

BUILDING RENOVATION FOR:

MAGNOLIA BAY ANIMAL HOSPITAL

2016 THOMAS DR
PANAMA CITY BEACH, FL

JURISDICTION: BAY CO. FL

PARCEL ID# 30152-110-000

DRAWING SHEET INDEX

(CIVIL AND SITE WORK BY SEPARATE ENGINEERING CONTRACT)

- A00 TITLE SHEET
- AS1.1 ARCHITECTURAL SITE PLAN
- A0.1 LIFE SAFETY AND ADA INFORMATION
- A1.1 FLOOR PLAN & SCHEDULES
- A1.2 REFLECTED CEILING PLAN
- P1.1 PLUMBING PLAN
- P2.1 PLUMBING DETAILS
- M1.1 MECHANICAL PLAN
- E1.1 ELECTRICAL PLAN



⊕ SITE LOCATION



⊕ GENERAL LOCATION



⊕ VICINITY MAP

PROJECT INFORMATION AND CODE INVESTIGATION SUMMARY

Project Name: THOMAS DRIVE ANIMAL HOSPITAL
 Owner: RW PROPERTIES, LLC
 Project Location: City: PANAMA CITY BEACH, County: BAY, State: FLORIDA, Building Code Jurisdiction: BAY CO. FL
 Project Address: 2016 THOMAS DRIVE, PANAMA CITY BEACH, FL 32408
 Parcel ID Number: 30152-110-000
 Project Number: 23-41 Date: 11/3/2023

ZONING AND RESTRICTIONS
 Zoning: BAY COUNTY LAND DEVELOPMENT CODE C-3
 Setbacks: Front: Sides: Rear: Other:
 Height Limit per Zoning:
 Flood Zone Designation:
 Evacuation Zone Designation:
 Designated Tourist Corridor:
 Other:

Building	FLORIDA BUILDING CODE	2020 TTH	Edition
FLORIDA EXISTING BUILDING CODE (WHEN APPLICABLE)	2020 TTH	Edition	
Plumbing	FLORIDA PLUMBING CODE	2020 TTH	Edition
Mechanical	FLORIDA MECHANICAL CODE	2020 TTH	Edition
Gas	FLORIDA FUEL GAS CODE	2020 TTH	Edition
Fire	NATIONAL FIRE PROTECTION CODE	2020 TTH	Edition
Electrical	NATIONAL ELECTRICAL CODE (NEC)	2017	
Life Safety	NFPA 101 / LIFE SAFETY CODE	2020 TTH	Edition
Life Safety	FLORIDA FIRE PREVENTION CODE	2020 TTH	Edition
ADA	FLORIDA ACCESSIBILITY CODE	2020 TTH	Edition
ENERGY	FLORIDA ENERGY CODE	2020 TTH	Edition
Local			Edition
Elevator	N/A		Edition
Other			Edition

OCCUPANCY
 Occupancy(s) / Group Classification:

CONSTRUCTION
 Type of Construction TYPE V B
 Protected or Unprotected Unprotected
 Note: protected or non protected refers to the structure NOT whether or not it is sprinkled
 BUILDING AREA (GROSS) TOTAL BUILDING 1936 SF. OCCUPANCY LOAD 150/GROSS=13
 TOTAL OCCUPANCY 13

FIRE PROTECTION
 Fire Protection requirements
 FLORIDA BUILDING CODE: NONE
 BAY COUNTY: NONE

DESIGN CRITERIA

APPLICABLE BUILDING CODE 2020 FLORIDA BUILDING CODE, EXISTING, TTH EDITION
 BUSINESS
 OCCUPANCY CLASSIFICATION 1936 SF
 BUILDING AREA BUILDING TYPE A
 BUILDING HEIGHT N/A - EXISTING, UNCHANGED
 NUMBER OF FLOORS N/A - EXISTING, UNCHANGED
 DISTANCE TO PROPERTY LINES N/A - EXISTING, UNCHANGED
 PERCENT OF EXTERIOR OPENINGS N/A - EXISTING, UNCHANGED
 TYPE OF CONSTRUCTION V-B
 ASCE 7-10 WIND SPEED N/A - EXISTING, UNCHANGED
 (BY LOCATION / INTERPOLATED) N/A - EXISTING, UNCHANGED
 NOMINAL WIND SPEED (DESIGN PRESSURES)
 RISK CATEGORY N/A - EXISTING, UNCHANGED
 SURFACE ROUGHNESS CATEGORY N/A - EXISTING, UNCHANGED
 EXPOSURE CATEGORY N/A - EXISTING, UNCHANGED
 INTERNAL PRESSURE COEFFICIENT N/A - EXISTING, UNCHANGED
 COMPONENTS AND CLADDING BELOW
 NOTE: INTERIOR RENOVATION ONLY OF EXISTING BUILDING LEVEL 3 ALTERATION

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, TTH EDITION
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO AND DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES DISCOVERED BETWEEN ACTUAL CONDITIONS AND CONDITIONS INDICATED ON THE DRAWINGS THAT WOULD AFFECT THE QUALITY OF THE WORK.
- DEVIATIONS TO THE DRAWINGS NOT APPROVED IN WRITING BY THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY WITH THE OWNER(S) ALL DOOR AND WINDOW TYPES, SIZES, AND LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY WITH THE OWNER(S) ALL TYPES, LOCATIONS, AND COLORS OF ALL FINISHES.
- CONTRACTOR SHALL VERIFY WITH THE OWNER(S) ALL TYPES, LOCATIONS, AND ARRANGEMENTS OF TOILET AND MISCELLANEOUS CABINETRY.

WINDOW & DOOR NOTES

- ALL EXTERIOR WINDOW & DOOR ASSEMBLIES SHALL BE RATED FOR DESIGN PRESSURES INDICATED.
- WINDOW & DOOR ASSEMBLIES SHALL BEAR CERTIFICATE OF MANUFACTURER & INDICATE TESTING LABORATORY APPROVAL AND COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE.
- WINDOWS & GLASS DOORS SHALL BEAR SUPPLEMENTAL LABEL CONFORMING TO AAMA 203 INDICATING DESIGN WIND LOADS AND PRESSURES.
- DOOR ASSEMBLIES SHALL BE LISTED & TESTED FOR A 10 SECOND PERIOD AT A LOAD EQUAL TO 15 TIMES THE DESIGN PRESSURE.
- ALL WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURERS RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED.
- ANCHORS FOR WINDOWS & DOORS SHALL BE PROVIDED TO TRANSFER LOAD FROM WINDOW OR DOOR TO THE ROUGH OPENING SUBSTRATE.
- MULLIONS SHALL BE CAPABLE OF RESISTING LOADS OF 15 TIMES THE DESIGN PRESSURE LOADS APPLIED BY THE WINDOW OR DOOR ASSEMBLY.

PROTECTION OF OPENINGS

IN WIND BORN DEBRIS REGIONS THE FOLLOWING ARE MINIMUM ACCEPTABLE REQUIREMENTS FOR THE PROTECTION OF ALL EXTERIOR OPENINGS IN HABITABLE STRUCTURES UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED ELSEWHERE IN THE DRAWINGS:
 WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" AND MAXIMUM PANEL SPAN OF 8 FEET SHALL BE PRECUT TO COVER GLAZED OPENINGS W/ ATTACHMENT HARDWARE PROVIDED AS PER THE FOLLOWING SCHEDULE.
 HARDWARE SHALL BE PERMANENTLY INSTALLED ON THE BUILDING.

LEGEND

- ⊕ PROJECT NORTH
- 2 Ab1 WALL SECTION
SHEET SECTION IS DRAIN ON
- A Ab1 BUILDING SECTION
SHEET SECTION IS DRAIN ON
- 2 Ab1 DETAIL NUMBER
DETAIL / ENLARGED VIEW
SHEET DETAIL IS DRAIN ON
- AXX INTERIOR ELEVATION
ELEV NUMBER/SHEET ELEVATION IS DRAIN ON
- 0-0° FINISH ELEVATION MARK
- EL-XXX ELEVATION MARK
- DOOR MARK
- ROOM No.-DOOR LETTER
- WINDOW MARK
- WINDOW TYPE

ABBREVIATIONS

AB.	ANCHOR BOLT	CT	CERAMIC TILE CONTROL JOINT	EXP. JT.	EXPANSION JOINT	GALV.	GALVANIZED	JAN.	JANITOR	N.T.S.	NOT TO SCALE	REBAR	REINFORCING BAR	TYP	TYPICAL
A/C	AIR CONDITIONER	C.J.	CASEMENT WINDOW	ELEC.	ELECTRICAL	GL.	GLASS	lb	POUND	NG.V.D.	NATIONAL GEODETIC VERTICAL DATUM	REQ.	REQUIRED	TRANS.	TRANSOM WINDOW
ACT	ACOUSTICAL CEILING TILE	CMT	CUBIC YARDS	ELEV.	ELEVATION	GYP. BD.	GYPSUM BOARD	LAV.	LAVATORY	O.C.	ON CENTER	REINF.	REINFORCING	TAG	TONGUE AND GROOVE
AF	ABOVE FINISH FLOOR	CR	CUBIC YARDS	EXIST.	EXISTING	G.P.	GYPSUM BOARD	L.B.L.	LABEL	O.V.H.D.	OVERHEAD				
AL	ALUMINUM	DR	DOOR	E.W.	EACH WAY	G.T.	GIRDER TRUSS	LIN.	LINEN	O.S.R.	OPEN SPACE RATIO				
APPROX	APPROXIMATE	DN	DOWN	EUC	ELECTRIC WATER COOLER	gs	GAUGE					SC	SOLID CORE	UNO	UNLESS NOTED OTHERWISE
BET	BETWEEN	DN	DOWN	EQ.	EQUAL							\$PEC.	SPECIFICATIONS		
BF	BI-FOLD DOOR	D	DRYER	FF.E.	FINISH FLOOR ELEVATION	HORZ	HORIZONTAL	MPH	MILES PER HOUR	FL. LAM.	PLASTIC LAMINATE	\$Q.	SQUARE	V.O.J.	VERIFY ON JOBSITE
BOT	BOTTOM	DW	DISH WASHER	FR DR	FRENCH DOOR	HVAC	AIR CONDITIONER	MWAVE	MICROWAVE	FR	PAIR	\$S.	STAINLESS STEEL	V.B.	VAPOR BARRIER
BRG	BEARING	DBL	DOUBLE	FXD	FIXED WINDOW	H.C.	HANDICAPPED	MAS.	MASONRY	PREFIN.	PRE-FINISHED	\$T.	STEEL	VERT	VERTICAL
		DIA. Ø	DIAMETER	RAG	RETURN AIR GRILL	HD	HOLD DOWN	MAT.	MATERIAL	PKT	POCKET DOOR	\$TRUCT.	STRUCTURAL	V.C.T.	VINYL COMPOSITION TILE
		DWG.	DRAWING	REF	REFRIGERATOR	HDW	HARDWARE	MECH.	MECHANICAL	PMB	FIRE-ENGINEERED METAL BUILDING SUPPLIER	\$TOR	STORAGE	VIN	VINYL
		DET.	DETAIL	FIN. FL.	FINISH FLOOR	H.M.	HOLLOW METAL	MFR.	MANUFACTURER	PAN.	PANTRY	\$HUR	SHOWER		
		E.J.	EXPANSION JOINT	FD	FLOOR DRAIN	HR	HOUR	MTL.	METAL	PL	PLATE	\$F	SQUARE FOOT	WH	WATER HEATER
		EXT.	EXTERIOR	FIN. FL.	FINISH FLOOR			MR	MOISTURE RESISTANT	PL	PLATE	\$F	SQUARE FOOT	W	WASHER
		EDF	ELECTRIC DRINKING FOUNTAIN	FOUND.	FOUNDATION	INSUL	INSULATION	MGR.	MANAGER	R	RADIUS	\$LD	SLIDING DOOR	WC	WATER CLOSET
		EIFS	EXTERIOR INSULATION FINISH SYSTEM	FR	FIRE RATED	ISR	IMPERVIOUS SURFACE RATIO	No.	NUMBER	RCP	REFLECTED CEILING PLAN	\$H	SINGLE HUNG WINDOW	WDW	WINDOW
				FIN	FINISH	INT.	INTERIOR	N.I.C.	NOT IN CONTRACT			\$HT	SHEET	WD	WOOD

PREPARED BY	REVIEWED BY	DATE OF ISSUE
JTB	CDE	01-22-2024

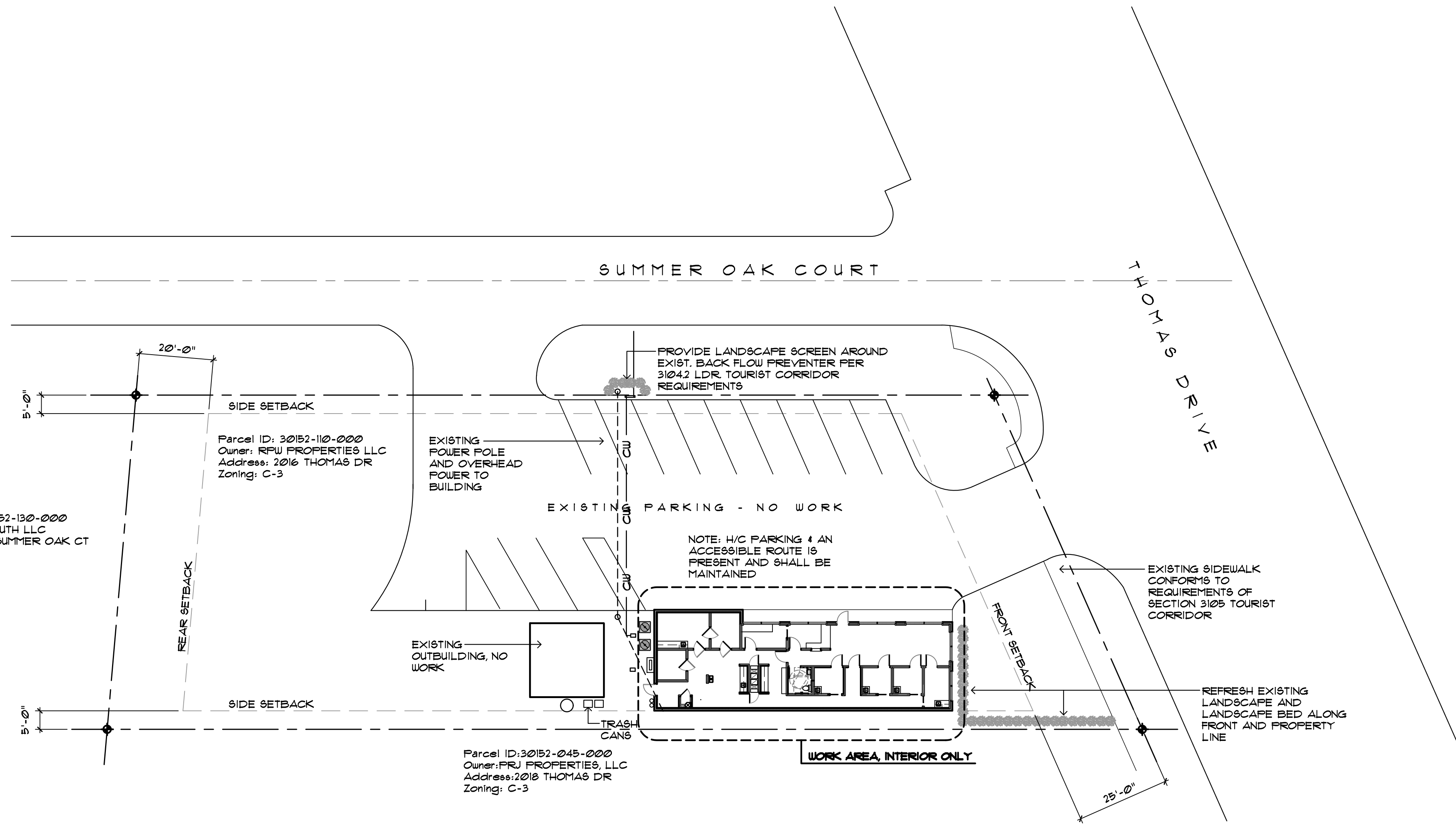
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c. dennis evans
 architectural design
 & planning
 3104 thomas drive panama city beach, florida 32407 p. o. box 9897 880/236-1307
 architectural registration - florida 1074 - georgia 4994 - alabama 325 - north 25341

OWNER FINAL REVIEW

A00
 9 SHEETS TOTAL

PROJECT NO.
 23-41



ARCHITECTURAL SITE PLAN

PARCEL DESCRIPTION

4.45 15W - 1110 - 69B BEG 649.61'S 4 1222.01' E 4 827.01' SE OF NW COR OF GOVT LOT 2 TH SELY 82.98' W 300' N 93.01' SELY 275.91' TO POB (CONT. 6 ACRES M/L) AKA LOT 6 SUMMER OAK PLAZA ORB 4730 P 1448
 *The Description above is not to be used on legal documents

PARCEL NUMBER

30152-110-000

PHYSICAL ADDRESS

2016 THOMAS DR, PANAMA CITY BEACH 32408

LOT SIZE

0.606 ACRES = 26,397.36sf
 19R CALCULATION: BUILDINGS 4 ASPHALT PARKING (3,236sf) AND PARKING (9,600sf) = / LOT(26,398) 19R AS DESIGNED=49%

LOT INFO

ZONING: C3
 FLOOD ZONE: X
 WIND-BORNE DEBRIS REGION: NO

SITE MAINTENANCE REQUIREMENTS DURING CONSTRUCTION:

SECTION 3101. CONSTRUCTION SITES, CLEANLINESS, CONSTRUCTION SAFETY, AND HOURS OF CONSTRUCTION ACTIVITY. IN ORDER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ACTIVITIES AND PROMOTE THE APPEARANCE OF THE TOURIST CORRIDORS, THE FOLLOWING ADDITIONAL REGULATIONS ON CONSTRUCTION ACTIVITIES SHALL APPLY:

- DURING THE COURSE OF CONSTRUCTION OR DEMOLITION WORK BEING DONE ON ANY PARCEL, IT SHALL BE UNLAWFUL FOR ANY PERSON TO CAUSE, PERMIT OR ALLOW THE EMISSIONS OF PARTICULATE MATTER FROM ANY SOURCE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, INCIDENTS CAUSED BY VEHICULAR MOVEMENT, TRANSPORTATION OF MATERIALS, CONSTRUCTION, ALTERATION, DEMOLITION OR WRECKING OF BUILDINGS OR STRUCTURES, OR THE STOCKPILING OF SAND OR DIRT, WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT SUCH EMISSIONS OR TO PRECLUDE FUGITIVE PARTICULATES THAT MAY TRESPASS ON NEIGHBORING PROPERTIES DURING DRY AND WINDY WEATHER. IN THE CASE OF STOCKPILED PARTICULATE MATERIALS, SUCH MATERIALS SHALL BE STABILIZED BY ADEQUATE COVERINGS, BY WETTING OR BY CHEMICAL APPLICATION TO THE SATISFACTION OF THE BUILDING OFFICIAL.
- CONSTRUCTION SITES AND NEIGHBORING PROPERTIES ARE TO BE MAINTAINED IN A CLEAN CONDITION AT ALL TIMES AND ANY PAPERS, LITTER, DIRT, DUST AND/OR CONSTRUCTION MATERIALS EMANATING FROM THE SITE ARE TO BE DISPOSED OF AND/OR SECURED AT THE END OF EACH DAY'S WORK.
- IT SHALL BE UNLAWFUL TO UNLOAD AND/OR STORE ANY MATERIAL USED OR REQUIRED ON ANY CONSTRUCTION SITE WITHOUT A BUILDING PERMIT OR DEVELOPMENT ORDER HAVING BEEN ISSUED FOR CONSTRUCTION AND/OR DEMOLITION AT THAT SPECIFIC SITE.
- ALL CONSTRUCTION DEBRIS NOT PLACED IN A DUMPSTER SHALL BE REMOVED FROM THE CONSTRUCTION SITE WITHIN FORTY-EIGHT (48) HOURS.

