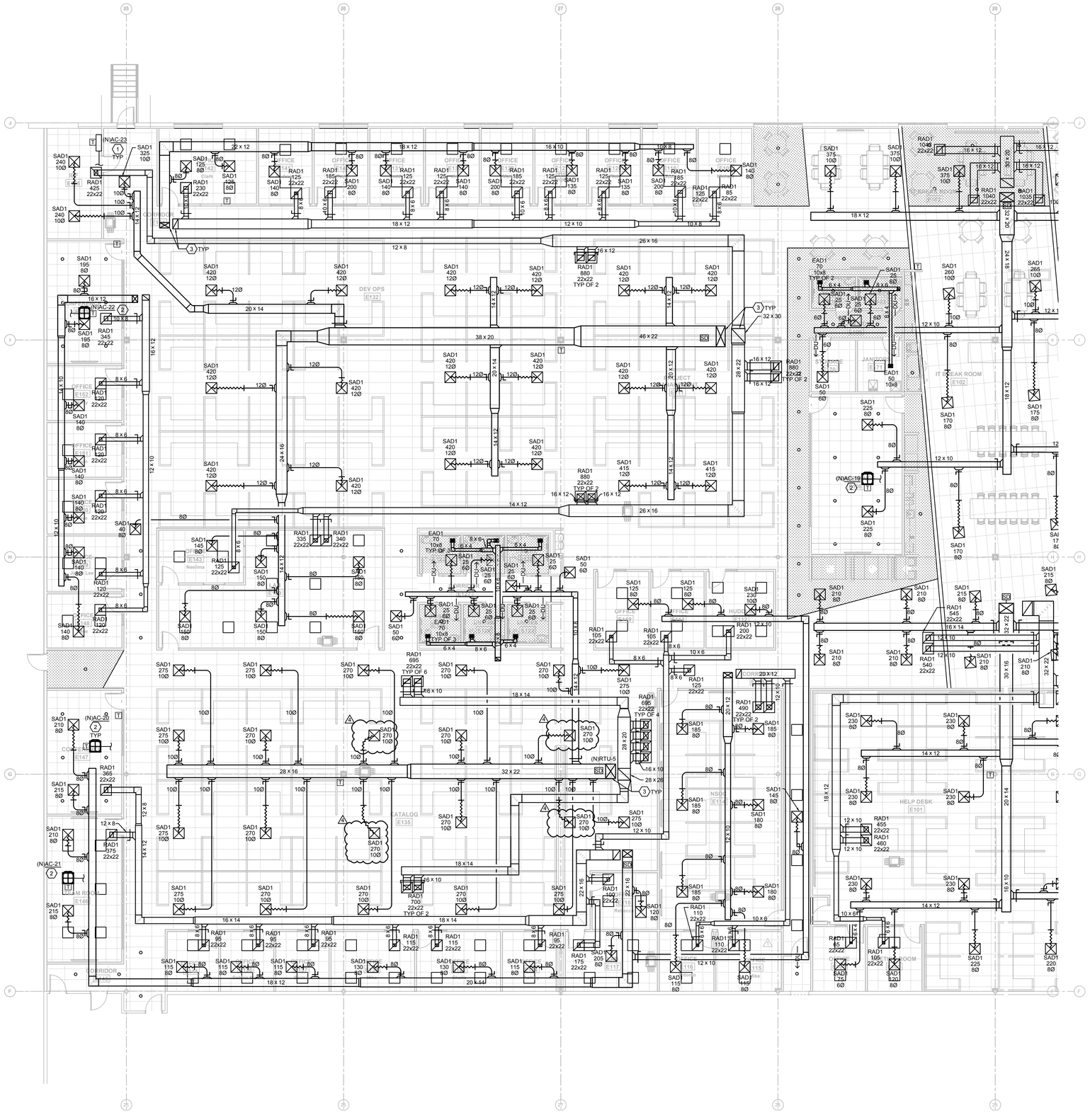
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
HVAC PLAN - D

SHEET NUMBER
M1.10D



KEYNOTE LEGEND

1. WALL MOUNTED DUCTLESS MINI-SPLIT TO BE MOUNT HIGH AS POSSIBLE. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING DRAWINGS FOR CONDENSATE ROUTING. COORDINATION FINAL LOCATION OF MINI-SPLIT WITH EXISTING CONDITIONS WITHIN THE ROOM (E.I. ELECTRICAL CONDUIT AND ELECTRICAL EQUIPMENT).
2. PROVIDE NEW DUCTLESS CEILING MOUNTED MINI-SPLIT SYSTEM. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO CONDENSING UNIT MOUNTED ON ROOF. COORDINATE LINE LENGTHS REQUIRED WITH MANUFACTURER. SIZE AND PROVIDE ALL ACCESSORIES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLUMBING PLANS FOR CONDENSATE ROUTING.
3. SUPPLY AND RETURN DUCTWORK DOWN FROM RTU. REFER TO ROOF PLANS FOR RTU PLACEMENT.

HVAC PLAN - E 1
1/8" = 1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB# 27845
WWW.EMERALDMEP.COM EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SARASOTA OFFICE
5907 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9293

SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-8880
FAX (727) 723-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
HVAC PLAN - E

SHEET NUMBER
M1.10E

KEYNOTE LEGEND

1. EXISTING RTU & CURB TO REMAIN. CONTROLS TO REMAIN. TEST AND BALANCE.
2. PROVIDE NEW RTU ON EXISTING ROOF CURB WITH NEW ADAPTOR. ROUTE CONDENSATE TO NEAREST ROOF DRAIN.
3. PROVIDE NEW RTU ON NEW ROOF CURB. ROUTE CONDENSATE TO NEAREST ROOF DRAIN.
4. PROVIDE NEW ADJUSTABLE ALUMINUM NOA RATED ROOF STAND EQUAL TO MIAMI-TECH. INSTALL & TIE DOWN PER MANUFACTURER'S NOA INSTALLATION INSTRUCTIONS. ROUTE REFRIGERANT PIPING DOWN TO ASSOCIATED INDOOR EVAPORATOR.
5. NEW EXHAUST FAN ON NEW ROOF CURB.
6. PROVIDE 36X36 GRAVITY RELIEF VENTILATOR EQUAL TO COOK GR WITH ROOF CURB. PROVIDE FULL SIZE DUCTWORK DOWN WITH COUNTER-BALANCED BACKDRAFT DAMPER AT PENETRATION OF CEILING.

KEYPLAN

E	D	C
	B	A

HVAC ROOF PLAN 1
1/16" = 1'-0"

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 343-9293
FAX (941) 343-9253

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1440
FAX (813) 251-1944
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
166 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 733-8880
FAX (727) 733-3000

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

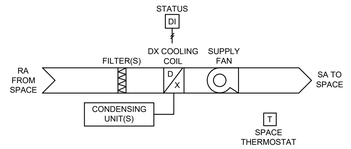
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
HVAC ROOF PLAN

SHEET NUMBER
M1.20



SEQUENCE OF OPERATIONS

A. HVAC CONTROLS TO BE PREPROGRAMMED BY MANUFACTURER.

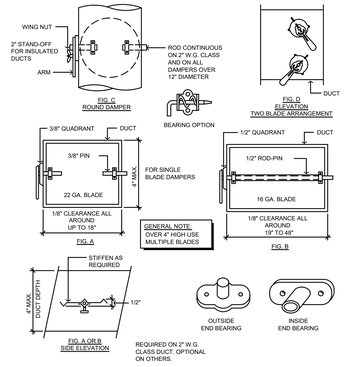
B. PROVIDE A 24 HOUR / 7 DAY A WEEK PROGRAMMABLE THERMOSTAT.

C. THE THERMOSTAT SHALL BE SET IN THE "AUTO FAN" POSITION.

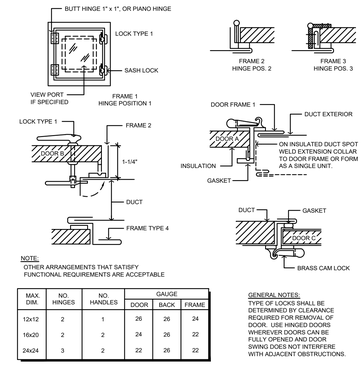
D. IN THE COOLING MODE, THE COMPRESSOR(S) SHALL BE CYCLED AS REQUIRED TO MAINTAIN A SPACE TEMPERATURE SET POINT OF 75 DEGREES F AS SENSED AND ADJUSTED BY THE WALL MOUNTED THERMOSTAT.

E. CONNECT TO THE EXISTING TRANE BAS SYSTEM FOR MONITORING ONLY.

AHU CONTROL DIAGRAM (STRAIGHT COOL)



DUCTWORK DAMPERS

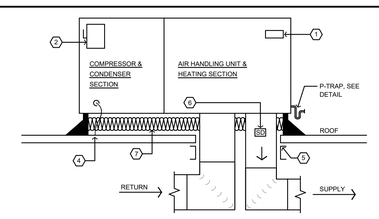


NOTE:
OTHER ARRANGEMENTS THAT SATISFY FUNCTIONAL REQUIREMENTS ARE ACCEPTABLE

MAX. DIM.	NO. HINGES	NO. HANDLES	GAUGE TYPE OF LOCKS SHALL BE DETERMINED BY CLEARANCE REQUIRED FOR REMOVAL OF DOOR. USE HINGED DOORS WHEREVER DOORS CAN BE FULLY OPENED AND DOOR SWING DOES NOT INTERFERE WITH ADJACENT OBSTRUCTIONS.		
			DOOR	BACK	FRAME
12x12	2	1	26	26	24
16x20	2	2	24	26	22
24x24	3	2	22	26	22

GENERAL NOTES:
TYPE OF LOCKS SHALL BE DETERMINED BY CLEARANCE REQUIRED FOR REMOVAL OF DOOR. USE HINGED DOORS WHEREVER DOORS CAN BE FULLY OPENED AND DOOR SWING DOES NOT INTERFERE WITH ADJACENT OBSTRUCTIONS.

DUCTWORK ACCESS DOORS



CODED NOTES:

1. BAKELITE UNIT IDENTIFICATION (SPACE NO.) PLATE SCREWED TO UNIT.
2. DISCONNECT SWITCH FURNISHED & INSTALLED ON UNIT BY ELEC. CONTR. DO NOT MOUNT HIGHER THAN UNIT.
3. NOT USED.
4. PATE PIPING PLUG FOR CONTROL, FURNISHED BY MECH. CONTR., DO NOT RUN IN POWER CONDUIT. ELEC. CONTR. TO PROVIDE PIPING PLUG FOR POWER CONDUIT.
5. CUT HOLE IN ROOF ONLY LARGE ENOUGH FOR DUCT & PROVIDE STRUCTURAL STEEL SUPPORT FOR DECKING.
6. CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED DUCT MOUNTED SMOKE DETECTOR FOR ALL RTU'S DELIVERING 2000 CFM OR MORE.
7. 6" BATT INSULATION FOR SOUND ATTENUATION.

GENERAL NOTE:
DO NOT USE "PATE" PIPING PLUGS AS NOTED WHERE UNIT MANUFACTURER HAS PROVIDED OPENINGS INSIDE PERIMETER CURB.

ROOFTOP UNIT AND ROOF PENETRATION

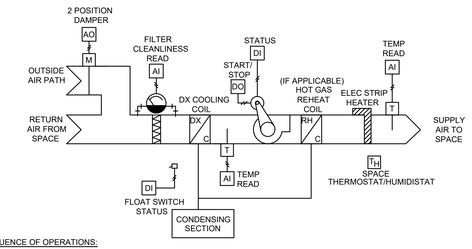
MAXIMUM HALF OF DUCT PERIMETER	PAIR AT 10 FT. SPACING		PAIR AT 8 FT. SPACING		PAIR AT 5 FT. SPACING		PAIR AT 4 FT. SPACING	
	STRAP	ROD	STRAP	ROD	STRAP	ROD	STRAP	ROD
P/2 = 72"	1" x 22 GA.	1/4"	1" x 22 GA.	1/4"	1" x 22 GA.	1/4"	1" x 22 GA.	1/4"
P/2 = 96"	1" x 18 GA.	3/8"	1" x 20 GA.	1/4"	1" x 22 GA.	1/4"	1" x 22 GA.	1/4"
P/2 = 120"	1" x 16 GA.	3/8"	1" x 18 GA.	3/8"	1" x 22 GA.	1/4"	1" x 22 GA.	1/4"
P/2 = 168"	1.5" x 16 GA.	1/2"	1" x 16 GA.	3/8"	1" x 18 GA.	3/8"	1" x 18 GA.	3/8"
P/2 = 192"		1/2"	1.5" x 16 GA.	1/2"	1" x 16 GA.	3/8"	1" x 16 GA.	3/8"
P/2 = 193" UP	SPECIAL ANALYSIS REQUIRED							

WHEN STRAPS ARE LAP JOINED USE THESE MINIMUM FASTENERS:	SINGLE HANGER MAXIMUM ALLOW. LOAD	
1" x 18, 20, 22 GA. - TWO #10	1" x 22 GA. - 260 LBS.	1/4 DIA. 270 LBS.
1" x 16 GA. - TWO 1/4" DIA.	1" x 20 GA. - 320 LBS.	3/8 DIA. 680 LBS.
1.5" x 16 GA. - TWO 3/8" DIA.	1" x 18 GA. - 420 LBS.	1/2 DIA. 1250 LBS.
PLACE FASTENERS IN SERIES, NOT SIDE BY SIDE.	1" x 16 GA. - 700 LBS.	5/8 DIA. 2000 LBS.
	1.5" x 16 GA. - 1100 LBS.	3/4 DIA. 3000 LBS.

NOTES:
1. DIMENSIONS OTHER THAN GAGE ARE IN INCHES.
2. TABLES ALLOW FOR DUCT WEIGHT, 0.5 LB/SF INSULATION WEIGHT & NORMAL REINFORCEMENT AND TRAPEZE WEIGHT, BUT NO EXTERNAL LOADS!
3. CONSULT AISI LIGHT GAGE STEEL DESIGN MANUAL AND AISC STEEL CONSTRUCTION MANUAL FOR CRITERIA FOR DESIGN OF OTHER HANGERS.
4. STRAPS ARE GALVANIZED STEEL, OTHER MATERIALS ARE UNCOATED STEEL.
5. ALLOWABLE LOADS LISTED ASSUME THAT DUCTS ARE 16 GA. MAXIMUM.

DUCTWORK HANGERS TABLE

RTU CONTROL DIAGRAM



SEQUENCE OF OPERATIONS:

THE DIRECT EXPANSION ROOF TOP UNIT SHALL BE PROVIDED WITH IT'S OWN FACTORY PREPROGRAMMED CONTROLS TO CONTROL ALL INTERNAL COMPONENTS OF THE SYSTEM. CONNECT THIS SYSTEM TO THE EXISTING TRANE HVAC CONTROL SYSTEM SERVING THE BUILDING. IN ADDITION, FURNISH AND FIELD INSTALL TEMPERATURE SENSORS, FILTER SENSORS, STATIC PRESSURE SENSORS, AND FLOAT SWITCH SHOWN IN THE DIAGRAM ABOVE FOR ADDITIONAL MONITORING IN THE BUILDING HVAC CONTROL SYSTEM. PROVIDE ALL WIRING AND PROGRAMMING AS REQUIRED TO ACCOMMODATE THE FOLLOWING SEQUENCE:

ALARMS:
1. SUPPLY FAN FAILURE
2. DIRTY FILTER
3. FLOAT SWITCH TRIP

OCCUPIED MODE:

STARTUP:
IN THE COOLING MODE, THE CONDENSING SECTION SHALL ENERGIZE AND MODULATE TO MAINTAIN SUPPLY AIR DUCT TEMPERATURE SETPOINT. IN THE HEATING MODE, THE CONDENSING UNITS SHALL STAY DE-ENERGIZED. THE SUPPLY FAN SHALL RAMP UP TO ACHIEVE DESIGN AIRFLOW (VERIFY WITH TEST AND BALANCE CONTRACTOR). IN THE HEATING MODE ONLY, THE ELECTRIC STRIP HEATER SHALL THEN ENERGIZE. AFTER A FIFTEEN MINUTE DELAY, THE MOTORIZED OUTSIDE AIR DAMPER SHALL OPEN.

SUPPLY FAN:
THE SUPPLY FAN SHALL PROVIDE A CONSTANT VOLUME OF AIR AND RUN CONTINUOUSLY TO MAINTAIN THE DESIGN AIR FLOW (VERIFY WITH TEST AND BALANCE CONTRACTOR).

OUTSIDE AIR PATH:
THE MOTORIZED OUTSIDE AIR DAMPER SHALL BE OPEN TO MAINTAIN THE DESIGN OUTSIDE AIRFLOW. COORDINATE WITH TEST AND BALANCE COMPANY.

DIRECT EXPANSION COOLING COIL / HOT GAS REHEAT COIL (IF APPLICABLE) / ELECTRIC STRIP HEATER:
THE FACTORY CONTROLS SHALL CONTROL ALL INTERNAL COMPONENTS TO MAINTAIN A SPACE TEMPERATURE SETPOINT OF 75 DEGREES F AS SENSED BY THE SPACE THERMOSTAT, AND TO MAINTAIN A MAXIMUM OF 60% RH AS SENSED BY THE SPACE HUMIDISTAT. PROVIDE SUPPLY AIR TEMPERATURE RESET AND ECONOMIZER SEQUENCE IN ACCORDANCE WITH FLORIDA ENERGY EFFICIENCY CODE.

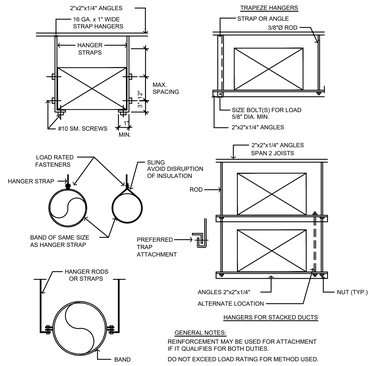
SHUTDOWN:
THE ELECTRIC STRIP HEATER SHALL DE-ENERGIZED. THE SUPPLY FAN SHALL DE-ENERGIZE. THE MOTORIZED OUTSIDE AIR DAMPER SHALL CLOSE. THE CONDENSING UNIT SHALL THEN DE-ENERGIZE.

SAFETY MODE:

THE AIR HANDLING UNIT SHALL DE-ENERGIZE IF: WATER IS DETECTED IN THE SECONDARY DRAIN PAN BY THE FLOAT SWITCH; OR IF THERE IS A FAILURE OF THE SUPPLY FAN; OR IF THE FIRE ALARM IS ENERGIZED.

EXISTING BUILDING HAS AN EXISTING TRANE TRACE HVAC CONTROL SYSTEM. TIE NEW HVAC, EXISTING, AND REPLACEMENT EQUIPMENT TO THE EXISTING SYSTEM AS REQUIRED. PROVIDE ALL PROGRAMMING, SEQUENCING, GRAPHICS, ETC. AS REQUIRED.

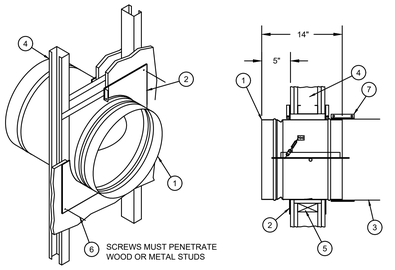
HVAC CONTROL FRONT END NOTE



GENERAL NOTES:
REINFORCEMENT MAY BE USED FOR ATTACHMENT IF IT QUALIFIES FOR BOTH DUTIES.

DO NOT EXCEED LOAD RATING FOR METHOD USED.

DUCTWORK HANGERS

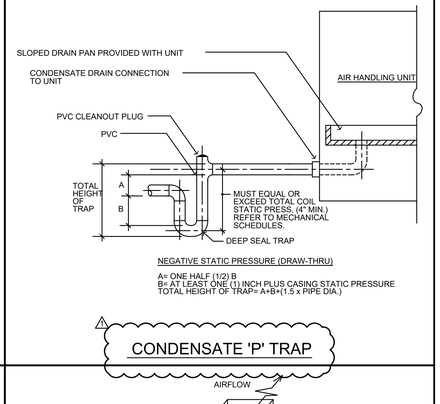


ITEM. DESCRIPTION

1. ROUND FIRE DAMPER, UL LISTED FOR USE IN 1 HOUR FIRE RATED WALL
2. RETAINING PLATE, 20 GA STEEL
3. DUCT
4. METAL STUD WALL CONSTRUCTION
5. WOOD STUD WALL CONSTRUCTION
6. #10 SHEET METAL SCREW
7. 4" DRAW BAND

NOTE:
FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS DETAIL IS BASED ON RUSKIN FIRE DAMPER.

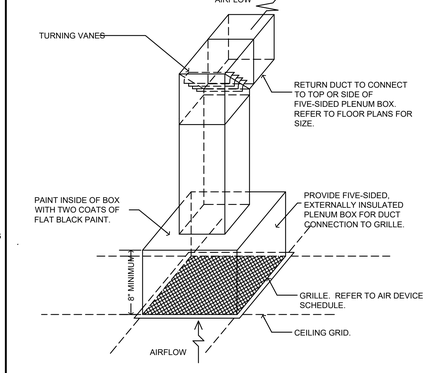
DYNAMIC ROUND FIRE DAMPER



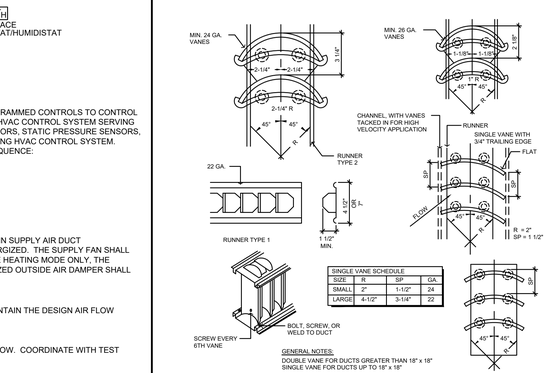
NEGATIVE STATIC PRESSURE (DRAW-THRU)

A= ONE HALF (1/2) B
B= AT LEAST ONE (1) INCH PLUS CASING STATIC PRESSURE
TOTAL HEIGHT OF TRAP= A+B+(1.5 x PIPE DIA.)

CONDENSATE 'P' TRAP

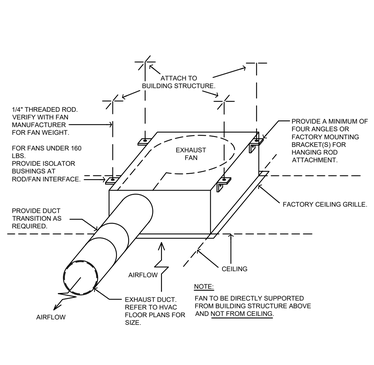


RETURN, TRANSFER, OR EXHAUST AIR GRILLE

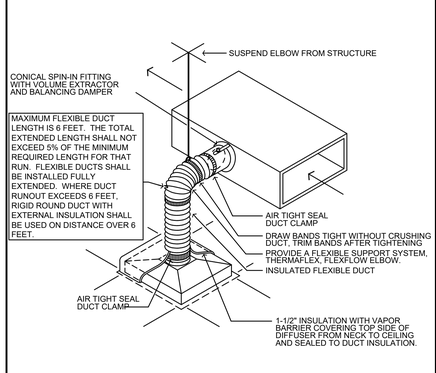


SINGLE VANE SCHEDULE			
SIZE	R	SP	GA.
SMALL	2"	1-1/2"	24
LARGE	4-1/2"	3-1/4"	22

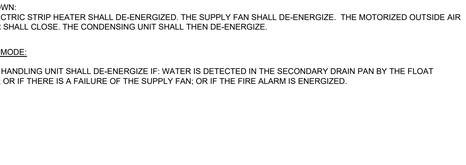
DUCTWORK TURNING VANES



CEILING EXHAUST FAN



SUPPLY AIR DIFFUSER



SEQUENCE OF OPERATIONS

A. HVAC CONTROLS TO BE PREPROGRAMMED BY MANUFACTURER.

B. PROVIDE A 24 HOUR / 7 DAY A WEEK PROGRAMMABLE THERMOSTAT.

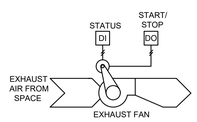
C. THE THERMOSTAT SHALL BE SET IN THE "AUTO FAN" POSITION.

D. IN THE COOLING MODE, THE COMPRESSOR(S) SHALL BE CYCLED AS REQUIRED TO MAINTAIN A SPACE TEMPERATURE SET POINT OF 75 DEGREES F AS SENSED AND ADJUSTED BY THE WALL MOUNTED THERMOSTAT.

E. IN THE HEATING MODE, THE HEAT PUMP SHALL BE MODULATED AS REQUIRED TO MAINTAIN A SPACE TEMPERATURE SET POINT OF 70 DEGREES F.

F. CONNECT TO THE EXISTING TRANE BAS SYSTEM FOR MONITORING ONLY.

AHU CONTROL DIAGRAM (HEAT PUMP)

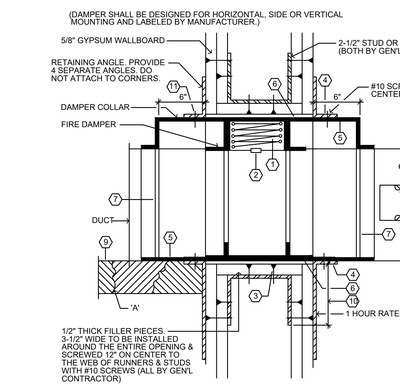


SEQUENCE OF OPERATIONS:

ALL NEW FANS SHALL BE CONTROLLED BY THE EXISTING TRANE BAS SYSTEM. FAN SHALL BE ENERGIZED DURING OCCUPIED HOURS, DE-ENERGIZED DURING UNOCCUPIED HOURS. ON INITIAL START OF OCCUPIED SEQUENCE, FANS SHALL REMAIN DE-ENERGIZED FOR A 30 MINUTE PERIOD.

ALARMS: 1. EXHAUST FAN FAILURE

EXHAUST FAN CONTROL DIAGRAM



CODED NOTES:

1. PROVIDE GREENHECK DFD-110 OR EQUIVALENT UL #555 APPROVED FIRE DAMPER RATED AT 1.5 HOURS. PROVIDE GREENHECK DFD-310 OR EQUIVALENT UL #555 APPROVED FIRE DAMPER RATED AT 3 HOURS .
2. FUSIBLE LINK.
3. SECURE THE DAMPER TO THE COLLAR WITH 1/4" DIAMETER STEEL BOLTS 6" ON CENTER.
4. PROVIDE 2 X 3 X #16 GAUGE CONTINUOUS ANGLES AROUND THE OPENING.
5. PROVIDE BREAKAWAY CONNECTION TO FACTORY FIRE DAMPER SLEEVES.
6. PROVIDE AN EXPANSION GAP ON TOP AND SIDE OF FIRE DAMPER SLEEVES SIZED AT THE RATE OF 1/8" PER LINEAR FOOT OF THE TOP AND 1/8" PER LINEAR FOOT OF THE SIDE DIMENSIONS.
7. PROVIDE A BREAKAWAY DUCT CONNECTION PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. DO NOT INSTALL SCREWS IN BREAKAWAY JOINT.
8. PROVIDE A 12" X 12" INSULATED PAN TYPE ACCESS DOOR WITH A FIBERGLASS GASKET, 2 - 2" BRASS PLATED STEEL HINGE AND ONE BRASS PLATED STEEL CAM TYPE LOCK. NATIONAL CONTROLLED AIR # ADK-1 IS ALSO ACCEPTABLE. VERIFY ACCESS DOOR LOCATION. WHERE 12" X 12" DOOR IS TOO LARGE FOR DUCT, PROVIDE 12" LONG X FULL DUCT WIDTH SIZED DOOR.
9. STOP INSULATION AT ANGLE.
10. 1" ANGLE OVERLAP OF STRUCTURAL FRAMING.
11. USE #6 STEEL METAL SCREWS 8" ON CENTER.
12. MINIMUM FIRE DAMPER SIZE SHALL BE 4" X 4". MECHANICAL CONTRACTOR IS TO PROVIDE DUCTWORK TRANSITION AT ALL FIRE DAMPERS AS REQUIRED.
13. MAXIMUM AIR P.D. THRU FIRE DAMPER SHALL BE 0.12" W.G.
14. PROVIDE DYNAMIC STYLE DAMPER

FIRE DAMPER

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 206
SARASOTA, FLORIDA 34232
PHONE (941) 342-9291
FAX (941) 342-9293
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1988
FAX (813) 251-1944
REGISTRATION NUMBER AA C000373
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
1101 MAIN STREET, FOURTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-1555
FAX (727) 725-3999

ROOMS TO GO OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
HVAC DETAILS

SHEET NUMBER
M.500

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\AUTOSAVE\210120 MECHANICAL HOK PLAN (BEETELEMS) | Emerald | Sep 13,2021 - 8:43am

DIRECT EXPANSION ROOF TOP UNIT SCHEDULE

ROOF TOP UNIT TAG	-	(N)RTU-1A	(E)RTU-1	(N)RTU-2A	(E)RTU-2	(N)RTU-3A	(N)RTU-4A	(N)RTU-5A	(N)RTU-6A	(N)RTU-7A	(N)RTU-8A	(N)RTU-9A	(N)RTU-40	(N)RTU-41	(E)RTU-42	(N)RTU-43	(E)RTU-49	(N)RTU-50	(N)RTU-51	(N)RTU-52	(N)RTU-53
DX COOLING COIL																					
LOCATION	-	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN
NOMINAL TONNAGE	TONS	4	6	25	6	3	15	15	8	17.5	3.0	4.0	10.0	12.5	9	10	5	3	6	7.5	4
TOTAL CAPACITY	BTUH	47,800	-	269,090	-	36,270	172,830	179,250	85,970	178,800	28,058	45,960	109,640	142,930	-	109,140	-	35,770	69,480	86,970	47,730
SENSIBLE CAPACITY	BTUH	36,910	-	212,740	-	25,890	117,150	125,120	62,440	168,250	22,728	3,257	87,820	99,720	-	87,600	-	24,680	52,940	64,430	36,160
LATENT CAPACITY	BTUH	10,890	-	56,350	-	10,380	55,680	54,130	23,530	10,550	5,330	42,703	21,820	43,210	-	21,540	-	11,090	16,540	22,540	11,570
ENT. AIR TEMP (DB/WB)	DEG F/DEG F	76.38 / 63.98	-	76.88/64.38	-	77.27/64.75	78.08/65.52	76.88/64.38	77.5/65.0	77.4/64.8	77.09/64.6	77.09/64.6	77.5/65.0	77.2/64.7	-	77.2/64.7	-	77.6/65.1	76.6/64.1	76.9/64.4	76.8/64.3
LVG. AIR TEMP (DB/WB)	DEG F/DEG F	56.06 / 54.25	-	55.7 / 54.54	-	55.3 / 53.41	56.1 / 53.62	58.38 / 55.4	54.69 / 53.41	56.31 / 54.85	55.0/54.5	54.42 / 52.66	55.13 / 54.55	57.94 / 54.6	-	54.79 / 54.18	-	54.75 / 52.83	56.52 / 53.83	55.33 / 53.6	56.07 / 54.2
ELECTRIC STRIP HEATER																					
LOCATION	-	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN
TOTAL CAPACITY	KW/STEPS	12 / 2	-	54 / 2	-	6.0 / 1	27 / 2	36 / 2	18 / 1	27 / 2	6.0/1	6.0/1	18 / 1	36 / 2	-	18 / 1	-	6 / 1	18 / 1	18 / 1	12 / 2
SUPPLY AIR FLOW	CFM	1680	2400	9290	1395	1090	4930	6255	2535	6070	945	1330	3635	4795	3165	3855	2220	1000	2325	2765	1615
RETURN AIR FLOW	CFM	1535	2255	8265	1195	945	4045	5570	2160	5230	830	1200	3105	4170	2750	3390	1970	845	2110	2465	1445
OUTSIDE AIR FLOW	CFM	145	145	1025	200	145	885	685	375	840	115	130	530	625	415	465	250	155	215	300	170
FILTRATION	MERV	8	-	8	-	8	8	8	8	8	8	8	8	8	-	8	-	8	8	8	8
EXTERNAL STATIC PRESSURE	IN WG	0.5	-	0.5	-	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-	0.5	-	0.5	0.5	0.5	0.5
TOTAL STATIC PRESSURE	IN WG																				
DRIVE TYPE	-	DIRECT	-	BELT	-	DIRECT	BELT	BELT	DIRECT	BELT	DIRECT	DIRECT	DIRECT	BELT	-	DIRECT	-	DIRECT	BELT	DIRECT	DIRECT
EVAPORATOR FAN TYPE	-	FC	-	FC	-	FC	FC	FC	PLENUM	FC	FC	FC	PLENUM	FC	-	PLENUM	-	FC	FC	PLENUM	FC
EVAPORATOR FAN MOTOR	HP/BHP	1 / 0.54	-	7.5 / 6.65	-	0.75 / 0.43	3 / 1.62	3 / 2.58	2.75 / 1.58	5 / 2.32	1/2 / 1/2	0.75 / 0.38	2.75 / 1.4	1.79 / 1.34	-	2.75 / 1.39	-	0.75 / 0.38	1.0 / 0.83	2.75 / 0.64	1 / 0.5
EVAPORATOR FAN SPEED	RPM	887	-	889	-	872	551	623	979	598	VARIABLE	825	1,276	628	-	1,273	-	845	740	1,037	674
NO. OF COMPRESSORS / STAGES	-	1 / 1	-	2 / 2	-	1 / 1	2 / 2	2 / 2	2 / 3	2 /2	1 / 1	1 / 1	2 / 3	2 / 2	-	2 / 3	-	1 / 1	1 / 1	2 / 3	1 / 1
NO. OF CONDENSER FANS	-	1	-	2	-	1	2	2	1	2	1	1	1	2	-	1	-	1	1	1	1
EER		11.6	-	10.6	-	12.7	12.1	12.1	12.6	11.8	12.0	11.6	12.4	12.1	-	12.4	-	12.7	12.6	12.6	11.6
SEER / IEER	-	14.2	-	12.4	-	15.0	14.0	14.0	14.5	13.0	15.0	14.2	14.7	13.5	-	14.7	-	15.0	14.5	14.5	14.2
REFRIGERANT TYPE	-	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A
UNIT MCA	AMPS	22	-	80.0	-	15.0	48.0	62.0	33.0	52.0	47.0	13.0	33.0	62.0	-	33.0	-	15.0	31.0	33.0	22.0
UNIT MOCP	AMPS	25	-	90.0	-	15.0	50.0	70.0	35.0	60.0	50.0	15.0	35.0	70.0	-	35.0	-	15.0	35.0	35.0	25.0
VOLTAGE	V/PH/HZ	480/3/60	-	480/3/60	-	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	208-230/1/60	480/3/60	480/3/60	480/3/60	-	480/3/60	-	480/3/60	480/3/60	480/3/60	480/3/60
WEIGHT	LBS	1005	EXISTING	2,600	EXISTING	775	2,340	2,340	1,230	3,435	450	1,100	1,675	2,540	EXISTING	1,675	EXISTING	775	1,190	1,230	1,005
MANUFACTURER	-	TRANE	EXISTING	TRANE	EXISTING	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	EXISTING	TRANE	EXISTING	TRANE	TRANE	TRANE	TRANE
MODEL	-	THC048E	-	THD300G	-	THC036E	THD180G	THD180G	THC092F	THD210G	4TCY5030	THC048E	THC120F	THD150G	-	THC120F	-	THC036E	THC072E	THC092F	THC048E
NOTES	-	1-14, 16, 17	-	1-14, 16, 17	-	1-14,16, 17	1-14,16, 17	1-14,16, 17	1-14,16, 17	1-14,16, 17	1-4,6,7,8,9,12,13,14,16	1-14,16, 17	1-13,15-17	1-13,15-17	-	1-13,15-17	-	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17

NOTES:
1. POTENTIAL BIDDING MANUFACTURERS SHALL PROVIDE IN THEIR SUBMITTAL A COPY OF THIS SCHEDULE WITH THEIR PROPOSED VALUES FOR REVIEW BY ENGINEER. SUBMITTAL SHALL BE REJECTED IF THIS SCHEDULE IS MISSING. CONTACT ENGINEER FOR BLANK SCHEDULE.
2. PROVIDE STRAIGHT COOL SYSTEM.
3. PROVIDE SINGLE POINT POWER CONNECTION.
4. PROVIDE THROUGH THE BASE ELECTRICAL WITH A FACTORY MOUNTED CIRCUIT BREAKER.
5. PROVIDE FACTORY INSTALLED HIGH AND LOW PRESSURE CONTROLS
6. PROVIDE CONDENSER COIL GUARDS.
7. PROVIDE 120V WEATHERPROOF POWERED CONVENIENCE OUTLET ON OUTSIDE OF UNIT.
8. NOT USED.
9. PROVIDE SINGLE WALL UNIT.
10. NOT USED.
11. PROVIDE STAINLESS STEEL DRAIN PAN, POSITIVELY SLOPED IN TWO DIRECTIONS.
12. PROVIDE UNIT WITH HINGED ACCESS PANELS WITH TOOLESS ACCESS
13. PROVIDE LOW AMBIENT TEMPERATURE CONTROLS.
14. PROVIDE UNIT WITH ROOFCURB WITH HURRICANE TIE DOWNS. CURB SHALL BE PROVIDED WITH PE STAMPED DRAWINGS BY A FL STRUCTURAL ENGINEER
15. PROVIDE UNIT WITH ROOFCURB ADAPTER WITH HURRICANE TIE DOWNS. CURB SHALL BE PROVIDED WITH PE STAMPED DRAWINGS BY A FL STRUCTURAL ENGINEER
16. PROVIDE UNIT WITH FACTORY MOUNTED ECONOMIZER WITH COMPARATIVE ENTHALPY CONTROLS AND BAROMETRIC RELIEF DAMPER
17. PROVIDE UNIT WITH FACTORY MOUNTED HOT GAS REHEAT WITH DUCT MOUNTED HUMIDITY SENSOR AND ALL RELATED CONTROLS

DIRECT EXPANSION ROOF TOP UNIT SCHEDULE CONT.

(N)RTU-54	(N)RTU-55	(N)RTU-56	(N)RTU-57	(N)RTU-58	(E)RTU-59	(N)RTU-60	(E)RTU-61	(N)RTU-62	(N)RTU-63	(N)RTU-65	(N)RTU-66	(N)RTU-67	(N)RTU-68	(N)RTU-69	(N)RTU-70	(N)RTU-71	(N)RTU-72	(N)RTU-73	(N)RTU-74	(N)RTU-75	(N)RTU-76	(N)RTU-77	(N)RTU-78
BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN
3	3	12.5	4.0	2	5	8.5	4.5	3	7.5	7.5	4	3	7.5	4	7.5	7.5	7.5	4	6	5	5	4	3
37,100	37,290	140,650	46,120	23,200	-	94,780	-	37,080	87,770	87,770	47,770	27,400	86,400	47,130	86,340	85,490	89,440	48,420	69,640	59,890	60,750	46,110	35,840
28,230	29,130	96,570	35,490	15,100	-	71,890	-	29,260	64,910	64,910	34,870	21,520	63,760	34,130	63,840	62,720	69,540	37,870	49,780	44,480	44,900	31,800	24,670
8,870	8,160	44,080	10,630	8,100	-	22,890	-	7,820	22,860	22,860	12,900	5,880	22,640	13,000	22,500	22,770	19,900	10,550	19,860	15,410	15,850	14,310	11,170
76.8/64.3	76.5/64.00	77.2/64.7	75.3/63.1	77.4/64.9	-	77.7/65.2	-	76.1/63.7	77.2/64.7	76.8/64.4	77.6/65.1	64.2/53.8	76.9/64.4	77.6/65.0	76.8/64.3	76.9/64.4	77.8/64.3	76.7/64.2	77.8/65.3	76.9/64.4	77.4/64.9	77.7/65.2	77.9/65.3
56.14 / 54.29	56.3 / 54.44	57.1 / 53.91	55.75 / 53.36	57.5 / 56.8	-	55.66 / 54.62	-	55.95 / 54.22	55.89 / 54.1	55.6 / 53.81	56.29 / 54.45	43.45 / 41.65	54.91 / 53.33	55.58 / 53.83	54.87 / 53.26	54.35 / 52.93	57.16 / 54.53	56.66 / 54.78	54.16 / 53.11	54.70 / 53.28	55.52 / 54.03	54.7 / 52.86	54.83 / 52.92
AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN
12 / 2	6 / 1	18 / 1	12/1	4.0 / 1	-	18 / 1	-	6 / 1	18 / 1	18 / 1	6 / 1	6 / 1	18 / 1	6 / 1	18 / 1	18 / 1	18 / 1	12 / 2	9 / 1	12 / 2	12 / 2	6 / 1	6 / 1
1265	1335	4445	1560	650	2400	3020	2400	1345	2820	2825	1515	565	2685	1435	2695	2575	3120	1750	1950	1855	1900	1265	990
1135	1220	3865	1500	550	2255	2545	2255	1255	2455	2510	1280	540	2390	1220	2420	2285	2770	1580	1630	1650	1630	1065	825
130	115	580	60	100	145	475	145	90	365	315	235	25	295	215	275	290	350	170	320	205	270	200	165
8	8	8	8	8	-	8	-	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
0.5	0.5	0.5	0.5	0.5	-	0.5	-	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
DIRECT	DIRECT	BELT	DIRECT	DIRECT	-	DIRECT	-	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT
FC	FC	FC	FC	FC	-	PLENUM	-	FC	PLENUM	PLENUM	FC	FC	PLENUM	FC	PLENUM	PLENUM	PLENUM	FC	FC	FC	FC	FC	FC
0.75 / 0.54	0.75 / 0.58	3.0 / 1.55	1 / 0.46	1/2 / 1/2	-	2.75 / 0.78	-	0.75 / 0.59	2.75 / 0.66	2.75 / 0.66	1 / 0.46	0.75 / 0.36	2.75 / 0.6	1.0 42	2.75 / 0.61	2.75 / 0.56	2.75 / 0.81	1 / 0.57	2 / 0.62	1 / 0.65	1 / 0.68	1 / 0.36	0.75 / 0.37
928	950	605	857	VARIABLE	-	1,146	-	953	1,050	1,050	857	838	1,017	842	1,019	989	1,130	901	691	927	937	816	842
1 / 1	1 / 1	2 / 2	1 / 1	1/1	-	2 / 3	-	1 / 1	2 / 3	2 / 3	1 / 1	1 / 1	2 / 3	1 / 1	2 / 3	2 / 3	2 / 3	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
1	1	2	1	1	-	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12.7	12.7	12.1	11.6	12.0	-	12.5	-	12.7	12.6	12.6	11.6	12.7	12.6	11.6	12.6	12.6	12.6	11.6	12.6	11.9	11.9	11.6	12.7
15.0	15.0	13.5	14.2	15.0	-	14.7	-	15.0	14.5	14.5	14.2	15.0	14.5	14.2	14.5	14.5	14.5	14.2	14.5	14.2	14.2	14.2	15.0
R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A
24.0	15.0	35.0	22	32.0	-	33.0	-	15.0	33.0	33.0	13.0	15.0	33.0	13.0	33.0	33.0	33.0	22.0	17.0	22.0	22.0	13.0	15.0
25.0	15.0	40.0	25	35.0	-	35.0	-	15.0	35.0	35.0	15.0	15.0	35.0	15.0	35.0	35.0	35.0	25.0	20.0	25.0	25.0	15.0	15.0
480/3/60	480/3/60	480/3/60	480/3/60	208/1/60	-	480/3/60	-	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	480/3/60
775	775	2,540	1,005	400	EXISTING	1,220	EXISTING	775	1,230	1,230	1,005	775	1,230	1,005	1,230	1,230	1,005	1,190	1,025	1,025	1,025	1,005	775
TRANE	TRANE	TRANE	TRANE	TRANE	EXISTING	TRANE	EXISTING	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE
THC036E	THC036E	THC102F	THC048E	4TCY5024	-	THC102F	-	THC036E	THC092F	THC092F	THC048E	THC036E	THC092F	THC048E	THC092F	THC092F	THC092F	THC048E	THC072E	THC060E	THC060E	THC048E	THC036E
1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-4,6,7,8,9,12,13,15,16	-	1-13,15-17	-	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17

AIR DEVICE SCHEDULE

AIR DEVICE TAG	SAD1	SAD2	RAD1	TAD1	EAD1	EAR1
SERVICE TYPE	SUPPLY AIR	SUPPLY AIR	RETURN AIR	TRANSFER AIR	TRANSFER AIR	EXHAUST AIR
DESCRIPTION	SQUARE PLAQUE DIFFUSER	LOUVERED GRILLE	LOUVERED GRILLE (MINUS FILTER)	LOUVERED GRILLE	LOUVERED GRILLE	ROOF CAP
NECK	ROUND	RECTANGULAR	RECTANGULAR	RECTANGULAR	RECTANGULAR	ROUND
AIR FLOW PATTERN	4-WAY	2-WAY	1-WAY	1-WAY	1-WAY	4-WAY
BLADES/VANES	FIXED	ADJUSTABLE	FIXED	FIXED	FIXED	NONE
MATERIAL	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM
FINISH	WHITE	WHITE	WHITE	WHITE	WHITE	SEE NOTES
DAMPER	RADIAL	OPPOSED BLADE	OPPOSED BLADE	NONE	NONE	NONE
MANUFACTURER	PRICE	PRICE	PRICE	PRICE	PRICE	COOK
MODEL	ASPD	620	630FF	630FF	630FF	PR
NOTES	1,2	1,2,4	1,2,3	1,2	1,2	5-8

NOTES:
1. PROVIDE FRAMES/FLANGES AS REQUIRED FOR CEILING/WALL CONSTRUCTION AND AS SELECTED BY ARCHITECT.
2. AIR DEVICE TO BE SELECTED AT A MAXIMUM NOISE CRITERIA OF 25 NC.
3. FACE OF AIR DEVICE TO BE HINGED AND CAPABLE TO FLIP DOWN FOR INTERNAL CLEANING.
4. PROVIDE MANUAL BALANCING DAMPER WHICH IS ADJUSTABLE FROM FACE OF AIR DEVICE.
5. COLOR TO BE SELECTED BY ARCHITECT.
6. PROVIDE REMOVABLE INSECT SCREEN.
7. PROVIDE ROOF CURB.
8. PROVIDE BACKDRAFT DAMPER.

DIRECT EXPANSION ROOF TOP UNIT SCHEDULE CONT.

(N)RTU-80	(N)RTU-81	(N)RTU-82	(N)RTU-83	(N)RTU-84	(E)RTU-92	(N)RTU-93	(N)RTU-94	(N)RTU-96
BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN	BEFORE FAN
5	7.5	5	8.5	6	7.5	5	2	3
55,260	86,900	61,460	95,150	69,580	-	69,450	23,200	37,400
40,120	63,840	48,730	73,820	49,880	-	50,850	15,100	27,380
15,140	23,060	12,730	21,330	19,700	-	18,600	8,100	10,020
73.9/62.2	77.5/64.9	76.5/64.0	77.2/64.7	77.9/65.3	-	77.0/64.5	77.4/64.9	77.8/65.3
50.68 / 49.61	55.28 / 53.76	55.9 / 54.39	56.17 / 54.79	53.84 / 52.9	-	57.70 / 54.86	57.5 / 56.8	56.67 / 54.83
AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN	AFTER FAN
12 / 2	18 / 1	12 / 2	18 /1	18 / 1	-	18 / 1	4.0 / 1	6 / 1
1595	2660	2190	3250	1920	2400	2440	650	1200
1350	2280	1925	2830	1605	2255	2160	550	1005
245	380	265	420	315	145	280	100	195
8	8	8	8	8	-	8	8	8
0.5	0.5	0.5	0.5	0.5	-	0.5	0.5	0.5
DIRECT	DIRECT	DIRECT	DIRECT	BELT	-	BELT	DIRECT	DIRECT
FC	PLENUM	FC	PLENUM	FC	-	FC	FC	FC
1 / 0.5	2.75 / 0.59	1 / 0.89	2.75 / 0.92	1 / 0.6	-	1 / 0.9	1/2 / 1/2	0.75 / 0.49
873	1,010	1,002	1,211	687	-	756	VARIABLE	904
1 / 1	2 / 3	1 / 1	2 / 3	1 / 1	-	1 / 1	1/1	1 / 1
1	1	1	1	1	-	1	1	1
11.9	12.6	11.9	12.5	12.6	-	12.6	12.0	12.7
14.2	14.5	14.2	14.7	14.5	-	14.5	15.0	15.0
R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A
22.0	33.0	22.0	33.0	31.0	-	31.0	32.0	15.0
25.0	35.0	25.0	35.0	35.0	-	35.0	35.0	15.0
480/3/60	480/3/60	480/3/60	480/3/60	480/3/60	-	480/3/60	208/1/60	480/3/60
1,025	1,230	1,025	1,220	1,190	EXISTING	1,190	425	775
TRANE	TRANE	TRANE	TRANE	TRANE	EXISTING	TRANE	TRANE	TRANE
THC060E	THC092F	THC060E	THC102F	THC072E	-	THC072E	4TCY5024	THC036E
1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	1-13,15-17	-	1-13,15-17	1-4,6,7,8,9,12,13,15,16	1-13,15-17

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
PH (813) 251-1944
FAX (813) 251-1944
SARASOTA OFFICE
5987 CATTLEMEN ROAD
SARASOTA, FLORIDA 34232
PH (941) 342-9333
FAX (941) 342-9333
REGISTRATION NUMBER AA C000373
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1000 MAIN STREET SOUTH
SAFETY HARBOR, FLORIDA 34695
PH (727) 725-3889
FAX (727) 725-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
HVAC SCHEDULES

SHEET NUMBER
M.600

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 MECHANICAL HVAC PLAN SHEETS.DWG | Emerald | Sep 13,2021 - 8:43am

DIRECT EXPANSION DUCTLESS SPLIT SYSTEM SCHEDULE

INDOOR UNIT TAG	-	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-8	AC-9	AC-10	AC-11	AC-12	AC-13	AC-14	AC-15	AC-16	AC-17	AC-18	AC-19	AC-20
UNIT TYPE	-	CASSETTE	CASSETTE	CASSETTE	CASSETTE	WALL HUNG	WALL HUNG	WALL HUNG	WALL HUNG	WALL HUNG	WALL HUNG	CASSETTE	CASSETTE	WALL HUNG	CASSETTE	CASSETTE	CASSETTE	CASSETTE	WALL HUNG	CASSETTE	CASSETTE
NOMINAL TONNAGE	TONS	1	1	0.75	1	1	2	2	1	1	2	1	1	1	1	1	1	1	1	1	1
TOTAL COOLING CAPACITY	BTUH	11,489	11,489	9,000	13,208	9,838	24,000	24,000	10,215	10,121	24,000	8,785	10,992	9,851	8,373	10,910	7,372	12,802	10,501	12,992	8,881
TOTAL AIR FLOW	CFM (HIGH/MEDIUM/LOW)	335/265/230	335/265/230	300/265/230	335/265/230	399/237/145	738/544/388	738/544/388	399/237/145	399/237/145	738/544/388	335/265/230	335/265/230	399/237/145	335/265/230	335/265/230	335/265/230	335/265/230	399/237/145	335/265/230	335/265/230
WEIGHT	LBS	31	31	31	31	22	37	37	22	22	37	31	31	22	31	31	31	31	22	31	31
MANUFACTURER	-	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI
MODEL	-	NTXCKS12A112AA	NTXCKS12A112AA	NTXCKS09A112A	NTXCKS12A112AA	NTYWST12A112A	NTYWST24A112A	NTYWST24A112A	NTYWST12A112A	NTYWST12A112A	NTYWST24A112A	NTXCKS12A112AA	NTXCKS12A112AA	NTYVST12A112A	NTXCKS12A112AA	NTXCKS12A112AA	NTXCKS12A112AA	NTXCKS12A112AA	NTYWST12A112A	NTXCKS12A112AA	NTXCKS12A112AA
OUTDOOR UNIT TAG	-	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-10	C-11	C-12	C-13	C-14	C-15	C-16	C-17	C-18	C-19	C-20
NO. OF COMPRESSORS	# OF INVERTER	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
NO. OF CONDENSER FANS	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
SEER	-	22	22	22.4	22	23.1	20.5	20.5	23.1	23.1	20.5	22	22	23.1	22	22	22	22	23.1	22	22
REFRIGERANT TYPE	-	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A
UNIT MCA	AMPS	9	9	9	9	7	17.1	17.1	7	7	17.1	9	9	7	9	9	9	9	7	9	9
UNIT MOCP	AMPS	16	16	15	16	15	20	20	15	15	20	16	16	15	16	16	16	16	15	16	16
VOLTAGE	V/PH/HZ	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60
WEIGHT	LBS	81	81	81	81	81	119	119	81	81	119	81	81	81	81	81	81	81	81	81	81
MANUFACTURER	-	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI
MODEL	-	NTXSKS12A112AA	NTXSKS12A112AA	NTXSKS09A112AA	NTXSKS12A112AA	NTYSST12A112AA	NTYSST24A112A	NTYSST24A112A	NTYSST12A112AA	NTYSST12A112AA	NTYSST24A112A	NTXSKS12A112AA	NTXSKS12A112AA	NTYSST12A112AA	NTXSKS12A112AA	NTXSKS12A112AA	NTXSKS12A112AA	NTXSKS12A112AA	NTYSST12A112AA	NTXSKS12A112AA	NTXSKS12A112AA
NOTES	-	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL

NOTES:
1. PROVIDE COOLING ONLY SYSTEM FOR HIGH WALL UNITS AND CASSETTE UNITS.
2. PROVIDE FACTORY POWER CHORD FROM INDOOR UNIT TO OUTDOOR UNIT. ELECTRICAL CONTRACTOR TO PROVIDE SINGLE DISCONNECT AT OUTDOOR UNIT.
3. PROVIDE WIRED WALL MOUNTED PROGRAMMABLE THERMOSTAT, 24 HOUR/7-DAY TYPE.
4. MANUFACTURER TO REVIEW REFRIGERANT PIPING DISTANCE REQUIREMENTS AND SIZE PIPING AND ACCESSORIES AS REQUIRED FOR LINE LENGTH. REDUCE EQUIPMENT CAPACITIES AS MAY BE REQUIRED.
5. PROVIDE CONDENSER COIL GUARDS.

DIRECT EXPANSION DUCTLESS SPLIT SYSTEM SCHEDULE CONT.

AC-21	AC-22	AC-23	AC-24	AC-25	AC-26	AC-27	AC-28	AC-29
CASSETTE	CASSETTE	WALL HUNG	WALL HUNG	WALL HUNG	WALL HUNG	WALL HUNG	WALL HUNG	WALL HUNG
1	1	2	1	1	2	0.75	1	2
9,248	8,875	24,000	10,215	12,000	24,000	9,000	12,000	24,000
335/265/230	335/265/230	738/544/388	399/237/145	399/237/145	738/544/388	399/237/145	399/237/145	738/544/388
31	31	37	22	22	37	22	22	37
MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI
NTXCKS12A112AA	NTXCKS12A112AA	NTYWST24A112A	NTYWST12A112A	NTYWST12A112A	NTYWST24A112A	NTYWST09A112A	NTYWST12A112A	NTYWST24A112A
C-21	C-22	C-23	C-24	C-25	C-26	C-27	C-28	C-29
1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1
22	22	20.5	23.1	23.1	20.5	24.6	23.1	20.5
R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A	R-410A
9	9	17.1	7	7	17.1	7	7	17.1
16	16	20	15	15	20	15	15	20
208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60	208/1/60
81	81	119	81	81	119	81	81	119
MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI
NTXSKS12A112AA	NTXSKS12A112AA	NTYSST24A112A	NTYSST12A112AA	NTYSST12A112AA	NTYSST24A112A	NTYSST09A112A	NTYSST12A112AA	NTYSST24A112A
ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL

FAN SCHEDULE

FAN TAG	-	EF-1	EF-2	EF-3	EF-4	EF-5	EF-6	EF-7	EF-8	EF-9	EF-10	EF-11	EF-12	EF-13	EF-14
SERVICE TYPE	-	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	ROOF EXHAUST AIR	EXHAUST
AIR FLOW	CFM	420	190	140	210	140	210	210	210	120	280	610	750	890	70
EXTERNAL STATIC PRESSURE	IN WG	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
FAN TYPE	-	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	ROOF MOUNTED	CEILING
DRIVE TYPE	-	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT
MOTOR	HP/BHP	0.1/0.09	0.1/0.06	0.25/0.04	0.125/0.06	0.25/0.04	0.125/0.06	0.125/0.06	0.125/0.06	25/0.05	0.25/0.08	0.25/0.12	0.5/0.13	0.5/0.16	6 WATTS
SPEED	RPM	1,646	1,560	1,218	1,390	1,218	1,390	1,390	1,390	1,171	1,445	1,332	1,122	1,194	838
SOUND	SONES	8.3	7.8	5.5	8.3	5.5	8.3	8.3	8.3	.5	9.1	8.3	7.7	8.5	2
VOLTAGE	V/PH/HZ	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60	120/1/60
WEIGHT	LBS	29	28	38	31	38	31	31	31	38	29	49	43	43	12
MANUFACTURER	-	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK
MODEL	-	G-090-VG	G-080-VG	G-097-VG	G-095-D	G-097-VG	G-095-D	G-095-D	G-095-D	G-097-VG	G-095-VG	G-099-A	G-120-VG	G-120-VG	SP-A50-90-VG
NOTES	-	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-5	1-6

NOTES:
1. PROVIDE FACTORY DISCONNECT.
2. PROVIDE SOLID STATE SPEED CONTROLLER FOR FAN. (IF FAN IS AN EC-MOTOR DRIVEN FAN, THEN NOT NEEDED)
3. PROVIDE ROOF CURB.
4. FAN TO HAVE FLORIDA NOTICE OF ACCEPTANCE (NOA) NUMBER, FLORIDA PRODUCT APPROVAL NUMBER, AND BE MIAMI-DADE COUNTY APPROVED.
5. PROVIDE BACKDRAFT DAMPER.
6. PROVIDE WHITE ALUNIMUM GRILLE.

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 201
SARASOTA, FLORIDA 34232
PHONE: (941) 342-9293
FAX (941) 342-9293
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE: (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
3001 TREE RANCH CIRCLE
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-3888
FAX (727) 725-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

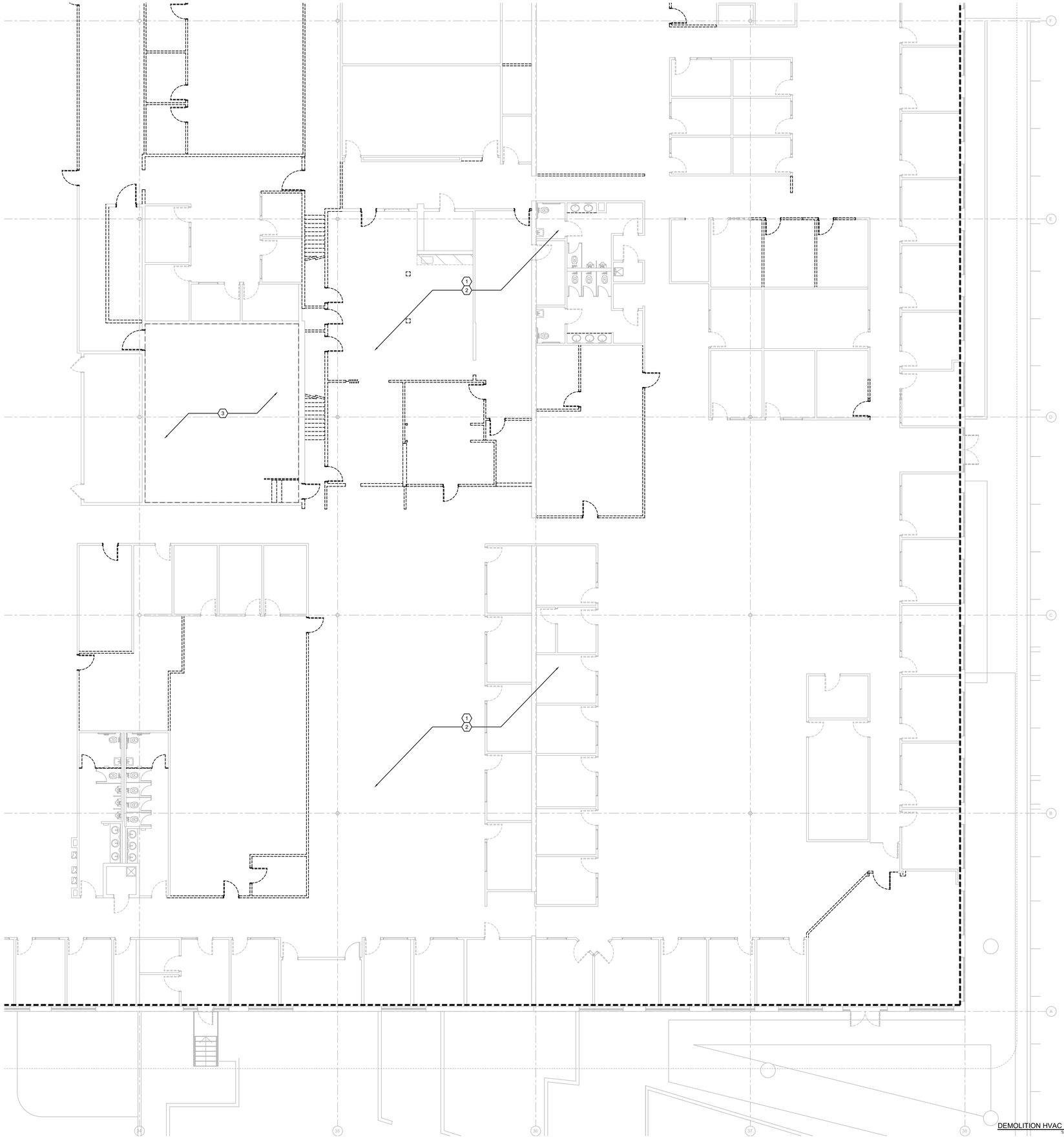
REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
HVAC SCHEDULES

SHEET NUMBER
M.601

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 MECHANICAL HVAC PLAN SHEETS.DWG | Emerald | Sep 13,2021 - 8:43am



DEMOLITION HVAC PLAN 1
1/8" = 1'-0"

KEYNOTE LEGEND

1. DISCONNECT, REMOVE, AND DISPOSE ALL EXISTING SUPPLY, RETURN, TRANSFER AND EXHAUST DUCTWORK ALONG WITH AIR DEVICES AND ANY HVAC ACCESSORIES.
2. REMOVE AND DISPOSE ANY DX-SPLIT AND MINI-SPLIT SYSTEM AND ITS ASSOCIATED ACCESSORIES INSIDE THE CONSTRUCTION ZONE.
3. EXISTING SERVER ROOM. ALL HVAC EQUIPMENT TO BE REMOVED AND DISPOSED OF.

N
KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 2
SARASOTA, FLORIDA 34232
PHONE (941) 342-9333
FAX (941) 342-9335

SAFETY HARBOR OFFICE
1241 SOUTH HIGHLAND AVENUE
SUITE 1
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1966
FAX (727) 725-3989

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

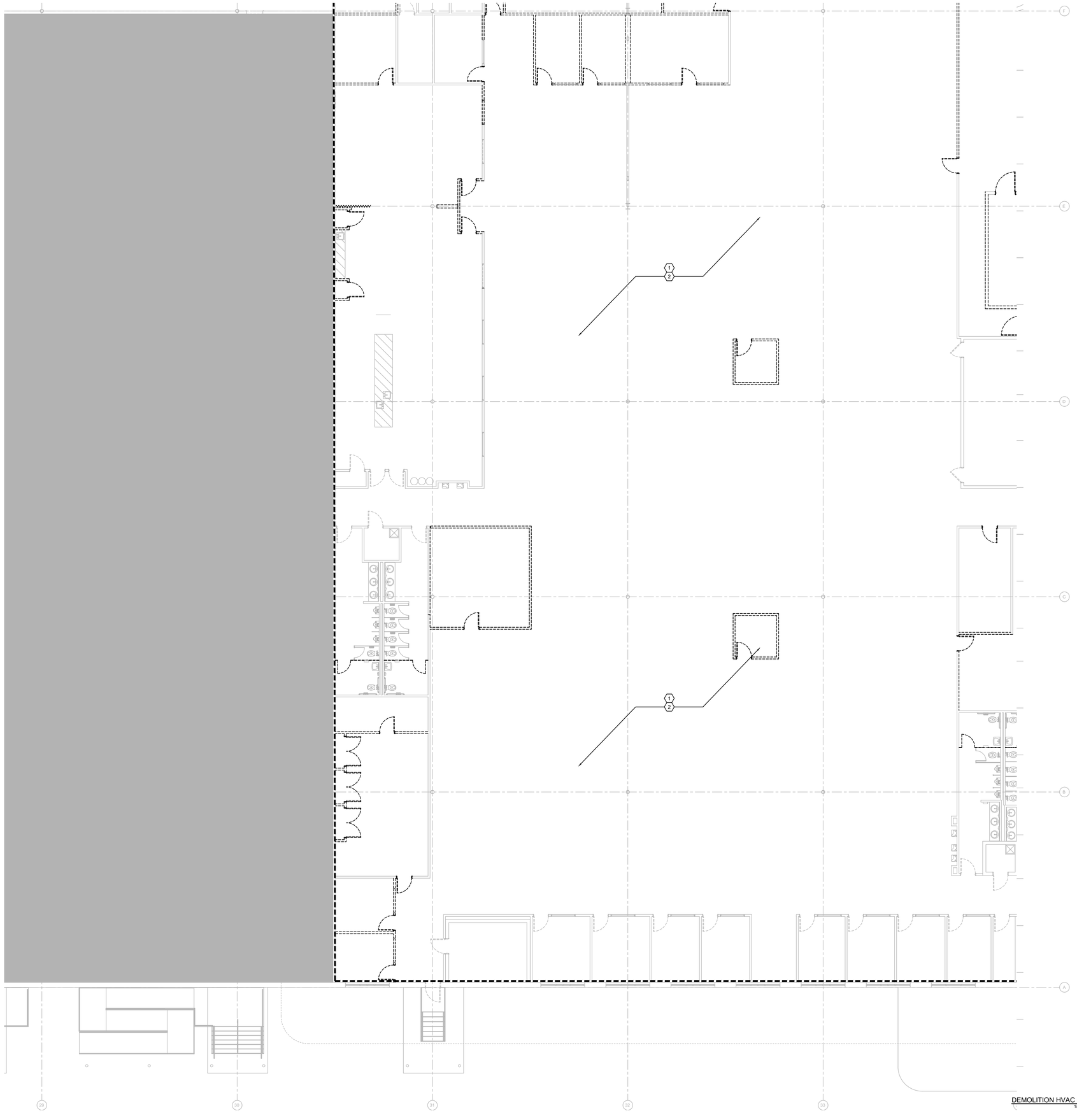
REVISIONS

NO	DATE	NOTES

SHEET NAME
DEMOLITION HVAC PLAN

SHEET NUMBER
MD1.10A

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\REVIT\M\21020_MECHANICAL_HVAC LEVEL DEMO_LIVING | Emerald | Aug 25,2021 - 8:41am



KEYNOTE LEGEND

1. DISCONNECT, REMOVE, AND DISPOSE ALL EXISTING SUPPLY, RETURN, TRANSFER AND EXHAUST DUCTWORK ALONG WITH AIR DEVICES AND ANY HVAC ACCESSORIES.
2. REMOVE AND DISPOSE ANY DX-SPLIT AND MINI-SPLIT SYSTEM AND ITS ASSOCIATED ACCESSORIES INSIDE THE CONSTRUCTION ZONE.

DEMOLITION HVAC PLAN 1
1/8" = 1'-0"

N
KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 1
SARASOTA, FLORIDA 34232
PHONE (941) 342-9333
FAX (941) 342-9335
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000213
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
3001 TAFTVILLE BRANCH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

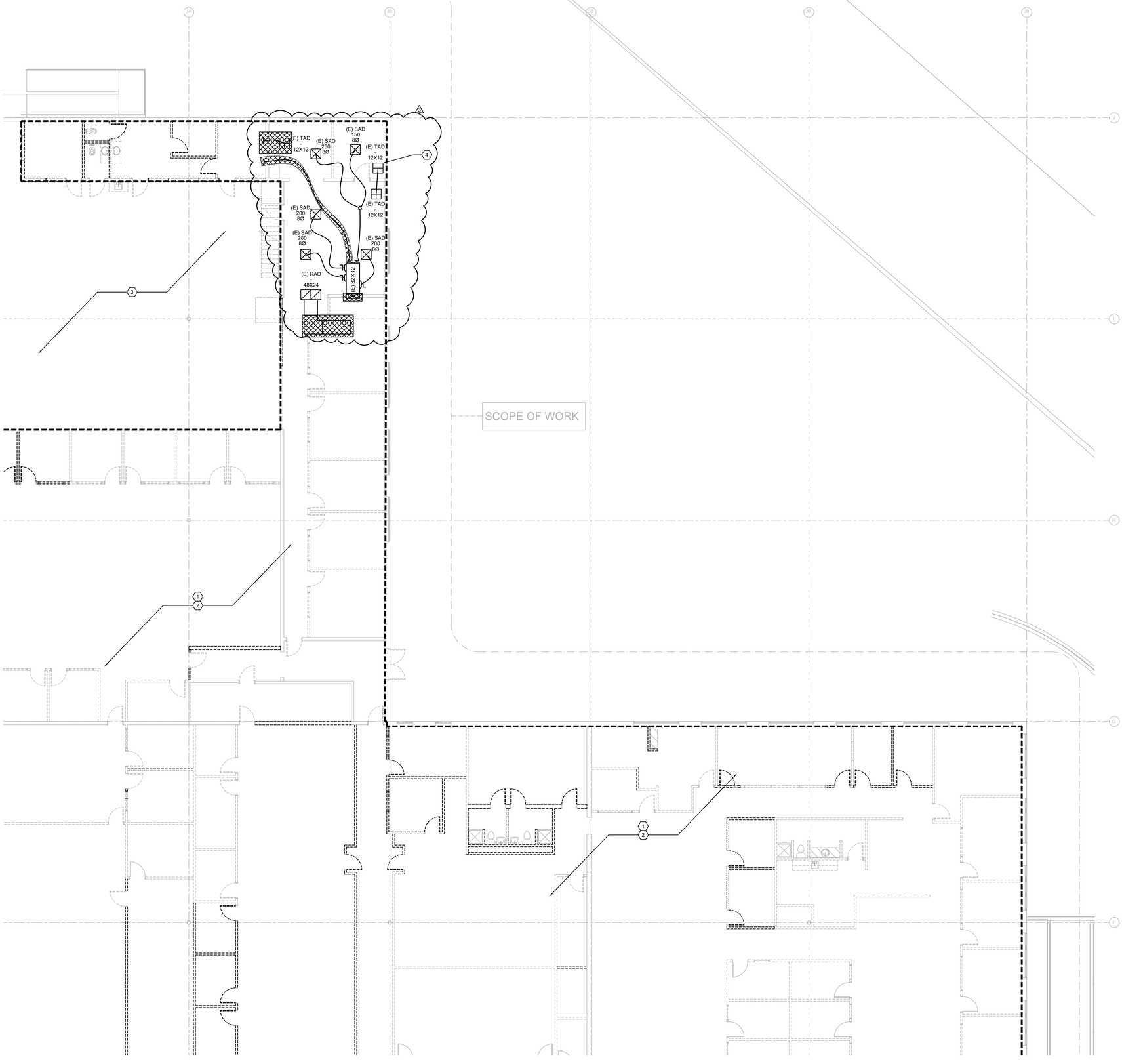
REVISIONS

NO	DATE	NOTES

SHEET NAME
DEMOLITION HVAC PLAN

SHEET NUMBER
MD1.10B

M:\PROJECTS\21003 ROOMS-TO-GO RENOVATION\DRAWINGS\21003 MECHANICAL HVAC LEVEL DEMO_1.DWG | Emerald | Aug 25,2021 - 8:41am



KEYNOTE LEGEND

1. DISCONNECT, REMOVE, AND DISPOSE ALL EXISTING SUPPLY, RETURN, TRANSFER AND EXHAUST DUCTWORK ALONG WITH AIR DEVICES AND ANY HVAC ACCESSORIES.
2. REMOVE AND DISPOSE ANY DX-SPLIT AND MINI-SPLIT SYSTEM AND ITS ASSOCIATED ACCESSORIES INSIDE THE CONSTRUCTION ZONE.
3. NO WORK IN THIS AREA.
4. ALL DUCTWORK AND AIR DEVICES SHOWN IN THIS AREA THAT ARE NOT HATCHED ARE TO EXIST TO REMAIN.

