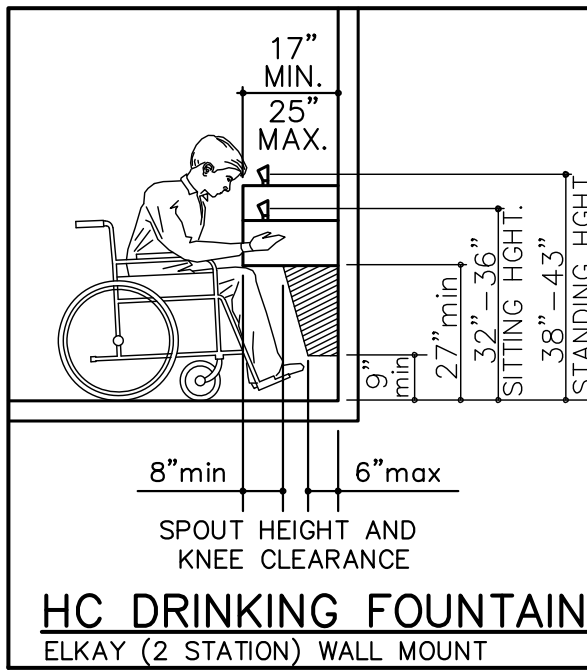
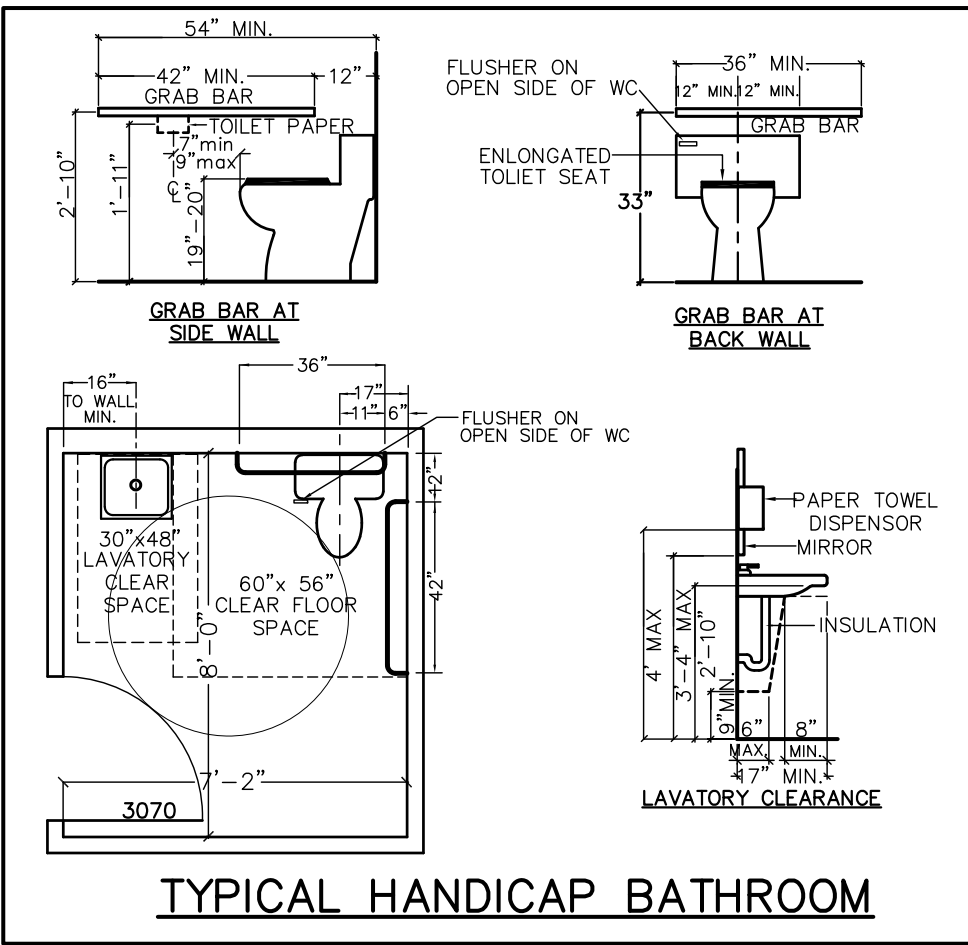
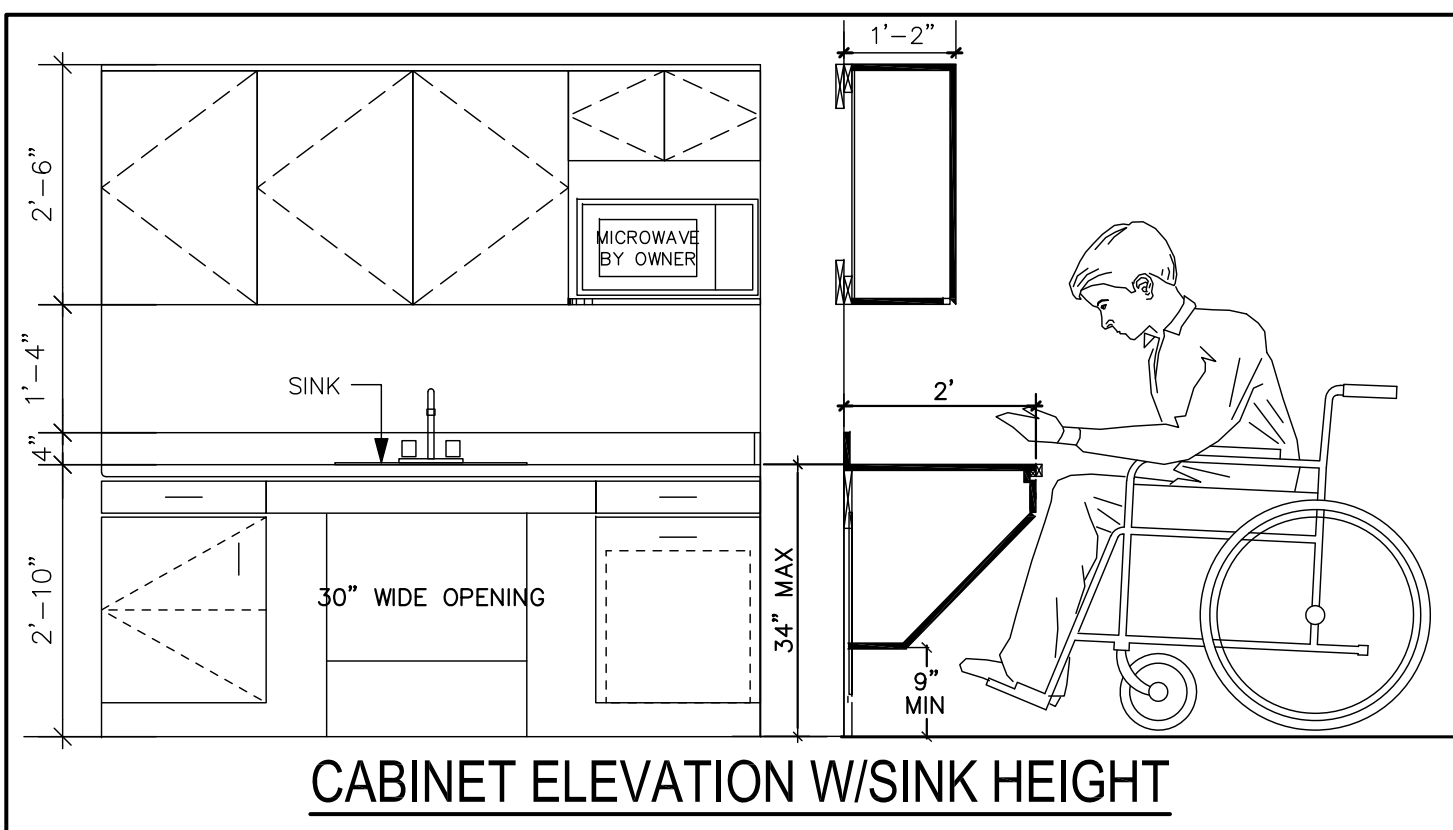
