

Scope of Work

This Project scope is for the new construction of a single floor dental office clinic.

General Notes and Requirements

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- PNM Architecture (the Architect) does not exercise control, and shall not be responsible for any construction means, methods, techniques, sequences or procedures, or for safety practices in connection with the work. Furthermore PNM Architecture (the Architect) does not hold any liability for acts or omissions of the Contractor, Sub-Contractors or any other persons performing any work, or for the failure of any of them to carry out the work in accordance with these documents and all governing statutes.
- All work shall comply with the 2020 Florida Building Code and all other applicable rules and regulations.
- The General Contractor and all Sub-Contractors shall verify all conditions, details and dimensions before proceeding with work, and shall be responsible for coordination of that work. The Architect shall be notified immediately of any discrepancies.
- Drawing dimensions should be followed and scaling of drawings avoided. Dimensions supersede scale on drawings.
- It is intended that all work be of the highest quality, and performed by accomplished craftsmen in a workmanlike manner using accepted practices and methods appropriate to the trade involved.
- All products and materials shall be installed as per manufacturer's instruction and specifications unless specifically otherwise directed by the Architect.
- The General Contractor, Sub-Contractors and Suppliers shall be responsible for coordinating their work and certifying that their products and installations meet the Florida Building Code, the Florida Accessibility Code as well as all applicable government statutes.
- The General Contractor shall be responsible for obtaining all applicable permits and providing the Owner with all applicable certificates, operating manuals, warranties, etc. prior to occupancy.
- All work in question including materials, finishes and colors shall be coordinated with appointed project manager.
- All work requiring alteration of existing finishes shall be patched to match the existing and blend without indication of being patched.
- Provide non-slip surfaces at all areas continually exposed to moisture or surface water.
- All fabricated items shall be made from field measurements. Provide shop drawings or submittals for approval prior to fabrication and installation.
- Mechanical and Electrical Contractors shall be responsible for providing appropriate details and specifications of all penetrations through fire-rated construction as may be required by the building official.
- The General Contractor and sub Contractors are required, before commencing work, to visit the site of the proposed work and completely familiarize themselves with the scope and nature of the work. Any existing conditions that may in any manner affect their work should be ascertained regardless of whether it is indicated on the drawings. Any oversight or omission to identify existing condition which may affect scope of work is Contractor(s) responsibility.
- All Contractors are required to examine carefully the drawings, specification and other documents to inform themselves thoroughly regarding any and all conditions and requirements that may in any manner affect the work.
- All contractors shall not avail themselves of any unintentional error or omission and shall be charged with the responsibility of furnishing a complete portion of this contract according to the reasonably implied spirit and intent of the drawings. Change orders will not be granted after the General Contractor's contract is signed, unless they can be substantiated as an unforeseeable item beyond the general intent and scope of the work.
- Structural roof truss componet supplier to supply engineered truss layout and truss profile shop drawings designed by a licensed Florida Engineer.
- See Life Safety Plans, Floor Plans and Partition types for location of fire rated walls.
- Provide continuous horizontal blocking in all partitions where indicated and where required for equipment and casework attachment.
- In General, There shall be no back-to-back electrical, telephone or other outlets. Outlet holes shall be packed with acoustical sealant.
- When outlets are inciated as occurring back-to-back they should be separated by 16" horizontally. Where dimensions are shown which conflict with this, obtain direction from Architect.
- Provide a sealant joint at all intersection of GWB walls or GWB ceiling with CMU or concrete structure.
- Maintain integrity of all rated partitions and installation of recessed fire extinguisher cabinets, cabinets, towel dispensers, receptacles, electrical panels and other recessed items. At GWB walls, obtain this integrity by installing an additional layer of gypsum board within wall around all sides of item and an additional layer behind them.
- Where HVAC or other mechanical, electrical, and plumbing items penetrate partitions, studs shall be braced and framed to structure as required to provide adequate support. All penetrations through walls shall be sealed to provide fire, smoke and or acoustic isolation spaces.
- Before patching any fire-rated CMU or concrete partition, fill any exposed cells/cavaties solid with grout.
- Provide finished walls under and behind wall equipment and casework.
- Work of MEP disciplines as shown on drawings are for coordination and convenience purposes only. Refer to appropriate discipline drawings for complete and governing information regarding their work.
- Where exposed structure ceiling areas occur in architectural reflected ceiling plans, full delineation of structural, mechanical, electrical, and plumbing systems is not provided. Selected elements and devices MAY be shown for location and coordination, but contractor should not assume all equipment is indicated.
- Actual physical size of equipment shown should be verified for all required clearances prior to installation. Items shown on plans are represented schematically and should not be assumed to represent actual size.
- These drawings do not indicated fire sprinkler equipment, sprinkler heads, or FS piping.

New Dental Clinic

1403 Cleveland Ave Wildwood Florida

Site Address

1403 Cleveland Ave Wildwood Florida

Building Code(s)

Building Code – FBC 2020 (7th edition)
 Fire Code – FFPC 2020 (7th edition)
 *Fire Code – NFPA 1 2018
 *Life Safety Code – NFPA 101 2018
 Plumbing Code – FBPC 2020
 Mechanical Code – FBMC 2020
 Electrical Code – NEC 2020 (7th edition)
 Accessory Code – FBC 2020 (7th edition)
 Administrative Code – FAC
 Florida Statutes – FS

* indicates with Florida Admndments

Building Data

Occupancy Classification ----- B
 Occupant Load (FBC)----- 53
 Occupant Load (NFPA 101)-----53
 Construction Type ----- VB
 Total Bulding area-----3,696 SF
 Building stories-----1

Building is not sprinklered

see Life Safety/EGRESS Plan IO.5 for occupant load breakdown.

Code Analysis

Allowable Height as per FBC table 504.3a for occupancy B
 Type VB construction ----- 40'

Allowable number of stories per FBC table 504.4 for occupancy B

Type VB construction -----2 stories

Allowable Area as per FBC table 506.2 for Business use
 non sprinklered
 Type VB construction ----- 9,000 SF

TOTAL ALLOWABLE AREA -----9,000 SF
 BUILDING AREA ----- 3,696 SF

Plumbing Fixture count
 Occupant load 53
 Per FBC (Plumbing) Table 403.1 BUSINESS
Water Closets 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50
Lavatories 1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80
Drinking Fountain 1 per 100
Service Sink 1 required

SUPPLIED:

- 3 WATER CLOSETS
- 3 LAVATORIES
- 1 DRINKING FOUNTAIN
- 1 SERVICE SINK

Project Team Members

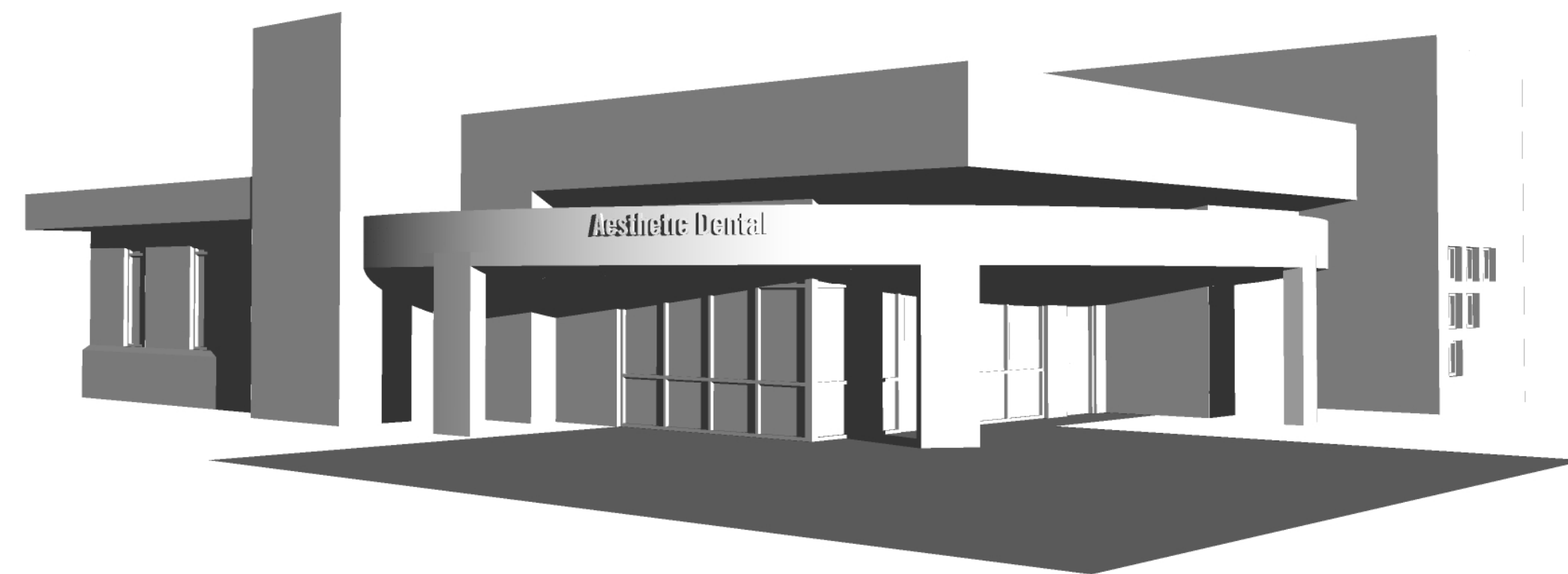
Owner/Agent; Dr. Majid Heydari Architect: Paul N Medley
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MEP Eng: Mohamed Ghazall MG Engineering, Inc.
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 Oviedo, Florida 32765
 407-786-4811