DEMOLITION HVAC PLAN (1)
1/8" = 1'-0"

KEYPLAN

E | D | C
B | A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PH (813) 251-1944
FAX (813) 251-1944
SARASOTA OFFICE
5987 CATTLEMEN ROAD, SUITE 1
SARASOTA, FLORIDA 34232
PH (941) 342-9333
FAX (941) 342-9335
REGISTRATION NUMBER AA C000213
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 204
SAFETY HARBOR, FLORIDA 34695
PH (727) 725-3888
FAX (727) 725-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

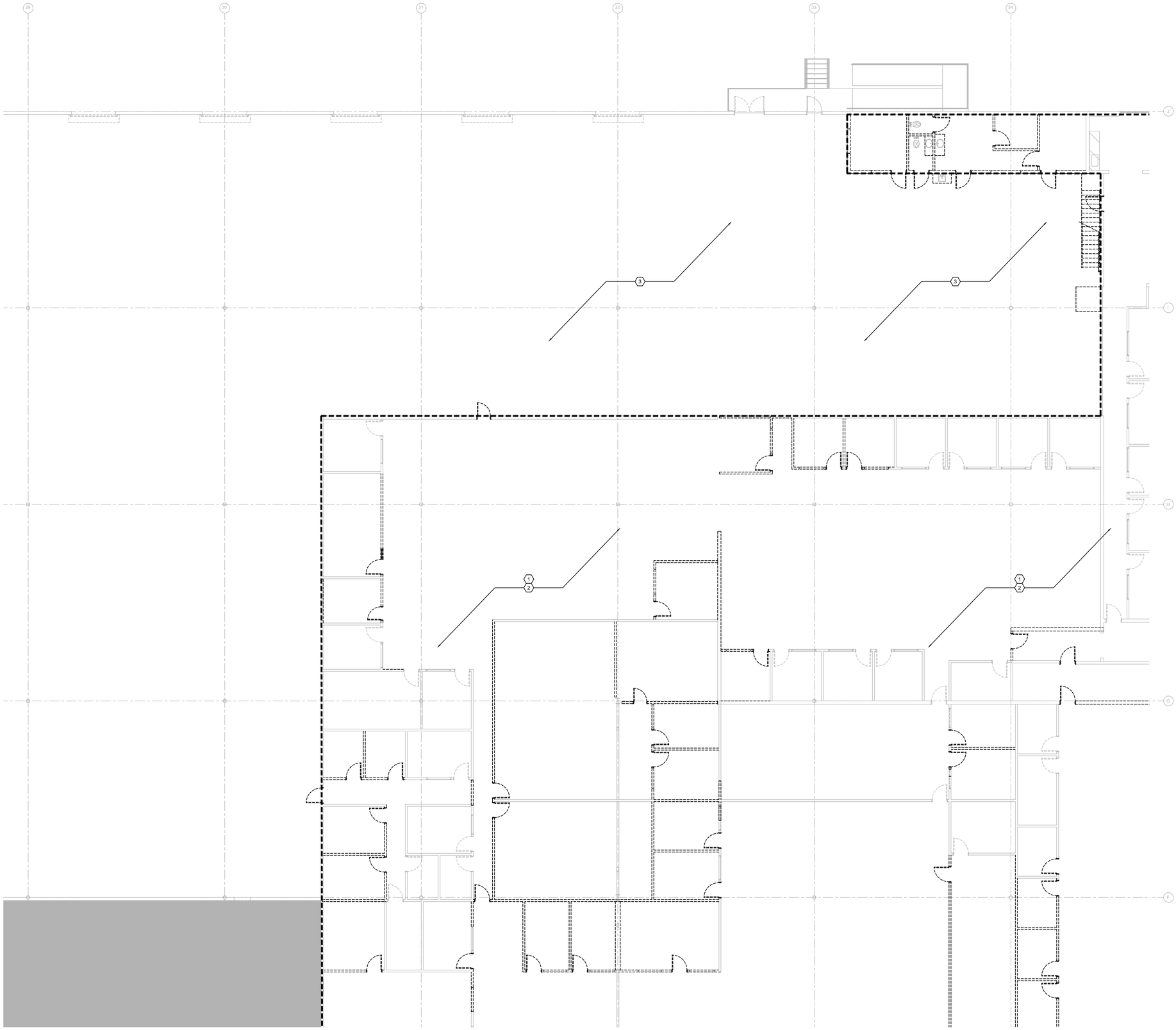
REVISIONS

NO	DATE	NOTES
1	01-10-22	CHANGE BULLETIN #1

SHEET NAME
DEMOLITION HVAC PLAN

SHEET NUMBER
MD1.10C

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\REVIT\MECH\210120 MECHANICAL HVAC LEVEL DEMO_1.DWG | Emerald | Jan. 20,2022 - 3:09pm

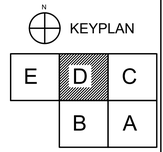


KEYNOTE LEGEND

1. DISCONNECT, REMOVE, AND DISPOSE ALL EXISTING SUPPLY, RETURN, TRANSFER AND EXHAUST DUCTWORK ALONG WITH AIR DEVICES AND ANY HVAC ACCESSORIES.
2. REMOVE AND DISPOSE ANY DX-SPLIT AND MINI-SPLIT SYSTEM AND ITS ASSOCIATED ACCESSORIES INSIDE THE CONSTRUCTION ZONE.
3. NO WORK IN THIS AREA.

DEMOLITION HVAC PLAN (1)
1/8" = 1'-0"

KEYPLAN



EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
PHONE (941) 342-9292
FAX (941) 342-9293
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000213
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
3001 TAFTVILLE ROAD SOUTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3989

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
DEMOLITION HVAC PLAN

SHEET NUMBER
MD1.10D

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 MECHANICAL HVAC LEVEL DEMO_1.DWG | Emerald | Aug 25,2021 - 8:41am

EMERALD
ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB# 27845
WWW.EMERALDMEP.COM EE1 PROJECT# 210120

SARASOTA OFFICE
5907 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9323

TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994

SAFETY HARBOR OFFICE
590 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-6800
FAX (727) 726-3900

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

BID SET

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF EMERALD ENGINEERING INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM EMERALD ENGINEERING INC.

I COPY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

MICHAEL A. COSTELLO, PE
FL REG. NO. 66548
SIS Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
DEMOLITION HVAC PLAN

SHEET NUMBER
MD1.10E

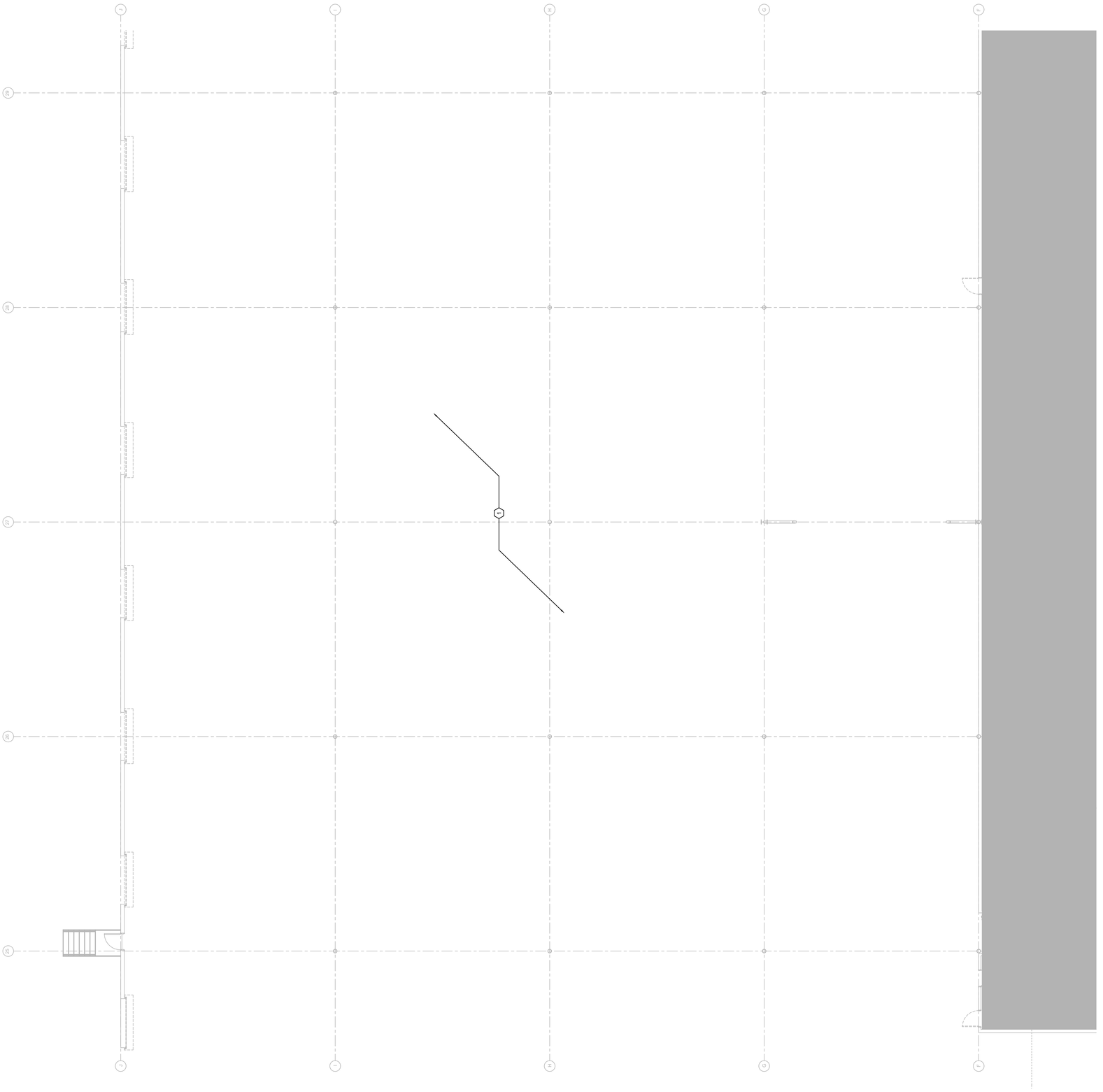
KEYPLAN

E | D | C | B | A

DEMOLITION HVAC PLAN 1
1/8" = 1'-0"

KEYNOTE LEGEND

1. NO WORK IN THIS AREA



M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 MECHANICAL HVAC LEVEL DEMO_1.DWG | Emerald | Aug 25,2021 - 8:41am

DEMOLITION ROOF PLAN 1
1/8"=1'-0"

KEYNOTE LEGEND

1. EXISTING ROOF TOP UNIT, CONDENSATE PIPING, ROOF CURB AND ROOF PENETRATION TO REMAIN.
2. EXISTING ROOF TOP UNIT AND CONDENSATE PIPING TO BE REMOVED AND DISPOSED OF.
3. EXISTING ROOF CURB TO REMAIN.
4. REMOVE AND DISPOSE OF EXISTING ROOF CURB.
5. EXISTING EXHAUST ROOF PANS, EXHAUST ROOF CAP AND ASSOCIATED ACCESSORIES TO BE REMOVED. PATCH ROOF PENETRATION AS REQUIRED.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE · PLANNING · INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-8480
FAX (813) 251-1944
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com
SARASOTA OFFICE
5967 CATTLEMAN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9253
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 753-8880
FAX (727) 753-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

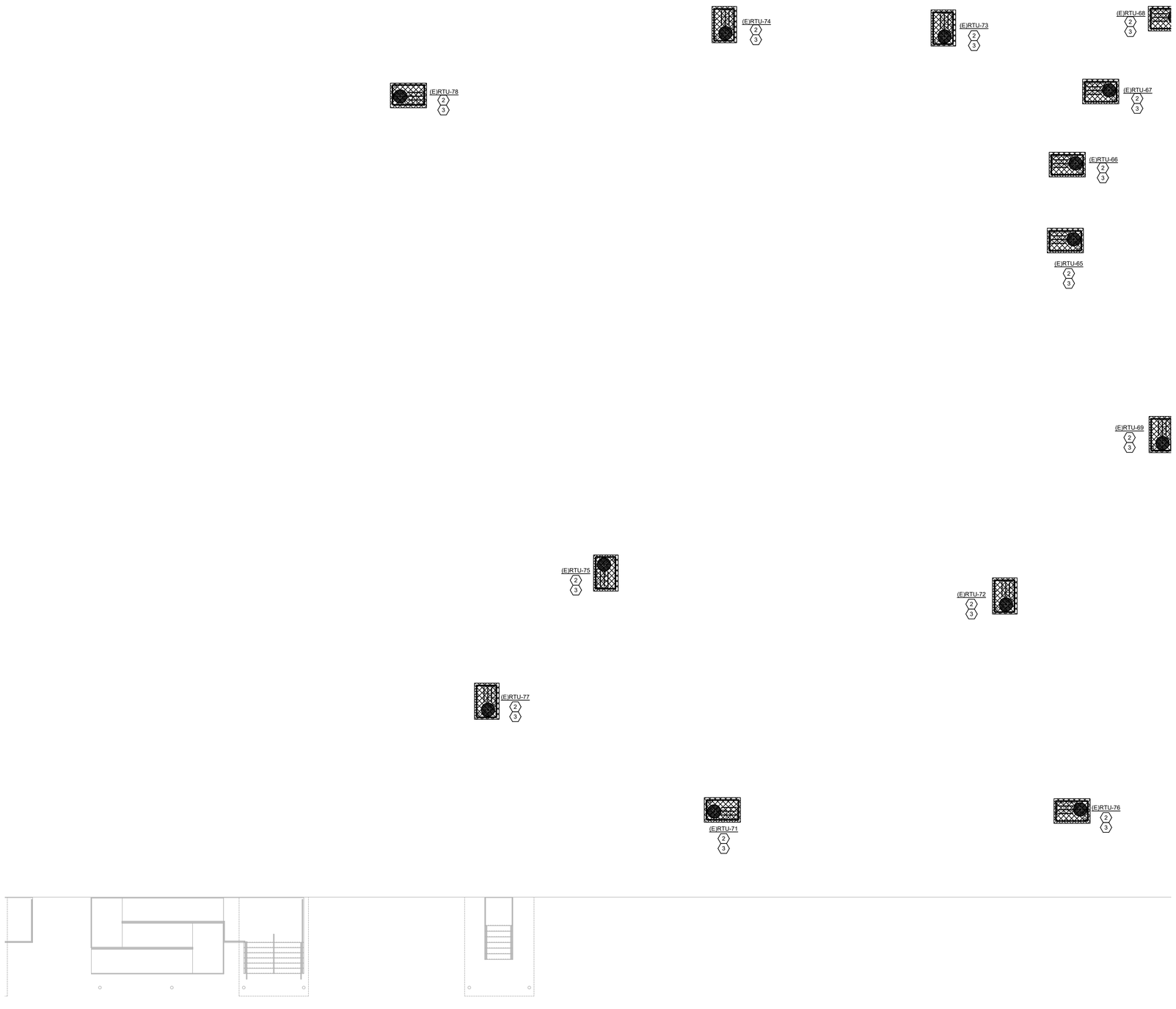
NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION ROOF PLAN

SHEET NUMBER
MD1.20A

KEYNOTE LEGEND

1. EXISTING ROOF TOP UNIT, CONDENSATE PIPING, ROOF CURB AND ROOF PENETRATION TO REMAIN.
2. EXISTING ROOF TOP UNIT AND CONDENSATE PIPING TO BE REMOVED AND DISPOSED OF.
3. EXISTING ROOF CURB TO REMAIN.
4. REMOVE AND DISPOSE OF EXISTING ROOF CURB.
5. EXISTING EXHAUST ROOF PANS, EXHAUST ROOF CAP AND ASSOCIATED ACCESSORIES TO BE REMOVED. PATCH ROOF PENETRATION AS REQUIRED.



DEMOLITION ROOF PLAN 1
1/8"=1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE · PLANNING · INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1440
FAX (813) 251-1944
REGISTRATION NUMBER AA C000723
www.fleischmangarcia.com

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (813) 342-2620
FAX (941) 342-2623

SAFETY HARBOR OFFICE
195 EDGEWATER AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 723-3880
FAX (727) 723-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

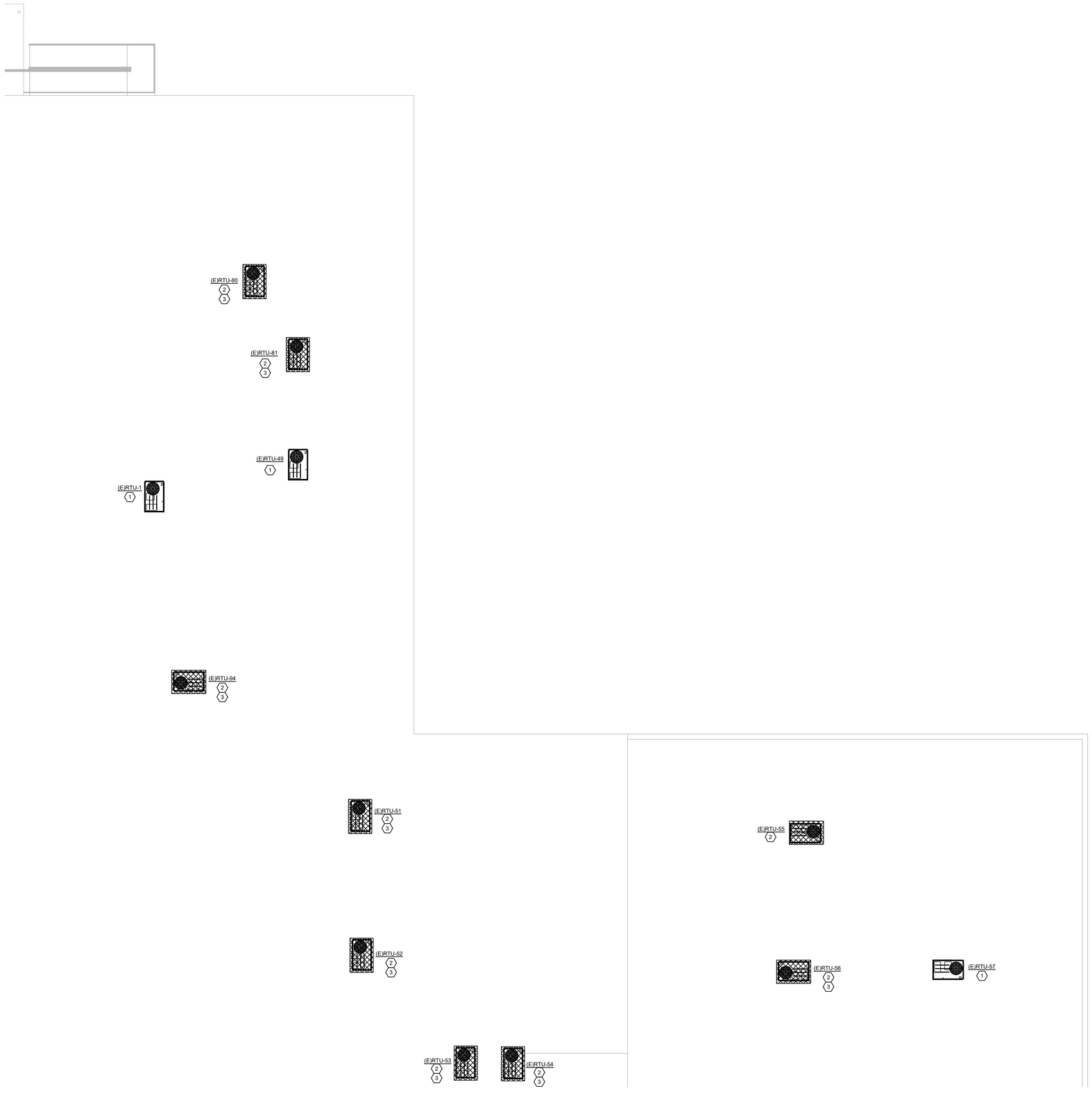
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION ROOF PLAN

SHEET NUMBER
MD1.20B



KEYNOTE LEGEND

1. EXISTING ROOF TOP UNIT, CONDENSATE PIPING, ROOF CURB AND ROOF PENETRATION TO REMAIN.
2. EXISTING ROOF TOP UNIT AND CONDENSATE PIPING TO BE REMOVED AND DISPOSED OF.
3. EXISTING ROOF CURB TO REMAIN.
4. REMOVE AND DISPOSE OF EXISTING ROOF CURB.
5. EXISTING EXHAUST ROOF PANS, EXHAUST ROOF CAP AND ASSOCIATED ACCESSORIES TO BE REMOVED. PATCH ROOF PENETRATION AS REQUIRED.

DEMOLITION ROOF PLAN 1
1/8"=1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

SARASOTA OFFICE
5967 CASTLEMAIN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9293

FLEISCHMANGARCIA
ARCHITECTURE · PLANNING · INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1400
FAX (813) 251-1944
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
195 EAST BAYSHORE ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 733-8880
FAX (727) 733-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION ROOF PLAN

SHEET NUMBER
MD1.20C

KEYNOTE LEGEND

1. EXISTING ROOF TOP UNIT, CONDENSATE PIPING, ROOF CURB AND ROOF PENETRATION TO REMAIN.
2. EXISTING ROOF TOP UNIT AND CONDENSATE PIPING TO BE REMOVED AND DISPOSED OF.
3. EXISTING ROOF CURB TO REMAIN.
4. REMOVE AND DISPOSE OF EXISTING ROOF CURB.
5. EXISTING EXHAUST ROOF PANS, EXHAUST ROOF CAP AND ASSOCIATED ACCESSORIES TO BE REMOVED. PATCH ROOF PENETRATION AS REQUIRED.

DEMOLITION ROOF PLAN 1
1/8"=1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE · PLANNING · INTERIORS
SARASOTA OFFICE
5967 CASTLEMAIN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (813) 343-9200
FAX (941) 343-9253
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1400
FAX (813) 251-1944
REGISTRATION NUMBER AA C000723
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 773-9880
FAX (727) 773-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

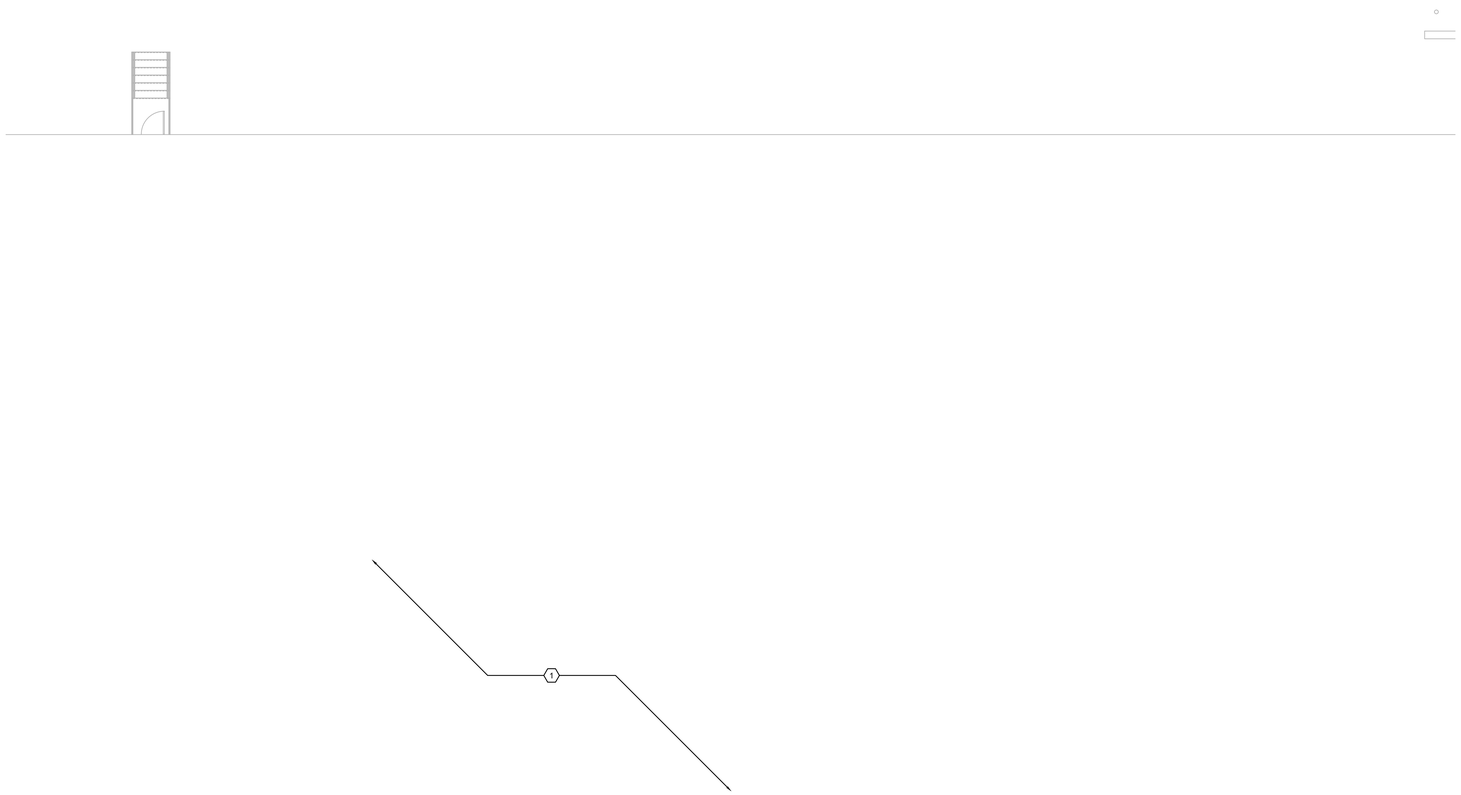
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION ROOF PLAN

SHEET NUMBER
MD1.20D



KEYNOTE LEGEND

1. NO WORK IN THIS AREA.

DEMOLITION ROOF PLAN 1

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5967 CAYLOR AVENUE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-2920
FAX (941) 342-2923
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1900
FAX (813) 251-1944
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
166 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 723-8880
FAX (727) 723-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
DEMOLITION ROOF PLAN

SHEET NUMBER
MD1.20E

ABBREVIATIONS

(E)	EXISTING	D	DRAIN	RL	REFRIGERANT LIQUID
AAV	AIR ADMITTANCE VALVE	DCW	DOMESTIC COLD WATER	SAN	SANITARY
AFF	ABOVE FINISHED FLOOR	DHW	DOMESTIC HOT WATER	ST	STORM
AFG	ABOVE FINISHED GRADE	EX	EXISTING	STM	STEAM
AHJ	AUTHORITY HAVING JURISDICTION	G	FUEL GAS	V	VENT
BFF	BELOW FINISHED FLOOR	GR	GREASE	VTR	VENT THROUGH ROOF
BFG	BELOW FINISHED GRADE	HW	HOT WATER		
CD	CONDENSATE DRAIN	HWR	HOT WATER RETURN		
COND	CONDENSATE	OF	OVERFLOW (SECONDARY STORM)		
CTE	CONNECT TO EXISTING	RFRG	REFRIGERANT		
CW	COLD WATER	RG	REFRIGERANT GAS		

HAMMER ARRESTOR SCHEDULE

ZURN SHOKTROL Z-1700 SERIES	SIZE 100	SIZE 200	SIZE 300	SIZE 400	SIZE 500	SIZE 600
P.D.I. SYMBOLS*	A	B	C	D	E	F
FIXTURE-UNIT RATING	1-11	12-32	33-60	61-113	114-154	155-330

*CLASSIFICATIONS ESTABLISHED BY THE PLUMBING AND DRAINAGE INSTITUTE "STANDARD P.D.I.-WH201". APPROVED EQUALS SHALL BE J.R. SMITH & WADE.

PLUMBING GENERAL NOTES

THE FOLLOWING PLUMBING GENERAL NOTES APPLY TO GENERAL CONDITIONS OF PLUMBING WORK REQUIRED FOR THIS PROJECT.

NO EXCLUSIONS FROM OR LIMITATIONS IN THE LANGUAGE USED IN THE CONTRACT DOCUMENTS SHALL BE INTERPRETED AS MEANING THAT THE EQUIPMENT, APPURTENANCES, AND/OR ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM ARE NOT TO BE PROVIDED AS REQUIRED. THE SEPARATE DIVISIONAL CONTRACT DOCUMENTS DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PROVIDE THE WORK WHICH IS INDICATED ON ANY OF THE DIVISIONAL CONTRACT DOCUMENTS. REVIEW AND COORDINATE THE SCOPE OF WORK WITH ALL DOCUMENTS AND TRADES TO ASSURE A COMPLETE AND FUNCTIONAL SYSTEM IS BID AND INSTALLED.

REFER TO PLUMBING BOOK SPECIFICATIONS FOR MORE PROJECT REQUIREMENTS AND INFORMATION.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE PLUMBING WORK.

SUBMIT FULL SUBMITTALS OF ALL PLUMBING EQUIPMENT AND MATERIALS TO THE ENGINEER FOR REVIEW, WHETHER IT IS EXACTLY AS SPECIFIED OR NOT. FOR ALL EQUIPMENT WHICH HAS BEEN SCHEDULED DIRECTLY ON THE DESIGN DRAWINGS, PROVIDE WITHIN THE SUBMITTAL A PERFORMANCE SCHEDULE FOR THE PROPOSED EQUIPMENT IN THE SAME FORMAT AS INCLUDED ON THE DRAWINGS. FAILURE TO PROVIDE REQUIRED PERFORMANCE SCHEDULE WILL RESULT IN REJECTION OF THE ENTIRE SUBMITTAL.

BIND COMPLETE SUBMITTALS IN A THREE RING BINDER(S) WITH A TITLE SHEET AND IDENTIFICATION ON FRONT AND SIDE OF THE BINDER. CONTACT ENGINEER FOR PRIOR APPROVAL TO SUBMIT PDF EMAILED SUBMITTALS. SUBMIT ALL PLUMBING PRODUCTS SUBMITTALS ALL AT ONE TIME. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED FOR REVIEW AND APPROVAL. INDEX ALL ITEMS AS APPLICABLE. SUBMITTALS THAT DEVIATE FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL LIST ALL DIFFERENCES IN A COVER LETTER ATTACHED TO FRONT OF THE SUBMITTAL. ANY UNLISTED DEVIATIONS FOUND DURING REVIEW WILL RESULT IN THE REJECTION OF THE ENTIRE SUBMITTAL. FOR ITEMS REVIEWED AND MARKED "REJECTED" OR "REVISE AND RESUBMIT", ONLY ONE ADDITIONAL RE-SUBMITTAL WILL BE REVIEWED TO VERIFY PRODUCT COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOULD FURTHER SUBMITTALS BE REQUIRED BY THE ENGINEER TO VERIFY THE SUBMITTAL WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE HOURLY RATE OF $150.00 WILL BE BILLED TO THE CONTRACTOR FOR THE ENGINEER'S TIME SPENT ON THE REVIEW.

THE CONTRACT DOCUMENTS AND SUBMITTALS OF ALL TRADES SHALL BE COORDINATED AND BE VIEWED IN CONNECTION AND CONJUNCTION WITH EACH OTHER TO INSURE THE PROPER LOCATION AND INSTALLATION OF ALL DEVICES AND EQUIPMENT. MAKE PARTICULAR NOTE OF LOCATIONS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.

PLUMBING DRAWINGS INDICATE THE SCHEMATIC LAYOUT AND LOCATION OF THE PLUMBING SYSTEM COMPONENTS. UNLESS SPECIFIC DIMENSIONS ARE NOTED, THE ACTUAL LOCATION OF THESE COMPONENTS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR IN COORDINATION WITH THE WORK OF OTHER TRADES, THE USE OF MANUFACTURER'S SUBMITTALS, AND SIMILAR CERTIFIED DATA.

CONTRACTOR SHALL CONDUCT A THOROUGH SITE VISIT INSPECTION PRIOR TO BID TO EXAMINE EXISTING CONDITIONS.

THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLUMBING DESIGN DRAWINGS ARE BASED ON AVAILABLE EXISTING INFORMATION. AFTER WALLS AND/OR CEILINGS ARE REMOVED, VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO INSTALLATION TO ESTABLISH PLUMBING EQUIPMENT CLEARANCES. NOTIFY THE ENGINEER OF ANY DIMENSIONAL DISCREPANCIES.

NOTIFY THE ENGINEER OF ANY DAMAGE TO THE EXISTING INSTALLATION BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL PROVIDE DROP CLOTHS, RUBBER MATS, AND/OR PLYWOOD COVERS OVER EXISTING INSTALLATIONS VULNERABLE TO DAMAGE DURING CONSTRUCTION. ALL DAMAGES CAUSED BY CONTRACTOR SHALL BE REIMBURSED TO OWNER.

THE SCHEDULING OF ALL WORK AND SHUTDOWNS OF ALL EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER TO THEIR SATISFACTION. THE OWNER RESERVES THE RIGHT TO DENY THE USE OF ANY TOOLS DUE TO NOISE.

DURING THE DEMOLITION PHASE(S), REMOVE ALL EXISTING PLUMBING SYSTEMS NO LONGER REQUIRED, INCLUDING BUT NOT LIMITED TO, PIPING, EXISTING UNUSED OR CAPPED PIPING, ETC. FOR ALL MISCELLANEOUS EXISTING PIPING THAT MAY BE REQUIRED TO BE REMOVED BUT IS STILL CONNECTED TO A MAIN, REMOVE THE ENTIRE RUNOUT AND CAP AT MAIN TO MATCH EXISTING CONDITIONS. OWNER HAS FIRST RIGHT TO ALL EQUIPMENT BEING REMOVED REGARDLESS IF IT IS DESIGNATED ON THESE DRAWINGS TO BE DISPOSED.

CONTRACTOR IS RESPONSIBLE TO REPAIR ALL HOLES IN RATED WALLS AS A RESULT OF REMOVAL OF PIPING/ETC. TO THE ENGINEER'S SATISFACTION.

EXISTING PIPING THAT ARE TO REMAIN MAY CONFLICT WITH NEW RATED WALLS. CONTRACTOR SHALL PROVIDE UL PENETRATIONS AND/OR FIRE DAMPERS AT THESE LOCATIONS OR OFFSET PIPING AS REQUIRED WEATHER IT IS SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

INSTALL AND TEST ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN ADEQUATE SERVICE SPACE AS REQUIRED. SERVICE SPACE SHALL BE CLEAR OF DUCTS, PIPES, CONDUITS, WALL STUDS, CEILING HANGERS, AND ANY OTHER CONSTRUCTION APPURTENANCE.

CONTRACTOR SHALL COORDINATE AND PROVIDE ALL CEILING/FLOOR/WALL ACCESS PANELS THAT MAY BE REQUIRED FOR THE INSTALLATION, INSPECTION, AND SERVICE OF PLUMBING EQUIPMENT WHETHER OR NOT IT IS SHOWN. ACCESS PANELS TO BE SELECTED BY THE ARCHITECT.

AT PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 4 HOURS OF TRAINING ON THE OPERATION AND MAINTENANCE OF THE HVAC EQUIPMENT.

CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON PARTS AND LABOR FROM THE DATE OF SUBSTANTIAL COMPLETION.

NON-METALIC PIPING ARE NOT ACCEPTABLE ON RETURN PLENUM CEILING SPACES.

ABOVE GROUND DOMESTIC WATER PIPING SHALL BE: COPPER L TYPE WITH SOLDERED FITTINGS AND JOINTS. BELOW GRADE DOMESTIC WATER PIPING SHALL BE: COPPER L TYPE WITHOUT SOLDERED FITTINGS AND JOINTS.

INSULATE ALL HOT WATER PIPING WITH 1" THICK HIGH DENSITY FIBERGLASS AS REQUIRED BY THE FLORIDA ENERGY CODE. INSULATION WITH FACTORY APPLIED VAPOR BARRIER ALL SERVICE JACKET.

COPPER PIPING INSTALLED WITHIN BLOCK WALLS OR IN CONTACT WITH CONCRETE SHALL BE INSTALLED WITH 4 MIL POLYETHYLENE PIPE GUARD. BLUE FOR COLD WATER AND RED FOR HOT WATER.

ALL WATER PIPING SHALL BE SUPPORTED RIGIDLY AND IN LINE FROM BUILDING STRUCTURE. OFFSET PIPING TO AVOID STRUCTURAL MEMBERS, CANTS, FLASHING, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC.

ALL ABOVE GROUND SANITARY AND VENT PIPING SHALL BE CAST IRON WITH CISP1301 FITTINGS.

ALL PIPING SYSTEMS SHALL BE LABELED WITH MARKERS SIMILAR TO SETON.

VERIFY SIZES, LOCATION, INVERTS AND ELEVATIONS PRIOR TO INSTALLING ANY PIPING.

ALL HORIZONTAL SANITARY PIPING 2 1/2" IN DIAMETER AND LESS SHALL HAVE A SLOPE OF 1/4" PER ONE FOOT LENGTH OF PIPE. ALL PIPING 3" IN DIAMETER AND LARGER SHALL HAVE A SLOPE OF 1/8" PER ONE FOOT LENGTH OF PIPE.

PROVIDE CHROME PLATED STOPS AND SUPPLIES AT ALL WATER CLOSETS AND LAVATORIES.

CHROME PLATED ESCUTCHEONS AND NIPPLES ARE REQUIRED AT ALL FLOOR AND WALL PENETRATIONS.

ALL FIXTURES AND EQUIPMENT SHALL HAVE SHUT-OFF VALVES AT OR NEAR EQUIPMENT.

PROVIDE & INSTALL HAMMER ARRESTORS AT FIXTURE GROUPS. INSTALL AIR CHAMBERS AT INDIVIDUAL FIXTURES.

COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND FURNISH EQUIPMENT WIRED FOR THE VOLTAGE SHOWN HEREIN. PROVIDE STATEMENT INDICATING THIS HAS OCCURRED WITH THE SHOP DRAWING SUBMITTALS.

ALL PIPING SHALL BE TESTED BEFORE BEING CONCEALED IN ANY WAY. ALL JOINTS SHALL BE MADE DRIP TIGHT BEFORE BEING CONCEALED. DOMESTIC WATER PIPING SHALL BE TESTED AT 1-1/2 TIMES OPERATING PRESSURE OR 100 PSI, WHICHEVER IS GREATER.

DISINFECT POTABLE WATER SYSTEM PER THE FLORIDA BUILDING CODE. PROVIDE DOCUMENTATION IN THE CLOSE OUT DOCUMENTS.

CONTRACTOR SHALL COORDINATE AND PROVIDE ALL CEILING/FLOOR/WALL ACCESS PANELS THAT MAY BE REQUIRED FOR THE INSTALLATION, INSPECTION, AND SERVICE OF PLUMBING EQUIPMENT WHETHER OR NOT IT IS SHOWN. ACCESS PANELS TO BE SELECTED BY THE ARCHITECT.

THE CONTRACTOR SHALL CLEAN/POLISH TOPS OF ALL FLOOR DRAINS AND CLEANOUTS. CONCRETE, DIRT AND TAPE SHALL BE COMPLETELY REMOVED OR THE TOPS SHALL BE REPLACED.

PROVIDE ALL CUTTING REQUIRED FOR THE INSTALLATION OF PLUMBING WORK. FINISH PATCHING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE PRE AND POST BACTERIAL TESTS, INCLUDING LEGIONELLA, FOR ALL DOMESTIC WATER DISTRIBUTION PIPING AFFECTED BY THE PROJECT SCOPE. THE CONTRACTOR IS TO PROVIDE CERTIFIED REPORTS TO THE BAYCARE CONSTRUCTION MANAGER AND FACILITIES REPRESENTATIVE AS SOON AS THE REPORTS ARE READY.

THE CONTRACTOR SHALL PROVIDE SHUT OFF VALVES TO EACH PLUMBING FIXTURE AS WELL AS TO THE POINTS WHERE THE NEW PLUMBING CONNECTS TO THE EXISTING BUILDING STACKS.

ALL WATER ISOLATION VALVES SHALL BE LOCATED WITHIN 12" ABOVE THE CEILING.

PLUMBING CODE CRITERIA

THE FOLLOWING IS A LIST OF ALL CODES ADOPTED DECEMBER 31, 2020 BY THE STATE FIRE MARSHALL'S RULE 69A3.012 F.A.C.:

- FLORIDA BUILDING CODE 7TH EDITION (2020) - ALL SECTIONS
- FLORIDA ENERGY EFFICIENCY CODE (FBC 2020), FLORIDA ENERGY CODE SOFTWARE: ENERGYGAUGE SUMMIT VERSION 7.00
- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

69A-3.012 STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION ADOPTED.
(1) EXCEPT AS SPECIFICALLY MODIFIED BY STATUTE OR BY THE STATE FIRE MARSHAL'S RULES, THE "FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020)," WHICH IS COMPRISED OF THE FLORIDA SPECIFIC EDITION OF NFPA 1, THE FIRE CODE (2018 EDITION), ARE HEREBY ADOPTED AND INCORPORATED BY REFERENCE AND ARE APPLICABLE TO THOSE BUILDINGS AND STRUCTURES SPECIFIED IN PARAGRAPHS (A) AND (B) OF SUBSECTION (1) OF SECTION 633.206, F.S. IN ADDITION, THE FOLLOWING STANDARDS, EXCEPT AS SPECIFICALLY MODIFIED IN THE RULE CHAPTERS IN RULE TITLE 69A, ARE HEREBY ADOPTED AND INCORPORATED BY REFERENCE AND SHALL TAKE EFFECT ON THE EFFECTIVE DATE OF THIS RULE, AS A PART OF THE UNIFORM FIRE SAFETY STANDARDS ADOPTED BY RULE BY THE STATE FIRE MARSHAL AND ARE APPLICABLE TO THOSE BUILDINGS AND STRUCTURES SPECIFIED IN PARAGRAPHS (A) AND (B) OF SUBSECTION (1) OF SECTION 633.206, F.S.:

- NFPA 13, 2016 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- NFPA 70, 2017 EDITION, NATIONAL ELECTRIC CODE
- NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE
- NFPA 101, 2018 EDITION, LIFE SAFETY CODE

OTHER:

- LOCAL CODES AND ORDINANCES

NOTE: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE PLUMBING DESIGN DRAWINGS COMPLY WITH THE ABOVE CODE CRITERIA. WHEN TWO OR MORE CODES OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

PLUMBING SYMBOL LEGEND

SANITARY PIPING	SS	
VENT PIPING	V	
COLD WATER PIPING	CW	
HOT WATER PIPING	HW	
EXISTING SANITARY PIPING		
EXISTING VENT PIPING		
EXISTING COLD WATER PIPING		
EXISTING HOT WATER PIPING		
VENT THRU ROOF	VTR	
CLEAN OUT	CO	
WALL CLEAN OUT	WCO	
FLOOR CLEAN OUT	FCO	
EXTERIOR CLEAN OUT	ECO	
TEE UP		
TEE DOWN		
TEE		
90° UP		
90° DOWN		
BALL VALVE	BV	
TYPICAL	(TYP)	
BREAK		S
CONNECTION OF EXISTING TO NEW		
EQUIPMENT IDENTIFICATION (E)=EXISTING, (RL)=RELOCATED, (RP)=REPLACEMENT, (N)=NEW		(E) (RL) (RP) (N)

PLUMBING COORDINATION DRAWING REQUIREMENT

PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL SUBMIT DETAILED PLUMBING COORDINATION DRAWINGS AT 1/4" =1'-0" SCALE. THESE DRAWINGS ARE NOT TO BE CONFUSED WITH SUBMITTALS. THEY ARE NOT SUBMITTALS. THEY ARE A TOOL TO AIDE THE CONTRACTORS IN THE INSTALLATION OF THEIR SYSTEMS. DRAWINGS ARE TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING ITEMS:

1. DETAILED FLOOR PLANS INDICATING ALL PLUMBING FIXTURES, PIPING, VALVES, AND ALL OTHER PIPING MOUNTED RELATED EQUIPMENT AND ACCESSORIES.
2. INDICATE FLOOR, WALL, AND ROOF PENETRATION SIZES THAT ARE REQUIRED FOR ALL PLUMBING EQUIPMENT.
3. SHOW MAJOR STRUCTURAL MEMBERS, MAJOR ELECTRICAL CONDUITS AND EQUIPMENT, AND MAJOR HVAC AND FIRE PROTECTION PIPING AND ACCESSORIES TO CONFIRM COORDINATION HAS OCCURRED.
4. AFTER PLUMBING COORDINATION DRAWINGS ARE COMPLETED AND REVIEWED BY THE DESIGN TEAM, ANY ADDITIONAL WORK REQUIRED IN ANY OF THESE TRADES TO PROVIDE SYSTEMS THAT DO NOT CONFLICT WITH EACH OTHER SHALL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.

Sheet List Table

Sheet Number	Sheet Title
P0.00	NOTES, LEGENDS AND ABBREVIATIONS
P1.10A	PRESSURE PLAN - A
P1.10B	PRESSURE PLAN - B
P1.10C	PRESSURE PLAN - C
P1.10D	PRESSURE PLAN - D
P1.10E	PRESSURE PLAN - E
P2.10A	GRAVITY PLAN - A
P2.10B	GRAVITY PLAN - B
P2.10C	GRAVITY PLAN - C
P2.10D	GRAVITY PLAN - D
P2.10E	GRAVITY PLAN - E
P3-10	PRESSURE ISOMETRIC
P3-11	PRESSURE ISOMETRIC
P3-12	GRAVITY ISOMETRIC
P3-13	GRAVITY ISOMETRIC
PD1.10A	DEMOLITION PLUMBING PLAN - A
PD1.10B	DEMOLITION PLUMBING PLAN - B
PD1.10C	DEMOLITION PLUMBING PLAN - C
PD1.10D	DEMOLITION PLUMBING PLAN - D
PD1.10E	DEMOLITION PLUMBING PLAN - E
P5.00	DETAILS
P6.00	SCHEDULES

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 203
SARASOTA, FLORIDA 34232
PHONE (941) 342-9333
FAX (941) 342-9335
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 4
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-3889
FAX (727) 725-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO.	DATE	NOTES

SHEET NAME
NOTES, LEGENDS AND ABBREVIATIONS

SHEET NUMBER
P0.00

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 PLUMBING HOH PLAN SHEETS.DWG | Sam | Aug 25,2021 - 8:10am

KEYNOTE LEGEND

1. EXTEND AND CONNECT TO HOT WATER PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
2. EXTEND AND CONNECT TO HOT WATER RETURN PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CONNECT TO EXISTING COLD WATER LINE. CONTRACTOR SHALL VERIFY LOCATION OF THE EXISTING PIPE.

PRESSURE PLAN - A
1/8" = 1'-0" (1)

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1988
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 1
SARASOTA, FLORIDA 34232
PHONE (941) 342-9333
FAX (941) 342-9335

SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 4
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-3889
FAX (727) 725-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
PRESSURE PLAN - A

SHEET NUMBER
P1.10A

KEYPLAN

E | D | C
B | A

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 PLUMBING LEVEL 1.DWG | Scott | Sep 13,2021 - 10:33am

PRESSURE PLAN - B
1/8" = 1'-0"

KEYNOTE LEGEND

1. EXTEND AND CONNECT TO HOT WATER PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
2. EXTEND AND CONNECT TO HOT WATER RETURN PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CONNECT TO EXISTING COLD WATER LINE. CONTRACTOR SHALL VERIFY LOCATION OF THE EXISTING PIPE.
4. REPLACE EXISTING 20 GAL WATER HEATER WITH EWH-1.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1944
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9253

SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 738-8880
FAX (727) 723-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
PRESSURE PLAN - B

SHEET NUMBER
P1.10B

KEYNOTE LEGEND

1. EXTEND AND CONNECT TO HOT WATER PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
2. EXTEND AND CONNECT TO HOT WATER RETURN PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CONNECT TO EXISTING COLD WATER LINE. CONTRACTOR SHALL VERIFY LOCATION OF THE EXISTING PIPE.

PRESSURE PLAN - C
1/8" = 1'-0" (1)

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
TEL (941) 342-9292
FAX (941) 342-9293
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
TEL (813) 251-1988
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
3001 TREE RIDGE COURT
SAFETY HARBOR, FLORIDA 34695
TEL (727) 725-1818
FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

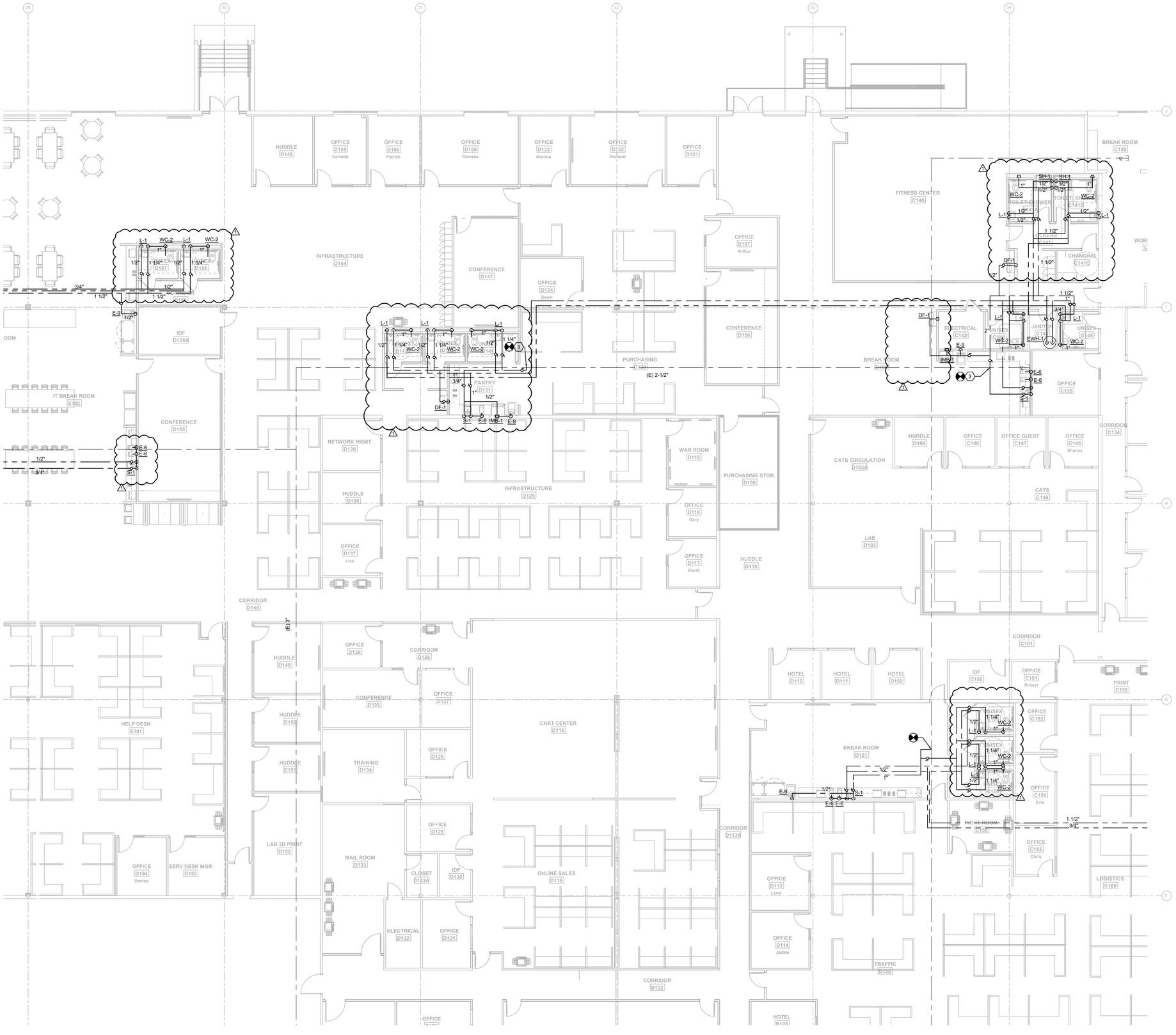
REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
PRESSURE PLAN - C

SHEET NUMBER
P1.10C

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 PLUMBING LEVEL 1.DWG | Sep 13,2021 - 10:33am



KEYNOTE LEGEND

1. EXTEND AND CONNECT TO HOT WATER PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
2. EXTEND AND CONNECT TO HOT WATER RETURN PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CONNECT TO EXISTING COLD WATER LINE. CONTRACTOR SHALL VERIFY LOCATION OF THE EXISTING PIPE.

PRESSURE PLAN - D (1)
1/8" = 1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9293

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8880
FAX (727) 726-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

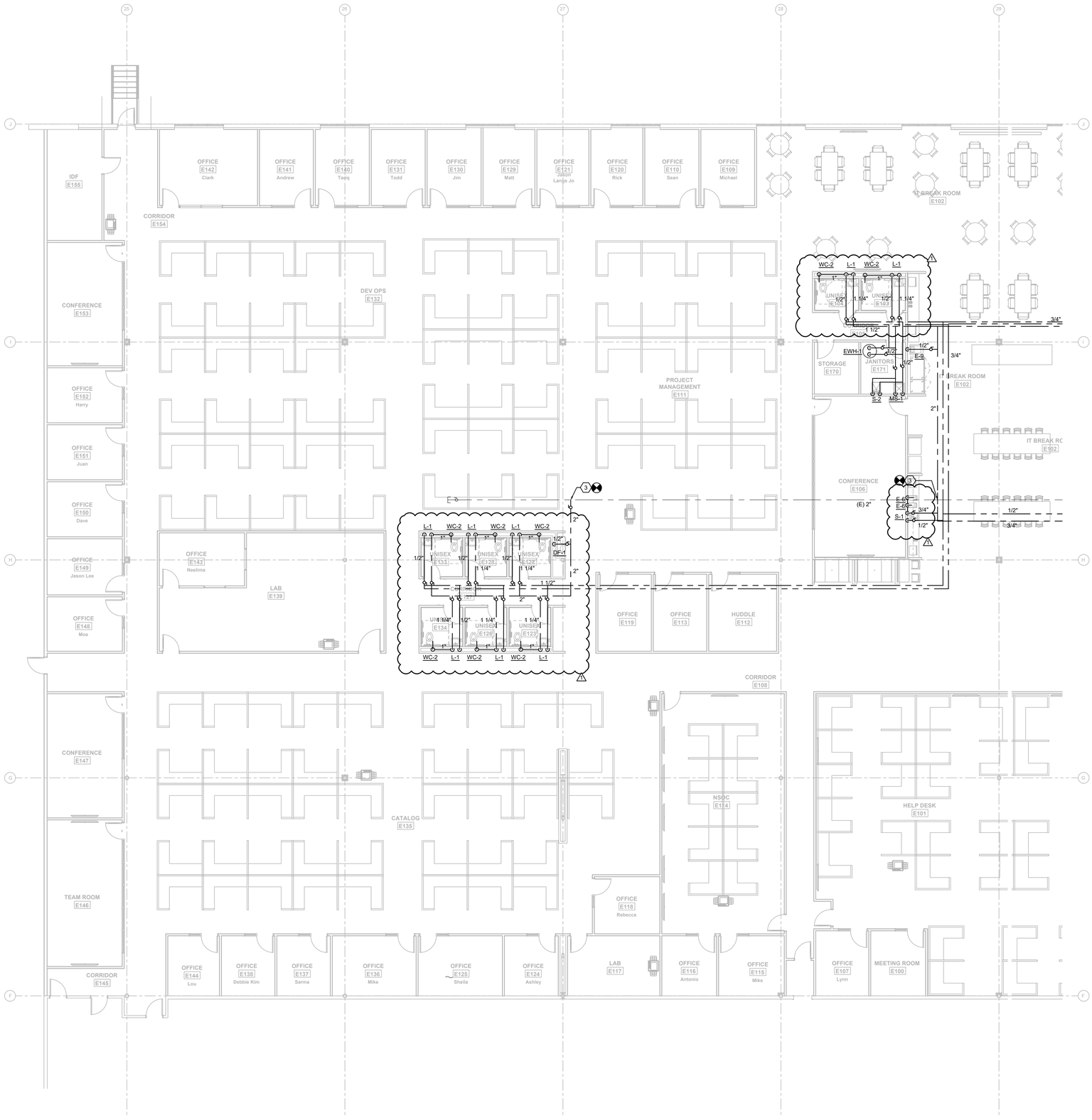
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
PRESSURE PLAN - D

SHEET NUMBER
P1.10D



KEYNOTE LEGEND

1. EXTEND AND CONNECT TO HOT WATER PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
2. EXTEND AND CONNECT TO HOT WATER RETURN PIPE SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CONNECT TO EXISTING COLD WATER LINE. CONTRACTOR SHALL VERIFY LOCATION OF THE EXISTING PIPE.

PRESSURE PLAN - E
1/8" = 1'-0" (1)

KEYPLAN

E | D | C
B | A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
1800 2ND STREET, SUITE 400
SARASOTA, FLORIDA 34237
PHONE (941) 366-1914
FAX (941) 342-9293
5907 CASTILLE PLACE
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1914
FAX (813) 251-1944
REGISTRATION NUMBER AA C000213
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 210
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

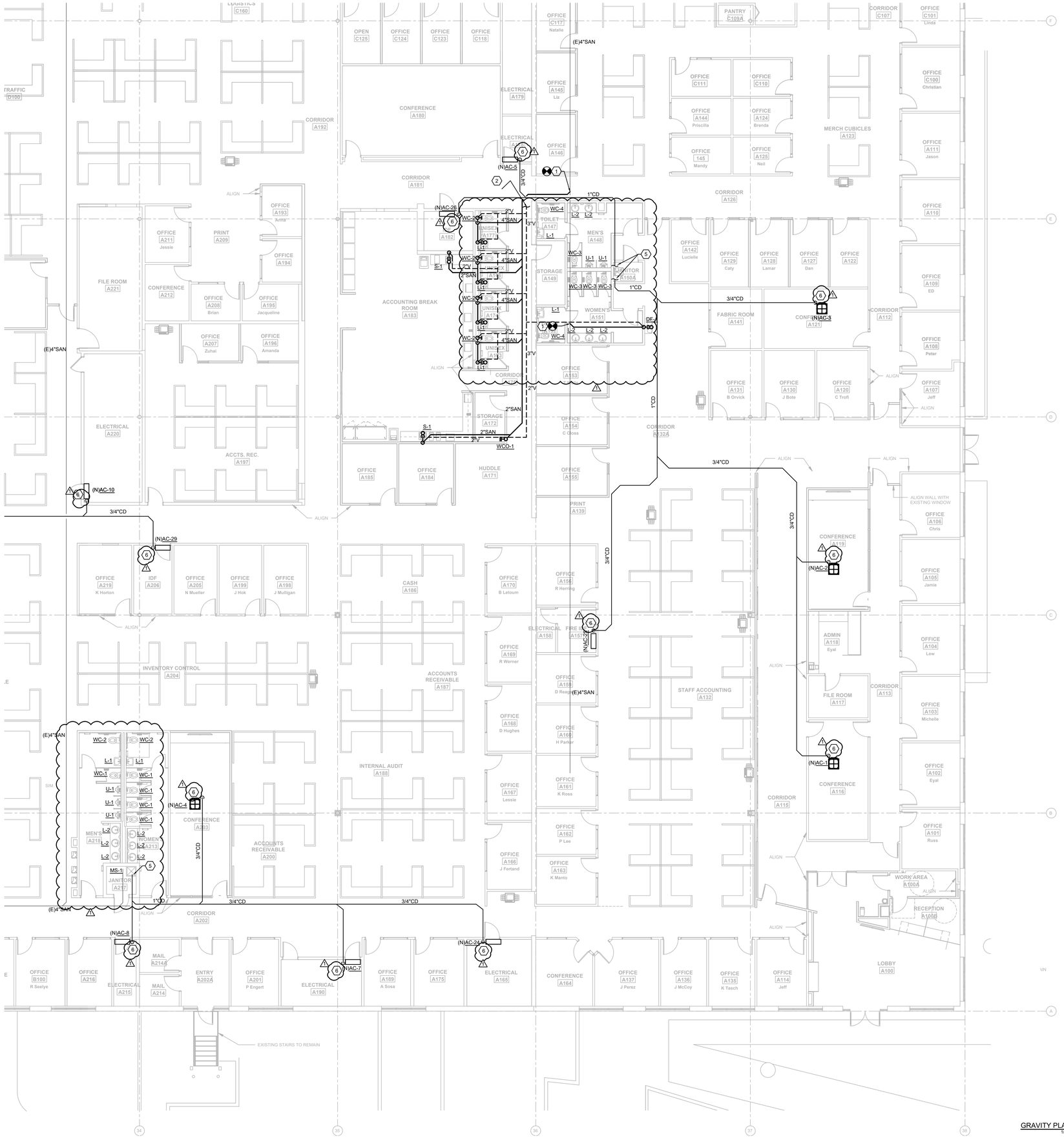
REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2

SHEET NAME
PRESSURE PLAN - E

SHEET NUMBER
P1.10E

M:\PROJECTS\21012D ROOMS-TO-GO RENOVATION\DRAWINGS\21012D PLUMBING LEVEL 1.DWG | Sam | Sep 13,2021 - 10:33am



GRAVITY PLAN - A 1
1/8" = 1'-0"

KEYNOTE LEGEND

1. EXTEND AND CONNECT TO SANITARY SEWER. CONTRACTOR SHALL FIELD VERIFY EXISTING SYSTEM LOCATION, ROUTING AND INVERTS.
2. EXTEND AND CONNECT TO VENT SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CLEANOUT LOCATIONS TO BE FIELD COORDINATED TO AVOID IN PATH OF WALK WAYS.
4. 4" SANITARY STUBBED UP IN AREA OF SLAB, REMOVE AND CAP.
5. COND. DRAIN TO INDIRECT DRAIN INTO MOP SINK. COORDINATE PIPE ROUTING WITHIN THE ROOM TO TERMINATE ABOVE MOP SINK RIM. PROVIDE PIPE SUPPORT AS REQUIRED.
6. RISE CONDENSATE PIPING AT MINI SPLIT UP TO BOTTOM OF TRUSSES.

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9253
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-7944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 738-8880
FAX (727) 723-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
GRAVITY PLAN - A

SHEET NUMBER
P2.10A

KEYPLAN

E	D	C
	B	A

GRAVITY PLAN - B
1/8" = 1'-0"

KEYNOTE LEGEND

1. EXTEND AND CONNECT TO SANITARY SEWER. CONTRACTOR SHALL FIELD VERIFY EXISTING SYSTEM LOCATION, ROUTING AND INVERTS.
2. EXTEND AND CONNECT TO VENT SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CLEANOUT LOCATIONS TO BE FIELD COORDINATED TO AVOID IN PATH OF WALK WAYS.
4. 4" SANITARY STUBBED UP IN AREA OF SLAB, REMOVE AND CAP.
5. COND. DRAIN TO INDIRECT DRAIN INTO MOP SINK. COORDINATE PIPE ROUTING WITHIN THE ROOM TO TERMINATE ABOVE MOP SINK RIM. PROVIDE PIPE SUPPORT AS REQUIRED.
6. RISE CONDENSATE PIPING AT MINI SPLIT UP TO BOTTOM OF TRUSSES.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1440
FAX (813) 251-1944
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9393
FAX (941) 342-9353
SAFETY HARBOR OFFICE
195 EQUITY AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 723-8880
FAX (727) 723-3900
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
GRAVITY PLAN - B

SHEET NUMBER
P2.10B

KEYNOTE LEGEND

1. EXTEND AND CONNECT TO SANITARY SEWER. CONTRACTOR SHALL FIELD VERIFY EXISTING SYSTEM LOCATION, ROUTING AND INVERTS.
2. EXTEND AND CONNECT TO VENT SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CLEANOUT LOCATIONS TO BE FIELD COORDINATED TO AVOID IN PATH OF WALK WAYS.
4. 4" SANITARY STUBBED UP IN AREA OF SLAB, REMOVE AND CAP.
5. COND. DRAIN TO INDIRECT DRAIN INTO MOP SINK. COORDINATE PIPE ROUTING WITHIN THE ROOM TO TERMINATE ABOVE MOP SINK RIM. PROVIDE PIPE SUPPORT AS REQUIRED.
6. RISE CONDENSATE PIPING AT MINI SPLIT UP TO BOTTOM OF TRUSSES.

GRAVITY PLAN - C
1/8" = 1'-0" (1)

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 212
SARASOTA, FLORIDA 34232
TEL (941) 342-9292
FAX (941) 342-9293
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
TEL (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
3001 TREE RIDGE PATH
SAFETY HARBOR, FLORIDA 34695
TEL (727) 725-3888
FAX (727) 725-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

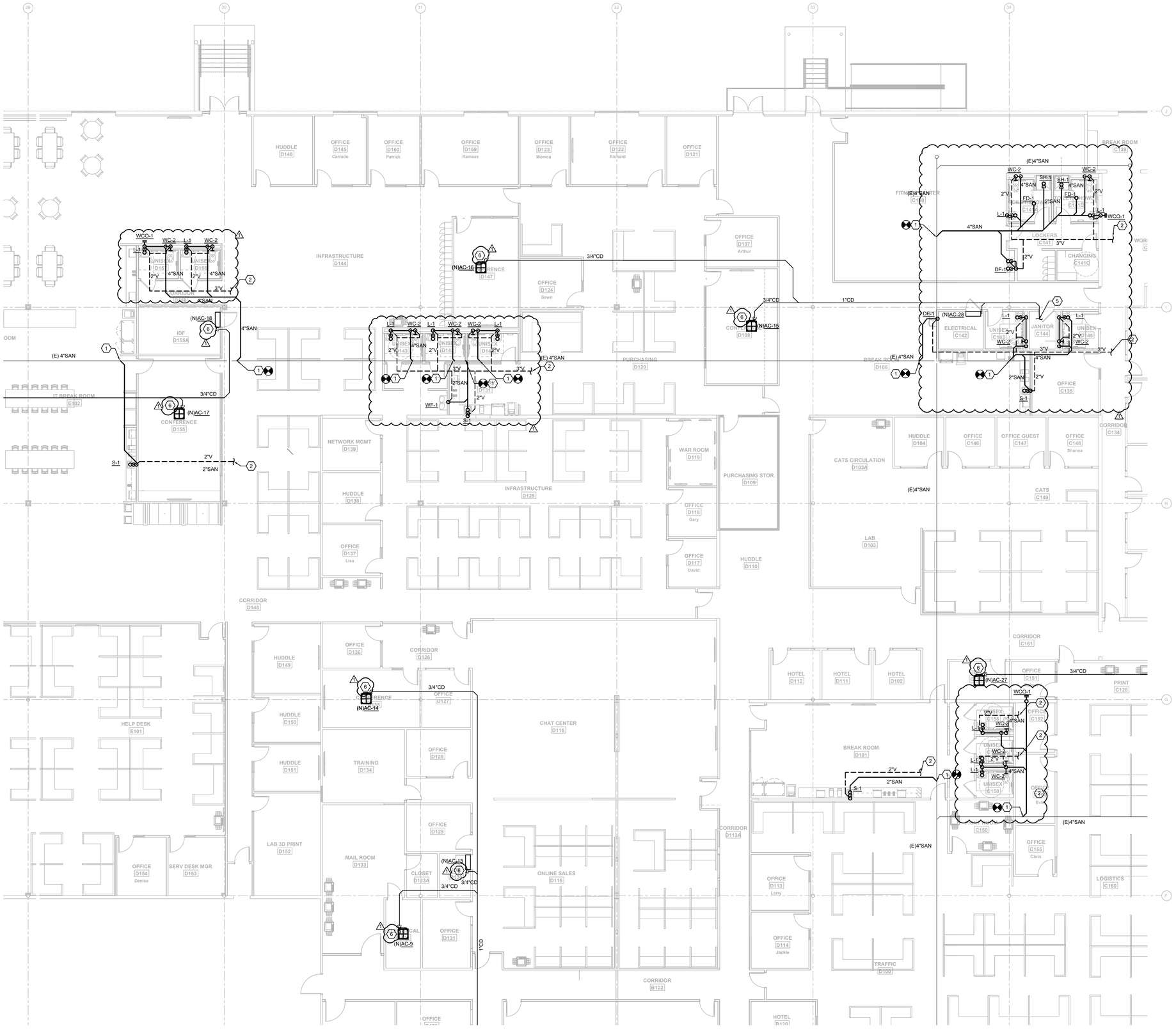
REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2

SHEET NAME
GRAVITY PLAN - C

SHEET NUMBER
P2.10C

M:\PROJECTS\2021\20120_ROOMS-TO-GO RENOVATION\DRAWINGS\21012D FLUMBING LEVEL 1.DWG | 9mm | Sep 13,2021 - 10:33am



KEYNOTE LEGEND

1. EXTEND AND CONNECT TO SANITARY SEWER. CONTRACTOR SHALL FIELD VERIFY EXISTING SYSTEM LOCATION, ROUTING AND INVERTS.
2. EXTEND AND CONNECT TO VENT SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CLEANOUT LOCATIONS TO BE FIELD COORDINATED TO AVOID IN PATH OF WALK WAYS.
4. 4" SANITARY STUBBED UP IN AREA OF SLAB, REMOVE AND CAP.
5. COND. DRAIN TO INDIRECT DRAIN INTO MOP SINK. COORDINATE PIPE ROUTING WITHIN THE ROOM TO TERMINATE ABOVE MOP SINK RIM. PROVIDE PIPE SUPPORT AS REQUIRED.
6. RISE CONDENSATE PIPING AT MINI SPLIT UP TO BOTTOM OF TRUSSES.

