

GENERAL NOTES

- THE OWNER AND GENERAL CONTRACTOR ARE RESPONSIBLE FOR SELECTING AND INSTALLING ALL FLOORING, WALL FINISHES, PAINT COLORS, LIGHTING FIXTURES, PLUMBING FIXTURES AND OTHER FURNISHINGS.
- A SEPARATE PERMIT AND REVIEW WILL BE REQUIRED FOR THE INTERIOR ALTERATION OF THIS SPACE. STORAGE METHOD/ ARRANGEMENTS, AND ANY FIRE PROTECTION SYSTEMS.
- ALL PROPOSED WALL DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL UNLESS NOTED OTHERWISE.
- ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH ALL APPLICABLE GOVERNING MUNICIPAL AND REGULATORY AGENCIES, CODES AND REQUIREMENTS. IT SHALL BE UNDERSTOOD THAT ALL INTENDED WORK IS SUBJECT TO REVIEW AND INTERPRETATION BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. IN NO CASE SHALL WORK BE PERFORMED WITHOUT THE REVIEW AND WRITTEN APPROVAL OF SAID AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES RELATED TO THE ISSUE OF PERMITS, INSPECTIONS AND CERTIFICATES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
- IN THE EVENT THAT THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION WITHHOLDS ITS APPROVAL FOR ANY CAUSE, THE CONTRACTOR SHALL IMMEDIATELY INFORM JHR CONSULTANTS, INC. AND/OR ENGINEER OF RECORD OF THE SITUATION ALONG WITH CORRECTIVE ACTION TO BE TAKEN.
- ALL (4) BAYS ARE SPECULATIVE. THE USES WILL BE OFFICE AND WAREHOUSE/ STORAGE

ROOM FINISH SCHEDULE

#	ROOM NAME	FLR.	BASE	PAINTED WALLS				CEILING	
				N	S	E	W	MATERIAL	HGT
4	OFFICES		TILE	VINYL	GYP	GYP	GYP	GYP	ACOUSTICAL 9'-0"
4	H.C. BATHROOMS		TILE	VINYL	GYP	GYP	GYP	GYP	ACOUSTICAL 9'-0"
4	MECHANICAL ROOMS		CONC.	VINYL	GYP	GYP	GYP	GYP	ACOUSTICAL 9'-0"

ALL FINISHES TO MEET CLASS "A" FIRE RATING (FLAME SPREAD RETARDANT)

QUALITY PRECAST COMPANY
Brandon, Florida 33509
FL PRODUCT APPROVAL #158 R10

REINFORCING SCHEDULE & LOAD CAPACITIES
SAFE WORKING LOADS (PLF)
8" X 16" COMPOSITE LINTELS

LINTEL ID	CLEAR SPAN	LINTEL LENGTH	LINTEL TYPE	LINTEL STEEL TOP WIRE / BAR	LINTEL STEEL BOTTOM BAR	GRAVITY CAPACITY (1) #5L (1) #5U
L-4*	3'-0"	4'-4"	PRECAST	(2) D4.5 WIRE	(2) No. 3	10000
L-5	5'-0"	6'-4"	PRECAST	(2) D4.5 WIRE	(2) No. 3	8800

* PRECAST HEADER TO BE IN LINTEL COURSE AT ALL PEDESTRIAN DOORS

WINDOW SCHEDULE

SYMBOL	QTY.	WINDOW TYPE	SIZE	REMARKS	PRESSURES
1	6	* FIXED GLASS	48"x48"	* INCLUDES ALUM. FRAME	24.7 / -26.9

DOOR AND HARDWARE SCHEDULE

SYMBOL	QTY.	DOOR TYPE	SIZE	HARDWARE
(A)	4	STORE FRONT GLASS DOOR	3'x7'	GRAB BAR/ DEAD BOLT & CLOSER
(B)	4	HOLLOW CORE WOOD W/ WOOD FRAME	3'x7'	LEVER/ LOCKSET THUMB OR KEY
(C)	4	SOLID CORE WOOD W/ STEEL FRAME (1) HR. FIRE RATED & LABEL	3'x7'	LEVER W/ CLOSER THUMB OR KEY
(D)	4	SOLID CORE WOOD W/ STEEL FRAME (1) HR. FIRE RATED & LABEL	32"x6'-8"	LEVER
(E)	4	STEEL DOOR W/ STEEL FRAME	3'x7'	LEVER W/ DEADBOLT * STEEL FRAME TO BE 7'-4"
(F)	4	ROLL UP OVERHEAD DOOR	12'x14'	SLIDE BAR LOCK

WALL LEGEND

- INTERIOR MTL. FRAMED WALL NON BEARING
- 1 HOUR FIRE RATED WALL NON BEARING
- CMU EXTERIOR WALLS

FLOOR AREA CALCS
FOR ENTIRE BUILDING

6,188 S.F. WAREHOUSE
1,512 S.F. OFFICE
7,700 S.F. TOTAL

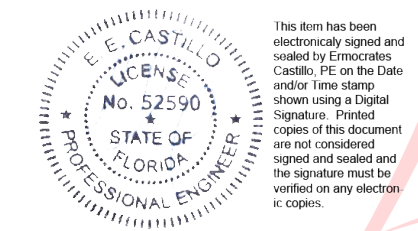
OCCUPANCY CLASSIFICATION

MIXED OCCUPANCY CLASS: BUSINESS (B) and STORAGE (S-2)
OCCUPANCY LOAD PER BAY
 PER 2017 FBC, 6TH ED, TABLE 1004.1.2
 OFFICES (BUSINESS)
 378/100 S.F. = 4 OCCUPANTS
 WAREHOUSE STORAGE (S-2)
 1547/500 S.F. = 3 OCCUPANTS

OCCUPANCY LOAD PER BAY

PER 2015 NFPA 101 LIFE SAFETY TABLE 7.3.1.2
 OFFICES (BUSINESS)
 378/50 S.F. = 6 OCCUPANTS
 WAREHOUSE STORAGE
 1547/500 S.F. = 3 OCCUPANTS

WIND LOAD NOTE
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE 139 M.P.H. (WIND) WIND LOAD REQUIREMENTS OF CHPT. 3 OF THE FLORIDA BUILDING CODE 2017, 6TH ED.



Digitally signed by Ermocrates E Castillo
 Date: 2018.06.15 09:29:55 -04'00'

ERMOCRATES E. CASTILLO, P.E. DATE
 FL. REG. # 52550

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 2381 CREST RIDGE COURT
 SANFORD, FL 32771
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JOHNSON WAREHOUSE #2
 515 SUPERIOR COMMERCE POINT
 OVIEDO, FLORIDA 32765

DATE: 06/01/18
 SCALE: 1/8" = 1'
 DRAWN: JHR
 APPROVED: RC
 SHEET NAME:
A-1
 SHEET: 4 OF 13