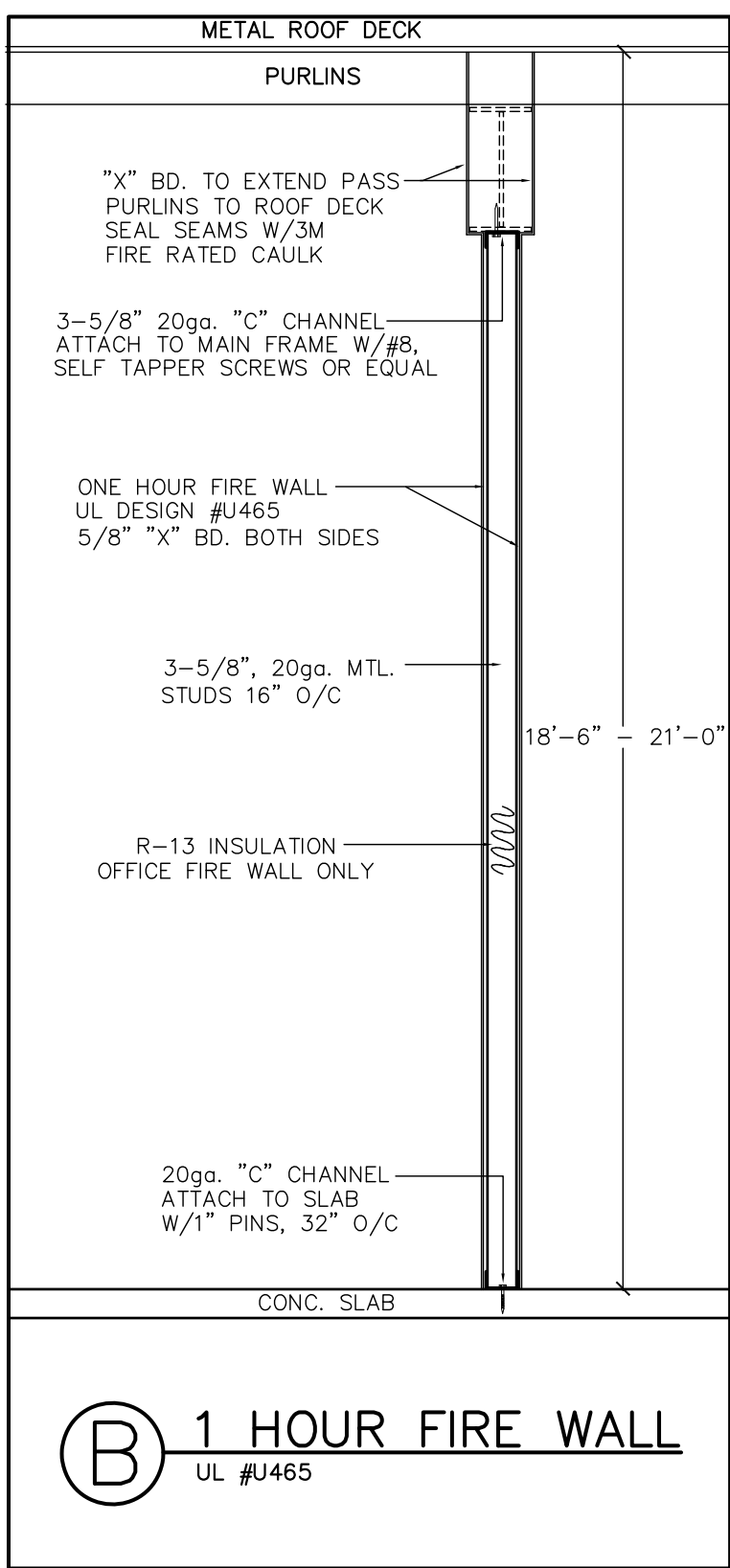