SECTION 3102. SCREENING OF CONSTRUCTION SITES. IN ORDER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ACTIVITIES AND PROMOTE THE APPEARANCE OF THE TOURIST CORRIDORS, THE FOLLOWING ADDITIONAL REGULATIONS ON SCREENING OF CONSTRUCTION SITES SHALL APPLY:

- FENCE REQUIRED. EVERY HOLDER OF A BUILDING PERMIT OR DEVELOPMENT ORDER FOR A PARCEL OF LAND LYING IN WHOLE OR IN PART WITHIN ANY TOURIST CORRIDOR SHALL PROVIDE FENCING ALONG THE PERIMETER OF THE PARCEL THAT IS THE SUBJECT OF THE PERMIT OR DEVELOPMENT ORDER TO ENCLOSE THE PARCEL FOR THE DURATION OF CONSTRUCTION, ACCORDING TO THE FOLLOWING STANDARDS:
 2. CONSTRUCTION STANDARDS. THE FENCING REQUIRED BY THIS PART SHALL BE A MINIMUM OF SIX FEET HIGH AND OPAQUE AFFIXED TO THE GROUND SO AS TO PREVENT SUCH MATERIALS FROM BECOMING AIRBORNE OR ALTERED IN A MANNER AND OF MATERIAL WHICH THE BUILDING OFFICIAL DETERMINES IS AT LEAST AS OPAQUE, WEATHER RESISTANT AND PERMANENT AS THE FOREGOING IN ORDER TO OBSCURE PEDESTRIAN VIEW INTO THE CONSTRUCTION SITE AT GROUND LEVEL AND SIMULTANEOUSLY SERVE AS A BARRIER TO CONTAIN SITE DIRT AND DEBRIS. THE AREAS WHICH HAVE BEEN DESIGNATED ON THE CONSTRUCTION PLANS AS POINTS OF ACCESS ARE EXEMPT FROM THIS REQUIREMENT. NO FENCE REQUIRED BY THIS SECTION MAY BE CONSTRUCTED OR SITUATED WITHIN THE PUBLIC RIGHT OF WAY SO AS TO OBSTRUCT THE FIELD OF VIEW OR WAY OF TRAVEL AND THEREBY CREATE A DANGER FOR DRIVERS OR PEDESTRIANS.
- MAINTENANCE AND REPAIR FENCES MUST BE MAINTAINED AND REPAIRED TO MEET THE MINIMUM REQUIREMENTS OF THIS SECTION.
- USE OF FENCING TO SCREEN CONSTRUCTION ACTIVITY, TRASH RECEPTACLES, DUMPSTERS, PORTABLE TOILET FACILITIES, AND ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE PLACED AND MAINTAINED ON THE CONSTRUCTION SITE WITHIN THE FENCE.
- REASONABLE EXCEPTIONS TO THIS SUBSECTION FOR A REASONABLE PERIOD OF TIME, MAY BE CONSIDERED AND APPROVED IN WRITING ON A CASE-BY-CASE BASIS BY THE BUILDING OFFICIAL WHERE THE APPLICANT HAS DEMONSTRATED THAT COMPLIANCE WOULD POSE A THREAT TO PUBLIC HEALTH OR SAFETY.

SECTION 3103. CONSTRUCTION VEHICLES, DELIVERY VEHICLES, AND WORKER VEHICLES. IN ORDER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ACTIVITIES ON TRAFFIC AND PROMOTE THE APPEARANCE OF THE TOURIST CORRIDORS, THE FOLLOWING ADDITIONAL REGULATIONS ON THE CONSTRUCTION VEHICLES, DELIVERY VEHICLES, AND WORKER VEHICLES SHALL APPLY:

- DURING THE COURSE OF ANY CONSTRUCTION WITHIN A DESIGNATED TOURIST CORRIDOR, THE APPLICANT SHALL PROVIDE OFF-STREET PARKING FACILITIES WITHIN THE CONSTRUCTION SITE TO ACCOMMODATE PARKING OF ANY MOTOR VEHICLES OPERATED BY ANY PERSON EMPLOYED BY OR TRANSACTING ANY BUSINESS WITH OR SERVICE OR DELIVERING MATERIALS TO THE SITE OF CONSTRUCTION. ALTERNATIVE PARKING FACILITIES MAY BE AUTHORIZED PURSUANT TO AN APPROVED CONSTRUCTION SITE MANAGEMENT PLAN AS SET FORTH BELOW.
- ANY VEHICLE TRANSACTING ANY BUSINESS WITH OR SERVICE OR DELIVERING MATERIALS TO THE CONSTRUCTION SITE WHICH WILL BE INTERRUPTING THE NORMAL FLOW OF TRAFFIC FOR A PERIOD GREATER THAN THREE (3) MINUTES SHALL HAVE A FLAG PERSON PRESENT TO ASSIST IN THE SAFE PASSAGE OF OTHER MOTOR VEHICLES. SUCH FLAG PERSON SHALL WEAR A REFLECTIVE VEST. IN ALL CASES THE APPLICANT SHALL COMPLY WITH FDOT STANDARDS WHEN ON STATE ROADS.
- ANY CASE WHERE THE NORMAL FLOW OF TRAFFIC WILL BE INTERRUPTED FOR A PERIOD IN EXCESS OF FIVE MINUTES BY ANY VEHICLE TRANSACTING ANY BUSINESS WITH OR SERVICE OR DELIVERING MATERIALS TO THE CONSTRUCTION SITE, THE APPLICANT SHALL BE REQUIRED TO FOLLOW FDOT MAINTENANCE OF TRAFFIC STANDARDS AND ACCEPT ALL LIABILITY PURSUANT TO THOSE STANDARDS.
- FOR CONSTRUCTION PROJECTS AND DEVELOPMENTS THAT WILL EXCEED 30 DAYS, THE BUILDING OFFICIAL SHALL REQUIRE AN APPROVED DETAILED CONSTRUCTION SITE MANAGEMENT PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT ORDER OR DURING THE PROCESS OF COMPLETING ANY ACTIVE OR INACTIVE CONSTRUCTION OR DEMOLITION PROJECT. THE CONSTRUCTION SITE MANAGEMENT PLAN SHALL AT A MINIMUM PROVIDE SPECIFIC INFORMATION OUTLINING WHERE ALL CONSTRUCTION WORKER PARKING, CONSTRUCTION EQUIPMENT, MATERIAL STORAGE AND TEMPORARY STRUCTURES WILL BE LOCATED ON THE SITE UNDER CONSTRUCTION OR ON NEARBY PROPERTIES. ADDITIONALLY, TRAFFIC ROUTES TO AND FROM THE SITE, PEDESTRIAN SAFETY BARRIERS AND FENCING SHALL BE INCLUDED ON THE CONSTRUCTION SITE MANAGEMENT PLAN AND SHALL BE IDENTIFIED FOR APPROVAL. THE CONSTRUCTION SITE MANAGEMENT PLAN MUST ALSO REFLECT WHERE ANY DISPLACED PUBLIC OR PRIVATE PARKING IS TEMPORARY LOCATED DURING THE TERM OF THE PROJECT. THE CONSTRUCTION SITE MANAGEMENT PLAN MUST ALSO SHOW THE LOCATION OF ACCEPTABLE CONSTRUCTION LOADING AND UNLOADING AREAS.

PREPARED BY	REVISIONS
JTB	
REVIEWED BY	
CDE	
DATE OF ISSUE	01-22-2024

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c. dennis evans
 architectural design
 & planning

3104 Thomas Drive Panama City Beach, Florida 32407 P. O. Box 9897 4850/238-3202
 architectural registration - Florida 10714 *Georgia 4994 *Alabama 3225 *North 25341



OWNER FINAL REVIEW

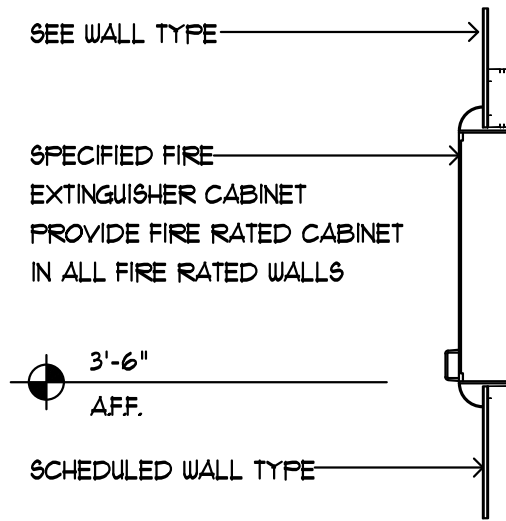
AS1.1
 9 SHEETS TOTAL

PROJECT NO.
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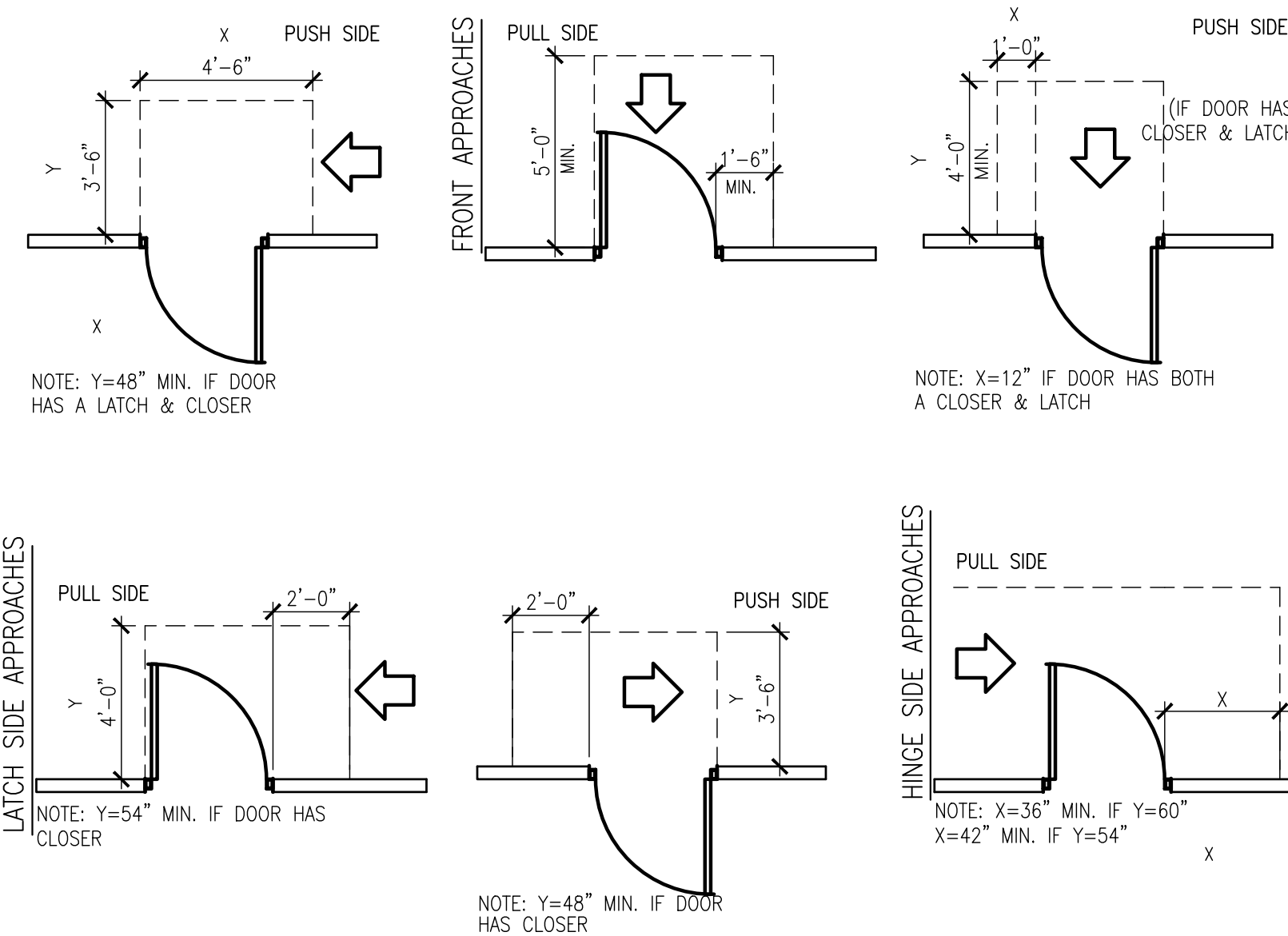


FIRE DECAL:

INSTALL AN 8" x 8" VINYL DECAL WITH THE APPROPRIATE DESIGNATOR FOR LIGHT FRAME CONSTRUCTION. DECAL TO BE PLACED ON GLASS AT MAIN ENTRANCE TO BUILDING PER FLORIDA FIRE PREVENTION CODE REQUIREMENTS

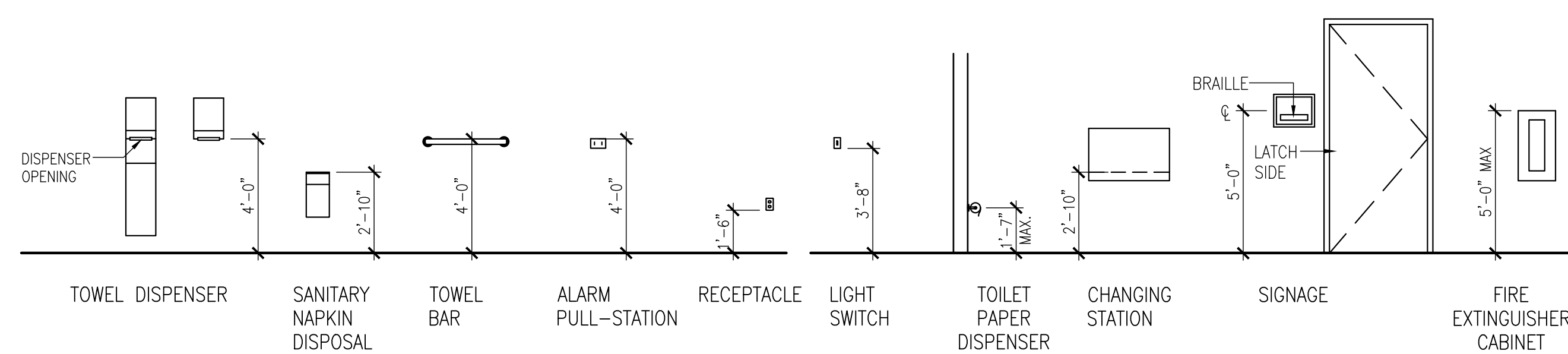


FEC DETAIL
SCALE: 3/8" = 1'-0"



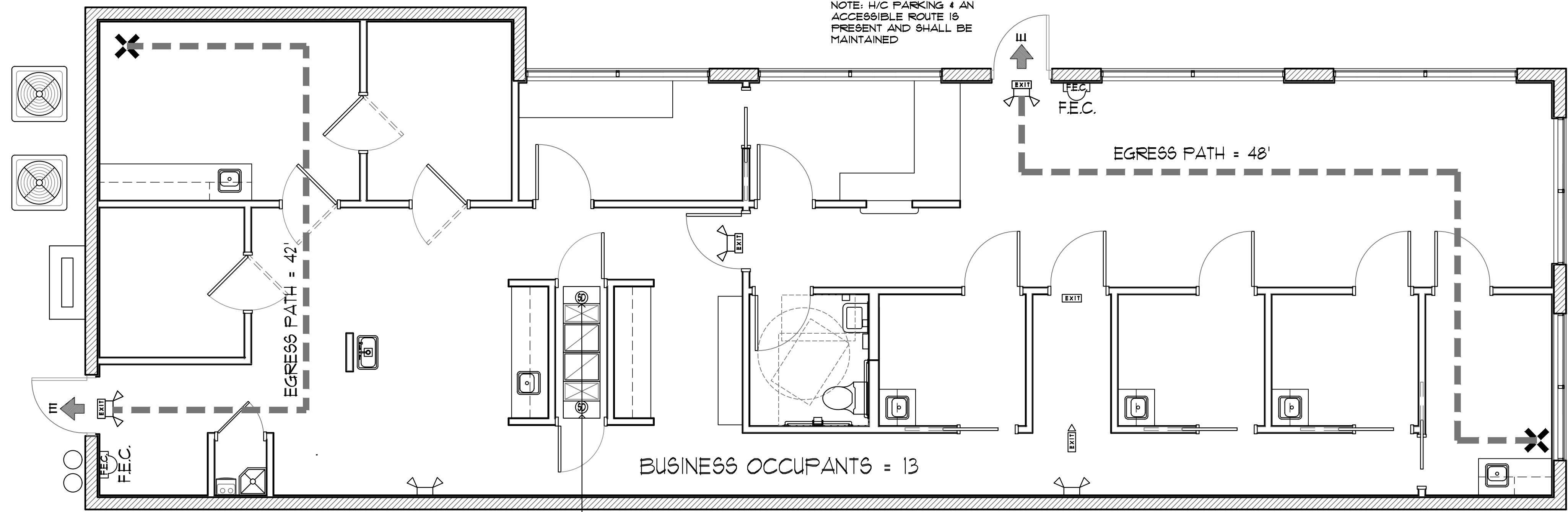
- NOTE: 1. ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.
2. DOOR HARDWARE SHALL BE THE LEVER TYPE.
3. DOORS SHALL HAVE A MAX. 8.5 LB. EXTERIOR, 5LB. INTERIOR, AND A MAX. 8.5 LB. EXTERIOR, 5 LB.

3 TYPICAL ADA DOORS
SCALE: NONE

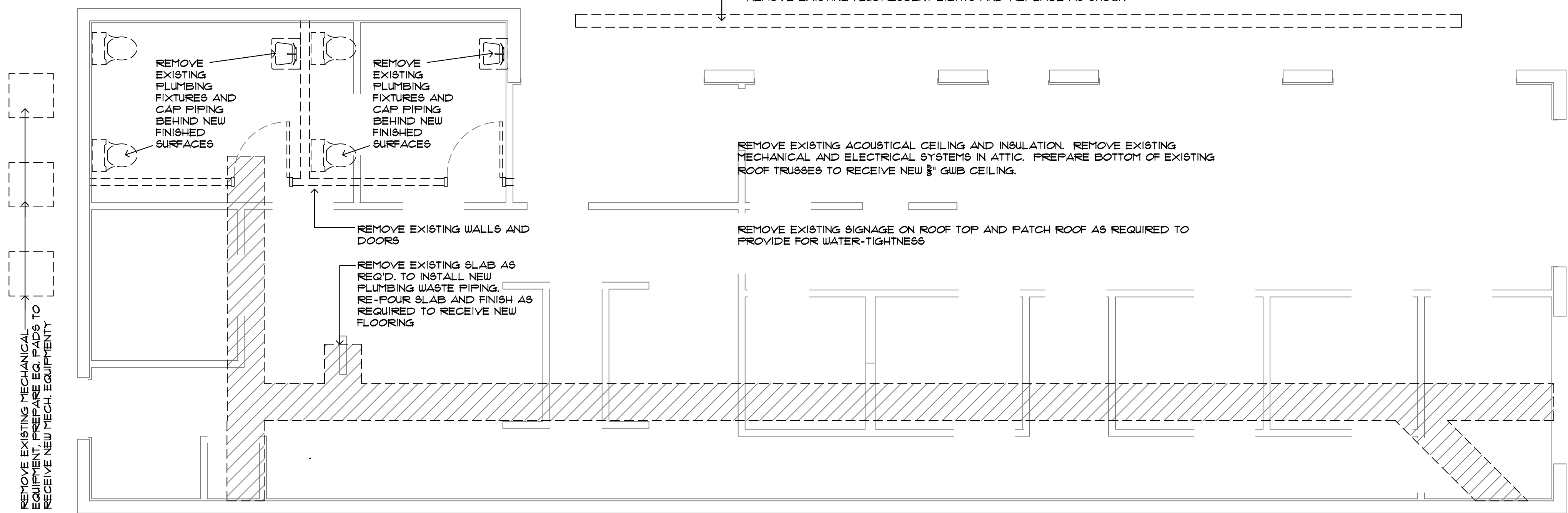


4 TYPICAL ADA MOUNTING HEIGHTS
SCALE: NONE

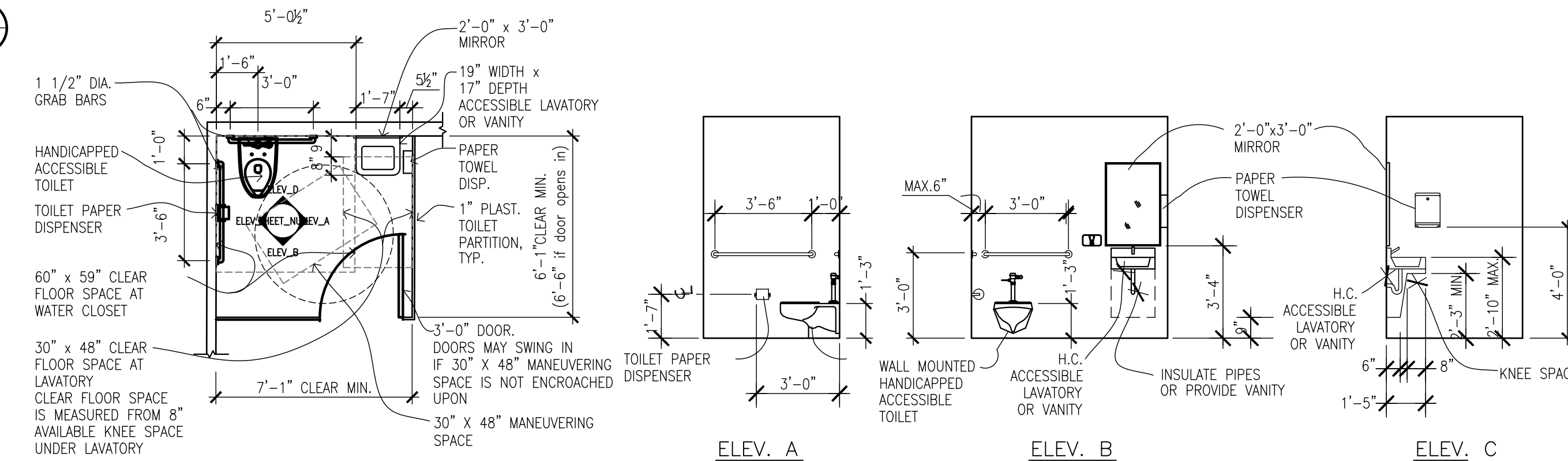
LIFE SAFETY PLAN LEGEND (NOTE: F SYMBOL IS NOT ON PLAN, IT IS NOT USED)	
---	EGRESS PATH
FE	FIRE EXTINGUISHER (NEW) - ON WALL BRACKET 10 POUND (2A/B/C) MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER UNIT WALL HUNG WITH APPROVED HARDWARE
FEC	FIRE EXTINGUISHER (NEW) - IN WALL CABINET 10 POUND (2A/B/C) MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER UNIT IN RECESSED CABINET WITH APPROVED HDUL
K-TYPE	6 LITER CAPACITY ANSUL-K-TYPE UET CHEMICAL CLASS 'K' KITCHEN EXTINGUISHER AND WALL HANGER HARDWARE
SD	SMOKE DETECTORS (HARD WIRED)
EXIT	EXIT LIGHT (HARD WIRED)
WALL PACK	WALL PACK-EMERGENCY LIGHTING W/ BATTERY BACKUP
E	EXIT TO EXTERIOR