Civil Eng: Paolo Mastroserio, PE
 Mastroserio Engineering Inc.
 170 SE 32ND PLACE,
 Ocala, FL 34471
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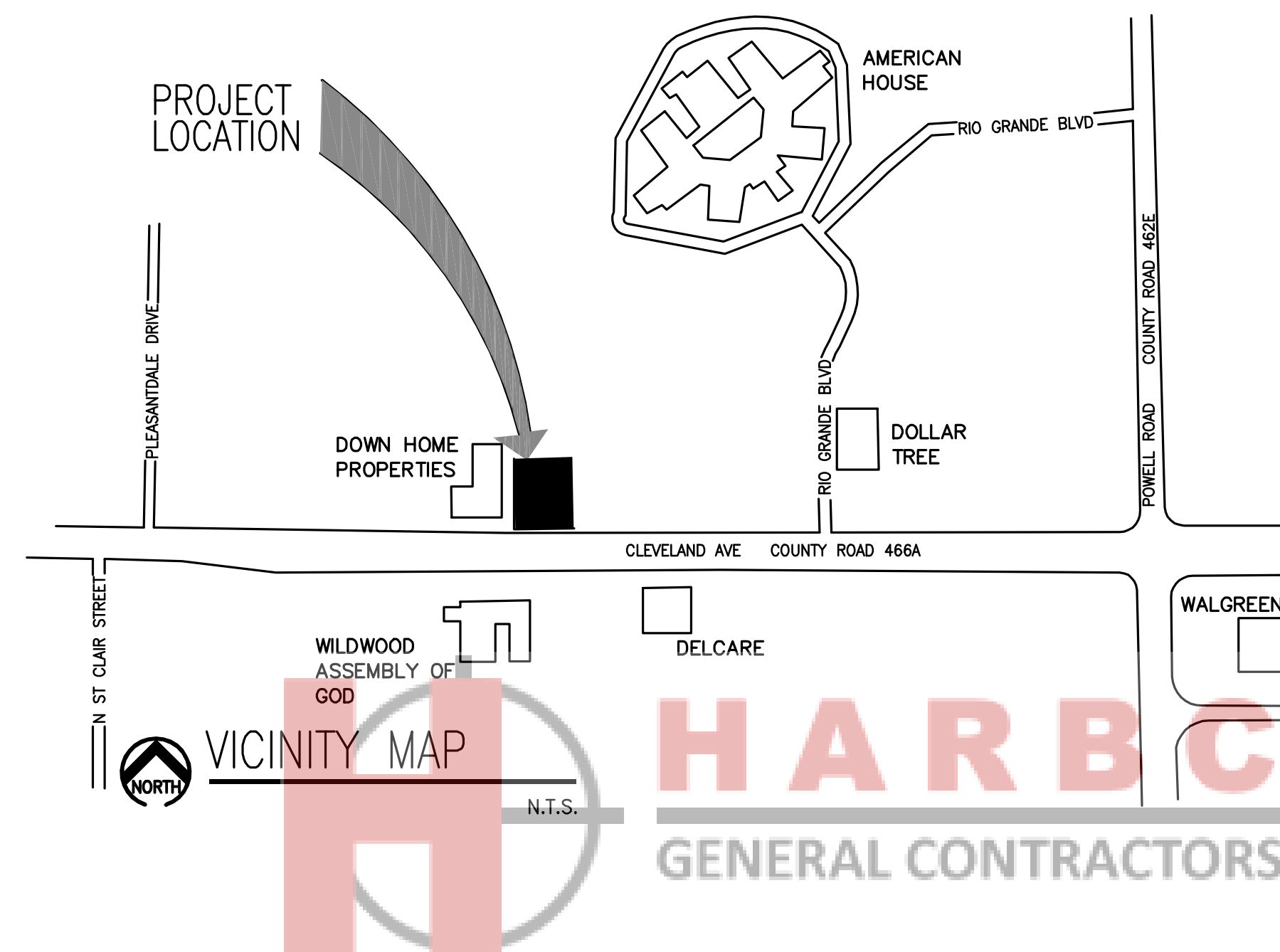
Contractor: Chap Dinkins Dinkins Construction
 2831 SE 17th Street
 Ocala, FL 34471
 352-368-2299

Interiors: SASKIA FAZIO-MCPHAIL
 Fazio Architects
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 Austin, TX 78701
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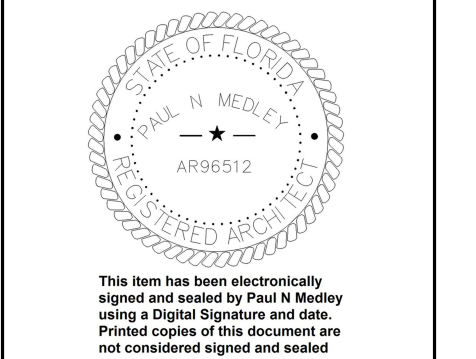
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PROJECT
New Dental Clinic for Dr. Majid Heydari
 1403 Cleveland Ave Wildwood Florida