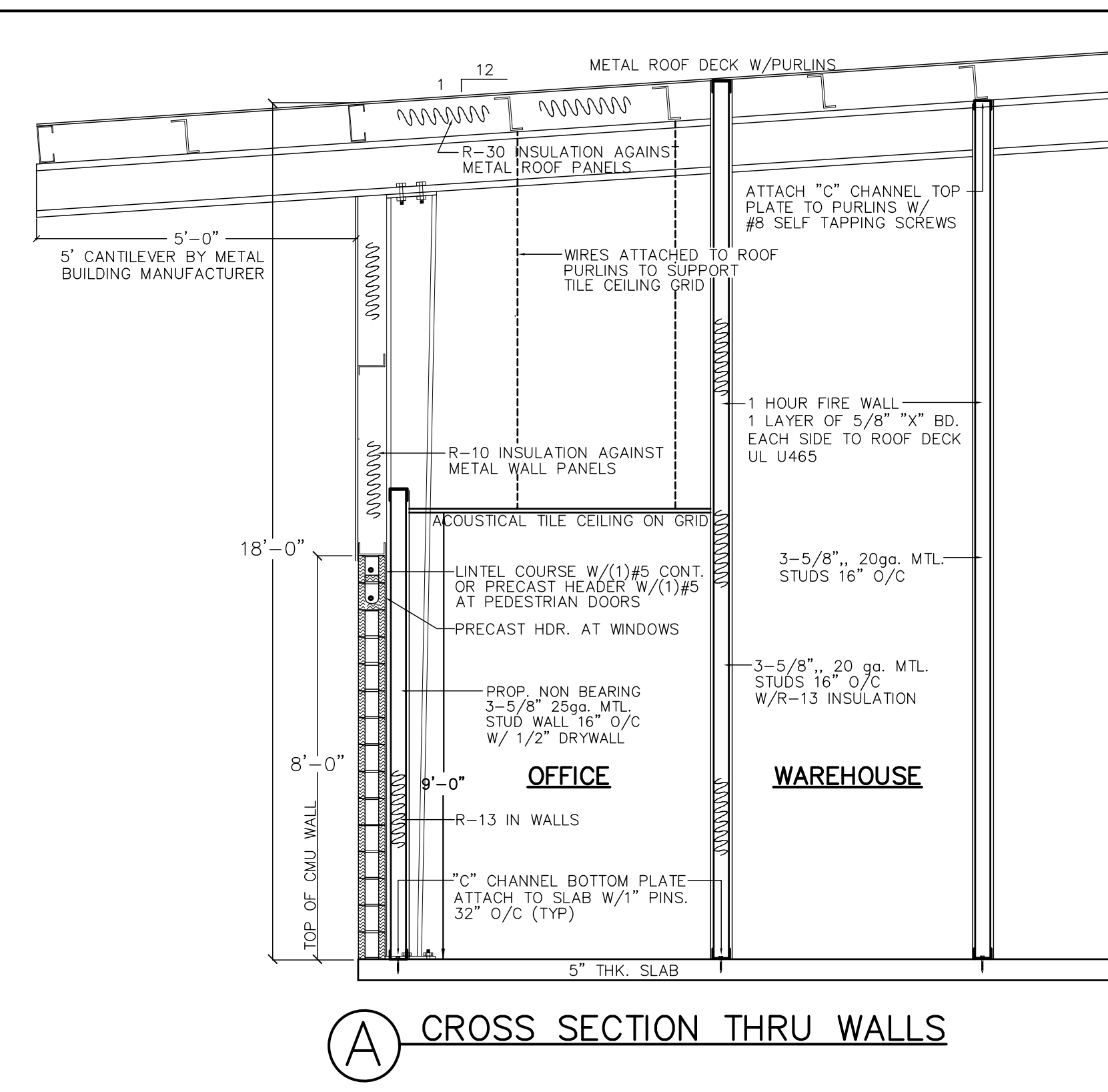