1 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



2 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



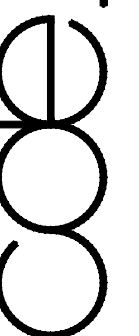
5 TYPICAL ADA TLT. ACCESSORY MOUNTING
SCALE: NONE

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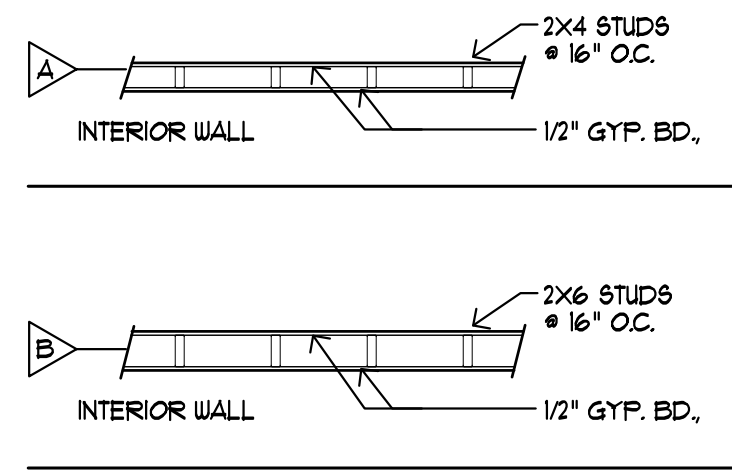
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Architectural Registration - Florida 10714, Georgia 40934, Alabama 3225, Mexico 25341



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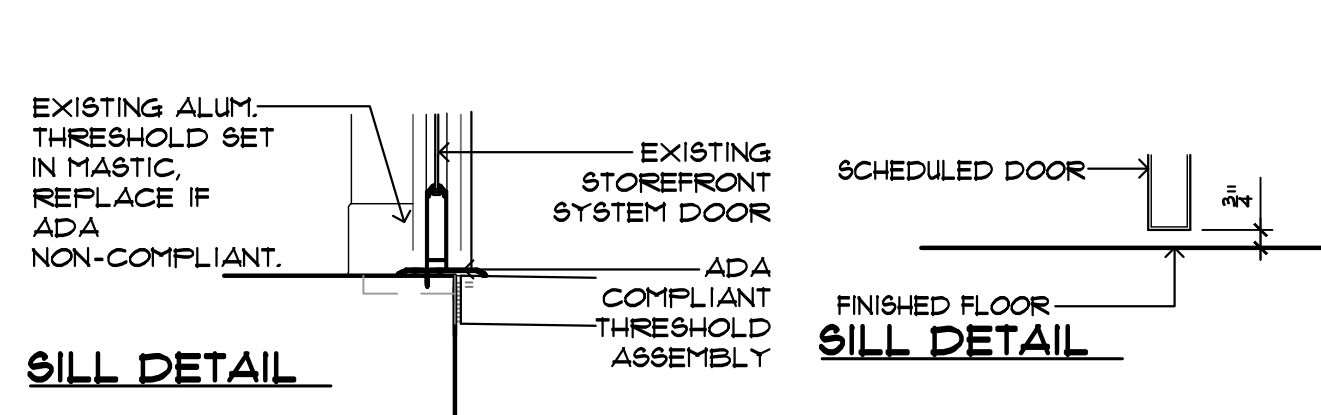
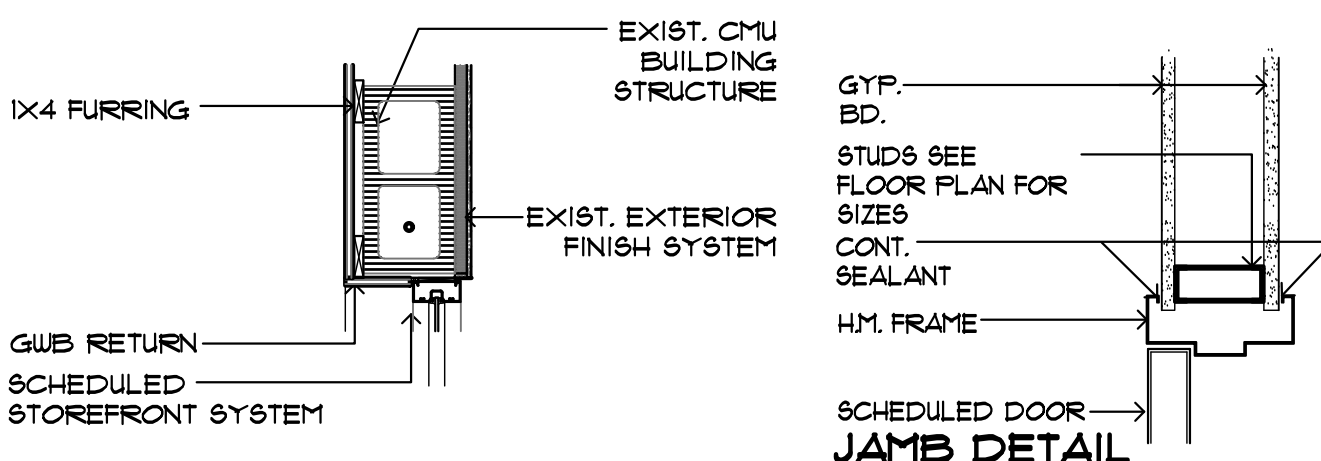
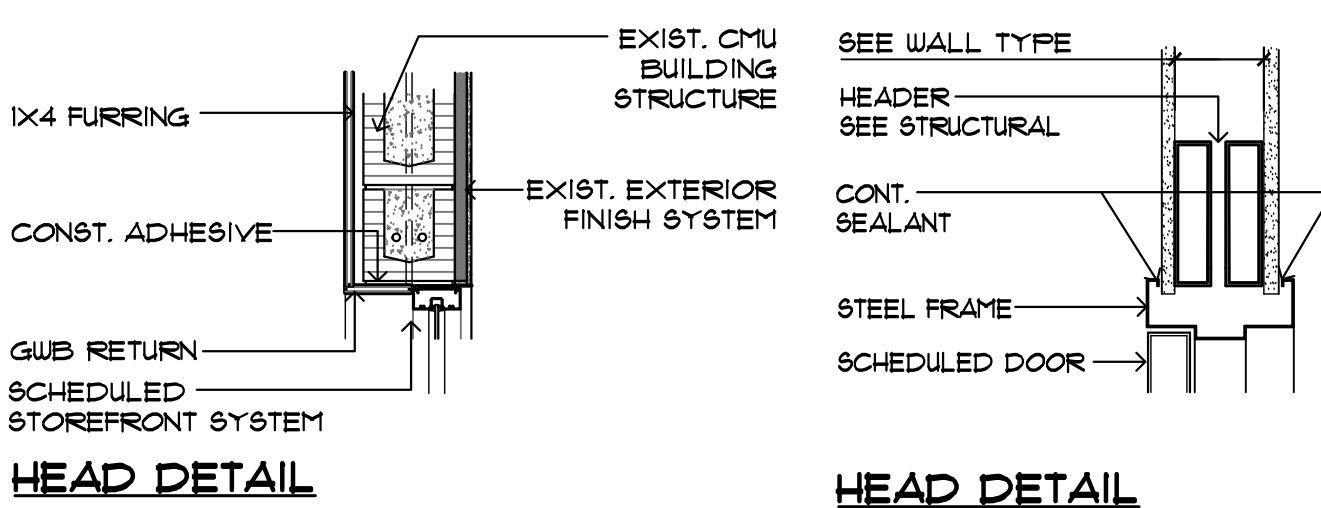
PROJECT NO.
23-41



NOTES: ALL WALLS TYPE 'A' UNLESS NOTED OTHERWISE
ALL INTERIOR OF BLOCK WALLS TO BE FURRED W/ P.T. 1X4 @ 16" O.C. AND FINISHED WITH 1/2" GYP.

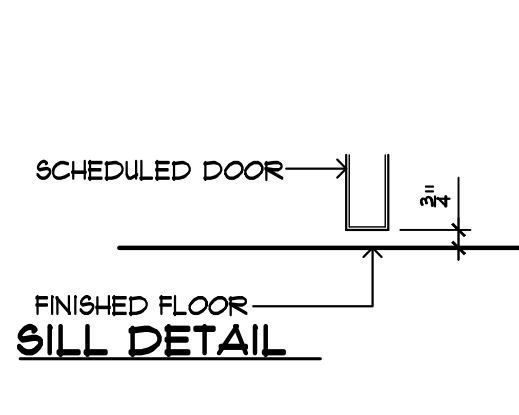
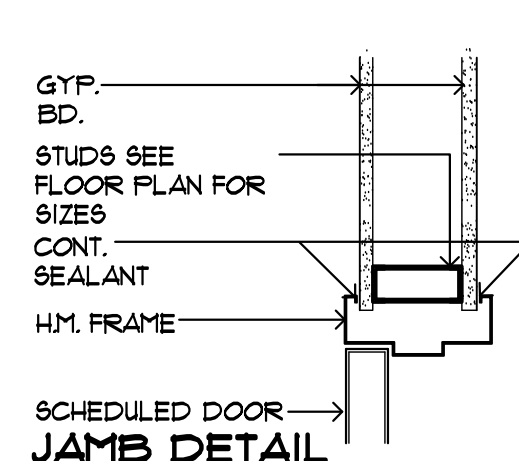
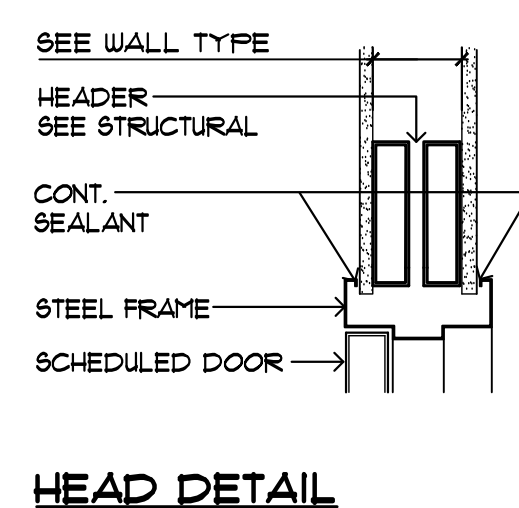
2 WALL TYPES

SCALE: NONE



3 DETAIL

SCALE: 3/4" = 1'-0"

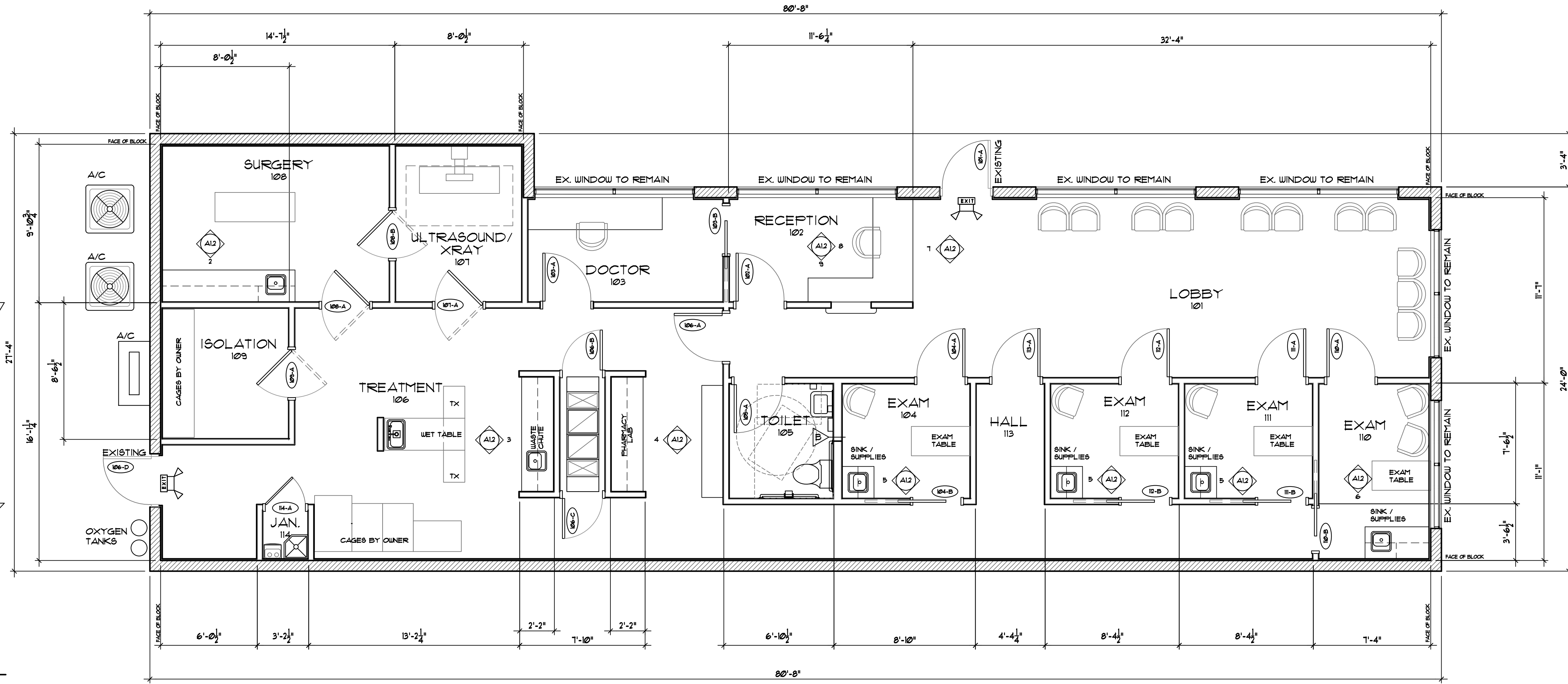


4 DETAIL

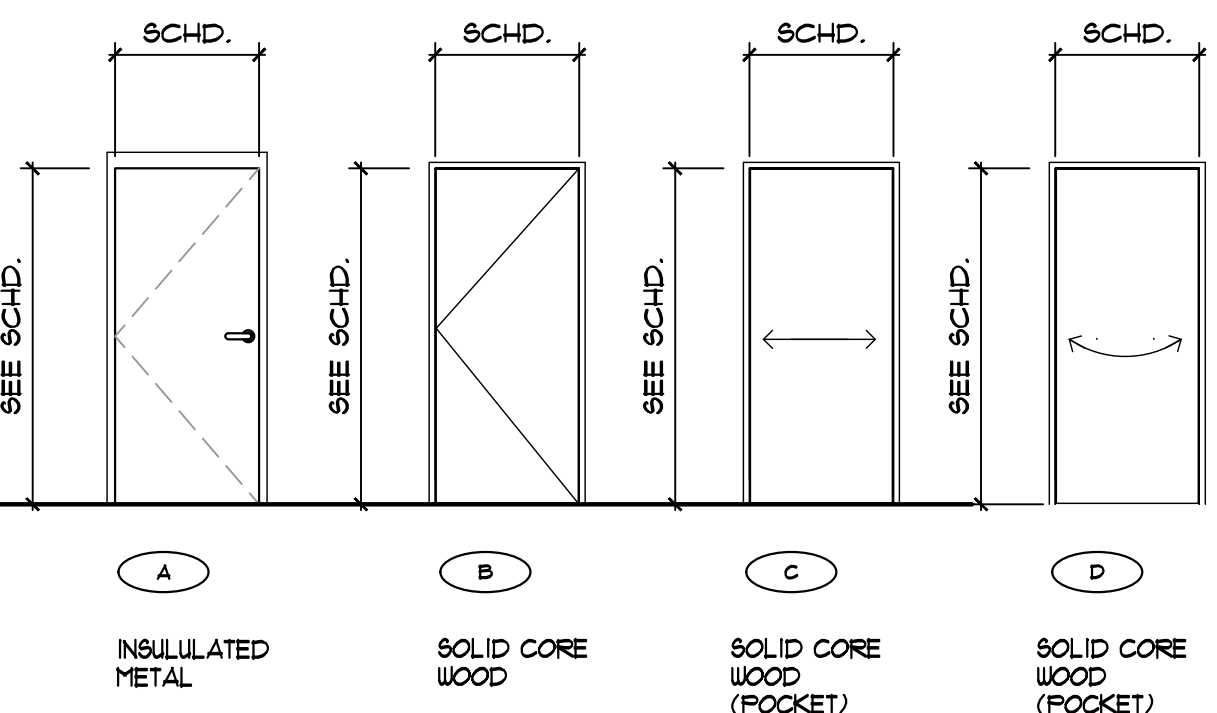
SCALE: 1 1/2" = 1'-0"

1 FLOOR PLAN

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



NOTE: ALL DIMS TO FACE OF STUD UNO.



5 DOOR TYPES

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

DOOR No.	TYPE	DIMENSIONS			FRAMES			DETAIL			HARDWARE		
		WIDTH	HT.	THK.	HT.	FIN.	TYPE	HT.	FIN.	HEAD		JAMB	SILL
101-A	EXIST.	3'-0"	7'-0"	1 3/4"	AL	AN	AL	AL	AN	3	3	3	EXISTING TO REMAIN STOREFRONT SYSTEM CLOSURE / DEADBOLT
102-A	B	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	PASSAGE
103-A	B	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	KEYED LOCKSET
103-B	C	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	POCKET
104-A	B	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	PASSAGE
104-B	C	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	POCKET
105-A	B	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	PRIVACY
106-A	B	2'-6"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	STOREROOM FUNCTION
106-B	B	2'-6"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	PASSAGE
106-C	B	3'-0"	7'-0"	1 3/4"	IM	S	HM	STEEL	P	4	4	4	PASSAGE
106-D	EXIST.	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	3	3	3	EXISTING TO REMAIN LOCKSET
107-A	D	3'-0"	7'-0"	1 3/8"	WD/SS	SS	SS	SS	SS	4 5/8"	4 5/8"	4 5/8"	SEE NOTE 1
108-A	D	3'-0"	7'-0"	1 3/8"	WD/SS	SS	SS	SS	SS	4 5/8"	4 5/8"	4 5/8"	SEE NOTE 1
108-B	D	3'-0"	7'-0"	1 3/8"	WD/SS	SS	SS	SS	SS	4 5/8"	4 5/8"	4 5/8"	SEE NOTE 1
109-A	D	3'-0"	7'-0"	1 3/8"	WD/SS	SS	SS	SS	SS	4 5/8"	4 5/8"	4 5/8"	SEE NOTE 1
110-A	B	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	PASSAGE
110-B	C	2'-8"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	POCKET
111-A	B	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	PASSAGE
111-B	C	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	POCKET
112-A	B	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	PASSAGE
112-B	C	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	POCKET
113-A	B	3'-0"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	STOREROOM FUNCTION
114-A	B	2'-6"	7'-0"	1 3/8"	WD	S	HM	STEEL	P	4	4	4	PASSAGE

DOOR NOTE 1 DOUBLE SWING WOOD CORE METAL FACED EQUAL TO FE-63066 BY PAYLON SWINGING DOORS

ROOM NUMBER	ROOM NAME	WALLS				FLOOR	BASE	CEILING	CLG. HGT.	NOTES
		N	S	E	W					
101	LOBBY	GWB	GWB	GWB	GWB	LVP	RUBBER	GWB	9'-4"	1
102	RECEPTION	GWB	GWB	GWB	GWB	LVP	RUBBER	GWB	9'-4"	1
103	DOCTOR'S OFFICE	GWB	GWB	GWB	GWB	LVP	RUBBER	GWB	9'-4"	1
104	EXAM	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
105	TOILET	GWB	GWB	GWB	GWB	LVP	RUBBER	GWB	9'-4"	1
106	TREATMENT	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
107	ULTRASOUND / XRAY	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
108	SURGERY	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
109	ISOLATION	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
110	EXAM	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
111	EXAM	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
112	EXAM	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
113	HALL	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1
114	JANITOR	GWB	GWB	GWB	GWB	EPOXY	EPOXY	GWB	9'-4"	1

FINISH NOTE 1 PAINTING SHALL BE AS FOLLOWS:
BATHROOM WALLS AND GWP CEILINGS: GWB CEILINGS (NON-WET AREAS): LATEX ACRYLIC ENAMEL SEMI-GLOSS
WALLS (NON-WET AREAS): LATEX ACRYLIC ENAMEL MATT
COLOR BY OWNER
COLOR BY OWNER
COLOR BY OWNER

FINISH NOTE 2 PREPARE EXISTING FLOOR TO RECEIVE NEW SPECIFIED FLOORING

FINISH NOTE 3 PREPARE EXISTING ROOF TRUSS SYSTEM TO RECEIVE NEW GWP CLG. (ALL GWP FINISH LEVEL 5 SMOOTH FINISH (WALLS AND CEILINGS))