REVISION DATES

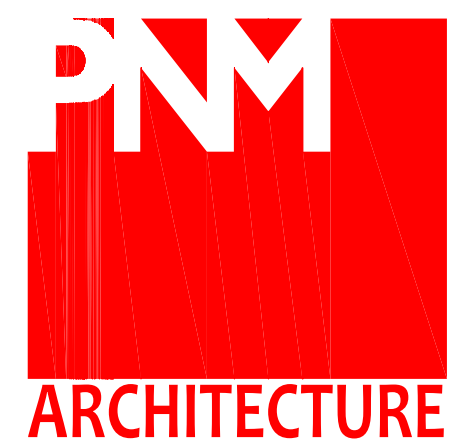
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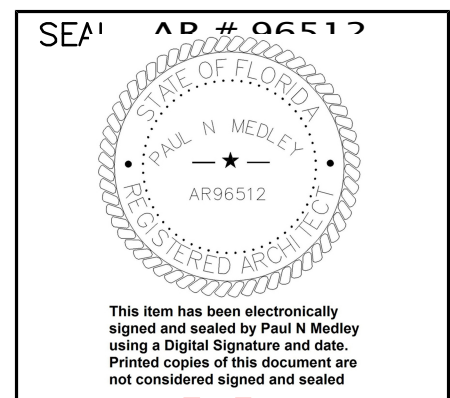
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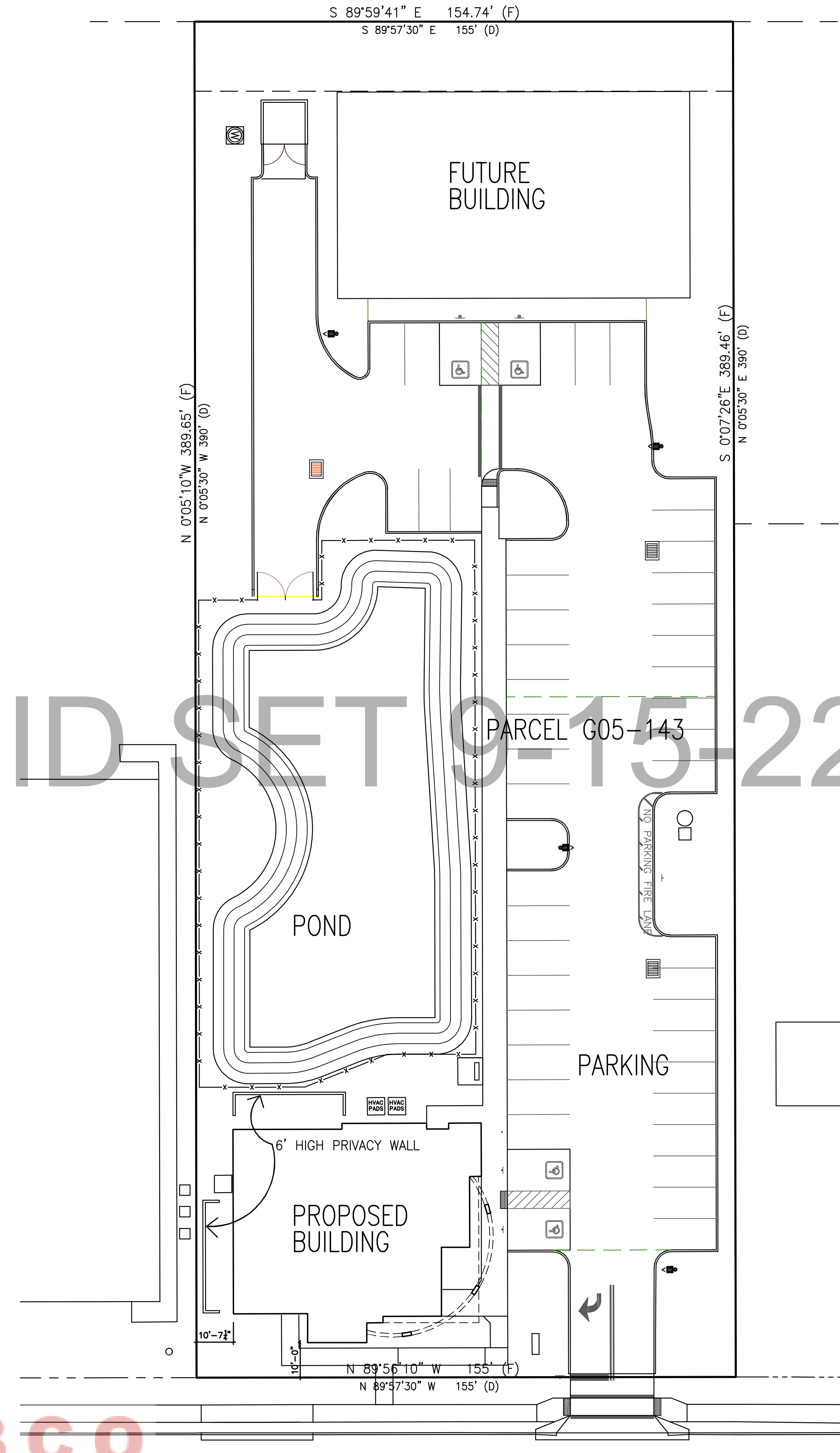
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SITE PLAN

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C1

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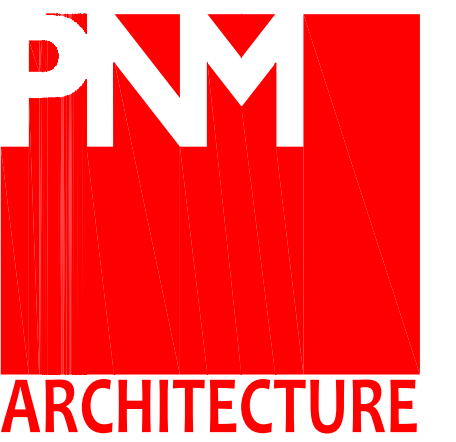
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SITE PLAN

SCALE: 1"=20'

NOTE: REFER TO MASTROSERIO ENGINEERING SITE SUBMISSION TO TOWN OF WILDWOOD ENGINEERING FOR FULL SITE PLAN

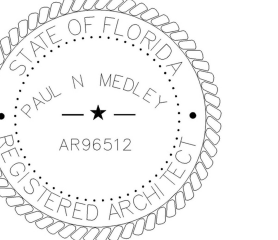


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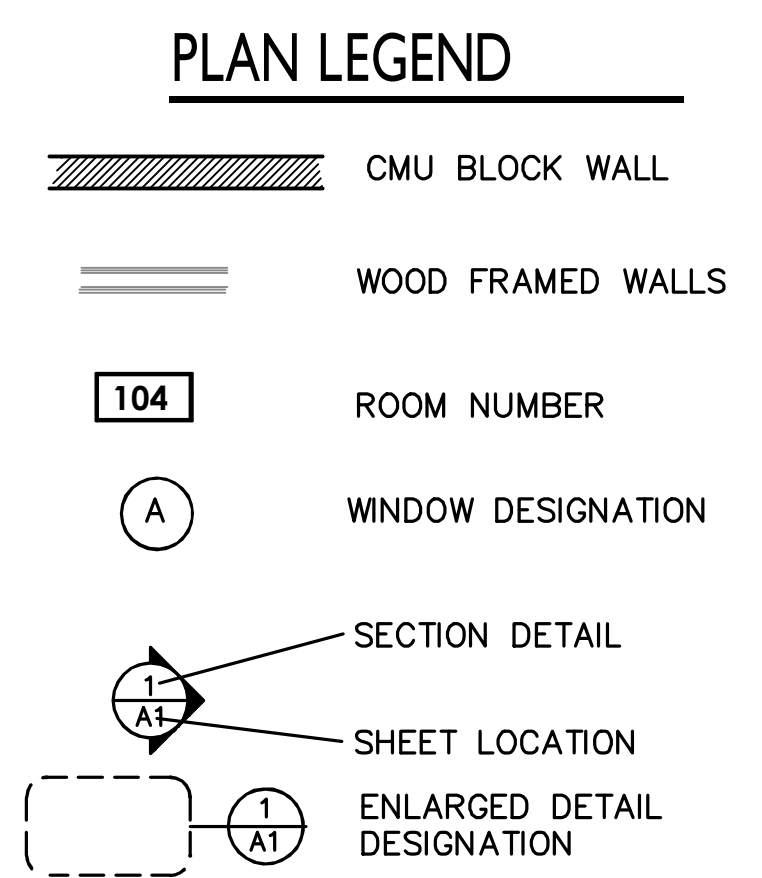
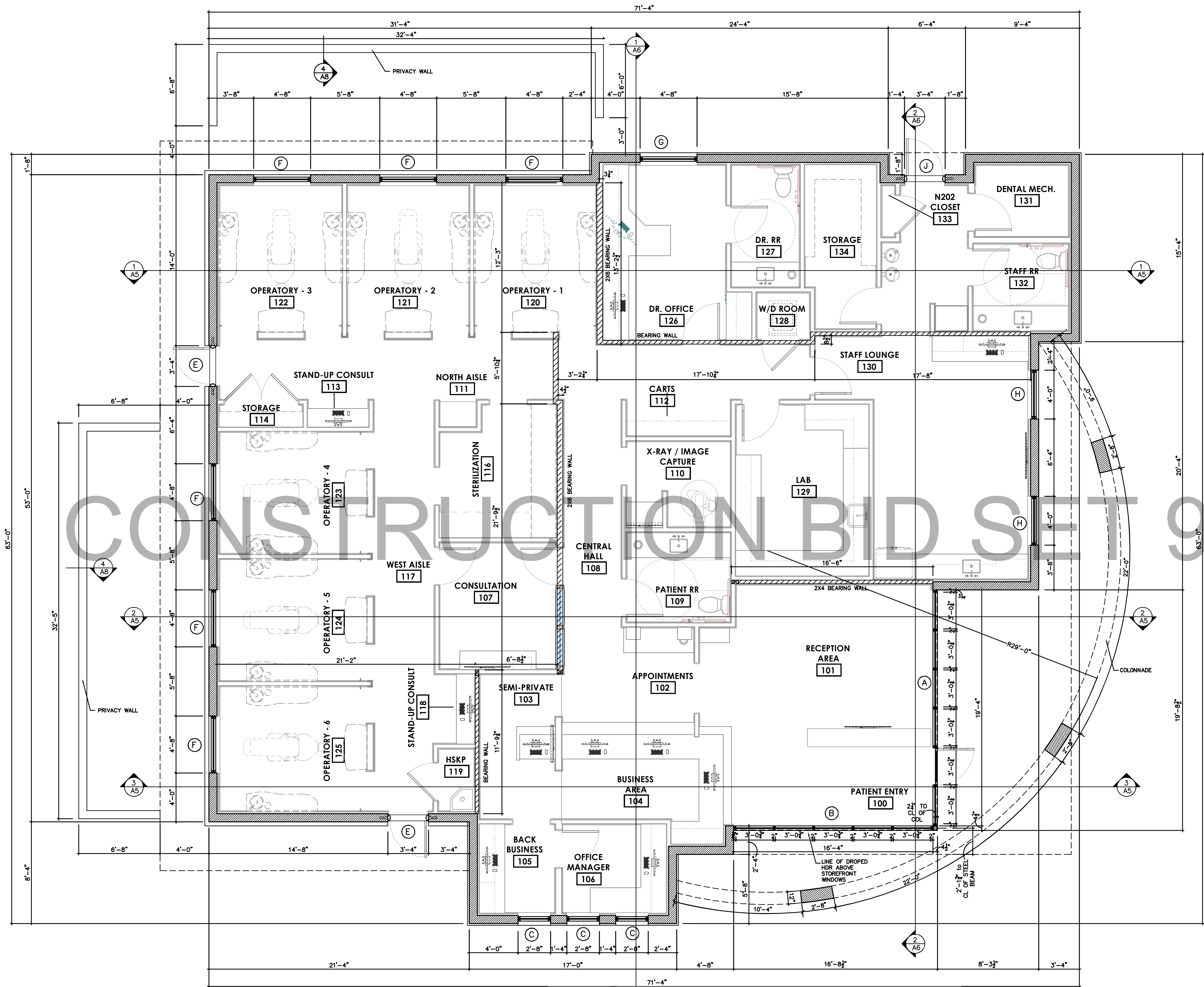
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SHEET TITLE
FLOOR PLAN