GRAVITY PLAN - D 1
1/8" = 1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1400
FAX (813) 251-1944
REGISTRATION NUMBER AA C000723
www.fleischmangarcia.com

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9393
FAX (941) 342-9253

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-8880
FAX (727) 723-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

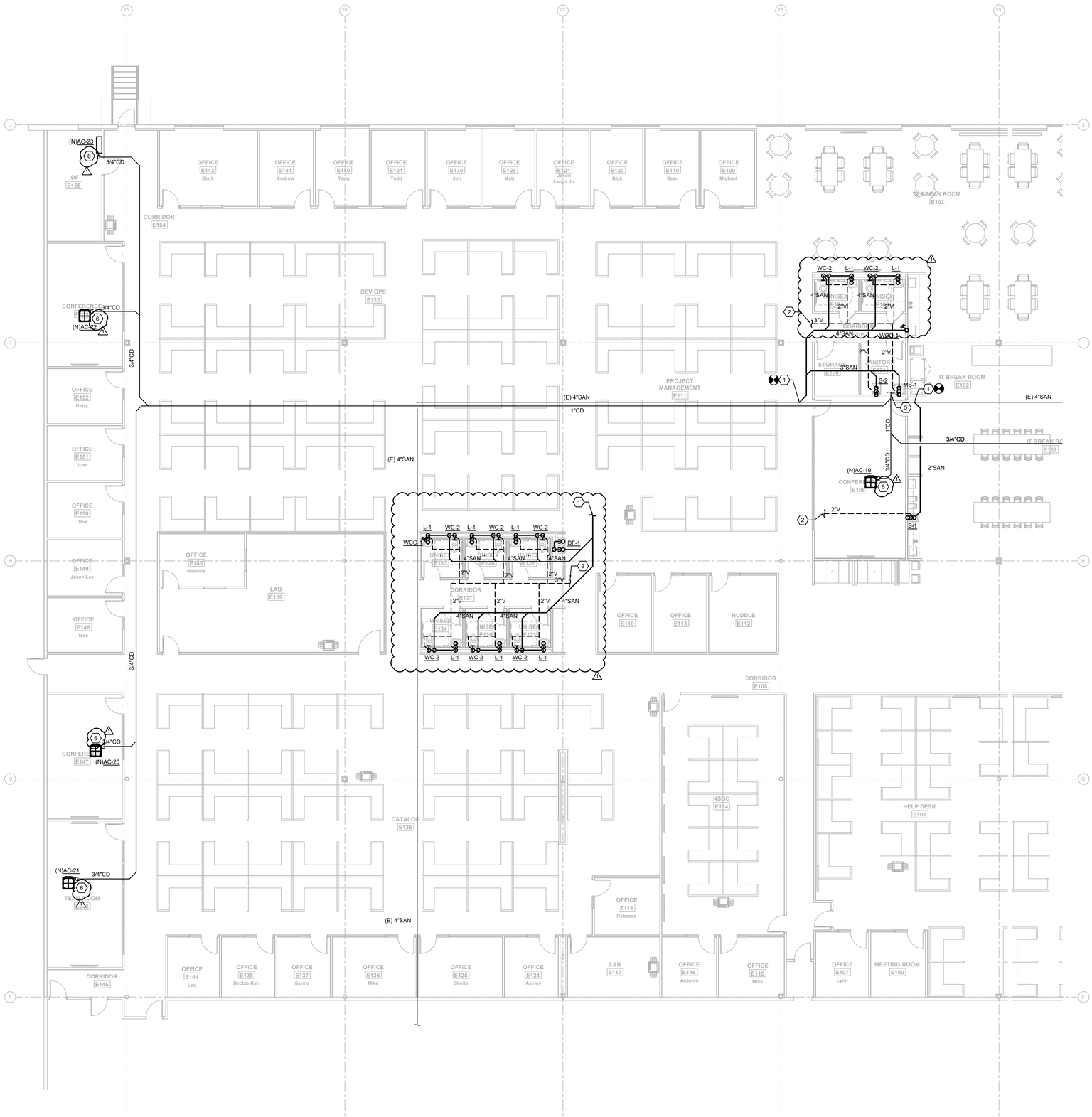
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
GRAVITY PLAN - D

SHEET NUMBER
P2.10D



KEYNOTE LEGEND

1. EXTEND AND CONNECT TO SANITARY SEWER. CONTRACTOR SHALL FIELD VERIFY EXISTING SYSTEM LOCATION, ROUTING AND INVERTS.
2. EXTEND AND CONNECT TO VENT SYSTEM. CONTRACTOR SHALL VERIFY SYSTEM LOCATION AND ROUTING.
3. CLEANOUT LOCATIONS TO BE FIELD COORDINATED TO AVOID IN PATH OF WALK WAYS.
4. 4" SANITARY STUBBED UP IN AREA OF SLAB, REMOVE AND CAP.
5. COND. DRAIN TO INDIRECT DRAIN INTO MOP SINK. COORDINATE PIPE ROUTING WITHIN THE ROOM TO TERMINATE ABOVE MOP SINK RIM. PROVIDE PIPE SUPPORT AS REQUIRED.
6. RISE CONDENSATE PIPING AT MINI SPLIT UP TO BOTTOM OF TRUSSES.

GRAVITY PLAN - E 1
1/8" = 1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB# 27845
WWW.EMERALDMEP.COM EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9393
FAX (941) 342-9253

SAFETY HARBOR OFFICE
1165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8880
FAX (727) 726-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

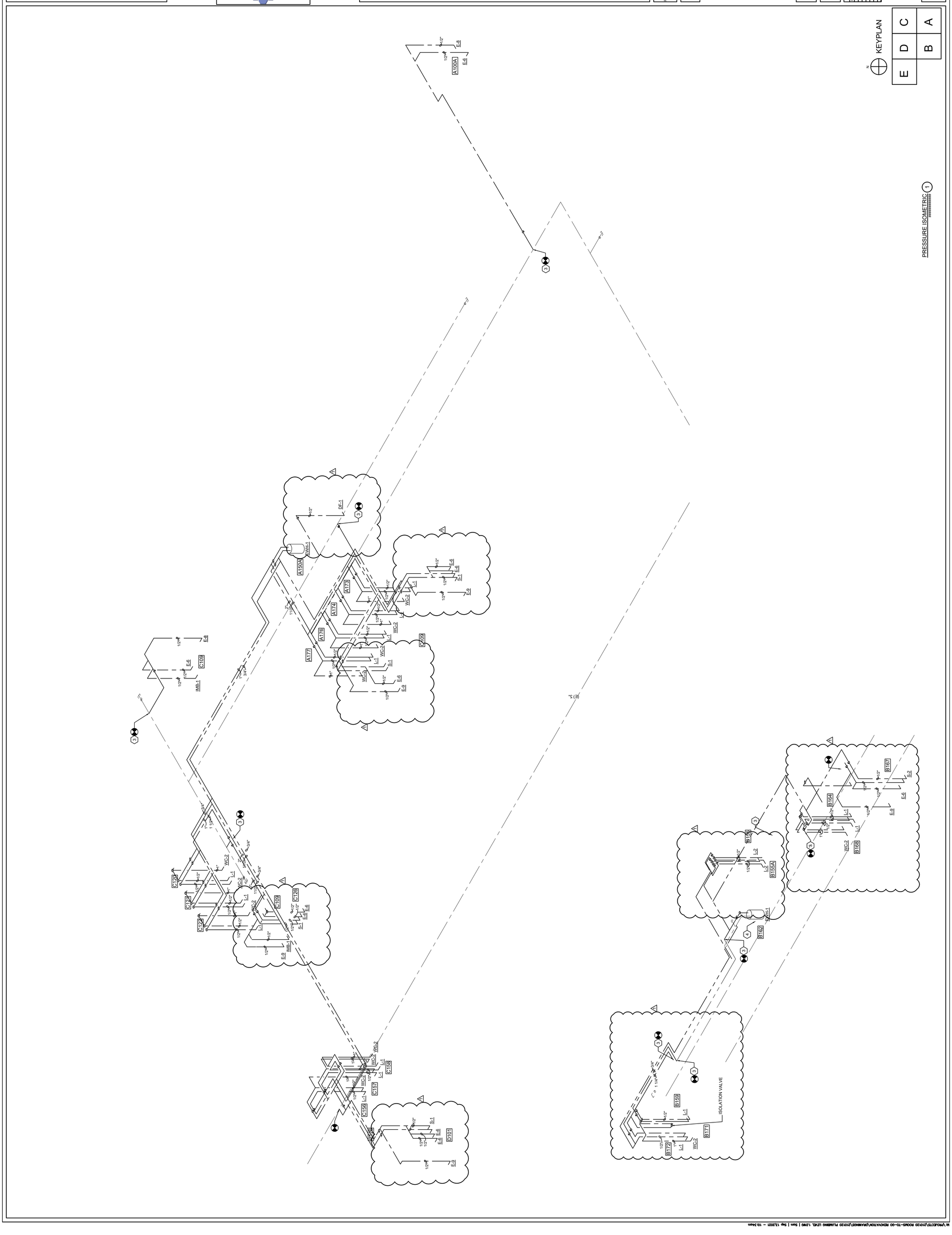
ISSUE DATE
08-25-21

REVISIONS

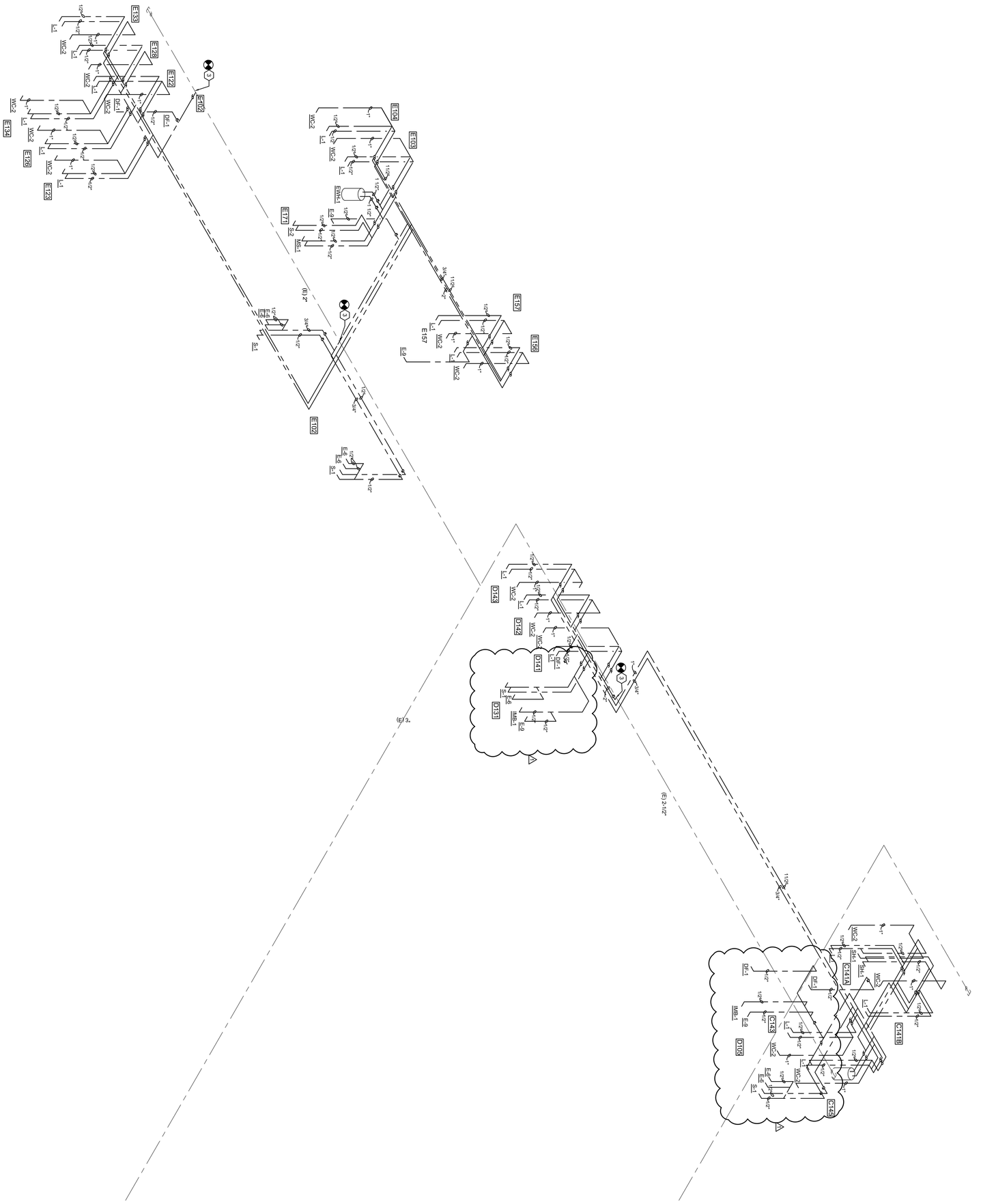
NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
GRAVITY PLAN - E

SHEET NUMBER
P2.10E



EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB#2784S
WWW.EMERALDMEP.COM EEI PROJECT# 210120
FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SAFETY HARBOR OFFICE
196 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8800
FAX (727) 725-3900
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1660
FAX (813) 251-1994
SAFAROTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SAFAROTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9293
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com
ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584
THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMAN GARCIA NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMAN GARCIA.
I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES
BID SET
MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date
FGA PROJECT NUMBER
21003
ISSUE DATE
08-25-21
REVISIONS
NO DATE DESCRIPTION
1 09-17-21 ADDENDUM #2
SHEET NAME
PRESSURE ISOMETRIC
SHEET NUMBER
P3-10
KEYPLAN
E D C
B A
PRESSURE ISOMETRIC 1
A100A
A150A
A173
A174
A176
A177
C109
C120
C121
C122
C126
C156
C157
C158
D101
B155
B155A
B156
B162
B164
B167
B168
B171
B172
B159
ISOLATION VALVE



PRESSURE ISOMETRIC 1

KEYPLAN

B	D	E
A	C	

N

SHEET NUMBER
P3-11

SHEET NAME
PRESSURE ISOMETRIC

NO	DATE	REVISIONS
1	09-13-21	ADDENDUM #1

ISSUE DATE
08-25-21

FGA PROJECT NUMBER
21003

MICHAELA. COSTELLO, PE
FL REG. NO. PE81436
SIS Date

BID SET

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAN COMPLY WITH ALL RELEVANT BUILDING CODES

THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF FLEISCHMAN/GARCIA, NO REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMAN/GARCIA

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8860
FAX (727) 725-3900

TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE E
SARASOTA, FLORIDA 34232
PHONE (941) 342-9283
FAX (941) 342-9353

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB#27845
WWW.EMERALDMEP.COM EEI PROJECT# 210120

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB#27845
WWW.EMERALDEP.COM EEI PROJECT# 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1954
SARASOTA OFFICE
5967 CATTLEMEN LOOP, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-8293
FAX (941) 342-8253
SAFETY HARBOR OFFICE
168 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8886
FAX (727) 726-3969
REGISTRATION NUMBER AA C000121
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

BID SET

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA, NO PART OF IT MAY BE COPIED OR REUSED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE PLANS COMPLY WITH ALL RELEVANT BUILDING CODES

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	08/25/21	ADDENDUM #1

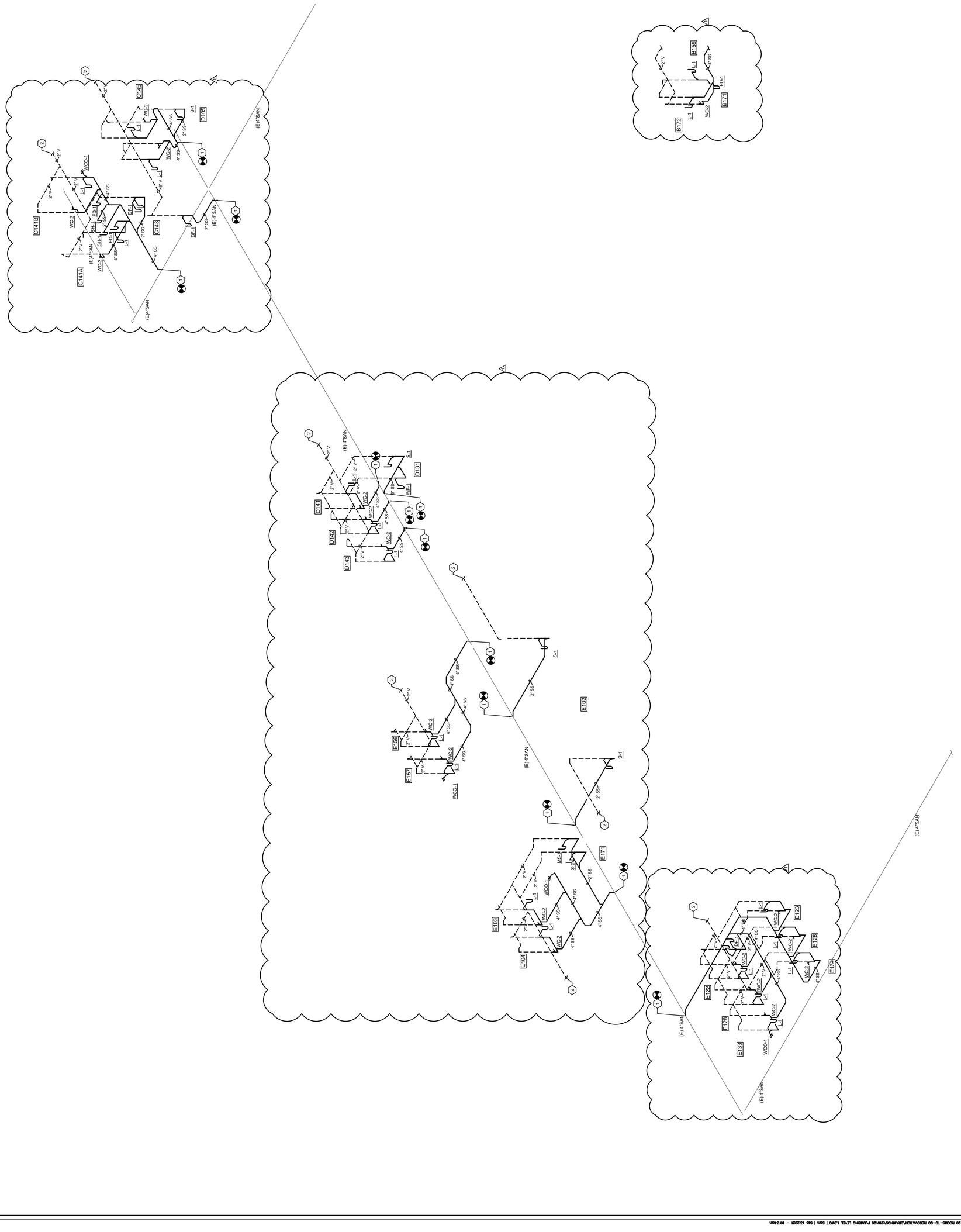
SHEET NAME
GRAVITY ISOMETRIC

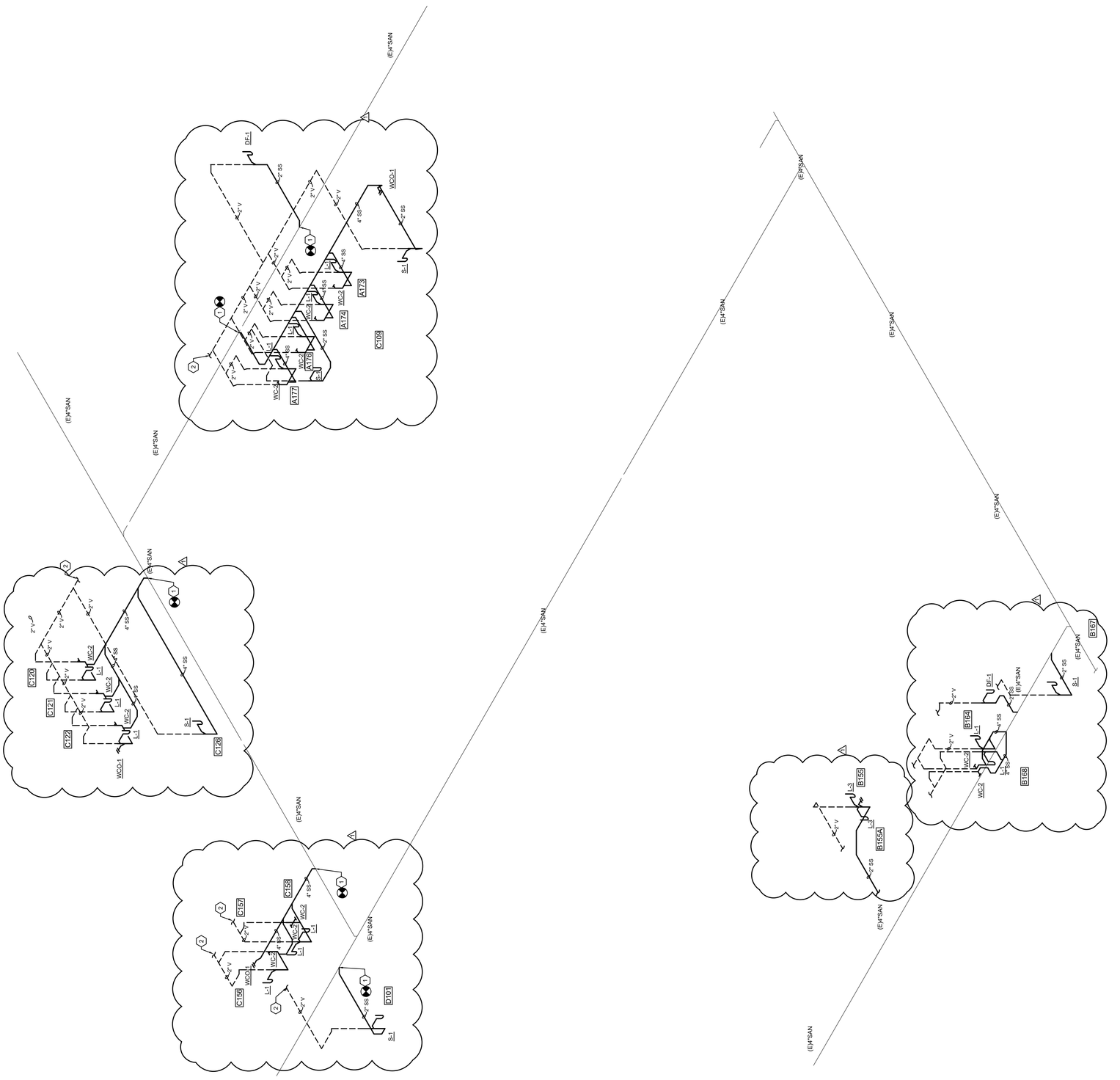
SHEET NUMBER
P3-12

KEYPLAN

E	D	C
		B	A

GRAVITY ISOMETRIC 1





KEYPLAN

E	D	C
	B	A

GRAVITY ISOMETRIC 1

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2

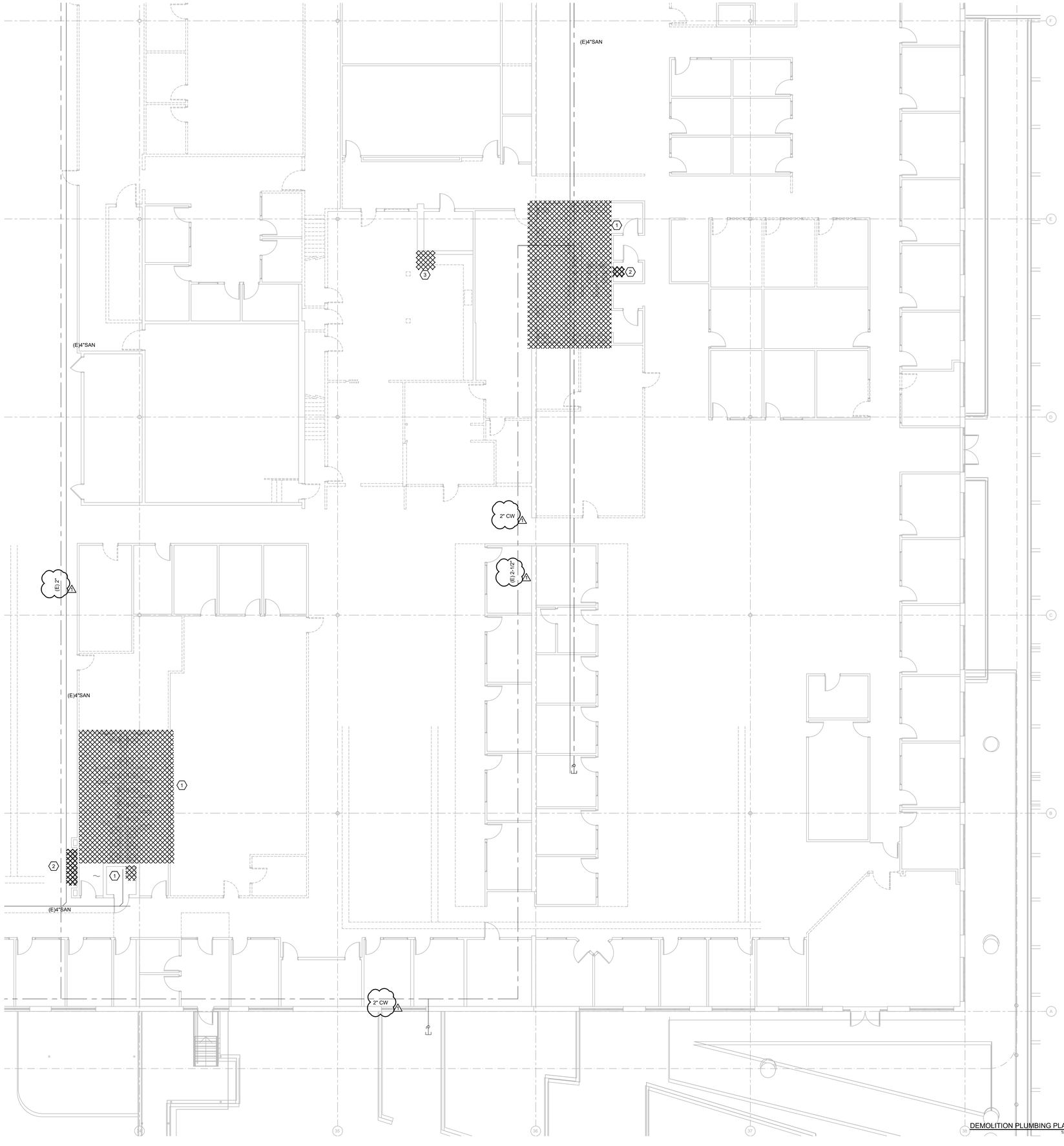
SHEET NAME
GRAVITY ISOMETRIC

SHEET NUMBER
P3-13

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB#2784S
WWW.EMERALDMEP.COM EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1994
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9293
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 PLUMBING LEVEL 1.DWG | Sam | Sep 13,2021 - 10:34am



DEMOLITION PLUMBING PLAN - A 1
1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.

KEYNOTE LEGEND

1. ALL PLUMBING FIXTURES WITHIN THIS AREA TO BE REMOVED AND REPLACED WITH NEW FIXTURE AT SAME LOCATION. MAINTAIN ALL SERVICES FOR NEW FIXTURE CONNECTION. REFER TO NEW PLUMBING PLANS AND FIXTURE SCHEDULE FOR NEW PLUMBING FIXTURE SELECTION.
2. EXISTING FIXTURE TO REMAIN.
3. REMOVE AND DISPOSE ALL EXISTING PLUMBING FIXTURES WITHIN THIS AREA. REMOVE ALL RELATED ABOVE AND UNDERGROUND PIPING BACK TO MAIN AND CAP.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB# 27845
WWW.EMERALDMEP.COM EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9293

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4640
FAX (813) 251-1994

REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
1565 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8880
FAX (727) 726-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

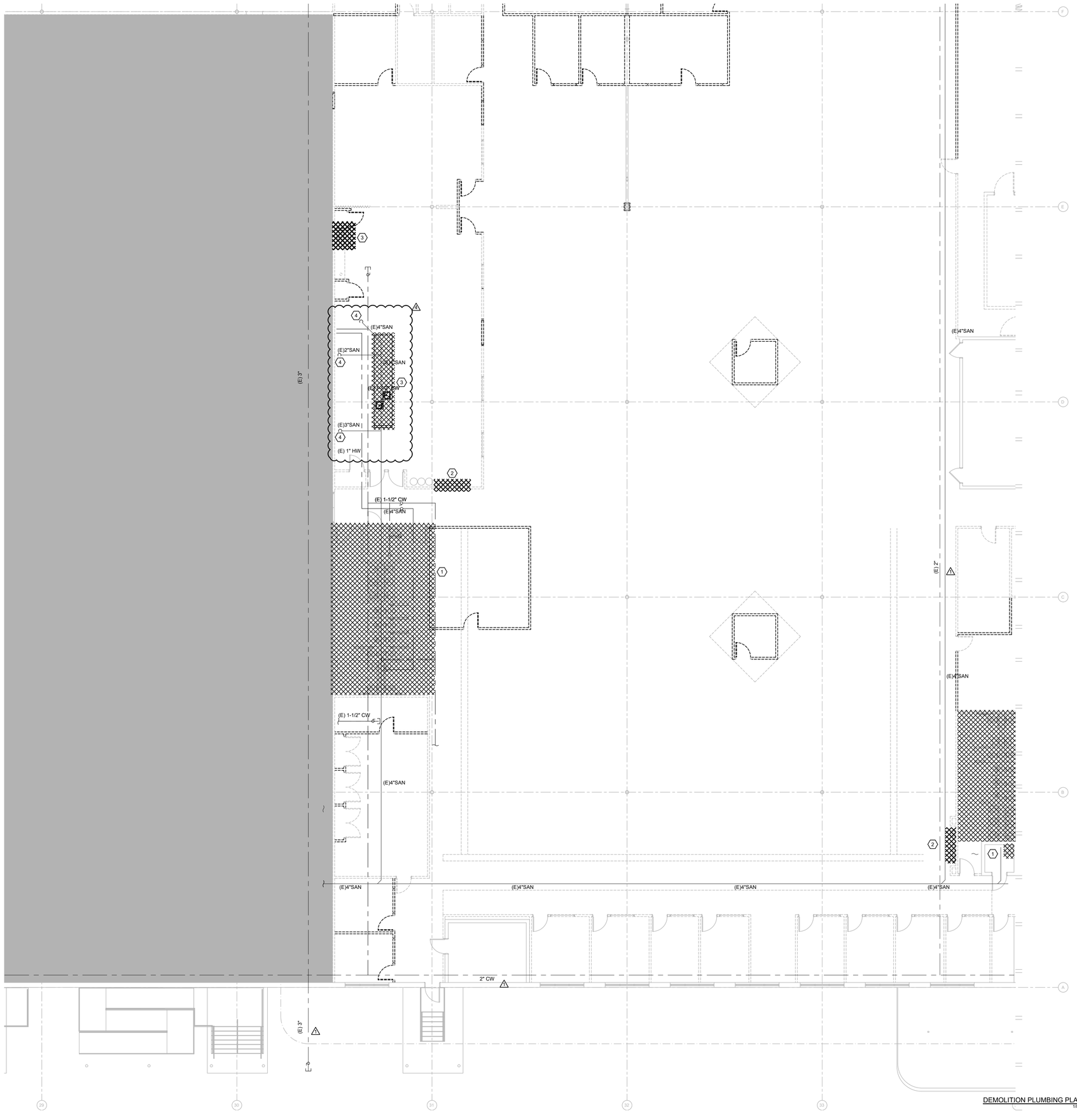
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION PLUMBING PLAN - A

SHEET NUMBER
PD1.10A



DEMOLITION PLUMBING PLAN - B
1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.

KEYNOTE LEGEND

1. ALL PLUMBING FIXTURES WITHIN THIS AREA TO BE REMOVED AND REPLACED WITH NEW FIXTURE AT SAME LOCATION. MAINTAIN ALL SERVICES FOR NEW FIXTURE CONNECTION. REFER TO NEW PLUMBING PLANS AND FIXTURE SCHEDULE FOR NEW PLUMBING FIXTURE SELECTION.
2. EXISTING FIXTURE TO REMAIN.
3. REMOVE AND DISPOSE ALL EXISTING PLUMBING FIXTURES WITHIN THIS AREA. REMOVE ALL RELATED ABOVE AND UNDERGROUND PIPING BACK TO MAIN AND CAP.
4. EXISTING UNDERGROUND WASTE PIPE. PREPARE END FOR NEW PLUMBING FIXTURE CONNECTION. REFER TO NEW CONSTRUCTION PLANS FOR NEW FIXTURES LOCATION.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB#27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 753-8880
FAX (727) 753-2000
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1944
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0293
FAX (941) 342-0293
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
DEMOLITION PLUMBING PLAN - B

SHEET NUMBER
PD1.10B

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.

KEYNOTE LEGEND

1. ALL PLUMBING FIXTURES WITHIN THIS AREA TO BE REMOVED AND REPLACED WITH NEW FIXTURE AT SAME LOCATION. MAINTAIN ALL SERVICES FOR NEW FIXTURE CONNECTION. REFER TO NEW PLUMBING PLANS AND FIXTURE SCHEDULE FOR NEW PLUMBING FIXTURE SELECTION.
2. EXISTING FIXTURE TO REMAIN.
3. REMOVE AND DISPOSE ALL EXISTING PLUMBING FIXTURES WITHIN THIS AREA. REMOVE ALL RELATED ABOVE AND UNDERGROUND PIPING BACK TO MAIN AND CAP.

KEYPLAN

E	D	C
	B	A

DEMOLITION PLUMBING PLAN - C (1)
1/8" = 1'-0"

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB# 27845
WWW.EMERALDMEP.COM EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9393
FAX (941) 342-9393

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-6800
FAX (813) 251-1994

REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8880
FAX (727) 726-2000

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

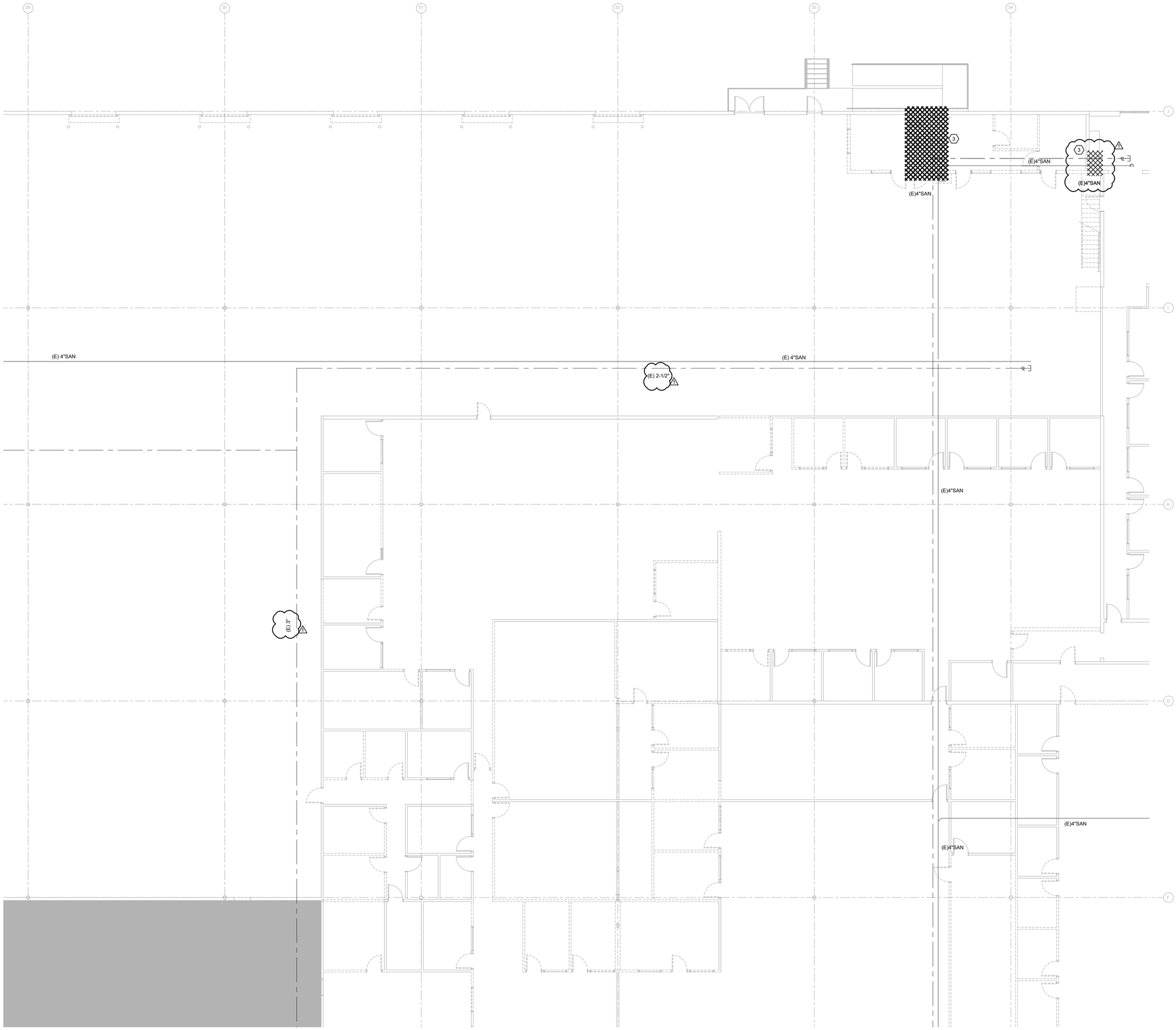
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION PLUMBING PLAN - C

SHEET NUMBER
PD1.10C



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.

KEYNOTE LEGEND

1. ALL PLUMBING FIXTURES WITHIN THIS AREA TO BE REMOVED AND REPLACED WITH NEW FIXTURE AT SAME LOCATION. MAINTAIN ALL SERVICES FOR NEW FIXTURE CONNECTION. REFER TO NEW PLUMBING PLANS AND FIXTURE SCHEDULE FOR NEW PLUMBING FIXTURE SELECTION.
2. EXISTING FIXTURE TO REMAIN.
3. REMOVE AND DISPOSE ALL EXISTING PLUMBING FIXTURES WITHIN THIS AREA. REMOVE ALL RELATED ABOVE AND UNDERGROUND PIPING BACK TO MAIN AND CAP.

DEMOLITION PLUMBING PLAN - D
1/8" = 1'-0" (1)

KEYPLAN

E | D | C
B | A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
PHONE (941) 342-9333
FAX (941) 342-9335
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1901 MAIN STREET, SUITE 104
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

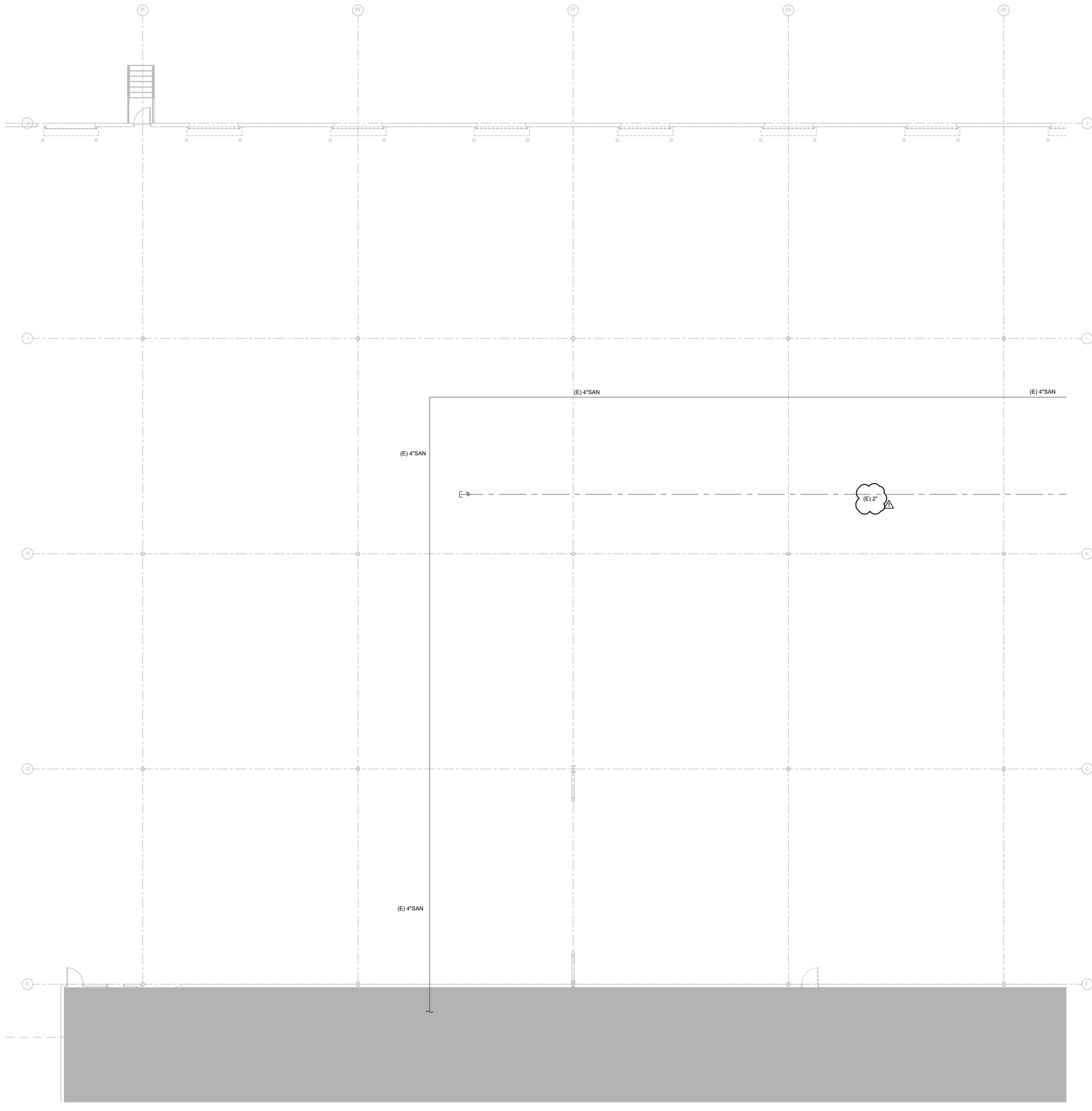
REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION PLUMBING PLAN - D

SHEET NUMBER
PD1.10D

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 PLUMBING LEVEL DEMO_1.DWG | Sam | Sep 13,2021 - 10:42am



DEMOLITION PLUMBING PLAN - E (1)
1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.

KEYNOTE LEGEND

1. ALL PLUMBING FIXTURES WITHIN THIS AREA TO BE REMOVED AND REPLACED WITH NEW FIXTURE AT SAME LOCATION. MAINTAIN ALL SERVICES FOR NEW FIXTURE CONNECTION. REFER TO NEW PLUMBING PLANS AND FIXTURE SCHEDULE FOR NEW PLUMBING FIXTURE SELECTION.
2. EXISTING FIXTURE TO REMAIN.
3. REMOVE AND DISPOSE ALL EXISTING PLUMBING FIXTURES WITHIN THIS AREA. REMOVE ALL RELATED ABOVE AND UNDERGROUND PIPING BACK TO MAIN AND CAP.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-0293
FAX (941) 342-0293

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS

TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4600
FAX (813) 251-1944

REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8880
FAX (727) 726-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

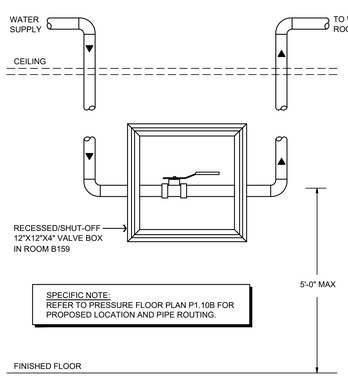
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

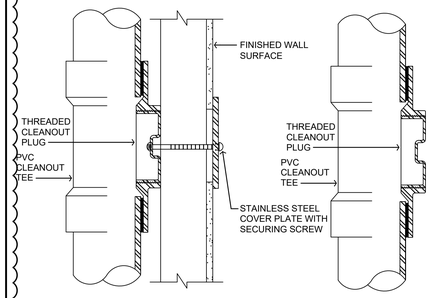
SHEET NAME
DEMOLITION PLUMBING PLAN - E

SHEET NUMBER
PD1.10E

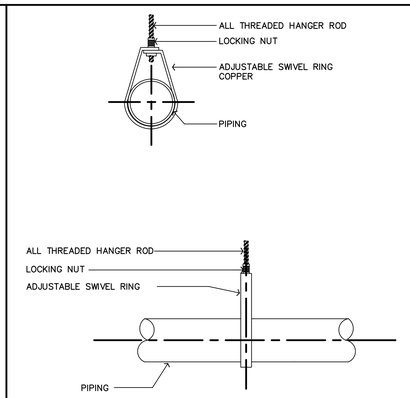


SPECIFIC NOTE:
REFER TO PRESSURE FLOOR PLAN P1.10B FOR PROPOSED LOCATION AND PIPE ROUTING.

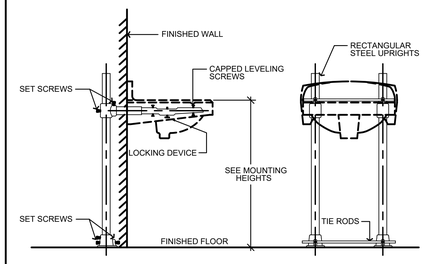
SHUT-OFF VALVE BOX



WALL CLEANOUT

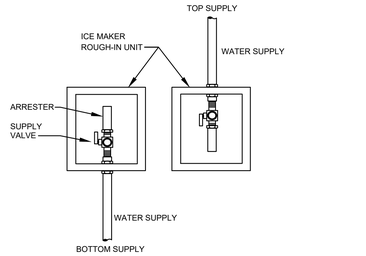


PIPE HANGER FOR COPPER TUBE



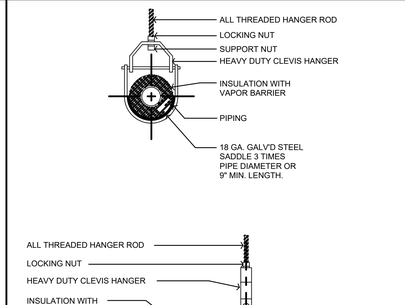
GENERAL NOTES:
CARRIER SHALL BE ABLE TO WITHSTAND AN APPLIED VERTICAL LOAD OF A MINIMUM OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
PROVIDE EXTENDED ARMS AT WHEELCHAIR LAVATORIES.

LAVATORY CARRIER

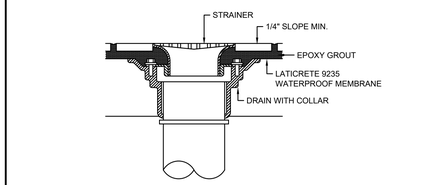


SPECIFIC NOTE:
PROVIDE ASTM E814 AND UL1479 FIRE RATED BOX WHEN REQUIRED PER FBC-PLUMBING, 307 AND 315.

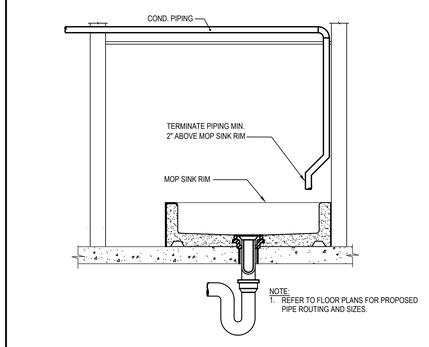
COLD WATER BOX



PIPE HANGERS

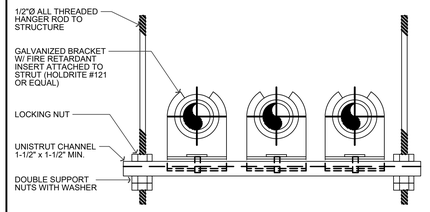


FLOOR DRAIN DETAIL

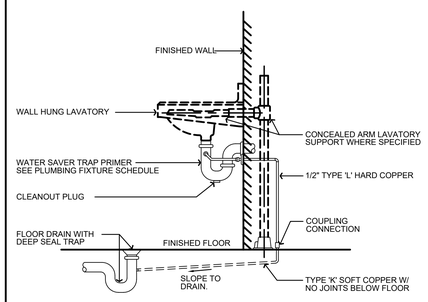


NOTE:
1. REFER TO FLOOR PLANS FOR PROPOSED PIPE ROUTING AND SIZES.

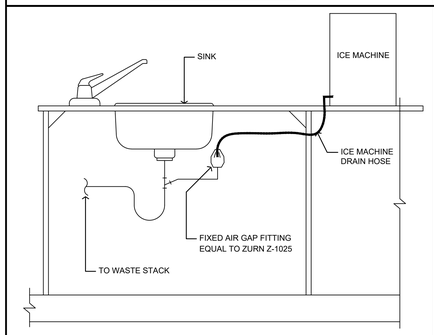
COLD WATER BOX



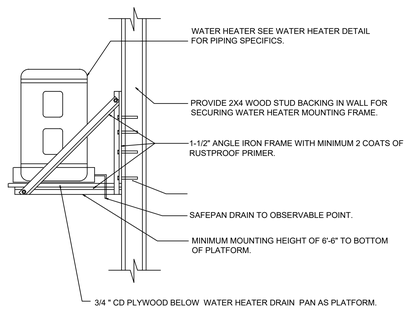
TRAPEZE HANGER



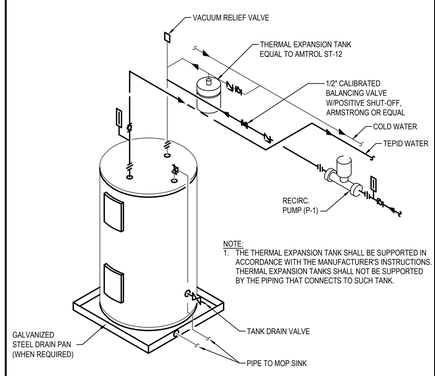
WATER SAVER TRAP PRIMER



COUNTER TOP ICE MACHINE DRAIN TO SINK



WATER HEATER MOUNTING



NOTE:
1. THE THERMAL EXPANSION TANK SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THERMAL EXPANSION TANKS SHALL NOT BE SUPPORTED BY THE PIPING THAT CONNECTS TO SUCH TANK.

WATER HEATER PIPING W/RECIRC (APARTMENT)

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
997 CATTLEMEN ROAD, SUITE 201
SARASOTA, FLORIDA 34232
PHONE (941) 342-0200
FAX (941) 342-0203
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1994
FAX (813) 251-1994
REGISTRATION NUMBER AA C000723
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
3998 FAIRFAX TRAIL NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-1138
FAX (727) 726-2995

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO.	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DETAILS

SHEET NUMBER
P5.00

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 PLUMBING MDH PLAN SHEETS.DWG | Sam | Sep 13,2021 - 7:55am

ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	ELECTRIC RATING				STORAGE	TEMP. RISE	RECOVERY	ENERGY FACTOR	SHIP WGT. (LBS)	REMARKS
			TOTAL KW	# ELEMENTS	VOLT	PH.						
EWH-1	A.O SMITH	DEN-30D	4.5	2 (NON SIM)	277	1φ	30 GAL	50° F	37 GPH	0.94	95	1, 2, 3

NOTES:
1. HEATER ELEMENTS ARE WIRED FOR NON-SIMULTANEOUS OPERATION.
2. MODEL SUPPLIED WITH HEAT TRAP NIPPLES AND INSULATION BLANKET.
3. DELIVERY TEMPERATURE 105°F TO ASSOCIATED FIXTURES.

HAMMER ARRESTOR SCHEDULE

ZURN SHOKTROL Z-1700 SERIES	SIZE 100	SIZE 200	SIZE 300	SIZE 400	SIZE 500	SIZE 600
P.D.I. SYMBOLS*	A	B	C	D	E	F
FIXTURE-UNIT RATING	1-11	12-32	33-60	61-113	114-154	155-330

*CLASSIFICATIONS ESTABLISHED BY THE PLUMBING AND DRAINAGE INSTITUTE "STANDARD P.D.I.-WH201". APPROVED EQUALS SHALL BE J.R. SMITH & WADE.

HOT WATER RECIRCULATING PUMP SCHEDULE

MARK	EQUIPMENT	GPM	FT. HD.	RPM	POWER		MOTOR HP	MOTOR SPEED	MANUFACTURE MODEL NO.	
					VOLT	PHASE				
RP-1	HOT WATER RECIRC. PUMP 120°F	25	15	VARI.	115	1	1/4	2	TACO 006 SERIES	

NOTE:
* PROVIDE WITH AQUASTAT. PUMP ON SHALL BE -5°F LOWER THAN OPERATING TEMPERATURE, PUMP OFF SHALL BE OPERATING TEMPERATURE.
* PUMPS SHALL BE LEAD FREE.

THERMOSTATIC MIXING VALVE SCHEDULE

MARK	EQUIPMENT	GPM	PSI P.D. / GPM	MANUFACTURER	MODEL NUMBER
TMV-1	THERMOSTATIC MIXING VALVE	43	10 / 43	SYMMONS	7-700A

EQUIPMENT SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	CW	HW	MANUFACTURER/MODEL	REMARKS
E-6	NEWCO COFFEE MAKER	SIZE/ DWG.	SIZE/ DWG.	1/2	-	BY ARCHITECT	PROVIDE WITH IN-LINE BACKFLOW PREVENTER. REFER TO PRESSURE PLANS FOR PROPOSED WATER SUPPLY.
E-8	WATER COOLER	SIZE/ DWG.	SIZE/ DWG.	1/2	-	BY ARCHITECT	PROVIDE WITH IN-LINE BACKFLOW PREVENTER.
E-9	MANITOWIC COUNTERTOP ICE MAKER & DISPENSER	SIZE/ DWG.	SIZE/ DWG.	1/2	-	BY ARCHITECT	PROVIDE WATER SUPPLY WITH IN-LINE BACKFLOW PREVENTER. REFER TO DETAIL ON SHEET P5.00 FOR PROPOSED DRAINAGE.

NOTE: REFER AND COORDINATE WITH ARCHITECTURAL DRAWINGS FOR MODEL AND LOCATION.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	CW	HW	MANUFACTURER/MODEL		REMARKS
WC-1	WATER CLOSET	4"	2"	1"	-	AMERICAN STANDARD 2294.011EC AFWALL		WALL HUNG, LOW CONSUMPTION AMERICAN STANDARD SENSOR FLUSH VALVE: 6065.121, 1.28 GPF AMERICAN STANDARD OPEN FRONT SEAT: 5901.100SS ZURN WATER CLOSET CARRIER: Z1201-N4 AND Z1201-ND4.
WC-2	WATER CLOSET (ADA)	4"	2"	1"	-	AMERICAN STANDARD 2294.011EC AFWALL	RIM 17"	WALL HUNG, LOW CONSUMPTION AMERICAN STANDARD SENSOR FLUSH VALVE: 6065.121, 1.28 GPF AMERICAN STANDARD OPEN FRONT SEAT: 5901.100SS ZURN WATER CLOSET CARRIER: Z1201-N4 AND Z1201-ND4.
WC-3	WATER CLOSET	4"	2"	1"	-	AMERICAN STANDARD 3461.001 MADERA		FLOOR MOUNTED, LOW CONSUMPTION AMERICAN STANDARD SENSOR FLUSH VALVE: 6065.121, 1.28 GPF AMERICAN STANDARD OPEN FRONT SEAT: 5901.100SS COORDINATE ROUGH-IN ON SITE
WC-4	WATER CLOSET (ADA)	4"	2"	1"	-	AMERICAN STANDARD 3461.001 MADERA	RIM 17"	FLOOR MOUNTED, LOW CONSUMPTION AMERICAN STANDARD SENSOR FLUSH VALVE: 6065.121, 1.28 GPF AMERICAN STANDARD OPEN FRONT SEAT: 5901.100SS COORDINATE ROUGH-IN ON SITE
U-1	URINAL	2"	2"	3/4"	-	AMERICAN STANDARD 6590.001 WASHBROOK	WALL	WALL HUNG, LOW CONSUMPTION AMERICAN STANDARD SENSOR FLUSH VALVE: 6063.013, 0.125 GPF ZURN WATER CLOSET CARRIER: Z1222.
U-2	URINAL (ADA)	3"	2"	3/4"	-	AMERICAN STANDARD 6590.001 WASHBROOK	WALL	WALL HUNG, LOW CONSUMPTION AMERICAN STANDARD SENSOR FLUSH VALVE: 6063.013, 0.125 GPF ZURN WATER CLOSET CARRIER: Z1222.
L-1	LAVATORY (ADA)	1-1/2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD 0356.020 20X18	WALL HUNG	VITROUS CHINA, FRONT OVERFLOW. FAUCET: A.S.: 6053.205 SENSOR BATTERY OPERATED. DEARBORN 760W-1 1-1/4" OFFSET GRID DRAIN. DEARBORN 507-1 1-1/4" CAST P-TRAP. BRASSCRAFT OCR19X 1/2X3/8 COMP ANGLE STOP POWERS LFE480 3/8 MIXING VALVE PLUMBEREX X4444 WASTE AND SUPPLY COVER ZURN Z1231 CARRIER
L-2	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	KOHLER K-2210 19X16	UNDERMOUNT	VITROUS CHINA, FRONT OVERFLOW. FAUCET: A.S.: 6053.205 SENSOR BATTERY OPERATED. DEARBORN 760W-1 1-1/4" OFFSET GRID DRAIN. DEARBORN 507-1 1-1/4" CAST P-TRAP. BRASSCRAFT OCR19X 1/2X3/8 COMP ANGLE STOP POWERS LFE480 3/8 MIXING VALVE PLUMBEREX X4444 WASTE AND SUPPLY COVER ZURN Z1231 CARRIER
L-3	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	KOHLER K-2196 16X11	DROP-IN	VITROUS CHINA, FRONT OVERFLOW. FAUCET: A.S.: 6053.205 SENSOR BATTERY OPERATED. DEARBORN 760W-1 1-1/4" OFFSET GRID DRAIN. DEARBORN 507-1 1-1/4" CAST P-TRAP. BRASSCRAFT OCR19X 1/2X3/8 COMP ANGLE STOP POWERS LFE480 3/8 MIXING VALVE PLUMBEREX X4444 WASTE AND SUPPLY COVER ZURN Z1231 CARRIER
MS	MOP SINK	3"	1-1/2"	1/2"	1/2"	FIAT MSBID-2424 FLOOR MOUNTED	FLOOR	24"X24"X10" ACID-RESISTANT/ATYPICAL SINK FLOOR MOUNTED WITH PROTECTIVE CURB CAPS. FIAT FAUCET #832-AA WITH TOP BRACE. VACUUM BREAKER AND FLEX HOSE 832-AA HOSE AND BRACKET. 889-CC MOP HANGER, MSG2424 SS WALL GUARDS, E88AA24 SS BUMPER GUARDS.
EWC-1	ELECTRIC WATER COOLER	2"	1-1/2"	1/2"	1/2"	ELKAY EZSTL8LC	LOW +36" HIGH +41"	BI-LEVEL WALL MOUNTED WATER COOLER RATED AT 8 GPH OF 50° F. DEARBORN 507-1 1-1/4" CAST P-TRAP. BRASSCRAFT OCR19X 1/2X3/8 COMP ANGLE STOP ZURN Z1225-BL CARRIER
S-1	SINK	1-1/2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD 18SB.9252211.075 25X22X9	UNDERMOUNT	SINGLE BOWL, 18 GA. STAINLESS STEEL, REAR DRAIN LEDGE TYPE, SELF RIMMING WITH CRUMB CUP STRAINER AND TAILPIECE. FAUCET: DELTA 9113T-AR-DST, SINGLE HANDLE PULL OUT. 1/3 HP. IN-SINK DISPOSAL, 120V, 1 PH. DEARBORN 14 BASKET STRAINER. DEARBORN 510-1 1-1/2" CAST P-TRAP. BRASSCRAFT OCR19X 1/2X3/8 COMP ANGLE STOP POWERS LFE480 3/8 MIXING VALVE
S-2	UTILITY SINK	1-1/2"	1-1/2"	1/2"	1/2"	FIAT FL-7-A17 24X20X13 FLOOR MOUNTED	FLOOR	SINGLE BOWL, WHITE BAKED ENAMEL STEEL ANGLE LEGS. INTEGRAL DRAIN DECK TYPE FAUCET (4" CENTER SET) BLADE HANDLES WITH 8" SPOUT. DEARBORN 510-1 1-1/2" CAST P-TRAP. BRASSCRAFT OCR19X 1/2X3/8 COMP ANGLE STOP POWERS LFE480 3/8 MIXING VALVE
FD-1	FLOOR DRAIN	SIZE/ DWG.	SIZE/ DWG.	-	-	ZURN Z415S-7B-P	FLOOR	CAST IRON, W/7" NB TOP. RECTOSEAL SURE SEAL TRAP SEAL.
FD-2	FLOOR DRAIN	SIZE/ DWG.	SIZE/ DWG.	-	-	ZURN Z415S-7B-P	FLOOR	CAST IRON, W/7" NB SQUARE TOP. RECTOSEAL SURE SEAL TRAP SEAL.
SH-1	SHOWER ADA	2"	1-1/2"	1/2"	1/2"	MANUFACTURER MAAX MODEL #OPS-3636 MANUFACTURER DELTA MODEL #1660.772 DELTA MODEL #R10000-UNWS	HEAD 78"	SINGLE LEVER PRESSURE BALANCED SHOWER VALVE WITH TEMPERATURE LIMIT STOP, HANDHELD SHOWERHEAD WITH 60" BRAIDED STAINLESS STEEL HOSE, 24" SLIDE BAR, AND ADJUSTABLE HOT WATER LIMITING STOP. PROVIDE WITH ADA FOLDING SEAT.
FCO-1	FLOOR CLEANOUT	SIZE/ DWG.	SIZE/ DWG.	-	-	ZURN Z1400	FLOOR	BRONZE TOP ADJUSTABLE.
WCO-1	WALL CLEANOUT	SIZE/ DWG.	SIZE/ DWG.	-	-	ZURN Z1445 CLEANOUT TEE ZURN ZS1469 ACCESS COVER	FLOOR	3" PLUG WITH A BARNETT BRASS STAINLESS STEEL SCREW, BASE OF STACK WITH CHROME PLATED COVER.
WHA-X	WATER HAMMER ARRESTOR	-	-	-	-	PPP SC SERIES	-	PDI CERTIFIED, SIZE A, B, C OR D.
IMB-1	ICE MAKER BOX	-	-	1/2"	-	GUY GRA 88531	24"	POWDER COATED ICE MAKER BOX

NOTES:
1. PROVIDE ASSE 1070 THERMOSTATIC MIXING VALVES SIMILAR TO POWERS LFE480-10 AT ALL PUBLIC LAVATORIES.
2. PROVIDE FLOOR ANCHORED CARRIERS AT ALL WALL MOUNTED LAVATORIES.
3. FOR ALL EXISTING PLUMBING FIXTURES BEING REPLACED IN THE SAME LOCATION, IN THE FIELD THE EXISTING ROUGH-IN LOCATION DIMENSIONS PRIOR TO ORDERING NEW FIXTURES.

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
PHONE (941) 342-9292
FAX (941) 342-9293
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 210
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-3660
FAX (727) 725-3660

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2

SHEET NAME
SCHEDULES

SHEET NUMBER
P6.00

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\PLUMBING\210120 PLUMBING SCH FLAN SHEETS.DWG | Sam | Sep 13,2021 - 7:05am

FIRE PROTECTION SYMBOLS

- REVISION NUMBER - SHOWN ON PLANS
- NUMBER OF DETAIL ON SHEET / NUMBER OF SHEET WHERE DETAIL APPEARS
- KEYNOTE
- CONTINUATION SYMBOL
- ROOM NAME AND NUMBER (Room 1)
- PIPE SIZE TAG (DIAMETER). "E" DENOTES "EXISTING" (2"- OR -(E)-2")
- ABOVE GROUND PIPING
- PIPE SLOPE TAG (1/8" / 12" SLOPE)
- BELOW GROUND PIPING
- PIPE INVERT ELEVATION TAG (INV. ELEV.-5' - 1")
- PIPE DROP
- PIPE RISE
- PIPE TEE
- CAP
- EXISTING SPRINKLER TO REMAIN
- EXISTING PIPING TO REMAIN
- EXISTING SPRINKLER TO BE DEMOLISHED
- EXISTING PIPING TO BE DEMOLISHED
- CONNECT TO EXISTING
- DEMO AT THIS POINT
- HYDRAULIC CALC NODES (1)

FIRE PROTECTION GENERAL NOTES

NO EXCLUSIONS FROM OR LIMITATIONS IN THE LANGUAGE USED IN THE CONTRACT DOCUMENTS SHALL BE INTERPRETED AS MEANING THAT THE EQUIPMENT, APPURTENANCES, AND/OR ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM ARE NOT TO BE PROVIDED AS REQUIRED. THE SEPARATE DIVISIONAL CONTRACT DOCUMENTS DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PROVIDE THE WORK WHICH IS INDICATED ON ANY OF THE DIVISIONAL CONTRACT DOCUMENTS. REVIEW AND COORDINATE THE SCOPE OF WORK WITH ALL DOCUMENTS AND TRADES TO ASSURE A COMPLETE AND FUNCTIONAL SYSTEM IS BID AND INSTALLED.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE FIRE PROTECTION WORK.

SUBMIT FULL SUBMITTALS OF ALL FIRE PROTECTION EQUIPMENT AND MATERIALS TO THE ENGINEER FOR REVIEW, WHETHER IT IS EXACTLY AS SPECIFIED OR NOT. FOR ALL EQUIPMENT WHICH HAS BEEN SCHEDULED DIRECTLY ON THE DESIGN DRAWINGS, PROVIDE WITHIN THE SUBMITTAL A PERFORMANCE SCHEDULE FOR THE PROPOSED EQUIPMENT IN THE SAME FORMAT AS INCLUDED ON THE DRAWINGS. FAILURE TO PROVIDE REQUIRED PERFORMANCE SCHEDULE WILL RESULT IN REJECTION OF THE ENTIRE SUBMITTAL.

BIND COMPLETE SUBMITTALS IN A THREE RING BINDER(S) WITH A TITLE SHEET AND IDENTIFICATION ON FRONT AND SIDE OF THE BINDER. CONTACT ENGINEER FOR PRIOR APPROVAL TO SUBMIT PDF EMAILED SUBMITTALS. SUBMIT ALL FIRE PROTECTION PRODUCTS SUBMITTALS ALL AT ONE TIME. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED FOR REVIEW AND APPROVAL. INDEX ALL ITEMS AS APPLICABLE. SUBMITTALS THAT DEVIATE FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL LIST ALL DIFFERENCES IN A COVER LETTER ATTACHED TO FRONT OF THE SUBMITTAL. ANY UNLISTED DEVIATIONS FOUND DURING REVIEW WILL RESULT IN THE REJECTION OF THE ENTIRE SUBMITTAL. FOR ITEMS REVIEWED AND MARKED "REJECTED" OR "REVISE AND RESUBMIT", ONLY ONE ADDITIONAL RE-SUBMITTAL WILL BE REVIEWED TO VERIFY PRODUCT COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOULD FURTHER SUBMITTALS BE REQUIRED BY THE ENGINEER TO VERIFY THE SUBMITTAL WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE HOURLY RATE OF $150.00 WILL BE BILLED TO THE CONTRACTOR FOR THE ENGINEER'S TIME SPENT ON THE REVIEW.

THE CONTRACT DOCUMENTS AND SUBMITTALS OF ALL TRADES SHALL BE COORDINATED AND BE VIEWED IN CONNECTION AND CONJUNCTION WITH EACH OTHER TO INSURE THE PROPER LOCATION AND INSTALLATION OF ALL DEVICES AND EQUIPMENT. MAKE PARTICULAR NOTE OF LOCATIONS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.

FIRE PROTECTION DRAWINGS INDICATE THE SCHEMATIC LAYOUT AND LOCATION OF THE FIRE PROTECTION SYSTEM COMPONENTS. UNLESS SPECIFIC DIMENSIONS ARE NOTED, THE ACTUAL LOCATION OF THESE COMPONENTS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR IN COORDINATION WNITH THE WORK OF OTHER TRADES, THE USE OF MANUFACTURER'S SUBMITTALS, AND SIMILAR CERTIFIED DATA.

CONTRACTOR SHALL CONDUCT A THOROUGH SITE VISIT INSPECTION PRIOR TO BID TO EXAMINE THE EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO MAIN PIPING, BRANCHES, VALVES, ETC. AND NOTIFY ARCHITECT AND OWNER THEIR EXISTING CONDITIONS AND IF REPLACEMENT WILL BE REQUIRED.

THE SCHEDULING OF ALL WORK AND SHUTDOWNS OF ALL EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER TO THEIR SATISFACTION. THE OWNER RESERVES THE RIGHT TO DENY THE USE OF ANY TOOLS DUE TO NOISE.

INSTALL AND TEST ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN ADEQUATE SERVICE SPACE AS REQUIRED. SERVICE SPACE SHALL BE CLEAR OF DUCTS, PIPES, CONDUITS, WALL STUDS, CEILING HANGERS, AND ANY OTHER CONSTRUCTION APPURTENANCE.

CONTRACTOR SHALL COORDINATE AND PROVIDE ALL CEILING/FLOOR/WALL ACCESS PANELS THAT MAY BE REQUIRED FOR THE INSTALLATION, INSPECTION, AND SERVICE OF FIRE PROTECTION EQUIPMENT WHETHER OR NOT IT IS SHOWN. ACCESS PANELS TO BE SELECTED BY THE ARCHITECT.

ALL FIRE PROTECTION EQUIPMENT SHALL BE LABELED WITH ENGRAVED, LAMINATED, PLASTIC SIGNS. SIGNS SHALL BE 1/8" THICK AND A MINIMUM OF 1-3/4" HIGH WITH 1" HIGH LETTERS. LENGTH OF THE SIGN SHALL BE THE SUM OF THE LETTERS/NUMBERS PLUS 3/4" ON EACH END. EXTERIOR SIGNS SHALL BE UV RATED, DESIGNATED AND MANUFACTURED TO BE EXPOSED TO THE ELEMENTS.

LOCATION OF FIRE PROTECTION SENSORS SHALL BE COORDINATED WITH THE OTHER TRADES FOR A NEAT APPEARANCE. FINAL LOCATION OF THE SENSORS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

AT PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 8 HOURS OF TRAINING ON THE OPERATION AND MAINTENANCE OF THE FIRE PROTECTION EQUIPMENT.

CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON PARTS AND LABOR FROM THE DATE OF SUBSTANTIAL COMPLETION.

FOR SEALING OF PIPE PENETRATION THROUGH FIRE RATED WALLS, REFER TO ARCHITECTURAL CONTRACT DOCUMENTS. ALL RATED WALL PENETRATIONS SHALL BE SEALED USING APPROVED UL DETAILS. PENETRATIONS SHALL BE MADE AT A 90 DEGREE ANGLE.

PROVIDE ADDITIONAL PIPING SUPPORTS ON BOTH SIDES AND WITHIN 18" OF FIRE RATED WALLS. PIPING SHALL NOT BE SUPPORTED FROM ANY FIRE RATED WALL. CORRECT EXISTING CONDITIONS.

ALL PIPING MUST BE INSTALLED 6" AWAY FROM ANY FIRE RATED WALL. CORRECT EXISTING CONDITIONS.

CONTRACTOR SHALL TEST ALL FIRE PROTECTION EQUIPMENT AND FIRE ALARM CONNECTIONS AND REPORT ANY DEFICIENCIES TO OWNER. RETEST AS REQUIRED UNTIL ALL ARE FUNCTIONAL. TEST SHALL BE IN ACCORDANCE WITH ALL CODES.

ALL FIRE PROTECTION SYSTEM COMPONENTS SHALL BE FM APPROVED, UL LISTED FOR INTENDED USE, AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING. PROVIDE STATEMENT IN THE SUBMITTALS INDICATING THIS HAS OCCURRED.

MAIN PIPING SHALL BE GROOVED SCHEDULE 10 BLACK STEEL WITH GROOVED FITTINGS, BRANCH PIPING SHALL BE THREADED SCHEDULE 40 WITH THREADED CAST IRON FITTINGS OR GROOVED SCHEDULE 10 BLACK STEEL WITH GROOVED FITTINGS . ALL FITTINGS AND DEVICES ON PUMP DISCHARGE SUPPLY SIDE SHALL BE RATED FOR 300 PSI. ALL FITTINGS AND DEVICES ON DISCHARGE SIDE OF FLOOR CONTROL PRESSURE REDUCING VALVE CAN BE RATED FOR 175 PSI.