PREPARED BY	REVISIONS
JTB	
CBE	
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BUILDING RENOVATION FOR:
MAGNOLIA BAY ANIMAL HOSPITAL
2016 THOMAS DR. PANAMA CITY BEACH, FL

c. dennis evans
architectural design
planning

3104 Thomas Drive Panama City Beach, Florida 32407 P. O. Box 9897 Panama City, Florida 32409
Architectural Registration - Florida 10714 - Georgia 4094 - Alabama 325 - NCRC 25341

OWNER FINAL REVIEW

A.I.I.
9 SHEETS TOTAL

PROJECT NO.
23-41

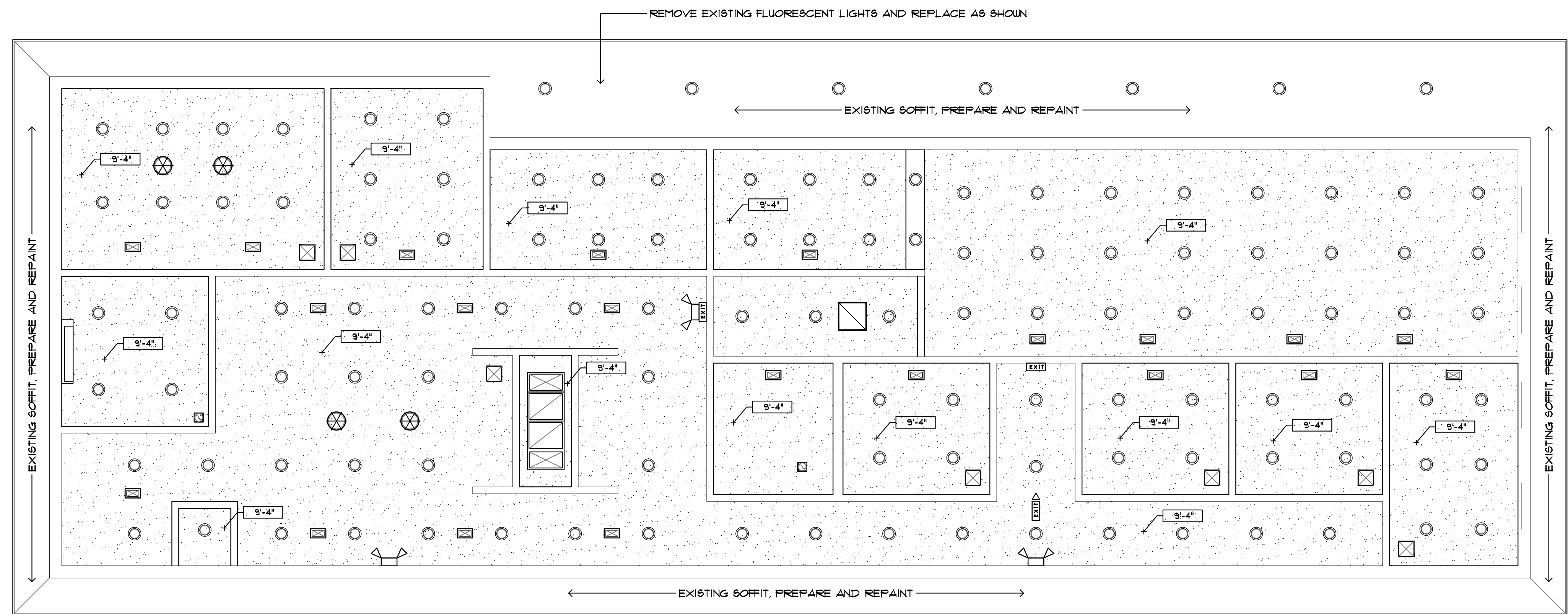
CEILING LEGEND

NOTE: SEE ELECTRICAL FOR COMPLETE LIGHTING INFORMATION

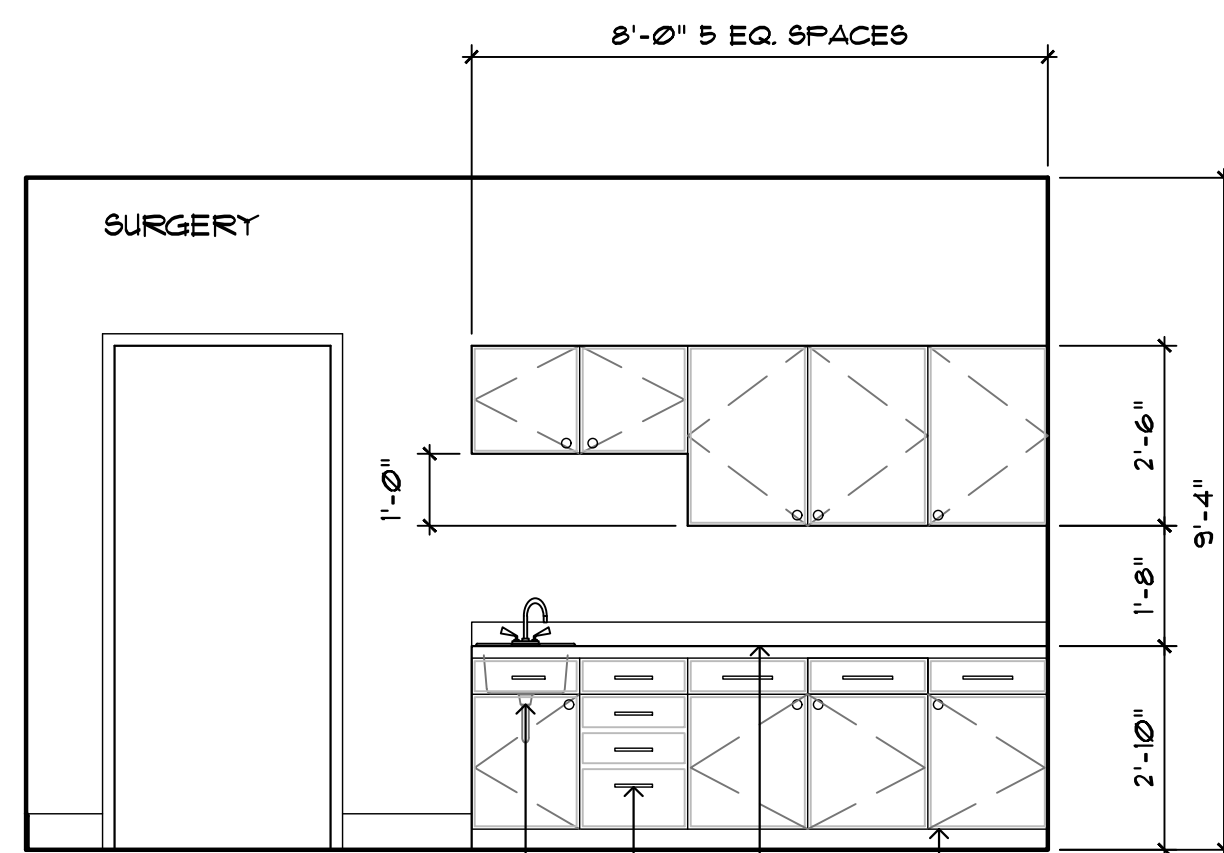
- FINISHED CEILING HEIGHT ABOVE FINISH FLOOR
- PAINTED GUB CEILING
- RECESSED LED CAN
- SUPPLY REGISTER COORDINATE WITH SEPARATE MECHANICAL PACKAGE
- EXHAUST FAN, COORDINATE WITH SEPARATE MECHANICAL PACKAGE
- SMOKE DETECTOR, SEE ELECTRICAL
- CEILING MOUNTED SURGICAL LIGHT SUPPLIED BY OWNER
- EXIT / EMG. LIGHT, SEE ELECTRICAL

CEILING NOTES:

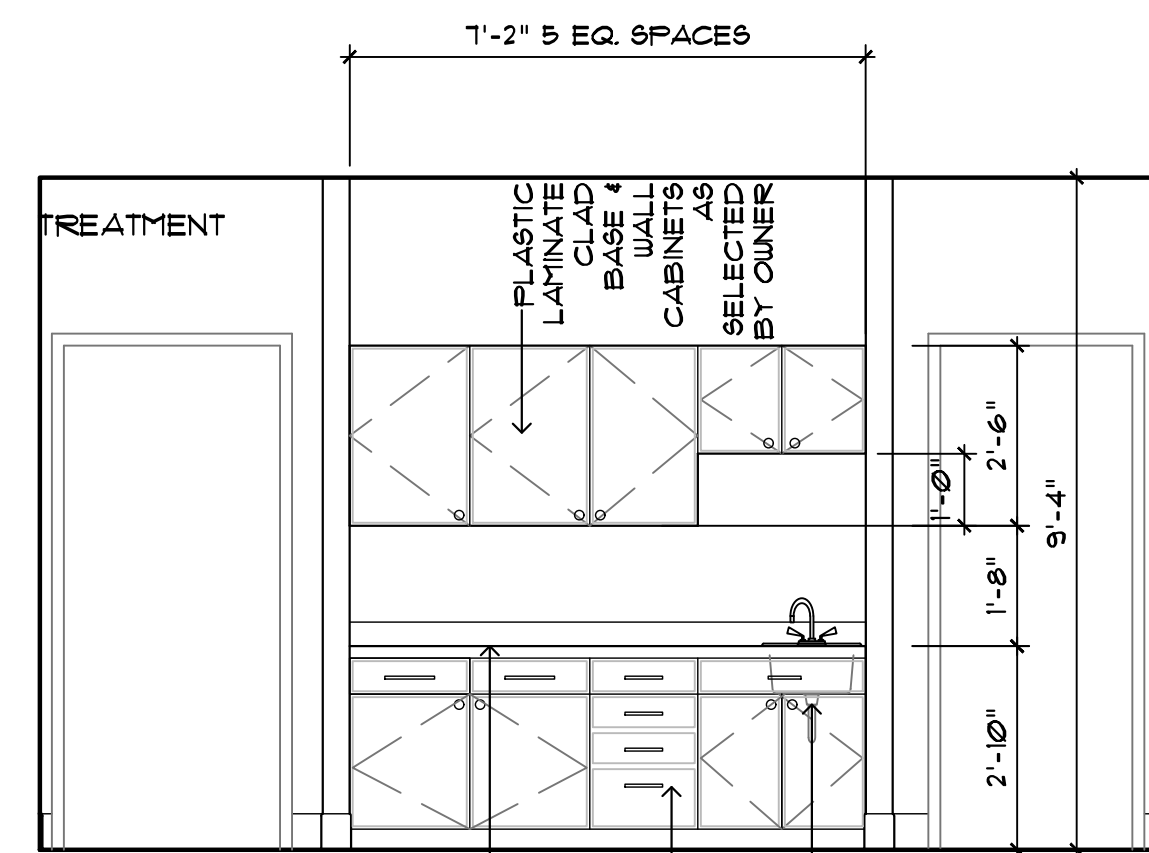
- REMOVE EXISTING ACOUSTICAL CEILING AND INSULATION. PREPARE BOTTOM OF EXISTING ROOF TRUSSES TO RECEIVE NEW 3" GUB CEILING.
- EXISTING POWER AND LIGHTING CIRCUITS CAN REMAIN THE SAME TO THE GREATEST EXTENT PRACTICAL WITH OUTLETS AND LIGHTING REPLACED / RELOCATED AS SHOWN.



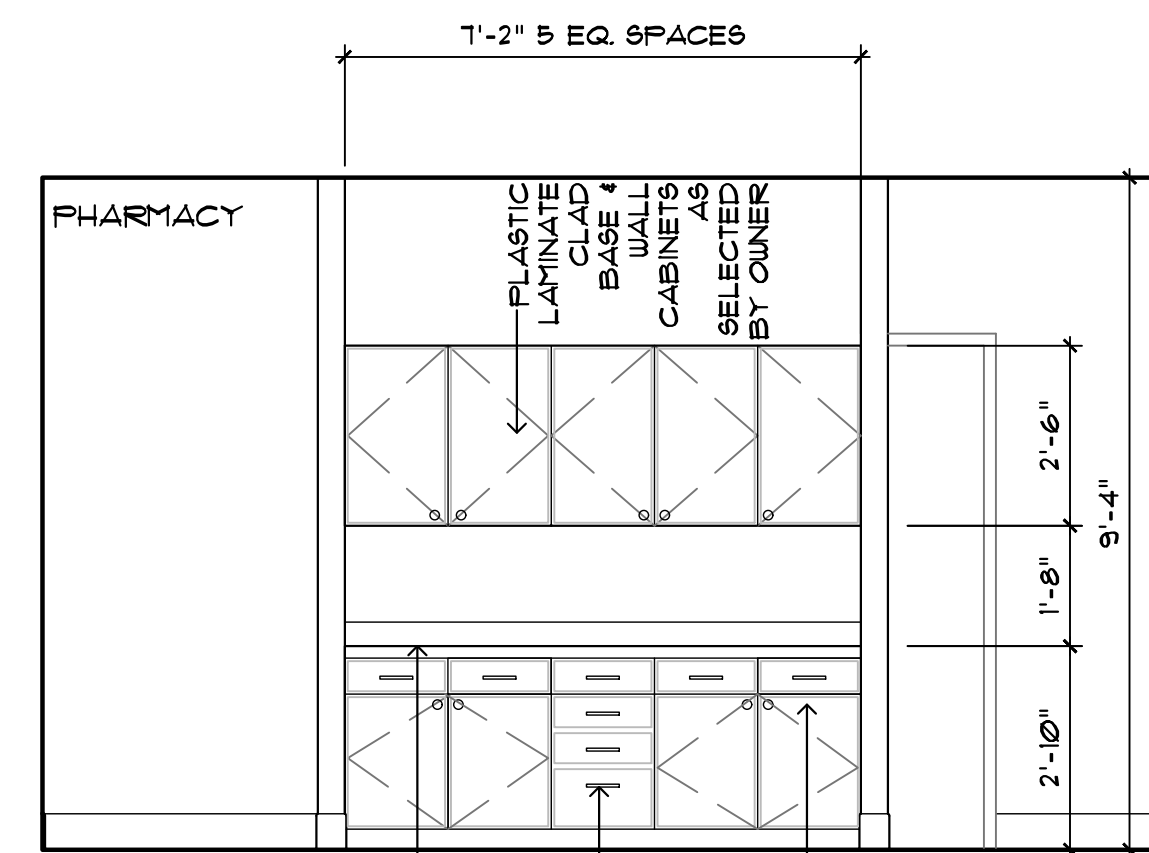
REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



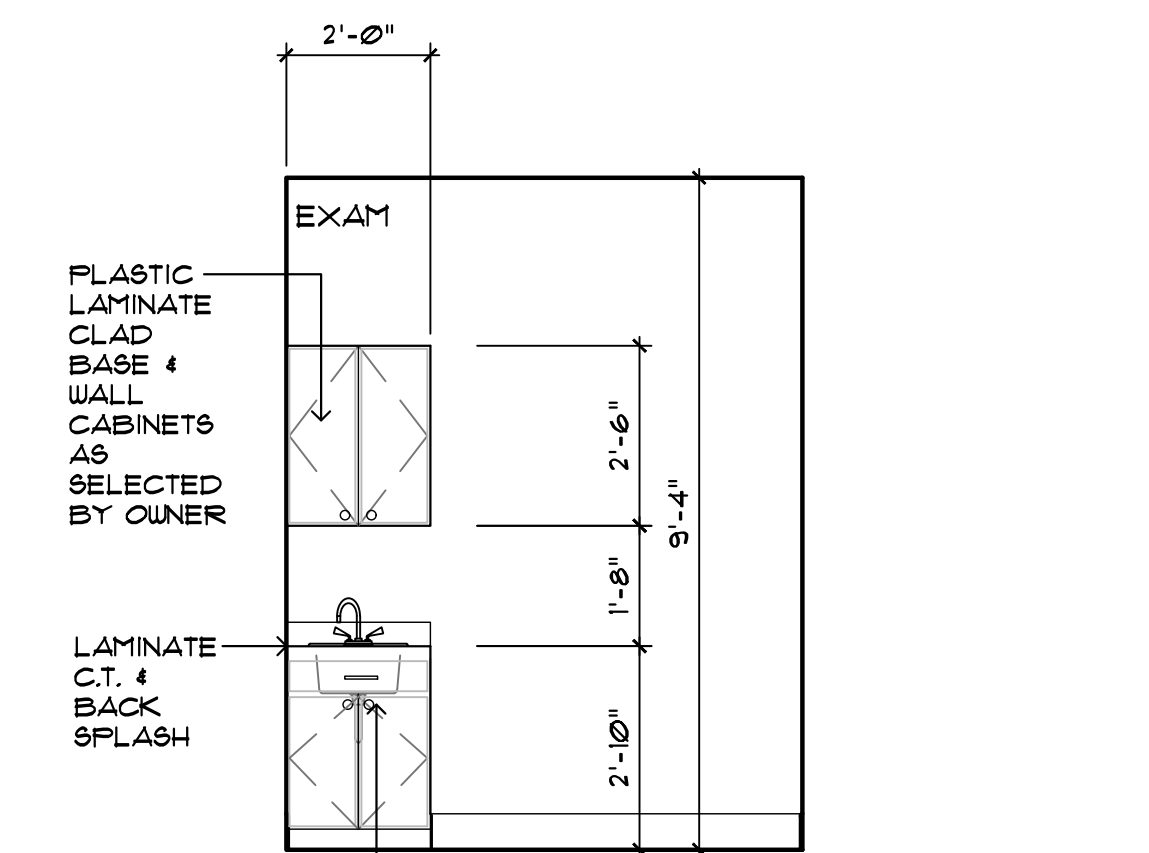
INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



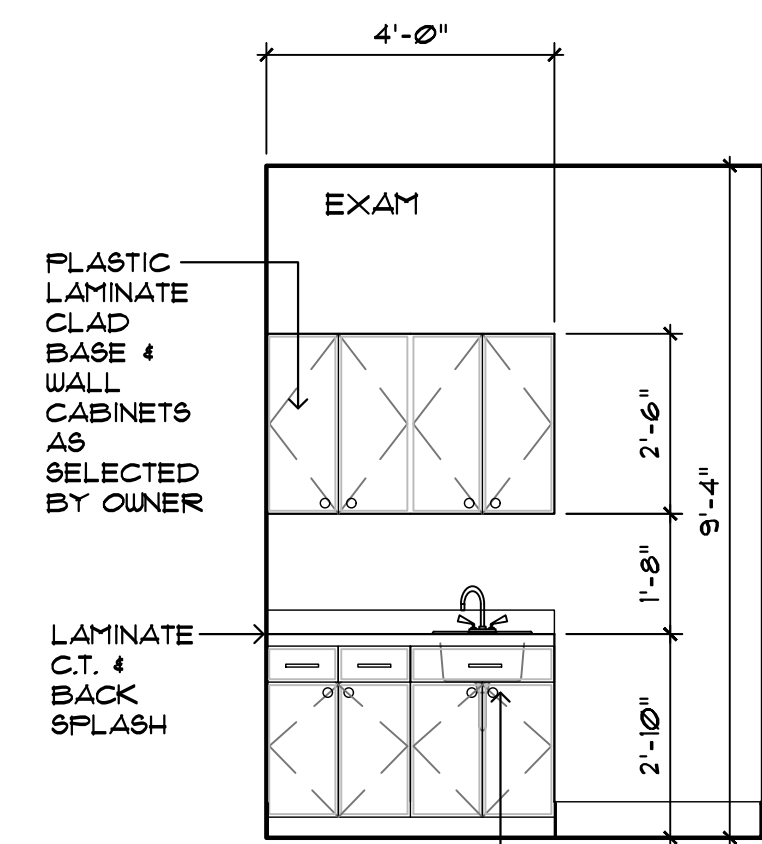
INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