SHEET NUMBER

A1

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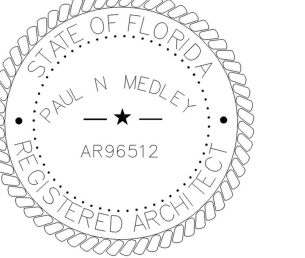
BUILDING FLOOR PLAN
SCALE 1/4" = 1'-0"
NORTH

NOTE:
ALL DIMENSIONS SHOWN
THIS SHEET ARE FACE OF
BLOCK
REFER TO SHEET 11.2 FOR
DIMENSION OF INTERIOR
BUILDOUT WALLS



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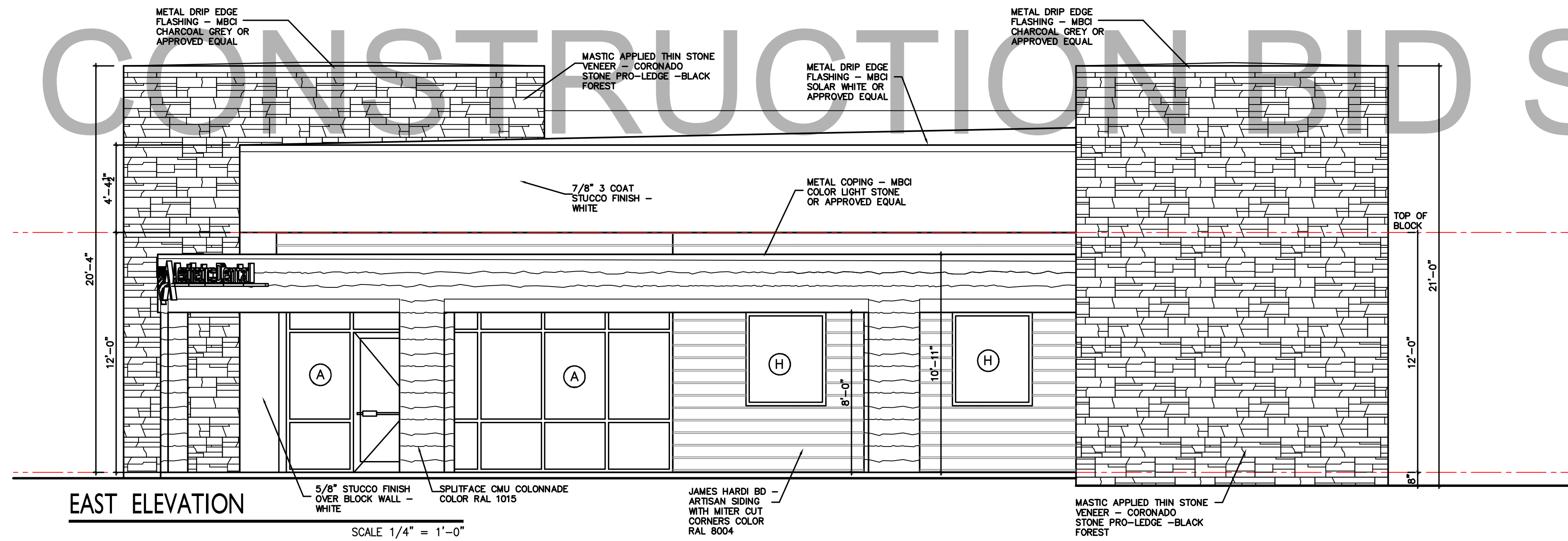
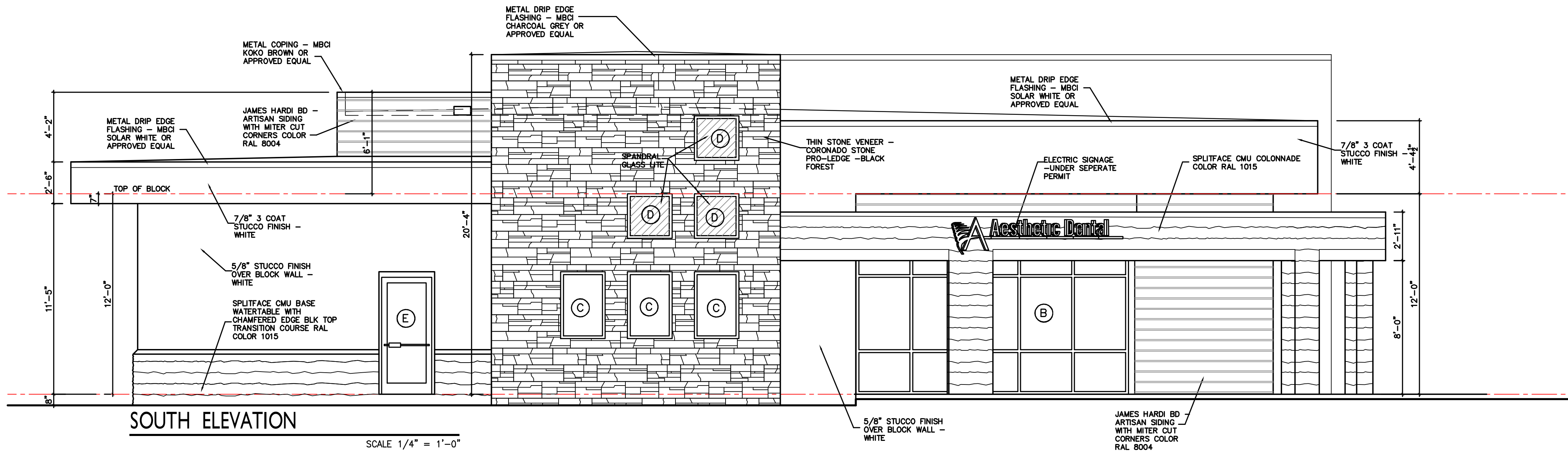
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SHEET TITLE
 elevations