- GENERAL NOTES**
- THE OWNER AND GENERAL CONTRACTOR ARE RESPONSIBLE FOR SELECTING AND INSTALLING ALL FLOORING, WALL FINISHES, PAINT COLORS, LIGHTING FIXTURES, PLUMBING FIXTURES AND OTHER FURNISHINGS.
 - A SEPARATE PERMIT AND REVIEW WILL BE REQUIRED FOR THE INTERIOR ALTERATION OF THIS SPACE, STORAGE METHOD/ARRANGEMENTS, AND ANY FIRE PROTECTION SYSTEMS NOTED OTHERWISE.
 - 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

OCCUPANCY CLASSIFICATION FOR ENTIRE BLDG

MIXED OCCUPANCY CLASS: BUSINESS (B) & STORAGE (S-2)

PER 2017 FBC, 6TH ED, TABLE 1004.1.2	PER 2015 NFPA 101 L.S. TABLE 7.3.1.2
OCCUPANCY LOAD "UNIT A"	OCCUPANCY LOAD "UNIT A"
OFFICES (BUSINESS)	OFFICES (BUSINESS)
1060/100 S.F. = 11 OCCUPANTS	1060/50 S.F. = 21 OCCUPANTS
WAREHOUSE STORAGE (S-2)	WAREHOUSE STORAGE
6080/500 S.F. = 13 OCCUPANTS	6080/500 S.F. = 13 OCCUPANTS
OCCUPANCY LOAD "UNIT C"	OCCUPANCY LOAD "UNIT C"
OFFICES (BUSINESS)	OFFICES (BUSINESS)
590/100 S.F. = 6 OCCUPANTS	590/100 S.F. = 6 OCCUPANTS
WAREHOUSE STORAGE (S-2)	WAREHOUSE STORAGE
2910/500 S.F. = 6 OCCUPANTS	2910/500 S.F. = 6 OCCUPANTS
OCCUPANCY LOAD "UNIT D"	OCCUPANCY LOAD "UNIT D"
OFFICES (BUSINESS)	OFFICES (BUSINESS)
635/100 S.F. = 7 OCCUPANTS	635/100 S.F. = 7 OCCUPANTS
WAREHOUSE STORAGE (S-2)	WAREHOUSE STORAGE
3005/500 S.F. = 6 OCCUPANTS	3005/500 S.F. = 6 OCCUPANTS



WINDOW SCHEDULE

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

DOOR AND HARDWARE SCHEDULE

SYMBOL	DR	DOOR TYPE	SIZE	HARDWARE
A	4	STORE FRONT GLASS DOOR	3x7	GRAB BAR/ DEAD-BOLT & CLOSER
B	14	HOLLOW CORE WOOD W/ WOOD FRAME	3x7	LEVER/ LOCKSET THUMB OR KEY
C	3	SOLID CORE WOOD W/ STEEL FRAME (1) HR. FIRE RATED B LABEL	3x7	LEVER W/ CLOSER THUMB OR KEY
D	2	SOLID CORE WOOD W/ STEEL FRAME (1) HR. FIRE RATED B LABEL	32"x6'-8"	LEVER
E	4	STEEL DOOR W/ STEEL FRAME	3x7	LEVER W/ DEADBOLT * STEEL FRAME TO BE 7'-4"
F	4	ROLL UP OVERHEAD DOOR	12x14	SLIDE BAR LOCK

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 (LBS) #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

ROOM FINISH SCHEDULE

#	ROOM NAME	FLR.	BASE	PAINTED WALLS	CEILING
11	OFFICES & RECEPTION	TILE	VINYL	GYP GYP GYP GYP	ACOUSTICAL 9'-0"
4	H.C. BATHROOMS	TILE	VINYL	GYP GYP GYP GYP	ACOUSTICAL 9'-0"
3	MECHANICAL ROOMS	CONC.	VINYL	GYP GYP GYP GYP	ACOUSTICAL 9'-0"

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

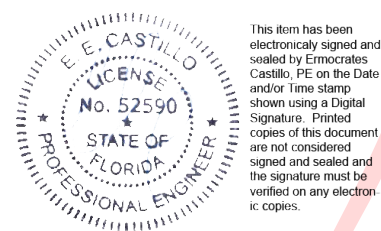
WALL LEGEND

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

FLOOR AREA CALCS

ENTIRE BUILDING
11,995 S.F. WAREHOUSE
2,285 S.F. OFFICE
14,280 S.F. TOTAL BUILDING

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



Digitally signed by Ermocrates E Castillo
Date: 2018.06.15 09:30:25 -04'00'

JHR CONSULTANTS, INC.
312 FOREST AVE.
ALTA MONTE SPRINGS, FL 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jackeyrj@embarrasmill.com

CASTILLO ENGINEERING SERVICES, LLC
COA 2685
2381 CREST RIDGE COURT
SANFORD, FL 32771
TEL: 407-474-9888 FAX: 407-528-5997

FLOOR PLAN
JOHNSON WAREHOUSE #1
520 SUPERIOR COMMERCE POINT
OVIEDO, FLORIDA 32765

REV. DATE BY ADDRESS STAFFS COMMENTS FROM REVIEW DOC DATED 5/2/18
3 6/10/18 JHR
4
5

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

ERMOCRATES E. CASTILLO, P.E. DATE
FL. REG. # 52590