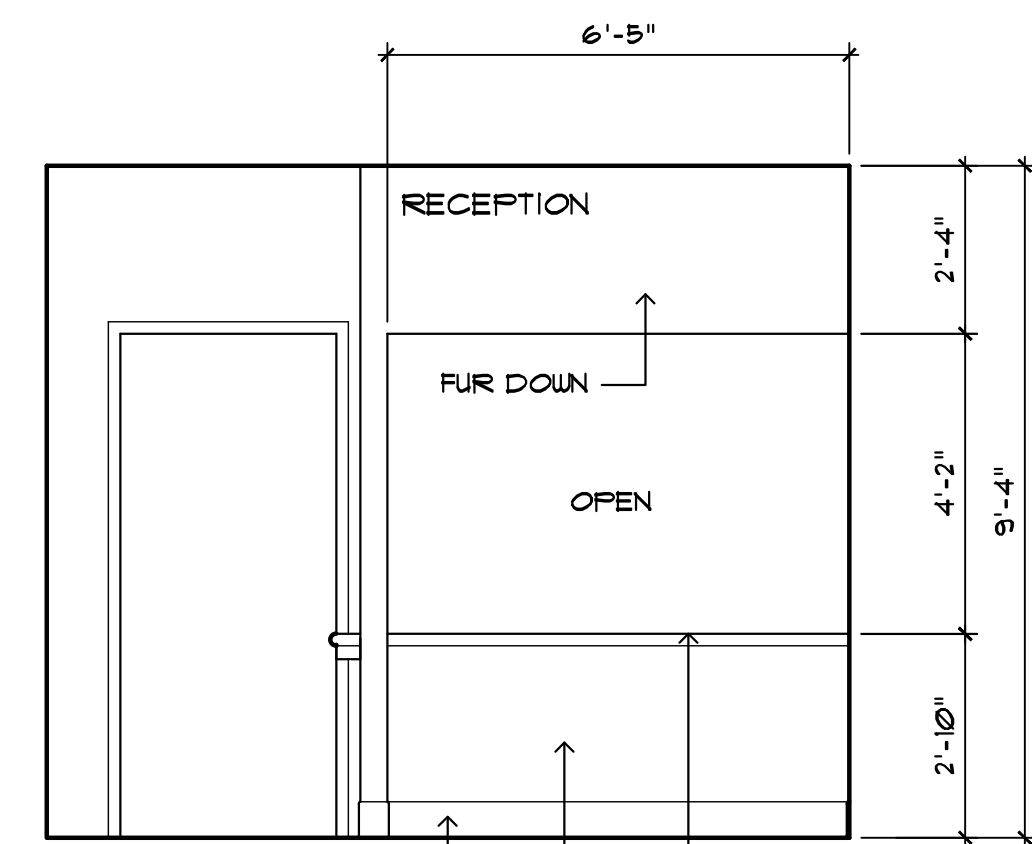
INTERIOR ELEVATION
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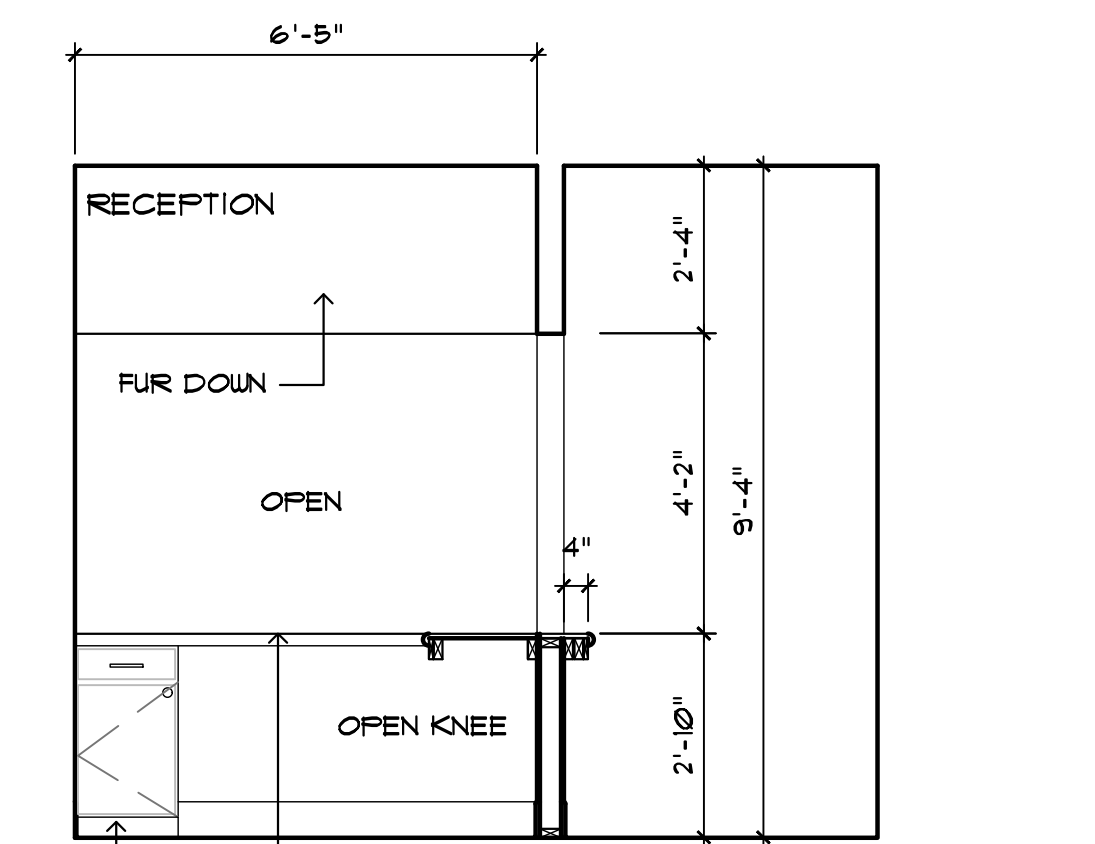
INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



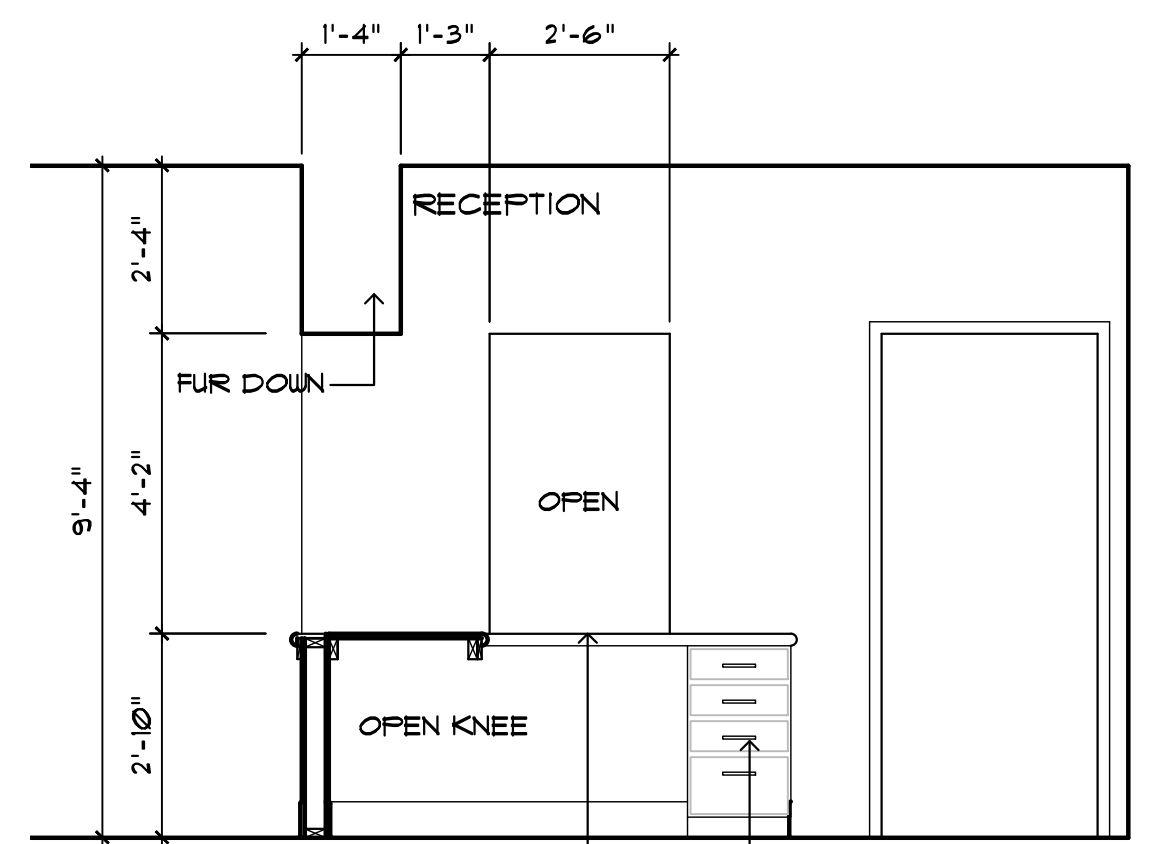
INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



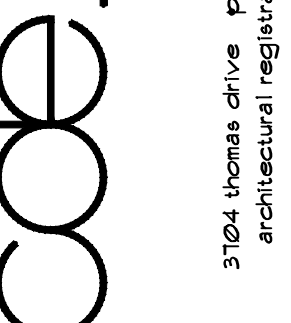
INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

PREPARED BY	REVISIONS
JTB	
REVIEWED BY	
CPE	
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	01-22-2024

BUILDING RENOVATION FOR:
MAGNOLIA BAY ANIMAL HOSPITAL
2016 THOMAS DR PANAMA CITY BEACH FL

c. dennis evans
architectural design
& planning

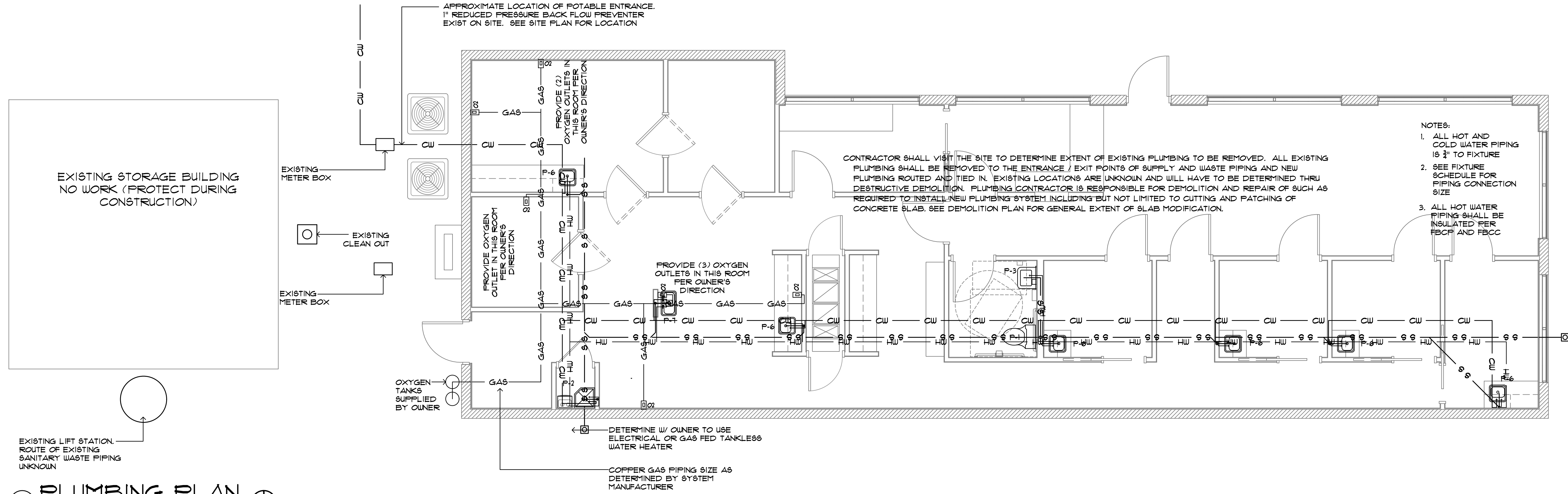
3104 thomas drive panama city beach florida 32407 p. o. box 9897 890/739-3072
architectural registration - florida 1074 * georgia 4994 * alabama 3329 * north 25341



OWNER FINAL REVIEW

A1.2
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PROJECT NO.
23-41



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

GENERAL PLUMBING NOTES:

- CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXTENT OF EXISTING PLUMBING TO BE REMOVED. ALL EXISTING PLUMBING SHALL BE REMOVED TO THE ENTRANCE / EXIT POINTS OF SUPPLY AND WASTE PIPING AND NEW PLUMBING ROUTED AND TIED IN. EXISTING LOCATIONS ARE UNKNOWN AND WILL HAVE TO BE DETERMINED THRU DESTRUCTIVE DEMOLITION. PLUMBING CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REPAIR OF SUCH AS REQUIRED TO INSTALL NEW PLUMBING SYSTEM INCLUDING BUT NOT LIMITED TO CUTTING AND PATCHING OF CONCRETE SLAB.
- INSTALLATION SHALL CONFORM TO THE ENERGY CONSERVATION DESIGN MANUAL STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS.
 - CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK.
 - CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES.
 - ALL PLUMBING WORK AND MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS; CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES HAVING JURISDICTION BEFORE STARTING WORK.
 - SOIL AND WASTE PIPE SHALL SLOPE 2% MINIMUM UNLESS OTHERWISE NOTED; EXPOSED WASTE DRAINS, IN TOILETS, SHALL BE CHROME PLATED BRASS, WITH MATCHING STOPS AND ESCUTCHEONS, ROOF PENETRATIONS SHALL BE EITHER WITH LEAD PIPE ROOF JACKS OR AN APPROVED PENETRATION PER ROOFING SUPPLIER/MANUFACTURER.
 - ALL PLUMBING WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION(S) OF THE LOCAL PLUMBING CODE.
 - PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION.
 - PLUMBING CONTRACTOR SHALL PROVIDE:
 - CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN POINT,
 - GAS PIPING TO UNITS(S) AND FINAL CONNECTION(S).
 - PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES AND WATER/GAS UTILITIES.
 - NOT USED
 - DOMESTIC WATER PIPING:
 - ABOVE SLAB - COPPER TYPE "L"; BELOW SLAB AND GROUND OUTSIDE OF BUILDING - COPPER TYPE "K"; USE ONLY 35-5 SILVER SOLDERED JOINTS,
 - INSULATE HOT AND COLD WATER LINES,
 - PROVIDE EACH FITTURE WITH STOPS AND SUPPLIES; EXPOSED STOPS AND LINES SHALL BE CHROME PLATED. ALL STOPS ARE TO BE LOOSE KEY TYPE.
 - INSTALL SHUT-OFF VALVES ON ALL HOT AND COLD WATER LINES AS SHOWN ON DRAWINGS,
 - PROVIDE WATER-HAMMER PROTECTION AT EACH FITTURE, OR GROUP OF SIMILAR FITTURES,
 - PROVIDE VACUUM BREAKERS AS REQUIRED BY CODE,
 - PROVIDE A TRAP PRIMER FOR ALL FLOOR DRAINS; LOCATE PRIMER(S) FOR SERVICEABILITY,
 - STERILIZE WATER PIPING IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS AND AMERICAN WATER WORKS ASSOCIATIONS' SPECIFICATIONS.
 - ALL DRAIN AND WATERLINES SHALL BE KEPT TIGHT TO THE UNDERSIDE OF ANY EQUIPMENT AND SECURED IN PLACE.
 - PLUMBING CONTRACTOR IS TO CONCEAL, WHERE POSSIBLE, ALL PIPING AND VENTLINES IN WALLS AND OFFSET WHERE NECESSARY.
 - ALL EXPOSED PIPING IS TO BE SECURELY ANCHORED TO WALLS.
 - MAXIMUM WATER TEMPERATURE TO HANDICAPPED PLUMBING FIXTURES SHALL NOT EXCEED 120 DEGREES F. ALL EXPOSED HOT WATER LINES AND DRAINS SHALL BE FULLY INSULATED.
 - IN EACH TOILET WITH URINALS, MOUNT ONE URINAL WITH THE BASIN OPENING A MAXIMUM OF 11" AFF.
 - WATER HEATER DRAIN(S) ARE TO BE TERMINATED WITHIN 6" OF GRADE, A FLOOR DRAIN OR APPROVED RECEIVER. PROVIDE EXPANSION TANK OR PRESSURE RELIEF AS REQUIRED BY CODE.
 - THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER; A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED; WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS; WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 102.
 - PIPING TO THE INLET OF A WATER HEATER AND PIPING CONVEYING WATER HEATED BY A WATER HEATER SHALL BE INSULATED IN ACCORDANCE WITH SECTION C404.4 OF THE FLORIDA BUILDING CODE, ENERGY CONSERVATION. SEE ATTACHED TABLE

TABLE C403.2.10 MINIMUM PIPE INSULATION THICKNESS (in inches)^{b, c}

FLUID OPERATING TEMPERATURE RANGE AND USAGE (F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (inches)				
	Conductivity Btu · in./h · ft ² · °F ³	Mean Rating Temperature, °F	< 1	1 to < 1 1/2	1 1/2 to < 4	4 to < 8	≥ 8
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

PLUMBING FIXTURE SCHEDULE
FIXTURES SCHEDULED ARE BASIS OF DESIGN, EQUALS WILL BE CONSIDERED

SYMB	FIXTURE	MANUFACTURER	CAT #	TRM	CW	HU	W	VENT
P-1	ADA WATER CLOSET	PROFLO	FF51024M	SEAT-PROFLOPFTSCOF30024H	3/8"		3"	2"
P-2	WATER HEATER	STIEBEL ELTRON	CEPLUS-202-240	12 KW, 3 PHASE 35 AMP 120V WATTS	1/2"	1/2"		
P-3	WALL HUNG H/C SINK	PROFLO	FF55544H	FAUCET-PROFLO,FRUSC13205CP GRID DRAIN-PROFLO,FRGD100 TAILPIECE-PROFLO,FR12044 P-TRAP-PROFLO,FFFTB102	1/2"	1/2"	2"	1 1/2"
P-4	HOSE BIBB	TO REMAIN AS CURRENTLY EXISTS						
P-5	FLOOR MOUNTED SERVICE SINK	PROFLO	FFM3424	PROVIDE PROFLO FFH18 FAUCET W/ VACUUM BREAKER OR EQUAL	1/2"	1/2"	2"	1 1/2"
P-6	SINGLE BOUL COUNTER SINK	SELECTED BY OWNER		PROVIDE OWNER SELECTED FAUCET AND DRAIN	1/2"	1/2"	2"	1 1/2"
P-7	WET TABLE INTEGRAL SINK	COORDINATE PLUMBING REQUIREMENTS WITH OWNER SUPPLIED EQUIPMENT						

REQUIRED PLUMBING FIXTURES
PER FBC 403.1

CLASSIFICATION	COMMENTS
BUSINESS B OCCUPANTS ≥ 15	
WATERCLOSETS	
1 REQUIRED 1 PROVIDED	BUSINESS: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
LAVATORIES	
1 REQUIRED 1 PROVIDED	BUSINESS: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAINS	
0 REQUIRED 0 PROVIDED	BUSINESS: 1 PER 100 EXCEPTION: 4102 Small occupancies. Drinking fountains shall not be required for an occupant load of 15 or fewer.
SERVICE SINK	
0 REQUIRED 1 PROVIDED	BUSINESS: 1 REQUIRED Exception "e" For business and mercantile classifications with an occupant load of 15 or fewer, service sinks shall not be required.

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REVIEWED BY: CDE
DATE OF ISSUE: 01-22-2024

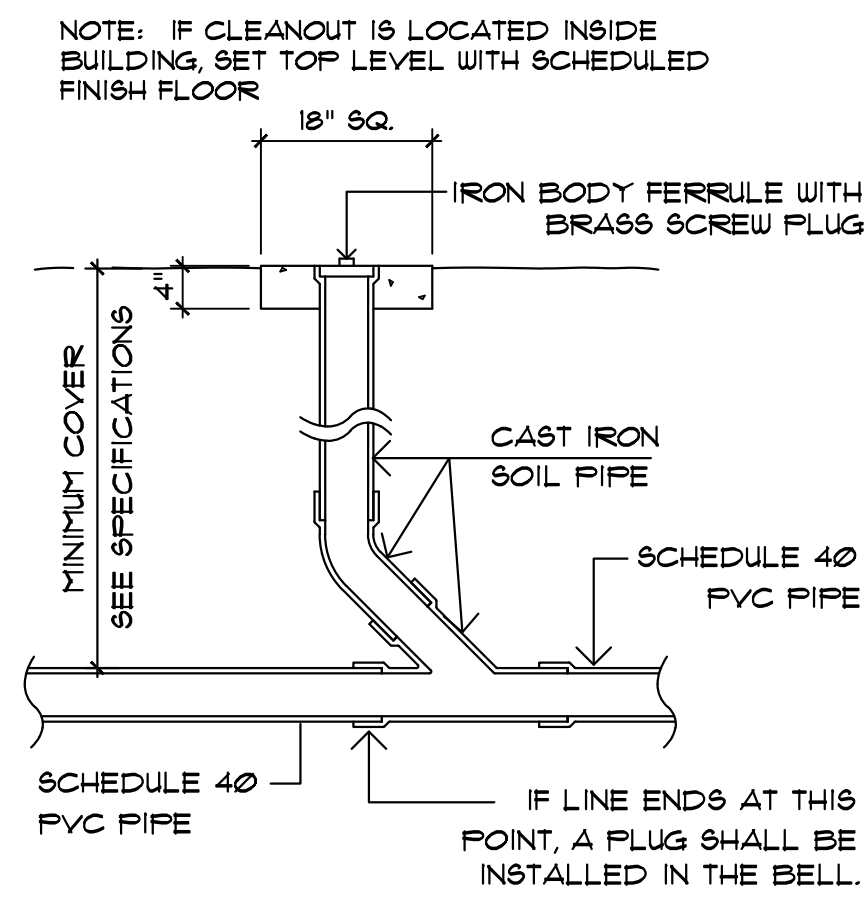
BUILDING RENOVATION FOR:
MAGNOLIA BAY ANIMAL HOSPITAL
2016 THOMAS DR, PANAMA CITY BEACH, FL

c. dennis evans
architectural design
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3104 Thomas Drive Panama City Beach, Florida 32407 P. O. Box 9897 Panama City, Florida 32407
architectural registration - Florida 10714, Georgia 4693, Alabama 3225, Mexico 25341