SHEET NUMBER

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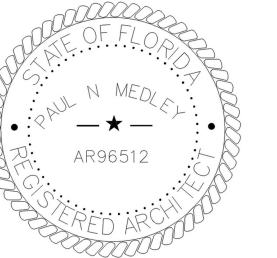
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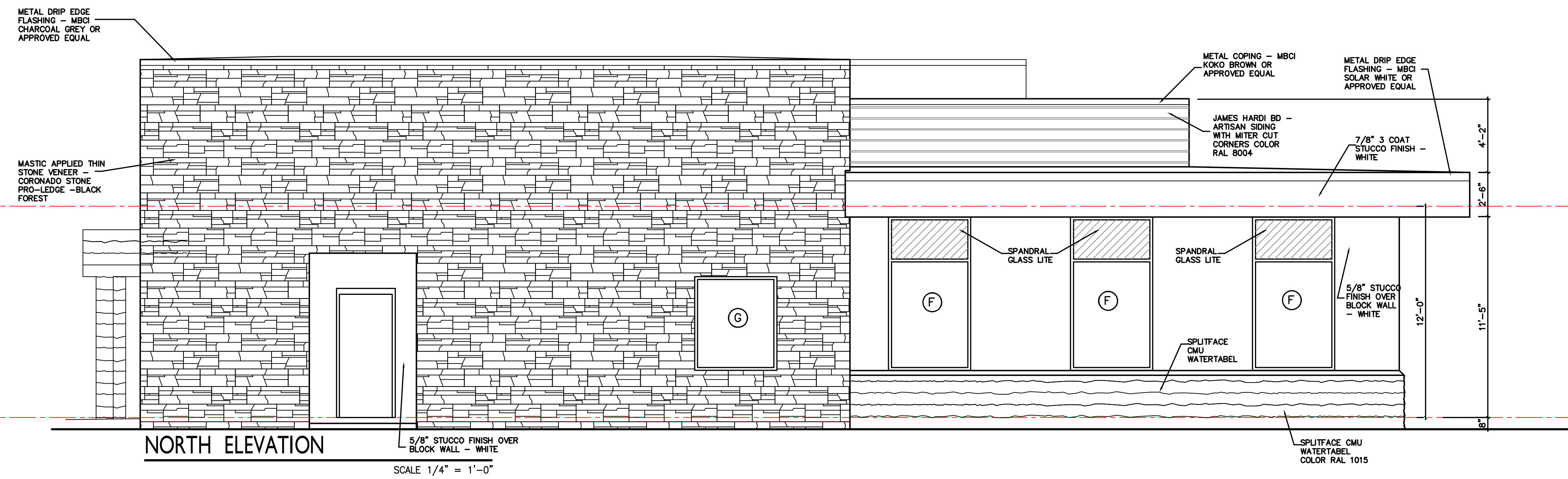
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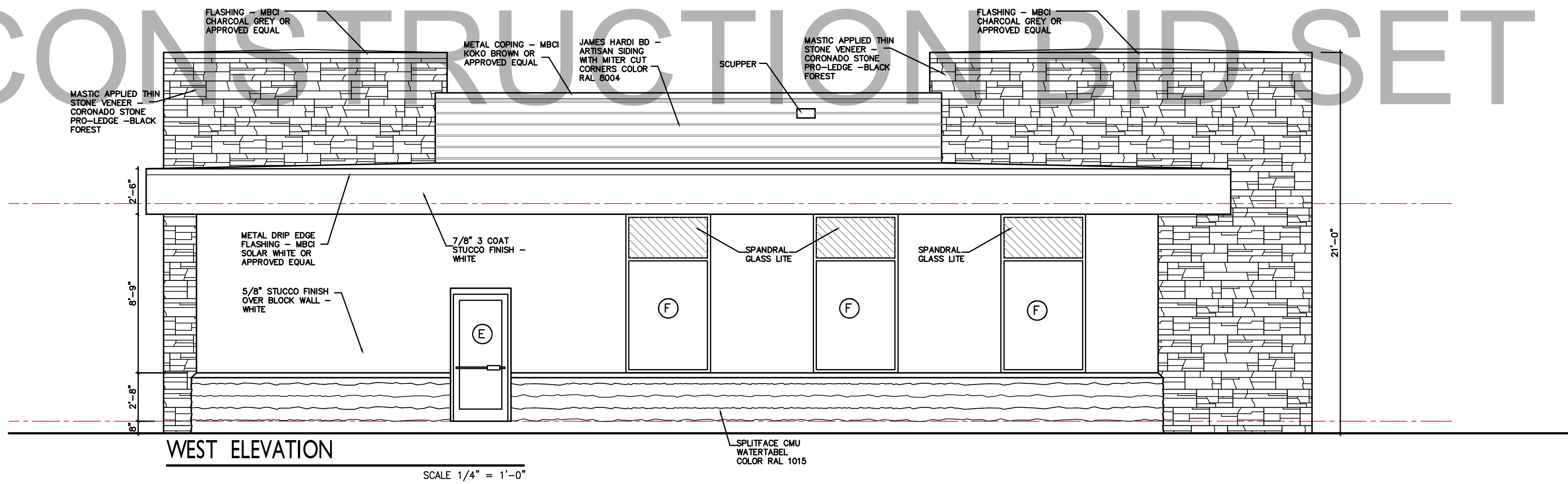
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NORTH ELEVATION

5/8" STUCCO FINISH OVER BLOCK WALL - WHITE