SPRINKLER PIPING IN AREAS WITH EXPOSED STRUCTURE SHALL BE INSTALLED AS HIGH AS POSSIBLE TO ALLOW THE OWNER MAXIMUM USE OF THE SPACE.

COORDINATE SPRINKLER PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY SPRINKLER PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES. ANY SPRINKLER PIPING RUN OVER ELECTRICAL PANELS/EQUIPMENT SHALL BE REROUTED AT NO ADDITIONAL COST TO THE OWNER.

ALL FIRE PROTECTION HANGERS SHALL BE WITHIN 12 INCHES OF THE HEAD. ALL HANGERS SHALL INCLUDE UPLIFT RESTRAINTS.

FIRE PROTECTION GENERAL NOTES CONT.

REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING DESCRIPTIONS AND HEIGHTS.

SPRINKLERS SHALL BE CENTERED IN THE CEILING TILE AS INDICATED ON THE DRAWINGS. PROVIDE RETURN BENDS OR SWING JOINTS AS REQUIRED.

SPRINKLERS SHALL BE COORDINATED WITH ALL CEILINGS, LIGHTS, DIFFUSERS, SPEAKERS, FIRE ALARM DEVICES, AND MISCELLANEOUS CEILING SYSTEMS. SPACING OF SPRINKLERS SHALL BE IN ACCORDANCE WITH REQUIRED CODES AND THE LISTING OF THE SPRINKLER.

THE DISTANCE FROM WALLS TO SPRINKLER HEADS SHALL NOT EXCEED ONE-HALF OF THE ALLOWABLE DISTANCE BETWEEN SPRINKLERS. SPRINKLER HEADS SHALL BE LOCATED A MINIMUM OF SIX INCHES (6") FROM WALLS, SOFFITS, SURFACE MOUNTED LIGHTS, ETC. OR OBSTRUCTION RULES PER NFPA 13.

PROVIDE SPRINKLER CAGES ON ALL EXPOSED SPRINKLER HEADS IN ELECTRIC ROOMS, MECHANICAL ROOMS, IDF ROOMS, JANITOR ROOMS, AND ON ANY SPRINKLER HEAD LESS THAN 7'-0" ABOVE FLOOR.

A MINIMUM OF EIGHTEEN INCHES (18") CLEARANCE SHALL BE MAINTAINED BETWEEN TOP OF STORAGE AND CEILING SPRINKLER DEFLECTORS.

COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL FIRE PROTECTION EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND FURNISH EQUIPMENT WIRED FOR THE REQUIRED VOLTAGE. COORDINATE ALL POWER AND FIRE ALARM CONNECTIONS REQUIRED WITH THE ELECTRICAL CONTRACTOR. PROVIDE STATEMENT IN THE SUBMITTALS INDICATING THIS HAS OCCURRED.

COORDINATE PIPE ROUTING WITH COLUMNS AND COLUMN DROP PANELS AS REQUIRED. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DROP PANELS DETAIL AND LOCATIONS.

SPRINKLERS LOCATED IN AREAS WITH EXPOSED STRUCTURE (OBSTRUCTED CONSTRUCTION) SHALL BE INSTALLED WITH THE DEFLECTOR 1" BELOW THE BOTTOM OF THE BEAM (MAXIMUM 22" BELOW ROOF DECK). EXPOSED BAR JOISTS THAT HAVE SPRAY ON FIRE PROOFING THAT MAKES THE JOIST SOLID SHALL BE TREATED LIKE A BEAM WITH THE SPRINKLERS 1" BELOW BOTTOM OF THE FIRE PROOFING.

FLOW AND TAMPER SWITCHES SHALL BE WIRED TO THE BUILDING FIRE ALARM SYSTEM. REFER TO THE ELECTRICAL DRAWINGS FOR THE FIRE ALARM SYSTEM.

UNLESS DIRECTED OTHERWISE, CONTRACTOR SHALL COORDINATE ALL EXPOSED PIPING COLOR WITH ARCHITECT TO MATCH CEILING AND/OR WALL COLOR.

PROVIDE SPRINKLERS UNDER ALL OBSTRUCTION OVER 48" WIDE AND SPACE SPRINKLERS AROUND ALL OBSTRUCTIONS IN ACCORDANCE WITH NFPA 13. SPRINKLERS ARE NOT INDICATED ON THE DRAWINGS BUT ARE REQUIRED AND SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 13. SPRINKLER LOCATIONS UNDER OBSTRUCTIONS SHALL BE GOVERNED BY FINAL INSTALLED LOCATIONS OF THE OBSTRUCTION.

FIRE PROTECTION CONTRACTOR MUST COORDINATE ALL SHOP DRAWINGS WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTOR PRIOR TO SUBMISSION OF SHOP DRAWINGS.

AUXILIARY DRAINS SHALL BE PROVIDED WHERE A CHANGE OF PIPING DIRECTION (ELEVATION) PREVENTS DRAINAGE OF SYSTEM PIPING THROUGH THE MAIN DRAIN VALVE. COORDINATE ACCESS PANELS DIMENSION AND LOCATION REQUIRED WHEN HARD CEILING WITH ARCHITECT.

CONTRACTOR SHALL COORDINATE AND PROVIDE ALL CEILING/FLOOR/WALL ACCESS PANELS THAT MAY BE REQUIRED FOR THE INSTALLATION, INSPECTION, AND SERVICE OF FIRE PROTECTION EQUIPMENT WHETHER OR NOT IT IS SHOWN. ACCESS PANELS TO BE SELECTED BY THE ARCHITECT.

PROVIDE FULLY CONCEALED PENDENT SPRINKLERS IN ALL AREAS WITH HARD AND/OR TILED CEILING. CONTRACTOR SHALL CONFIRM AND COORDINATE SPRINKLER TYPES TO BE USED WITH OWNER AND/OR ARCHITECT.

FIRE PROTECTION CODE CRITERIA

THE FOLLOWING IS A LIST OF ALL CODES ADOPTED DECEMBER 31, 2020 BY THE STATE FIRE MARSHALL'S RULE 69A3.012 F.A.C.:

- FLORIDA BUILDING CODE 7TH EDITION (2020) - ALL SECTIONS
- FLORIDA ENERGY EFFICIENCY CODE (FBC 2020), FLORIDA ENERGY CODE SOFTWARE: ENERGYGAUGE SUMMIT VERSION 7.00
- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

69A-3.012 STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION ADOPTED.
(1) EXCEPT AS SPECIFICALLY MODIFIED BY STATUTE OR BY THE STATE FIRE MARSHAL'S RULES, THE "FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020)," WHICH IS COMPRISED OF THE FLORIDA SPECIFIC EDITION OF NFPA 101, THE LIFE SAFETY CODE (2018 EDITION) AND THE FLORIDA SPECIFIC EDITION OF NFPA 1, THE FIRE CODE (2018 EDITION), ARE HEREBY ADOPTED AND INCORPORATED BY REFERENCE AND ARE APPLICABLE TO THOSE BUILDINGS AND STRUCTURES SPECIFIED IN PARAGRAPHS (A) AND (B) OF SUBSECTION (1) OF SECTION 633.206, F.S. IN ADDITION, THE FOLLOWING STANDARDS, EXCEPT AS SPECIFICALLY MODIFIED IN THE RULE CHAPTERS IN RULE TITLE 69A, ARE HEREBY ADOPTED AND INCORPORATED BY REFERENCE AND SHALL TAKE EFFECT ON THE EFFECTIVE DATE OF THIS RULE, AS A PART OF THE UNIFORM FIRE SAFETY STANDARDS ADOPTED BY RULE BY THE STATE FIRE MARSHAL AND ARE APPLICABLE TO THOSE BUILDINGS AND STRUCTURES SPECIFIED IN PARAGRAPHS (A) AND (B) OF SUBSECTION (1) OF SECTION 633.206, F.S.:

- NFPA 13, 2016 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- NFPA 25, 2017 EDITION, STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS
- NFPA 70, 2017 EDITION, NATIONAL ELECTRIC CODE
- NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE
- NFPA 241, 2015 EDITION, STANDARD FOR SMOKE AND HEAT VENTING

OTHER:

- LOCAL CODES AND ORDINANCES

NOTE: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE FIRE PROTECTION DESIGN DRAWINGS COMPLY WITH THE ABOVE CODE CRITERIA. WHEN TWO OR MORE CODES OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

FIRE PROTECTION DESIGN CRITERIA

FAC CHAPTER 61G15-32 DESIGN OF FIRE PROTECTION SYSTEMS

61G15-32.003:

(1) ENGINEERING REQUIREMENTS:
THESE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS (ENGINEER OF RECORD) INDICATE THE NATURE AND SCOPE OF THE WORK, AND DESCRIBE, DETAIL, DIMENSION, LABEL AND DEFINE THE FIRE PROTECTION COMPONENTS, SYSTEMS(S), MATERIALS, ASSEMBLIES, EQUIPMENT AND ITS STRUCTURAL AND UTILITY SUPPORT SYSTEM(S), INSOFAR AS THEY INVOLVE THE SAFEGUARDING OF LIFE, HEALTH AND PROPERTY. THE FIRE SPRINKLER CONTRACTOR SHALL USE THESE DRAWINGS TO CREATE THEIR FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS, PERFORM HYDRAULIC CALCULATIONS, AND COMPLETE SUBMITTALS. THE FIRE SPRINKLER CONTRACTOR SHALL SUBMIT THEIR DOCUMENTS FOR LOCAL PERMIT.

(2) ACCEPTANCE TESTING:
REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET.

(3) OCCUPANCY CLASSIFICATIONS:
REFER TO FIRE PROTECTION FLOOR PLANS FOR OCCUPANCY CLASSIFICATIONS.

(4) APPLICABLE CODES:
REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET.

(5) STRUCTURAL SUPPORT:
STRUCTURAL SUPPORT AND STRUCTURAL OPENINGS FOR THE FIRE PROTECTION SYSTEM INCLUDING LIVE AND DEAD LOADS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER AND SHOWN ON THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS. STEEL SLEEVES SHALL BE SET PRIOR TO CONCRETE PLACEMENT TO PROVIDE FOR PENETRATION OF FIRE PROTECTION PIPING THROUGH THE FLOORS OR ROOF STRUCTURE. COORDINATE ANY CORE DRILLING AS MAY BE REQUIRED. ALL PENETRATIONS SHALL BE PROPERLY FIRE-CAULKED, AS REQUIRED. STRUCTURE SHALL INCLUDE A MINIMUM OF 2.5 PSI DEAD LOAD TO ACCOUNT FOR FIRE PROTECTION SYSTEM WEIGHT.

(6) DEVIATIONS:
FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS SHALL NOT CONTAIN SIGNIFICANT DEVIATION FROM THESE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS.

(7) ACTIVATION CONTROL SYSTEMS:
EXISTING TO REMAIN AND NOT MODIFIED AS PART OF THIS PROJECT.

61G15-32.004:

(2a) POINT OF SERVICE:
EXISTING TO REMAIN AND NOT MODIFIED AS PART OF THIS PROJECT.

(2b) APPLICABLE CODES:
REFER TO FIRE PROTECTION CODE CRITERIA ON THIS SHEET.

(2c) OCCUPANCY CLASSIFICATIONS:
LOBBIES, CORRIDORS, OFFICES, AND SIMILAR AREAS SHALL BE DESIGNED PER LIGHT HAZARD OCCUPANCY, WITH A MINIMUM DENSITY OF 0.10 GPM OVER THE HYDRAULICALLY MOST DEMANDING 1500 SQUARE FEET OR PER NFPA 13, 11.2.3.2.3. SPACING BETWEEN STANDARD COVERAGE SPRINKLERS SHALL BE A MINIMUM OF 6' AND A MAXIMUM OF 15' (SPRINKLERS 225 SQUARE FEET) AND PER MANUFACTURER'S LITERATURE FOR EXTENDED COVERAGE SPRINKLERS.

(2d) DESIGN APPROACH:
THE EXISTING BUILDING CONSISTS OF A SINGLE STORY BUILDING OF COMMERCIAL SPACES, AND IS EQUIPPED WITH AN EXISTING HYDRAULICALLY-CALCULATED, FULLY-AUTOMATIC, WET-PIPE SYSTEM, WITH FIRE PUMP, INSTALLED THROUGHOUT THE ENTIRE BUILDING. ALL AREAS SHALL BE FULLY-SPRINKLERED. PROJECT INCLUDES ONLY MINOR SPRINKLER HEAD REWORK THAT IS NOT THE MOST HYDRAULICALLY REMOTE AREA.

(2e) WATER SUPPLY CHARACTERISTICS:
WATER SUPPLY SHALL BE FROM AN EXISTING FIRE MAIN.

(2f) FLOW TEST INFORMATION:
CONTRACTOR TO PROVIDE WITH HYDRAULIC CALCULATIONS IN SHOP DRAWINGS.

(2g) VALVING AND ALARM REQUIREMENTS:
EXISTING TO REMAIN.

(2h) MIC RISK EVALUATION:
IN ACCORDANCE WITH 23.1.5 NFPA-13 (2010): WATER SUPPLY AND ENVIRONMENTAL CONDITIONS SHALL BE EVALUATED FOR THE EXISTENCE OF MICROBES AND CONDITIONS THAT CONTRIBUTE TO MICROBIOLOGICALLY INFLUENCED CORROSION (MIC). WHERE CONDITIONS ARE FOUND THAT CONTRIBUTE TO MIC, THE OWNER SHALL NOTIFY THE SPRINKLER SYSTEM INSTALLER AND A PLAN SHALL BE DEVELOPED TO TREAT THE SYSTEM USING ONE OF THE FOLLOWING METHODS:
(1) INSTALL WATER PIPE THAT WILL NOT BE AFFECTED BY THE MIC MICROBES;
(2) TREAT ALL THE WATER THAT ENTERS THE SYSTEM USING AN APPROVED BIOCIDE;
(3) IMPLEMENT AN APPROVED PLAN FOR MONITORING THE INTERIOR CONDITIONS OF THE PIPE ESTABLISHED TIME INTERVALS AND LOCATIONS.

(2i) BACKFLOW PREVENTION DETAILS:
EXISTING TO REMAIN.

(2j) COMPONENT SPECIFICATIONS:
REFER TO FIRE PROTECTION GENERAL NOTES ON THIS SHEET.

(2k) FIRE PUMP:
A FIRE PUMP IS EXISTING TO REMAIN.

(2l) FIREWATER STORAGE TANK:
A FIREWATER STORAGE TANK IS NOT REQUIRED FOR THIS PROJECT.

(2m) OWNER'S CERTIFICATE:
SHALL BE PROVIDED BY OWNER AND INCLUDED IN THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS.

FIRE SPRINKLER LEGEND

SYMBOL	NAME	TEMPERATURE	RESPONSE	FINISH (COLOR)	K FACTOR	CONNECTION SIZE	BRAND	MODEL/PART NUMBER	COMMENTS
⊗	CONCEALED	155	QUICK	SEE NOTE 4	5.6	1/2"	VIKING	VK462	HARD CEILINGS
◉	RECESSED	155	QUICK	WHITE	5.6	1/2"	VIKING	VK302	TILE CEILINGS
○	UPRIGHT	200	QUICK	BRASS	5.6	1/2"	VIKING	VK300	MECH, ELEC, ETC.

NOTES:
1. PROVIDE SPRINKLERS WITH CORROSION RESISTANCE COATING WHEN REQUIRED. CORROSION RESISTANCE COATING SHALL BE APPLIED ONLY BY THE MANUFACTURER OF THE SPRINKLER.
2. SPRINKLER GUARDS SHALL BE PROVIDED ON ALL SPRINKLERS INSTALLED LOWER THAN 7'-0" ABOVE FINISHED FLOOR OR SUBJECT TO DAMAGE. PROVIDE CORROSION RESISTANT GUARDS WHEN REQUIRED.
3. PROVIDE PLATES AND SCUTCHEON WITH CORROSION RESISTANCE COATING WHEN REQUIRED. APPLIED BY THE MANUFACTURER OF THE SPRINKLER.
4. COORDINATE CONCEALED PLATES COLOR WITH ARCHITECT IF OTHER THAN WHITE. SPRINKLERS, SCUTCHEON AND PLATES SHALL ONLY BE PAINTED BY THE SPRINKLER MANUFACTURER.
5. PROVIDE SERVER ROOMS OR IDF ROOMS WITH 200 DEG RATE SPRINKLERS

Sheet List Table

Sheet Number	Sheet Title
F0.00	NOTES, LEGENDS AND ABBREVIATIONS
F1.10A	FIRE PROTECTION PLAN - A
F1.10B	FIRE PROTECTION PLAN - B
F1.10C	FIRE PROTECTION PLAN - C
F1.10D	FIRE PROTECTION PLAN - D
F1.10E	FIRE PROTECTION PLAN - E
FD1.10A	DEMOLITION FIRE PROTECTION PLAN - A
FD1.10B	DEMOLITION FIRE PROTECTION PLAN - B
FD1.10C	DEMOLITION FIRE PROTECTION PLAN - C
FD1.10D	DEMOLITION FIRE PROTECTION PLAN - D
FD1.10E	DEMOLITION FIRE PROTECTION PLAN - E
F5.00	DETAILS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PHONE 813.251.1988
FAX 813.251.1944
SARASOTA OFFICE
5987 CATTLEMEN ROAD
SARASOTA, FLORIDA 34232
PHONE 941.342.9333
FAX 941.342.9335
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 204
SAFETY HARBOR, FLORIDA 34695
PHONE 727.725.3388
FAX (727) 725-3389

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

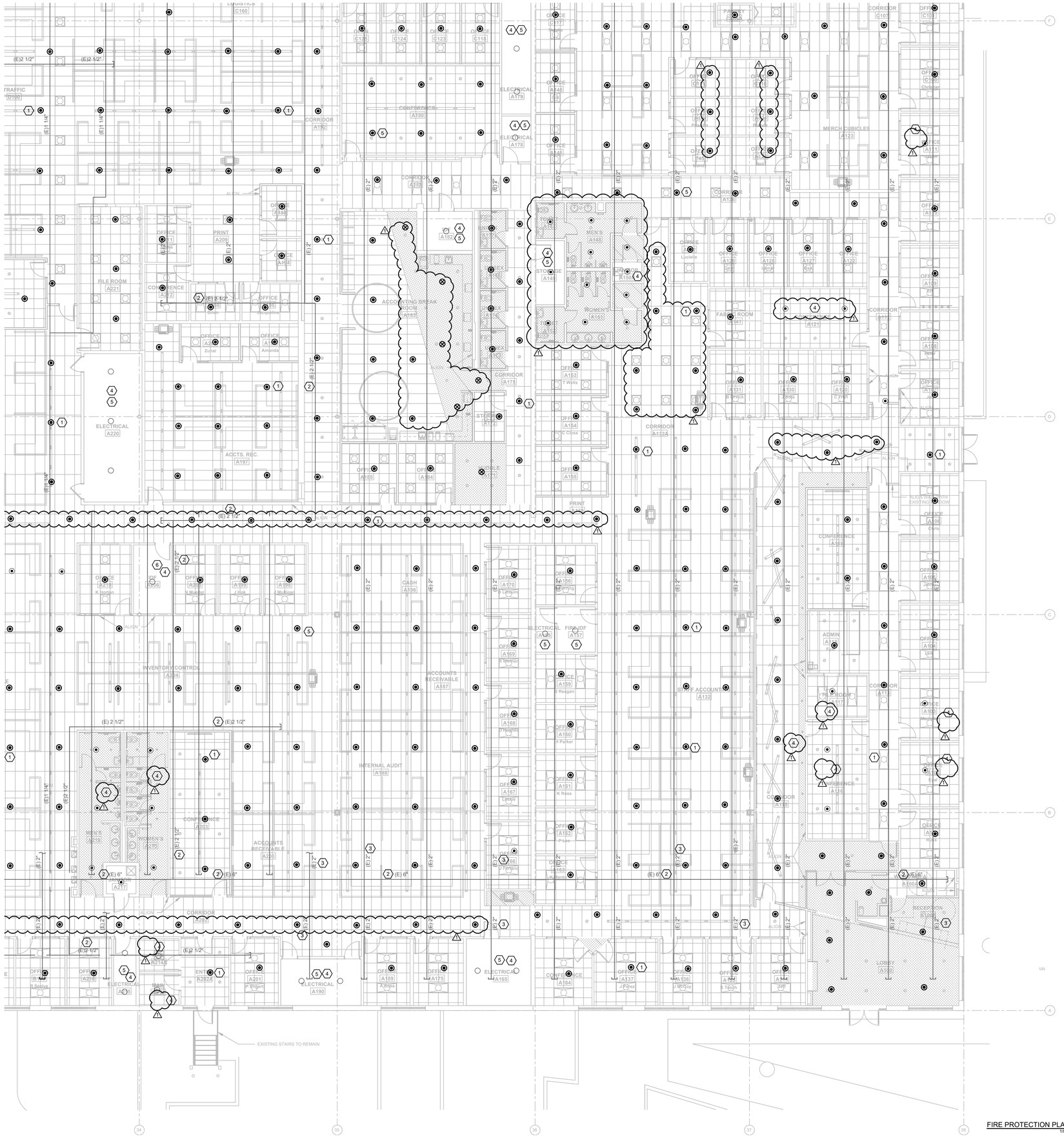
REVISIONS

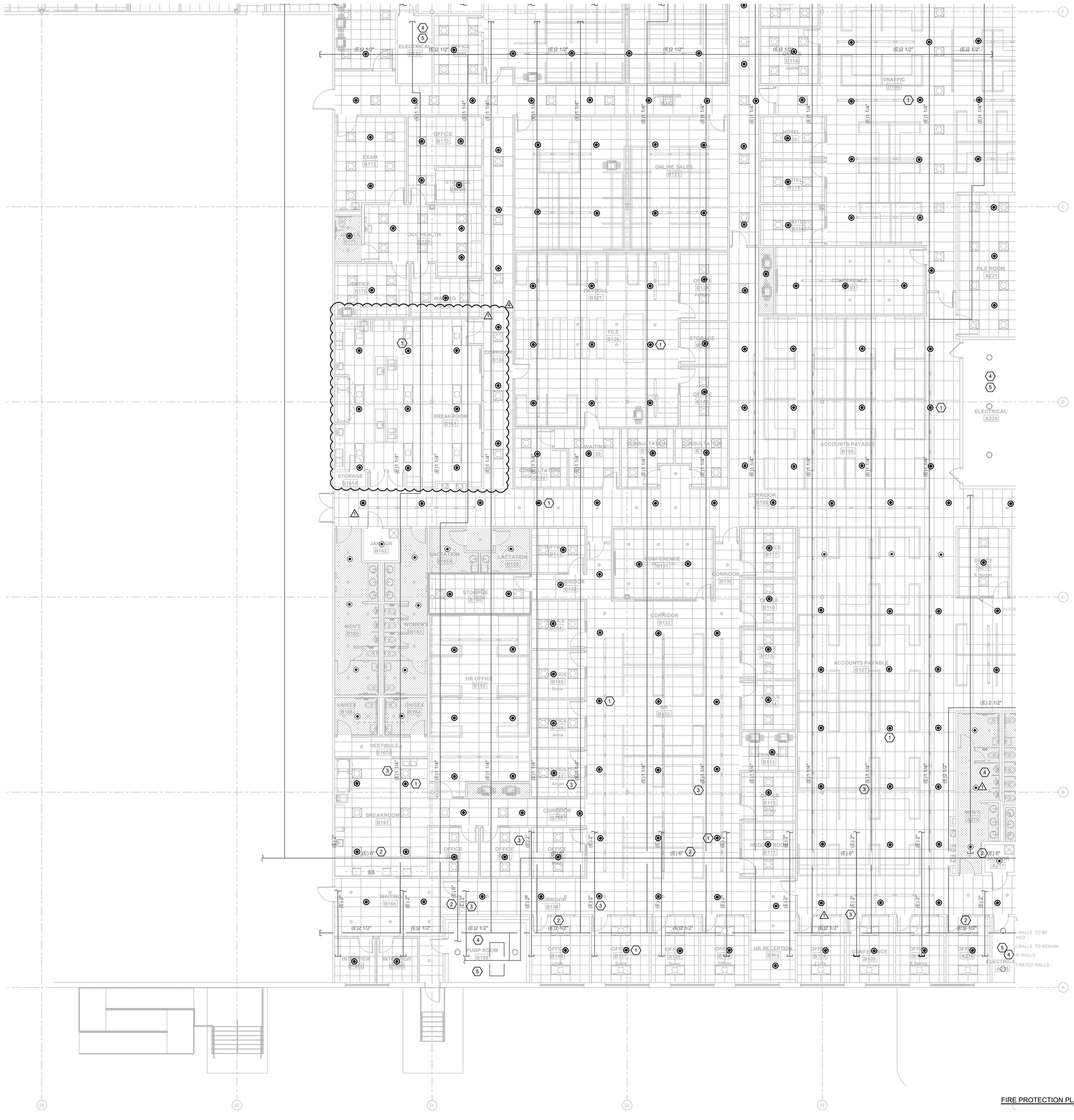
NO	DATE	NOTES
1	09-15-21	ADDENDUM #2

SHEET NAME
NOTES, LEGENDS AND ABBREVIATIONS

SHEET NUMBER
F0.00

M:\PROJECTS\2020 ROOMS-TO-GO RENOVATION\DRAWINGS\2020 FIRE PROTECTION NON PLAN SHEETS.DWG | Sun | Sep 13,2021 - 7:05am


(E)2 1/2"
(E) 1 1/4"
(E) 2"
(E) 6"
TRAFFIC D100
CORRIDOR A192
CONFERENCE A180
ELECTRICAL A179
ELECTRICAL A178
OFFICE A146
OFFICE A145
OFFICE A144
OFFICE A143
OFFICE A142
OFFICE A141
OFFICE A140
OFFICE A139
OFFICE A138
OFFICE A137
OFFICE A136
OFFICE A135
OFFICE A134
OFFICE A133
OFFICE A132
OFFICE A131
OFFICE A130
OFFICE A129
OFFICE A128
OFFICE A127
OFFICE A126
OFFICE A125
OFFICE A124
OFFICE A123
OFFICE A122
OFFICE A121
OFFICE A120
OFFICE A119
OFFICE A118
OFFICE A117
OFFICE A116
OFFICE A115
OFFICE A114
OFFICE A113
OFFICE A112
OFFICE A111
OFFICE A110
OFFICE A109
OFFICE A108
OFFICE A107
OFFICE A106
OFFICE A105
OFFICE A104
OFFICE A103
OFFICE A102
OFFICE A101
OFFICE A100
OFFICE A199
OFFICE A198
OFFICE A197
OFFICE A196
OFFICE A195
OFFICE A194
OFFICE A193
OFFICE A192
OFFICE A191
OFFICE A190
OFFICE A189
OFFICE A188
OFFICE A187
OFFICE A186
OFFICE A185
OFFICE A184
OFFICE A183
OFFICE A182
OFFICE A181
OFFICE A180
OFFICE A179
OFFICE A178
OFFICE A177
OFFICE A176
OFFICE A175
OFFICE A174
OFFICE A173
OFFICE A172
OFFICE A171
OFFICE A170
OFFICE A169
OFFICE A168
OFFICE A167
OFFICE A166
OFFICE A165
OFFICE A164
OFFICE A163
OFFICE A162
OFFICE A161
OFFICE A160
OFFICE A159
OFFICE A158
OFFICE A157
OFFICE A156
OFFICE A155
OFFICE A154
OFFICE A153
OFFICE A152
OFFICE A151
OFFICE A150
OFFICE A149
OFFICE A148
OFFICE A147



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS "OUT OF THE SCOPE OF WORK" FULLY OPERATIONAL.

⚠

KEYNOTE LEGEND

1. TYPICAL NEW SPRINKLER. PROVIDE NEW SUPPLY BRANCH PIPING FROM EXISTING FIRE MAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL COORDINATE SPRINKLERS AND BRANCH LINES LOCATION AND ROUTING WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES AND DIFFUSERS, ETC.
2. EXISTING FIRE MAIN SUPPLY PIPING. FIELD VERIFY EXACT LOCATION AND ROUTING.
3. EXISTING FIRE MAIN PIPING. FIELD VERIFY EXACT LOCATION AND ROUTING.
4. EXISTING SPRINKLERS TO REMAIN.
5. AREA OR ROOM OUT OF SCOPE OF WORK.

FIRE PROTECTION PLAN - B
1/8" = 1'-0" (1)

KEYPLAN

E | D | C
B | A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
PHONE (941) 342-9292
FAX (941) 342-9293
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1988
FAX (813) 251-1944
REGISTRATION NUMBER AA C000723
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1101 MAIN STREET, SOUTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-1138
FAX (727) 725-3069

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

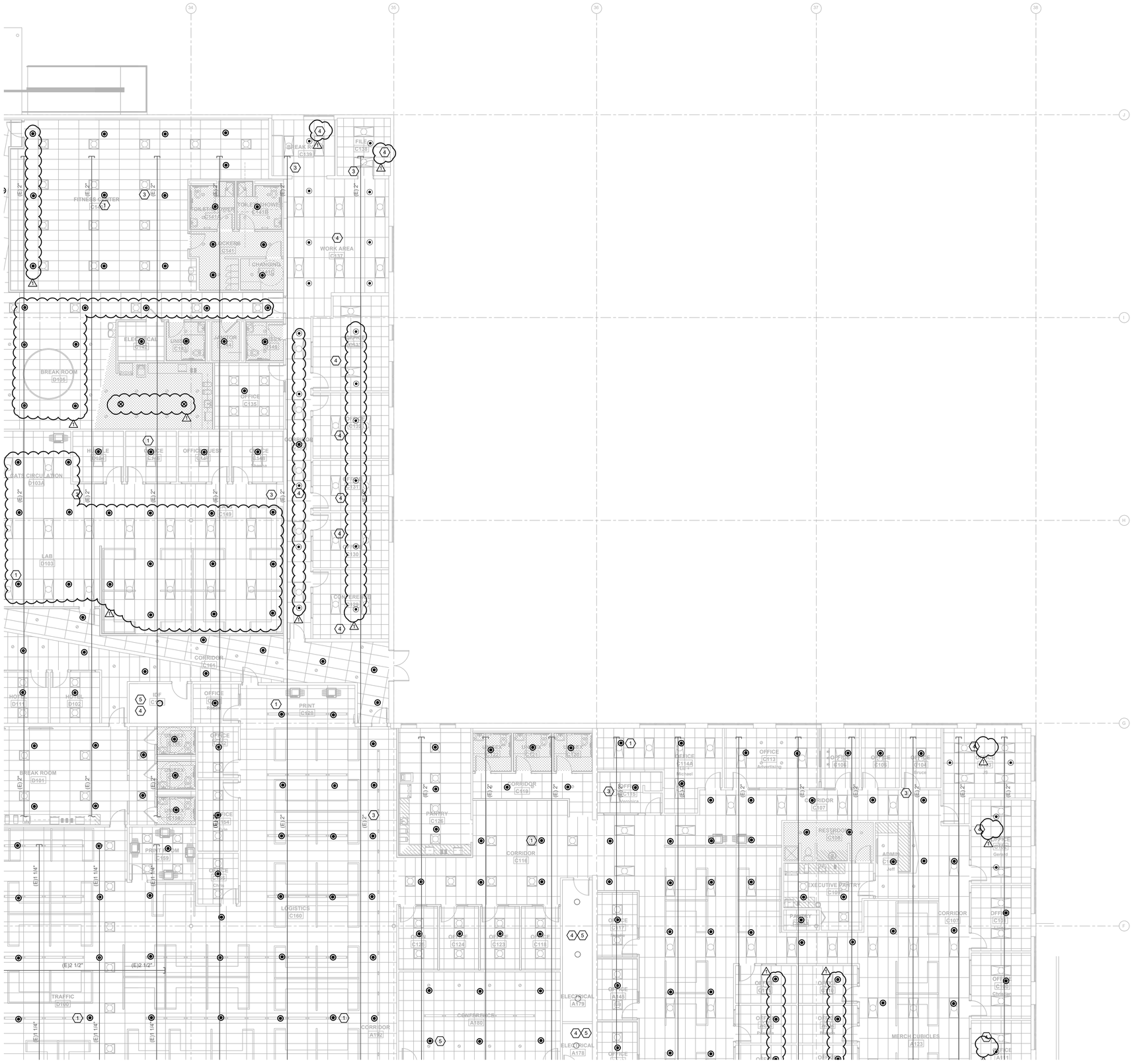
REVISIONS

NO	DATE	NOTES
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
FIRE PROTECTION PLAN - B

SHEET NUMBER
F1.10B

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 FIRE PROTECTION LEVEL - LVN3 | Sam | Feb 08,2022 - 3:34pm



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS "OUT OF THE SCOPE OF WORK" FULLY OPERATIONAL.

KEYNOTE LEGEND

1. TYPICAL NEW SPRINKLER. PROVIDE NEW SUPPLY BRANCH PIPING FROM EXISTING FIRE MAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL COORDINATE SPRINKLERS AND BRANCH LINES LOCATION AND ROUTING WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES AND DIFFUSERS, ETC.
2. EXISTING FIRE MAIN SUPPLY PIPING. FIELD VERIFY EXACT LOCATION AND ROUTING.
3. EXISTING FIRE MAIN PIPING. FIELD VERIFY EXACT LOCATION AND ROUTING.
4. EXISTING SPRINKLERS TO REMAIN.
5. AREA OR ROOM OUT OF SCOPE OF WORK.

KEYPLAN

E	D	C
	B	A

FIRE PROTECTION PLAN - C (1)
1/8" = 1'-0"

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9393
FAX (941) 342-9253

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4660
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8880
FAX (727) 726-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

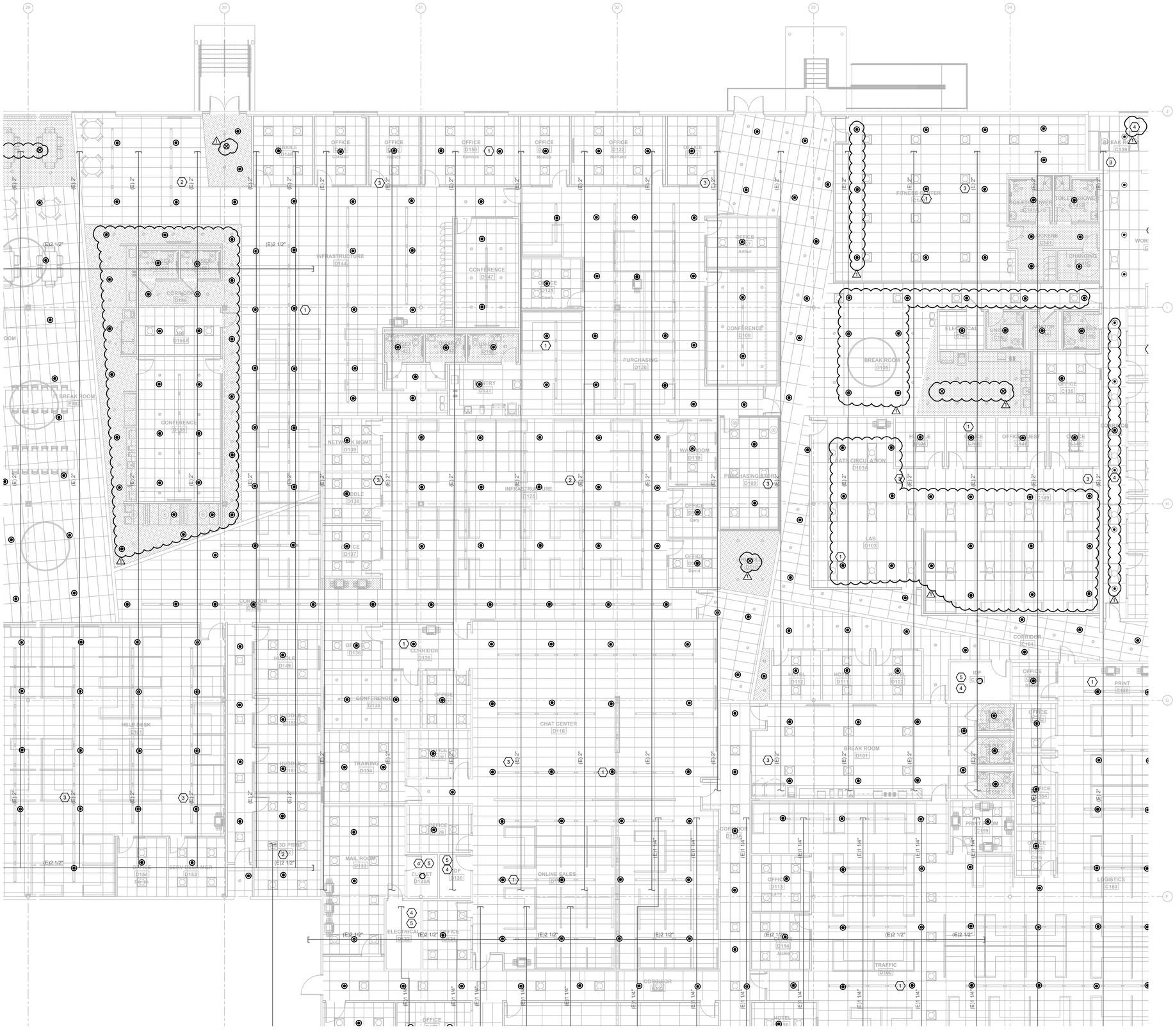
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
FIRE PROTECTION PLAN - C

SHEET NUMBER
F1.10C



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS "OUT OF THE SCOPE OF WORK" FULLY OPERATIONAL.

KEYNOTE LEGEND

1. TYPICAL NEW SPRINKLER. PROVIDE NEW SUPPLY BRANCH PIPING FROM EXISTING FIRE MAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL COORDINATE SPRINKLERS AND BRANCH LINES LOCATION AND ROUTING WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES AND DIFFUSERS, ETC.
2. EXISTING FIRE MAIN SUPPLY PIPING. FIELD VERIFY EXACT LOCATION AND ROUTING.
3. EXISTING FIRE MAIN PIPING. FIELD VERIFY EXACT LOCATION AND ROUTING.
4. EXISTING SPRINKLERS TO REMAIN.
5. AREA OR ROOM OUT OF SCOPE OF WORK.

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB# 27845
WWW.EMERALDMEP.COM EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9393
FAX (941) 342-9253

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4640
FAX (813) 251-1944
REGISTRATION NUMBER AA C000723
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
156 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-8880
FAX (727) 726-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
FIRE PROTECTION PLAN - D

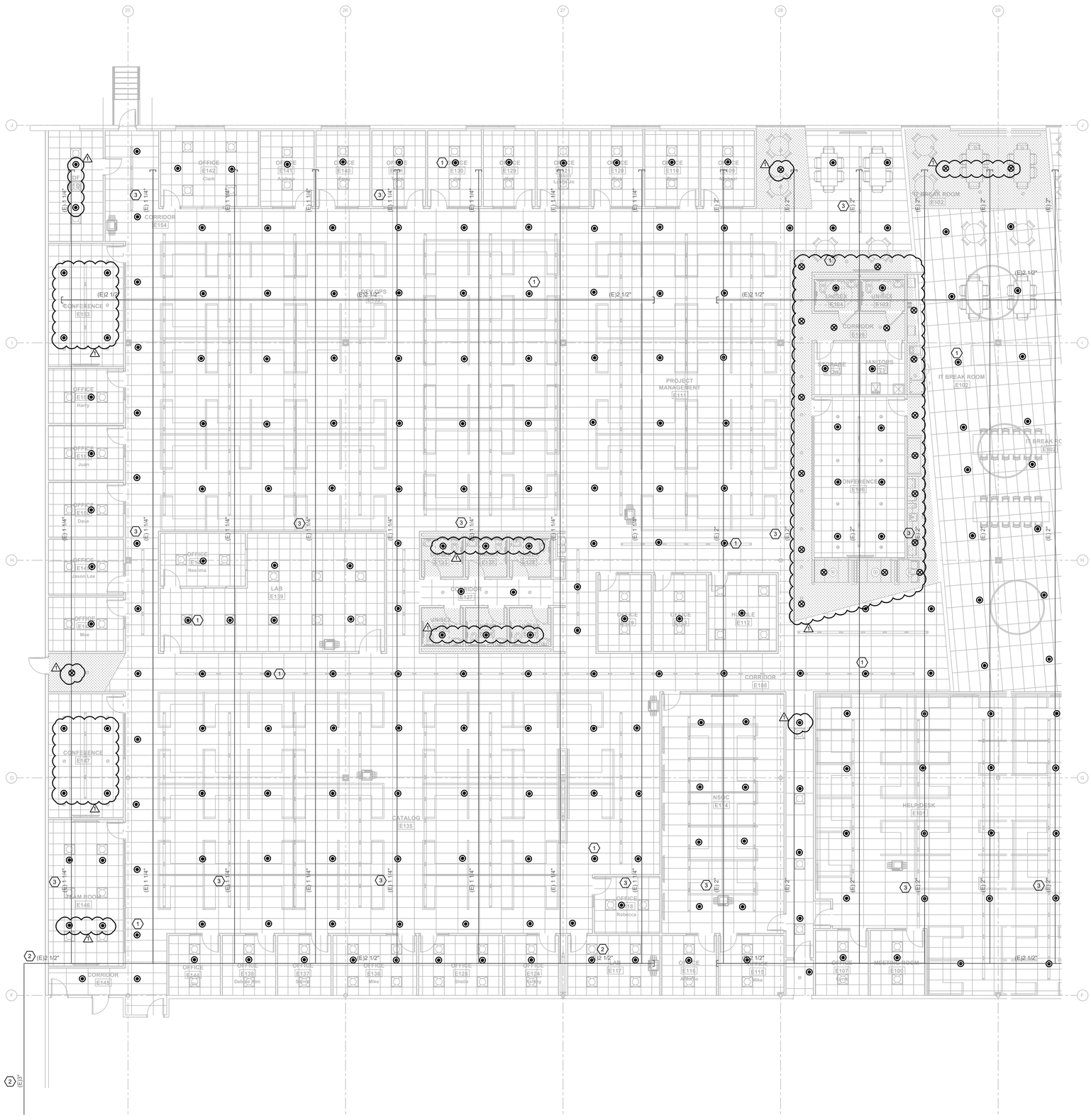
SHEET NUMBER
F1.10D

KEYPLAN

E	D	C
	B	A

FIRE PROTECTION PLAN - D (1)
1/8" = 1'-0"

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 FIRE PROTECTION LEVEL 1.DWG | Sam | Sep 13,2021 - 10:12am



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS "OUT OF THE SCOPE OF WORK" FULLY OPERATIONAL.

KEYNOTE LEGEND

1. TYPICAL NEW SPRINKLER. PROVIDE NEW SUPPLY BRANCH PIPING FROM EXISTING FIRE MAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL COORDINATE SPRINKLERS AND BRANCH LINES LOCATION AND ROUTING WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES AND DIFFUSERS, ETC.
2. EXISTING FIRE MAIN SUPPLY PIPING. FIELD VERIFY EXACT LOCATION AND ROUTING.
3. EXISTING FIRE MAIN PIPING. FIELD VERIFY EXACT LOCATION AND ROUTING.

FIRE PROTECTION PLAN - E
1/8" = 1'-0" (1)

KEYPLAN

E | D | C
B | A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
PHONE 941.342.9292
FAX (941) 342-9293
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE 813.251.1988
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
3421 TAMPA ROAD, SUITE 204
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

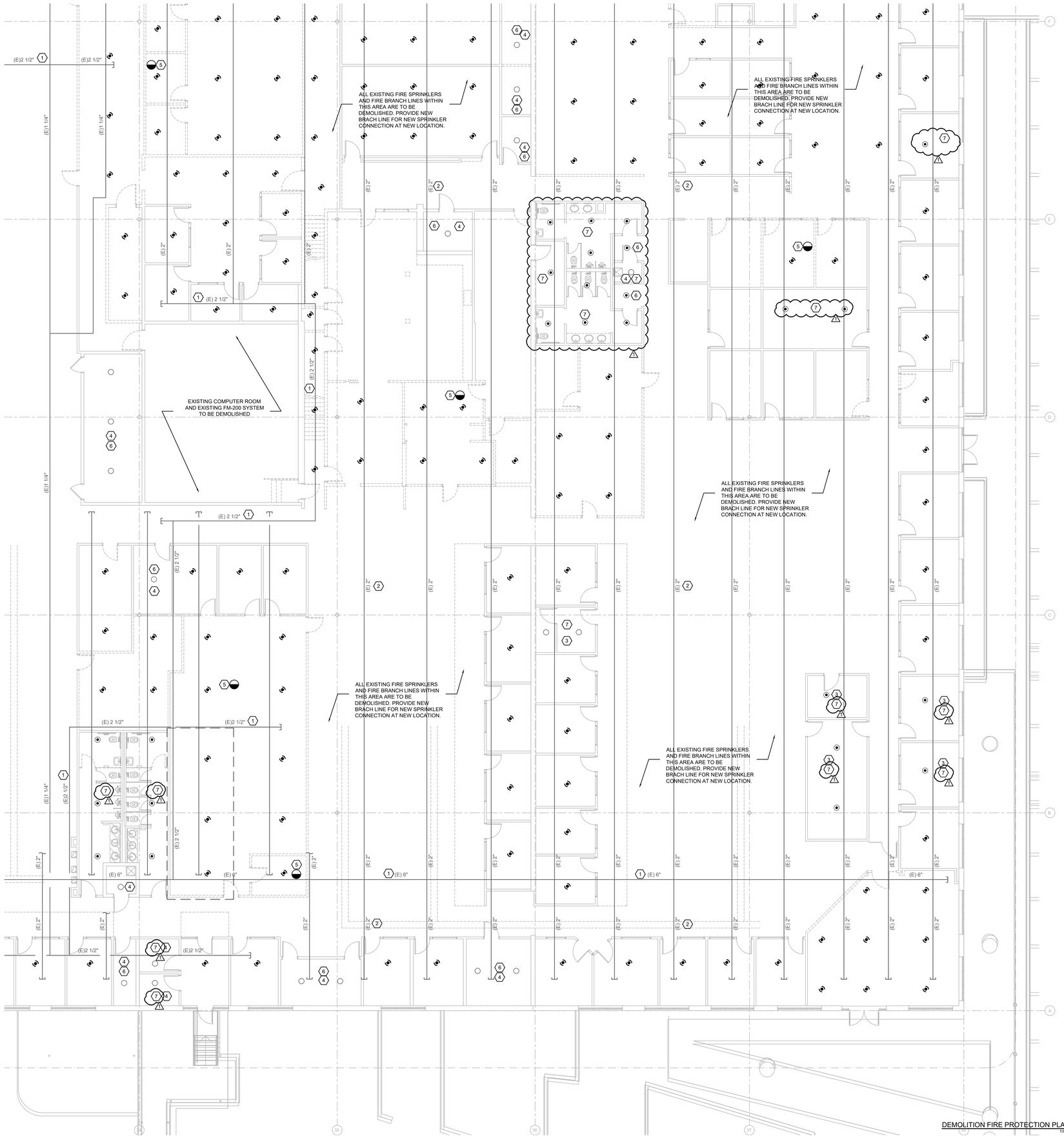
REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2

SHEET NAME
FIRE PROTECTION PLAN - E

SHEET NUMBER
F1.10E

M:\PROJECTS\21012D ROOMS-TO-GO RENOVATION\PLANNING\21012D FIRE PROTECTION LEVEL 1.DWG | Sam | Sep 13,2021 - 10:13am



DEMOLITION FIRE PROTECTION PLAN - A
1/8" = 1'-0" (1)

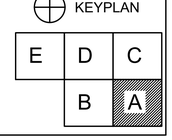
GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS OUT OF THE SCOPE OF WORK FULLY OPERATIONAL.

KEYNOTE LEGEND

1. EXISTING FIRE SUPPLY PIPING, SERVING THE EXISTING BUILDING SPRINKLER SYSTEM TO REMAIN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
2. EXISTING FIRE MAIN PIPING TO REMAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
3. TYPICAL PENDENT SPRINKLER TO REMAIN.
4. TYPICAL UPRIGHT SPRINKLER TO REMAIN.
5. TYPICAL EXISTING SPRINKLER TO BE DEMOLISHED. REMOVE EXISTING RELATED SUPPLY BRANCH PIPING BACK TO MAIN AND PROVIDE NEW BRANCH LINE FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXISTING SPRINKLERS AND EXISTING BRANCH LINES EXACT LOCATION AND TOTAL. REFER TO NEW CONSTRUCTION PLANS FOR NEW SPRINKLERS AT NEW LOCATION.
6. AREA OR ROOM OUT OF SCOPE OF WORK.
7. EXISTING CEILING TO BE REPLACED WITH NEW. EXISTING SPRINKLERS WITHIN THIS AREA SHALL REMAIN, BE REMOVED AND REPLACED AT SAME LOCATION OR AT THE PROPOSED NEW LOCATION SHOWN ON NEW CONSTRUCTION PLANS.

KEYPLAN



EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 1
SARASOTA, FLORIDA 34232
PHONE 941.342.9333
FAX (941) 342-9333
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE 813.251.1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1241 SOUTH HIGHLAND AVENUE
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-3888
FAX (727) 725-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

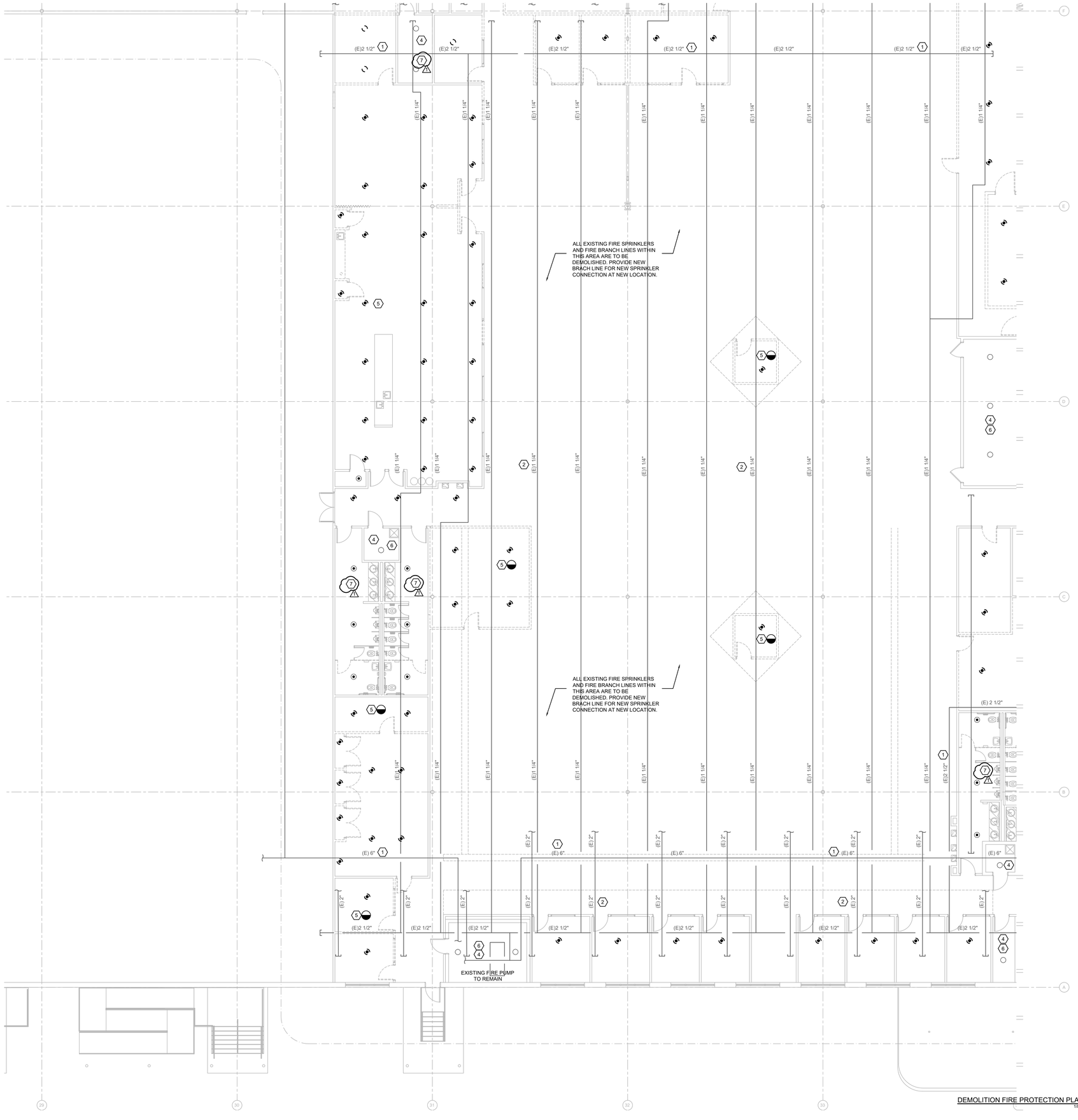
REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION FIRE PROTECTION PLAN - A

SHEET NUMBER
FD1.10A

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 FIRE PROTECTION LEVEL DEMO_1.DWG | Sheet | Sep 13,2021 - 10:07am



DEMOLITION FIRE PROTECTION PLAN - B 1
1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS OUT OF THE SCOPE OF WORK FULLY OPERATIONAL.

KEYNOTE LEGEND

1. EXISTING FIRE SUPPLY PIPING, SERVING THE EXISTING BUILDING SPRINKLER SYSTEM TO REMAIN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
2. EXISTING FIRE MAIN PIPING TO REMAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
3. TYPICAL PENDENT SPRINKLER TO REMAIN.
4. TYPICAL UPRIGHT SPRINKLER TO REMAIN.
5. TYPICAL EXISTING SPRINKLER TO BE DEMOLISHED. REMOVE EXISTING RELATED SUPPLY BRANCH PIPING BACK TO MAIN AND PROVIDE NEW BRANCH LINE FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXISTING SPRINKLERS AND EXISTING BRANCH LINES EXACT LOCATION AND TOTAL. REFER TO NEW CONSTRUCTION PLANS FOR NEW SPRINKLERS AT NEW LOCATION.
6. AREA OR ROOM OUT OF SCOPE OF WORK.
7. EXISTING CEILING TO BE REPLACED WITH NEW. EXISTING SPRINKLERS WITHIN THIS AREA SHALL REMAIN, BE REMOVED AND REPLACED AT SAME LOCATION OR AT THE PROPOSED NEW LOCATION SHOWN ON NEW CONSTRUCTION PLANS.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9293

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4600
FAX (813) 251-1944
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 724-8880
FAX (727) 724-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

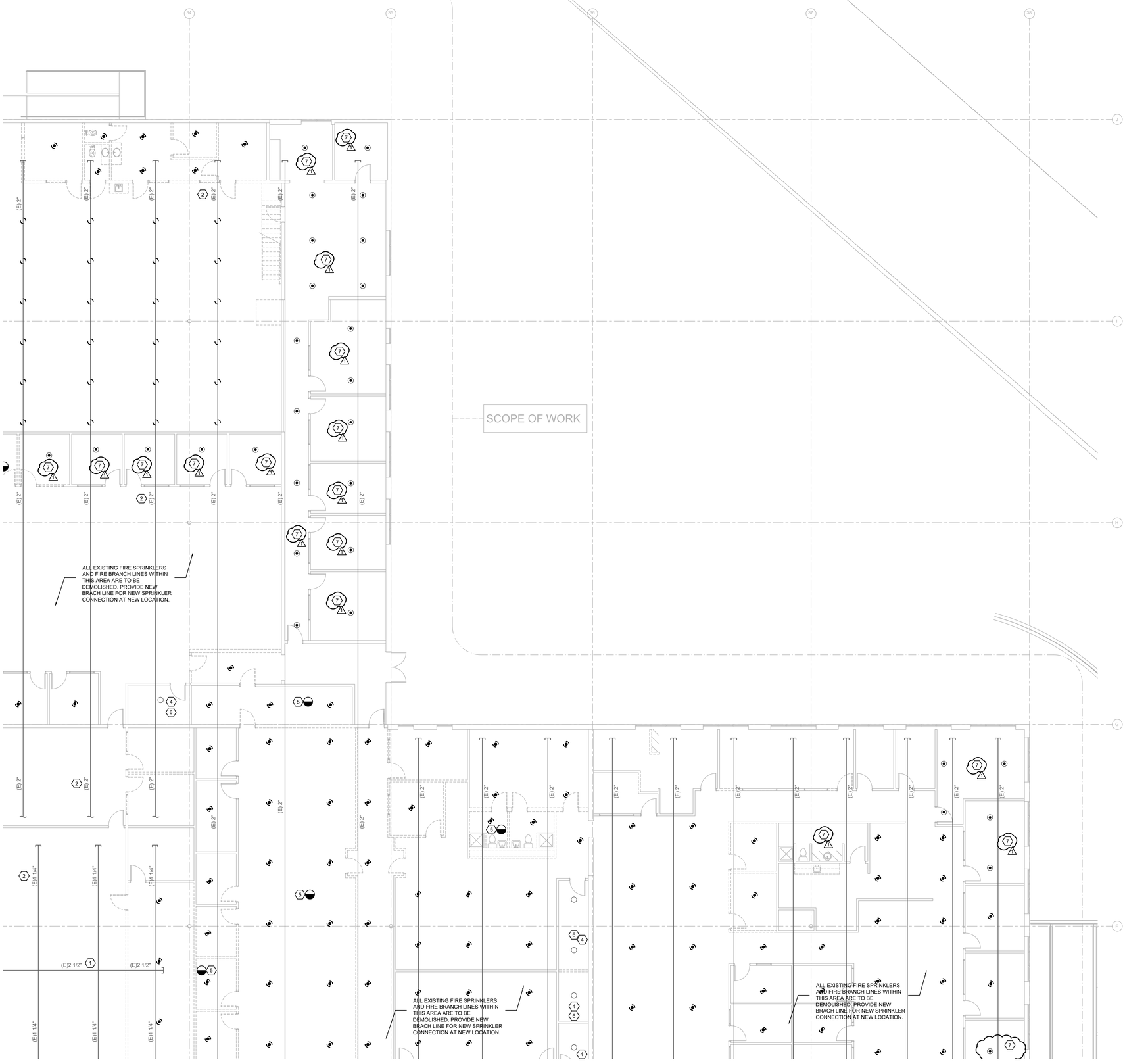
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION FIRE PROTECTION PLAN - B

SHEET NUMBER
FD1.10B



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS OUT OF THE SCOPE OF WORK FULLY OPERATIONAL.

KEYNOTE LEGEND

1. EXISTING FIRE SUPPLY PIPING, SERVING THE EXISTING BUILDING SPRINKLER SYSTEM TO REMAIN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
2. EXISTING FIRE MAIN PIPING TO REMAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
3. TYPICAL PENDENT SPRINKLER TO REMAIN.
4. TYPICAL UPRIGHT SPRINKLER TO REMAIN.
5. TYPICAL EXISTING SPRINKLER TO BE DEMOLISHED. REMOVE EXISTING RELATED SUPPLY BRANCH PIPING BACK TO MAIN AND PROVIDE NEW BRANCH LINE FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXISTING SPRINKLERS AND EXISTING BRANCH LINES EXACT LOCATION AND TOTAL. REFER TO NEW CONSTRUCTION PLANS FOR NEW SPRINKLERS AT NEW LOCATION.
6. AREA OR ROOM OUT OF SCOPE OF WORK.
7. EXISTING CEILING TO BE REPLACED WITH NEW. EXISTING SPRINKLERS WITHIN THIS AREA SHALL REMAIN, BE REMOVED AND REPLACED AT SAME LOCATION OR AT THE PROPOSED NEW LOCATION SHOWN ON NEW CONSTRUCTION PLANS.

DEMOLITION FIRE PROTECTION PLAN - C (1)
1/8" = 1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE 5961 CATTLEMEN ROAD, SUITE 1 SARASOTA, FLORIDA 34232 PHONE (941) 342-9292 FAX (941) 342-9293
TAMPA OFFICE 324 HYDE PARK PLACE, SUITE 350 TAMPA, FLORIDA 33606 PHONE (813) 251-1988 FAX (813) 251-1944
REGISTRATION NUMBER AA C000313 WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE 3145 MCMULLEN BOOTH RD SAFETY HARBOR, FLORIDA 34695 PHONE (727) 725-1818 FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

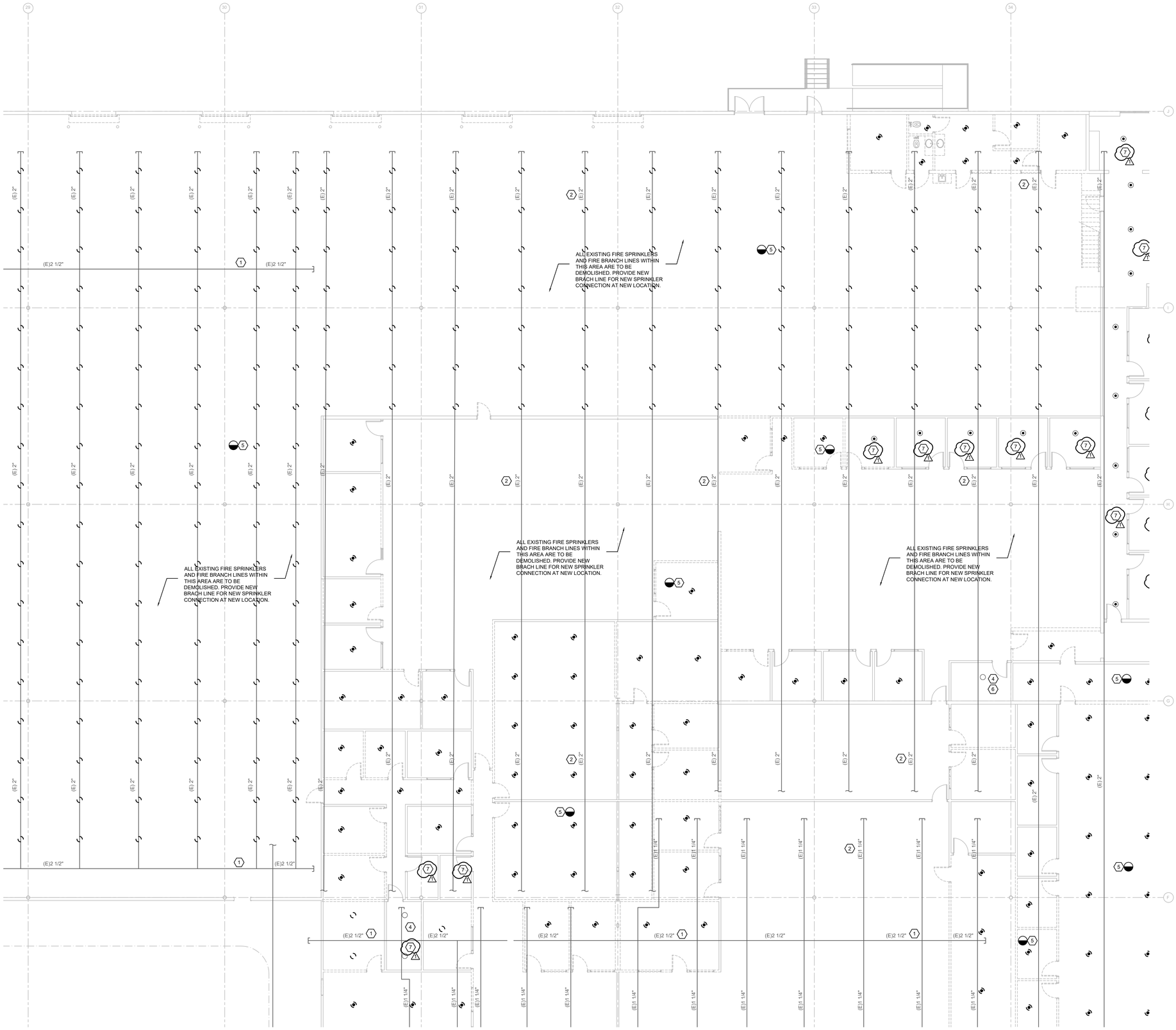
REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION FIRE PROTECTION PLAN - C

SHEET NUMBER
FD1.10C

M:\PROJECTS\21\0120 ROOMS-TO-GO RENOVATION\ARUMMER\V20120_FIRE PROTECTION LEVEL DEMO_LEVEL | Sun, 13.2021 - 10:07am



DEMOLITION FIRE PROTECTION PLAN - D
1/8" = 1'-0" (1)

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS OUT OF THE SCOPE OF WORK FULLY OPERATIONAL.

KEYNOTE LEGEND

1. EXISTING FIRE SUPPLY PIPING, SERVING THE EXISTING BUILDING SPRINKLER SYSTEM TO REMAIN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
2. EXISTING FIRE MAIN PIPING TO REMAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
3. TYPICAL PENDENT SPRINKLER TO REMAIN.
4. TYPICAL UPRIGHT SPRINKLER TO REMAIN.
5. TYPICAL EXISTING SPRINKLER TO BE DEMOLISHED. REMOVE EXISTING RELATED SUPPLY BRANCH PIPING BACK TO MAIN AND PROVIDE NEW BRANCH LINE FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXISTING SPRINKLERS AND EXISTING BRANCH LINES EXACT LOCATION AND TOTAL. REFER TO NEW CONSTRUCTION PLANS FOR NEW SPRINKLERS AT NEW LOCATION.
6. AREA OR ROOM OUT OF SCOPE OF WORK.
7. EXISTING CEILING TO BE REPLACED WITH NEW. EXISTING SPRINKLERS WITHIN THIS AREA SHALL REMAIN, BE REMOVED AND REPLACED AT SAME LOCATION OR AT THE PROPOSED NEW LOCATION SHOWN ON NEW CONSTRUCTION PLANS.

KEYPLAN

E | D | C
B | A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 203
SARASOTA, FLORIDA 34232
PHONE: (941) 342-9333
FAX (941) 342-9335
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
PHONE: (813) 251-1988
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1241 PINELLAS BAYWAY SOUTH
SAFETY HARBOR, FLORIDA 34695
PHONE: (727) 726-1153
FAX (727) 725-3069

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

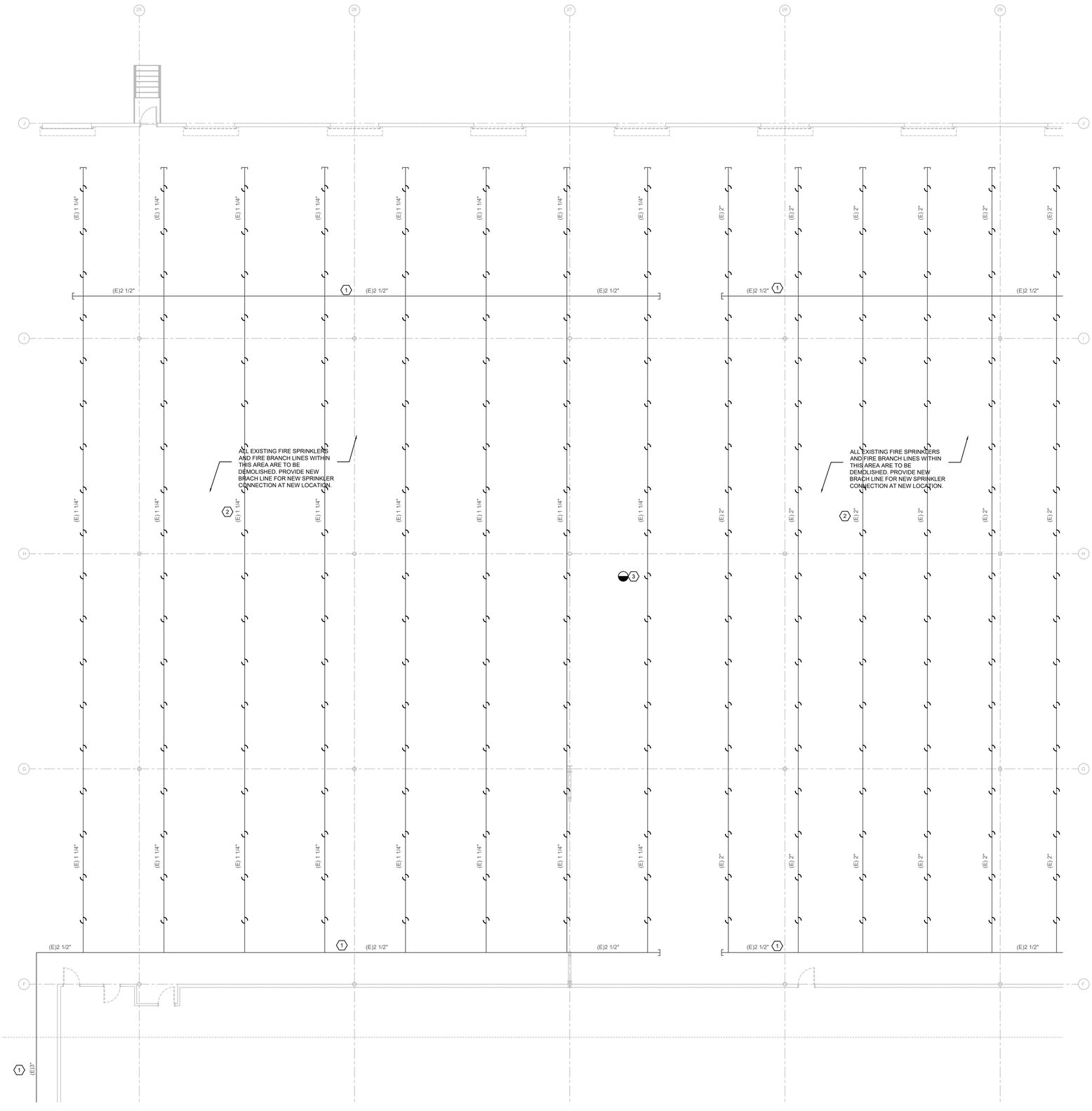
REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DEMOLITION FIRE PROTECTION PLAN - D

SHEET NUMBER
FD1.10D

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 FIRE PROTECTION LEVEL EDIT_1.DWG | Sam | Sep 13,2021 - 10:07am



DEMOLITION FIRE PROTECTION PLAN - E (1)
1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND COORDINATE.
2. CONTRACTOR SHALL INSPECT EXISTING FIRE MAINS PIPING FOR RUST CONDITION DURING DEMOLITION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SPRINKLER SYSTEMS OF THE AREAS OUT OF THE SCOPE OF WORK FULLY OPERATIONAL.