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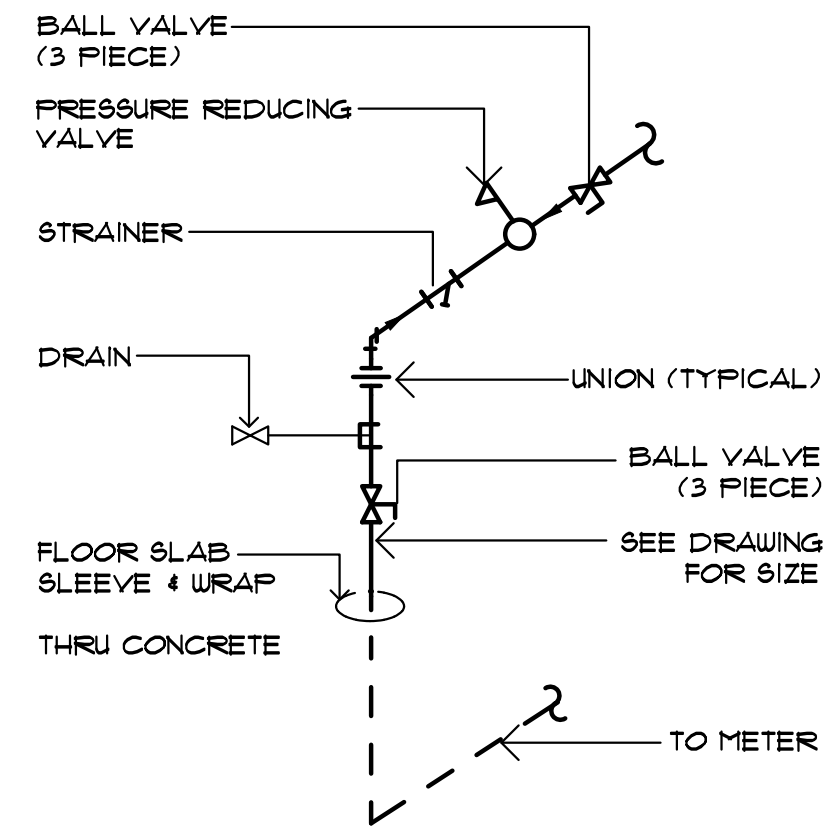
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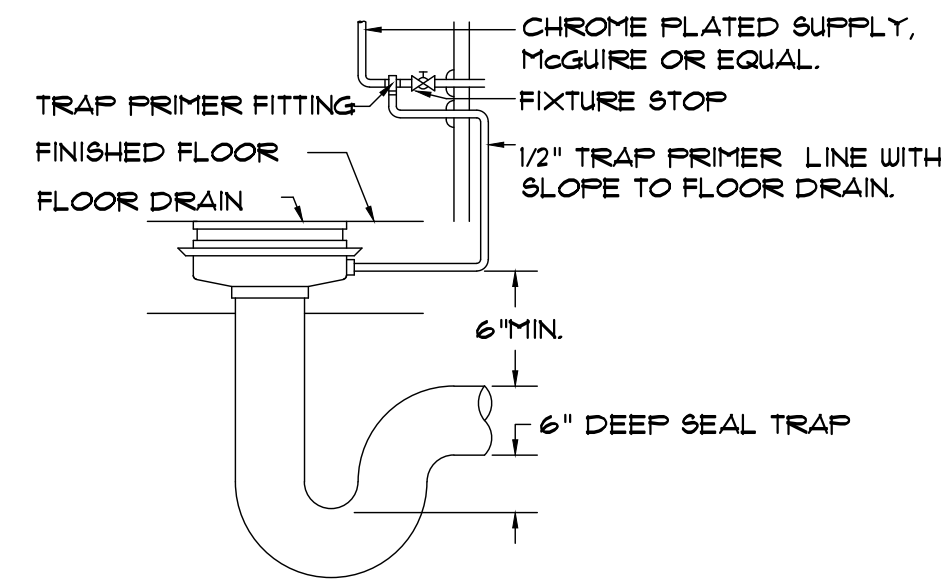
SANITARY SEWER CLEANOUT DETAIL

1
P2.1
SCALE: NONE



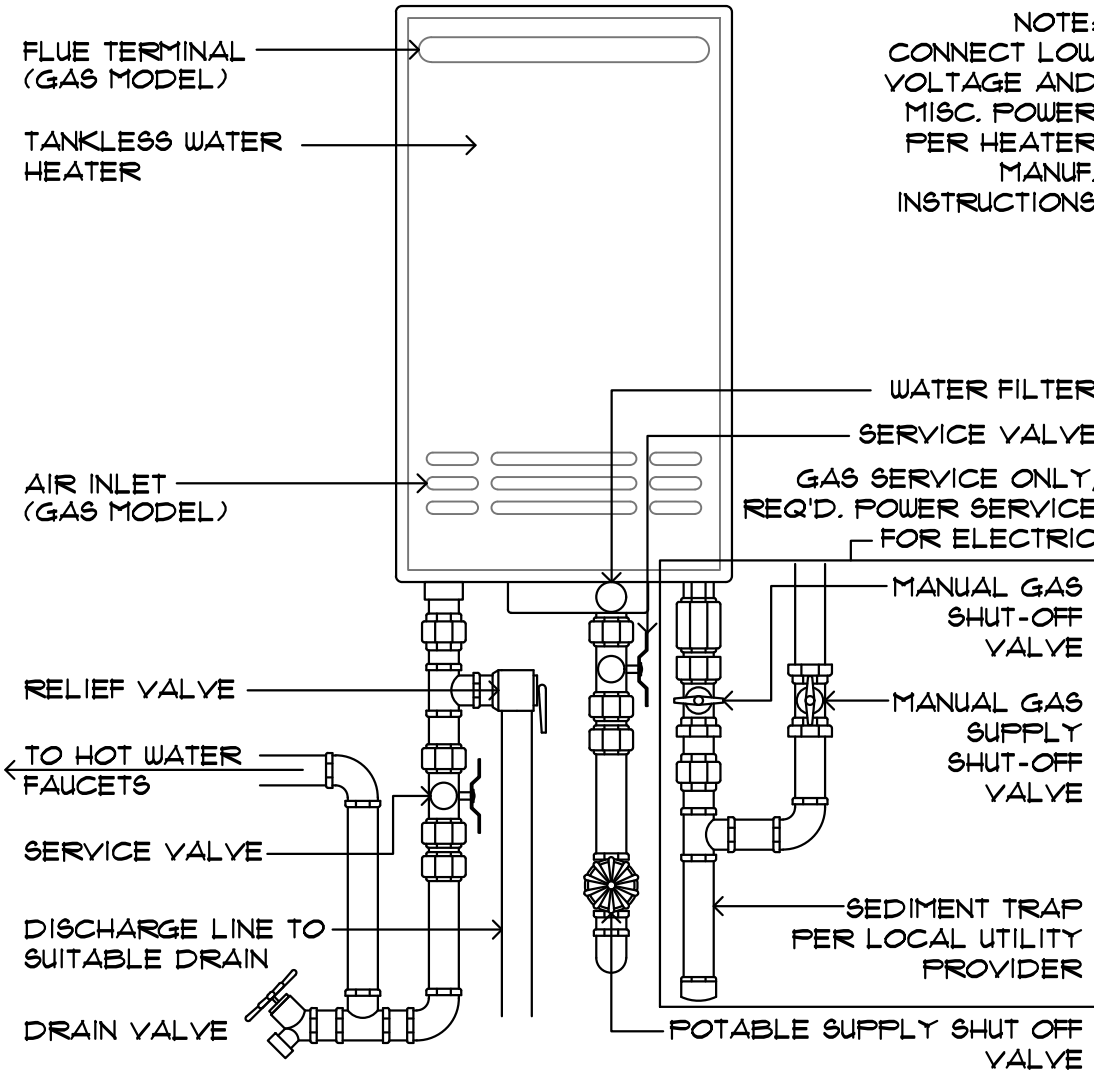
TYP. DOMESTIC WATER ENTRANCE

4
P2.1
SCALE: NONE



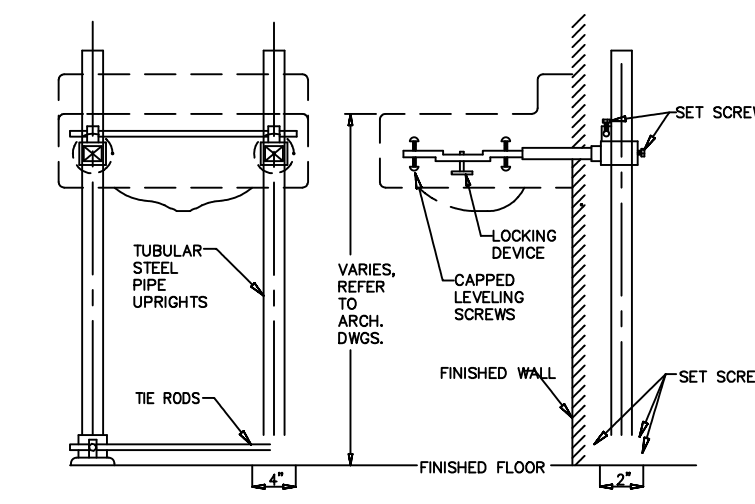
TRAP PRIMER DETAIL TYPICAL PLUMBING DETAIL

6
P2.1
SCALE: NONE



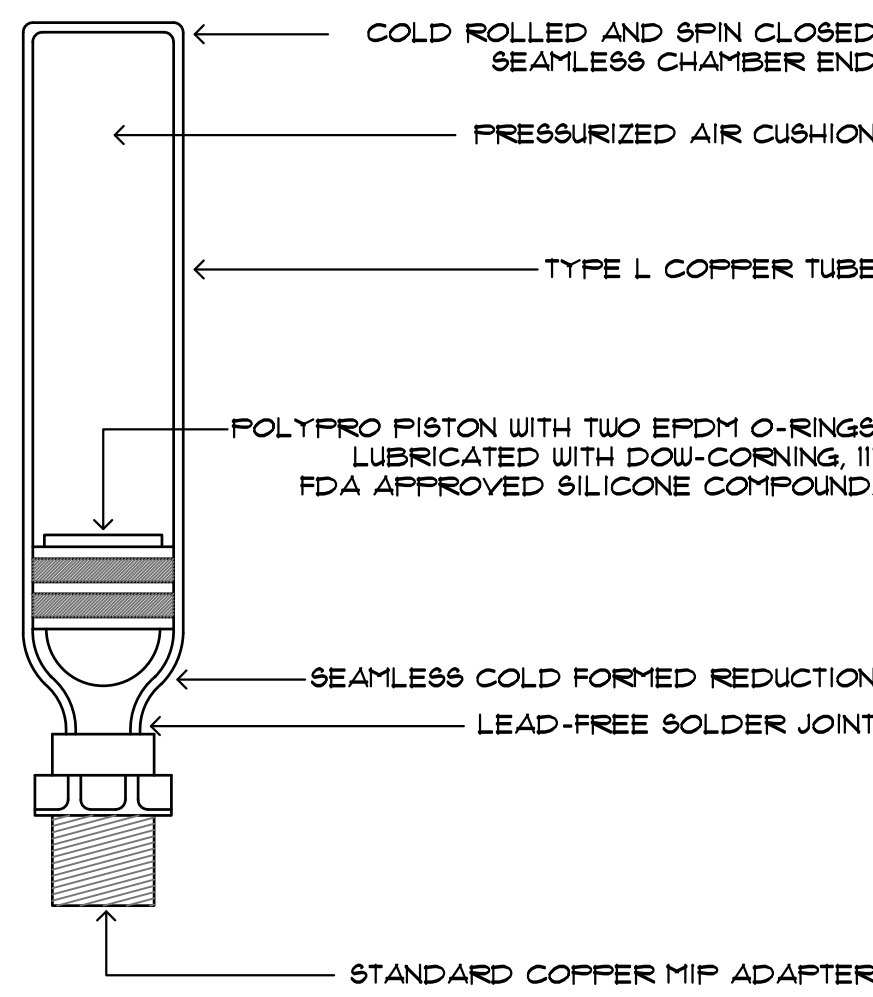
TYP. TANKLESS WATER HEATER

2
P2.1
SCALE: NONE



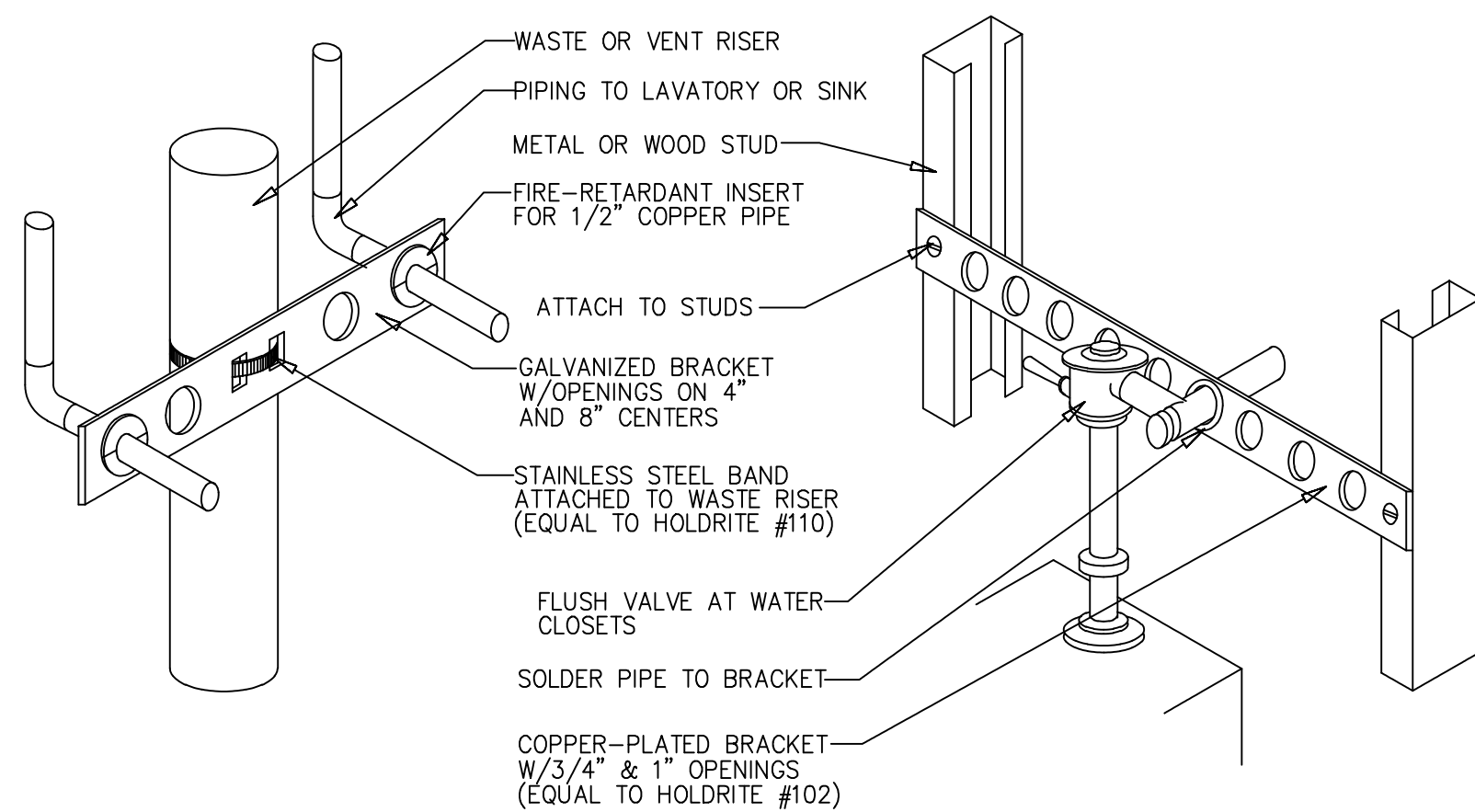
SINK DETAIL

5
P2.1
SCALE: NONE



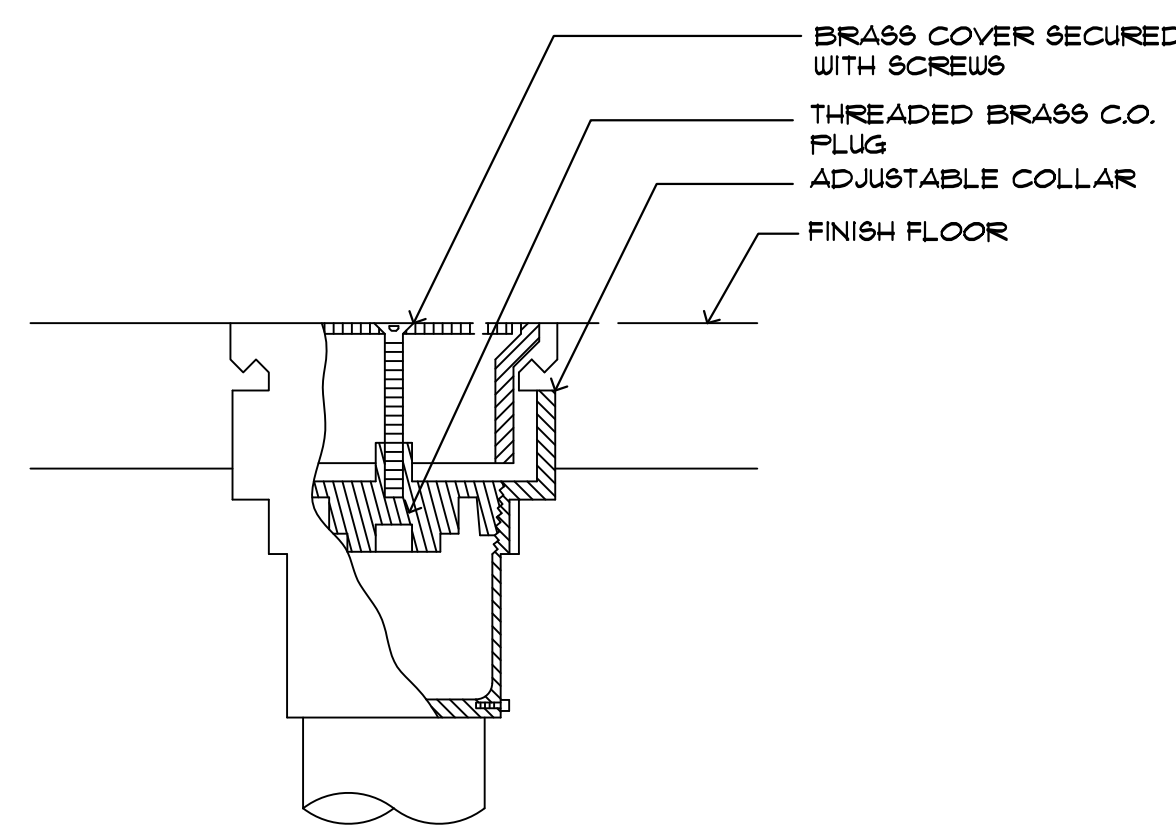
WATER HAMMER ARRESTOR TYPICAL PLUMBING DETAIL

7
P1.2
SCALE: NONE



PIPING SUPPORT DETAIL TYPICAL PLUMBING DETAIL

3
P2.1
SCALE: NONE



TYPICAL CLEAN OUT DETAIL TYPICAL PLUMBING DETAIL

8
P2.1
SCALE: NONE

PLUMBING LEGEND:

- SHOCK ABSORBER
- VENT STACK THRU ROOF
- VENT PIPING
- FLOOR CLEANOUT
- TEMPERATURE AND PRESSURE RELIEF VALVE
- METER, METER BOX AND GATE VALVE