SCALE 1/4" = 1'-0"

SPLITFACE CMU WATERTABEL COLOR RAL 1015



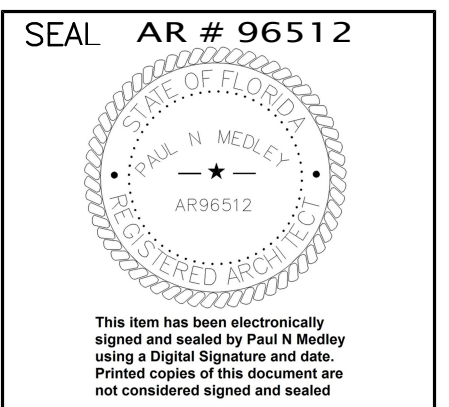
WEST ELEVATION

SCALE 1/4" = 1'-0"

SPLITFACE CMU WATERTABEL COLOR RAL 1015

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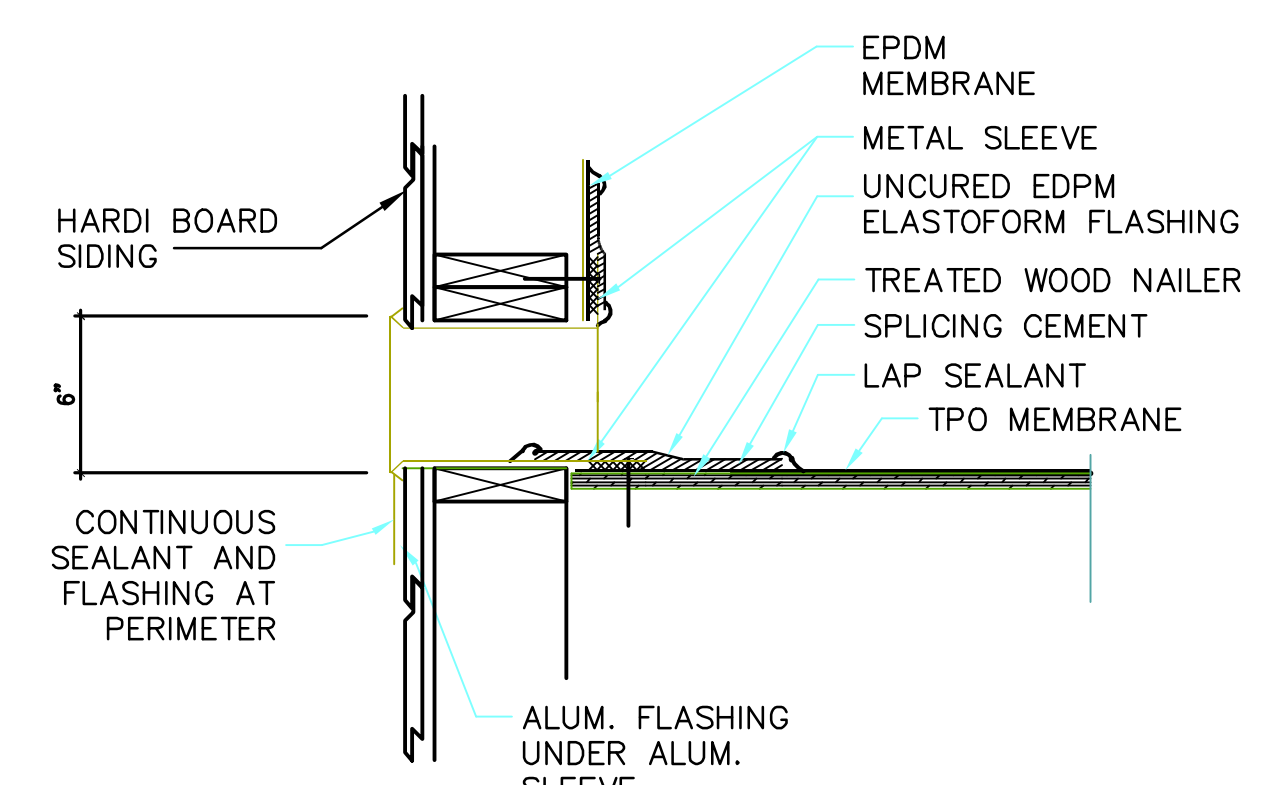
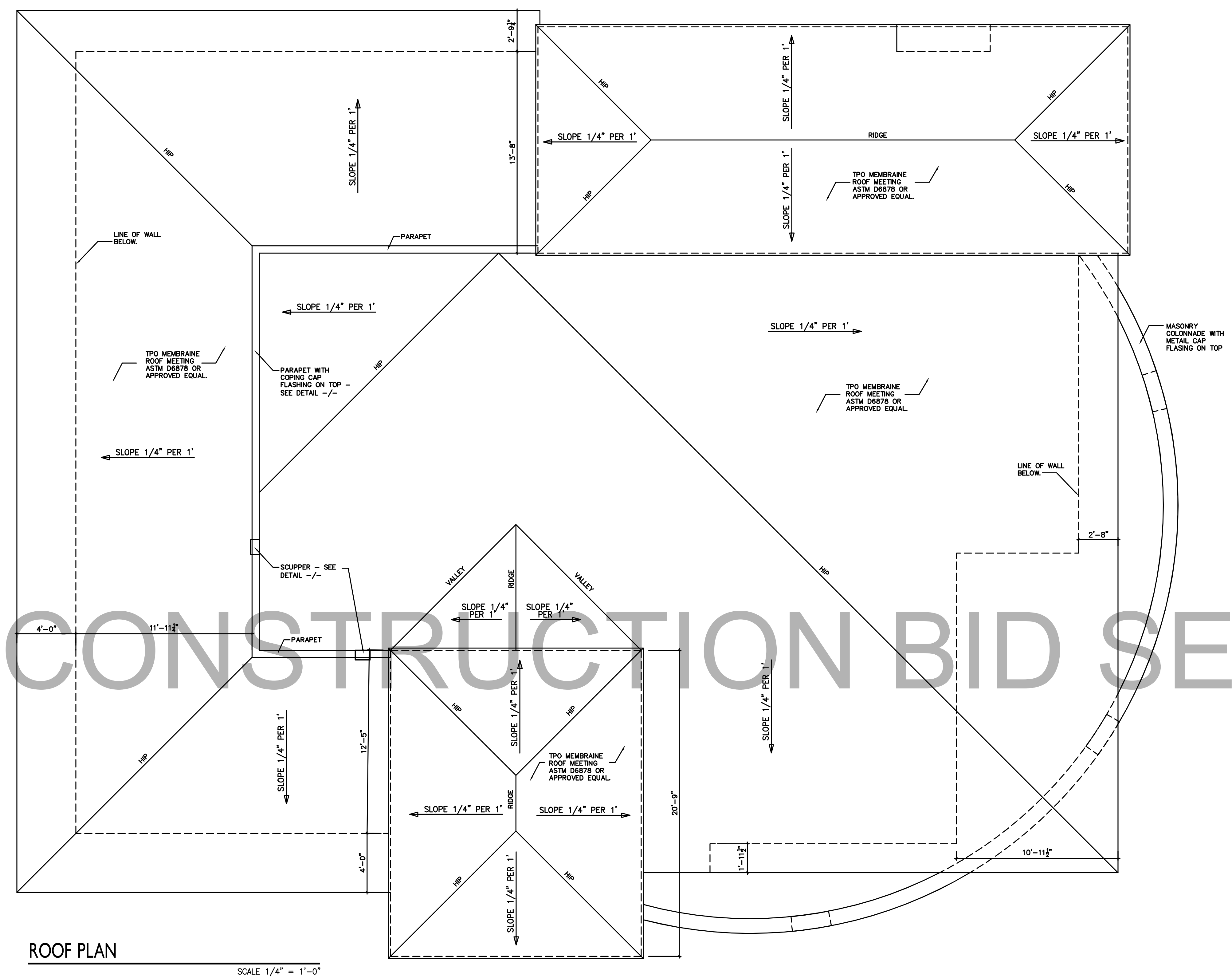
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SHEET TITLE
 ROOF PLAN