KEYNOTE LEGEND

1. EXISTING FIRE MAIN, SERVING THE EXISTING BUILDING SPRINKLER SYSTEM TO REMAIN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
2. EXISTING BRANCH PIPING TO REMAIN FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING AND SIZING.
3. TYPICAL EXISTING SPRINKLER TO BE DEMOLISHED. REMOVE EXISTING RELATED SUPPLY BRANCH PIPING BACK TO MAIN AND PROVIDE NEW BRANCH LINE FOR NEW SPRINKLER CONNECTION AT NEW LOCATION. CONTRACTOR SHALL FIELD VERIFY EXISTING SPRINKLERS AND EXISTING BRANCH LINES EXACT LOCATION AND TOTAL. REFER TO NEW CONSTRUCTION PLANS FOR NEW SPRINKLERS AT NEW LOCATION.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9283

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4440
FAX (813) 251-1944
REGISTRATION NUMBER AA C000173
www.fleischmangarcia.com

SAFETY HARBOR OFFICE
1165 EARTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 753-8880
FAX (727) 753-3900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436
S/S Date

FGA PROJECT NUMBER
21003

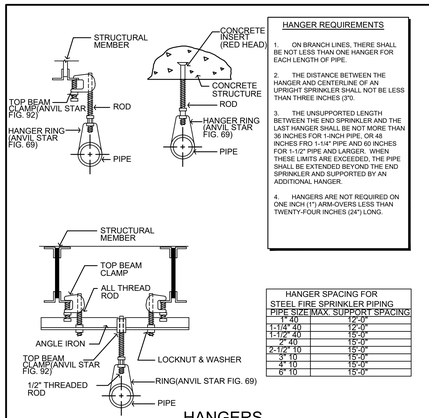
ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
DEMOLITION FIRE PROTECTION PLAN - E

SHEET NUMBER
FD1.10E



HANGER REQUIREMENTS

1. ON BRANCH LINES, THERE SHALL BE NOT LESS THAN ONE HANGER FOR EACH LENGTH OF PIPE.

2. THE DISTANCE BETWEEN THE HANGER AND CENTERLINE OF AN UPRIGHT SPRINKLER SHALL NOT BE LESS THAN THREE INCHES (3").

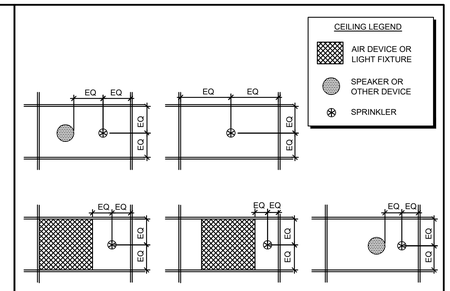
3. THE UNSUPPORTED LENGTH BETWEEN THE END SPRINKLER AND THE LAST HANGER SHALL BE NOT MORE THAN 36 INCHES FOR 1-INCH PIPE, OR 48 INCHES FRO 1-1/4" PIPE AND 60 INCHES FOR 1-1/2" PIPE AND LARGER. WHEN THESE LIMITS ARE EXCEEDED, THE PIPE SHALL BE EXTENDED BEYOND THE END SPRINKLER AND SUPPORTED BY AN ADDITIONAL HANGER.

4. HANGERS ARE NOT REQUIRED ON ONE INCH (1") ARM-OVERS LESS THAN TWENTY-FOUR INCHES (24") LONG.

HANGER SPACING FOR STEEL FIRE SPRINKLER PIPING

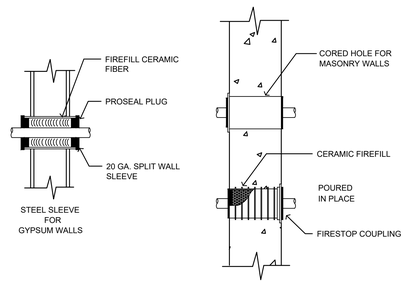
PIPE SIZE	MAX. SUPPORT SPACING
1" 40	12'-0"
1-1/4" 40	12'-0"
1-1/2" 40	15'-0"
2" 40	15'-0"
2-1/2" 10	15'-0"
3" 10	15'-0"
4" 10	15'-0"
6" 10	15'-0"

HANGERS



SPRINKLERS IN GRID CEILING SYSTEMS SHALL BE LOCATED AT THE MIDPOINT OR QUARTERPOINT OF THE FOUR FOOT (4') DIMENSION AND THE MIDPOINT OF THE TWO FOOT (2') DIMENSION. WHERE A CONFLICT OCCURS, SYMMETRY ABOUT THE AXIS SHALL BE MAINTAINED.

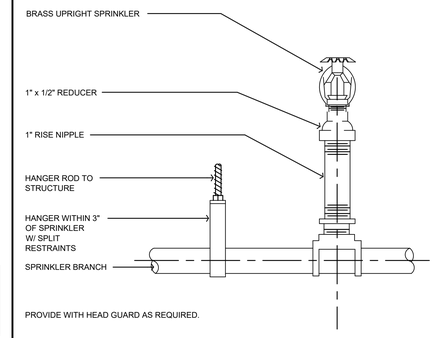
SPRINKLER MOUNTING



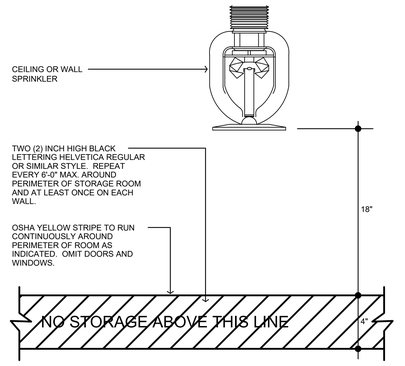
SLEEVES & FIRESTOPPING

USE PROSET "FIRESTOP PENETRATORS," U.L. CLASSIFIED IN THE BUILDING MATERIALS DIRECTORY, TESTED BY ASTM E814. USE ALL APPLICABLE PIPE PENETRATIONS THROUGH FIRE RATED WALLS OR FLOOR CEILING ASSEMBLIES IN ACCORDANCE WITH THE MANU-FACTURERS INSTRUCTIONS.

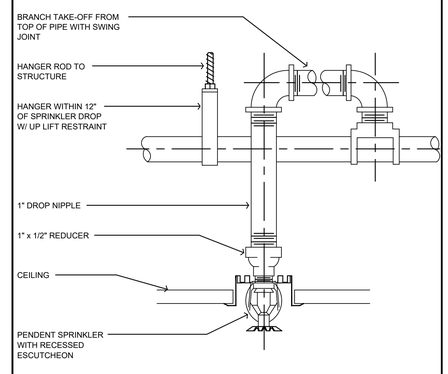
FIRE RATED WALL SLEEVING SYSTEM



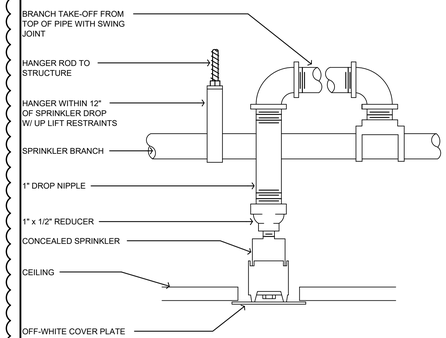
TYPICAL UPRIGHT SPRINKLER



STORAGE LIMITS LINE



TYPICAL RECESSED SPRINKLER



TYPICAL CONCEALED SPRINKLER

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 201
SARASOTA, FLORIDA 34232
PHONE (941) 342-9292
FAX (941) 342-9293
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
1101 MAIN STREET, SOUTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-3660
FAX (727) 725-3660

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMAN|GARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMAN|GARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

MICHAEL A. COSTELLO, PE
FL REG. NO. PE81436

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
DETAILS

SHEET NUMBER
F5.00

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 FIRE PROTECTION MON PLAN SHEETS.DWG | Sep 13,2021 - 7:55am

GENERAL NOTES

1. THE CONTRACTOR SHALL REFER TO THE ELECTRICAL SPECIFICATIONS FOR ADDITIONAL DESIGN STANDARDS. THE ELECTRICAL SPECIFICATIONS ARE A BINDING PART OF THE CONSTRUCTION DOCUMENTS.
2. ALL MATERIALS USED FOR CONSTRUCTION SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. RACEWAY AND CABLES SHALL RUN PARALLEL OR PERPENDICULAR TO WALL AND CEILING STRUCTURES FOR A NEAT APPEARANCE. ALL MATERIAL AND INSTALLATION WILL BE SUBJECT TO OWNER'S APPROVAL. COORDINATE AND SCHEDULE INSPECTIONS WITH THE AHJ AND THE OWNER ACCORDINGLY.
3. PRIOR TO ROUGH-IN FOR LIGHTING SWITCHES, VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL PLANS.
4. ARRANGE LIGHTING FIXTURES IN ACCORDANCE WITH THE ARCHITECTURAL REFLECTED CEILING PLANS.
5. COORDINATE LIGHTING FIXTURES INSTALLATION WITH GRILLES, DIFFUSERS, SPRINKLER HEADS, AND ACCESS PANELS. PROVIDE FIXTURE MOUNTING BRACKETS, ACCESSORIES, PLASTER FRAMES, ETC. SUITABLE FOR THE CEILING TYPES INDICATED ON THE ARCHITECTURAL PLANS.
6. SYMBOLS NOT LISTED IN THE LEGEND ARE IDENTIFIED WHERE THEY OCCUR ON THE DRAWINGS.
7. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY AND HAVE EXISTING UNDERGROUND UTILITIES SURVEYED AND INDICATED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FIRE STOPPING AT WALL, FLOOR AND CEILING PENETRATIONS WHERE CONDUIT PENETRATIONS OCCUR IN FIRE RATED CONSTRUCTION. FIRE STOPPING AT CONDUIT PENETRATIONS SHALL BE U.L. LISTED.
9. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. FURNISH ALL REQUIRED JUNCTION BOXES, PULL BOXES, FITTINGS, CONDUIT BODIES, SUPPORT, ACCESS DOORS, HARDWARE, ACCESSORIES, ETC. REQUIRED FOR A COMPLETE AND WORKING ELECTRICAL SYSTEM, WHETHER OR NOT SUCH EQUIPMENT IS INDICATED ON THE DRAWINGS.
10. THE CONTRACTOR SHALL COORDINATE WITH ALL CONTRACT DOCUMENTS AND EQUIPMENT SHOP DRAWINGS.
11. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BEFORE INSTALLATION OF HIS WORK IN CHASES, CEILING SPACES AND OTHER AREAS WHERE CONFLICT MAY OCCUR.
12. REFER TO MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR EXACT LOCATION AND REQUIREMENTS OF MECHANICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT.
13. ALL ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE NEW AND FREE FROM DEFECT EXCEPT WHERE SPECIFICALLY SHOWN TO REUSE EXISTING MATERIAL. ALL EQUIPMENT AND MATERIAL USED SHALL BE LISTED AND LABELED UNDERWRITER'S LABORATORY (U.L.).
14. ALL WORK SHALL BE SUITABLE FOR THE ENVIRONMENT THAT IT IS INSTALLED.
15. COORDINATE THE VOLTAGE OF THE UTILITY TRANSFORMER WITH THE APPROPRIATE POWER COMPANY. CONFIRM WITHIN 10 DAYS OF THE AWARD OF CONTRACT THAT THE AVAILABLE FAULT CURRENT AT THE TRANSFORMER SECONDARY BUSHINGS DOES NOT EXCEED THE DESIGNED FAULT CURRENT AT THE SERVICE ENTRANCE EQUIPMENT. NOTIFY THE ENGINEER IMMEDIATELY IF THE DESIGNED FAULT CURRENT IS EXCEEDED.
16. VISIT THE SITE OF THE PROPOSED PROJECT TO BECOME FAMILIAR WITH CONDITIONS AND NATURE OF THE WORK PRIOR TO SUBMITTING BIDS. NOTIFY THE ENGINEER OF DISCREPANCIES OR OMISSIONS FOR INTERPRETATION OR DECISION PRIOR TO SUBMITTING BIDS. SUBMISSION OF A PROPOSAL WILL BE EVIDENCE THAT SUCH FAMILIARIZATION HAS BEEN ATTAINED.
17. WHERE CONTRACTOR PROPOSES ALTERNATE SOLUTIONS, DIFFERENT ROUTINGS OF CONDUIT, DIFFERENT LOCATIONS OF EQUIPMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE RAMIFICATIONS OF THE PROPOSED CHANGE THAT ARE NOT INCLUDED IN HIS PROPOSAL, BUT BECOME APPARENT AT A LATER DATE, AND SHALL BE RESPONSIBLE FOR ALL COST AND CONSEQUENCES OF CORRECTING ANY AND ALL CONFLICTS, DEFICIENCIES OR PROBLEMS THAT INCREASE COST, INCREASE CONSTRUCTION TIME OR CREATE CODE VIOLATIONS.
18. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. IT IS TO BE UNDERSTOOD THAT UNFORESEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE LOCATED EXACTLY AS SHOWN ON THE DRAWINGS. COORDINATION WITH OTHER TRADES FOR LOCATION AND BURIAL DEPTHS WILL BE REQUIRED AND ANY SUCH REQUIRED DEVIATIONS SHALL BE CONSIDERED PART OF THIS SCOPE OF WORK. SITE UTILITY INFORMATION IS NOT GUARANTEED, THEREFORE THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO BEGINNING WORK. PROTECT ANY EXISTING UTILITIES TO REMAIN FROM DAMAGE DURING THE COURSE OF CONSTRUCTION
19. PROVIDE DEDICATED NEUTRAL WIRES FOR ALL BRANCH CIRCUITS U.N.O.
20. WHERE THE WORD "PROVIDE" IS USED, THIS SHALL MEAN "FURNISH AND INSTALL".
21. COMPLY WITH SAFETY REGULATIONS INCLUDING BUT NOT LIMITED TO OSHA, NFPA-70E AND ALL ELECTRICAL SAFETY REGULATIONS.
22. PROVIDE DEDICATED RACEWAYS FOR ALL EMERGENCY WIRING. DO NOT COMBINE WITH OTHER TYPES OF WIRING.
23. PROVIDE GROUNDING AND BONDING OF ALL METALLIC RACEWAY, BOXES, WIREWAY, DEVICES AND EQUIPMENT IN ACCORDANCE WITH THE NEC. PROVIDE GROUNDING CONDUCTOR IN ALL POWER CONDUITS.
24. INSTALL ALL DEVICES AND EQUIPMENT IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS AND U.L. REQUIREMENTS.
25. WHERE THE SIZE OF A JUNCTION BOX. PULL BOX OR WIREWAY IS NOT INDICATED ON THE DRAWINGS, THE SIZE SHALL BE SELECTED IN ACCORDANCE WITH THE NEC. WHERE THE ENCLOSURE TYPE OF THE JUNCTION BOX, PULL BOX OR WIREWAY IS NOT INDICATED ON THE DRAWINGS, THE ENCLOSURE TYPE SHALL BE SUITABLE FOR THE ENVIRONMENT WHERE IT IS BEING INSTALLED IN ACCORDANCE THE NEC.
26. VOLTAGE DROP FOR FEEDERS AND BRANCH CIRCUITS HAVE BEEN INCLUDED IN THE DESIGN OF THE ELECTRICAL SYSTEM TO MEET A MAXIMUM OF 5% VOLTAGE DROP PERMITTED BY 2020 FBC ENERGY CONSERVATION CODE C405.5.3.
27. PROVIDE LABELS FOR ALL PANELBOARDS, CABINETS, SAFETY SWITCHES AND MOTOR CONTROLLERS, LABELS SHALL BE MACHINE ENGRAVED, LAMINATED PLASTIC, PERMANENTLY ATTACHED WITH SELF-TAPPING SCREWS OR RIVETS.
28. PROVIDE TYPE WRITTEN PANELBOARD DIRECTORY CARD IN EACH PANELBOARD WITH CIRCUIT LOAD INFORMATION AND ROOM NUMBER-LOAD DESCRIPTION CLEARLY IDENTIFIED. USE ACTUAL ROOM NUMBERS IN THE BUILDING WHEN DIFFER FROM ROOM NUMBERS SHOWN ON THE CONTRACT DOCUMENTS. HAND WRITTEN DIRECTORIES ARE NOT ACCEPTABLE.
29. LABEL ALL JUNCTION BOXES WITH PERMANENT MARKER IDENTIFYING PANEL'S NAME AND CIRCUIT NUMBERS WITHIN.
30. ALL MOTORS SHALL HAVE DISCONNECTING MEANS.
31. ALL 3-PHASE MOTORS SHALL HAVE MAGNETIC MOTOR CONTROLLERS WITH SOLID STATE OVERLOAD RELAY PROTECTION. THE SOLID STATE OVERLOAD RELAY SHALL HAVE PHASE LOSS AND PHASE OVERCURRENT PROTECTION WITH AUTOMATIC RESET UPON RETURN OF NORMAL POWER.
32. WHERE FUSE PROTECTION IS SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER, PROVIDE FUSED SWITCHES IN LIEU OF NON-FUSED SWITCHES OR ENCLOSED CIRCUIT BREAKERS, OR OTHER DEVICES INDICATED.
33. SECURE APPROVED SHOP DRAWINGS SHOWING WIRING DIAGRAMS, ROUGH-IN AND ELECTRICAL INSTALLATION DETAILS FROM OTHER INVOLVED CONTRACTORS FOR EQUIPMENT WHICH MUST BE CONNECTED ELECTRICALLY.
34. MECHANICAL EQUIPMENT WILL BE PROVIDED BY MECHANICAL CONTRACTOR. THE LOCATIONS SHOWN ON THE ELECTRICAL DRAWINGS ARE APPROXIMATE. COORDINATE WITH MECHANICAL CONTRACTOR TO DETERMINE THE EXACT LOCATION OF EACH PIECE OF EQUIPMENT AND DETERMINE THE EXACT ROUGH-IN AND CONNECTION REQUIREMENTS.
35. HVAC DAMPERS AND CONTROLS. CONTRACTORS SHALL COORDINATE WITH THE EQUIPMENT AND SYSTEM BEING PROVIDED AND PROVIDE POWER CONNECTIONS ACCORDINGLY. THESE CONNECTIONS SHALL BE FOR FIRE/SMOKE DAMPERS, DDC CONTROL DEVICES, ETC. CONTRACTOR SHALL COORDINATE THE VOLTAGE REQUIREMENTS AND PROVIDE ALL NECESSARY CONNECTIONS, COMPONENTS, ETC. INCLUDING TRANSFORMERS, BOXES, ETC.
36. COORDINATE FINAL LOCATIONS OF ELECTRICAL EQUIPMENT WITH MECHANICAL DUCTWORK, PIPING, ETC. AND ASSURE WORKING CLEARANCE REQUIRED BY NEC WILL BE MET, SUFFICIENT ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED AROUND ELECTRICAL EQUIPMENT AS REQUIRED BY NEC.
37. WHERE INDIVIDUALLY MOUNTED SAFETY SWITCH, STARTER OR ENCLOSED CIRCUIT BREAKER IS SHOWN ADJACENT TO ITS RESPECTIVE LOAD AND NOT MOUNTED ON A WALL, PROVIDE ALL SUPPORTS, BRACKETS, ANCHORING, ETC. NECESSARY TO PROPERLY SUPPORT THE DEVICE.
38. THOROUGHLY REVIEW AND COORDINATE ALL CASEWORK AND CABINETS DRAWINGS AND ARCHITECTURAL ELEVATIONS WITH DEVICE LOCATIONS PRIOR TO ROUGH-IN OF OUTLET BOXES.
39. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR SYSTEM PROVIDER AND PROVIDE POWER CONNECTIONS AS REQUIRED.
40. EMPTY RACEWAYS SHALL BE PROVIDED WITH PULL WIRES.
41. ALL SYSTEMS SHALL BE TESTED FOR PERFORMANCE VERIFICATION IN THE PRESENCE OF THE INSPECTOR, AT THE COMPLETION OF THE PROJECT, ALLOW 6 HOURS FOR TRAINING OWNER'S PERSONNEL ON ALL SYSTEMS.
42. UNDERGROUND CONDUIT WHICH EXTENDS OUTSIDE OF THE STRUCTURE SHALL BE MINIMUM 24" BELOW GRADE. CONDUIT WITHIN THE PERIMETER OF THE STRUCTURE SHALL BE MINIMUM 6" BELOW SLAB U.N.O. RACEWAYS SHALL NOT BE ROUTED IN SLAB ON GRADE.
43. WHERE CONDUIT CROSS BUILDING EXPANSION JOINTS, USE SUITABLE SLIDING EXPANSION FITTINGS.
44. FOR EQUIPMENT WITH OVERCURRENT PROTECTION RATED OR ADJUSTABLE TO 1200A OR HIGHER, PROVIDE METHOD OF REDUCING ARC ENERGY IN COMPLIANCE WITH NEC 240.87.

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION / MODEL NUMBER	VOLTAGE	WATTS	LUMENS	LAMP(S)	COLOR TEMP	MOUNTING	NOTES
A	**2'X4' LED TROFFER** FOCAL POINT# FEQ2 24 AC 4500LH 35K 1C UNV LD1	120/277	34	4500	LED	3500K	LAY-IN	1,2
A1	**2'X2' LED TROFFER** FOCAL POINT# FEQ2 22 AC 4500LH 35K 1C UNV LD1	120/277	43	4500	LED	3500K	LAY-IN	1,2
B	**LED STRIP LIGHT** LITHONIA #CLX L48 4000LM SEF FDL MVOLT GZ10	120/277	28	4000	LED	3500K	SURFACE	
C	**LED LINEAR DIRECT/INDIRECT** FOCAL POINT#FSM48S BWFL 375DN 625UP 35K UNV WH	120/277	37	4000	LED	3500K	SUSPENDED	1,2
D	**4" ROUND LED DOWNLIGHT** LITHONIA# LDN4-35/15 LO4 AR LD MVOLT GZ10	120/277	17	1500	LED	3500K	RECESSED	1,2
F	**10' LED PENDANT RING** OCL# TW1 P1XX 120 MV PTD LED1 35K UNV XS	120/277	390	33150	LED	3500K	SURFACE	1,2
G4	**4' LED LINEAR PENDANT** DELRAY# UDL 4 W W35	120/277	36	3465	LED	3500K	SUSPENDED	1,2,3
G8	**8' LED LINEAR PENDANT** DELRAY# UDL 8 W W35	120/277	80	6930	LED	3500K	SUSPENDED	1,2,3
H	**WALL SCONCE** SELECTED BY OWNER, CONTRACTOR TO CARRY $400.00 ALLOWANCE	277	-	-	LED	-	WALL	
J	**EXTERIOR EGRESS LIGHTING** KENALL #FN6-24-MW-2-CP-64L-30K8-DIM1-DV	120/277	64	5202	LED	3000K	WALL	1,2
K	**LED LINEAR DIRECT** FOCAL POINT#FSM2LS FL 625LF 35K UNV LD1	120/277	24	2500	LED	3500K	SUSPENDED	1,2
T1	**TRACK LIGHT HEAD W/ TRACK** LITELINE# PAR422/38 WH ||| TRACK: A-LINE# ATK-2C (LENGTH AS SHOWN)	120	150	N/A	PAR38	N/A	TRACK	1,2,3
EM	**2-HEAD EMERGENCY LIGHT** LITHONIA #ELM4L	120/277	3.15	N/A	LED	N/A	SURFACE	
X	**LED EXIT SIGN** LITHONIA #EDG-X-R-EL (CHEVRON AS NOTED ON PLANS)	120/277	2.8	N/A	LED	N/A	SURFACE	

NOTES
1. COORDINATE WITH ARCHITECT FOR FINAL SELECTIONS.
2. VERIFY FINISH SELECTION WITH ARCHITECT PRIOR TO ORDERING.
3. PROVIDE ALL NECESSARY HARDWARE REQUIRED FOR COMPLETE INSTALLATION
4. "XX" DENOTES LENGTH. SEE UNIT PLANS FOR LENGTH REQUIRED

SYSTEMS LEGEND

SYMBOL	DESCRIPTION	MOUNTING
	FLOORBOX WITH COMMUNICATIONS OUTLET	FLUSH IN FLOOR UNLESS NOTED OTHERWISE
	TELEVISION OUTLET	AS NOTED
	TELEPHONE PLYWOOD BOARD (4'x8'x3/4")	AS NOTED
	COMMUNICATIONS OUTLET FOR DATA AND TELEPHONE; 4" SQUARE BOX WITH SINGLE GANG FLUSH RING, 1" CONDUIT STUBBED UP INTO ACCESSIBLE CEILING SPACE WITH END PLASTIC BUSHING AND PULL STRING. CABLING, TERMINATIONS AND ELECTRONICS BY OWNER'S COMMUNICATIONS VENDOR.	18" AFF TO CENTERLINE UNLESS NOTED OTHERWISE

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION	MOUNTING
F	FIRE ALARM PULLSTATION, SEMI-FLUSH MOUNT ON RECESSED BOX.	48" AFF TO TOP UNLESS NOTED OTHERWISE
	FIRE ALARM HORN, ADA COMPLIANT, SEMI-FLUSH MOUNT ON RECESSED BOX.	LOWER OPTION OF: TOP 90" AFF OR 6" BELOW CEILING
H	FIRE ALARM HORN/STROBE COMBO, ADA COMPLIANT, SEMI-FLUSH MOUNT ON RECESSED BOX.	LOWER OPTION OF: THE ENTIRE LENS NOT LESS THAN 80" AND NOT GREATER THAN 96" AFF OR 6" BELOW CEILING
H	FIRE ALARM STROBE, ADA COMPLIANT, SEMI-FLUSH MOUNT ON RECESSED BOX.	
H	FIRE ALARM BELL/STROBE COMBO, ADA COMPLIANT, SEMI-FLUSH MOUNT ON RECESSED BOX.	
H	FIRE ALARM SPEAKER/STROBE COMBO, ADA COMPLIANT, SEMI-FLUSH MOUNT ON RECESSED BOX.	
S	SMOKE DETECTOR, SURFACE MOUNT ON RECESSED BOX.	CEILING UNLESS NOTED OTHERWISE
	HEAT DETECTOR, SURFACE MOUNT ON RECESSED BOX.	CEILING UNLESS NOTED OTHERWISE
DSD	DUCT SMOKE DETECTOR WITH SAMPLING TUBE. MOUNTED BY DIV 15 CONNECTED BY THIS CONTRACTOR.	COORDINATE WITH DIV 15
R	FAN OR AIR HANDLER UNIT SHUTDOWN RELAY, UNLESS NOTED OTHERWISE. PROVIDE WITH ENCLOSURE.	COORDINATE WITH EQUIPMENT
FSD	FIRE ALARM SMOKE DETECTOR REMOTE TEST/INDICATOR STATION	80" AFF TO TOP UNLESS NOTED OTHERWISE
	FIRE ALARM SPRINKLER FLOW SWITCH	COORDINATE WITH DIV 15
	FIRE ALARM SPRINKLER TAMPER SWITCH	COORDINATE WITH DIV 15
FACP	FIRE ALARM CONTROL PANEL	72" AFF TO TOP UNLESS NOTED OTHERWISE
FARA	FIRE ALARM REMOTE ANNUCIATOR PANEL.	54" AFF TO TOP UNLESS NOTED OTHERWISE
FATC	FIRE ALARM TERMINAL CABINET	72" AFF TO TOP UNLESS NOTED OTHERWISE

RECEPTACLE LEGEND

SYMBOL	DESCRIPTION	MOUNTING
	DUPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	18" AFF TO CENTERLINE UNLESS NOTED OTHERWISE
	DUPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	ABOVE COUNTER UNLESS NOTED OTHERWISE
	TWO (2) DUPLEX RECEPTACLES IN COMMON BOX, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	18" AFF TO CENTERLINE UNLESS NOTED OTHERWISE
	TWO (2) DUPLEX RECEPTACLES IN COMMON BOX, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	ABOVE COUNTER UNLESS NOTED OTHERWISE
	SIMPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	18" AFF TO CENTERLINE UNLESS NOTED OTHERWISE
	SIMPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	ABOVE COUNTER UNLESS NOTED OTHERWISE
	DUPLEX RECEPTACLE, 20 A, 120 VAC, LOWER OUTLET SWITCHED. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	18" AFF TO CENTERLINE UNLESS NOTED OTHERWISE
	SIMPLEX RECEPTACLE, SPECIAL PURPOSE, SINGLE PHASE, CURRENT RATING AS NOTED, NEMA CONGURATION AS REQUIRED, WITH MATCHING COVER PLATE.	AS NOTED
	FLOOR BOX WITH DUPLEX RECEPTACLE, 20 A, 120 VAC. BOX AND COVER REQUIREMENTS AS NOTED. REFER TO SPECIFICATIONS FOR DEVICE COLOR, AND DEVICE MODEL NUMBER.	FLUSH IN FLOOR UNLESS NOTED OTHERWISE
	FLOOR BOX WITH TWO (2) DUPLEX RECEPTACLES, 20 A, 120 VAC. BOX AND COVER REQUIREMENTS AS NOTED. REFER TO SPECIFICATIONS FOR DEVICE COLOR, AND DEVICE MODEL NUMBER.	FLUSH IN FLOOR UNLESS NOTED OTHERWISE
	FLOOR BOX WITH SIMPLEX RECEPTACLE, 20 A, 120 VAC. BOX AND COVER REQUIREMENTS AS NOTED. REFER TO SPECIFICATIONS FOR DEVICE COLOR, AND DEVICE MODEL NUMBER.	FLUSH IN FLOOR UNLESS NOTED OTHERWISE
	TELE/POWER POLE, DUAL RACEWAY, STEEL, IVORY FINISH, WITH NUMBER OF RECEPTACLES AND COMMUNICATIONS OUTLETS AS SHOWN ON PLANS. WIREMOLD: 25DPT-4 SERIES.	ATTACHED TO CEILING SUPPORT SYSTEM

ABBREVIATIONS

AC ABOVE COUNTER
AFF ABOVE FINISHED FLOOR
AFG ABOVE FINISHED GRADE
AHJ AUTHORITY HAVING JURISDICTION
BFG BELOW FINISHED GRADE
CLG CEILING MOUNTED
CTE CONNECT TO EXISTING
EX EXISTING
GFI GROUND FAULT CURRENT INTERRUPTER
IAW IN ACCORDANCE WITH
IG ISOLATED GROUND
N NEW
RL RELOCATED
UG UNDERGROUND
UNO UNLESS NOTED OTHERWISE
WP WEATHER PROOF

LIGHTING CONTROLS LEGEND

SYMBOL	DESCRIPTION	MOUNTING
$	SWITCH, SINGLE POLE, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER.	48" AFF TO TOP UNLESS NOTED OTHERWISE
$2	SWITCH, TWO POLE, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER.	48" AFF TO TOP UNLESS NOTED OTHERWISE
$3	SWITCH, THREE-WAY, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER.	48" AFF TO TOP UNLESS NOTED OTHERWISE
$4	SWITCH, FOUR-WAY, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER.	48" AFF TO TOP UNLESS NOTED OTHERWISE
$M 20/277/1IN1	MOTOR RATED SNAP SWITCH, TOGGLE TYPE. CURRENT RATING/ VOLTAGE/ NUMBER OF POLES/ ENCLOSURE AS NOTED. 20 OR 30 A/ 120 OR 277 V/ SINGLE POLE, LEVITON: 3031-2 20 OR 30 A/ 208, 240, OR 480 V/ TWO POLE, LEVITON: 6808(G/U)-DAC 30 A/ 208 OR 480 V/ THREE POLE, LEVITON: 7810-(U/G)D	48" AFF TO TOP UNLESS NOTED OTHERWISE
$LV	LOW VOLTAGE LIGHTING SYSTEM SWITCH WITH MATCHING WALL PLATE. WALLPLATE COLOR AS SELECTED BY ARCHITECT.	48" AFF TO TOP UNLESS NOTED OTHERWISE
OS	OCCUPANCY SENSOR	CEILING
$OS	OCCUPANCY SENSOR SWITCH, SINGLE POLE, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER.	48" AFF TO TOP UNLESS NOTED OTHERWISE
D	DIMMER SWITCH, SLIDE CONTROL, SINGLE POLE, POWER RATING AS SHOWN ON PLANS. REFER TO SPECIFICATIONS FOR WALL PLATE COLOR AND MATERIAL.	48" AFF TO TOP UNLESS NOTED OTHERWISE
D3	DIMMER SWITCH, THREE-WAY, SLIDE CONTROL, POWER RATING AS SHOWN ON PLANS. REFER TO SPECIFICATIONS FOR WALL PLATE COLOR AND MATERIAL.	48" AFF TO TOP UNLESS NOTED OTHERWISE
TS	TIME-SWITCH AS INDICATED.	66" AFF TO TOP UNLESS NOTED OTHERWISE
LC	LIGHTING CONTACTOR AS INDICATED.	66" AFF TO TOP UNLESS NOTED OTHERWISE
PC	PHOTO CONTROL DEVICE AS INDICATED.	EXTERIOR OF BUILDING UNLESS NOTED OTHERWISE

POWER LEGEND

SYMBOL	DESCRIPTION	MOUNTING
	NON-FUSED DISCONNECT SWITCH, CURRENT RATING/FUSING/NUMBER OF POLES/ENCLOSURE	60" AFF TO TOP UNLESS NOTED OTHERWISE
	FUSED DISCONNECT SWITCH, CURRENT RATING/FUSING/NUMBER OF POLES/ENCLOSURE	60" AFF TO TOP UNLESS NOTED OTHERWISE
	ENCLOSED CIRCUIT BREAKER, CURRENT RATING/NUMBER OF POLES/ENCLOSURE	60" AFF TO TOP UNLESS NOTED OTHERWISE
	BRANCH CIRCUIT PANELBOARD, 120/208 V OR 120/240 V, SURFACE MOUNT	72" AFF TO TOP UNLESS NOTED OTHERWISE
	BRANCH CIRCUIT PANELBOARD, 120/208 V OR 120/240 V, FLUSH MOUNT	72" AFF TO TOP UNLESS NOTED OTHERWISE
	RESIDENTIAL UNIT LOAD CENTER, 120/208 V OR 120/240 V, FLUSH MOUNT	HIGHEST CIRCUIT BREAKER IN LOAD CENTER SHALL BE MTD AT 46" AFF CENTER OF HANDLE
	DISTRIBUTION PANELBOARD, 120/208 V OR 120/240 V, SURFACE MOUNT	72" AFF TO TOP UNLESS NOTED OTHERWISE
	BRANCH CIRCUIT PANELBOARD, 277/480 V, SURFACE MOUNT	72" AFF TO TOP UNLESS NOTED OTHERWISE
	BRANCH CIRCUIT PANELBOARD, 277/480 V, FLUSH MOUNT	72" AFF TO TOP UNLESS NOTED OTHERWISE
	DISTRIBUTION PANELBOARD, 277/480 V, SURFACE MOUNT	72" AFF TO TOP UNLESS NOTED OTHERWISE
SPD	SURGE PROTECTION DEVICE.	PANEL MOUNTED
	ELECTRIC METER	60" AFF TO TOP UNLESS NOTED OTHERWISE
3(6/6)3R	CONTACTOR CURRENT RATING OF CONTACTS/NUMBER OF CONTACTS/ENCLOSURE	60" AFF TO TOP UNLESS NOTED OTHERWISE

LIGHTS LEGEND

SYMBOL	DESCRIPTION	MOUNTING
A	WALL MOUNT FIXTURE ON FLUSH 4" SQUARE J-BOX, LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
A	SURFACE MOUNT SCONCE FIXTURE ON FLUSH 4" SQUARE J-BOX, WITH MOUNTING HARDWARE. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
A	STRIP FIXTURE WITH REQUIRED MOUNTING HARDWARE; 4' OR 8' AS SHOWN ON PLANS, LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
A	WALLBRACKET FIXTURE ON 4" SQUARE FLUSH J-BOX, LENGTH: 2', 3', OR 4'- AS SHOWN ON PLANS, LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
A	TROFFER FIXTURE, LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
A	TROFFER FIXTURE, LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
A	INDIRECT FLUORESCENT FIXTURE, PENDANT MOUNT, LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
A	TRACK LIGHT SYSTEM, TRACK MOUNTED ON 4" SQUARE FLUSH J-BOX. TRACK LENGTH AND NUMBER OF LAMPS AS INDICATED. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
A/T	RECESSED DOWNLIGHT WITH TRIM AND REQUIRED CEILING ADAPTERS. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
X	EXIT LIGHT, SHADING INDICATES NUMBER OF FACES, ARROWS INDICATE DIRECTIONAL INDICATORS REQUIRED. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
EM	BATTERY POWERED EMERGENCY EGRESS LIGHT WITH WALL BRACKET, (2) HEAD UNLESS OTHERWISE NOTED. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
X	EXIT/EGRESS LIGHT COMBO, (2) HEAD BATTERY POWERED EGRESS LIGHT, ARROWS INDICATE DIRECTIONAL INDICATORS REQUIRED. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE

CODES AND STANDARDS

- NFPA 70 (NATIONAL ELECTRICAL CODE) (2017)
- 2020 FLORIDA BUILDING CODE-BUILDING
- 2020 FLORIDA FIRE PREVENTION CODE
- 2020 FLORIDA BUILDING CODE-ENERGY CONSERVATION

Sheet List Table

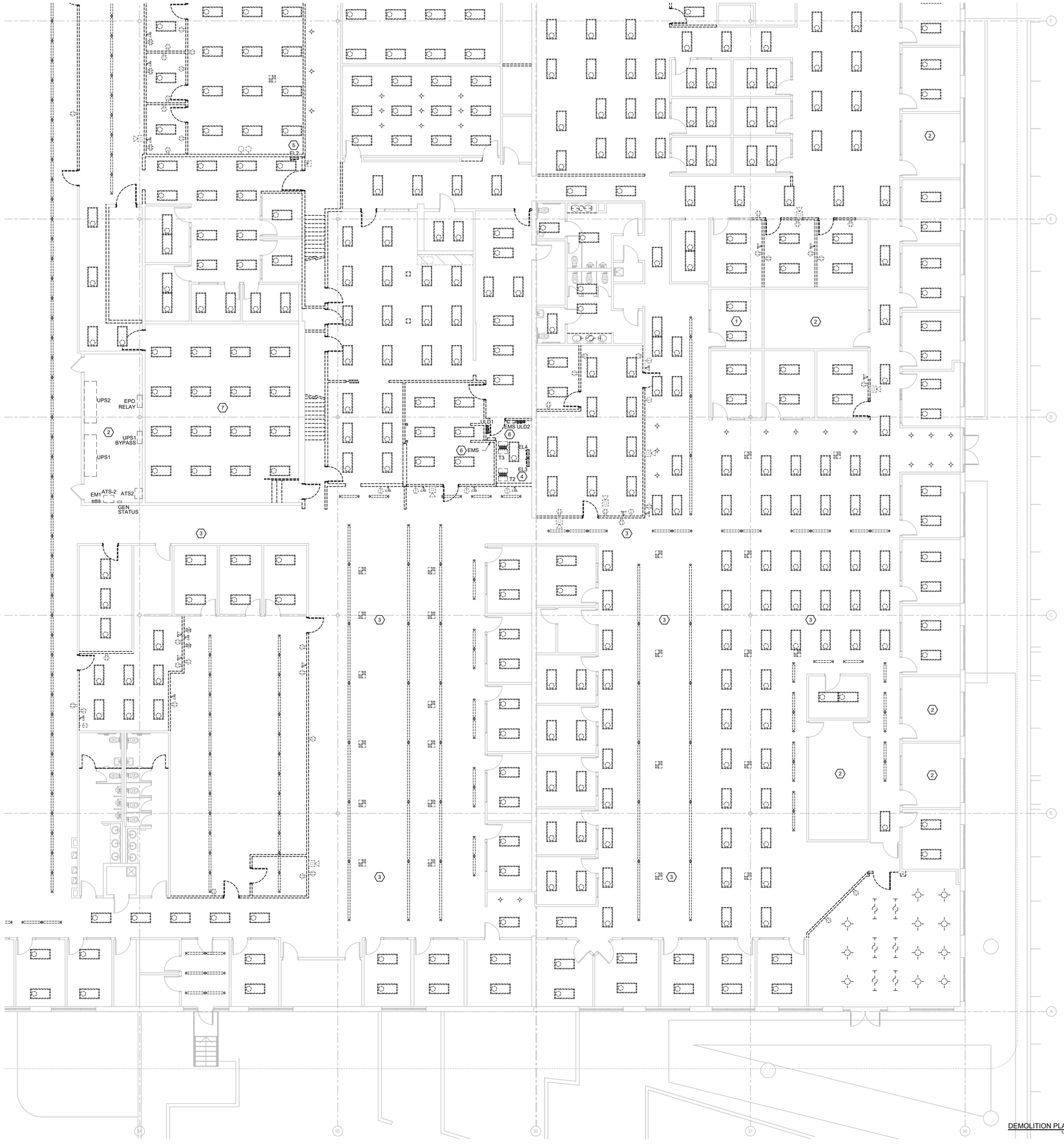
Sheet Number	Sheet Title
E0.00	NOTES, LEGENDS AND ABBREVIATIONS
ED1.10A	DEMOLITION PLAN - A
ED1.10B	DEMOLITION PLAN - B
ED1.10C	DEMOLITION PLAN - C
ED1.10D	DEMOLITION PLAN -D
ED1.10E	DEMOLITION PLAN - E
E1.10A	POWER PLAN - A
E1.10B	POWER PLAN - B
E1.10C	POWER PLAN - C
E1.10D	POWER PLAN - D
E1.10E	POWER PLAN - E
E1.20	POWER ROOF PLAN
E2.10A	LIGHTING PLAN - A
E2.10B	LIGHTING PLAN - B
E2.10C	LIGHTING PLAN - C
E2.10D	LIGHTING PLAN - D
E2.10E	LIGHTING PLAN - E
E4.00	ELECTRICAL DETAILS
E5.00	RISER DIAGRAMS
E5.01	RISER DIAGRAMS
E6.00	ELECTRICAL SCHEDULES - SERVICE ONE
E6.01	ELECTRICAL SCHEDULES - SERVICE ONE
E6.02	ELECTRICAL SCHEDULES - SERVICE ONE
E6.03	ELECTRICAL SCHEDULES - SERVICE ONE
E6.04	ELECTRICAL SCHEDULES - SERVICE ONE
E6.05	ELECTRICAL SCHEDULES - SERVICE ONE
E6.06	ELECTRICAL SCHEDULES - SERVICE ONE
E6.07	ELECTRICAL SCHEDULES - SERVICE ONE
E6.08	ELECTRICAL SCHEDULES - CUST. SERVICE
E6.09	ELECTRICAL SCHEDULES - CUST. SERVICE
E6.10	ELECTRICAL SCHEDULES - CUST. SERVICE
E6.11	ELECTRICAL SCHEDULES - CUST. SERVICE

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
TEL (813) 251-1991
FAX (813) 251-1944

SARASOTA OFFICE
5987 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
TEL (941) 342-9333
FAX (941) 342-9335

SAFETY HARBOR OFF



DEMOLITION PLAN - A (1)
1/8" = 1'-0"

GENERAL NOTES

1. ALL SHUTDOWNS AND OR RELOCATION OF ANY EXISTING ELECTRICAL EQUIPMENT SHALL BE DONE AFTER HOURS AND COORDINATED WITH OWNER.
2. REMOVE ALL RECEPTACLES , SWITCHES, SPEAKERS, BOXES, DEVICES, ETC. IN THE PROJECT AREA MADE UNNECESSARY BY THE DEMOLITION. ELECTRICAL CONTRACTOR SHALL SURVEY PROJECT AREA TO DETERMINE THE EXTENT OF DEMOLITION WORK PRIOR TO SUBMITTING A BID.
3. REMOVE ALL ELECTRICAL WIRING MADE UNNECESSARY BY THE DEMOLITION COMPLETELY BACK TO THE SOURCE AND UPDATE PANEL SCHEDULES. RECONNECT ALL CIRCUITS AS REQUIRED FOR EXISTING DEVICES THAT ARE NOT BEING DEMOLISHED.
4. REMOVE ALL CONDUIT MADE UNNECESSARY BY THE DEMOLITION BACK TO THE SOURCE. WHERE REMOVAL IS NOT POSSIBLE DUE TO STRUCTURAL OR OTHER LIMITATIONS, CONDUIT SHALL BE CUT AT THE SURFACE AND CAPPED. ABANDONED CONDUIT SHALL BE TAGGED FOR FUTURE IDENTIFICATION.
5. REMOVE ALL FIRE ALARM SYSTEM WIRING AND DEVICES IN THE PROJECT AREA MADE UNNECESSARY BY THE DEMOLITION.
6. ALL EQUIPMENT NOT REUSED SUCH AS PANELBOARDS, TRANSFORMERS, DISCONNECTS, AND BREAKERS SHALL BE RETURNED TO OWNER.
7. COORDINATE WITH OWNER TO DETERMINE IF ANY MATERIALS SHALL BE RETURNED TO OWNER FOR BUILDING STOCK. ALL MATERIALS NOT SPECIFICALLY REQUESTED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR. RETURN ALL UNUSED LIGHT FIXTURES TO THE OWNER UNLESS DIRECTED OTHERWISE.
8. REMOVE ALL TELEPHONE/DATA WIRING MADE UNNECESSARY BY THE DEMOLITION BACK TO THE SOURCE. COORDINATE WITH OWNER TO DETERMINE EXACT REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR TO RE-USE ANY BOXES AND RACEWAYS THAT ARE NEAR PROPOSED LOCATION FOR NEW RECEPTACLES AND LIGHTING SWITCHES. SEE POWER AND LIGHTING PLANS FOR PROPOSED LOCATIONS.

KEYNOTE LEGEND

1. LIGHTING FIXTURES AND CONTROLS IN THIS AREA SHALL BE REMOVED AND REPLACED WITH NEW FIXTURES AND CONTROLS. CONDUIT, CONDUCTORS, AND FIXTURE WHIPS SHALL REMAIN WHERE POSSIBLE. REFER TO NEW LIGHTING PLANS FOR NEW FIXTURE TYPES AND FURTHER INFORMATION.
2. LIGHTING FIXTURES AND CONTROLS IN THIS AREA SHALL BE EXISTING TO REMAIN.
3. REMOVE EXISING CABLE TRAY AND CABLES BELOW CEILING IN THIS AREA. COORDINATE WITH OWNER'S IT DEPARTMENT PRIOR TO REMOVAL.
4. EXISTING CIRCUITS TO REMAIN IN PANEL "EL3" TO BE RELOCATED TO "ELD", EXTEND CONDUIT AND WIRE AS NEEDED, REFER TO PANEL SCHEDULES.
5. EXISTING CIRCUITS TO REMAIN IN PANEL "EL2" TO BE RELOCATED TO "ELD", EXTEND CONDUIT AND WIRE AS NEEDED, REFER TO PANEL SCHEDULES.
6. COORDINATE WITH MECHANICAL CONTRACTOR FOR RELOCATION OF EMS PANELS.
7. DEMOLITION OF PANELS AND ASSOCIATED POWER IN THIS AREA TO BE DONE BY OWNER.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
TEL (813) 251-1944
FAX (813) 251-1944
SARASOTA OFFICE
5967 CATTLEMEN ROAD, SUITE 203
SARASOTA, FLORIDA 34232
TEL (941) 342-8333
FAX (941) 342-8353
SAFETY HARBOR OFFICE
3201 MAIN STREET, SUITE 200
SAFETY HARBOR, FLORIDA 34695
TEL (727) 789-3000
FAX (727) 725-3000
REGISTRATION NUMBER AA C000333
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

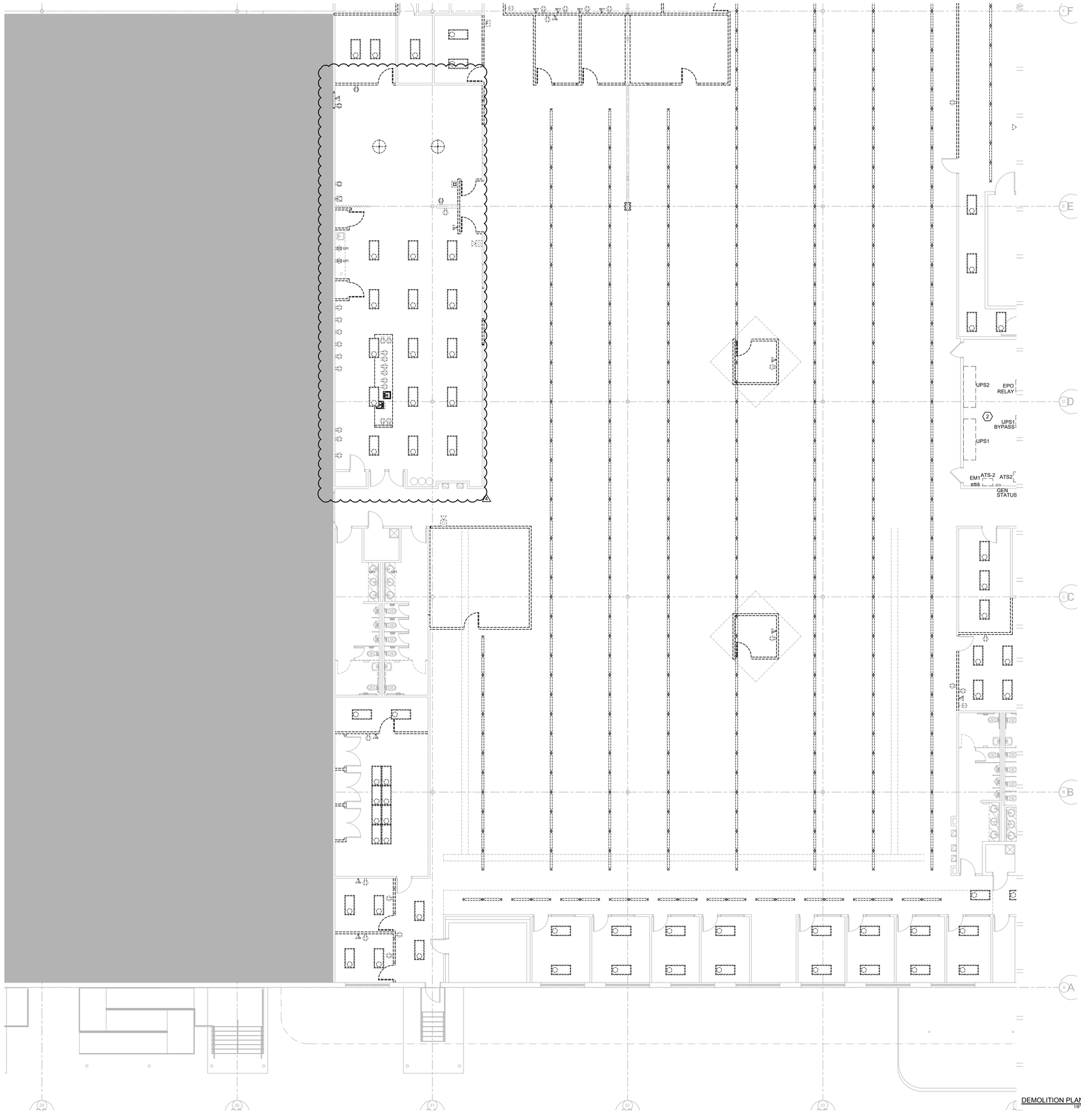
REVISIONS

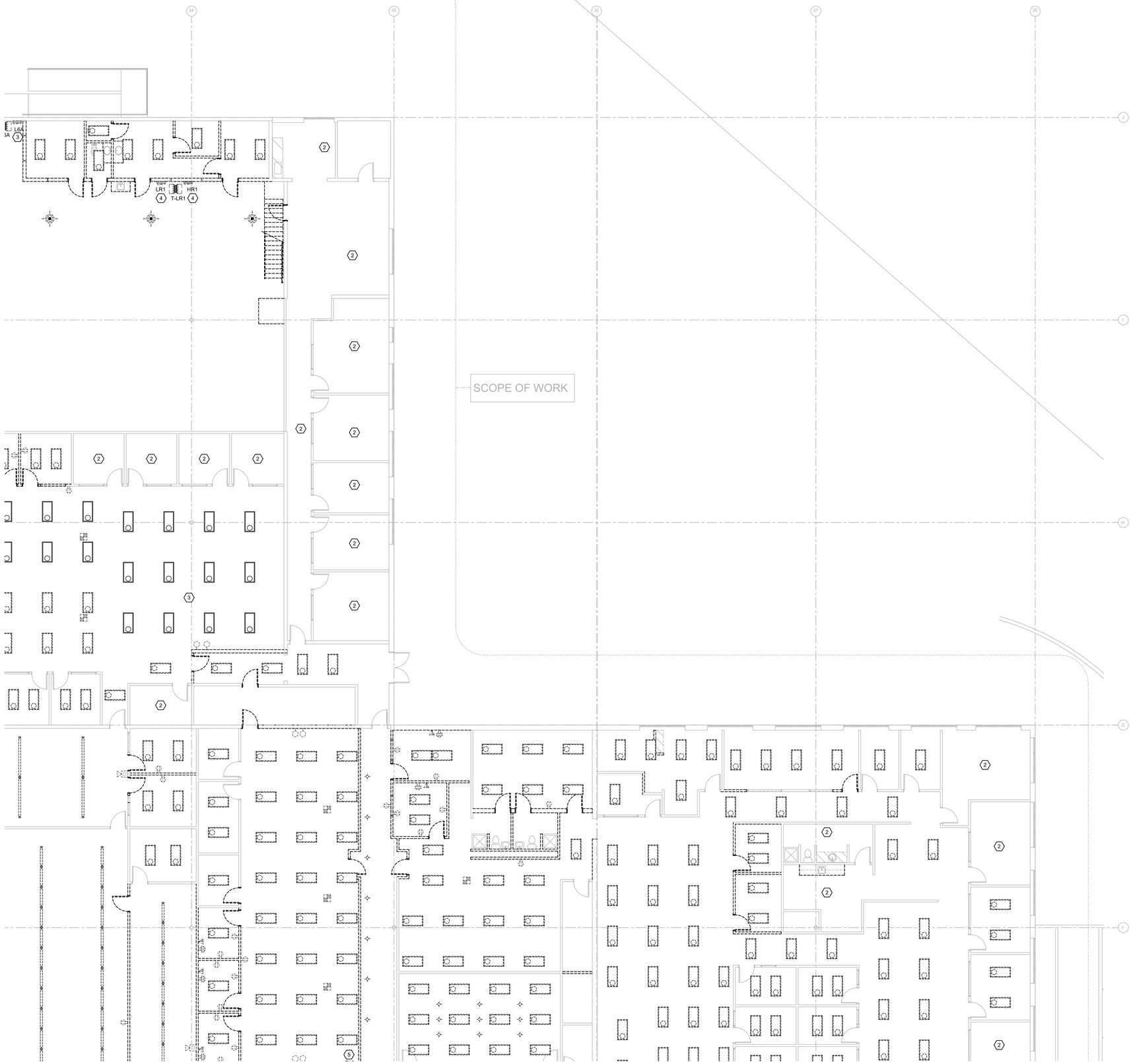
NO	DATE	NOTES

SHEET NAME
DEMOLITION PLAN - A

SHEET NUMBER
ED1.10A

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\ARMINGS\210120 ELECTRICAL POWER LEVEL DEMO_LONG | Owner | July 25,2021 - 8:00am


UPS2
EPO RELAY
2
UPS1 BYPASS
UPS1
EM1
ATS-2
ATS2
GEN STATUS
GFI
GFI
GFI



GENERAL NOTES

1. ALL SHUTDOWNS AND OR RELOCATION OF ANY EXISTING ELECTRICAL EQUIPMENT SHALL BE DONE AFTER HOURS AND COORDINATED WITH OWNER.
2. REMOVE ALL RECEPTACLES , SWITCHES, SPEAKERS, BOXES, DEVICES, ETC. IN THE PROJECT AREA MADE UNNECESSARY BY THE DEMOLITION. ELECTRICAL CONTRACTOR SHALL SURVEY PROJECT AREA TO DETERMINE THE EXTENT OF DEMOLITION WORK PRIOR TO SUBMITTING A BID.
3. REMOVE ALL ELECTRICAL WIRING MADE UNNECESSARY BY THE DEMOLITION COMPLETELY BACK TO THE SOURCE AND UPDATE PANEL SCHEDULES. RECONNECT ALL CIRCUITS AS REQUIRED FOR EXISTING DEVICES THAT ARE NOT BEING DEMOLISHED.
4. REMOVE ALL CONDUIT MADE UNNECESSARY BY THE DEMOLITION BACK TO THE SOURCE. WHERE REMOVAL IS NOT POSSIBLE DUE TO STRUCTURAL OR OTHER LIMITATIONS, CONDUIT SHALL BE CUT AT THE SURFACE AND CAPPED. ABANDONED CONDUIT SHALL BE TAGGED FOR FUTURE IDENTIFICATION.
5. REMOVE ALL FIRE ALARM SYSTEM WIRING AND DEVICES IN THE PROJECT AREA MADE UNNECESSARY BY THE DEMOLITION.
6. ALL EQUIPMENT NOT REUSED SUCH AS PANELBOARDS, TRANSFORMERS, DISCONNECTS, AND BREAKERS SHALL BE RETURNED TO OWNER.
7. COORDINATE WITH OWNER TO DETERMINE IF ANY MATERIALS SHALL BE RETURNED TO OWNER FOR BUILDING STOCK. ALL MATERIALS NOT SPECIFICALLY REQUESTED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR. RETURN ALL UNUSED LIGHT FIXTURES TO THE OWNER UNLESS DIRECTED OTHERWISE.
8. REMOVE ALL TELEPHONE/DATA WIRING MADE UNNECESSARY BY THE DEMOLITION BACK TO THE SOURCE. COORDINATE WITH OWNER TO DETERMINE EXACT REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR TO RE-USE ANY BOXES AND RACEWAYS THAT ARE NEAR PROPOSED LOCATION FOR NEW RECEPTACLES AND LIGHTING SWITCHES. SEE POWER AND LIGHTING PLANS FOR PROPOSED LOCATIONS.

KEYNOTE LEGEND

1. LIGHTING FIXTURES AND CONTROLS IN THIS AREA SHALL BE REMOVED AND REPLACED WITH NEW FIXTURES AND CONTROLS. CONDUIT, CONDUCTORS, AND FIXTURE WHIPS SHALL REMAIN WHERE POSSIBLE. REFER TO NEW LIGHTING PLANS FOR NEW FIXTURE TYPES AND FURTHER INFORMATION.
2. LIGHTING FIXTURES AND CONTROLS IN THIS AREA SHALL BE EXISTING TO REMAIN.
3. LIGHTING FIXTURES IN THIS AREA SHOWN AS DEMO (DASHED LINES) SHALL BE RELOCATED AS REQUIRED TO MATCH RENOVATION PLANS. LIGHTING FIXTURES SHOWN AS EXISTING (SOLID LINES) SHALL BE EXISTING TO REMAIN. CONDUIT, CONDUCTORS, FIXTURE WHIPS, AND CONTROLS SHALL REMAIN WHERE POSSIBLE. REFER TO NEW LIGHTING PLANS FOR NEW FIXTURE LOCATIONS, UPDATED CONTROLS, AND FURTHER INFORMATION.
4. EXISTING PANEL "LR1" AND "HR1" AND ASSOCIATED TRANSFORMER SHALL BE RELOCATED, REFER TO POWER PLAN, COORDINATE SHUTDOWN AND PHASING WITH OWNER. EXTEND CONDUIT AND WIRE AS NEEDED.

DEMOLITION PLAN - C
1/8" = 1'-0" (1)

N
KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
TEL (813) 251-1988
FAX (813) 251-1944
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 1
SARASOTA, FLORIDA 34232
TEL (941) 342-0123
FAX (941) 342-0253
REGISTRATION NUMBER AA C000333
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
3001 TREE RANCH CIRCLE
SAFETY HARBOR, FLORIDA 34695
TEL (727) 726-1998
FAX (727) 726-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

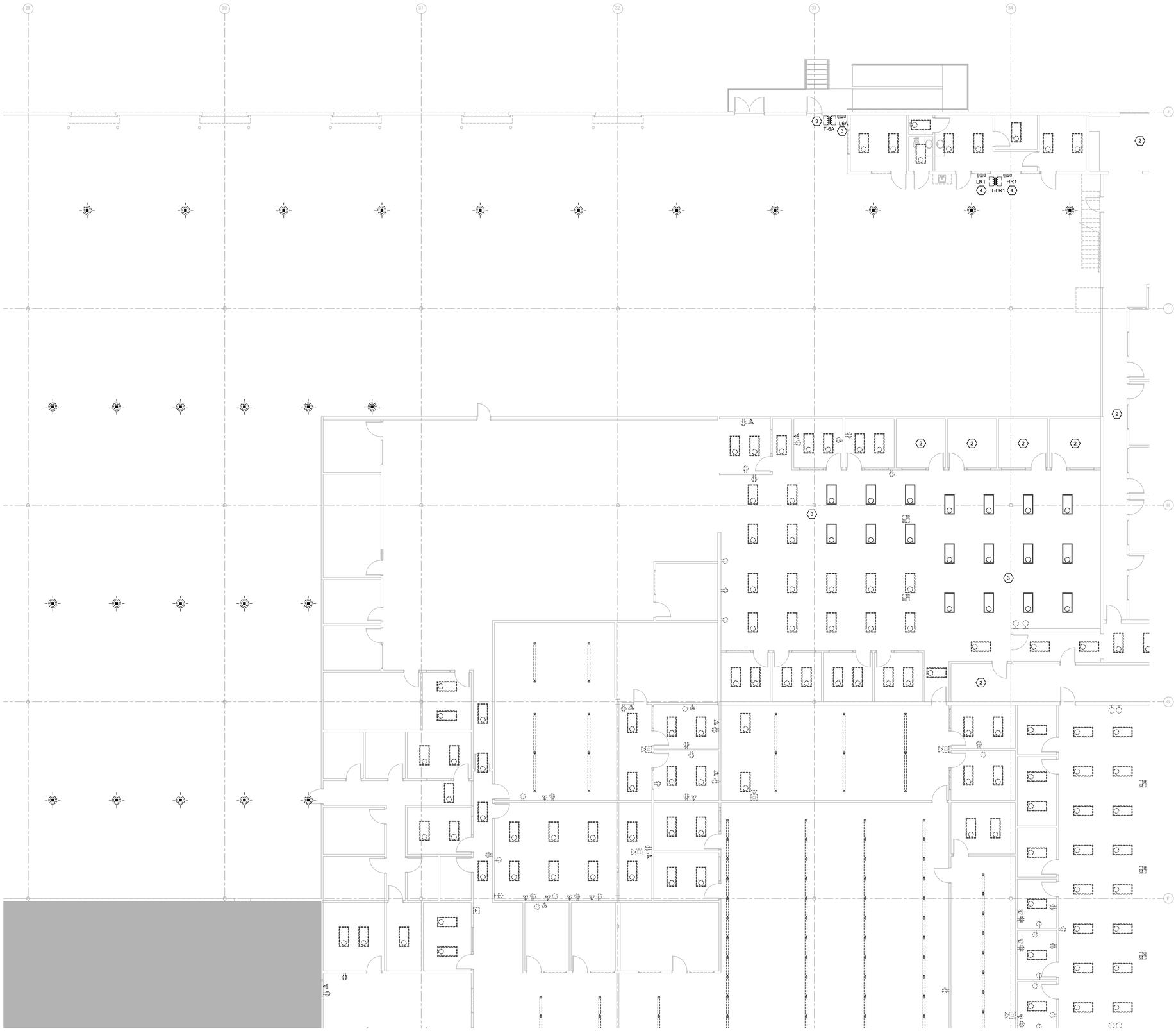
REVISIONS

NO.	DATE	NOTES

SHEET NAME
DEMOLITION PLAN - C

SHEET NUMBER
ED1.10C

M:\PROJECTS\21003 ROOMS-TO-GO RENOVATION\DRAWINGS\21003 ELECTRICAL POWER LEVEL DEMO_1.DWG | Owner | Aug 25,2021 - 8:50am



GENERAL NOTES

1. ALL SHUTDOWNS AND OR RELOCATION OF ANY EXISTING ELECTRICAL EQUIPMENT SHALL BE DONE AFTER HOURS AND COORDINATED WITH OWNER.
2. REMOVE ALL RECEPTACLES , SWITCHES, SPEAKERS, BOXES, DEVICES, ETC. IN THE PROJECT AREA MADE UNNECESSARY BY THE DEMOLITION. ELECTRICAL CONTRACTOR SHALL SURVEY PROJECT AREA TO DETERMINE THE EXTENT OF DEMOLITION WORK PRIOR TO SUBMITTING A BID.
3. REMOVE ALL ELECTRICAL WIRING MADE UNNECESSARY BY THE DEMOLITION COMPLETELY BACK TO THE SOURCE AND UPDATE PANEL SCHEDULES. RECONNECT ALL CIRCUITS AS REQUIRED FOR EXISTING DEVICES THAT ARE NOT BEING DEMOLISHED.
4. REMOVE ALL CONDUIT MADE UNNECESSARY BY THE DEMOLITION BACK TO THE SOURCE. WHERE REMOVAL IS NOT POSSIBLE DUE TO STRUCTURAL OR OTHER LIMITATIONS, CONDUIT SHALL BE CUT AT THE SURFACE AND CAPPED. ABANDONED CONDUIT SHALL BE TAGGED FOR FUTURE IDENTIFICATION.
5. REMOVE ALL FIRE ALARM SYSTEM WIRING AND DEVICES IN THE PROJECT AREA MADE UNNECESSARY BY THE DEMOLITION.
6. ALL EQUIPMENT NOT REUSED SUCH AS PANELBOARDS, TRANSFORMERS, DISCONNECTS, AND BREAKERS SHALL BE RETURNED TO OWNER.
7. COORDINATE WITH OWNER TO DETERMINE IF ANY MATERIALS SHALL BE RETURNED TO OWNER FOR BUILDING STOCK. ALL MATERIALS NOT SPECIFICALLY REQUESTED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR. RETURN ALL UNUSED LIGHT FIXTURES TO THE OWNER UNLESS DIRECTED OTHERWISE.
8. REMOVE ALL TELEPHONE/DATA WIRING MADE UNNECESSARY BY THE DEMOLITION BACK TO THE SOURCE. COORDINATE WITH OWNER TO DETERMINE EXACT REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR TO RE-USE ANY BOXES AND RACEWAYS THAT ARE NEAR PROPOSED LOCATION FOR NEW RECEPTACLES AND LIGHTING SWITCHES. SEE POWER AND LIGHTING PLANS FOR PROPOSED LOCATIONS.

KEYNOTE LEGEND

1. LIGHTING FIXTURES AND CONTROLS IN THIS AREA SHALL BE REMOVED AND REPLACED WITH NEW FIXTURES AND CONTROLS. CONDUIT, CONDUCTORS, AND FIXTURE WHIPS SHALL REMAIN WHERE POSSIBLE. REFER TO NEW LIGHTING PLANS FOR NEW FIXTURE TYPES AND FURTHER INFORMATION.
2. LIGHTING FIXTURES AND CONTROLS IN THIS AREA SHALL BE EXISTING TO REMAIN.
3. EXISTING PANEL "L6A" AND ASSOCIATED TRANSFORMER SHALL BE RELOCATED, REFER TO POWER PLAN, COORDINATE SHUTDOWN AND PHASING WITH OWNER. EXTEND CONDUIT AND WIRE AS NEEDED.
4. EXISTING PANEL "LR1" AND "HR1" AND ASSOCIATED TRANSFORMER SHALL BE RELOCATED, REFER TO POWER PLAN, COORDINATE SHUTDOWN AND PHASING WITH OWNER. EXTEND CONDUIT AND WIRE AS NEEDED.

DEMOLITION PLAN -D
1/8" = 1'-0" (1)

N
KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
TEL (813) 251-1944
FAX (813) 251-1944
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
TEL (941) 342-9293
FAX (941) 342-9293
REGISTRATION NUMBER AA C000213
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE H
SAFETY HARBOR, FLORIDA 34695
TEL (727) 725-1818
FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

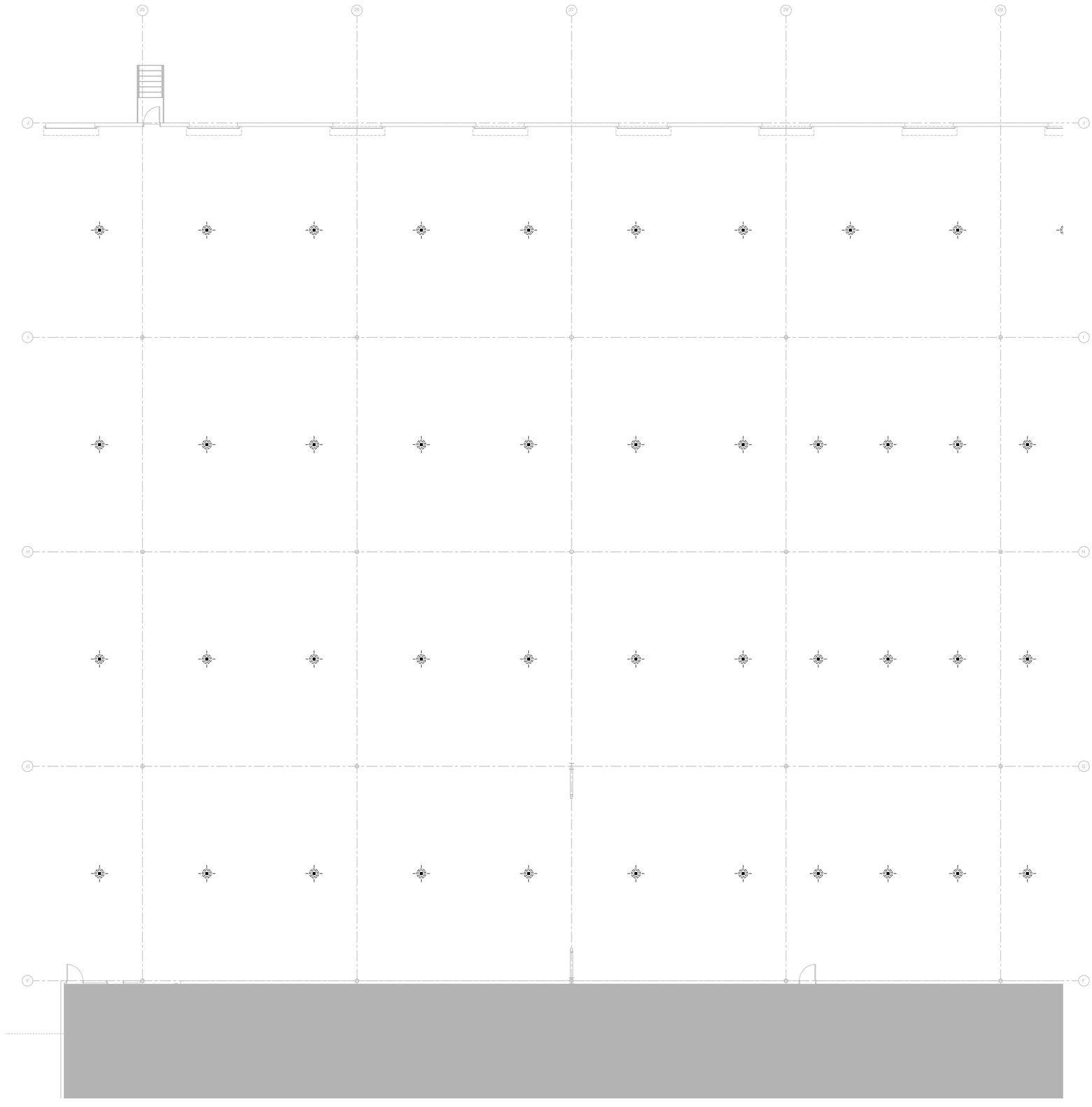
REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2

SHEET NAME
DEMOLITION PLAN -D

SHEET NUMBER
ED1.10D

M:\PROJECTS\21003 ROOMS-TO-GO RENOVATION\REVIT\21003 ELECTRICAL POWER LEVEL DEMO_1.RVM | David Prescott | Sep 13,2021 - 9:16am



GENERAL NOTES

1. ALL SHUTDOWNS AND OR RELOCATION OF ANY EXISTING ELECTRICAL EQUIPMENT SHALL BE DONE AFTER HOURS AND COORDINATED WITH OWNER.
2. REMOVE ALL RECEPTACLES , SWITCHES, SPEAKERS, BOXES, DEVICES, ETC. IN THE PROJECT AREA MADE UNNECESSARY BY THE DEMOLITION. ELECTRICAL CONTRACTOR SHALL SURVEY PROJECT AREA TO DETERMINE THE EXTENT OF DEMOLITION WORK PRIOR TO SUBMITTING A BID.
3. REMOVE ALL ELECTRICAL WIRING MADE UNNECESSARY BY THE DEMOLITION COMPLETELY BACK TO THE SOURCE AND UPDATE PANEL SCHEDULES. RECONNECT ALL CIRCUITS AS REQUIRED FOR EXISTING DEVICES THAT ARE NOT BEING DEMOLISHED.
4. REMOVE ALL CONDUIT MADE UNNECESSARY BY THE DEMOLITION BACK TO THE SOURCE. WHERE REMOVAL IS NOT POSSIBLE DUE TO STRUCTURAL OR OTHER LIMITATIONS, CONDUIT SHALL BE CUT AT THE SURFACE AND CAPPED. ABANDONED CONDUIT SHALL BE TAGGED FOR FUTURE IDENTIFICATION.
5. REMOVE ALL FIRE ALARM SYSTEM WIRING AND DEVICES IN THE PROJECT AREA MADE UNNECESSARY BY THE DEMOLITION.
6. ALL EQUIPMENT NOT REUSED SUCH AS PANELBOARDS, TRANSFORMERS, DISCONNECTS, AND BREAKERS SHALL BE RETURNED TO OWNER.
7. COORDINATE WITH OWNER TO DETERMINE IF ANY MATERIALS SHALL BE RETURNED TO OWNER FOR BUILDING STOCK. ALL MATERIALS NOT SPECIFICALLY REQUESTED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR. RETURN ALL UNUSED LIGHT FIXTURES TO THE OWNER UNLESS DIRECTED OTHERWISE.
8. REMOVE ALL TELEPHONE/DATA WIRING MADE UNNECESSARY BY THE DEMOLITION BACK TO THE SOURCE. COORDINATE WITH OWNER TO DETERMINE EXACT REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR TO RE-USE ANY BOXES AND RACEWAYS THAT ARE NEAR PROPOSED LOCATION FOR NEW RECEPTACLES AND LIGHTING SWITCHES. SEE POWER AND LIGHTING PLANS FOR PROPOSED LOCATIONS.