PLUMBING RISER

2
P2.1
SCALE: 1/4" = 1'-0"

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JTB	
CBE	
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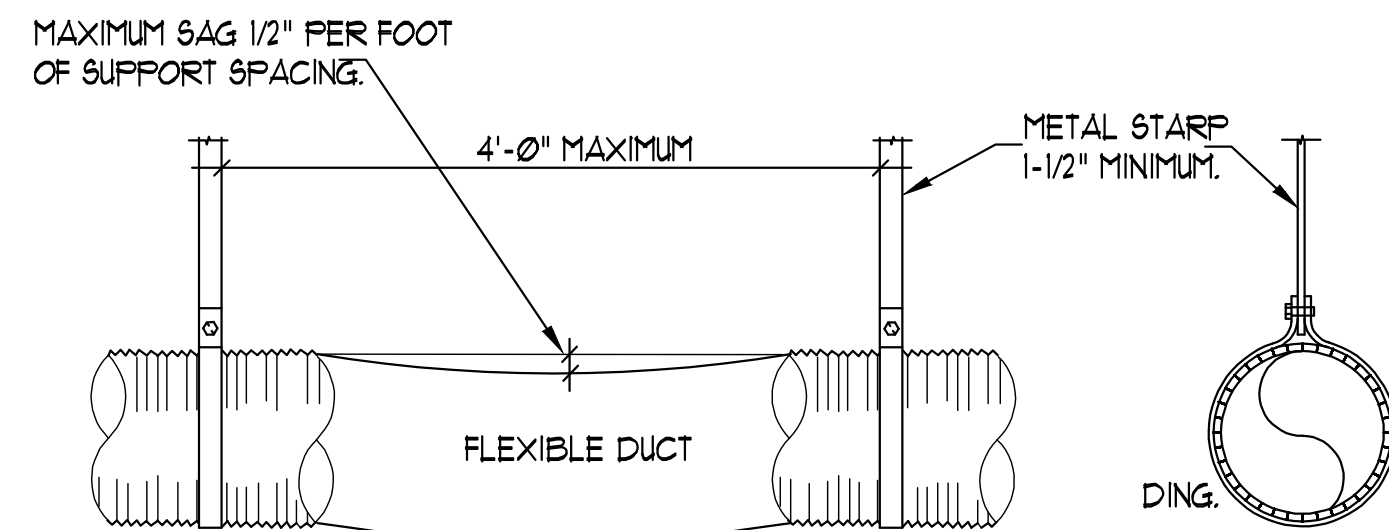
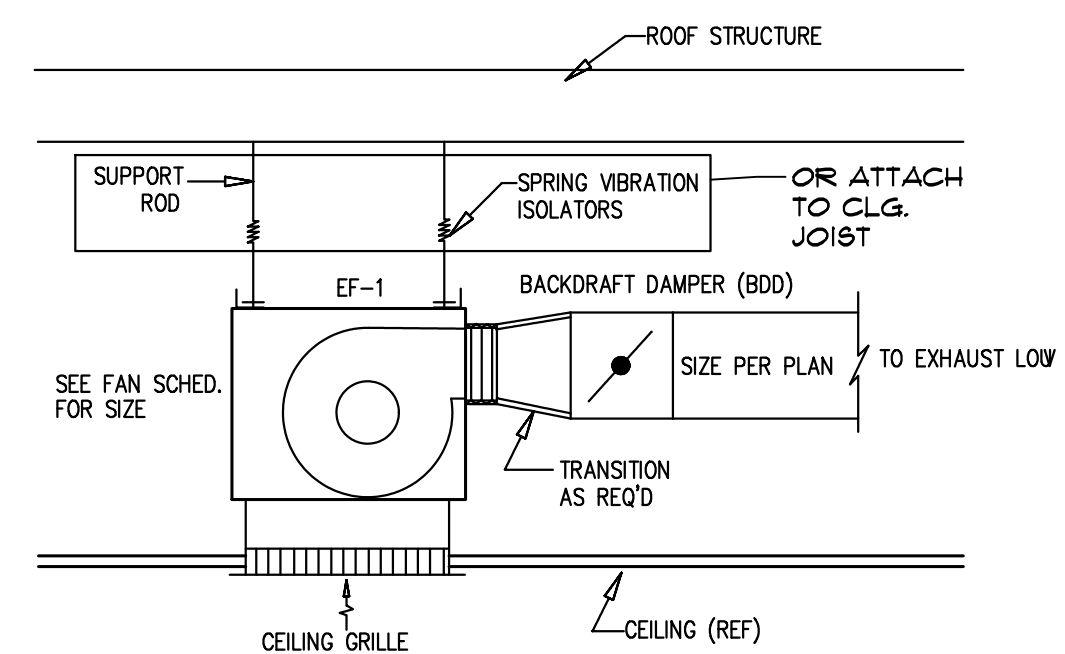
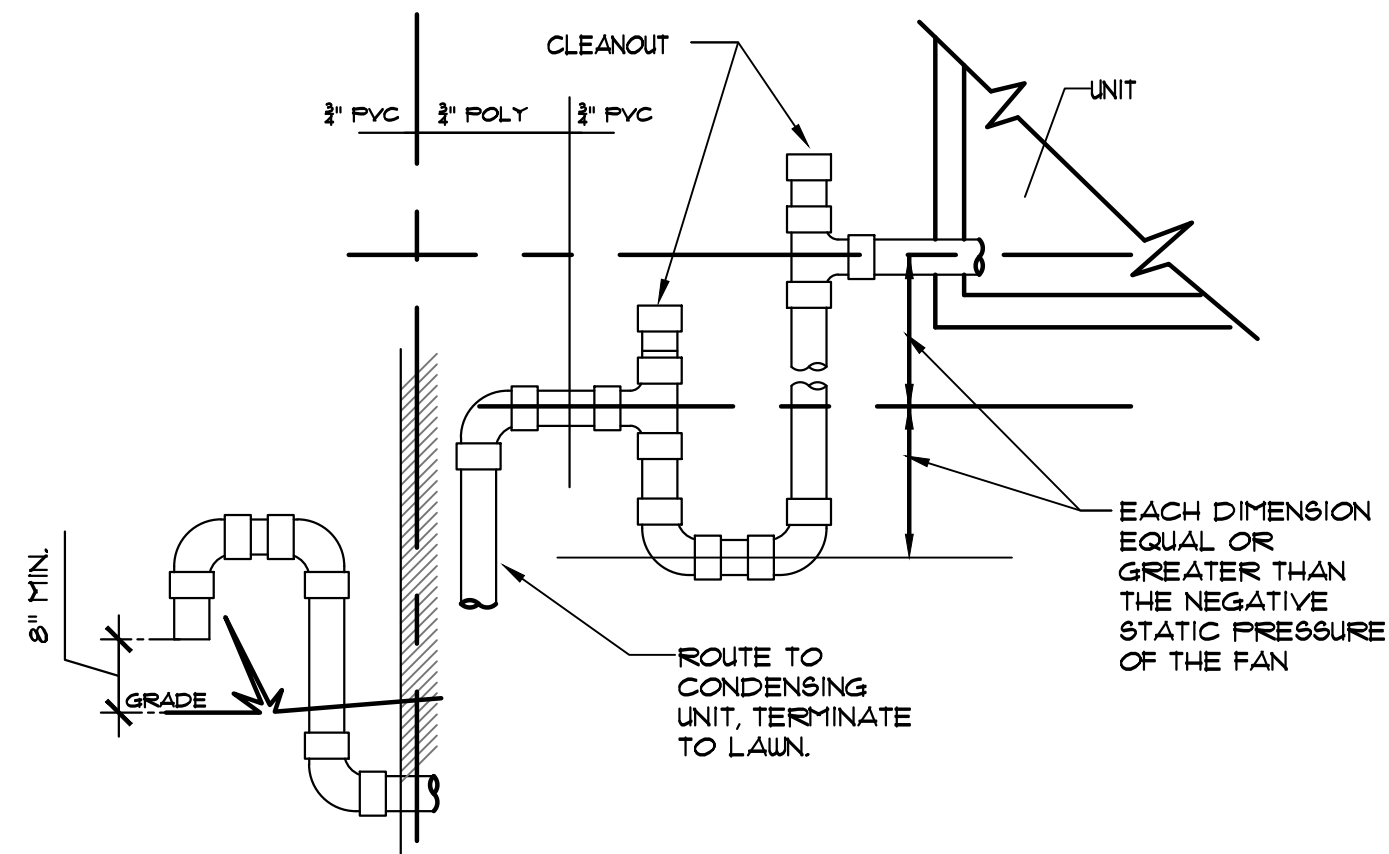
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architectural registration - Florida 10714 - Georgia 4994 - Alabama 3325 - Mexico 25341

CDE

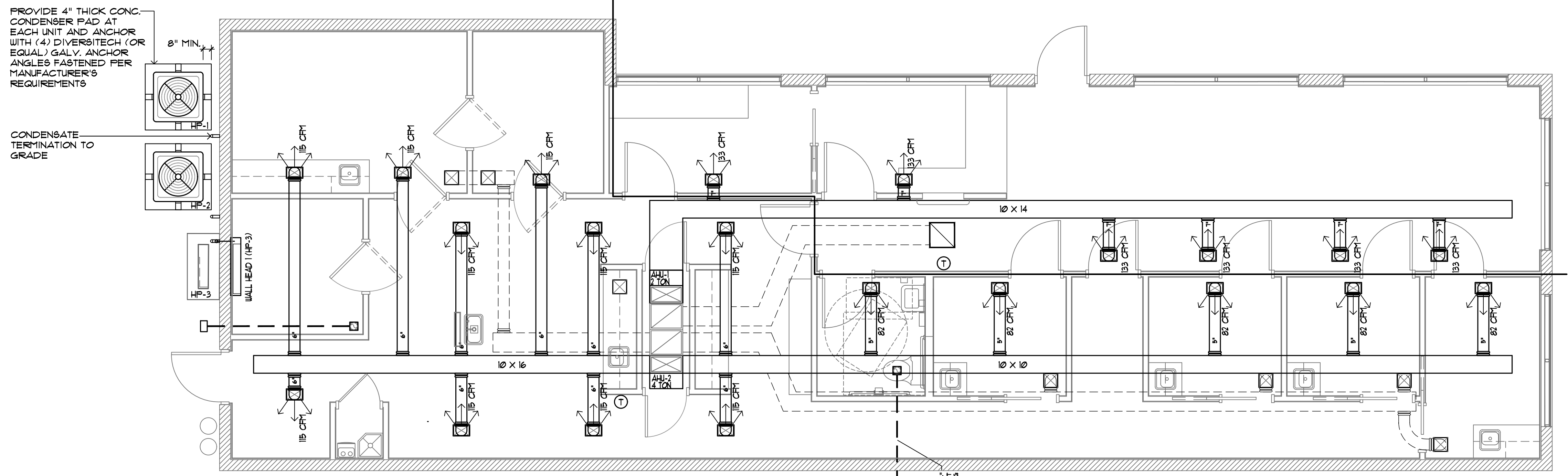
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P2.1
9 SHEETS TOTAL

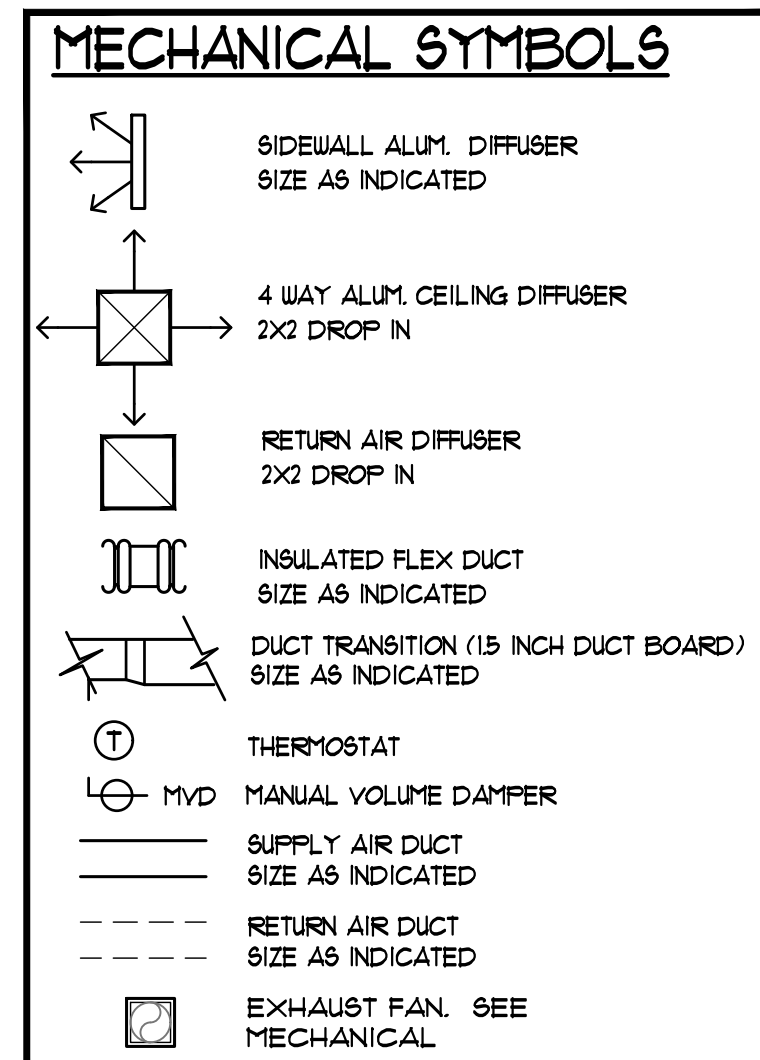
PROJECT NO.
23-41



- NOTES:
- DUCT SHALL EXTEND STRAIGHT SEVERAL INCHES FROM CONNECTION BEFORE BEN
 - SUPPORT BANDS SHALL NOT CAUSE DUCT TO BECOME OUT OF ROUND.



MECHANICAL SYMBOLS



DESIGN CONDITIONS

SPACE	WINTER DB(°F)	SUMMER DB(°F)/WB(°F) OR RH(%)
OUTSIDE	26°	94°/77° AND 83°/78°
INSIDE	68°	72°/50%

VENTILATION CALCULATIONS (PER ASHRAE STANDARD 62-1)

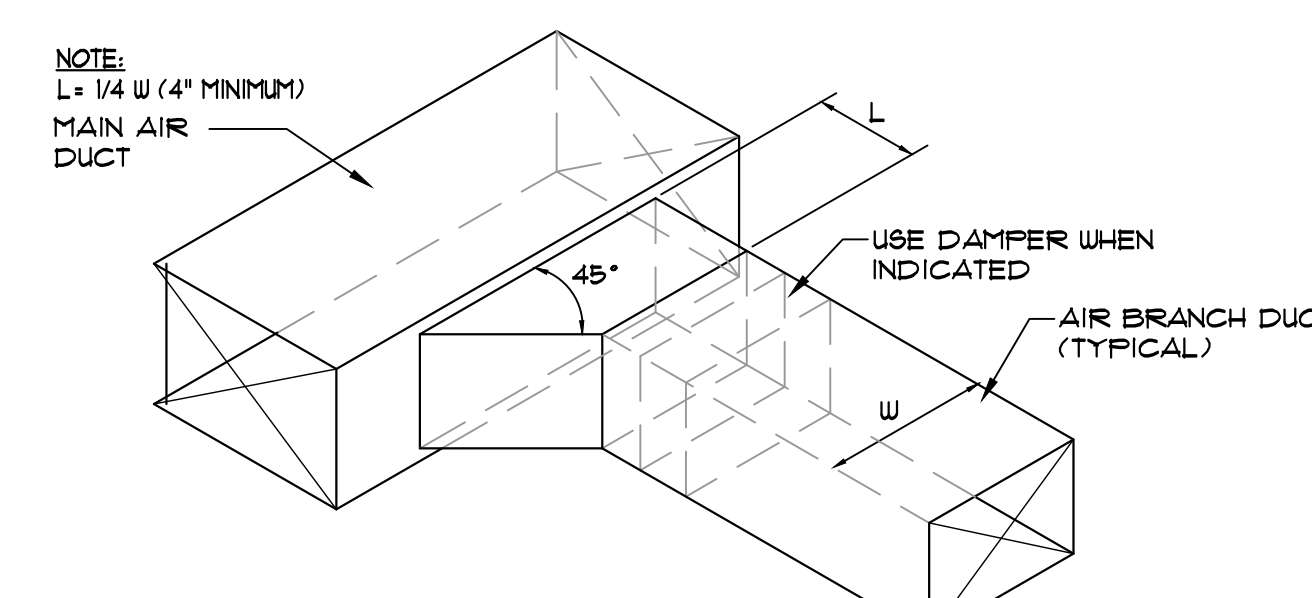
AHU 1 = OFFICE (55 CFM / PERSON)
 AHU 2 = ANIMAL EXAM AREAS (110 CFM / PERSON)
 AHU 3 = RECIRCULATING IN ISOLATION

REQUIRED OUTSIDE AIR FLOW:
 AS NOTED ABOVE BASED ON SHOWN OCCUPANCY (OFFICE) AND (ANIMAL EXAM AREA)

AHU 1 (OFFICE) 4 x 50% PEOPLE x 5 CFM/PERSON + .12 x ZONE AREA (595) = 81 CFM (AHU-1)
 AHU 2 (ANIMAL EXAM) 9 x 50% PEOPLE x 10 CFM/PERSON + .12 x ZONE AREA (1216) = 193 CFM (AHU-2)

MECHANICAL NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH 2023 EDITION OF THE FLORIDA CODE COUNCIL BUILDING, FUEL GAS, MECHANICAL, AND PLUMBING CODE WITH AMENDMENTS AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- THIS DRAWING INDICATES THE EXTENT AND GENERAL ARRANGEMENT OF THE HVAC SYSTEM CAPACITY, SIZE, LOCATION, DIRECTION AND INSTALLATION DETAILS. EXACT LOCATIONS SHALL BE COORDINATED PRIOR TO INSTALLATION. IF SUBSTANTIAL DEVIATION FROM THIS DOCUMENT IS REQUIRED FOR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- ALL DUCTS LOCATED INSIDE THE OFFICE AREAS SHALL BE 1" DUCT BOARD DISTRIBUTION BOXES AND FLEX DUCT UNLESS NOTED OTHERWISE
- ALL DUCTS LOCATED INSIDE THE WAREHOUSE AREAS SHALL BE INTERNALLY INSULATED METAL UNLESS NOTED OTHERWISE
- TEST AND BALANCE SYSTEM BY CERTIFIED TESTING COMPANY



EXHAUST FAN SCHEDULE
BASIS OF DESIGN

UNIT NO.	VOL. CFM	MANUF.	MODEL
EF-1	10	AIR KING	A810

HEAT PUMP UNIT SCHEDULE BASIS OF DESIGN, COORDINATE SUBSTITUTIONS WITH OWNER

UNIT NO.	TOTAL COOLING	SEER	MOCP	VOLT / PHASE	MODEL *	REMARKS
H.P. 1	24000 (2 TON)	16	30	208/230 1 PHASE	CARRIER 25HBC524BP03	PROVIDE DIGITAL TSTAT
H.P. 2	48000 (4 TON)	16	45	208/230 1 PHASE	CARRIER 25HBC548BP03	PROVIDE DIGITAL TSTAT
H.P. 3	12000 (1 TON)	16.5	20	208/230 1 PHASE	MIDEA DUCTLESS BLANDE AHR1208193T	

AIR HANDLER SCHEDULE BASIS OF DESIGN, COORDINATE SUBSTITUTIONS WITH OWNER

UNIT NO.	AIR CFM	ELECTRIC HEAT	MOCP	VOLT / PHASE	MODEL *	REMARKS
AHU 1	800	5 KW AUX ELECTRIC HEAT	30	208/230/1	CARRIER FJ4DNXC24L00	PROVIDE DRAIN PAN AND FLOAT SWITCH
AHU 2	1600	15 KW AUX ELECTRIC HEAT	40	208/230/1	CARRIER FJ4DNXC48L00	PROVIDE DRAIN PAN AND FLOAT SWITCH + HANG FROM STRUCTURE ABOVE
AHU-3	(SEE HF-3)					

NOTE 1 DUCT MOUNTED SMOKE DETECTOR SHALL BE PROVIDED IN SUPPLY FLENUM, AS THE BUILDING IS NOT REQUIRED TO, AND DOES NOT HAVE A FIRE ALARM SYSTEM, VISIBLE FAULT INDICATORS LOCATED AT THE AHU FRONT SIDE OF THE SUPPLY FLENUM SHALL BE INSTALLED.

PREPARED BY: REVISIONS

NO.	DATE	BY	REASON
1	01-22-2024	CDE	

BUILDING RENOVATION FOR:
MAGNOLIA BAY ANIMAL HOSPITAL
 2016 THOMAS DR. PANAMA CITY BEACH, FL

c. dennis evans
 architectural design
 & planning

OWNER FINAL REVIEW

M.I.I.