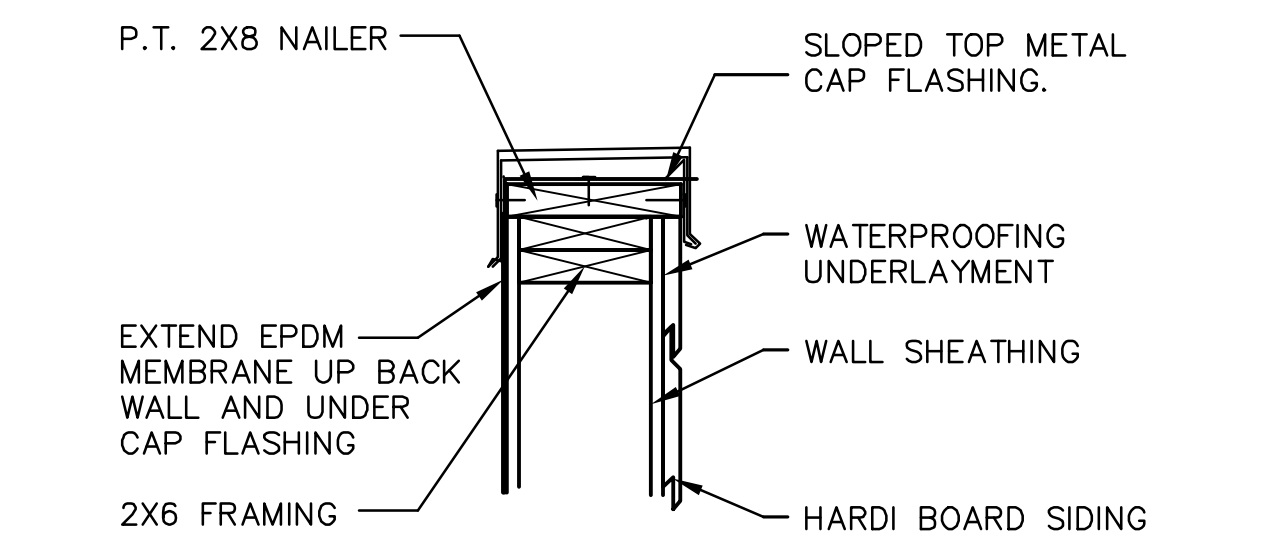
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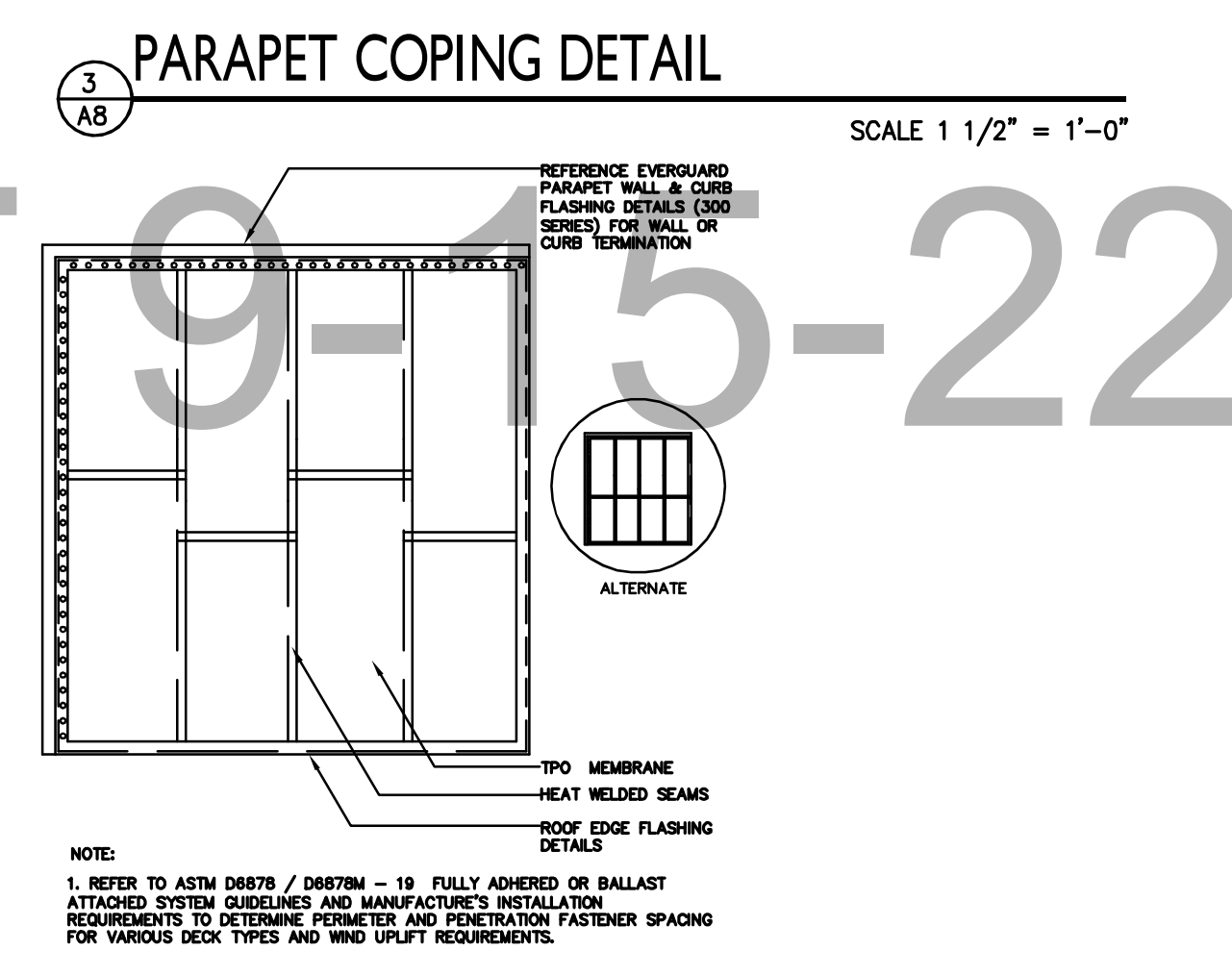
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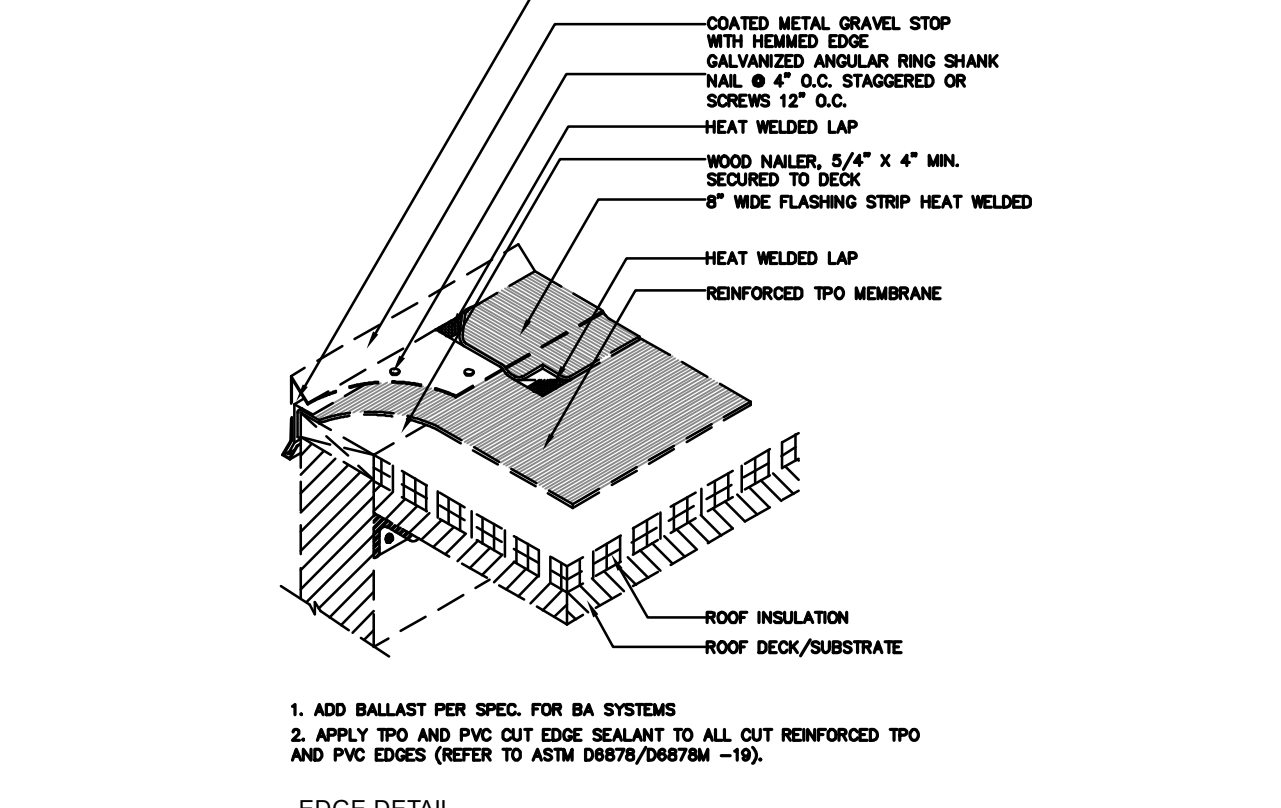
SCUPPER FLASHING
 SCALE 1 1/2" = 1'-0"