DEMOLITION PLAN - E (1)
1/8" = 1'-0"

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB#27845
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-4400
FAX (813) 251-1984
SAFETY HARBOR OFFICE
195 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-8880
FAX (727) 725-3900
SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9200
FAX (941) 342-9253
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
DEMOLITION PLAN - E

SHEET NUMBER
ED1.10E

POWER PLAN - A 1
1/8" = 1'-0"

GENERAL NOTES

1. ALL RECEPTACLES WITHIN 6'-0" OF SINKS SHALL BE GFI.
2. VERIFY MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED IN COUNTER AREAS WITH ARCHITECTURAL ELEVATIONS.
3. ALL FIRE ALARM NOTIFICATION SHALL BE CEILING MOUNTED WHERE APPLICABLE.
4. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
5. PROVIDE IN-WALL BLOCKING FOR ALL A/V AND ASSOCIATED TELEVISIONS, COORDINATE WITH ARCHITECT.

KEYNOTE LEGEND

1. PROVIDE LOW VOLTAGE/POWER RECESSED BOX EQUAL TO ARLINGTON #TVBU505. COORDINATE LOCATION WITH OWNER/ARCHITECT.
2. J-BOX OF ADEQUATE SIZE FOR MODULAR FURNITURE CONNECTION. PROVIDE BUSHED OPENING OPENING IN COVER TO ALL MODULAR FURNITURE WHIP CONNECTION. MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR..
3. J-BOX FOR MODULAR FURNITURE STRUCTURE CABLING. PROVIDE 1-1/4" EMPTY CONDUIT WITH PULL-STRING STUBBED 6" ABOVE ACCESSIBLE CEILING, MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR.
4. EXISTING POWER AND SYSTEMS TO REMAIN.
5. INSTALL 1" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
6. INSTALL 2" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
7. LEGRAND EFB45S-OG COMPLETE WITH TWO DUPLEX RECEPTACLES AND EFB45CTCBK COVERPLATE.
8. PROTECTED WITH GFI BREAKER.
9. LEGRAND EFB45S-0G COMPLETE WITH DUPLEX RECEPTACLE AND EFB45CTCBK COVERPLATE.
10. WIRE COMPLETE WITH 2#10 AND 1#10EG - 3/4"C.
11. MAKE FURNITURE DISCONTINUOUS AT THIS POINT.
12. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL INFORMATION.

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
FLORIDA EB# 27845
WWW.EMERALDMEP.COM
EEI PROJECT# 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK AVENUE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1440
FAX (813) 251-1944
REGISTRATION NUMBER AA C000123
www.fleischmangarcia.com

SARASOTA OFFICE
5967 CATTLEMEN LANE, SUITE 6
SARASOTA, FLORIDA 34232
PHONE (941) 342-9293
FAX (941) 342-9253

SAFETY HARBOR OFFICE
1165 FOURTH AVENUE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 723-8880
FAX (727) 723-2900

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

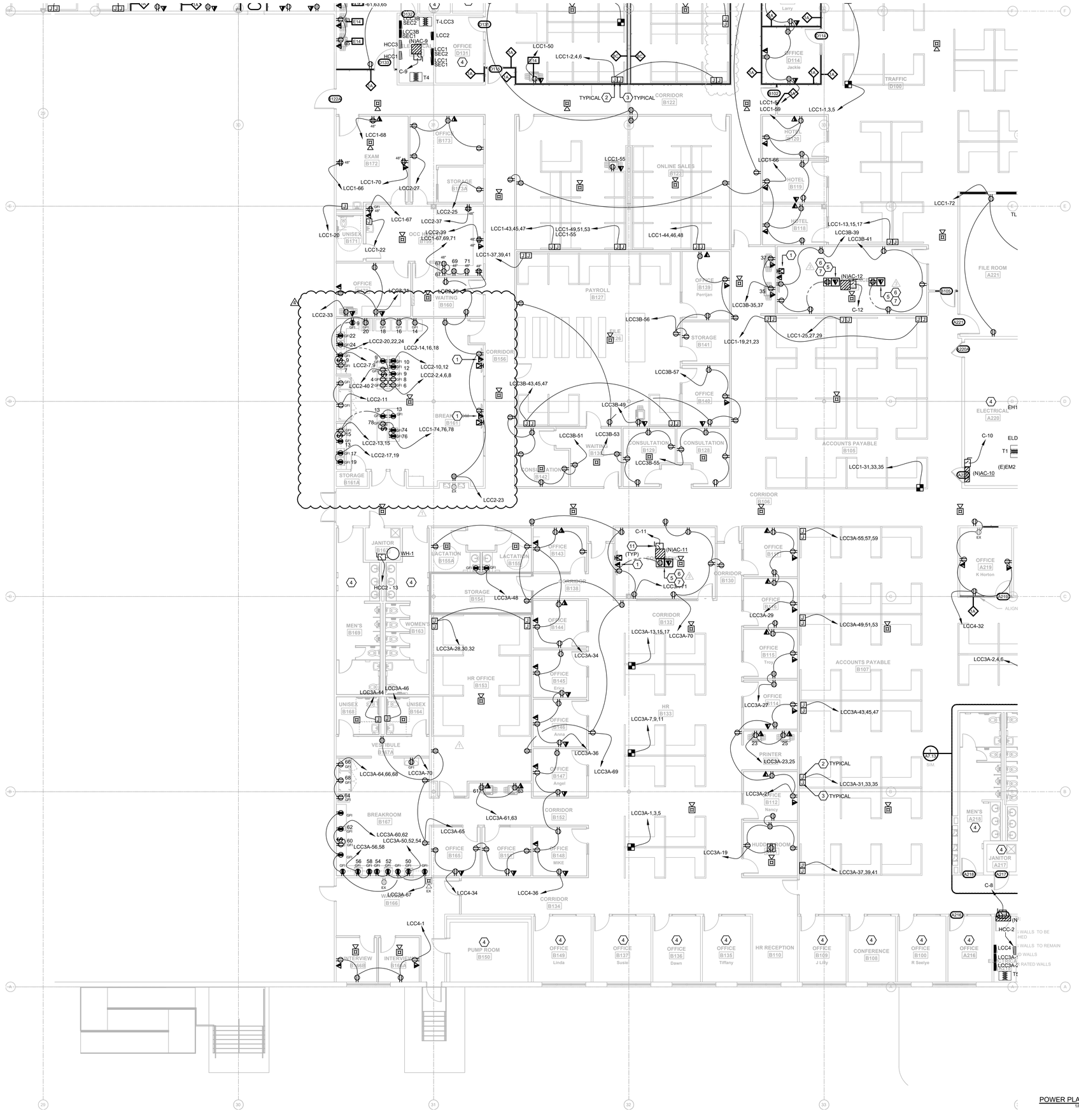
NO	DATE	NOTES
1	09-13-21	ADDENDUM #2
3	01-10-22	CHANGE BULLETIN #1

SHEET NAME
POWER PLAN - A

SHEET NUMBER
E1.10A

KEYPLAN

E	D	C
	B	A



GENERAL NOTES

1. ALL RECEPTACLES WITHIN 6'-0" OF SINKS SHALL BE GFI.
2. VERIFY MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED IN COUNTER AREAS WITH ARCHITECTURAL ELEVATIONS.
3. ALL FIRE ALARM NOTIFICATION SHALL BE CEILING MOUNTED WHERE APPLICABLE.
4. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
5. PROVIDE IN-WALL BLOCKING FOR ALL A/V AND ASSOCIATED TELEVISIONS, COORDINATE WITH ARCHITECT.

KEYNOTE LEGEND

1. PROVIDE LOW VOLTAGE/POWER RECESSED BOX EQUAL TO ARLINGTON #TVBU505. COORDINATE LOCATION WITH OWNER/ARCHITECT.
2. J-BOX OF ADEQUATE SIZE FOR MODULAR FURNITURE CONNECTION. PROVIDE BUSHED OPENING OPENING IN COVER TO ALL MODULAR FURNITURE WHIP CONNECTION. MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR..
3. J-BOX FOR MODULAR FURNITURE STRUCTURE CABLING. PROVIDE 1-1/4" EMPTY CONDUIT WITH PULL-STRING STUBBED 6" ABOVE ACCESSIBLE CEILING, MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR.
4. EXISTING POWER AND SYSTEMS TO REMAIN.
5. INSTALL 1" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
6. INSTALL 2" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
7. LEGRAND EFB4SS-OG COMPLETE WITH TWO DUPLEX RECEPTACLES AND EFB45CTCBK COVERPLATE.
8. PROTECTED WITH GFI BREAKER.
9. LEGRAND EFB4SS-0G COMPLETE WITH DUPLEX RECEPTACLE AND EFB45CTCBK COVERPLATE.
10. WIRE COMPLETE WITH 2#10 AND 1#10EG - 3/4"C.
11. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL INFORMATION.

KEYPLAN

E D C B A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
334 HYDE PARK PLACE, SUITE 300, TAMPA, FLORIDA 33606, PHONE: (813) 251-1994, FAX (813) 251-1994
SARASOTA OFFICE: 1800 2ND STREET, SUITE 777, SARASOTA, FLORIDA 34236, PHONE: (941) 487-1650, FAX (941) 342-0933
887 CASTILLO DRIVE, SUITE 202, SARASOTA, FLORIDA 34232, PHONE: (941) 487-1650, FAX (941) 342-0933
REGISTRATION NUMBER AA C000233, WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE: 3018 BAYSHORE BLVD, SUITE 203, SAFETY HARBOR, FLORIDA 34695, PHONE: (727) 725-1818, FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2
3	01-10-22	CHANGE BULLETIN #3
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
POWER PLAN - B

SHEET NUMBER
E1.10B

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 ELECTRICAL POWER LEVEL 1.DWG | Owner | Feb 08,2022 - 2:49pm

GENERAL NOTES

1. ALL RECEPTACLES WITHIN 6'-0" OF SINKS SHALL BE GFI.
2. VERIFY MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED IN COUNTER AREAS WITH ARCHITECTURAL ELEVATIONS.
3. ALL FIRE ALARM NOTIFICATION SHALL BE CEILING MOUNTED WHERE APPLICABLE.
4. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
5. PROVIDE IN-WALL BLOCKING FOR ALL A/V AND ASSOCIATED TELEVISIONS, COORDINATE WITH ARCHITECT.

KEYNOTE LEGEND

1. PROVIDE LOW VOLTAGE/POWER RECESSED BOX EQUAL TO ARLINGTON #TVBU505. COORDINATE LOCATION WITH OWNER/ARCHITECT.
2. J-BOX OF ADEQUATE SIZE FOR MODULAR FURNITURE CONNECTION. PROVIDE BUSHED OPENING OPENING IN COVER TO ALL MODULAR FURNITURE WHIP CONNECTION. MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR..
3. J-BOX FOR MODULAR FURNITURE STRUCTURE CABLING. PROVIDE 1-1/4" EMPTY CONDUIT WITH PULL-STRING STUBBED 6" ABOVE ACCESSIBLE CEILING, MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR.
4. EXISTING POWER AND SYSTEMS TO REMAIN. UNLESS NOTED OTHERWISE.
5. INSTALL 1" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
6. INSTALL 2" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
7. LEGRAND EFB4SS-OG COMPLETE WITH TWO DUPLEX RECEPTACLES AND EFB45CTCBK COVERPLATE.
8. PROTECTED WITH GFI BREAKER.
9. LEGRAND EFB4SS-0G COMPLETE WITH DUPLEX RECEPTACLE AND EFB45CTCBK COVERPLATE.
10. WIRE COMPLETE WITH 2#10 AND 1#10EG - 3/4"C.
12. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL INFORMATION.

POWER PLAN - C
1/8" = 1'-0" 1

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1988
FAX (813) 251-1944
SARASOTA OFFICE
5987 CATTLEMEN ROAD
SARASOTA, FLORIDA 34232
PHONE (941) 342-9333
FAX (941) 342-9335
SAFETY HARBOR OFFICE
3998 FAIRFAX TRAIL NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3999
REGISTRATION NUMBER AA C000213
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2
2	01-10-22	CHANGE BULLETIN #1

SHEET NAME
POWER PLAN - C

SHEET NUMBER
E1.10C

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 ELECTRICAL POWER LEVEL 1.DWG | Daniel Prescott | Jan 18,2022 - 10:05am

GENERAL NOTES

1. ALL RECEPTACLES WITHIN 6'-0" OF SINKS SHALL BE GFI.
2. VERIFY MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED IN COUNTER AREAS WITH ARCHITECTURAL ELEVATIONS.
3. ALL FIRE ALARM NOTIFICATION SHALL BE CEILING MOUNTED WHERE APPLICABLE.
4. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
5. PROVIDE IN-WALL BLOCKING FOR ALL A/V AND ASSOCIATED TELEVISIONS, COORDINATE WITH ARCHITECT.

KEYNOTE LEGEND

1. PROVIDE LOW VOLTAGE/POWER RECESSED BOX EQUAL TO ARLINGTON #TVBU505. COORDINATE LOCATION WITH OWNER/ARCHITECT.
2. J-BOX OF ADEQUATE SIZE FOR MODULAR FURNITURE CONNECTION. PROVIDE BUSHED OPENING OPENING IN COVER TO ALL MODULAR FURNITURE WHIP CONNECTION. MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR..
3. J-BOX FOR MODULAR FURNITURE STRUCTURE CABLING. PROVIDE 1-1/4" EMPTY CONDUIT WITH PULL-STRING STUBBED 6" ABOVE ACCESSIBLE CEILING, MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR.
4. EXISTING POWER AND SYSTEMS TO REMAIN.
5. INSTALL 1" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
6. INSTALL 2" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
7. LEGRAND EFB4SS-OG COMPLETE WITH TWO DUPLEX RECEPTACLES AND EFB45CTCBK COVERPLATE.
8. PROTECTED WITH GFI BREAKER.
9. LEGRAND EFB4SS-0G COMPLETE WITH DUPLEX RECEPTACLE AND EFB45CTCBK COVERPLATE.
10. WIRE COMPLETE WITH 2#10 AND 1#10EG - 3/4"C.
11. REMOVE EXISTING OCCUPANCY CONTROL FROM RECEPTACLE.
12. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL INFORMATION.

POWER PLAN - D
1/8" = 1'-0" (1)

KEYPLAN

E | D | C
B | A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
TEL (813) 251-1811
FAX (813) 251-1944

SARASOTA OFFICE
1888 MAIN STREET
5987 CATTLEMEN ROAD, SUITE 202
SARASOTA, FLORIDA 34232
TEL (941) 342-9292
FAX (941) 342-9293

REGISTRATION NUMBER AA C000723
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 4
SAFETY HARBOR, FLORIDA 34695
TEL (727) 725-3888
FAX (727) 725-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

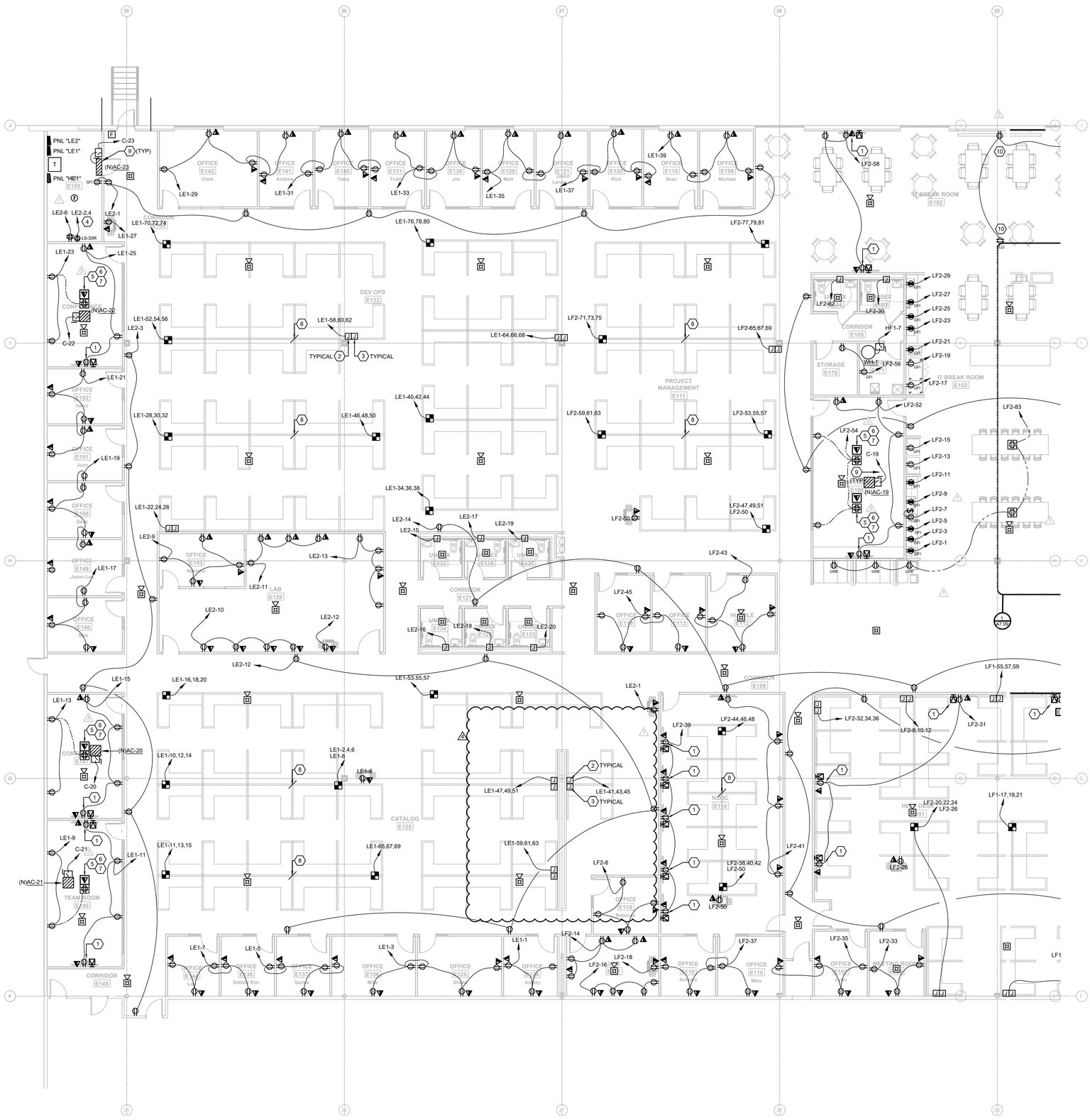
REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2
2	01-10-22	CHANGE BULLETIN #1

SHEET NAME
POWER PLAN - D

SHEET NUMBER
E1.10D

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\[ARCHIVE]\210120 ELECTRICAL POWER LEVEL - LOWE | Daniel Prescott | Jan. 19,2022 - 12:03pm



POWER PLAN - E
1/8" = 1'-0" 1

GENERAL NOTES

1. ALL RECEPTACLES WITHIN 6'-0" OF SINKS SHALL BE GFI.
2. VERIFY MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED IN COUNTER AREAS WITH ARCHITECTURAL ELEVATIONS.
3. ALL FIRE ALARM NOTIFICATION SHALL BE CEILING MOUNTED WHERE APPLICABLE.
4. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
5. PROVIDE IN-WALL BLOCKING FOR ALL A/V AND ASSOCIATED TELEVISIONS, COORDINATE WITH ARCHITECT.

KEYNOTE LEGEND

1. PROVIDE LOW VOLTAGE/POWER RECESSED BOX EQUAL TO ARLINGTON #TVBU505. COORDINATE LOCATION WITH OWNER/ARCHITECT.
2. J-BOX OF ADEQUATE SIZE FOR MODULAR FURNITURE CONNECTION. PROVIDE BUSHED OPENING OPENING IN COVER TO ALL MODULAR FURNITURE WHIP CONNECTION. MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR..
3. J-BOX FOR MODULAR FURNITURE STRUCTURE CABLING. PROVIDE 1-1/4" EMPTY CONDUIT WITH PULL-STRING STUBBED 6" ABOVE ACCESSIBLE CEILING, MOUNT 18"AFF UNLESS INSTRUCTED OTHERWISE BY FURNITURE SYSTEM VENDOR.
4. WIRE COMPLETE WITH 2#10 AND 1#10EG - 3/4"C.
5. INSTALL 1" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
6. INSTALL 2" CONDUIT FROM DATA COMPARTMENT TO 6" ABOVE ACCESSIBLE CEILING.
7. LEGRAND EFB4SS-OG COMPLETE WITH TWO DUPLEX RECEPTACLES AND EFB45CTCBK COVERPLATE.
8. MAKE FURNITURE DISCONTINUOUS AT THIS POINT.
9. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL INFORMATION.
10. COORDINATE LOCATION OF ELECTRICAL WITH OWNER PROVIDED PROJECTOR AND PROJECTOR SCREEN

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
1800 2ND STREET, SUITE 900
SARASOTA, FLORIDA 34237
941.364.2661 FAX 941.362.8253
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
813.251.1988 FAX (813) 251-1944
SAFETY HARBOR OFFICE
1241 SOUTH HIGHLAND AVENUE
SUITE 2
SAFETY HARBOR, FLORIDA 34695
727.725.1818 FAX (727) 725-3069
REGISTRATION NUMBER AA C000233
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
1	08-13-21	ADDENDUM #2
2	09-16-21	ADDENDUM #4
3	01-10-22	CHANGE BULLETIN #1
4	02-08-22	CHANGE BULLETIN #2
5		
6		
7		

SHEET NAME
POWER PLAN - E

SHEET NUMBER
E1.10E

KEYPLAN

E	D	C
	B	A

M:\PROJECTS\21003 ROOMS-TO-GO RENOVATION\PLANNING\21003 ELECTRICAL POWER LEVEL 1.DWG | Owner | Feb 08,2022 - 2:53pm

KEYNOTE LEGEND

1. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR DISCONNECT AND FEEDER INFORMATION.
2. MAINTENANCE RECEPTACLE POWERED FROM AND PROVIDED WITH ROOF TOP UNIT, COORDINATE WITH DIVISION 23.
3. DISCONNECT AND RECONNECT TO EXISTING ROOF-TOP UNIT BRANCH CIRCUIT SERVING UNIT TO BE REPLACED, EXTEND CONDUIT AND WIRE AS NEEDED. CONTRACTOR SHALL RING-OUT CIRCUIT AND UPDATE PANEL INDEX TO REFLECT CURRENT IDENTIFICATION.
4. EXISTING ROOF TOP UNIT TO BE REPLACED, NO ADDITIONAL LOAD HAS BEEN ADDED, UNIT TONNAGE SAME AND OR DECREASED.
5. EXISTING ROOF TOP UNIT TO REMAIN.

GENERAL NOTES

1. ASSIGNED CIRCUITS ARE BASED OFF AS-BUILT DRAWINGS PROVIDED BY OWNER. CONTRACTOR SHALL FIELD-VERIFY CIRCUITING AND CIRCUIT AVAILABILITY PRIOR TO DEMOLITION AND CONSTRUCTION.
2. COORDINATE ALL LOCATIONS AND REQUIREMENTS FOR ROOF TOP EQUIPMENT WITH DIVISION 23.

ANY WORK ON ROOF SHALL BE COORDINATED WITH EXISTING LIGHTNING PROTECTION SYSTEM, SYSTEM SHALL REMAIN INTACT AND OPERATIONAL AT ALL TIMES

POWER ROOF PLAN
1/16" = 1'-0" (1)

KEYPLAN

E D C
B A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 203
SARASOTA, FLORIDA 34232
PHONE (941) 342-9333
FAX (941) 342-9335
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000213
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 4
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-3889
FAX (727) 723-3889

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

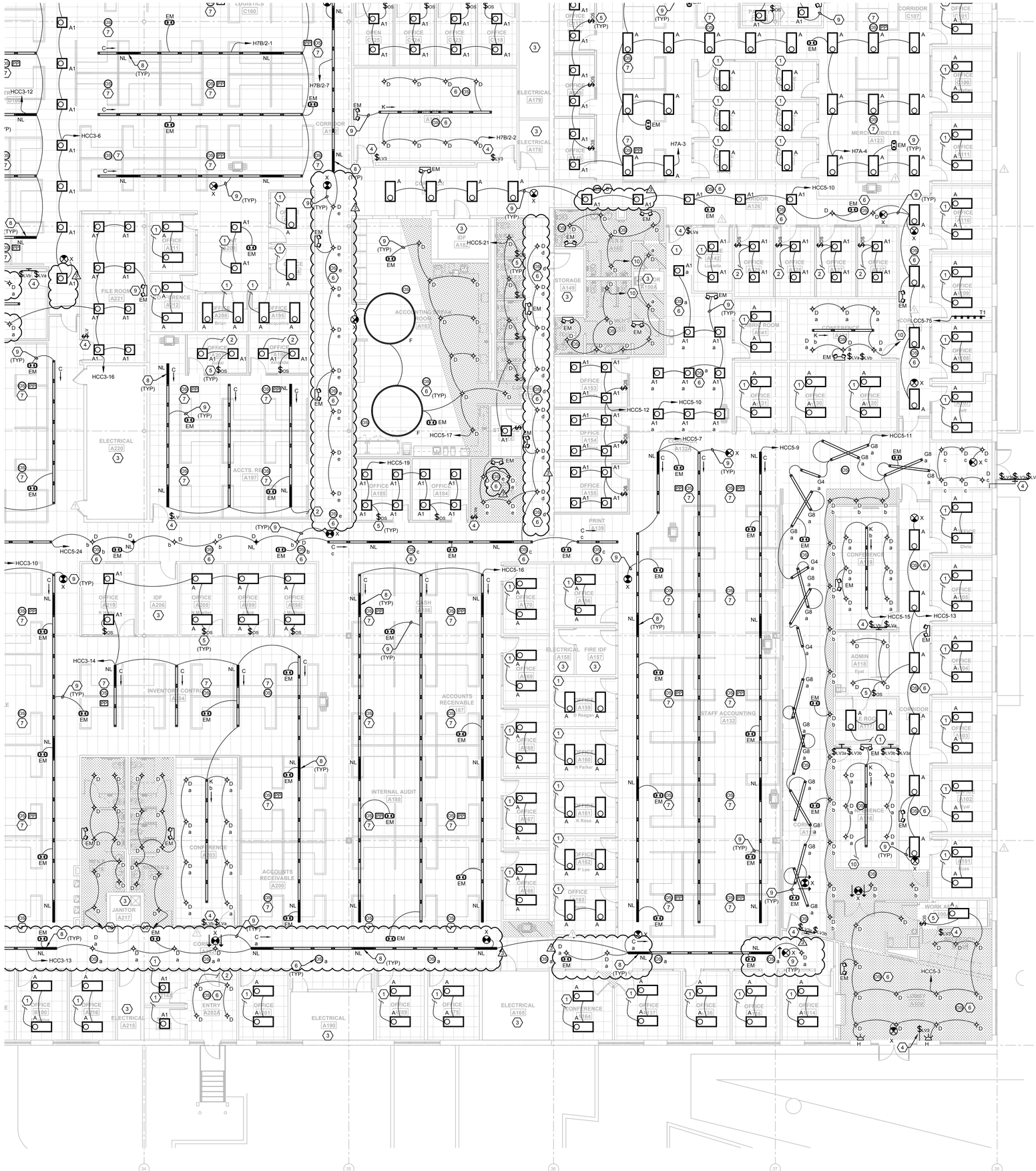
ISSUE DATE
08-25-21

REVISIONS		
NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
POWER ROOF PLAN

SHEET NUMBER
E1.20

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 ELECTRICAL POWER ROOF LEVEL.DWG | Date Plotted: | Sep 13,2021 - 8:18am



LIGHTING PLAN - A
1/8" = 1'-0" 1

GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DEVICE LOCATIONS AND FINISHES PRIOR TO CONSTRUCTION.
2. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
3. MODIFICATIONS TO NUMBER OF CONDUCTORS IN HOME RUNS IN ADDITION TO CIRCUITS INDICATED ON THIS DRAWING ARE PROHIBITED.
4. PROVIDE OCCUPANCY SENSORS AND ALL ASSOCIATED HARDWARE, POWER PACKS AND/OR TRANSFORMERS AS REQUIRED FOR A COMPLETE INSTALLATION PER MANUFACTURER REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIRED COVERAGE. IN LOCATIONS WHERE NO WALL SWITCH IS SHOWN THE OCCUPANCY SWITCH SHALL SERVE AS THE ONLY SWITCHING MEANS. IN LOCATIONS WHERE WALL SWITCHES ARE PROVIDED, THE WALL SWITCHES SHALL BE WIRED TO ACT AS AN OVERRIDE OFF SWITCH TO THE OCCUPANCY SENSOR.
5. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
6. ASSIGNED CIRCUITS ARE BASED OFF AS-BUILT DRAWINGS PROVIDED BY OWNER. CONTRACTOR SHALL FIELD-VERIFY CIRCUITING AND CIRCUIT AVAILABILITY PRIOR TO DEMOLITION AND CONSTRUCTION.

KEYNOTE LEGEND

1. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT AND CONTROLS. DISCONNECT AND RE-INSTALL LIGHTING CONTROLS IN NEW CEILING WHERE APPLICABLE.
2. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT. CONNECT TO LOCAL CONTROLS AS SHOWN.
3. LIGHTING AND CONTROLS IN THIS AREA SHALL BE EXISTING TO REMAIN.
4. LOW VOLTAGE MOMENTARY SWITCH, LETTER DESIGNATES CONTROL INTENT.
5. DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH.
6. LOW VOLTAGE DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR, COVERAGE AS REQUIRED.
7. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR AND REQUIRED POWER PACK FOR A MAXIMUM CONTROLLED AREA OF 600 SQFT IN OPEN OFFICE SPACE PER FBC.
8. "NL" DESIGNATES NIGHT LIGHT, FIXTURE SHALL BE WIRED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
9. ALL EXIT AND EMERGENCY LIGHTING SHALL BE CONNECTED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
10. CONNECT TO EXISTING UN-SWITCHED LIGHTING CIRCUIT CURRENTLY SERVING SPACE.

KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 300
SARASOTA, FLORIDA 34232
PHONE: 941.342.3000
FAX: 941.342.9293
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE: 813.251.1988
FAX: 813.251.1944
SAFETY HARBOR OFFICE
1000 MAIN STREET, SOUTH
SAFETY HARBOR, FLORIDA 34695
PHONE: 727.725.3000
FAX: 727.725.3005
REGISTRATION NUMBER AA C000723
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

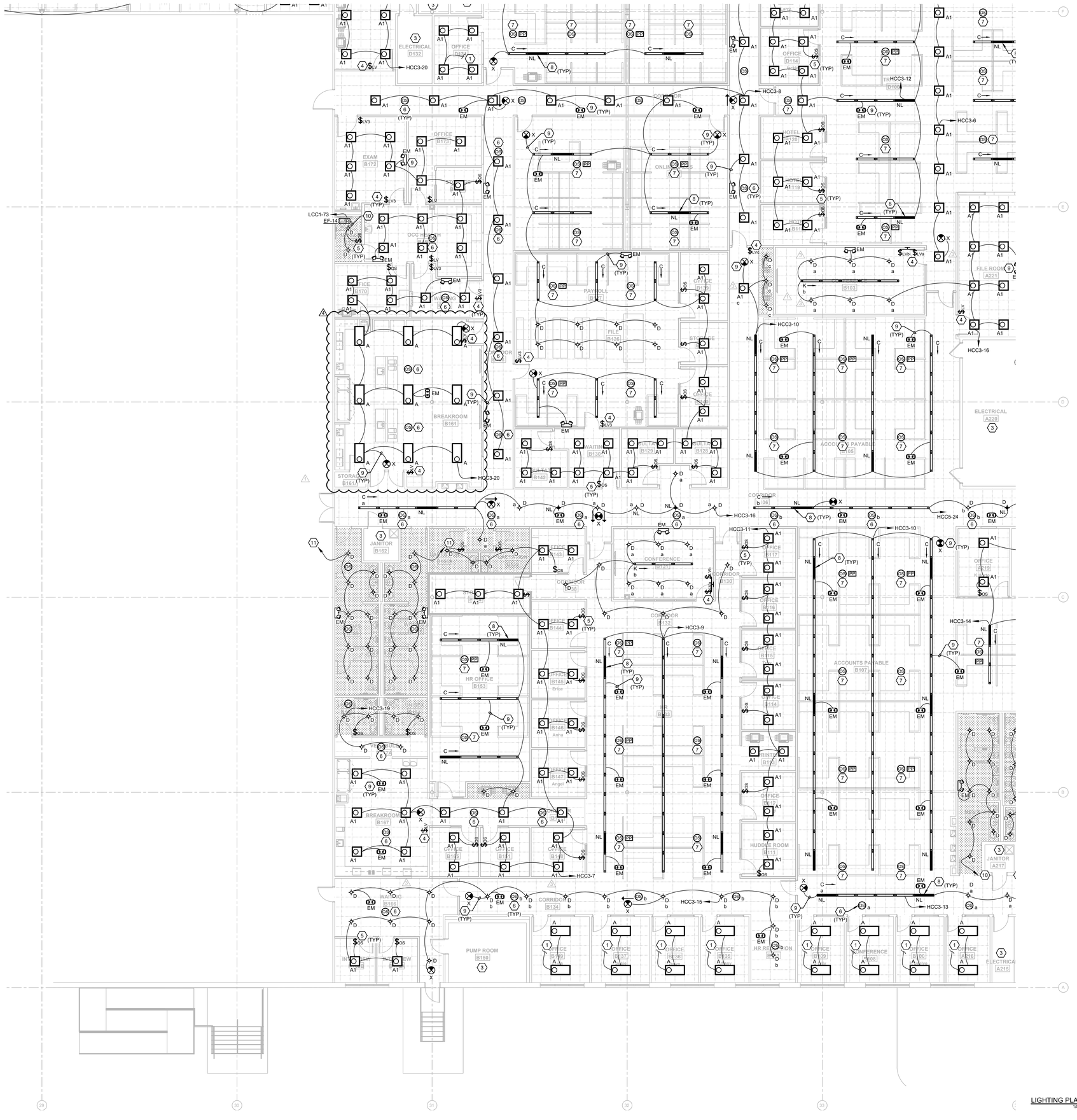
REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2
2	01-10-22	CHANGE BULLETIN #1

SHEET NAME
LIGHTING PLAN - A

SHEET NUMBER
E2.10A

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\REVIT\210120 ELECTRICAL LIGHTING LEVEL 1.RVT | Daniel Prescott | Jan 17,2022 - 4:18pm



LIGHTING PLAN - B
1/8" = 1'-0" (1)

GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DEVICE LOCATIONS AND FINISHES PRIOR TO CONSTRUCTION.
2. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
3. MODIFICATIONS TO NUMBER OF CONDUCTORS IN HOME RUNS IN ADDITION TO CIRCUITS INDICATED ON THIS DRAWING ARE PROHIBITED.
4. PROVIDE OCCUPANCY SENSORS AND ALL ASSOCIATED HARDWARE, POWER PACKS AND/OR TRANSFORMERS AS REQUIRED FOR A COMPLETE INSTALLATION PER MANUFACTURER REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIRED COVERAGE. IN LOCATIONS WHERE NO WALL SWITCH IS SHOWN THE OCCUPANCY SWITCH SHALL SERVE AS THE ONLY SWITCHING MEANS. IN LOCATIONS WHERE WALL SWITCHES ARE PROVIDED, THE WALL SWITCHES SHALL BE WIRED TO ACT AS AN OVERRIDE OFF SWITCH TO THE OCCUPANCY SENSOR.
5. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
6. ASSIGNED CIRCUITS ARE BASED OFF AS-BUILT DRAWINGS PROVIDED BY OWNER. CONTRACTOR SHALL FIELD-VERIFY CIRCUITING AND CIRCUIT AVAILABILITY PRIOR TO DEMOLITION AND CONSTRUCTION.

KEYNOTE LEGEND

1. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT AND CONTROLS. DISCONNECT AND RE-INSTALL LIGHTING CONTROLS IN NEW CEILING WHERE APPLICABLE.
2. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT. CONNECT TO LOCAL CONTROLS AS SHOWN.
3. LIGHTING AND CONTROLS IN THIS AREA SHALL BE EXISTING TO REMAIN.
4. LOW VOLTAGE MOMENTARY SWITCH, LETTER DESIGNATES CONTROL INTENT.
5. DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH.
6. LOW VOLTAGE DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR, COVERAGE AS REQUIRED.
7. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR AND REQUIRED POWER PACK FOR A MAXIMUM CONTROLLED AREA OF 600 SQFT IN OPEN OFFICE SPACE PER FBC.
8. "NL" DESIGNATES NIGHT LIGHT, FIXTURE SHALL BE WIRED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
9. ALL EXIT AND EMERGENCY LIGHTING SHALL BE CONNECTED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
10. PROVIDE RELAY WITH 277V COIL FOR FAN INTERLOCK WITH LIGHTING CONTROL. PROVIDE 120V CIRCUIT FOR FAN POWER VIA RELAY CONTACTS. REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
11. CONNECT TO EXISTING UN-SWITCHED LIGHTING CIRCUIT CURRENTLY SERVING SPACE.

KEYPLAN

E | D | C
B | A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PH (813) 251-1994
FAX (813) 251-1994
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 211
SARASOTA, FLORIDA 34232
PH (941) 342-9293
FAX (941) 342-9253
REGISTRATION NUMBER AA C000333
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1000 MAIN STREET, SOUTH
SAFETY HARBOR, FLORIDA 34695
PH (727) 726-1666
FAX (727) 725-3069

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

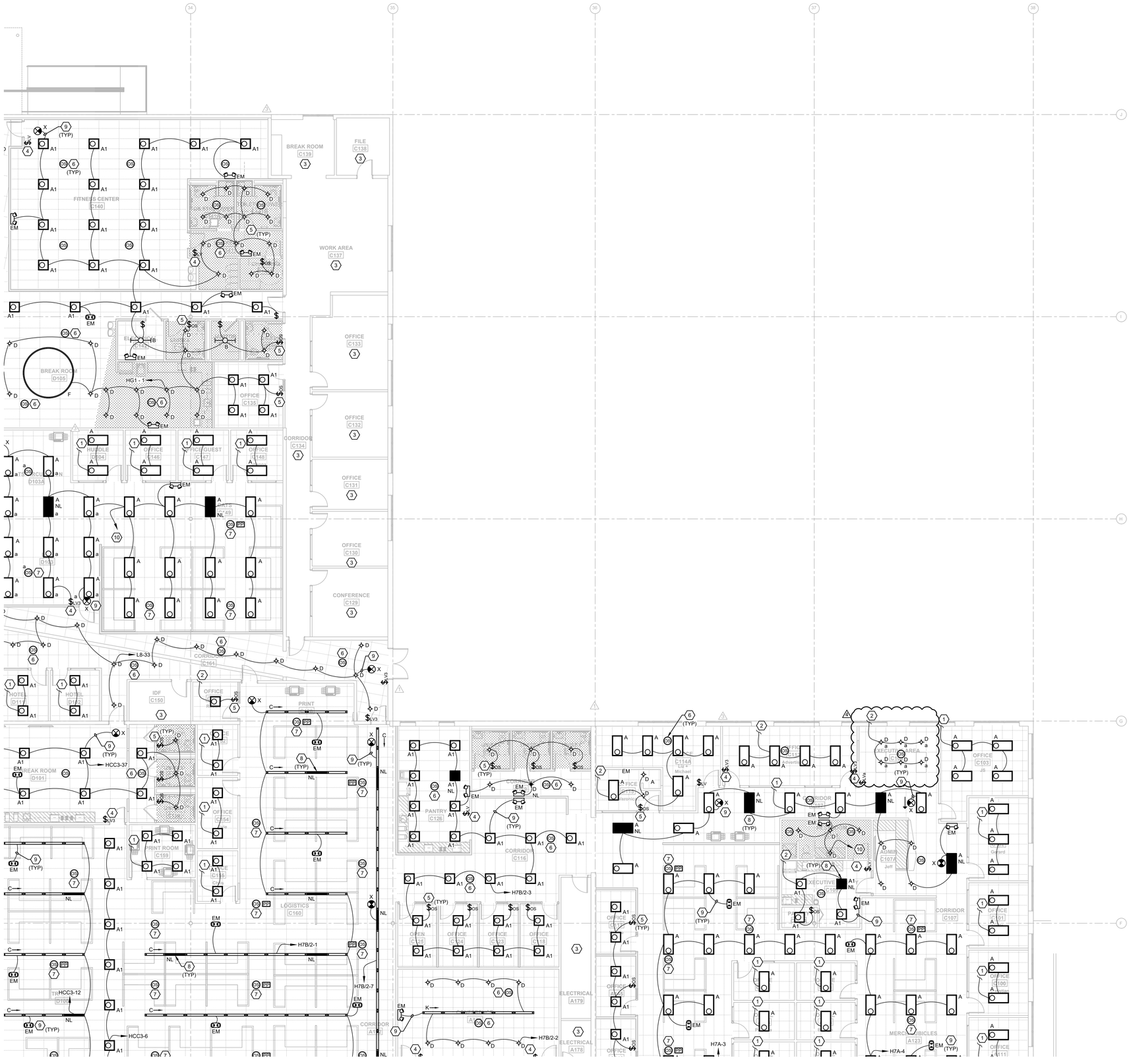
REVISIONS

NO.	DATE	NOTES
1	09-13-21	ADDENDUM #2
3	01-10-22	CHANGE BULLETIN #1
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
LIGHTING PLAN - B

SHEET NUMBER
E2.10B

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 ELECTRICAL LIGHTING LEVEL_LOWE | Owner | Feb 08,2022 - 3:16pm



GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DEVICE LOCATIONS AND FINISHES PRIOR TO CONSTRUCTION.
2. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
3. MODIFICATIONS TO NUMBER OF CONDUCTORS IN HOME RUNS IN ADDITION TO CIRCUITS INDICATED ON THIS DRAWING ARE PROHIBITED.
4. PROVIDE OCCUPANCY SENSORS AND ALL ASSOCIATED HARDWARE, POWER PACKS AND/OR TRANSFORMERS AS REQUIRED FOR A COMPLETE INSTALLATION PER MANUFACTURER REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIRED COVERAGE. IN LOCATIONS WHERE NO WALL SWITCH IS SHOWN THE OCCUPANCY SWITCH SHALL SERVE AS THE ONLY SWITCHING MEANS. IN LOCATIONS WHERE WALL SWITCHES ARE PROVIDED, THE WALL SWITCHES SHALL BE WIRED TO ACT AS AN OVERRIDE OFF SWITCH TO THE OCCUPANCY SENSOR.
5. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
6. ASSIGNED CIRCUITS ARE BASED OFF AS-BUILT DRAWINGS PROVIDED BY OWNER. CONTRACTOR SHALL FIELD-VERIFY CIRCUITING AND CIRCUIT AVAILABILITY PRIOR TO DEMOLITION AND CONSTRUCTION.

KEYNOTE LEGEND

1. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT AND CONTROLS. DISCONNECT AND RE-INSTALL LIGHTING CONTROLS IN NEW CEILING WHERE APPLICABLE.
2. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT. CONNECT TO LOCAL CONTROLS AS SHOWN.
3. LIGHTING AND CONTROLS IN THIS AREA SHALL BE EXISTING TO REMAIN.
4. LOW VOLTAGE MOMENTARY SWITCH, LETTER DESIGNATES CONTROL INTENT.
5. DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH.
6. LOW VOLTAGE DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR, COVERAGE AS REQUIRED.
7. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR AND REQUIRED POWER PACK FOR A MAXIMUM CONTROLLED AREA OF 600 SQFT IN OPEN OFFICE SPACE PER FBC.
8. "NL" DESIGNATES NIGHT LIGHT, FIXTURE SHALL BE WIRED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
9. ALL EXIT AND EMERGENCY LIGHTING SHALL BE CONNECTED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
10. CONNECT TO EXISTING UN-SWITCHED LIGHTING CIRCUIT CURRENTLY SERVING SPACE.

LIGHTING PLAN - C (1)
1/8" = 1'-0"

N
KEYPLAN

E	D	C
	B	A

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB# 27845
EEI PROJECT# 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
1661 ringling blvd, suite 201
SARASOTA, FLORIDA 34236
PHONE (941) 330-1661
FAX (941) 330-9253
887 CASTILLO DRIVE
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
REGISTRATION NUMBER AA C000333
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
3001 TREE FARM ROAD SOUTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-1666
FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

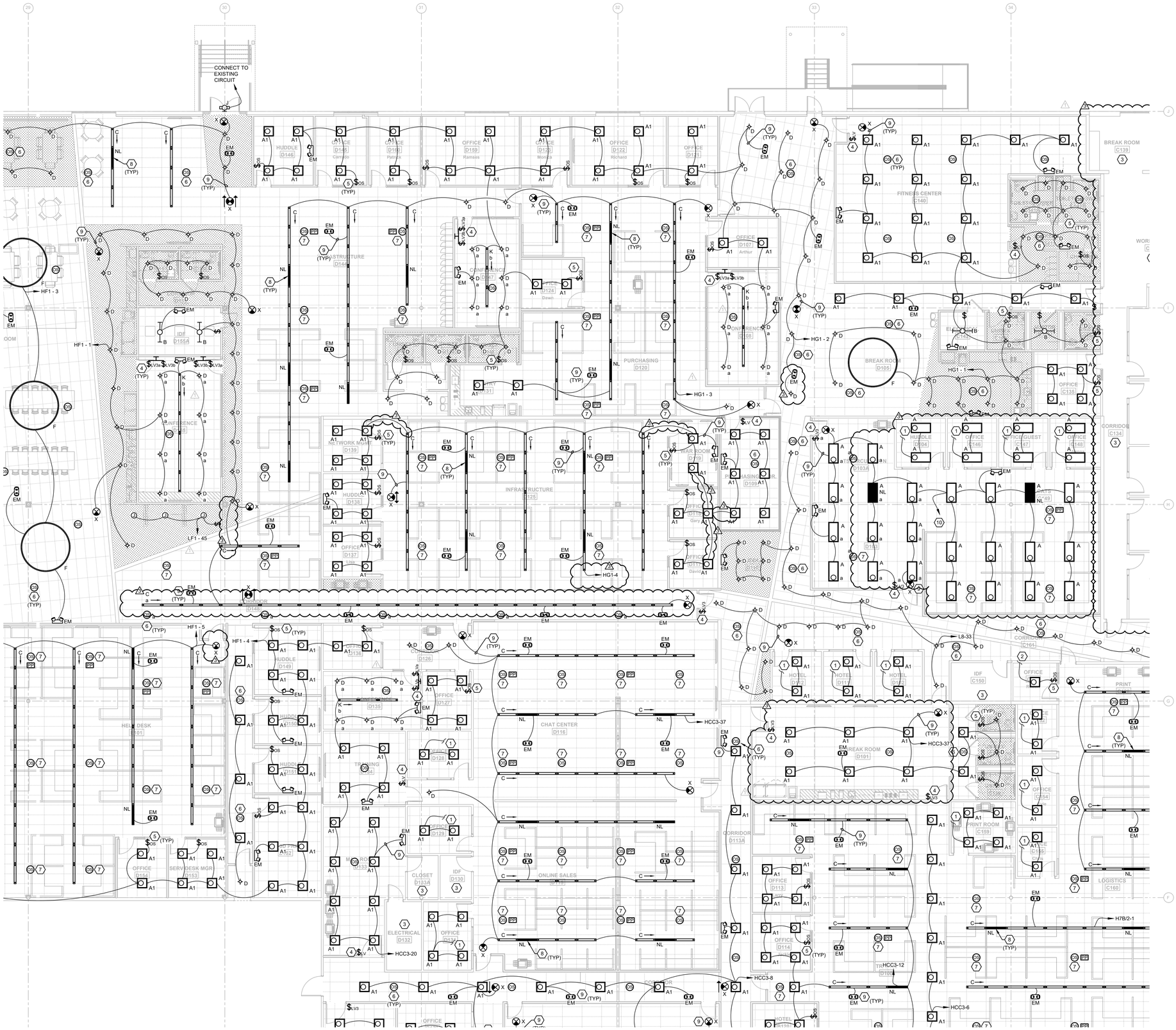
REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2
2	01-10-22	CHANGE BULLETIN #1
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
LIGHTING PLAN - C

SHEET NUMBER
E2.10C

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\PLANS\REVIT\210120 ELECTRICAL LIGHTING LEVEL 1.DWG | Owner | Feb 08,2022 - 3:19pm



GENERAL NOTES

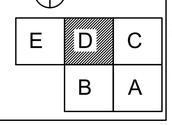
1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DEVICE LOCATIONS AND FINISHES PRIOR TO CONSTRUCTION.
2. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
3. MODIFICATIONS TO NUMBER OF CONDUCTORS IN HOME RUNS IN ADDITION TO CIRCUITS INDICATED ON THIS DRAWING ARE PROHIBITED.
4. PROVIDE OCCUPANCY SENSORS AND ALL ASSOCIATED HARDWARE, POWER PACKS AND/OR TRANSFORMERS AS REQUIRED FOR A COMPLETE INSTALLATION PER MANUFACTURER REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIRED COVERAGE. IN LOCATIONS WHERE NO WALL SWITCH IS SHOWN THE OCCUPANCY SWITCH SHALL SERVE AS THE ONLY SWITCHING MEANS. IN LOCATIONS WHERE WALL SWITCHES ARE PROVIDED, THE WALL SWITCHES SHALL BE WIRED TO ACT AS AN OVERRIDE OFF SWITCH TO THE OCCUPANCY SENSOR.
5. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
6. ASSIGNED CIRCUITS ARE BASED OFF AS-BUILT DRAWINGS PROVIDED BY OWNER. CONTRACTOR SHALL FIELD-VERIFY CIRCUITING AND CIRCUIT AVAILABILITY PRIOR TO DEMOLITION AND CONSTRUCTION.

KEYNOTE LEGEND

1. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT AND CONTROLS. DISCONNECT AND RE-INSTALL LIGHTING CONTROLS IN NEW CEILING WHERE APPLICABLE.
2. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT. CONNECT TO LOCAL CONTROLS AS SHOWN.
3. LIGHTING AND CONTROLS IN THIS AREA SHALL BE EXISTING TO REMAIN.
4. LOW VOLTAGE MOMENTARY SWITCH, LETTER DESIGNATES CONTROL INTENT.
5. DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH.
6. LOW VOLTAGE DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR, COVERAGE AS REQUIRED.
7. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR AND REQUIRED POWER PACK FOR A MAXIMUM CONTROLLED AREA OF 600 SQFT IN OPEN OFFICE SPACE PER FBC.
8. "NL" DESIGNATES NIGHT LIGHT, FIXTURE SHALL BE WIRED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
9. ALL EXIT AND EMERGENCY LIGHTING SHALL BE CONNECTED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
10. CONNECT TO EXISTING UN-SWITCHED LIGHTING CIRCUIT CURRENTLY SERVING SPACE.

LIGHTING PLAN - D (1)
1/8" = 1'-0"

KEYPLAN



EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
TEL (813) 281-1900
FAX (813) 281-1944
SARASOTA OFFICE
5987 CATTLEMEN ROAD, SUITE 201
SARASOTA, FLORIDA 34233
TEL (941) 342-8383
FAX (941) 342-8353
REGISTRATION NUMBER AA C000233
WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE
3947 RIDGEWOOD ROAD
SAFETY HARBOR, FLORIDA 34695
TEL (727) 725-1118
FAX (727) 725-3065

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

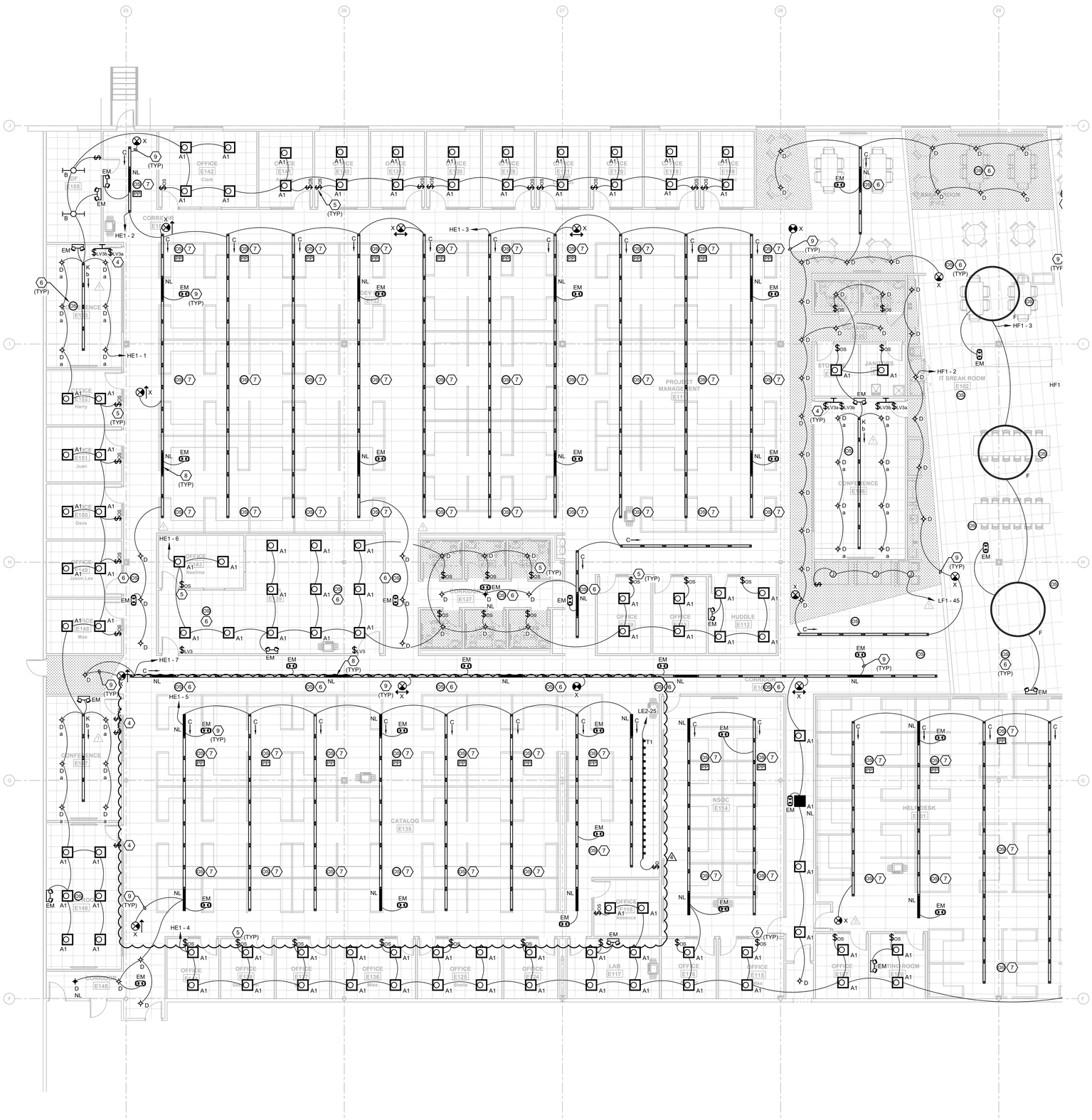
REVISIONS

NO	DATE	NOTES
1	08-13-21	ADDENDUM #2
3	01-10-22	CHANGE BULLETIN #1

SHEET NAME
LIGHTING PLAN - D

SHEET NUMBER
E2.10D

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\REVIT\MODELS\210120 ELECTRICAL LIGHTING LEVEL 1.RVT | Owner | Jan 20,2022 — 2:09pm



LIGHTING PLAN - E (1)
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DEVICE LOCATIONS AND FINISHES PRIOR TO CONSTRUCTION.
2. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
3. MODIFICATIONS TO NUMBER OF CONDUCTORS IN HOME RUNS IN ADDITION TO CIRCUITS INDICATED ON THIS DRAWING ARE PROHIBITED.
4. PROVIDE OCCUPANCY SENSORS AND ALL ASSOCIATED HARDWARE, POWER PACKS AND/OR TRANSFORMERS AS REQUIRED FOR A COMPLETE INSTALLATION PER MANUFACTURER REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIRED COVERAGE. IN LOCATIONS WHERE NO WALL SWITCH IS SHOWN THE OCCUPANCY SWITCH SHALL SERVE AS THE ONLY SWITCHING MEANS. IN LOCATIONS WHERE WALL SWITCHES ARE PROVIDED, THE WALL SWITCHES SHALL BE WIRED TO ACT AS AN OVERRIDE OFF SWITCH TO THE OCCUPANCY SENSOR.
5. PROVIDE NO. 10 WIRE IN LIEU OF NO. 12 WIRE FOR ANY BRANCH CIRCUIT EXCESS OF 100 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP. PROVIDE NO. 8 WIRE IN LIEU OF NO. 10 WIRE FOR ANY BRANCH CIRCUIT IN EXCESS OF 160 FEET (120V) OF CIRCUIT LENGTH TO FARTHEST DEVICE TO PREVENT EXCESSIVE VOLTAGE DROP.
6. ASSIGNED CIRCUITS ARE BASED OFF AS-BUILT DRAWINGS PROVIDED BY OWNER. CONTRACTOR SHALL FIELD-VERIFY CIRCUITING AND CIRCUIT AVAILABILITY PRIOR TO DEMOLITION AND CONSTRUCTION.

KEYNOTE LEGEND

1. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT AND CONTROLS.
2. CONNECT LIGHTING IN THIS SPACE TO EXISTING LOCAL LIGHTING CIRCUIT. CONNECT TO LOCAL CONTROLS AS SHOWN.
3. LIGHTING AND CONTROLS IN THIS AREA SHALL BE EXISTING TO REMAIN.
4. LOW VOLTAGE MOMENTARY SWITCH, LETTER DESIGNATES CONTROL INTENT.
5. DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH.
6. LOW VOLTAGE DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR, COVERAGE AS REQUIRED.
7. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR AND REQUIRED POWER PACK FOR A MAXIMUM CONTROLLED AREA OF 600 SQFT IN OPEN OFFICE SPACE PER FBC.
8. "NL" DESIGNATES NIGHT LIGHT, FIXTURE SHALL BE WIRED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.
9. ALL EXIT AND EMERGENCY LIGHTING SHALL BE CONNECTED AHEAD OF ANY LOCAL CONTROL AND/OR SWITCHING.

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMANGARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 281-1900
FAX (813) 281-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 201
SARASOTA, FLORIDA 34232
PHONE (941) 342-8223
FAX (941) 342-8253

SAFETY HARBOR OFFICE
3101 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-3000
FAX (727) 726-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

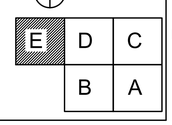
REVISIONS

NO	DATE	NOTES
1	09-15-21	ADDENDUM #2
3	01-10-22	CHANGE BULLETIN #3
4	02-09-22	CHANGE BULLETIN #4

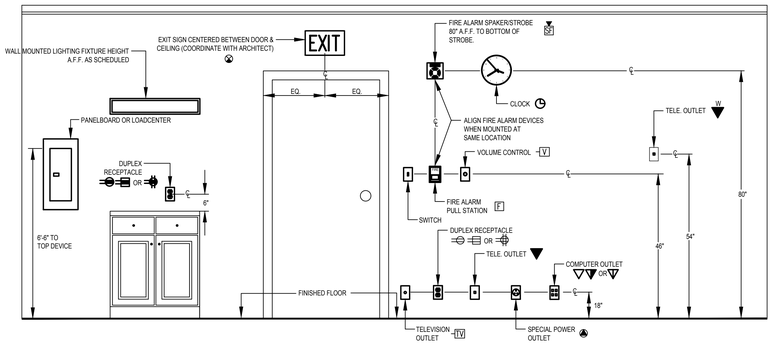
SHEET NAME
LIGHTING PLAN - E

SHEET NUMBER
E2.10E

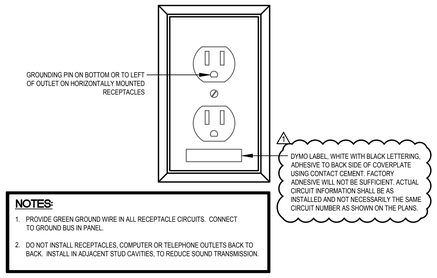
KEYPLAN



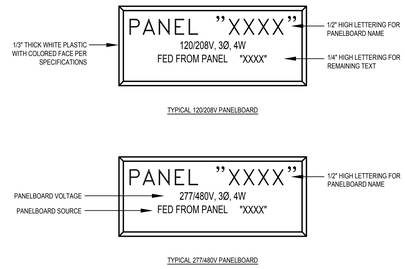
M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 ELECTRICAL LIGHTING LEVEL 1.DWG | Owner | Feb 08,2022 - 3:16pm



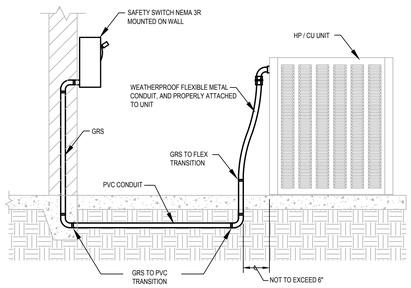
1 TYPICAL SYSTEMS OUTLET MOUNTING HEIGHT DETAIL
N.T.S.



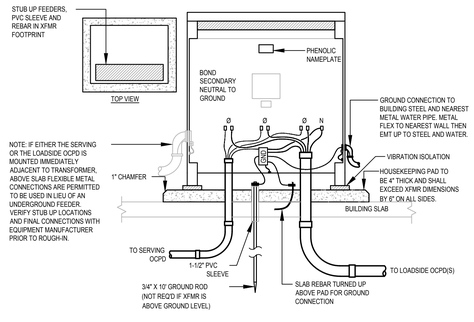
2 TYPICAL RECEPTACLE IDENTIFICATION
N.T.S.



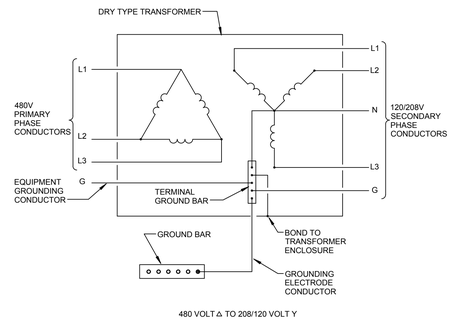
3 PANELBOARD NAMEPLATE
N.T.S



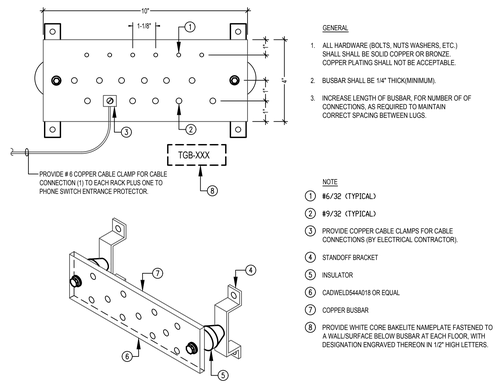
4 TYPICAL EXTERIOR CU CONNECTION DETAIL
N.T.S



5 FLOOR MOUNTED TRANSFORMER DETAIL
N.T.S.

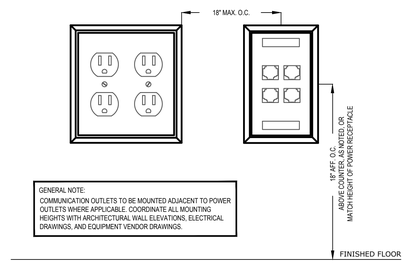


6 TRANSFORMER WIRING DETAIL
N.T.S.



7 TYPICAL GROUND BUS BAR
N.T.S

8 POWER OUTLET COORDINATION REQUIREMENTS
N.T.S.



EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
1800 2ND STREET, SUITE 902
SARASOTA, FLORIDA 34237
PHONE: (941) 365-3322
FAX: (941) 342-9293
5987 CATTLEMEN ROAD
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 390
TAMPA, FLORIDA 33606
PHONE: (813) 251-1944
FAX: (813) 251-1944
REGISTRATION NUMBER AA C000213
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1101 EAST ALBERT MAYO DRIVE
SAFETY HARBOR, FLORIDA 34695
PHONE: (727) 725-1118
FAX: (727) 725-3069

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
ELECTRICAL DETAILS

SHEET NUMBER
E4.00

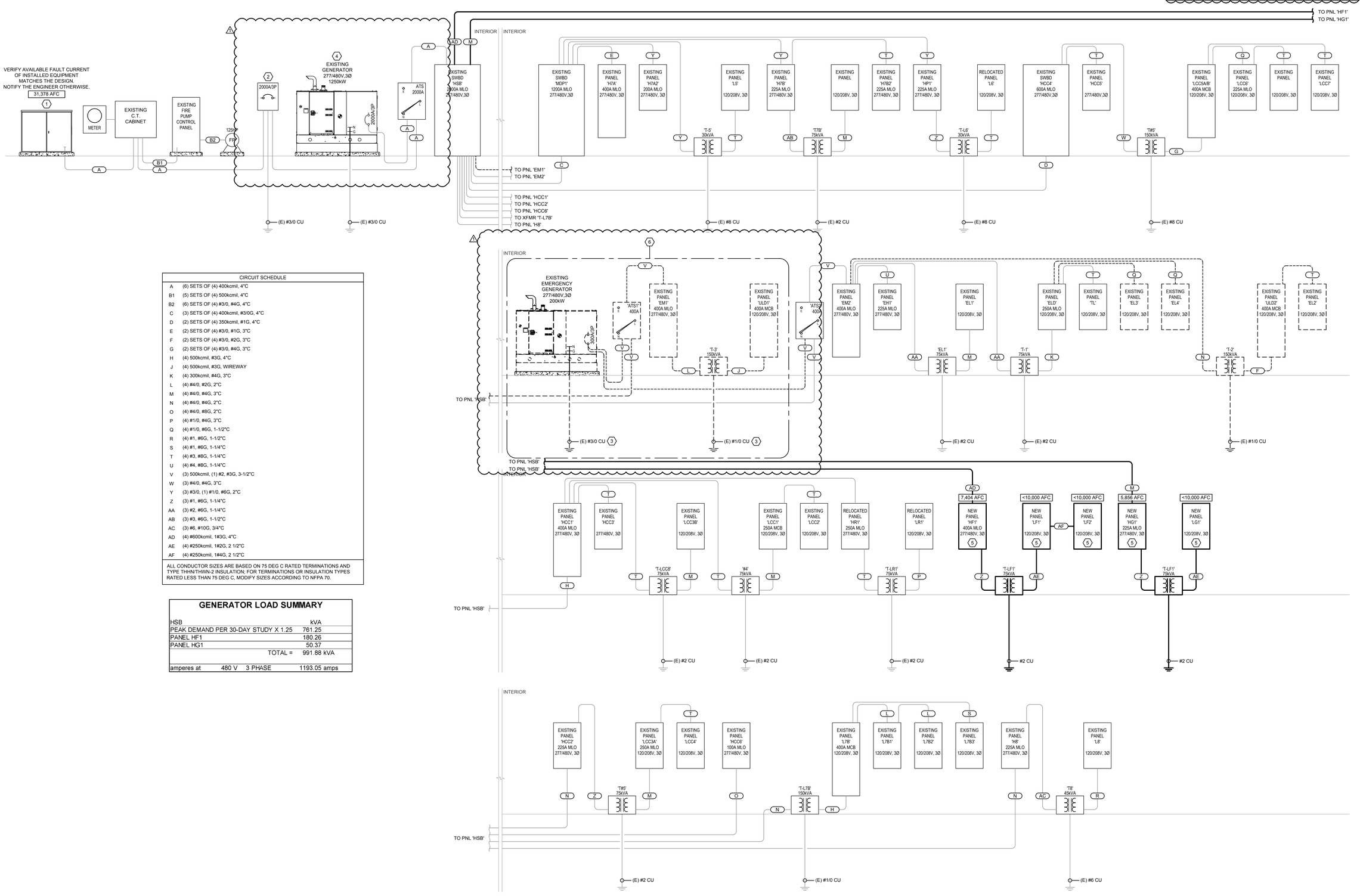
M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 ELECTRICAL NON PLAN SHEETS.DWG | Daniel Prescott | Sep 13,2021 - 8:17am

VOLTAGE DROP CALCULATIONS:

VOLTAGE DROP CALCULATIONS HAVE BEEN PERFORMED; THIS DESIGN COMPLIES WITH VOLTAGE DROP REQUIREMENTS OF THE FBC 405.6.3 OF LESS THAN 5% TOTAL VOLTAGE DROP.

POWER RISER DIAGRAM NOTES

1. 480/277V, 3 PHASE PAD MOUNTED UTILITY TRANSFORMER.
2. EXISTING SERVICE-RATED 2000-AMP BREAKER.
3. ABANDON SERVICE GROUND IN PLACE.
4. EXISTING 1250 KW DIESEL GENERATOR.
5. ALL SERVICE EQUIPMENT SHALL BE FIELD MARKED WITH MAXIMUM AVAILABLE FAULT CURRENT THE MARKINGS, AND SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITH STAND THE ENVIRONMENT INVOLVED.
6. GENERATOR TO REMAIN ON SLAB, REMOVE ATS SWITCHES, PANELS AND ASSOCIATED TRANSFORMERS AND RETURN TO OWNER.