9 SHEETS TOTAL

PROJECT NO. 23-41

3104 Thomas Drive Panama City Beach, Florida 32407 P. O. Box 9897 4850/238-1302
 architectural registration - Florida 1074 - Georgia 4994 - Alabama 3325 - Maine 25341

ELECTRICAL SYMBOLS

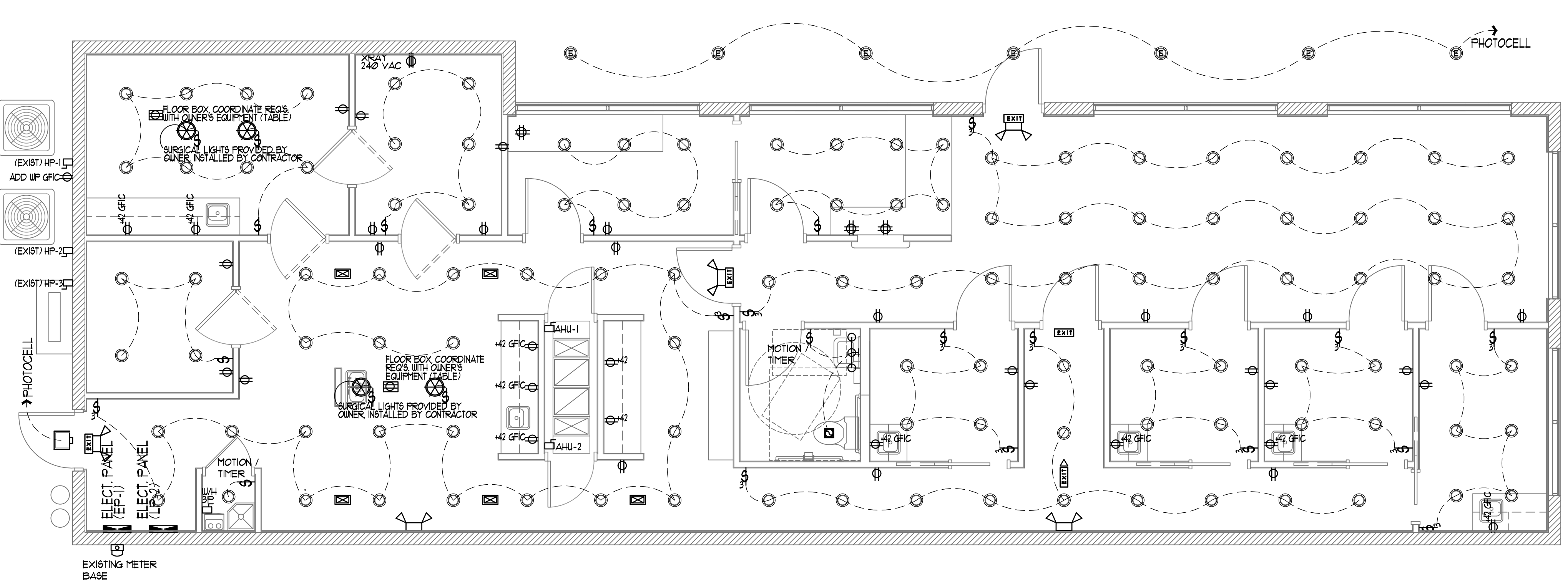
GFI	GROUND FAULT INTERRUPTER	3	THREE-WAY LIGHT SWITCH
GFI WP	GROUND FAULT INTERRUPTER WEATHERPROOF TYPE	4	CONVENIENCE OUTLET 240V
⊕	DUPLEX CONVENIENCE OUTLET 120V	⊕	LOCATION OR NOTE
⊕	QUAD CONVENIENCE OUTLET 120V	⊕	LOCATION OR NOTE
○	LED SCENCE	⊕	PENDANT LIGHTING E-3
⊕	RECESSED FIXTURE	○	HARD WIRED SMOKE DETECTOR W/ BATTERY BACKUP
⊕	SURFACE MOUNTED LED	⊕	METER BASE
⊕	DATA / COMMUNICATION	⊕	BREAKER BOX (ELEC PANEL)
T	THERMOSTAT	⊕	NEMA 3R DISCONNECT
⊕	LIGHT SWITCH		

LIGHTING SYMBOLS

E-1	RECESSED LED GENERAL LIGHTING
E-2	LIGHT FIXTURE WALL MOUNT. LED
E-3	CEILING MOUNTED SURGICAL LIGHT (OWNER PROVIDED CONTRACTOR INSTALLED)
E-4	RECESSED LED GENERAL LIGHTING EXTERIOR RATED
E-5	1400 LUMEN LED WALL PACK
E-6	EXHAUST FAN
E-7	EXIT LIGHT / EMERGENCY LIGHT

ELECTRICAL FIXTURE SCHEDULE

SYMB	FIXTURE	MANUFACTURER (BASIS OF DESIGN)	CAT # (BASIS OF DESIGN)	REMARKS
E-1	RECESSED LED CEILING	HALO	RA406930UHR (AND HOUSING)	10 WATTS
E-2	INT. WALL SCONCE (RESTROOM)	SELECTED BY OWNER		20 WATT MAX.
E-3	SURGICAL LIGHT	PROVIDED BY OWNER	TO BE DETERMINED	50 WATTS (VERIFY W/ OWNER EQ.)
E-4	RECESSED LED CEILING (EXT.)	HALO	RA406930UHR (AND HOUSING)	10 WATTS
E-5	EXTERIOR WALL PAC (1400LUM)	LITHONIA LIGHTING	OLU4, ON INTERMATIC ET2805C TIMER	18 WATTS
E-6	EXHAUST FAN (10CFM)	CODE COMPLIANT		12 WATTS
E-7	EXIT / EMERGENCY LIGHT	CODE COMPLIANT		24 WATTS
E-8	EXIT LIGHT	CODE COMPLIANT		12 WATTS
E-8	EXTG LIGHT	CODE COMPLIANT		12 WATTS



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

LOAD CALCULATIONS

PANEL EP1

MISC. EQUIPMENT LOAD	QUANTITY	LOAD (W)
WATER HEATER	(1) X 12,000w	12,000
LIFT STATION PUMP (EXIST)	(1) X 36,000	36,000
XRAY (VERIFY W/ OWNER EQ.)	(1) X 36,000	36,000

AIR CONDITIONING LOAD	QUANTITY	LOAD (W)
HP1 AND AHU 1	(1) X 10,800w	10,800
HP2 AND AHU 2	(1) X 15,300w	15,300
HP3	(1) X 36,000w	36,000

TOTAL CALCULATED LOAD = 51,600 VA

EXISTING PANEL TO BE REUSED

PANEL NAME	VOLTAGE	PHASE	WIRE	NEUTRAL RATING	PANEL DESCRIPTION
EP-1 (EXISTING)	120/240	3	4	100%	200A
MANS					TOTAL CALCULATED LOAD
MCB					125.13A

NO.	DESCRIPTION	POLE	BKR	A	B	A	B	BRANCH	DESCRIPTION NO.
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40

ELECTRICAL CONTRACTOR SHALL CIRCUIT ALL REQUIRED POWER AND LIGHTING AS NEEDED PER ALL NATIONAL, STATE AND LOCAL CODES. NOTIFY DESIGN PROFESSIONAL IF LAYOUT DIFFERS GREATLY FROM THAT WHICH IS SHOWN.

LOAD CALCULATIONS

PANEL LP2

LIGHTING LOAD	QUANTITY	LOAD (W)
E-1 RECESSED LED CEILING	(119) X 10w	1190
E-2 INT. WALL SCONCE (RESTROOM)	(1) X 20w	20
E-3 SURGICAL LIGHT	(4) X 500w	2000
E-4 RECESSED LED EXT (INCLUDED IN E1)		
E-5 EXTERIOR WALL PAC (1400LUM)	(1) X 18w	18
E-6 EXHAUST FAN (10CFM)	(2) X 12w	24
E-7 EXIT / EMERGENCY LIGHT	(3) X 24w	72
E-8 EXIT LIGHT	(2) X 12w	20
E-9 EXTG LIGHT	(2) X 12w	20

RECEPTACLE LOAD	QUANTITY	LOAD (W)
RECEPTACLES	(90) X 120w	9000

TOTAL CALCULATED LOAD = 10,564 VA

EXISTING PANEL TO BE REUSED

PANEL NAME	VOLTAGE	PHASE	WIRE	NEUTRAL RATING	PANEL DESCRIPTION
LP-2 (EXISTING)	120/240	3	4	100%	200A
MANS					TOTAL CALCULATED LOAD
MCB					25.41A

NO.	DESCRIPTION	POLE	BKR	A	B	A	B	BRANCH	DESCRIPTION NO.
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40

ELECTRICAL CONTRACTOR SHALL CIRCUIT ALL REQUIRED POWER AND LIGHTING AS NEEDED PER ALL NATIONAL, STATE AND LOCAL CODES. NOTIFY DESIGN PROFESSIONAL IF LAYOUT DIFFERS GREATLY FROM THAT WHICH IS SHOWN.

PANEL SCHEMATICS
SCALE: NONE

EXISTING PANEL / LOAD CENTER NOTES:

- DUE TO MANY UNKNOWN EXISTING CONDITIONS IN EXISTING BUILD-OUT AREA, ELECTRICAL CONTRACTOR SHALL IDENTIFY EXISTING BRANCH CIRCUITS AND MODIFY AS REQUIRED TO INSTALL SYSTEMS AS SHOWN. ALL WORK SHALL CONFORM TO ALL FBC / NEC REQUIREMENTS. CONTACT DESIGN PROFESSIONAL IF NON-COMFORMING CONDITIONS EXIST THAT CANNOT BE FIELD RECTIFIED.
- DUE TO MANY UNKNOWN EXISTING CONDITIONS, ELECTRICAL CONTRACTOR SHALL VERIFY NO EXISTING SERVICE PANEL WILL BE OVERLOADED AND WILL CONFORM TO ALL FBC / NEC REQUIREMENTS AND SHALL CONTACT DESIGN PROFESSIONAL IF NON-COMFORMING CONDITIONS EXIST. COORDINATION WITH THE LOCAL UTILITY PROVIDER WILL BE REQUIRED.
- THE EXISTENCE OF A STINGER LEG IS POSSIBLE IN EXISTING 3 PHASE PANELS. CONTRACTOR SHALL ATTEMPT TO HAVE FPL REDUCE VOLTAGE TO STINGER IF PRESENT.

GENERAL ELECTRICAL NOTES:

- POWER AND PANELS EXIST AND ARE OF GREATER CAPACITY THAN REQUIRED FOR THIS ALTERATION AND SHALL BE USED / MODIFIED AS REQUIRED AND SHOWN.
- EXISTING POWER AND LIGHTING CIRCUITS CAN REMAIN THE SAME TO THE GREATEST EXTENT PRACTICAL WITH OUTLETS AND LIGHTING REPLACED / RELOCATED AS SHOWN.

ELECTRICAL NOTES

- THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO OTHER DRAWINGS FOR LOCATION OF EQUIPMENT PROVIDED BY OTHERS TO BE CONNECTED BY THE ELECTRICAL CONTRACTOR.
- RECEPTACLES, SWITCHES, AND COVER PLATES COLOR SHALL BE SELECTED BY THE ARCHITECT OR OWNER FROM STANDARD COLORS, UNLESS SPECIFIED OTHERWISE.
- WALL SWITCHES SHALL BE MOUNTED 4'-0" AFF.
- DUPLEX RECEPTACLES SHALL BE MOUNTED 1'-0" AFF. UNLESS NOTED OTHERWISE.
- VERIFY ALL DOOR SWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN WALL SWITCHES. VERIFY EXACT LOCATION OF ALL FLOOR OUTLETS WITH THE ARCHITECT PRIOR TO ROUGH IN.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF PRE WIRING OF COMMUNICATIONS & DATA SYSTEM WITH THE OWNER.
- ALL LIGHT FIXTURES TO BE EQUIPPED WITH LED LAMP'S.
- VERIFY WITH OWNER ALL FIXTURES THAT SHALL BE EQUIPPED WITH DIMMERS.

1 & 2 POLE WIRE SIZES

AMP RATING	WIRE SIZE
20	3 #12
30	2 #10 W/M2
40	2 #8 W/M2
60	2 #6 W/M2

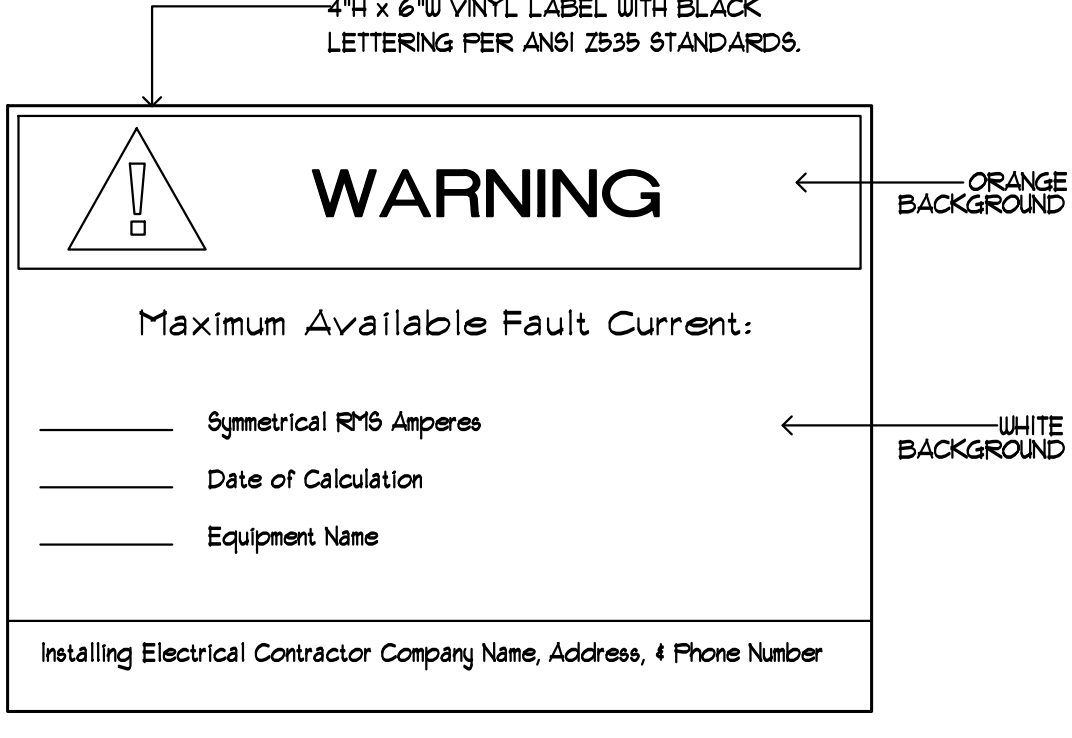
3 POLE WIRE SIZES

AMP RATING	WIRE SIZE
20	4 #12
30	3 #10 W/M2
40	3 #8 W/M2
60	3 #6 W/M2
200	4 #4 GND
800	4 #2 GND

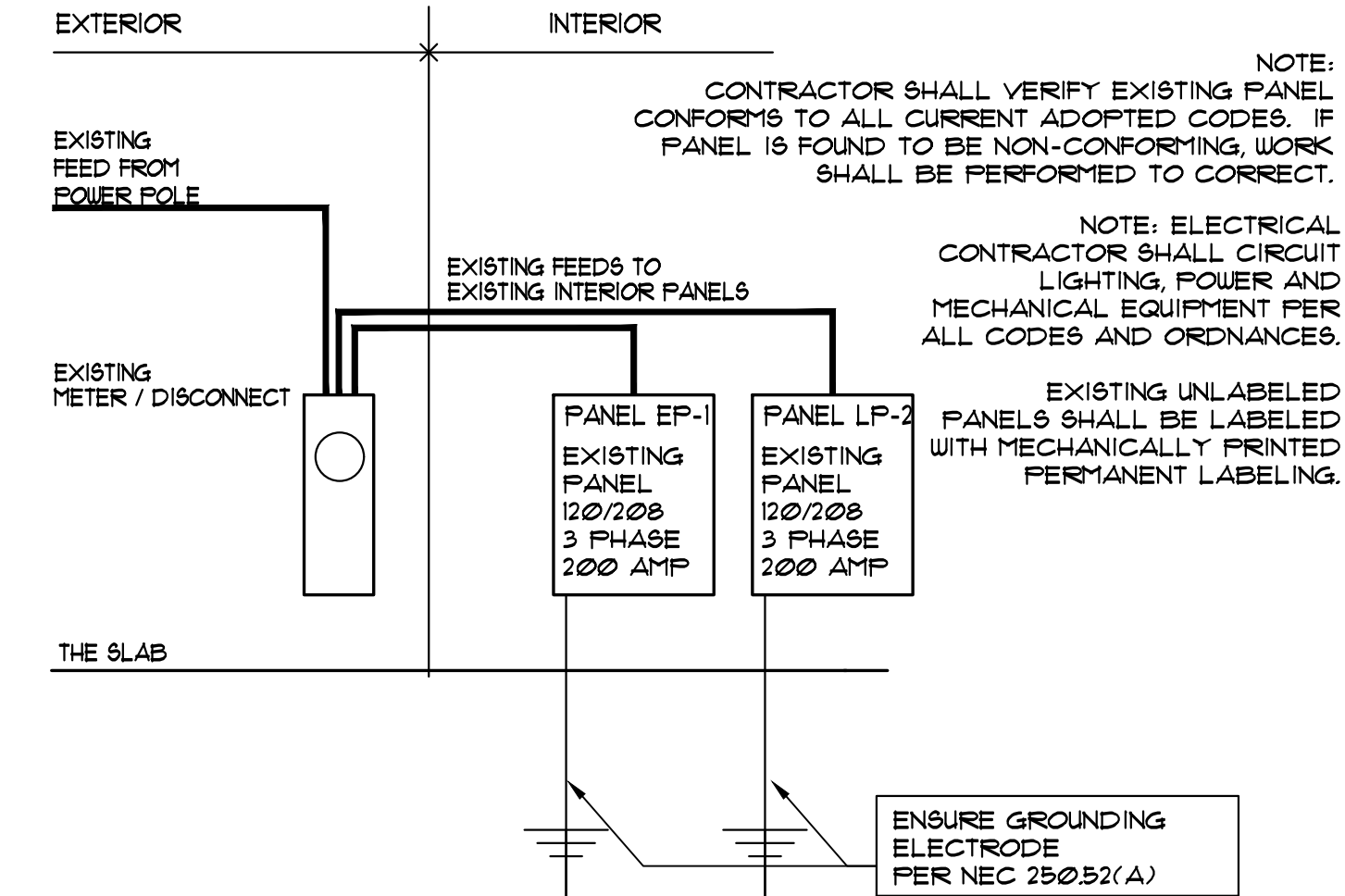
AVAILABLE FAULT CURRENT IDENTIFICATION

SPECIFIED 'AVAILABLE FAULT CURRENT' AT SERVICE POINT TO BE FURNISHED BY UTILITY. PER NEC 110.24, 'SERVICE EQUIPMENT IN OTHER THAN DWELLING UNITS SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.'

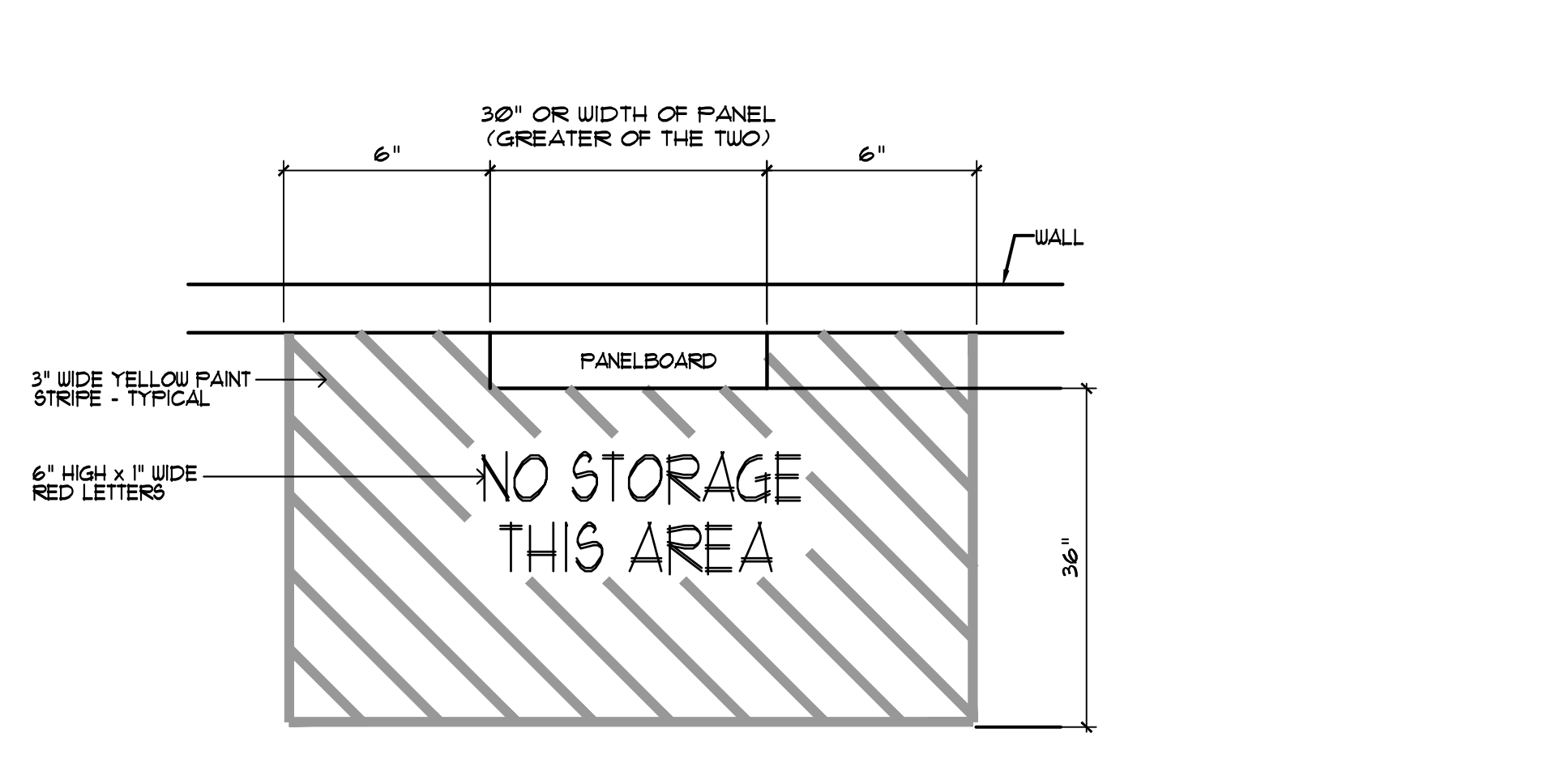
THE ELECTRICAL CONTRACTOR SHALL USE THE AVAILABLE FAULT CURRENT OBTAINED FROM THE POWER UTILITY FOR LABELING OF SERVICE-ENTRANCE EQUIPMENT. IN ADDITION, THE SERVICE-ENTRANCE EQUIPMENT NAMEPLATE SHALL INCLUDE THE AIC RATING OF THE EQUIPMENT WITH THE ABSOLUTE MINIMUM TO BE EQUAL OR GREATER THAN THAT OBTAINED FROM THE POWER UTILITY COMPANY. THE INFORMATION SHALL BE PERMANENTLY AFFIXED TO THE SERVICE-ENTRANCE FUSED DISCONNECTS AND ASSOCIATED PANELS.



TYPICAL EQUIPMENT FAULT LABEL
SCALE: NONE



EXISTING ELECTRICAL RISER DIAGRAM
SCALE: NONE



TYPICAL CLEARANCE AT ELECT. PANELS
SCALE: NONE

PREPARED BY: JTB
REVIEWED BY: CDE
DATE OF ISSUE: 01-22-2024

BUILDING RENOVATION FOR:
MAGNOLIA BAY ANIMAL HOSPITAL
2016 THOMAS DR. PANAMA CITY BEACH, FL

C. Dennis Evans
architectural design & planning
3104 Thomas Drive Panama City Beach, Florida 32407 P. O. Box 9897 4850/238-1307
architectural registration - Florida 1074, Georgia 4994, Alabama 3225, NCRC 25341

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E.I.I.
9 SHEETS TOTAL

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