CIRCUIT SCHEDULE	
A	(6) SETS OF (4) 400kcmil, 4"C
B1	(5) SETS OF (4) 500kcmil, 4"C
B2	(6) SETS OF (4) #3/0, #4G, 4"C
C	(3) SETS OF (4) 400kcmil, #3/0G, 4"C
D	(2) SETS OF (4) 350kcmil, #1G, 4"C
E	(2) SETS OF (4) #3/0, #1G, 3"C
F	(2) SETS OF (4) #3/0, #2G, 3"C
G	(2) SETS OF (4) #3/0, #4G, 3"C
H	(4) 500kcmil, #3G, 4"C
J	(4) 500kcmil, #3G, WIREWAY
K	(4) 300kcmil, #4G, 3"C
L	(4) #4/0, #2G, 2"C
M	(4) #4/0, #4G, 3"C
N	(4) #4/0, #4G, 2"C
O	(4) #4/0, #8G, 2"C
P	(4) #1/0, #4G, 3"C
Q	(4) #1/0, #6G, 1-1/2"C
R	(4) #1, #6G, 1-1/2"C
S	(4) #1, #6G, 1-1/4"C
T	(4) #3, #8G, 1-1/4"C
U	(4) #4, #8G, 1-1/4"C
V	(3) 500kcmil, (1) #2, #3G, 3-1/2"C
W	(3) #4/0, #4G, 3"C
Y	(3) #3/0, (1) #1/0, #6G, 2"C
Z	(3) #1, #6G, 1-1/4"C
AA	(3) #2, #6G, 1-1/4"C
AB	(3) #3, #6G, 1-1/2"C
AC	(3) #6, #10G, 3/4"C
AD	(4) #600kcmil, 1#3G, 4"C
AE	(4) #250kcmil, 1#2G, 2 1/2"C
AF	(4) #250kcmil, 1#4G, 2 1/2"C

ALL CONDUCTOR SIZES ARE BASED ON 75 DEG C RATED TERMINATIONS AND TYPE THHN/THWN-2 INSULATION; FOR TERMINATIONS OR INSULATION TYPES RATED LESS THAN 75 DEG C, MODIFY SIZES ACCORDING TO NFPA 70.

GENERATOR LOAD SUMMARY

HSB	kVA
PEAK DEMAND PER 30-DAY STUDY X 1.25	761.25
PANEL HF1	180.26
PANEL HG1	50.37
TOTAL =	991.88 kVA
amperes at 480 V 3 PHASE	1193.05 amps

SERVICE ONE RISER DIAGRAM (1)
N.T.S.

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE 5987 CATTLEMEN ROAD SARASOTA, FLORIDA 34232 PHONE (941) 342-9292 FAX (941) 342-9293
TAMPA OFFICE 324 HYDE PARK PLACE, SUITE 350 TAMPA, FLORIDA 33606 PHONE (813) 251-1944 FAX (813) 251-1944
REGISTRATION NUMBER AA C000213 WWW.FLEISCHMANGARCIA.COM
SAFETY HARBOR OFFICE 3018 US HIGHWAY 19 NORTH SAFETY HARBOR, FLORIDA 34695 PHONE (727) 725-1818 FAX (727) 725-3069

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME
RISER DIAGRAMS

SHEET NUMBER
E5.00

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\A/MINGS\210120 ELECTRICAL WORK PLAN SHEETS.DWG | Daniel Prescott | Sep 13,2021 - 9:17am

VOLTAGE DROP CALCULATIONS:

VOLTAGE DROP CALCULATIONS HAVE BEEN PERFORMED; THIS DESIGN COMPLIES WITH VOLTAGE DROP REQUIREMENTS OF THE FBC 405.6.3 OF LESS THAN 5% TOTAL VOLTAGE DROP.

POWER RISER DIAGRAM NOTES

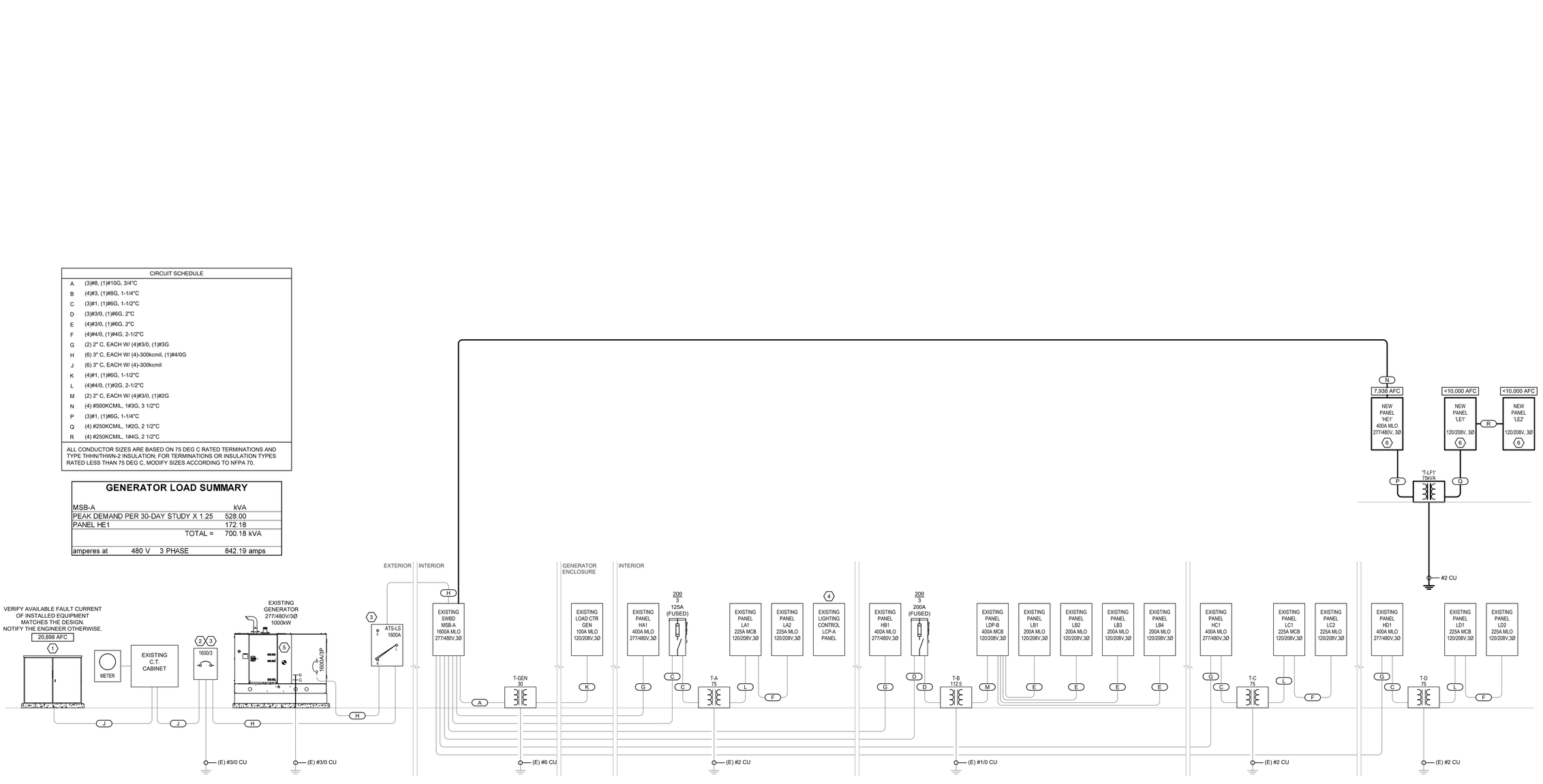
1. 480/277V, 3 PHASE PAD MOUNTED UTILITY TRANSFORMER.
2. SERVICE-RATED 1600-AMP BREAKER. WITH ARC-FLASH REDUCTION MAINTENANCE SWITCH AND GROUND FAULT PROTECTION.
3. NEMA 3R RATED ENCLOSURE.
4. RELAY-BASED LIGHTING CONTROL PANEL.
5. 1000 KW DIESEL GENERATOR.
6. ALL SERVICE EQUIPMENT SHALL BE FIELD MARKED WITH MAXIMUM AVAILABLE FAULT CURRENT THE MARKINGS, AND SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITH STAND THE ENVIRONMENT INVOLVED.

CIRCUIT SCHEDULE	
A	(3)#8, (1)#10G, 3/4"C
B	(4)#3, (1)#8G, 1-1/4"C
C	(3)#1, (1)#6G, 1-1/2"C
D	(3)#3/0, (1)#6G, 2"C
E	(4)#3/0, (1)#6G, 2"C
F	(4)#4/0, (1)#4G, 2-1/2"C
G	(2) 2" C, EACH W/ (4)#3/0, (1)#3G
H	(6) 3" C, EACH W/ (4)-300kcmil, (1)#4/0G
J	(6) 3" C, EACH W/ (4)-300kcmil
K	(4)#1, (1)#6G, 1-1/2"C
L	(4)#4/0, (1)#2G, 2-1/2"C
M	(2) 2" C, EACH W/ (4)#3/0, (1)#2G
N	(4) #500KCMIL, 1#3G, 3 1/2"C
P	(3)#1, (1)#6G, 1-1/4"C
Q	(4) #250KCMIL, 1#2G, 2 1/2"C
R	(4) #250KCMIL, 1#4G, 2 1/2"C

ALL CONDUCTOR SIZES ARE BASED ON 75 DEG C RATED TERMINATIONS AND TYPE THHN/THWN-2 INSULATION; FOR TERMINATIONS OR INSULATION TYPES RATED LESS THAN 75 DEG C, MODIFY SIZES ACCORDING TO NFPA 70.

GENERATOR LOAD SUMMARY

MSB-A		kVA
PEAK DEMAND PER 30-DAY STUDY X 1.25		528.00
PANEL HE1		172.18
	TOTAL =	700.18 kVA
amperes at	480 V 3 PHASE	842.19 amps



CUSTOMER SERVICE RISER DIAGRAM (1)
N.T.S.

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB# 27845 EEI PROJECT# 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
1800 2ND STREET, SUITE 301
SARASOTA, FLORIDA 34237
PHONE (941) 365-3211
FAX (941) 365-9353
5887 CASTILLO DRIVE
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1818
FAX (727) 725-3909
334 HYDE PARK PLACE, SUITE 390
TAMPA, FLORIDA 33606
PHONE (813) 251-1994
FAX (813) 251-1994
REGISTRATION NUMBER AA C000233
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
RISER DIAGRAMS

SHEET NUMBER
E5.01

M:\PROJECTS\21\0120 ROOMS-TO-GO RENOVATION\PLANS\CD\21-0120 ELECTRICAL NON PLAN SHEETS.DWG | Owner | Aug 25, 2021 - 8:53am

EQUIPMENT SCHEDULE

TAG	VOLTAGE	PHASE	PHASE	NUETRAL	GROUND	DISCONNECT MEANS
(E)RTU-1						
(E)RTU-2						
RTU-1A	480	3	(3) #10	N/A	#10	PROVIDED BY DIVISION 23
RTU-2A	480	3	(3) #3	N/A	#8	PROVIDED BY DIVISION 23
RTU-3A	480	3	(3) #12	N/A	#12	PROVIDED BY DIVISION 23
RTU-4A	480	3	(3) #8	N/A	#10	PROVIDED BY DIVISION 23
RTU-5A	480	3	(3) #4	N/A	#8	PROVIDED BY DIVISION 23
RTU-6A	480	3	(3) #8	N/A	#10	PROVIDED BY DIVISION 23
RTU-7A	480	3	(3) #6	N/A	#10	PROVIDED BY DIVISION 23
RTU-8A	208	1	(2) #8	N/A	#10	PROVIDED BY DIVISION 23
RTU-9A	480	3	(3) #12	N/A	#12	PROVIDED BY DIVISION 23
RTU-40	480	3	(3) #8	N/A	#10	PROVIDED BY DIVISION 23
RTU-41	480	3	(3) #4	N/A	#8	PROVIDED BY DIVISION 23
(E)RTU-42						
RTU-43	480	3		EXISTING		PROVIDED BY DIVISION 23
(E)RTU-49						
RTU-50	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-51	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-52	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-53	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-54	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-55	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-56	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-57	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-58	208	1		EXISTING		PROVIDED BY DIVISION 23
(E)RTU-59						
RTU-60	480	3		EXISTING		PROVIDED BY DIVISION 23
(E)RTU-61						
RTU-62	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-63	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-65	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-66	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-67	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-68	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-69	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-70	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-71	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-72	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-73	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-74	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-75	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-76	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-77	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-78	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-80	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-81	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-82	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-83	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-84	480	3		EXISTING		PROVIDED BY DIVISION 23
RTU-85	480	3		EXISTING		PROVIDED BY DIVISION 23
(E)RTU-92						
RTU-94	208	1		EXISTING		PROVIDED BY DIVISION 23
RTU-96	480	3		EXISTING		PROVIDED BY DIVISION 23
EF-1	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-2	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-3	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-4	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-5	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-6	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-7	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-8	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-9	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-10	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-11	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-12	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-13	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
EF-14	120	1	#12	#12	#12	PROVIDED BY DIVISION 23
AC-1	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-2	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-3	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-4	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-5	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-6	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-7	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-8	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-9	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-10	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-11	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-12	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-13	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-14	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-15	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-16	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-17	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-18	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-19	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-20	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-21	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-22	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-23	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-24	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-25	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-26	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-27	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-28	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
AC-29	208	1	(2) #12	N/A	#12	30A/2P/NF/N-1
C-1	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-2	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-3	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-4	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-5	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-6	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-7	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-8	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-9	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-10	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-11	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-12	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-13	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-14	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-15	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-16	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-17	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-18	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-19	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-20	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-21	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-22	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
C-23	208	1	(2) #12	N/A	#12	30A/2P/NF/N-3R
WH-1	277	1	(2) #10	N/A	#10	30A/2P/NF/N-1

PANEL "HSB" — EXISTING — 480Y/277V, 3Ø, 4W — VOLTAGE/PHASE — 2000A MLO — 2000A BUS — NEMA-1 — SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					77644	2					0
3	400	3	**PANEL HF1**	**1**	71690	4	60	3	TVSS		0
5					70321	6					0
7					56010	8					17728
9	400	3	PANEL EM2		55376	10	100	3	HCC6		17728
11					52016	12					17728
13					99654	14					38080
15	600	3	HCC4		105043	16	225	3	XFMR "L7B"		35500
17					101466	18					34690
19					127736	20					0
21	1200	3	MDP1		127265	22		3	SPACE		0
23					124191	24					0
25					112325	26					22228
27	400	3	HCC1		103374	28	225	3	H8		25971
29					96613	30					25588
31					54985	32					0
33	225	3	HCC2		47403	34		3	SPACE		0
35					43213	36					0
37					20621	38					0
39	**225**	**3**	**PANEL HG1**	**2**	20158	40		3	SPACE		0
41					22480	42					0

NOTES:	
1.	EXISTING BREAKER, NEW WIRE
2.	NEW BREAKER, MATCH AIC AND MANUF.
3.	
4.	
5.	
6.	
7.	

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	150,580	1.25	188,225
HVAC - COOL	1,200	1.00	1,200
HVAC - HEAT	0	0.00	0
RECEPTACLE	563,640	0.51	286,820
MISC	1,109,405	1.00	1,109,405
TOTAL	1,824,825		1,585,650

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø — 1,907.2 AMPS

PANEL "MDP1" — EXISTING — 480Y/277V, 3Ø, 4W — VOLTAGE/PHASE — 1200A MLO — 1200A BUS — NEMA-1 — SURFACE — COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					5000	2					14200
3	200	3	HP1		5000	4	400	3	H7A		13474
5					5000	6					15400
7					12400	8					0
9	200	3	H5		12400	10	400	3	SPARE		0
11					12400	12					0
13					54000	14					0
15	200	3	H7A2		54000	16		3	SPACE		0
17					54000	18					0
19					42136	20					0
21	200	3	H7B		42391	22		3	SPACE		0
23					37391	24					0

NOTES:

1.	
2.	
3.	
4.	
5.	
6.	
7.	

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	75,172	1.25	93,965
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	59,030	0.58	34,515
MISC	244,990	1.00	244,990
TOTAL	379,192		373,470

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø — 449.2 AMPS

PANEL "H7A" — EXISTING — 480Y/277V, 3Ø, 4W — VOLTAGE/PHASE — 400A MLO — 400A BUS — NEMA-1 — SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	OFFICE LIGHTS		1000	2	20	1	OFFICE LIGHTS		0
3	20	1	OFFICE LIGHTS		768	4	20	1	OFFICE LIGHTS		306
5	20	1	OFFICE LIGHTS		1200	6	20	1	OFFICE LIGHTS		0
7	20	1	OFFICE LIGHTS		2000	8	20	1	RECEPTION LIGHTS		0
9	20	1	OFFICE LIGHTS		1500	10	20	1	RECEPTION LIGHTS		0
11	20	1	OFFICE LIGHTS		2000	12	20	1	LIGHTS		0
13	20	1	OFFICE LIGHTS		1200	14	20	1	LIGHTS		0
15	20	1	OFFICE LIGHTS		900	16	20	1	SPARE		0
17	20	1	OFFICE LIGHTS		2200	18	20	1	SPARE		0
19					5000	20					5000
21		3	RTU		5000	22		3	RTU		5000
23					5000	24					5000
25					0	26		1	SPACE		0
27	100	3	XFMR "T7A3" 75KVA		0	28	20	1	SPARE		0
29					0	30	20	1	SPARE		0
31					0	32		1	SPACE		0
33	60	3	SPARE		0	34		1	SPACE		0
35					0	36		1	SPACE		0
37					0	38					0
39	100	3	SPARE		0	40	100	3	SPARE		0
41					0	42					0

NOTES:

1.	
2.	
3.	
4.	
5.	
6.	
7.	

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	13,074	1.25	16,343
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	0	0.00	0
MISC	30,000	1.00	30,000
TOTAL	43,074		46,343

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø — 55.7 AMPS

PANEL "H7A2" — EXISTING — 480Y/277V, 3Ø, 4W — VOLTAGE/PHASE — 225A MLO — 225A BUS — NEMA-1 — SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					8200	2					3800
3	60	3	RTU-60		8200	4	30	3	RTU-5		3800
5					8200	6					3800
7					8200	8					3800
9	60	3	RTU-56		8200	10	30	3	RTU-59		3800
11					8200	12					3800
13					8200	14					3800
15	60	3	RTU-62		8200	16	30	3	RTU-61		3800
17					8200	18					3800
19					2000	20					3800
21	30	3	RTU-55		2000	22	30	3	RTU-63		3800
23					2000	24					3800
25					0	26					3000
27	100	3	SPARE		0	28	40	3	T7E		3000
29					0	30					3000
31					800	32					4200
33	20	3	EXHAUST FANS		800	34	40	3	RTU		4200
35					800	36					4200
37		1	SPACE		0	38					4200
39		1	SPACE		0	40	40	3	AIR HANDLER		4200
41		1	SPACE		0	42					4200

NOTES:

1.	
2.	
3.	
4.	
5.	
6.	
7.	

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	0	0.00	0
MISC	162,000	1.00	162,000
TOTAL	162,000		162,000

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø — 194.9 AMPS

PANEL "H7B" — EXISTING — 480Y/277V, 3Ø, 4W — VOLTAGE/PHASE — 225A MLO — 225A BUS — NEMA-1 — SURFACE — COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					4056	2					38080
3	100	3	H7B2		6891	4	100	3	XFMR T7B		35500
5					2701	6					34690
7		1	SPACE		0	8		1	SPACE		0
9		1	SPACE		0	10		1	SPACE		0
11		1	SPACE		0	12		1	SPACE		0
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16		1	SPACE		0
17		1	SPACE		0	18		1	SPACE		0
19		1	SPACE		0	20		1	SPACE		0
21		1	SPACE		0	22		1	SPACE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0

NOTES:

1.	
2.	
3.	
4.	
5.	
6.	
7.	

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	9,898	1.25	12,373
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	59,030	0.58	34,515
MISC	52,990	1.00	52,990
TOTAL	121,918		99,878

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø — 120.1 AMPS

PANEL "H7B2" — EXISTING — 480Y/277V, 3Ø, 4W — VOLTAGE/PHASE — 125A MLO — 125A BUS — NEMA-1 — SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	LTG PHASE 2		1472	2	20	1	OFFICE LIGHTS		328
3	20	1	LTG PHASE 2		1091	4	20	1	EXIT LIGHTS		100
5	20	1	LTG PHASE 2		301	6	20	1	OFFICE LIGHTS		1500
7	20	1	LTG PHASE 2		1056	8	20	1	OFFICE LIGHTS		1200
9	25	1	WH-1	1	4500	10	20	1	OFFICE LIGHTS		1100
11		1	SPACE		0	12	20	1	OFFICE LIGHTS		900
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16	20	1	EXIT LIGHTS		100
17		1	SPACE		0	18		1	SPACE		0

NOTES:

1.	NEW BREAKER, MATCH AIC AND MANUF.
2.	
3.	
4.	
5.	
6.	
7.	

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	9,148	1.25	11,435
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	0	0.00	0
MISC	4,500	1.00	4,500
TOTAL	13,648		15,935

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø — 19.2 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
304 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
TEL (813) 251-1944
FAX (813) 251-1944
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE 203
SARASOTA, FLORIDA 34232
TEL (941) 342-9333
FAX (941) 342-9335
SAFETY HARBOR OFFICE
3101 MCMULLEN BOOTH ROAD
SAFETY HARBOR, FLORIDA 34695
TEL (727) 725-3889
FAX (727) 725-3889
REGISTRATION NUMBER AA 0003723
WWW.FLEISCHMANGARCIA.COM

EXPANSION

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA, NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES
1	09-13-21	ADDENDUM #2

SHEET NAME

ELECTRICAL SCHEDULES - SERVICE ONE

SHEET NUMBER
E6.00

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 ELECTRICAL NON PLAN SHEETS.DWG | David Prescott | Sep 13,2021 - 9:17am

PANEL "HCC1" — EXISTING | 480Y/277V, 3Ø, 4W | 400A MLO | 400A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					21993	2		1	SPACE		0
3	100	3	HCC3		14682	4		1	SPACE		0
5					10670	6		1	SPACE		0
7					3200	8					7091
9	15	3	RT-1		3200	10	40	3	RT-3		7091
11					3200	12					7091
13					3200	14					5318
15	15	3	RT-2		3200	16	15	3	RT-4		5318
17					3200	18					5318
19					14900	20					5318
21	125	3	XFMR "LCC3B"		14380	22	30	3	RT-73		5318
23					13840	24					5318
25					3200	26					5318
27	15	3	RTU-1		3200	28	30	3	RTU-2		5318
29					3200	30					5318
31					0	32					5318
33	15	3	TVSS		0	34	30	3	RTU-2		5318
35					0	36					5318
37					3000	38					35350
39	15	3	WATER HEATER		3000	40	125	3	XFMR "LCC1"		34310
41					3000	42					34590
43		1	SPACE		0	44		1	SPACE		0
45		1	SPACE		0	46		1	SPACE		0
47		1	SPACE		0	48		1	SPACE		0
49		1	SPACE		0	50		1	SPACE		0
51		1	SPACE		0	52		1	SPACE		0
53		1	SPACE		0	54		1	SPACE		0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	28,783	1.25	35,979
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	122,840	0.54	66,420
MISC	165,981	1.00	165,981
TOTAL	317,604		268,380
TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø			322.8 AMPS

PANEL "HCC3" — EXISTING | 480Y/277V, 3Ø, 4W | 250A MLO | 250A BUS | NEMA-1 | SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	LIGHTING		1200	2	20	1	WAREHOUSE LTG		1000
3	20	1	SPARE		0	4	20	1	LIGHTING		1200
5	20	1	SPARE		0	6	20	1	LTG MISC AREA		387
7	20	1	LTG OPEN AREA		1724	8	20	1	LTG OPEN AREA		2495
9	20	1	LTG OPEN AREA		1452	10	20	1	LTG OPEN AREA		2622
11	20	1	LTG OPEN AREA		602	12	20	1	LTG OPEN AREA		1477
13	20	1	TG LOBBY 101		1124	14	20	1	LTG HUMAN RESOURCES		1322
15	20	1	LTG OFFICE 120-128		902	16	20	1	LTG CENTER CORR		1120
17	20	1	LTG OFFICE 101		1200	18	20	1	EXIT LTG		0
19	20	1	LTG OFFICE 131, 132, 135, 138, 139		102	20	20	1	LTG OFFICE 147, 152, 153, 154		2267
21	20	1	SPARE		0	22	20	1	LTG OFFICE 113, 116		82
23	20	1	SPARE		0	24	20	1	SPARE		0
25	20	1	OFFICE LTG		1200	26					0
27	20	1	EM LTG		1100	28	15	3	SPARE		0
29	20	1	DROP LTG		800	30					0
31	20	1	LTG OFFICE		900	32					0
33	20	1	SPARE		0	34	15	3	SPARE		0
35	20	1	SPARE		0	36					0
37	20	1	LTG PHASE 7		2455	38					6204
39	20	1	SPARE		0	40	35	3	RTU-10		6204
41	20	1	SPARE		0	42					6204
43		1	SPACE		0	44					0
45		1	SPACE		0	46	30	3	TVSS		0
47		1	SPACE		0	48					0
49		3	DEDICATED SPACE		0	50					0
51					0	52		3	DEDICATED SPACE		0
53					0	54					0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	28,733	1.25	35,916
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	0	0.00	0
MISC	18,612	1.00	18,612
TOTAL	47,345		54,528
TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø			65.6 AMPS

PANEL "LCC3B" — EXISTING | 208Y/120V, 3Ø, 4W | 250A MCB | 250A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	**FURNITURE SYSYEM INFRA D125**		720	2	20	1	**FURNITURE SYSYEM INFRA D125**		1080
3	20	1	**FURNITURE SYSYEM INFRA D125**	1,2	720	4	20	1	**FURNITURE SYSYEM INFRA D125**	1,2	1080
5	20	1	**FURNITURE SYSYEM INFRA D125**		720	6	20	1	**FURNITURE SYSYEM INFRA D125**		1080
7	20	1	**FURNITURE SYSYEM INFRA D125**		720	8	20	1	**FURNITURE SYSYEM INFRA D125**		720
9	20	1	**FURNITURE SYSYEM INFRA D125**	1,2	720	10	20	1	**FURNITURE SYSYEM INFRA D125**	1,2	720
11	20	1	**FURNITURE SYSYEM INFRA D125**		720	12	20	1	**FURNITURE SYSYEM INFRA D125**		720
13	20	1	**FURNITURE SYSYEM INFRA D125**		1080	14	20	1	**COPIER**	1	1000
15	20	1	**FURNITURE SYSYEM INFRA D125**	1,2	1080	16	20	1	**COPIER**	1	1000
17	20	1	**FURNITURE SYSYEM INFRA D125**		1080	18	20	1	**REC HUDDLE/NET D138, D139**	1	1080
19	**20**	**1**	**COPIER C159**	4	1000	20	20	1	**REC OFF D137, HUDDLE D138**	1	1080
21	**20**	**1**	**COPIER C159**	4	1000	22	20	1	**REC INFRA D125**	1	900
23	20	1	SPARE		0	24	20	1	**REC WAR RM D119**	1	720
25	30	1	REC PHONE/DATA EQUIP		360	26	20	1	**REC WAR RM D119**	1	900
27	20	1	REC PHONE/DATA EQUIP		360	28	20	1	**REC WAR RM D119**	1	720
29	20	1	REC PHONE/DATA EQUIP		360	30	20	1	**REC OFF D117, D118**	1	900
31	20	1	**COPIER C159**	1	1000	32	20	2	TWIST-LOCK REC		1000
33	20	1	**COPIER C159**	1	1000	34					1000
35	20	1	**COPIER B105**	1	1000	36	20	2	BATHROOM BLOWERS		480
37	20	1	**COPIER B105**	1	1000	38					480
39	20	1	**REC CONF. RM. B103**	1	1080	40	20	2	BATHROOM BLOWERS		480
41	20	1	**REC CONF. RM. B103**	1	900	42					480
43	20	1	**FURNITURE SYSYEM FILE B126**		540	44	20	1	FA NAC EXPANSION PANEL		500
45	20	1	**FURNITURE SYSYEM FILE B126**	1,2	540	46	20	1	**SPARE**	3	0
47	20	1	**FURNITURE SYSYEM FILE B126**		540	48	20	1	**SPARE**	3	0
49	20	1	**COPIER B126**	1	1000	50	20	1	**SPARE**	3	0
51	20	1	**REC CONSULT B142**	1	1080	52	20	1	**SPARE**	3	0
53	20	1	**REC CONSULT B129**	1	900	54	20	1	**SPARE**	3	0
55	20	1	**REC CONSULT B128**	1	720	56	20	1	SPARE		0
57	20	1	**REC OFF B140**	1	900	58	20	1	SPARE		0
59	20	1	SPARE		0	60	20	1	SPARE		0
61	20	1	SPARE		0	62	20	1	SPARE		0
63	20	1	SPARE		0	64	20	1	SPARE		0
65	20	1	SPARE		0	66	20	1	SPARE		0
67	20	1	SPARE		0	68	20	1	SPARE		0
69	20	1	SPARE		0	70	20	1	SPARE		0
71	20	1	SPARE		0	72	20	1	SPARE		0
73	20	1	SPARE		0	74	20	1	SPARE		0
75	20	1	**SPARE**	3	0	76	20	1	SPARE		0
77	20	1	SPARE		0	78	20	1	HAND DRYER		1080
79	20	2	SPARE		0	80	30	3	TVSS		0
81					0	82					0
83	20	1	HAND DRYER		1080	84					0

NOTES:
1. EXISTING BREAKER, NEW WIRE
2. PROVIDE HANDLE TIE PER NEC 210.4
3. EXISTING BREAKER, LABEL AS SPARE
4. NEW BREAKER AND WIRE, MATCH AIC AND MANUF.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	29,540	0.67	19,770
MISC	13,580	1.00	13,580
TOTAL	43,120		33,350
TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			92.6 AMPS

PANEL "LCC1" — EXISTING | 208Y/120V, 3Ø, 4W | 250A MCB | 250A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	**FURNITURE SYSYEM TRAFFIC D100**		1080	2	20	1	**FURNITURE SYSYEM SALES D115**		1080
3	20	1	**FURNITURE SYSYEM TRAFFIC D100**	1,2	1080	4	20	1	**FURNITURE SYSYEM SALES D115**	1,2	1080
5	20	1	**FURNITURE SYSYEM TRAFFIC D100**		1080	6	20	1	**FURNITURE SYSYEM SALES D115**		1080
7	20	1	**FURNITURE SYSYEM TRAFFIC D100**		720	8	20	1	**FURNITURE SYSYEM SALES D115**		1080
9	20	1	**FURNITURE SYSYEM TRAFFIC D100**	1,2	720	10	20	1	**FURNITURE SYSYEM SALES D115**	1,2	1080
11	20	1	**FURNITURE SYSYEM TRAFFIC D100**		720	12	20	1	**FURNITURE SYSYEM SALES D115**		1080
13	20	1	**FURNITURE SYSYEM TRAFFIC D100**		1080	14	20	1	**FURNITURE SYSYEM SALES D115**		1080
15	20	1	**FURNITURE SYSYEM TRAFFIC D100**	1,2	1080	16	20	1	**FURNITURE SYSYEM SALES D115**	1,2	1080
17	20	1	**FURNITURE SYSYEM TRAFFIC D100**		1080	18	20	1	**FURNITURE SYSYEM SALES D115**		1080
19	20	1	**FURNITURE SYSYEM ACCT PAY B105**		1080	20	20	1	**HAND DRYER**	1	950
21	20	1	**FURNITURE SYSYEM ACCT PAY B105**	1,2	1080	22	20	1	**HAND DRYER**	1	950
23	20	1	**FURNITURE SYSYEM ACCT PAY B105**		1080	24	20	1	**SPARE**	3	0
25	20	1	**FURNITURE SYSYEM ACCT PAY B105**		1080	26	20	1	**FURNITURE SYSYEM SALES D115**		1080
27	20	1	**FURNITURE SYSYEM ACCT PAY B105**	1,2	1080	28	20	1	**FURNITURE SYSYEM SALES D115**	1,2	1080
29	20	1	**FURNITURE SYSYEM ACCT PAY B105**		1080	30	20	1	**FURNITURE SYSYEM SALES D115**		1080
31	20	1	**FURNITURE SYSYEM ACCT PAY B105**		720	32	20	1	**FURNITURE SYSYEM SALES D115**		900
33	20	1	**FURNITURE SYSYEM ACCT PAY B105**	1,2	720	34	20	1	**FURNITURE SYSYEM SALES D115**	1,2	900
35	20	1	**FURNITURE SYSYEM ACCT PAY B105**		720	36	20	1	**FURNITURE SYSYEM SALES D115**		900
37	100	3	LCC2		12340	38	30	3	TVSS		0
39					11910	40					0
41					13790	42					0
43	20	1	**FURNITURE SYSYEM SALES B123**		1260	44	20	1	**FURNITURE SYSYEM SALES B123**		1440
45	20	1	**FURNITURE SYSYEM SALES B123**	1,2	1260	46	20	1	**FURNITURE SYSYEM SALES B123**	1,2	1440
47	20	1	**FURNITURE SYSYEM SALES B123**		1260	48	20	1	**FURNITURE SYSYEM SALES B123**		1440
49	20	1	**FURNITURE SYSYEM SALES B123**		1260	50	20	1	**COPIER D115**	1	1000
51	20	1	**FURNITURE SYSYEM SALES B123**	1,2	1260	52	20	1	**REC CHAT CENTER D116**	1	900
53	20	1	**FURNITURE SYSYEM SALES B123**		1260	54	20	1	**REC CHAT CENTER D116**	1	720
55	20	1	**COPIER SALES B123**		1000	56	20	1	**REC CHAT CENTER D116**	1	720
57	20	1	**REC OFF D113, D114**	1	1080	58	20	1	**REC CHAT CENTER D116**	1	720
59	20	1	**REC OFF B119, B120**	1	900	60	20	1	**COPIER D126**	1	1000
61	20	1	**COPIER D133**	1	1000	62	20	1	**REC CHAT CENTER D116**	1	1080
63	20	1	**COPIER D133**	1	1000	64	20	1	**REC TRAINING/CONF D134, D135**	1	720
65	20	1	**COPIER D133**	1	1000	66	20	1	**REC EXAM B172**	1	360
67	20	1	**REC OCC HEALTH B159**	3	360	68	20	1	**REC EXAM B172**	1	360
69	20	1	**REC OCC HEALTH B159**	3	180	70	20	1	**REC EXAM B172**	1	360
71	20	1	**REC OCC HEALTH B159**	3	180	72	20	1	**REC FILE RM X22**	1	900
73	20	1	**EXH FAN TOILET B171**	1	50	74	20	1	**REC COFFEE B161**	1	1550
75	20	1	SPARE		0	76	20	1	**REC COFFEE B161**	1	1550
77	20	1	SPARE		0	78	20	1	**REC DISPOSAL B161**	1	800
79		1	SPACE		0	80	20	1	**SPARE**	3	0
81		1	SPACE		0	82	20	1	**SPARE**	3	0
83		1	SPACE		0	84	20	1	**SPARE**	3	0

NOTES:
1. EXISTING BREAKER, NEW WIRE
2. PROVIDE HANDLE TIE PER NEC 210.4
3. EXISTING BREAKER, LABEL AS SPARE
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	50	1.25	63
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	93,300	0.55	51,650
MISC	10,900	1.00	10,900
TOTAL	104,250		62,613
TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			173.8 AMPS

PANEL "LCC2" — EXISTING | 208Y/120V, 3Ø, 4W | 225A MLO | 225A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	REC COLUMN		900	2	20	1	**REC TOASTER B161**	1	1500
3	20	1	REC NW WALL		720	4	20	1	**REC TOASTER B161**	1	1500
5	20	1	REC WATER COOLER		500	6	20	1	**REC TOASTER B161**	1	1500
7	20	1	**REC DISPOSAL B161**	1	800	8	20	1	**REC TOASTER B161**	1	1500
9	20	1	**REC B161**	1	360	10	20	1	**REC COFFEE B161**	1	1550
11	20	1	**REC FRIDGE/FREEZER B161**	1	1440	12	20	1	**REC COFFEE B161**	1	1550
13	20	1	**REC B161**	1	180	14	20	1	**REC VENDING B161**	1	1000
15	20	1	**REC DISPOSAL B161**	1	800	16	20	1	**REC VENDING B161**	1	1000
17	20	1	**REC MICROWAVE B161**	1	1500	18	20	1	**REC VENDING B161**	1	1000
19	20	1	**REC MICROWAVE B161**	1	1500	20	20	1	**REC ICE MAKER B161**	1	1200
21	20	1	REC OFFICE 152, 154		720	22	20	1	**REC MICROWAVE B161**	1	1500
23	20	1	**REC HALLWAY/B161**	1	1080	24	20	1	**REC MICROWAVE B161**	1	1500
25	20	1	**REC STOR B173A**	1	180	26	20	1	FAN F-1		500
27	20	1	**REC OFF B172**	1	720	28	20	1	REC ROOF TOP		180
29	20	1	**REC OFF B172**	1	360	30	20	1	MICROWAVE/TOASTER		1500
31	20	1	**REC OFF B170**	1	720	32	20	1	FAN F-6		500
33	20	1	**COPIER B170**	1	1000	34	20	1	MICROWAVE RM 147		1500
35	20	1	**REC OCC HEALTH B159**	1	360	36	20	1	WATER COOLER		500
37	20	1	**REC OCC HEALTH B159**	1	360	38	20	1	MICROWAVE/TOASTER		1500
39	20	1	**REC OCC HEALTH B159**	1	360	40	20	1	SPARE		0
41	30	1	REC COPY RM		1000	42	20	1	SPARE		0

NOTES:
1. EXISTING BREAKER, NEW WIRE
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	35,040	0.64	22,520
MISC	3,000	1.00	3,000
TOTAL	38,040		25,520
TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			70.8 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1994
FAX (813) 251-1944
SARASOTA OFFICE
1888 MAIN STREET, SUITE 1
SARASOTA, FLORIDA 34236
PHONE (941) 365-1994
FAX (941) 342-0933
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
1000 MAIN STREET, SUITE 204
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-1994
FAX (727) 725-3999

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
4	02-08-22	CHANGE BULLETIN #2

SHEET NAME
ELECTRICAL SCHEDULES - SERVICE ONE

SHEET NUMBER
E6.01

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 ELECTRICAL HKN PLAN SHEETS.DWG | Owner | Feb 08,2022 - 3:39pm

PANEL "HR1"

RELOCATED | 480Y/277V, 3Ø, 4W VOLTAGE/PHASE | 250A MLO 250A BUS | NEMA-1 SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	EXISTING TO REMAIN		2000	2	20	1	EXISTING TO REMAIN		2000
3	20	1	EXISTING TO REMAIN		2000	4	20	1	EXISTING TO REMAIN		2000
5	20	1	EXISTING TO REMAIN		2000	6	20	1	EXISTING TO REMAIN		2000
7	20	1	EXISTING TO REMAIN		2000	8	20	1	EXISTING TO REMAIN		2000
9	20	1	EXISTING TO REMAIN		2000	10	20	1	EXISTING TO REMAIN		2000
11	20	1	EXISTING TO REMAIN		2000	12		1	SPACE		0
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16		1	SPACE		0
17		1	SPACE		0	18		1	SPACE		0
19		1	SPACE		0	20		1	SPACE		0
21		1	SPACE		0	22		1	SPACE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37					7260	38		1	SPACE		0
39	100	3	XFMR LR1		8060	40		1	SPACE		0
41					6320	42		1	SPACE		0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	13,140	0.88	11,570
MISC	30,500	1.00	30,500
TOTAL	43,640		42,070

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø: 50.6 AMPS

PANEL "LR1"

RELOCATED | 208Y/120V, 3Ø, 4W VOLTAGE/PHASE | 225A MCB 225A BUS | NEMA-1 SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	BREAK ROOM GFCI		180	2	20	1	CUBICLES		540
3	20	1	MICROWAVE		1000	4	20	1	CUBICLES		540
5	20	1	GARBAGE DISPOSAL		500	6	20	1	CUBICLES		540
7	20	1	SAMPLE REFRIDGERATOR		400	8	20	1	RECEPTACLE - BIG ROOM		900
9	20	1	EXISTING		500	10	20	1	EXISTING		500
11	20	1	EXISTING		500	12	20	1	EXISTING		500
13	20	1	EXISTING		500	14	20	1	EXISTING		500
15	20	1	DISHWASHER		1000	16	20	1	UPSTAIRS OFF		540
17	20	1	BREAK ROOM GFCI		180	18	20	1	UPSTAIRS OFF		540
19	20	1	BREAK ROOM GFCI		180	20	20	1	UPSTAIRS TV		540
21	20	1	COPIER AREA		1000	22		1	SPACE		0
23	20	1	CONFERENCE RM RECEPT		540	24	20	1	REFRIGERATOR		800
25	20	1	ROOM RECEPT		540	26	20	1	STORAGE ROOM		540
27	20	1	IN AND OUT RECEPT		540	28	20	1	ROOM RECEPT		540
29	20	1	EXISTING		500	30	20	1	ROOM RECEPT		540
31	20	1	UPSTAIRS OFFICE		900	32	20	1	EXISTING		500
33	20	1	UPSTAIRS OFFICE		900	34	20	1	EXISTING		500
35	20	1	A.C. RECEPT		180	36	20	1	EXISTING		500
37	20	1	UPSTAIRS OFFICE		540	38	20	1	EXISTING		500
39		1	SPACE		0	40	20	1	EXISTING		500
41		1	SPACE		0	42	20	1	EXISTING		500

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	13,140	0.88	11,570
MISC	8,500	1.00	8,500
TOTAL	21,640		20,070

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 55.7 AMPS

PANEL "HF1"

480Y/277V, 3Ø, 4W VOLTAGE/PHASE | 400A MLO 400A BUS | NEMA-1 SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	LTG - CONF D155		2002	2	20	1	LTG - CONF E106		1558
3	20	1	LTG - IT BREAK E102		1176	4	20	1	LTG - CORR / OFFICE		2959
5	20	1	LTG - HELP DESK E101		1900	6	20	1	SPARE		0
7	25	1	WH-1		4500	8	20	1	SPARE		0
9	20	1	SPARE		0	10	20	1	SPARE		0
11	20	1	SPARE		0	12	20	1	SPARE		0
13	20	1	SPARE		0	14	20	1	SPARE		0
15	20	1	SPARE		0	16	20	1	SPARE		0
17	20	1	SPARE		0	18	20	1	SPARE		0
19	20	1	SPARE		0	20					7312
21	20	1	SPARE		0	22	35	3	RTU-6A		7312
23	20	1	SPARE		0	24					7312
25	20	1	SPARE		0	26					2880
27	20	1	SPARE		0	28	15	3	RTU-9A		2880
29	20	1	SPARE		0	30					2880
31	20	1	SPARE		0	32					11523
33	20	1	SPARE		0	34	60	3	RTU-7A		11523
35	20	1	SPARE		0	36					11523
37					37296	38					10636
39	125	3	PANEL LF1/LF2		35204	40	50	3	RTU-4A		10636
41					36070	42					10636

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	9,895	1.25	12,369
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	89,240	0.56	49,620
MISC	120,583	1.00	120,583
TOTAL	219,718		182,572

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø: 219.6 AMPS

PANEL "LF1"

208Y/120V, 3Ø, 4W VOLTAGE/PHASE | 250A MCB 250A BUS | NEMA-1 SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	RECEPTACLES		540	2	20	1	ABOVE COUNTER RECEPTACLE		180
3	20	1	RECEPTACLES		540	4	20	1	ABOVE COUNTER RECEPTACLE		180
5					720	6	20	1	ABOVE COUNTER RECEPTACLE		180
7	20	3	WORKSTATIONS		720	8	20	1	ABOVE COUNTER RECEPTACLE		180
9					720	10	20	1	ABOVE COUNTER RECEPTACLE		180
11					720	12	20	1	ABOVE COUNTER RECEPTACLE		180
13	20	3	WORKSTATIONS		720	14	20	1	REFRIGERATOR		900
15					720	16	20	1	REFRIGERATOR		900
17					720	18	20	1	REFRIGERATOR		900
19	20	3	WORKSTATIONS		720	20	20	1	REFRIGERATOR		900
21					720	22	20	1	ABOVE COUNTER RECEPTACLE		180
23					720	24	20	1	ABOVE COUNTER RECEPTACLE		180
25	20	3	WORKSTATIONS		720	26	20	1	ABOVE COUNTER RECEPTACLE		180
27					720	28	20	1	ABOVE COUNTER RECEPTACLE		180
29	20	1	RECEPTACLES		540	30	20	1	ABOVE COUNTER RECEPTACLE		180
31	20	1	RECEPTACLES		720	32	20	1	RECEPTACLES		1080
33	20	1	RECEPTACLES		540	34	20	1	RECEPTACLES		900
35	20	1	RECEPTACLES		540	36	20	1	HAND DRYER		950
37					1080	38	20	1	RECEPTACLES		360
39	20	3	WORKSTATIONS		1080	40	20	1	RECEPTACLES		720
41					1080	42	20	1	FLOOR BOX		180
43	20	1	RECEPT D148		540	44	20	1	FLOOR BOX		180
45	20	1	LIGHTING		300	46	20	1	FLOOR BOX		180
47	20	1	SPARE		0	48	20	1	FLOOR BOX		180
49					1080	50	20	1	FLOOR BOX		180
51	20	3	WORKSTATIONS		1080	52	20	1	FLOOR BOX		180
53					1080	54	20	1	COPIER		1000
55					720	56	20	1	HAND DRYER		950
57	20	3	WORKSTATIONS		720	58	20	1	EWC		500
59					720	60					360
61					1080	62	20	3	WORKSTATIONS		360
63	20	3	WORKSTATIONS		1080	64					360
65					1080	66	20	1	REC OFF D146		720
67	20	2	C-16		748	68	20	1	REC OFF D144		540
69					748	70	20	1	REC OFF D159, D160		900
71	20	2	C-14		748	72	20	1	HAND DRYER		950
73					748	74	20	1	HAND DRYER		950
75	15	2	C-13		582	76	20	1	HAND DRYER		950
77					582	78	20	2	C-17		748
79	15	2	C-9		582	80					748
81					582	82	15	2	C-18		582
83	20	1	COPIER		1000	84					582
SUB			PANEL 'LF2'		18890						0
FEED					18180						0
LUGS					18530						0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	300	1.25	375
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	89,240	0.56	49,620
MISC	19,030	1.00	19,030
TOTAL	108,570		69,025

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 191.6 AMPS

PANEL "LF2"

208Y/120V, 3Ø, 4W VOLTAGE/PHASE | 250A MLO 250A BUS | NEMA-1 SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	ABOVE COUNTER RECEPTACLE		180	2	20	1	REC LAB D152		720
3	20	1	ABOVE COUNTER RECEPTACLE		180	4	20	1	REC LAB D152		720
5	20	1	ABOVE COUNTER RECEPTACLE		180	6	20	1	REC CORR D148/LAB D152		720
7	20	1	ABOVE COUNTER RECEPTACLE		180	8					1080
9	20	1	ABOVE COUNTER RECEPTACLE		180	10	20	3	WORKSTATIONS		1080
11	20	1	ABOVE COUNTER RECEPTACLE		180	12					1080
13	20	1	REFRIGERATOR		900	14	20	1	REC LAB E117		720
15	20	1	REFRIGERATOR		900	16	20	1	REC LAB E117		720
17	20	1	REFRIGERATOR		900	18	20	1	COPIER LAB E117		1000
19	20	1	REFRIGERATOR		180	20					900
21	20	1	ABOVE COUNTER RECEPTACLE		180	22	20	3	WORKSTATIONS		900
23	20	1	ABOVE COUNTER RECEPTACLE		180	24					900
25	20	1	ABOVE COUNTER RECEPTACLE		180	26	20	1	PRINTER		1000
27	20	1	ABOVE COUNTER RECEPTACLE		180	28	20	1	REC HELP DESK E101		1080
29	20	1	ABOVE COUNTER RECEPTACLE		180	30	20	1	HAND DRYER		950
31	20	1	TELEVISION		540	32					900
33	20	1	RECEPTACLES		540	34	20	3	WORKSTATIONS		900
35	20	1	RECEPTACLES		720	36					900
37	20	1	RECEPTACLES		900	38					1080
39	20	1	RECEPTACLES		900	40	20	3	WORKSTATIONS		1080
41	20	1	RECEPTACLES		720	42					1080
43	20	1	RECEPTACLES		900	44					720
45	20	1	RECEPTACLES		900	46	20	3	WORKSTATIONS		720
47					540	48					720
49	20	3	WORKSTATIONS		540	50	20	1	PRINTER		1000
51					540	52	20	1	RECEPTACLES		900
53					720	54	20	1	RECEPTACLES		1080
55	20	3	WORKSTATIONS		720	56	20	1	RECEPTACLES		720
57					720	58	20	1	RECEPTACLES		540
59					720	60	20	1	PRINTER		1000
61	20	3	WORKSTATIONS		720	62	20	1	HAND DRYER		950
63					720	64	20	1	RECEPTACLES		1080
65					720	66	20	1	IDF RECEPT		1000
67	20	3	WORKSTATIONS		720	68	20	1			1000
69					720	70	20	1	IDF RECEPT		360
71	20	3	WORKSTATIONS		720	72	20	1	SPARE		0
73					720	74	20	1	SPARE		0
75					720	76	20	1	SPARE		0
77	20	3	WORKSTATIONS		720	78	20	1	SPARE		0
79					720	80	20	1	SPARE		0
81					720	82	20	1	SPARE		0
83	20	1	RECEPT E102		900	84	20	1	SPARE		0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	49,800	0.60	29,900
MISC	5,800	1.00	5,800
TOTAL	55,600		35,700

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 99.1 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
1800 2ND STREET, SUITE 303
SARASOTA, FLORIDA 34237
PHONE (941) 365-3330
FAX (941) 342-9293
5961 CASTILLO DRIVE
TAMPA OFFICE
324 HYDE PARK PLACE, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1044
FAX (813) 251-1944
SAFETY HARBOR OFFICE
3998 FAU BOULEVARD, SUITE 300
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-1118
FAX (727) 725-3999
REGISTRATION NUMBER AA 0003173
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
1	01-10-22	CHANGE BULLETIN #1

SHEET NAME
ELECTRICAL SCHEDULES - SERVICE ONE

SHEET NUMBER
E6.02

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\REVITMODELS\210120 ELECTRICAL WORK PLAN SHEETS.RVT | Daniel Prewett | Jan 17,2022 - 11:47pm

PANEL "HG1"			480Y/277V, 3Ø, 4W VOLTAGE/PHASE	225A MLO 225A BUS		NEMA-1 SURFACE				COPPER BUS SOLID NEUTRAL	
CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	LTG - FITNESS / BREAK		1930	2	20	1	LTG - OFFICES		1805
3	20	1	LTG - PURCHASING		1862	4	20	1	LTG - INFRASTRUCTURE / OFFICES		2475
5	25	1	WH-1		4500	6	20	1	SPARE		0
7	20	1	SPARE		0	8	20	1	SPARE		0
9	20	1	SPARE		0	10	20	1	SPARE		0
11	20	1	SPARE		0	12	20	1	SPARE		0
13	20	1	SPARE		0	14	20	1	SPARE		0
15	20	1	SPARE		0	16	20	1	SPARE		0
17	20	1	SPARE		0	18	20	1	SPARE		0
19	20	1	SPARE		0	20	20	1	SPARE		0
21	20	1	SPARE		0	22	20	1	SPARE		0
23	20	1	SPARE		0	24	20	1	SPARE		0
25	20	1	SPARE		0	26	20	1	SPARE		0
27	20	1	SPARE		0	28	20	1	SPARE		0
29	20	1	SPARE		0	30	20	1	SPARE		0
31	20	1	SPARE		0	32	20	1	SPARE		0
33	20	1	SPARE		0	34	20	1	SPARE		0
35	20	1	SPARE		0	36	20	1	SPARE		0
37	125	3	PANEL LG1		17390	38	20	1	SPARE		0
39					18296	40	20	1	SPARE		0
41					18520	42	20	1	SPARE		0

NOTES:		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	HACR CIRCUIT BREAKER	LIGHTING	8,072	1.25	10,090
2.		HVAC - COOL	0	0.00	0
3.		HVAC - HEAT	0	0.00	0
4.		RECEPTACLE	38,400	0.63	24,200
5.		MISC	20,306	1.00	20,306
6.		TOTAL	66,778		54,596
7.		TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø			65.7 AMPS

PANEL "LG1"			208Y/120V, 3Ø, 4W VOLTAGE/PHASE	250A MCB 250A BUS		NEMA-1 SURFACE				COPPER BUS SOLID NEUTRAL	
CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	RECEPTACLES		540	2	20	1	RECEPTACLES		540
3	20	1	RECEPTACLES		540	4	20	1	EWC	1	500
5	20	1	RECEPTACLES		900	6	20	1	FLOOR BOX - TREADMILL		500
7	20	3	WORKSTATIONS		900	8	20	1	FLOOR BOX - TREADMILL		500
9					900	10	20	1	FLOOR BOX - TREADMILL		500
11					900	12	20	1	RECEPTACLES		900
13	20	3	WORKSTATIONS		540	14	20	1	HAND DRYER		950
15					540	16	20	1	HAND DRYER		950
17					540	18	20	1	RECEPTACLES		540
19	20	3	WORKSTATIONS		360	20	20	1	ABOVE COUNTER RECEPTACLE		180
21					360	22	20	1	DISPOSAL		690
23					360	24	20	1	ABOVE COUNTER RECEPTACLE		180
25	20	1	RECEPTACLES		720	26	20	1	ABOVE COUNTER RECEPTACLE		180
27	20	1	RECEPTACLES		540	28	20	1	ABOVE COUNTER RECEPTACLE		180
29	20	1	RECEPTACLES		900	30	20	1	ABOVE COUNTER RECEPTACLE		180
31	20	1	RECEPTACLES		900	32	20	1	ABOVE COUNTER RECEPTACLE		180
33	20	1	RECEPTACLES		900	34	20	1	REFRIGERATOR		900
35	20	1	ABOVE COUNTER RECEPTACLE		180	36	20	1	REFRIGERATOR		900
37	20	1	DISPOSAL		690	38	20	1	RECEPTACLES		360
39	20	1	ABOVE COUNTER RECEPTACLE		180	40	20	1	COPIER C128		1000
41	20	1	ABOVE COUNTER RECEPTACLE		180	42	20	1	COPIER C128		1000
43	20	1	ABOVE COUNTER RECEPTACLE		180	44	20	1	REC OFF C151		540
45	20	1	ABOVE COUNTER RECEPTACLE		180	46	20	3	FURNITURE SYS LOGISTICS C160		1080
47	20	1	PRINTER		1000	48					1080
49	20	1	HAND DRYER		950	50					1080
51	20	1	HAND DRYER		950	52	20	3	FURNITURE SYS LOGISTICS C160		720
53	20	1	HAND DRYER		950	54					720
55	20	1	HAND DRYER		950	56					720
57	20	1	HAND DRYER		950	58	20	2	FURNITURE SYS LOGISTICS C160		1080
59	15	2	C-28		582	60					1080
61					582	62	20	2	FURNITURE SYS LOGISTICS C160		1080
63	20	2	C-15		748	64					1000
65					748	66	20	3	FURNITURE SYS LOGISTICS C160		1080
67	20	2	C-16		748	68					1080
69					748	70					1080
71	20	1	FITNESS RCPT		540	72	20	3	FURNITURE SYS LOGISTICS C160		1080
73	20	1	FITNESS RCPT		360	74					1080
75	20	1	SPARE		0	76					1080
77	20	1	SPARE		0	78	20	1	EF-4, EF-5, EF-6		1500
79	20	1	SPARE		0	80	20	1	EWC		500
81	20	1	SPARE		0	82			SPARE		0
83	20	1	SPARE		0	84			SPARE		0

NOTES:		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	GFI BREAKER	LIGHTING	0	0.00	0
2.		HVAC - COOL	0	0.00	0
3.		HVAC - HEAT	0	0.00	0
4.		RECEPTACLE	38,400	0.63	24,200
5.		MISC	15,806	1.00	15,806
6.		TOTAL	54,206		40,006
7.		TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			111.0 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
PHONE (813) 251-1944
FAX (813) 251-1944
SARASOTA OFFICE
5961 CATTLEMEN ROAD, SUITE F
SARASOTA, FLORIDA 34232
PHONE (941) 342-9333
FAX (941) 342-9335
SAFETY HARBOR OFFICE
3417 EVERGREEN DRIVE NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 725-3888
FAX (727) 725-3889
REGISTRATION NUMBER AA 0003173
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

PERMIT SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
07-16-21

REVISIONS

NO	DATE	NOTES
1	01-10-22	CHANGE BULLETIN #1

SHEET NAME
ELECTRICAL SCHEDULES - SERVICE ONE

SHEET NUMBER
E6.03

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 ELECTRICAL NON PLAN SHEETS.DWG | Daniel Prescott | Jan 17,2022 - 11:47pm

PANEL "HCC2"	480Y/277V, 3Ø, 4W	225A MLO	NEMA-1					
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE					

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					0	2					
3	35	3	RTU-7		0	4	35	3	RTU-8		6204
5					0	6					6204
7					0	8					6204
9	15	3	RTU-9		0	10	40	3	RTU-6		7091
11					0	12					7091
13	25	1	WH-1	1	4500	14					7091
15		1	SPACE		0	16	15	3	RTU-10		3200
17		1	SPACE		0	18					3200
19		1	SPACE		0	20		1	SPACE		3200
21		1	SPACE		0	22		1	SPACE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31	20	1	LIGHTS MAIN ELECTRICAL RM		1200	32		1	SPACE		0
33	20	1	SPARE		0	34		1	SPACE		0
35	20	1	SPARE		0	36		1	SPACE		0
37		1	SPACE		0	38					0
39		1	SPACE		0	40	30	3	TVSS		0
41		1	SPACE		0	42					0
43		1	SPACE		0	44		1	SPACE		0
45		1	SPACE		0	46		1	SPACE		0
47		1	SPACE		0	48		1	SPACE		0
49		1	SPACE		0	50					32790
51		1	SPACE		0	52	125	3	XFMR "LCC3A" 75kVA		30408
53		1	SPACE		0	54					26618

NOTES:		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	NEW BREAKER, MATCH AIC AND MANUF.	LIGHTING	600	1.25	750
2.		HVAC - COOL	1,200	1.00	1,200
3.		HVAC - HEAT	0	0.00	0
4.		RECEPTACLE	76,520	0.57	43,260
5.		MISC	66,681	1.00	66,681
6.		TOTAL	145,001		111,891
7.		TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø			134.6 AMPS

PANEL "LCC3A"	208Y/120V, 3Ø, 4W	250A MLO	NEMA-1					
EXISTING	VOLTAGE/PHASE	250A BUS	SURFACE					

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	**FURNITURE SYSTEM HR B133**		720	2	20	1	**FURNITURE SYSTEM INV CTRL A204**		720
3	20	1	**FURNITURE SYSTEM HR B133**	1,2	720	4	20	1	**FURNITURE SYSTEM INV CTRL A204**	1,2	720
5	20	1	**FURNITURE SYSTEM HR B133**		720	6	20	1	**FURNITURE SYSTEM INV CTRL A204**		720
7	20	1	**FURNITURE SYSTEM HR B133**		720	8	20	1	**FURNITURE SYSTEM HR B133**		1080
9	20	1	**FURNITURE SYSTEM HR B133**	1,2	720	10	20	1	**FURNITURE SYSTEM HR B133**	1,2	1080
11	20	1	**FURNITURE SYSTEM HR B133**		720	12	20	1	**FURNITURE SYSTEM HR B133**		1080
13	20	1	**FURNITURE SYSTEM HR B133**		720	14	20	1	**FURNITURE SYSTEM HR B133**	1,2	1000
15	20	1	**FURNITURE SYSTEM HR B133**	1,2	720	16	20	1	**FURNITURE SYSTEM ACCT REC A200**		720
17	20	1	**FURNITURE SYSTEM HR B133**		720	18	20	1	**FURNITURE SYSTEM ACCT REC A200**	1,2	720
19	20	1	**REC OFF B112, HUDDLE B111**	1	900	20	20	1	**FURNITURE SYSTEM ACCT REC A200**		720
21	20	1	**REC OFF B112, B114**	1	900	22	20	1	**FURNITURE SYSTEM ACCT REC A200**		720
23	20	1	**REC COPIER B113**	1	1000	24	20	1	**FURNITURE SYSTEM ACCT REC A200**	1,2	720
25	20	1	**REC COPIER B113**	1	1000	26	20	1	**FURNITURE SYSTEM ACCT REC A200**		720
27	20	1	**REC OFF B114, B115, B116**	1	900	28	20	1	**FURNITURE SYSTEM HR OFF B153**		1080
29	20	1	**REC OFF B116, B117**	1	900	30	20	1	**FURNITURE SYSTEM HR OFF B153**	1,2	1080
31	20	1	**FURNITURE SYSTEM ACCT PAY B107**		1080	32	20	1	**FURNITURE SYSTEM HR OFF B153**		1080
33	20	1	**FURNITURE SYSTEM ACCT PAY B107**	1,2	1080	34	20	1	**REC OFF B143, B144**	1	1080
35	20	1	**FURNITURE SYSTEM ACCT PAY B107**		1080	36	20	1	**REC OFF B145,B146**	1	1080
37					0	38					10360
39	30	3	TVSS		0	40	100	3	LCC4		8948
41					0	42					8068
43	20	1	**FURNITURE SYSTEM ACCT PAY B107**		1080	44	20	1	**HAND DRYER**	1	950
45	20	1	**FURNITURE SYSTEM ACCT PAY B107**	1,2	1080	46	20	1	**HAND DRYER**	1	950
47	20	1	**FURNITURE SYSTEM ACCT PAY B107**		1080	48	20	1	**SPARE**	3	0
49	20	1	**FURNITURE SYSTEM ACCT PAY B107**		900	50	20	1	**REC MICROWAVE B167**	1	1500
51	20	1	**FURNITURE SYSTEM ACCT PAY B107**	1,2	900	52	20	1	**REC MICROWAVE B167**	1	1500
53	20	1	**FURNITURE SYSTEM ACCT PAY B107**		900	54	20	1	**REC TOASTER B167**	1	850
55	20	1	**FURNITURE SYSTEM ACCT PAY B107**		540	56	20	1	**REC MICROWAVE B167**	1	1500
57	20	1	**FURNITURE SYSTEM ACCT PAY B107**	1,2	540	58	20	1	**REC TOASTER B167**	1	850
59	20	1	**FURNITURE SYSTEM ACCT PAY B107**		540	60	20	1	**REC DISPOSAL B167**	1	800
61	20	1	**REC COPIER B152**	1	1000	62	20	1	**REC COFFEE MAKER B167**	1	1500
63	20	1	**REC COPIER B152**	1	1000	64	20	1	**REC ICE MAKER B167**	1	1500
65	20	1	**REC BREAK RM. B167**	1	720	66	20	1	**REC FREEZER D101**	1	600
67	20	1	**REC BREAK RM. B167**	1	900	68	20	1	**REC REFRIGERATOR D101**	1	480
69	20	1	**REC HR B133**	1	1080	70	20	1	**SPARE**	4	0
71	20	1	**REC CONF. RM. B131**	1	900	72	20	1	**SPARE**	4	0
73	20	1	**FURNITURE SYSTEM ACCT REC A197**		540	74	20	1	**FURNITURE SYSTEM ACCT REC A197**		1080
75	20	1	**FURNITURE SYSTEM ACCT REC A197**	1,2	540	76	20	1	**FURNITURE SYSTEM ACCT REC A197**	1,2	1080
77	20	1	**FURNITURE SYSTEM ACCT REC A197**		540	78	20	1	**FURNITURE SYSTEM ACCT REC A197**		1080
79	20	1	**SPARE**	3	0	80	20	1	**SPARE**	3	0
81	20	1	**SPARE**	3	0	82	20	1	**SPARE**	3	0
83	20	1	**SPARE**	3	0	84	20	1	**SPARE**	3	0

NOTES:		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	EXISTING BREAKER, NEW WIRE	LIGHTING	600	1.25	750
2.	PROVIDE HANDLE TIE PER NEC 210.4	HVAC - COOL	0	0.00	0
3.	EXISTING BREAKER, LABEL AS SPARE	HVAC - HEAT	0	0.00	0
4.	PROVIDE NEW BREAKER, MATCH AIC AND MANUF.	RECEPTACLE	76,520	0.57	43,260
5.		MISC	12,696	1.00	12,696
6.		TOTAL	89,816		56,706
7.		TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			157.4 AMPS

PANEL "LCC4"	208Y/120V, 3Ø, 4W	225A MLO	NEMA-1					
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE					

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	**REC INTERVIEW B166A, B166B**	1	720	2	20	1	HAND DRYER		1000
3	20	1	REC OFFICE 131, 135		1080	4	20	1	REC OFFICE 105, LOBBY		540
5	20	1	TIME CLOCK SW		100	6	20	1	REC COLUMN S. SIDE		540
7	20	1	REC OFFICE 128		540	8	20	1	REC OFFICE 115, 116		540
9	20	1	REC OFFICE 127		540	10	20	1	REC WATER COOLER		500
11	20	1	REC OFFICE 126		540	12	20	1	REC WATER COOLER		500
13	20	1	REC OFFICE 125		540	14	20	1	REC OFFICE 108		900
15	20	1	REC OFFICE 124		540	16	20	1	REC OFFICE 109		900
17	20	1	REC OFFICE 123		540	18	20	1	REC OFFICE 110		900
19	20	1	REC OFFICE 122		540	20	20	1	**REC CONF A203**	1	900
21	20	1	REC OFFICE 121		540	22	20	1	**REC CONF A203**	1	900
23	20	1	REC OFFICE 120		540	24	20	1	REC OFFICE 114		540
25	20	1	REC OFFICE 106		540	26	20	1	PROJECTOR OFFICE 114		900
27	20	1	REC OFFICE 106		540	28	20	1	PROJECTOR OFFICE 113 & 114		540
29	20	1	REC OFFICE 114		540	30	20	1	PROJECTOR OFFICE 113		500
31	20	1	REC OFFICE 163		540	32	20	1	**REC OFF A219, CORR B106**	1	900
33	**20**	**2**	**C-11**	3	748	34	20	1	**REC OFFICE B151, B165**	1	1080
35					748	36	20	1	**REC OFFICE B147, B148**	1	1080
37	20	1	**EF-13**	1	1200	38	20	1	LIGHTS OFFICE 163		600
39	20	1	**SPARE**	2	0	40	20	1	FIRE ALARM		500
41	20	1	**SPARE**	2	0	42	20	1	HAND DRYER		1000

NOTES:		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	EXISTING BREAKER, NEW WIRE	LIGHTING	600	1.25	750
2.	EXISTING BREAKER, LABEL AS SPARE	HVAC - COOL	0	0.00	0
3.	NEW BREAKER, MATCH AIC AND MANUF.	HVAC - HEAT	0	0.00	0
4.		RECEPTACLE	20,980	0.74	15,490
5.		MISC	5,796	1.00	5,796
6.		TOTAL	27,376		22,036
7.		TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			61.2 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
1800 2ND STREET, SUITE 201
SARASOTA, FLORIDA 34237
941.365.3113 FAX 941.365.9353
887 CASTLEMAINE CIRCLE
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
813.251.1991 FAX 813.251.1994
SAFETY HARBOR OFFICE
1101 MAIN STREET, SUITE 206
SAFETY HARBOR, FLORIDA 34695
727.726.1991 FAX 727.726.3999
REGISTRATION NUMBER AA 0003313
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
ELECTRICAL SCHEDULES - SERVICE ONE

SHEET NUMBER
E6.04

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\PLANS\SHEETS\ELECTRICAL NON PLAN SHEETS.DWG | Owner | Aug 25,2021 - 8:54am

PANEL "L7B"	208Y/120V, 3Ø, 4W	400A MCB	NEMA-1		COPPER BUS SOLID NEUTRAL
EXISTING	VOLTAGE/PHASE	400A BUS	SURFACE		

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					7680	2					0
3	100	3	EXISTING		7680	4		3	SPACE		0
5					7680	6					0
7					21820	8					8580
9	225	3	L7B1		20240	10	100	3	L7B3		7580
11					21460	12					5550
13					0	14					0
15		3	SPACE		0	16		3	SPACE		0
17					0	18					0

NOTES:	LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	LIGHTING	750	1.25	938
2.	HVAC - COOL	0	0.00	0
3.	HVAC - HEAT	0	0.00	0
4.	RECEPTACLE	59,030	0.58	34,515
5.	MISC	48,490	1.00	48,490
6.	TOTAL	108,270		83,943
7.	TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			233.0 AMPS

PANEL "L7B1"	208Y/120V, 3Ø, 4W	225A MLO	NEMA-1		
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE		

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	**REC OFF C124, C125**	1	1080	2	20	1	**FURNITURE SYSTEM MERCH A123**	1,2	720
3	20	1	**REC OFF C118, C123**	1	1080	4	20	1	**FURNITURE SYSTEM MERCH A123**		720
5	20	1	**REC OFF C145, C146**	1	1080	6	20	1	**FURNITURE SYSTEM MERCH A123**	1,2	720
7	30	1	**REC OFF C116, C117**	1	1080	8	20	1	**COPIER MERCH A123**		1000
9	20	1	**REC MICROWAVE C126**	1	1500	10	20	1	**REC OFF C106**	1	540
11	20	1	**REC TOASTER C126**	1	850	12	20	1	**COPIER C107**	1	1000
13	20	1	**REC MICROWAVE C126**	1	1500	14	20	1	**COPIER C107**	1	1000
15	20	1	EWC		500	16	20	1	REC		540
17	20	1	**REC DISPOSAL C126**	1	800	18	20	1	COMP REC		900
19	20	1	**REC COFFEE MAKER C126**	1	1500	20	20	1	REC		720
21	20	1	**REC COFFEE MAKER C126**	1	1500	22	20	1	RESTROOM REC		180
23	20	1	**REC ICE MAKER C126**	1	1500	24	20	1	PRINTER		500
25	20	1	**REC REFRIGERATOR C126**	3	800	26	20	1	REC		540
27	20	1	**REC COUNTER C126**	3	900	28	20	1	COMP REC		900
29	**20**	**1**	**REC PANTRY/ADMIN C107A, C109**	4	720	30	20	1	COMP REC		900
31	20	1	COMP REC		540	32	20	1	PANEL MA		0
33	20	1	COMP REC		540	34	20	1	PANEL MA		0
35	20	1	COMP REC		540	36	20	1	**FURNITURE SYSTEM**		720
37	20	1	FM 200		500	38	20	1	**FURNITURE SYSTEM**	2	720
39	20	1	REC		900	40	20	1	**FURNITURE SYSTEM**		720
41	20	1	**REC MICROWAVE C109**	1	1500	42	**20**	**1**	**TRACK LTG OFF C113**	4	750
43	20	1	OFFICE REC		900	44	20	1	OFFICE REC		540
45	20	1	OFFICE REC		720	46	20	1	OFFICE REC		720
47	20	1	OFFICE REC		900	48	20	1	OFFICE REC		900
49	20	1	OPEN AREA J-BOX		500	50	20	1	OFFICE REC		900
51	20	1	OPEN AREA J-BOX		500	52	20	1	TRACK LTG WAR RM		500
53	20	1	REC		540	54	20	1	TRACK LTG WAR RM		500
55	20	1	CONF RM REC		900	56	20	1	TRACK LTG GERARD RM		500
57	20	1	CONF RM REC		720	58	20	1	REC		540
59	20	1	REC NORTH RM 104, 102		1080	60	20	1	REC		720
61	20	1	REC SOUTH RM 104, 105, 101		1080	62	20	1	REC		540
63	20	1	REC WORK 103		540	64	20	1	REC		900
65	20	1	ISOLATED REC RM 104		180	66	20	1	COPY MACHINE		1000
67	20	1	REC SEC CAMS		500	68	20	1	REC		720
69	20	1	COPY MACHINE		1000	70	20	1	REC SEC CAMS		540
71	20	1	MAIL RM		540	72	20	1	REC		540
73	20	1	**FURNITURE SYSTEM**		540	74	20	1	AIR HANDLER		1000
75	20	1	**FURNITURE SYSTEM**	1,2	540	76	20	1	AIR HANDLER		1000
77	20	1	**FURNITURE SYSTEM**		540	78	20	1	space		1000
79	20	1	BOX PANEL		500	80	20	1	RTU		1000
81	20	1	K7B-3		500	82	20	1	RTU		1000
83	20	1	CONF OFFICE		540	84		1	SPACE		0

NOTES:	LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	EXISTING BREAKER, NEW WIRE			
2.	PROVIDE HANDLE TIE PER NEC 210.4			
3.	PROVIDE NEW BREAKER, MATCH AIC AND MANUF.			
4.	PROVIDE NEW BREAKER, MATCH AIC AND MANUF.			
5.				
6.				
7.				
	LIGHTING	750	1.25	938
	HVAC - COOL	0	0.00	0
	HVAC - HEAT	0	0.00	0
	RECEPTACLE	48,770	0.60	29,385
	MISC	14,000	1.00	14,000
	TOTAL	63,520		44,323
	TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			123.0 AMPS

PANEL "L7B3"	208Y/120V, 3Ø, 4W	225A MLO	NEMA-1		
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE		

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	**HAND DRYER**	1	950	2	20	1	PHONE RM UPS		1000
3	20	1	**HAND DRYER**	1	950	4	20	2	SPARE		0
5	20	1	**HAND DRYER**	1	950	6					0
7	20	1	SPARE		0	8	20	1	WOMENS BATH BLOWERS		950
9	20	1	SPARE		0	10	20	1	WOMENS BATH BLOWERS		950
11	20	1	SPARE		0	12	20	1	MENS BATH BLOWERS		950
13	20	1	REC BREAKROOM		900	14	20	1	MENS BATH BLOWERS		950
15	20	1	REC BREAKROOM		900	16	20	1	**HAND DRYER A177**	1	950
17	20	1	#4, #6 OFFICE		540	18	20	1	**HAND DRYER A176**	1	950
19	20	1	#3, #6 OFFICE		720	20	20	1	**HAND DRYER A174**	1	950
21	20	1	#2 OFFICE		720	22	20	1	**HAND DRYER A173**	1	950
23	20	1	#1 OFFICE		720	24	20	1	SPARE		0
25	20	1	#3 OFFICE		720	26	20	1	SPARE		0
27	20	1	#2, #5 OFFICE		720	28	20	1	REC OFFICE		900
29	20	1	SPARE		0	30	20	1	REC OFFICE		900
31	20	1	SPARE		0	32	20	1	REC OFFICE		900
33	20	1	SPARE		0	34	20	1	SPARE		0
35	20	1	SPARE		0	36	20	1	SPARE		0
37	20	1	CONF RM		540	38	20	1	SPARE		0
39	20	1	CONF RM		540	40	20	1	SPARE		0
41	20	1	CONF RM		540	42		1	SPACE		0

NOTES:	LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	EXISTING BREAKER, NEW WIRE			
2.				
3.				
4.				
5.				
6.				
7.				
	LIGHTING	0	0.00	0
	HVAC - COOL	0	0.00	0
	HVAC - HEAT	0	0.00	0
	RECEPTACLE	10,260	0.99	10,130
	MISC	11,450	1.00	11,450
	TOTAL	21,710		21,580
	TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			59.9 AMPS

PANEL "H8"	480Y/277V, 3Ø, 4W	225A MLO	NEMA-1		
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE		

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					9820	2					6204
3	60	3	XFMR T8 45KVA		13563	4	35	3	RTU-1		6204
5					13180	6					6204
7					6204	8	20	1	SPARE		0
9	35	3	RTU-2		6204	10		1	SPACE		0
11					6204	12		1	SPACE		0
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16		1	SPACE		0
17		1	SPACE		0	18		1	SPACE		0
19		1	SPACE		0	20		1	SPACE		0
21		1	SPACE		0	22		1	SPACE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0

NOTES:	LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.				
2.				
3.				
4.				
5.				
6.				
7.				
	LIGHTING	2,473	1.25	3,091
	HVAC - COOL	0	0.00	0
	HVAC - HEAT	0	0.00	0
	RECEPTACLE	30,790	0.66	20,395
	MISC	40,524	1.00	40,524
	TOTAL	73,787		64,010
	TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø			77.0 AMPS

PANEL "L8"	208Y/120V, 3Ø, 4W	225A MLO	NEMA-1		
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE		

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	OFFICE LIGHT REC 101, 102, 103		858	2	20	1	**FURNITURE SYSTEM CATS C149**		900
3	20	1	RECEPT OFFICE 101,102, 103		1080	4	20	1	**FURNITURE SYSTEM CATS C149**	1,2	900
5	20	1	RECEPT OFFICE 100		540	6	20	1	**FURNITURE SYSTEM CATS C149**		900
7	30	1	RECEPT EAST WALL		900	8	20	1	**FURNITURE SYSTEM CATS C149**		720
9	20	1	RECEPT EAST WALL		900	10	20	1	**FURNITURE SYSTEM CATS C149**	1,2	720
11	20	1	RECEPT OFFICE 107, 108, 109		1080	12	20	1	**FURNITURE SYSTEM CATS C149**		720
13	20	1	OFFICE LIGHT REC 107, 108, 109		872	14	20	1	**REC LAB D103**	1	540
15	20	1	RECEPT OFFICE 104, 105, 106		1080	16	20	1	**REC LAB D103**	1	540
17	20	1	OFFICE LIGHT REC 104, 105, 106		1200	18	20	1	**REC LAB D103**	1	720
19	20	1	RECEPT WEST WALL		900	20	20	1	**REC LAB D103**	1	540
21	20	1	RECEPT WEST WALL		900	22	20	1	**COPIER LAB D103A**	1	1000
23	20	1	**REC BREAK RM D101**	1	540	24	20	1	**REC FREEZER D101**	1	600
25	30	1	RTU RECEPT		180	26	20	1	**REC REFRIGERATOR D101**	1	480
27	20	1	**REC TOASTER D101**	1	850	28	20	1	**REC ICE MAKER D101**	1	1500
29	20	1	**REC MICROWAVE D101**	1	1500	30	20	1	**REC MICROWAVE D101**	1	1500
31	20	1	MIS TOWER		500	32	20	1	**REC COFFEE MACH. D101**	1	1400
33	20	1	LIGHTS		1343	34	20	1	**REC COFFEE MACH. D101**	1	1400
35	20	1	**REC BREAK RM D101**	1	1080	36	20	1	**REC MICROWAVE D101**	1	1500
37	20	1	RECEPT ELEC ROOM		180	38	20	1	**REC TOASTER D101**	3	850
39	30	2	IDF		500	40	20	1	**REC TOASTER D101**	3	850
41					500	42	20	1	**DISPOSAL**	3	800

NOTES:	LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	EXISTING BREAKER, NEW WIRE			
2.	PROVIDE HANDLE TIE PER NEC 210.4			
3.	NEW BREAKER AND WIRE, MATCH AIC AND MANUF.			
4.				
5.				
6.				
7.				
	LIGHTING	2,473	1.25	3,091
	HVAC - COOL	0	0.00	0
	HVAC - HEAT	0	0.00	0
	RECEPTACLE	30,790	0.66	20,395
	MISC	3,300	1.00	3,300
	TOTAL	36,563		26,786
	TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			74.4 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 FLORIDA EB # 27845
WWW.EMERALDMEP.COM EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
TEL (813) 251-1944
FAX (813) 251-1964
SARASOTA OFFICE
1800 2ND STREET, SUITE 815
SARASOTA, FLORIDA 34236
TEL (941) 487-1811
FAX (941) 342-9353
SAFETY HARBOR OFFICE
1000 MAIN STREET, SOUTH
SAFETY HARBOR, FLORIDA 34695
TEL (727) 726-1888
FAX (727) 726-3999
REGISTRY NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
ELECTRICAL SCHEDULES - SERVICE ONE

SHEET NUMBER
E6.05

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\PLANS\210120 ELECTRICAL WIN PLAN SHEETS.DWG | Owner | Aug 25, 2021 - 8:54am

PANEL "HCC4"

EXISTING | 480Y/277V, 3Ø, 4W | 600A MCB | NEMA-1

VOLTAGE/PHASE | 600A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					11080	2					11080
3	50	3	RTU-30		11080	4	50	3	RTU-29		11080
5					11080	6					11080
7					11080	8					8864
9	50	3	RTU-28		11080	10	40	3	RTU-4		8864
11					11080	12					8864
13					7756	14					0
15	35	3	RTU-LOBBY		7756	16	15	3	SPARE		0
17					7756	18					0
19					0	20					0
21		3	SPACE		0	22		3	SPACE		0
23					0	24					0
25					41008	26					0
27	225	3	LCC5		48042	28		3	SPACE		0
29					43464	30					0
31					0	32					0
33	30	3	TVSS		0	34		3	SPACE		0
35					0	36					0
37		1	SPACE		0	38					8286
39		1	SPACE		0	40	100	3	PANEL HCC5		7141
41		1	SPACE		0	42					8142

NOTES:

		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.		LIGHTING	24,319	1.25	30,399
2.		HVAC - COOL	0	0.00	0
3.		HVAC - HEAT	0	0.00	0
4.		RECEPTACLE	92,420	0.55	51,210
5.		MISC	188,924	1.00	188,924
6.		TOTAL	305,663		270,533
7.		TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø			325.4 AMPS

PANEL "HCC5"

EXISTING | 480Y/277V, 3Ø, 4W | 100A MCB | NEMA-1

VOLTAGE/PHASE | 100A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	OFFICE LIGHTS		748	2	20	1	OUTSIDE LIGHTS		500
3	20	1	PHASE 1 LIGHTS		472	4	20	1	PHASE 5 OPEN OFFICE LIGHTS		700
5	20	1	OFFICE LIGHTS		748	6	20	1	PHASE 5 OFFICE LIGHTS		1200
7	20	1	OPEN OFFICE LIGHTS		1472	8	20	1	PHASE 5 OFFICE LIGHTS		650
9	20	1	OPEN OFFICE LIGHTS		736	10	20	1	PHASE 5 OFFICE LIGHTS		960
11	20	1	OPEN OFFICE LIGHTS		1716	12	20	1	PHASE 5 OFFICE LIGHTS		516
13	20	1	OPEN OFFICE LIGHTS		272	14	20	1	OPEN OFFICE LIGHTS		2000
15	20	1	CONFERENCE RM LIGHTS		230	16	20	1	OPEN OFFICE LIGHTS		1632
17	20	1	BREAKROOM LIGHTS		950	18	20	1	OPEN OFFICE LIGHTS		1100
19	20	1	BREAKROOM LIGHTS		344	20	20	1	COVE LIGHTS		1100
21	20	1	BREAKROOM LIGHTS		111	22	20	1	COVE LIGHTS		1200
23	20	1	OFFICE LIGHTS		500	24	20	1	COVE LIGHTS		1412
25	20	1	OPEN OFFICE LIGHTS		1200	26		1	SPACE		0
27	20	1	OFFICE LIGHTS		1100	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37		1	SPACE		0	38		1	SPACE		0
39		1	SPACE		0	40		1	SPACE		0
41		1	SPACE		0	42		1	SPACE		0

NOTES:

		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.		LIGHTING	23,569	1.25	29,461
2.		HVAC - COOL	0	0.00	0
3.		HVAC - HEAT	0	0.00	0
4.		RECEPTACLE	0	0.00	0
5.		MISC	0	1.00	0
6.		TOTAL	23,569		29,461
7.		TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø			35.4 AMPS

PANEL "LCC5"

EXISTING | 208Y/120V, 3Ø, 4W | 400A MLO | NEMA-1 | COPPER BUS SOLID NEUTRAL

VOLTAGE/PHASE | 400A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	**FURNITURE SYS STAFF ACCT. A132**		1080	2	20	1	**FURNITURE SYS STAFF ACCT. A132**		720
3	20	1	**FURNITURE SYS STAFF ACCT. A132**	1,2	1080	4	20	1	**FURNITURE SYS STAFF ACCT. A132**	1,2	720
5	20	1	**FURNITURE SYS STAFF ACCT. A132**		1080	6	20	1	**FURNITURE SYS STAFF ACCT. A132**		720
7	20	1	**FURNITURE SYS STAFF ACCT. A132**		720	8	20	1	**FURNITURE SYS STAFF ACCT. A132**		1080
9	20	1	**FURNITURE SYS STAFF ACCT. A132**	1,2	720	10	20	1	**FURNITURE SYS STAFF ACCT. A132**	1,2	1080
11	20	1	**FURNITURE SYS STAFF ACCT. A132**		720	12	20	1	**FURNITURE SYS STAFF ACCT. A132**		1080
13	20	1	**FURNITURE SYS STAFF ACCT. A132**		900	14	20	1	**COPIER STAFF ACCT. A132**	1	1000
15	20	1	**FURNITURE SYS STAFF ACCT. A132**	1,2	900	16	20	1	**COPIER CORR A132A**	1	1000
17	20	1	**FURNITURE SYS STAFF ACCT. A132**		900	18	20	1	**REC OFF A128, A129**	1	720
19	20	1	**FURNITURE SYS STAFF ACCT. A132**		1000	20	20	1	**REC OFF A127, A128**	1	720
21	20	1	**FURNITURE SYSTEM INT AUDIT A188**		540	22	20	1	**FURNITURE SYS ACCT. REC A187**		1080
23	20	1	**FURNITURE SYSTEM INT AUDIT A188**	1,2	540	24	20	1	**FURNITURE SYS ACCT. REC A187**	1,2	1080
25	20	1	**FURNITURE SYSTEM INT AUDIT A188**		540	26	20	1	**FURNITURE SYS ACCT. REC A187**		1080
27	20	1	**FURNITURE SYSTEM INT AUDIT A188**		1080	28	20	1	**FURNITURE SYS CASH A188**		540
29	20	1	**FURNITURE SYSTEM INT AUDIT A188**	1,2	1080	30	20	1	**FURNITURE SYS CASH A188**	1,2	540
31	20	1	**FURNITURE SYSTEM INT AUDIT A188**		1080	32	20	1	**FURNITURE SYS CASH A188**		540
33	20	1	**FURNITURE SYSTEM INT AUDIT A188**		1080	34	20	1	**REC CONF. A119, ADMIN 118**	1	720
35	20	1	**FURNITURE SYSTEM INT AUDIT A188**	1,2	1080	36	20	1	**REC CONF. A119**	1	900
37	20	1	**FURNITURE SYSTEM INT AUDIT A188**		1080	38	20	1	**REC ADMIN 118**	1	720
39	20	1	**COPIER STAFF ACCT. A132**	1	1000	40	20	1	**REC RECEPT. A100B, A100A**	1	1080
41	20	1	**COPIER CORR. A202**	1	1000	42	20	1	**REC LOBBY A100**	1	0
43	20	1	**REC OFF A184, A185**	1	900	44	30	2	PHONE RM UPS		1500
45	20	1	**REC OFF A184, A171, A172**	1	900	46					1500
47	20	1	**REC ICE MAKER A183**	1	1500	48	20	1	**REC DISPOSAL A183**	1	800
49	20	1	**REC REFRIGERATOR A183**	1	480	50	20	1	**REC COFFEE MAKER A183**	1	1500
51	20	1	**REC FREEZER A183**	1	600	52	20	1	**REC MICROWAVE A183**	1	1500
53	20	1	**REC MICROWAVE A183**	1	1500	54	20	1	**REC MICROWAVE A183**	1	1500
55	20	1	**REC TOASTER A183**	1	850	56	20	1	**REC MICROWAVE A183**	1	1500
57	20	1	**REC ICE MAKER A183**	1	1500	58	20	1	**REC VENDING A183**	1	1000
59	20	1	**REC COFFEE MAKER A183**	1	1500	60	20	1	**REC VENDING A183**	1	1000
61	20	1	**REC DISPOSAL A183**	1	800	62	20	1	**REC VENDING A183**	1	1000
63	20	1	**REC VENDING A183**	1	1000	64	20	1	**REC CORR A175, BREAK RM A183**	1	1080
65	20	1	**REC VENDING A183**	1	1000	66	20	1	**REC COFFEE MAKER A183**	1	1500
67	20	1	**REC OFF A122, A127**	1	720	68	100	3	PANEL LCC7		7368
69	20	1	**REC BREAK RM A183**	1	900	70					7522
71	20	1	**REC MICROWAVE A183**	1	1500	72					7134
73	20	1	**REC TOASTER A183**	1	850	74	150	3	PANEL LCC6		11280
75	20	1	**TRACK LTG OFF A109**	1	750	76					13260
77	20	1	**SPARE**	3	0	78					9180
79	20	1	**SPARE**	3	0	80					
81	50	2	**RTU-8A**	4	3910	82					
83					3910	84					

NOTES:

		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	EXISTING BREAKER, NEW WIRE	LIGHTING	750	1.25	938
2.	PROVIDE HANDLE TIE PER NEC 210.4	HVAC - COOL	0	0.00	0
3.	EXISTING BREAKER, LABEL AS SPARE	HVAC - HEAT	0	0.00	0
4.	NEW BREAKER, MATCH AIC AND MANUF	RECEPTACLE	92,420	0.55	51,210
5.		MISC	39,344	1.00	39,344
6.		TOTAL	132,514		91,492
7.		TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			254.0 AMPS

PANEL "LCC6"

EXISTING | 208Y/120V, 3Ø, 4W | 225A MLO | NEMA-1

VOLTAGE/PHASE | 225A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	**SPARE**	2	0	2	20	1	REC OFFICE		540
3	20	1	REC PAYROLL		540	4	20	1	REC OFFICE		540
5	20	1	REC CONF RM		540	6	20	1	REC OFFICE		540
7	20	1	REC COUNTER		900	8	20	1	REC OFFICE 188, 189		900
9	20	1	REC COUNTER		720	10	20	1	REC OFFICE 189, 190		1080
11	20	1	REC COUNTER		540	12	20	1	REC OFFICE 191		1080
13	20	1	**REC OFF A142**	1	540	14	20	1	REC OFFICE 181		540
15	20	1	**REC OFF A153, CORR A132A**	1	1080	16	20	1	REC OFFICE 186		900
17	20	1	REC IN NEXT ROOM		180	18	20	1	REC OFFICE 187		900
19	20	1	REC OFFICE 177, 178		900	20	20	1	REC OFFICE 170, 171		1080
21	20	1	REC OFFICE 178, 179		720	22	20	1	REC OFFICE 171, 176, 173		1080
23	20	1	REC OFFICE 179, 180		900	24	20	1	REC OFFICE 176, 212		540
25	20	1	REC OFFICE 213, 216		900	26	20	1	REC OFFICE		540
27	20	1	REC OFFICE 216, 217		900	28	20	1	REC OFFICE		540
29	20	1	REC OFFICE 217, 218		900	30	20	1	REC OFFICE		720
31	20	1	**SPARE**	2	0	32	20	1	**REC OFFICE A154, A155**	1	900
33	20	1	REC OFFICE 203, CORR		1080	34	20	1	REC PAYROLL		540
35	20	1	REC OFFICE 201, CORR		900	36	20	1	REC COPY & FAX		540
37	20	1	REC OPEN OFFICE AREA		540	38	100	2	GEN SUB PANEL		3000
39	20	1	REC OFFICE		540	40					3000
41	20	1	REC CONF.		900	42	20	1	SPARE		0

NOTES:

		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	EXISTING BREAKER, NEW WIRE	LIGHTING	0	0.00	0
2.	EXISTING BREAKER, LABEL AS SPARE	HVAC - COOL	0	0.00	0
3.		HVAC - HEAT	0	0.00	0
4.		RECEPTACLE	27,720	0.68	18,860
5.		MISC	6,000	1.00	6,000
6.		TOTAL	33,720		24,860
7.		TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			69.0 AMPS

PANEL "LCC7"

EXISTING | 208Y/120V, 3Ø, 4W | 225A MLO | NEMA-1

VOLTAGE/PHASE | 225A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	2	**C-7**	1	1422	2	20	2	**C-1**	1	748
3					1422	4					748
5	20	2	**C-24**	1	582	6	20	2	**C-2**	1	748
7					582	8					748
9	15	2	**C-8**	1	582	10	15	2	**C-25**	1	582
11					582	12					582
13	15	2	**C-4**	1	748	14	20	1	SPARE		0
15					748	16	20	1	SPARE		0
17	20	1	**EF-12**	2	1200	18	20	1	SPARE		0
19	20	1	SPARE		0	20	20	1	OFFICE RECEPTACLES		540
21	20	1	SPARE		0	22	20	1	OFFICE RECEPTACLES		540
23	20	1	SPARE		0	24	20	1	OFFICE RECEPTACLES		540
25	20	1	WALL FANS IN OUTSIDE BREAK		500	26	20	1	OFFICE RECEPTACLES		540
27	20	1	SPARE		0	28	20	1	OFFICE RECEPTACLES		900
29	20	1	SPARE		0	30	20	1	OFFICE RECEPTACLES		900
31	20	1	SPARE		0	32	20	1	OUTSIDE RECEPTACLES		540
33	20	3	EXHAUST FANS		500	34	20	1	SPARE		0
35					500	36	20	1	LOBBY		500
37					500	38	20	2	EXHAUST FANS		500
39	20	2	208V RECEPTACLE		1000	40					500
41					1000	42		1	SPACE		0

NOTES:

		LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	NEW BREAKER, MATCH AIC AND MANUF	LIGHTING	0	0.00	0
2.	EXISTING BREAKER, NEW WIRE	HVAC - COOL	0	0.00	0
3.		HVAC - HEAT	0	0.00	0
4.		RECEPTACLE	4,500	1.00	4,500
5.		MISC	17,524	1.00	17,524
6.		TOTAL	22,024		22,024
7.		TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			61.1 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
TAMPA OFFICE
324 HYDE PARK STREET, SUITE 350
TAMPA, FLORIDA 33606
TEL (813) 251-1994
FAX (813) 251-1994
SARASOTA OFFICE
1888 MAIN STREET, SUITE 201
SARASOTA, FLORIDA 34236
TEL (941) 365-1994
FAX (941) 365-1995
SAFETY HARBOR OFFICE
3998 FAIRFAX TRAIL, SUITE 202
SAFETY HARBOR, FLORIDA 34695
TEL (727) 725-1818
FAX (727) 725-3999
REGISTRATION NUMBER AA C000333
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853

S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME

ELECTRICAL SCHEDULES - SERVICE ONE

SHEET NUMBER
E6.06

M:\PROJECTS\21010 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 ELECTRICAL WORK PLAN SHEETS.DWG | Owner | Aug 25,2021 - 8:54am

PANEL "EM2" — EXISTING | 480Y/277V, 3Ø, 4W | 400A MLO | 400A BUS | NEMA-1 | SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					12409	2					0
3	70	3	RTU-66		12409	4	100	3	SPARE		0
5					12409	6					0
7					4432	8					0
9	25	3	RTU-65		4432	10	100	3	SPARE		0
11					4432	12					0
13					0	14					1180
15	20	3	**SPARE**	**1**	0	16	125	3	PANEL "ELD" XFMR		4840
17					0	18					5340
19					0	20					5318
21	80	3	**SPARE**	1	0	22	30	3	RTU-67		5318
23					0	24					5318
25					0	26	20	1	LIGHTING		2000
27		3	SPACE		0	28	20	1	SPARE		0
29					0	30		1	SPACE		0
31					6000	32					5000
33	125	3	EL1		5206	34	100	3	EM1		5000
35					1346	36					5000
37					0	38					2659
39	20	3			0	40	15	3	RTU-69		2659
41					0	42					2659
43					0	44					0
45	80	3			0	46	30	3	TVSS		0
47					0	48					0
49					0	50					17012
51		3	SPACE		0	52	100	3	EH1		15512
53					0	54					15512
55					0	56					0
57	15	3	**SPARE**	**1**	0	58		3	SPACE		0
59					0	60					0
61					0	62					0
63	225	3	**SPARE**	**1**	0	64	225	3	**SPARE**	**1**	0
65					0	66					0

NOTES:
1. EXISTING BREAKER, LABEL AS SPARE

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	3,500	1.25	4,375
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	1,260	1.00	1,260
MISC	158,642	1.00	158,642
TOTAL	163,402		164,277

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø: 197.6 AMPS

PANEL "ELD" — EXISTING | 208Y/120V, 3Ø, 4W | 250A MCB | 250A BUS | NEMA-1 | SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					0	2	20	1	**SPARE**	**2**	0
3	100	3	PANEL "TL"		0	4	20	1	**SPARE**	**2**	0
5					0	6	20	1	**SPARE**	**2**	0
7					0	8	20	1	**SPARE**	**2**	0
9					0	10	20	1	**SPARE**	**2**	0
11	150	3	**SPARE**	**2**	0	12	20	1	ROOF TOP REC		180
13					0	14	20	1	**SPARE**	**2**	0
15					0	16	20	1	**SPARE**	**2**	0
17					0	18	20	1	**SPARE**	**2**	0
19	20	1	**FIRE ALARM PANEL**	1,4	500	20					0
21	20	1	**SPARE**	2	0	22					0
23	20	1	**SPARE**	2	0	24	125	3	**SPARE**	**2**	0
25	20	1	ROOF TOP REC		180	26					0
27	20	1	RECEPTACLE		180	28					0
29	30	1	**SPARE**	**2**	0	30					0
31	30	1	**SPARE**	**2**	0	32	60	2	**SPARE**	**2**	0
33	20	1	**SPARE**	**2**	0	34					0
35	20	1	**PHONE RM**	**3,4**	500	36	60	2	**SPARE**	**2**	0
37	20	1	**PHONE RM**	**3,4**	500	38					0
39	20	1	**PHONE RM**	**3,4**	500	40	60	2	IDF RACK		4160
41	20	1	**UPS PHONE RM**	**3,4**	500	42					4160

NOTES:
1. EXISTING CIRCUIT RELOCATED FROM DEMOLISHED PANEL EL2
2. EXISTING BREAKER, LABEL AS SPARE
3. EXISTING CIRCUIT RELOCATED FROM DEMOLISHED PANEL EL3
4. EXISTING BREAKER, NEW WIRE
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	540	1.00	540
MISC	10,820	1.00	10,820
TOTAL	11,360		11,360

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 31.5 AMPS

PANEL "EH1" — EXISTING | 480Y/277V, 3Ø, 4W | 225A MLO | 225A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					15512	2					0
3	70	3	RTU-65		15512	4	100	3	**SPARE**	**1**	0
5					15512	6					0
7					0	8		1	SPACE		0
9	100	3	**SPARE**	**1**	0	10		1	SPACE		0
11					0	12		1	SPACE		0
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16	20	1	LIGHTING		0
17		1	SPACE		0	18		1	SPACE		0
19	20	1	LIGHTING		1500	20		1	SPACE		0
21	20	1	**SPARE**	**1**	0	22		1	SPACE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37		1	SPACE		0	38		1	SPACE		0
39		1	SPACE		0	40		1	SPACE		0
41		1	SPACE		0	42		1	SPACE		0

NOTES:
1. EXISTING BREAKER, LABEL AS SPARE

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	1,500	1.25	1,875
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	0	0.00	0
MISC	46,536	1.00	46,536
TOTAL	48,036		48,411

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø: 58.2 AMPS

PANEL "EL1" — EXISTING | 208Y/120V, 3Ø, 4W | 225A MLO | 225A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	SECURITY		500	2	20	2	COPY MACHINE		1000
3	20	1	**EF-7, EF-8, EF-9**	**2**	1500	4					1000
5	20	1	SPARE		0	6	20	1	COPY RM REC		180
7	20	1	UPS		1500	8	20	1	COPY MACHINE		1000
9	15	2	**C-5**	**3**	583	10	20	1	BREAK RM RECEPT		540
11					583	12	20	1	SPARE		0
13	20	1	**EF-10, EF-11**	**2**	1000	14	20	1	SPARE		0
15	15	2	**C-3**	**3**	583	16	20	1	SPARE		0
17					583	18	20	1	SPARE		0
19	20	1	**SPARE**	**1**	0	20	20	1	POWER POLE PRINTER		1000
21	20	1	SPARE		0	22	20	1	POWER POLE PRINTER		1000
23	20	1	SPARE		0	24	20	1	SPARE		0
25	20	1	SPARE		0	26	20	1	SPARE		0
27		1	SPACE		0	28	20	1	SPARE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37		1	SPACE		0	38		1	SPACE		0
39		1	SPACE		0	40		1	SPACE		0
41		1	SPACE		0	42		1	SPACE		0

NOTES:
1. EXISTING BREAKER, LABEL AS SPARE
2. EXISTING BREAKER, NEW WIRE
3. NEW BREAKER, MATCH AIC AND MANUF
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	720	1.00	720
MISC	11,832	1.00	11,832
TOTAL	12,552		12,552

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 34.8 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300
WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
334 HYDE PARK PLACE, SUITE 390, TAMPA, FLORIDA 33606, TEL (813) 281-1944, FAX (813) 281-1944
SARASOTA OFFICE, 5987 CATTLEMEN ROAD, SUITE 1, SARASOTA, FLORIDA 34233, TEL (941) 342-9293, FAX (941) 342-9353
SAFETY HARBOR OFFICE, 3101 MCMULLEN BOOTH ROAD, SUITE 2000, SAFETY HARBOR, FLORIDA 34695, TEL (727) 726-1666, FAX (727) 726-3999
REGISTRATION/NUMBER AA 0003313
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
ELECTRICAL SCHEDULES - SERVICE ONE

SHEET NUMBER
E6.07

M:\PROJECTS\21003 ROOMS-TO-GO RENOVATION\DRAWINGS\21003 ELECTRICAL MOR PLAN SHEETS.DWG | Owner | Aug 25,2021 - 8:54am

PANEL "MSB-A"

EXISTING | 480Y/277V, 3Ø, 4W | 1600A MLO | 1600A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					73054	2					66332
3	400	3	PNLBD HA1		71429	4	400	3	PNLBD HB1		66308
5					71852	6					65000
7					52772	8					52392
9	400	3	PNLBD HC1		51800	10	400	3	PNLBD HD1		51800
11					51800	12					49400
13					14662	14					64700
15	125	3	PNLBD LA1-LA2 VIA 75KVA TXFMR		15826	16	200	3	PNLBD LDP-B VIA 112.5KVA TXFMR		65670
17					14782	18					60410
19					2000	20					0
21	50	3	LOAD CENTER GEN VIA 20KVA TXFMR		1180	22	60	3	SURGE PROTECTION DEVICE		0
23					500	24					0
25					66055	26					0
27	**400**	**3**	**PANEL HE1**	**1**	63327	28		3	SPACE		0
29					62647	30					0
31					0	32					0
33		3	SPACE		0	34		3	SPACE		0
35					0	36					0
37					0	38					0
39		3	SPACE		0	40		3	SPACE		0
41					0	42					0

NOTES:
1. NEW BREAKER, MATCH AIC AND MANUF.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	39,731	1.25	49,664
HVAC - COOL	600,000	1.00	600,000
HVAC - HEAT	0	0.00	0
RECEPTACLE	359,114	0.51	184,557
MISC	156,853	1.00	156,853
TOTAL	1,155,698		991,074

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø: 1,192.1 AMPS

PANEL "GEN"

EXISTING | 208Y/120V, 3Ø, 4W | 100A MLO | 100A BUS | NEMA-3R | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	2	BLOCK HEATERS		1000	2	20	1	BATTERY CHARGER		1000
3					1000	4	20	1	GEN RCPT		180
5	20	1	GEN LIGHTING		500	6		1	SPACE		0
7		1	SPACE		0	8		1	SPACE		0
9		1	SPACE		0	10		1	SPACE		0
11		1	SPACE		0	12		1	SPACE		0
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16		1	SPACE		0
17		1	SPACE		0	18		1	SPACE		0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	500	1.25	625
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	180	1.00	180
MISC	3,000	1.00	3,000
TOTAL	3,680		3,805

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 10.6 AMPS

PANEL "HA1"

EXISTING | 480Y/277V, 3Ø, 4W | 400A MLO | 400A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					30000	2					5000
3	125	3	RTU-6	1	30000	4	35	3	RTU-7	1	5000
5					30000	6					5000
7					30000	8	20	1	R1 - LARGE PENDANTS		3185
9	125	3	RTU-2	1	30000	10	20	1	R2 - PERIMETER LTG		605
11					30000	12	20	1	R3 - SERVICE AREA LTG		3520
13	20	1	LIGHTING		545	14	20	1	R4 - SERVICE AREA LTG		3328
15	20	1	BREAK ROOM LTG		1676	16	20	1	R5 - SERVICE AREA LTG		2848
17	20	1	OFFICE LTG		516	18	20	1	R6 - SERVICE AREA LTG		2816
19	20	1	SPARE		0	20	20	1	R7 - SOFFIT LTG		996
21	20	1	SPARE		0	22	20	1	R8 - PENDANT LTG		1300
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37		1	SPACE		0	38		1	SPACE		0
39		1	SPACE		0	40		1	SPACE		0
41		1	SPACE		0	42		1	SPACE		0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	21,335	1.25	26,669
HVAC - COOL	195,000	1.00	195,000
HVAC - HEAT	0	0.00	0
RECEPTACLE	0	0.00	0
MISC	0	1.00	0
TOTAL	216,335		221,669

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø: 266.6 AMPS

PANEL "LA1"

EXISTING | 208Y/120V, 3Ø, 4W | 225A MCB | 225A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	VENDING MACHINE	1	1000	2	20	1	TOASTER OVENS		360
3	20	1	VENDING MACHINE	1	1000	4	20	1	MICROWAVE		1000
5	20	1	VENDING MACHINE	1	1000	6	20	1	COFFEE MAKER		1000
7	20	1	VENDING MACHINE	1	1000	8	20	1	COFFEE MAKER		1000
9	20	1	ATM MACHINE	2	1000	10	20	1	RCPT		1080
11	20	1	WATER COOLER		1560	12	20	1	RCPT		720
13	20	1	CAPPUCINO MACHINE		1800	14	20	1	MICROWAVE		1150
15	20	1	FREEZER	1	0	16	20	1	MICROWAVE		1150
17	20	1	ICE MAKER	1	0	18	20	1	MICROWAVE		1150
19	20	1	TOASTER OVENS		360	20	20	1	MICROWAVE		1150
21	20	1	3-DOOR FRIDGE	1	1092	22	20	1	MICROWAVE		1150
23	20	1	MICROWAVE		1150	24	20	1	MICROWAVE		1150
25	20	1	MICROWAVE		1150	26	20	1	MICROWAVE		1150
27	20	1	MICROWAVE		1150	28	20	1	MICROWAVE		1150
29	20	1	SPARE		0	30	20	1	MICROWAVE		1150
31	20	1	3-DOOR FRIDGE	1	1092	32	20	1	MICROWAVE		1150
33	20	1	COFFEE MAKER		1704	34	20	1	MICROWAVE		1150
35	20	1	TOASTERS		360	36	20	1	MICROWAVE		1150
37	20	1	MICROWAVE		1150	38	20	1	MICROWAVE		1150
39	20	1	MICROWAVE		1150	40	20	1	MICROWAVE		1150
41	20	1	SPARE		1296	42	20	1	CAPPUCINO MACHINE		1800
SUB					11240						0
FEED					13230						0
LUGS					18250						0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	27,026	0.69	18,513
MISC	18,244	1.00	18,244
TOTAL	45,270		36,757

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 102.0 AMPS

PANEL "LA2"

EXISTING | 208Y/120V, 3Ø, 4W | 225A MLO | 225A BUS | NEMA-1 | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	OFFICE RCPT		1080	2	20	1	RESTROOM RCPT		540
3	20	1	OFFICE RCPT		1080	4	20	1	QUIET ROOM RCPT		180
5	20	1	OFFICE RCPT		1080	6	20	1	EWC	2	180
7	20	1	OFFICE RCPT		1080	8	20	1	HAND DRYER	1	1450
9	20	1	TIME CLOCK		180	10	20	1	HAND DRYER	1	1450
11	20	1	TIME CLOCK		180	12	20	1	HAND DRYER	1	1450
13	20	1	TIME CLOCK		180	14	20	1	HAND DRYER	1	1450
15	20	1	TIME CLOCK		180	16	40	2	WATER HEATER TWH		4000
17	20	1	TIME CLOCK		180	18					4000
19	20	1	TIME CLOCK		180	20	20	1	TIME CLOCK		200
21	20	1	TIME CLOCK		180	22	20	1	ELEC RM RCPT		180
23	20	1	MESSAGE BOARD		200	24	20	1	ELEC RM RCPT		180
25	20	1	HOUSKEEPING RCPT		540	26	20	1	RTU RCPT		540
27	20	1	IDF RCPT		1000	28	20	1	IDF RCPT		1000
29	30	1	IDF RCPT		2700	30	30	1	IDF RCPT		2700
31	20	1	IDF RCPT		1000	32	20	1	IDF RCPT		1000
33	20	1	IDF RCPT		1000	34	20	1	IDF RCPT		1000
35	30	1	IDF RCPT		2700	36	30	1	IDF RCPT		2700
37	20	1	IDF RCPT		1000	38	20	1	IDF RCPT		1000
39	20	1	STAIR LIFT	2	1800	40	20	1	SPARE		0
41	20	1	SPARE		0	42	20	1	SPARE		0

NOTES:
1. INSTALL LOCKING DEVICE (LOCK-OFF FOR MAINTENANCE). LOCKING DEVICE SHALL BE UL LISTED. MANUFACTURER SHALL MATCH EXISTING PANELBOARD MANUFACTURER.
2. GFI BREAKER.
3.
4.
5.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	26,940	0.69	18,470
MISC	15,780	1.00	15,780
TOTAL	42,720		34,250

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 95.1 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845 EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE 941.366.1913 FAX 941.342.8353 5961 CATTLEMEN ROAD, SUITE 201 SARASOTA, FLORIDA 34232
TAMPA OFFICE 813.281.1944 FAX 813.281.1964 324 HYDE PARK PLACE, SUITE 350 TAMPA, FLORIDA 33606
SAFETY HARBOR OFFICE 727.725.3669 FAX 727.725.3669 2217 MAIN STREET, SUITE 108 SAFETY HARBOR, FLORIDA 34695
REGISTRATION NUMBER AA C000313 WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION
11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73863
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
ELECTRICAL SCHEDULES - CUST. SERVICE

SHEET NUMBER
E6.08

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\DRAWINGS\210120 ELECTRICAL_NOR PLAN SHEETS - CS SCHEDULES.DWG | Owner | Aug 25,2021 - 8:50am

PANEL "HB1"

EXISTING | 480Y/277V, 3Ø, 4W | 400A MLO | NEMA-1

VOLTAGE/PHASE | 400A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					30000	2					5000
3	125	3	RTU-5	1	30000	4	35	3	RTU-9	1	5000
5					30000	6					5000
7					30000	8	20	1	OFFICE AND ELEC RM LTG		1332
9	125	3	RTU-1	1	30000	10	20	1	TRAINING RM LTG		1308
11					30000	12		1	SPACE		0
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16		1	SPACE		0
17		1	SPACE		0	18		1	SPACE		0
19		1	SPACE		0	20		1	SPACE		0
21		1	SPACE		0	22		1	SPACE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37		1	SPACE		0	38		1	SPACE		0
39		1	SPACE		0	40		1	SPACE		0
41		1	SPACE		0	42		1	SPACE		0

NOTES:
1. HACR CIRCUIT BREAKER.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	2,640	1.25	3,300
HVAC - COOL	195,000	1.00	195,000
HVAC - HEAT	0	0.00	0
RECEPTACLE	0	0.00	0
MISC	0	1.00	0
TOTAL	197,640		198,300

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø: 238.5 AMPS

PANEL "LDP-B"

EXISTING | 208Y/120V, 3Ø, 4W | 400A MCB | NEMA-1

VOLTAGE/PHASE | 400A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					12140	2					14760
3	200	3	PNLBD LB4		13110	4	200	3	PNLBD LB1		14760
5					10010	6					14760
7					22680	8					15120
9	200	3	PNLBD LB3		22680	10	200	3	PNLBD LB2		15120
11					22680	12					12960
13					0	14					0
15		3	SPACE		0	16		3	SPACE		0
17					0	18					0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	176,980	0.53	93,490
MISC	13,800	1.00	13,800
TOTAL	190,780		107,290

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 297.8 AMPS

PANEL "LB1"

EXISTING | 208Y/120V, 3Ø, 4W | 200A MLO | NEMA-1

VOLTAGE/PHASE | 200A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	WORKSTATION RCPT		1080	2	20	1	WS CONTROLLED RCPT		1080
3	20	1	WORKSTATION RCPT		1080	4	20	1	WS CONTROLLED RCPT		1080
5	20	1	WORKSTATION RCPT		1080	6	20	1	WS CONTROLLED RCPT		1080
7	20	1	WORKSTATION RCPT		1080	8	20	1	WS CONTROLLED RCPT		1080
9	20	1	WORKSTATION RCPT		1080	10	20	1	WS CONTROLLED RCPT		1080
11	20	1	WORKSTATION RCPT		1080	12	20	1	WS CONTROLLED RCPT		1080
13	20	1	WORKSTATION RCPT		1080	14	20	1	WS CONTROLLED RCPT		1080
15	20	1	WORKSTATION RCPT		1080	16	20	1	WS CONTROLLED RCPT		1080
17	20	1	WORKSTATION RCPT		1080	18	20	1	WS CONTROLLED RCPT		1080
19	20	1	WORKSTATION RCPT		1080	20	20	1	WS CONTROLLED RCPT		1080
21	20	1	WORKSTATION RCPT		1080	22	20	1	WS CONTROLLED RCPT		1080
23	20	1	WORKSTATION RCPT		1080	24	20	1	WS CONTROLLED RCPT		1080
25	20	1	WORKSTATION RCPT		1080	26	20	1	WS CONTROLLED RCPT		1080
27	20	1	WORKSTATION RCPT		1080	28	20	1	WS CONTROLLED RCPT		1080
29	20	1	WORKSTATION RCPT		1080	30	20	1	WS CONTROLLED RCPT		1080
31	20	1	WORKSTATION RCPT		1080	32	20	1	WS CONTROLLED RCPT		1080
33	20	1	WORKSTATION RCPT		1080	34	20	1	WS CONTROLLED RCPT		1080
35	20	1	WORKSTATION RCPT		1080	36	20	1	WS CONTROLLED RCPT		1080
37	20	1	WORKSTATION RCPT		1080	38	20	1	WS CONTROLLED RCPT		1080
39	20	1	WORKSTATION RCPT		1080	40	20	1	WS CONTROLLED RCPT		1080
41	20	1	WORKSTATION RCPT		1080	42	20	1	WS CONTROLLED RCPT		1080

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	44,280	0.61	27,140
MISC	0	1.00	0
TOTAL	44,280		27,140

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 75.3 AMPS

PANEL "LB2"

EXISTING | 208Y/120V, 3Ø, 4W | 200A MLO | NEMA-1

VOLTAGE/PHASE | 200A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	WORKSTATION RCPT		1080	2	20	1	WS CONTROLLED RCPT		1080
3	20	1	WORKSTATION RCPT		1080	4	20	1	WS CONTROLLED RCPT		1080
5	20	1	WORKSTATION RCPT		1080	6	20	1	WS CONTROLLED RCPT		1080
7	20	1	WORKSTATION RCPT		1080	8	20	1	WS CONTROLLED RCPT		1080
9	20	1	WORKSTATION RCPT		1080	10	20	1	WS CONTROLLED RCPT		1080
11	20	1	SPARE		0	12	20	1	SPARE		0
13	20	1	WORKSTATION RCPT		1080	14	20	1	WS CONTROLLED RCPT		1080
15	20	1	WORKSTATION RCPT		1080	16	20	1	WS CONTROLLED RCPT		1080
17	20	1	WORKSTATION RCPT		1080	18	20	1	WS CONTROLLED RCPT		1080
19	20	1	WORKSTATION RCPT		1080	20	20	1	WS CONTROLLED RCPT		1080
21	20	1	WORKSTATION RCPT		1080	22	20	1	WS CONTROLLED RCPT		1080
23	20	1	WORKSTATION RCPT		1080	24	20	1	WS CONTROLLED RCPT		1080
25	20	1	WORKSTATION RCPT		1080	26	20	1	WS CONTROLLED RCPT		1080
27	20	1	WORKSTATION RCPT		1080	28	20	1	WS CONTROLLED RCPT		1080
29	20	1	WORKSTATION RCPT		1080	30	20	1	WS CONTROLLED RCPT		1080
31	20	1	WORKSTATION RCPT		1080	32	20	1	WS CONTROLLED RCPT		1080
33	20	1	WORKSTATION RCPT		1080	34	20	1	WS CONTROLLED RCPT		1080
35	20	1	WORKSTATION RCPT		1080	36	20	1	WS CONTROLLED RCPT		1080
37	20	1	WORKSTATION RCPT		1080	38	20	1	WS CONTROLLED RCPT		1080
39	20	1	WORKSTATION RCPT		1080	40	20	1	WS CONTROLLED RCPT		1080
41	20	1	WORKSTATION RCPT		1080	42	20	1	WS CONTROLLED RCPT		1080

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	43,200	0.62	26,600
MISC	0	1.00	0
TOTAL	43,200		26,600

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 73.8 AMPS

PANEL "LB3"

EXISTING | 208Y/120V, 3Ø, 4W | 225A MLO | NEMA-1

VOLTAGE/PHASE | 225A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	WORKSTATION RCPT		1080	2	20	1	WS CONTROLLED RCPT		1080
3	20	1	WORKSTATION RCPT		1080	4	20	1	WS CONTROLLED RCPT		1080
5	20	1	WORKSTATION RCPT		1080	6	20	1	WS CONTROLLED RCPT		1080
7	20	1	WORKSTATION RCPT		1080	8	20	1	WS CONTROLLED RCPT		1080
9	20	1	WORKSTATION RCPT		1080	10	20	1	WS CONTROLLED RCPT		1080
11	20	1	WORKSTATION RCPT		1080	12	20	1	WS CONTROLLED RCPT		1080
13	20	1	WORKSTATION RCPT		1080	14	20	1	WS CONTROLLED RCPT		1080
15	20	1	WORKSTATION RCPT		1080	16	20	1	WS CONTROLLED RCPT		1080
17	20	1	WORKSTATION RCPT		1080	18	20	1	WS CONTROLLED RCPT		1080
19	20	1	WORKSTATION RCPT		1080	20	20	1	WS CONTROLLED RCPT		1080
21	20	1	WORKSTATION RCPT		1080	22	20	1	WS CONTROLLED RCPT		1080
23	20	1	WORKSTATION RCPT		1080	24	20	1	WS CONTROLLED RCPT		1080
25	20	1	WORKSTATION RCPT		1080	26	20	1	WS CONTROLLED RCPT		1080
27	20	1	WORKSTATION RCPT		1080	28	20	1	WS CONTROLLED RCPT		1080
29	20	1	WORKSTATION RCPT		1080	30	20	1	WS CONTROLLED RCPT		1080
31	20	1	WORKSTATION RCPT		1080	32	20	1	WS CONTROLLED RCPT		1080
33	20	1	WORKSTATION RCPT		1080	34	20	1	WS CONTROLLED RCPT		1080
35	20	1	WORKSTATION RCPT		1080	36	20	1	WS CONTROLLED RCPT		1080
37	20	1	WORKSTATION RCPT		1080	38	20	1	WS CONTROLLED RCPT		1080
39	20	1	WORKSTATION RCPT		1080	40	20	1	WS CONTROLLED RCPT		1080
41	20	1	WORKSTATION RCPT		1080	42	20	1	WS CONTROLLED RCPT		1080

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	68,040	0.57	39,020
MISC	0	1.00	0
TOTAL	68,040		39,020

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 108.3 AMPS

PANEL "LB4"

EXISTING | 208Y/120V, 3Ø, 4W | 225A MLO | NEMA-1

VOLTAGE/PHASE | 225A BUS | SURFACE

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	OFFICE RCPT		1080	2	20	1	IDF RCPT		1000
3	20	1	CONFERENCE ROOM RCPT		720	4	20	1	IDF RCPT		1000
5	20	1	EWC		1080	6	20	1	IDF RCPT		1000
7	20	1	RESTROOM RCPT		180	8	20	1	IDF RCPT		1000
9	20	1	SPARE		540	10	20	1	ELEC RM RCPT		180
11	20	1	SPARE		0	12	20	1	PRINTER STATION RCPT		900
13	20	1	TRAINING RM RCPT		0	14	20	1	SPARE		0
15	20	1	TRAINING RM RCPT		900	16	30	1	IDF RCPT		2700
17	20	1	TRAINING RM RCPT		720	18	30	1	IDF RCPT		2700
19	20	1	TRAINING RM RCPT		1080	20	20	1	TRAINING RM PROJECTORS		360
21	20	1	TRAINING RM RCPT		900	22	20	1	WORKSTATION RCPT		720
23	20	1	TRAINING RM RCPT		900	24	20	1	WS CONTROLLED RCPT		720
25	20	1	HAND DRYERS		1450	26	40	2	WATER HEATER TWH		4000
27	20	1	HAND DRYERS		1450	28					4000
29	20	1	HAND DRYERS		1450	30	20	1	HOUSEKEEPING RCPT		540
31	20	1	HAND DRYERS		1450	32	20	1	RTU RCPT		540
33	20	1	SPARE		0	34		1	SPACE		0
35	20	1	SPARE		0	36		1	SPACE		0
37	20	1	SPARE		0	38		1	SPACE		0
39	20	1	SPARE		0	40		1	SPACE		0
41	20	1	SPARE		0	42		1	SPACE		0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	21,460	0.73	15,730
MISC	13,800	1.00	13,800
TOTAL	35,260		29,530

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø: 82.0 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL. (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
SARASOTA OFFICE
1800 2ND STREET, SUITE 400
SARASOTA, FLORIDA 34237
PHONE (941) 366-1511
FAX (941) 362-9353
TAMPA OFFICE
334 HYDE PARK PLACE, SUITE 300
TAMPA, FLORIDA 33606
PHONE (813) 281-1944
FAX (813) 281-1964
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SAFETY HARBOR OFFICE
3998 FAIRFAX TRAIL NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-1153
FAX (727) 726-3969

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
ELECTRICAL SCHEDULES - CUST. SERVICE

SHEET NUMBER
E6.09

M:\PROJECTS\210120 ROOMS-TO-GO RENOVATION\REVIT\210120 ELECTRICAL_MEP_PLAN SHEETS - CS SCHEDULES.RVT | Owner | Aug 25, 2021 - 8:56am

PANEL "HC1"	480Y/277V, 3Ø, 4W	400A MLO	NEMA-1						
EXISTING	VOLTAGE/PHASE	400A BUS	SURFACE						

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					30000	2					5000
3	125	3	RTU-3	1	30000	4	35	3	RTU-10	1	5000
5					30000	6					5000
7	20	1	OFFICE AND ELEC RM LTG		972	8		1	SPACE		0
9	20	1	SPARE		0	10		1	SPACE		0
11	20	1	SPARE		0	12		1	SPACE		0
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16		1	SPACE		0
17		1	SPACE		0	18		1	SPACE		0
19		1	SPACE		0	20		1	SPACE		0
21		1	SPACE		0	22		1	SPACE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37		1	SPACE		0	38					16800
39		1	SPACE		0	40	125	3	PNLBD LC1-LC2 VIA 75KVA TXFMR	2	16800
41		1	SPACE		0	42					16800

NOTES:
1. HACR CIRCUIT BREAKER.
2. REFER TO ONE-LINE DIAGRAM FOR WIRE SIZES.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	972	1.25	1,215
HVAC - COOL	105,000	1.00	105,000
HVAC - HEAT	0	0.00	0
RECEPTACLE	50,400	0.60	30,200
MISC	0	1.00	0
TOTAL	156,372		136,415

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø — 164.1 AMPS

PANEL "LC1"	208Y/120V, 3Ø, 4W	225A MCB	NEMA-1						
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE						

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	WORKSTATION RCPT		1200	2	20	1	WS CONTROLLED RCPT		1200
3	20	1	WORKSTATION RCPT		1200	4	20	1	WS CONTROLLED RCPT		1200
5	20	1	WORKSTATION RCPT		1200	6	20	1	WS CONTROLLED RCPT		1200
7	20	1	WORKSTATION RCPT		1200	8	20	1	WS CONTROLLED RCPT		1200
9	20	1	WORKSTATION RCPT		1200	10	20	1	WS CONTROLLED RCPT		1200
11	20	1	WORKSTATION RCPT		1200	12	20	1	WS CONTROLLED RCPT		1200
13	20	1	WORKSTATION RCPT		1200	14	20	1	WS CONTROLLED RCPT		1200
15	20	1	WORKSTATION RCPT		1200	16	20	1	WS CONTROLLED RCPT		1200
17	20	1	WORKSTATION RCPT		1200	18	20	1	WS CONTROLLED RCPT		1200
19	20	1	WORKSTATION RCPT		1200	20	20	1	WS CONTROLLED RCPT		1200
21	20	1	WORKSTATION RCPT		1200	22	20	1	WS CONTROLLED RCPT		1200
23	20	1	WORKSTATION RCPT		1200	24	20	1	WS CONTROLLED RCPT		1200
25	20	1	WORKSTATION RCPT		1200	26	20	1	WS CONTROLLED RCPT		1200
27	20	1	WORKSTATION RCPT		1200	28	20	1	WS CONTROLLED RCPT		1200
29	20	1	WORKSTATION RCPT		1200	30	20	1	WS CONTROLLED RCPT		1200
31	20	1	WORKSTATION RCPT		1200	32	20	1	WS CONTROLLED RCPT		1200
33	20	1	WORKSTATION RCPT		1200	34	20	1	WS CONTROLLED RCPT		1200
35	20	1	WORKSTATION RCPT		1200	36	20	1	WS CONTROLLED RCPT		1200
37	20	1	WORKSTATION RCPT		1200	38	20	1	WS CONTROLLED RCPT		1200
39	20	1	WORKSTATION RCPT		1200	40	20	1	WS CONTROLLED RCPT		1200
41	20	1	WORKSTATION RCPT		1200	42	20	1	WS CONTROLLED RCPT		1200
SUB					6220						0
FEED					5060						0
LUGS					5320						0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	50,400	0.60	30,200
MISC	0	1.00	0
TOTAL	50,400		30,200

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø — 83.8 AMPS

PANEL "LC2"	208Y/120V, 3Ø, 4W	225A MLO	NEMA-1						
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE						

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	OFFICE RCPT		1080	2	20	1	ELEC RM RCPT		180
3	20	1	OFFICE RCPT		1080	4	20	1	IDF RCPT		1000
5	20	1	OFFICE RCPT		1080	6	20	1	IDF RCPT		1000
7	20	1	OFFICE RCPT		1080	8	20	1	IDF RCPT		1000
9	20	1	OFFICE RCPT		1080	10	20	1	IDF RCPT		1000
11	20	1	PRINTERS / ISLAND RCPT		540	12	30	1	IDF RCPT		2700
13	20	1	TIME CLOCK		180	14	30	1	IDF RCPT		2700
15	20	1	HOUSEKEEPING RCPT		540	16	20	1	RTU RCPT		360
17	20	1	SPARE		0	18	20	1	SPARE		0
19	20	1	SPARE		0	20	20	1	SPARE		0
21	20	1	SPARE		0	22	20	1	SPARE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37		1	SPACE		0	38		1	SPACE		0
39		1	SPACE		0	40		1	SPACE		0
41		1	SPACE		0	42		1	SPACE		0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	16,600	0.80	13,300
MISC	0	1.00	0
TOTAL	16,600		13,300

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø — 36.9 AMPS

PANEL "HD1"	480Y/277V, 3Ø, 4W	400A MLO	NEMA-1						COPPER BUS SOLID NEUTRAL
EXISTING	VOLTAGE/PHASE	400A BUS	SURFACE						

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1					30000	2					5000
3	125	3	RTU-4	1	30000	4	35	3	RTU-8	1	5000
5					30000	6					5000
7	20	1	OFFICE AND ELEC RM LTG		592	8		1	SPACE		0
9	20	1	SPARE		0	10		1	SPACE		0
11	20	1	SPARE		0	12		1	SPACE		0
13		1	SPACE		0	14		1	SPACE		0
15		1	SPACE		0	16		1	SPACE		0
17		1	SPACE		0	18		1	SPACE		0
19		1	SPACE		0	20		1	SPACE		0
21		1	SPACE		0	22		1	SPACE		0
23		1	SPACE		0	24		1	SPACE		0
25		1	SPACE		0	26		1	SPACE		0
27		1	SPACE		0	28		1	SPACE		0
29		1	SPACE		0	30		1	SPACE		0
31		1	SPACE		0	32		1	SPACE		0
33		1	SPACE		0	34		1	SPACE		0
35		1	SPACE		0	36		1	SPACE		0
37		1	SPACE		0	38					16800
39		1	SPACE		0	40	125	3	PNLBD LD1-LD2 VIA 75KVA TXFMR	2	16800
41		1	SPACE		0	42					14400

NOTES:
1. HACR CIRCUIT BREAKER.
2. REFER TO ONE-LINE DIAGRAM FOR WIRE SIZES.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	592	1.25	740
HVAC - COOL	105,000	1.00	105,000
HVAC - HEAT	0	0.00	0
RECEPTACLE	48,000	0.60	29,000
MISC	0	1.00	0
TOTAL	153,592		134,740

TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø — 162.1 AMPS

PANEL "LD1"	208Y/120V, 3Ø, 4W	225A MCB	NEMA-1						
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE						

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	WORKSTATION RCPT		1200	2	20	1	WS CONTROLLED RCPT		1200
3	20	1	WORKSTATION RCPT		1200	4	20	1	WS CONTROLLED RCPT		1200
5	20	1	WORKSTATION RCPT		1200	6	20	1	WS CONTROLLED RCPT		1200
7	20	1	WORKSTATION RCPT		1200	8	20	1	WS CONTROLLED RCPT		1200
9	20	1	WORKSTATION RCPT		1200	10	20	1	WS CONTROLLED RCPT		1200
11	20	1	SPARE		0	12	20	1	SPARE		0
13	20	1	WORKSTATION RCPT		1200	14	20	1	WS CONTROLLED RCPT		1200
15	20	1	WORKSTATION RCPT		1200	16	20	1	WS CONTROLLED RCPT		1200
17	20	1	WORKSTATION RCPT		1200	18	20	1	WS CONTROLLED RCPT		1200
19	20	1	WORKSTATION RCPT		1200	20	20	1	WS CONTROLLED RCPT		1200
21	20	1	WORKSTATION RCPT		1200	22	20	1	WS CONTROLLED RCPT		1200
23	20	1	WORKSTATION RCPT		1200	24	20	1	WS CONTROLLED RCPT		1200
25	20	1	WORKSTATION RCPT		1200	26	20	1	WS CONTROLLED RCPT		1200
27	20	1	WORKSTATION RCPT		1200	28	20	1	WS CONTROLLED RCPT		1200
29	20	1	WORKSTATION RCPT		1200	30	20	1	WS CONTROLLED RCPT		1200
31	20	1	WORKSTATION RCPT		1200	32	20	1	WS CONTROLLED RCPT		1200
33	20	1	WORKSTATION RCPT		1200	34	20	1	WS CONTROLLED RCPT		1200
35	20	1	WORKSTATION RCPT		1200	36	20	1	WS CONTROLLED RCPT		1200
37	20	1	WORKSTATION RCPT		1200	38	20	1	WS CONTROLLED RCPT		1200
39	20	1	WORKSTATION RCPT		1200	40	20	1	WS CONTROLLED RCPT		1200
41	20	1	WORKSTATION RCPT		1200	42	20	1	WS CONTROLLED RCPT		1200
SUB					10340						0
FEED					12540						0
LUGS					10280						0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	48,000	0.60	29,000
MISC	0	1.00	0
TOTAL	48,000		29,000

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø — 80.5 AMPS

PANEL "LD2"	208Y/120V, 3Ø, 4W	225A MLO	NEMA-1						COPPER BUS SOLID NEUTRAL
EXISTING	VOLTAGE/PHASE	225A BUS	SURFACE						

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	WORKSTATION RCPT		1200	2	20	1	WS CONTROLLED RCPT		1200
3	20	1	WORKSTATION RCPT		1200	4	20	1	WS CONTROLLED RCPT		1200
5	20	1	WORKSTATION RCPT		1200	6	20	1	WS CONTROLLED RCPT		1200
7	20	1	WORKSTATION RCPT		1200	8	20	1	WS CONTROLLED RCPT		1200
9	20	1	WORKSTATION RCPT		1200	10	20	1	WS CONTROLLED RCPT		1200
11	20	1	WORKSTATION RCPT		1200	12	20	1	WS CONTROLLED RCPT		1200
13	20	1	WORKSTATION RCPT		720	14	20	1	WS CONTROLLED RCPT		720
15	20	1	OFFICE RCPT		1080	16	20	1	QUIET RM/STORAGE RCPT		720
17	20	1	OFFICE RCPT		1080	18	20	1	PRINTER RCPT		500
19	20	1	TIME CLOCK		180	20	20	1	IDF RCPT		1000
21	20	1	TIME CLOCK		180	22	20	1	IDF RCPT		1000
23	20	1	MESSAGE BOARD		200	24	20	1	IDF RCPT		1000
25	20	1	HOUSEKEEPING RCPT		540	26	20	1	IDF RCPT		1000
27	20	1	RTU RCPT		360	28	30	1	IDF RCPT		2700
29	20	1	SPARE		0	30	30	1	IDF RCPT		2700
31	20	1	WORKSTATION RCPT		1200	32	20	1	ELEC RM RCPT		180
33	20	1	WORKSTATION RCPT		1200	34	20	1	PRINTER STATION		500
35	20	1	SPARE		0	36	20	1	SPARE		0
37	20	1	SPARE		0	38	20	1	SPARE		0
39	20	1	SPARE		0	40	20	1	SPARE		0
41	20	1	SPARE		0	42	20	1	SPARE		0

NOTES:
1.
2.
3.
4.
5.
6.
7.

LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
LIGHTING	0	0.00	0
HVAC - COOL	0	0.00	0
HVAC - HEAT	0	0.00	0
RECEPTACLE	33,160	0.65	21,580
MISC	0	1.00	0
TOTAL	33,160		21,580

TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø — 59.9 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
334 HYDE PARK PLACE, SUITE 350, TAMPA, FLORIDA 33606, PHONE (813) 281-1944, FAX (813) 281-1944
REGISTRATION NUMBER AA C000313
WWW.FLEISCHMANGARCIA.COM

SARASOTA OFFICE
1800 2ND STREET, SUITE 815
SARASOTA, FLORIDA 34237
PHONE (941) 362-7330
FAX (941) 362-9353

SAFETY HARBOR OFFICE
3998 FAIRFAX TRAIL NORTH
SAFETY HARBOR, FLORIDA 34695
PHONE (727) 726-1138
FAX (727) 726-3969

EXPANSION

ROOMS TO GO
OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME

ELECTRICAL SCHEDULES - CUST. SERVICE

SHEET NUMBER

E6.10

M:\PROJECTS\21020 ROOMS-TO-GO RENOVATION\DRAWINGS\21020 ELECTRICAL MEP FLAN SHEETS - CS SCHEDULES.DWG | Owner | Aug 25,2021 - 8:55am

PANEL "HE1"

480Y/277V, 3Ø, 4W — VOLTAGE/PHASE | 400A MLO — 400A BUS | NEMA-1 — SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	LTG - OFFICES		2163	2	20	1	LTG - DEV OPS E132		2176
3	20	1	LTG - PROJ. MANAGE E111		3728	4	20	1	SPARE		0
5	20	1	LTG - CATALOG E135		2908	6	20	1	LTG - LAB, TOILET, OFFICE		1140
7	20	1	LTG - CORRIDOR E108		1577	8	20	1	SPARE		0
9	20	1	SPARE		0	10	20	1	SPARE		0
11	20	1	SPARE		0	12	20	1	SPARE		0
13	20	1	SPARE		0	14	20	1	SPARE		0
15	20	1	SPARE		0	16	20	1	SPARE		0
17	20	1	SPARE		0	18	20	1	SPARE		0
19	20	1	SPARE		0	20					13739
21	20	1	SPARE		0	22	70	3	RTU-5A		13739
23	20	1	SPARE		0	24					13739
25	20	1	SPARE		0	26					18000
27	20	1	SPARE		0	28	90	3	RTU-2A		18000
29	20	1	SPARE		0	30					18000
31	20	1	SPARE		0	32					5540
33	20	1	SPARE		0	34	25	3	RTU-1A		5540
35	20	1	SPARE		0	36					5540
37					19536	38					3324
39	125	3	PANEL LE1		18996	40	15	3	RTU-3A		3324
41					17996	42					3324

NOTES:	LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	LIGHTING	13,692	1.25	17,115
2.	HVAC - COOL	0	0.00	0
3.	HVAC - HEAT	0	0.00	0
4.	RECEPTACLE	56,528	0.59	33,264
5.	MISC	121,809	1.00	121,809
6.	TOTAL	192,029		172,188
7.	TOTAL DEMAND CURRENT @ 480Y/277V, 3Ø			207.1 AMPS

PANEL "LE1"

208Y/120V, 3Ø, 4W — VOLTAGE/PHASE | 250A MCB — 250A BUS | NEMA-1 — SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	RECEPTACLES		540	2					100
3	20	1	RECEPTACLES		900	4	20	3	WORKSTATIONS		100
5	20	1	RECEPTACLES		900	6					100
7	20	1	RECEPTACLES		900	8	20	1	PRINTER		1000
9	20	1	RECEPTACLES		720	10					200
11	20	1	RECEPTACLES		720	12	20	3	WORKSTATIONS		200
13	20	1	RECEPTACLES		720	14					200
15	20	1	RECEPTACLES		720	16					166
17	20	1	RECEPTACLES		900	18	20	3	WORKSTATIONS		166
19	20	1	RECEPTACLES		900	20					166
21	20	1	RECEPTACLES		900	22					900
23	20	1	RECEPTACLES		720	24	20	3	WORKSTATIONS		900
25	20	1	RECEPTACLES		720	26					900
27	20	1	COPIER		1000	28					1080
29	20	1	RECEPTACLES		900	30	20	3	WORKSTATIONS		1080
31	20	1	RECEPTACLES		900	32					1080
33	20	1	RECEPTACLES		900	34					100
35	20	1	RECEPTACLES		900	36	20	3	WORKSTATIONS		100
37	20	1	RECEPTACLES		900	38					100
39	20	1	RECEPTACLES		900	40					150
41					360	42	20	3	WORKSTATIONS		150
43	20	3	WORKSTATIONS		360	44					150
45					360	46					720
47					1080	48	20	3	WORKSTATIONS		720
49	20	3	WORKSTATIONS		1080	50					720
51					1080	52					1080
53					720	54	20	3	WORKSTATIONS		1080
55	20	3	WORKSTATIONS		720	56					1080
57					720	58					540
59					1080	60	20	3	WORKSTATIONS		540
61	20	3	WORKSTATIONS		1080	62					540
63					1080	64					1080
65					720	66	20	3	WORKSTATIONS		1080
67	20	3	WORKSTATIONS		720	68					1080
69					720	70					900
71					720	72	20	3	WORKSTATIONS		900
73	20	3	WORKSTATIONS		720	74					900
75					720	76					540
77					720	78	20	3	WORKSTATIONS		540
79	20	3	WORKSTATIONS		720	80					540
81					720	82	20	1	SPARE		0
83	20	1	SPARE		0	84	20	1	SPARE		0
SUB					13090						0
FEED			PANEL 'LE2'		8364						0
LUGS					7770						0

NOTES:	LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	LIGHTING	0	0.00	0
2.	HVAC - COOL	0	0.00	0
3.	HVAC - HEAT	0	0.00	0
4.	RECEPTACLE	56,528	0.59	33,264
5.	MISC	0	1.00	0
6.	TOTAL	56,528		33,264
7.	TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			92.3 AMPS

PANEL "LE2"

208Y/120V, 3Ø, 4W — VOLTAGE/PHASE | 250A MLO — 250A MLO | NEMA-1 — SURFACE | COPPER BUS SOLID NEUTRAL

CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION	NOTES	LOAD VA
1	20	1	COPIER		1000	2					1000
3	20	1	SPARE		0	4	30	2	IDF RECEPT		1000
5	20	1	RECEPTACLES		540	6	20	1	IDF RECEPT		360
7	20	1	RECEPTACLES		540	8	20	1	RECEPTACLES		120
9	20	1	RECEPTACLES		720	10	20	1	RECEPTACLES		1080
11	20	1	RECEPTACLES		1080	12	20	1	RECEPTACLES		900
13	20	1	RECEPTACLES		900	14	20	1	REC CORR E127		1080
15	20	1	HAND DRYER		950	16	20	1	HAND DRYER		950
17	20	1	HAND DRYER		950	18	20	1	HAND DRYER		950
19	20	1	HAND DRYER		950	20	20	1	HAND DRYER		950
21	20	2	C-19		746	22	20	2	C-22		748
23					746	24					748
25	30	1	TRACK LTG OPEN OFFICE		2700	26	20	2	C-23		1422
27	20	1	SPARE		0	28					1422
29	20	1	SPARE		0	30	20	2	C-20		748
31	20	1	SPARE		0	32					748
33	20	1	SPARE		0	34	20	2	C-21		748
35	20	1	SPARE		0	36					748
37	20	1	SPARE		0	38	20	1	EF-1,EF-2,EF-3		1680
39	20	1	SPARE		0	40	20	1	SPARE		0
41	20	1	SPARE		0	42	20	1	SPARE		0

NOTES:	LOAD DESCRIPTION	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
1.	LIGHTING	2,700	1.25	3,375
2.	HVAC - COOL	0	0.00	0
3.	HVAC - HEAT	0	0.00	0
4.	RECEPTACLE	10,320	0.98	10,160
5.	MISC	16,204	1.00	16,204
6.	TOTAL	29,224		29,739
7.	TOTAL DEMAND CURRENT @ 208Y/120V, 3Ø			82.5 AMPS

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 WWW.EMERALDMEP.COM
FLORIDA EB # 27845
EEI PROJECT # 210120

FLEISCHMAN GARCIA
ARCHITECTURE | PLANNING | INTERIORS
334 HYDE PARK PLACE, SUITE 300 TAMPA, FLORIDA 33606 TEL (813) 281-1944 FAX (813) 281-1944
SARASOTA OFFICE 1605 MAIN STREET, SUITE 810 SARASOTA, FLORIDA 34236 TEL (941) 330-1511 FAX (941) 330-1533
SAFETY HARBOR OFFICE 3001 TREE FARM ROAD SAFETY HARBOR, FLORIDA 34695 TEL (727) 726-1688 FAX (727) 725-3999
REGISTRATION NUMBER AA 0003313
WWW.FLEISCHMANGARCIA.COM

ROOMS TO GO OFFICES RENOVATION AND EXPANSION

11540 E US-92
SEFFNER, FLORIDA 33584

THIS DESIGN AND DRAWING IS THE SOLE PROPERTY OF FLEISCHMANGARCIA. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM FLEISCHMANGARCIA.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DRAWINGS COMPLY WITH ALL RELEVANT BUILDING CODES

BID SET

ADAM T. POWELL, PE
FL REG. NO. PE73853
S/S Date

FGA PROJECT NUMBER
21003

ISSUE DATE
08-25-21

REVISIONS

NO	DATE	NOTES

SHEET NAME
ELECTRICAL SCHEDULES - CUST. SERVICE

SHEET NUMBER
E6.11

M:\PROJECTS\21012D ROOMS-TO-GO RENOVATION\DRAWINGS\21012D ELECTRICAL HVH PLAN SHEETS - CS SCHEDULES.DWG | Owner | Aug 25,2021 - 8:56am