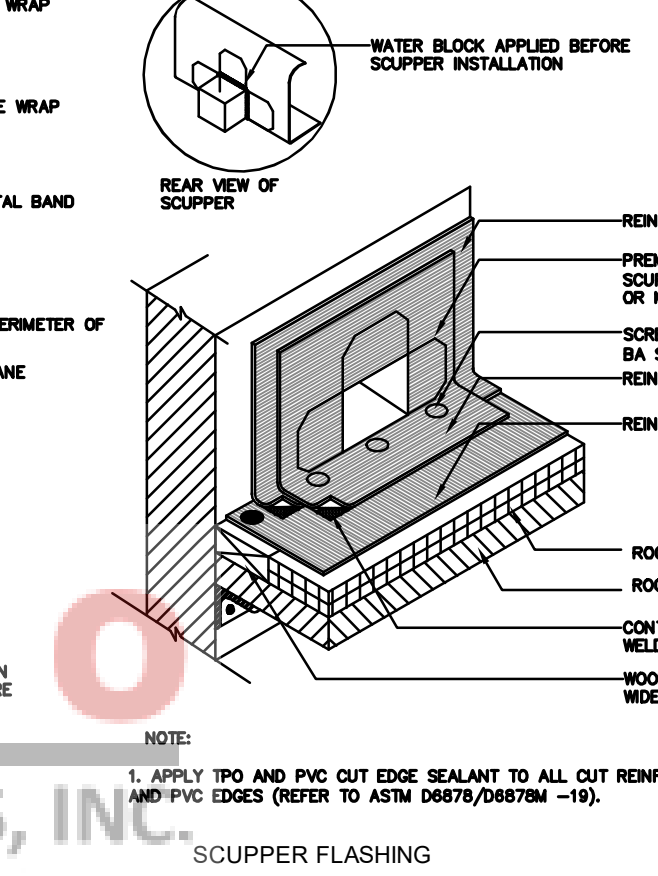
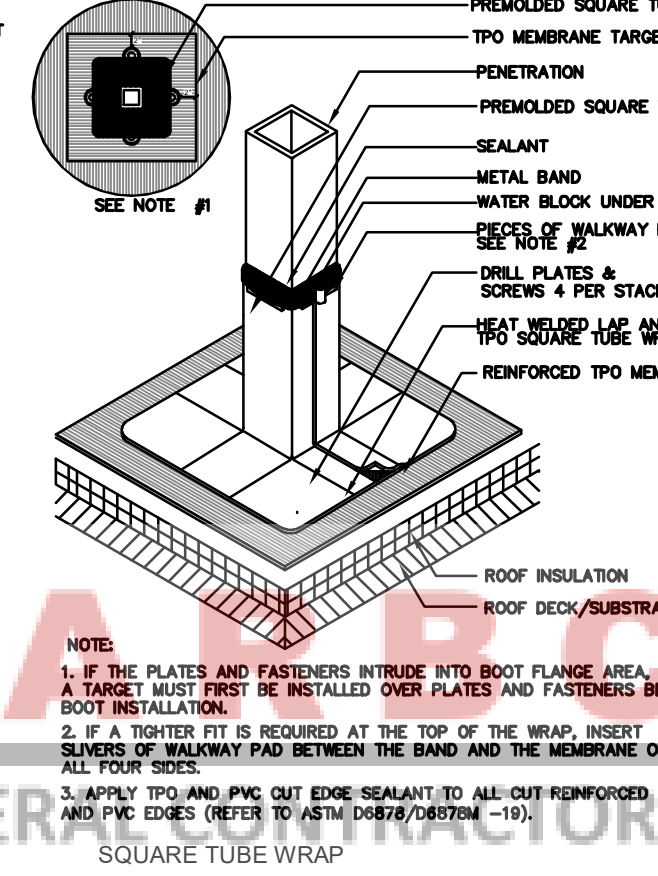
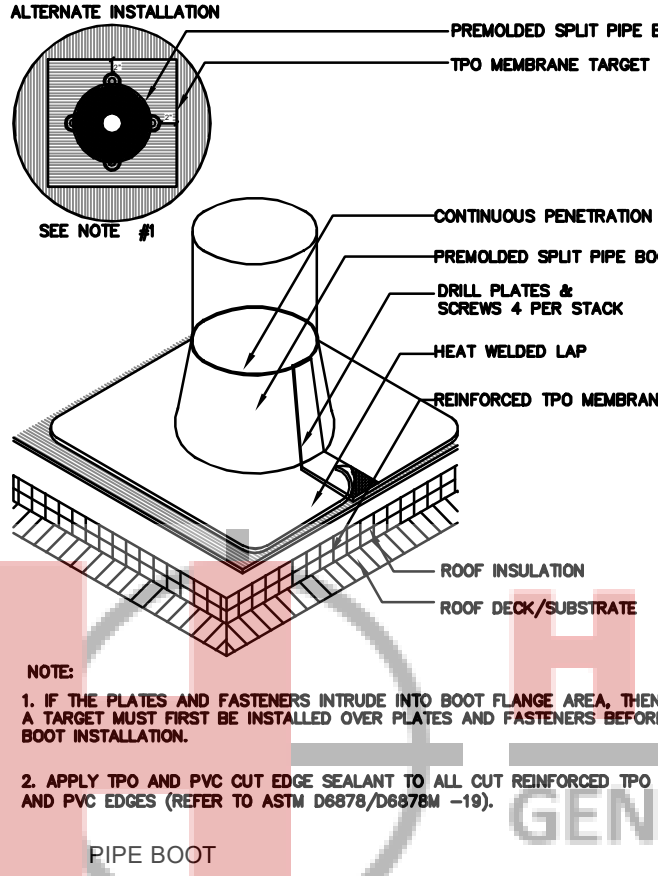
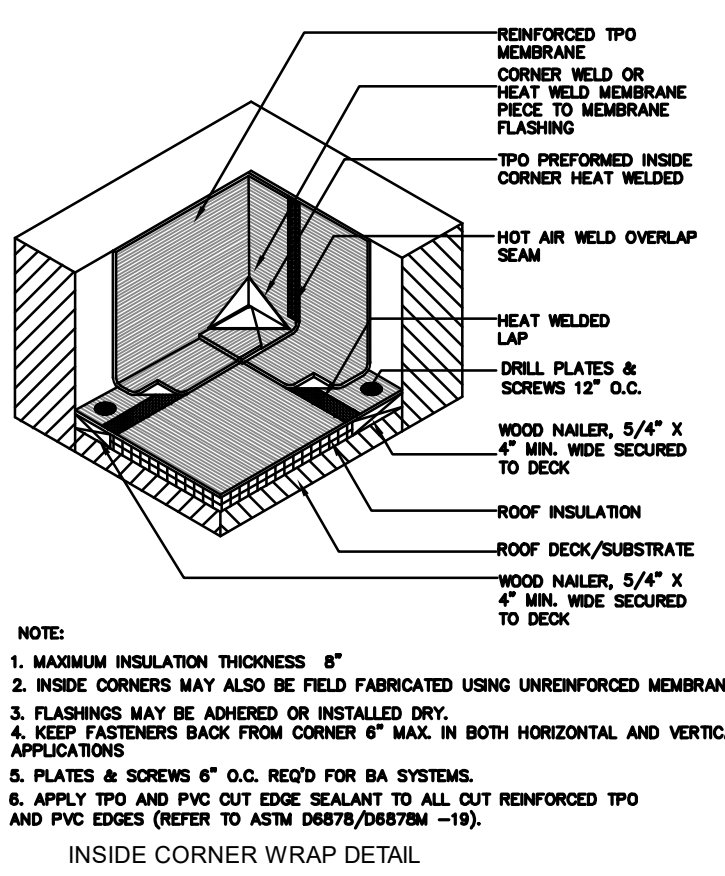
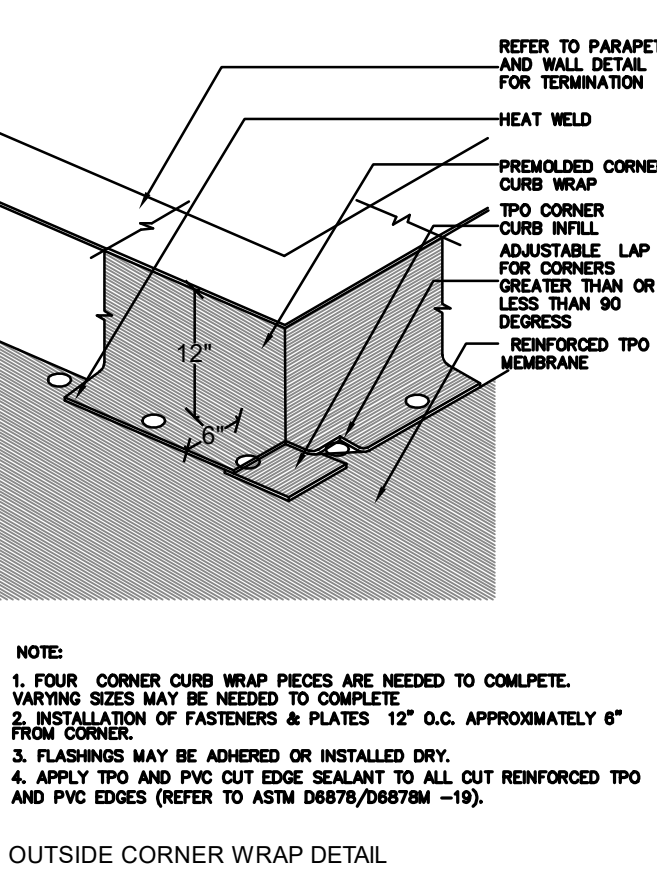
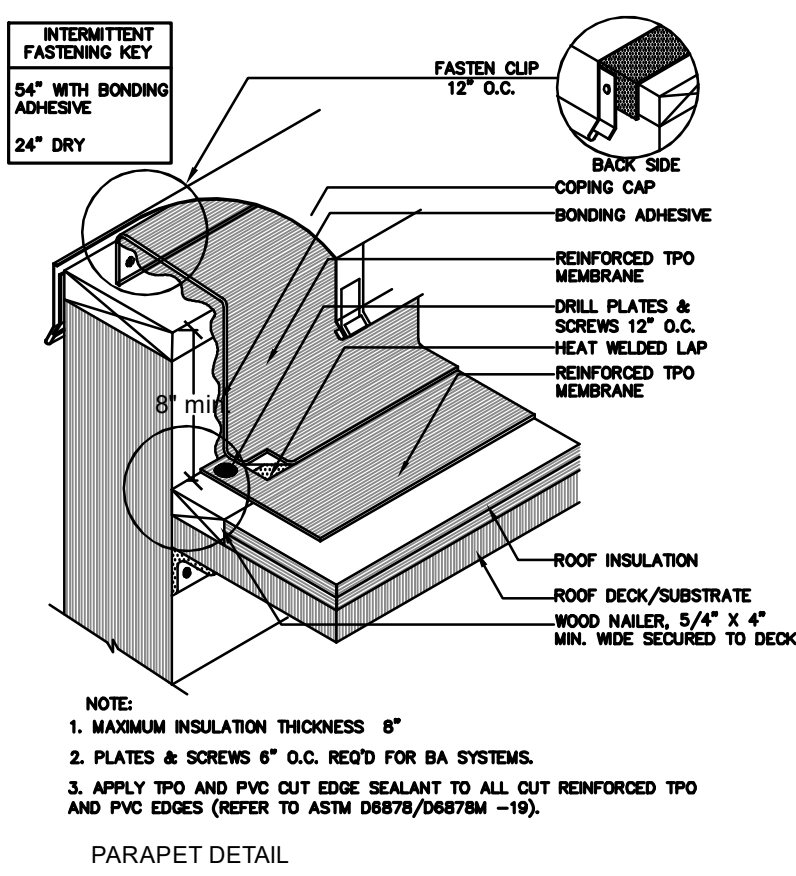
PARAPET COPING DETAIL
 SCALE 1 1/2" = 1'-0"



MEMBRANE LAYOUT



TPO ROOFING DETAILS
 N.T.S.



NOTE:
 1. MAXIMUM INSULATION THICKNESS 6"
 2. PLATES & SCREWS 6" O.C. REQ'D FOR BA SYSTEMS.
 3. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO ASTM D6878/D6878M -19).
 PARAPET DETAIL

NOTE:
 1. FOUR CORNER CURB WRAP PIECES ARE NEEDED TO COMPLETE. VARYING SIZES MAY BE NEEDED TO COMPLETE.
 2. INSTALLATION OF FASTENERS & PLATES 12" O.C. APPROXIMATELY 6" FROM CORNER.
 3. FLASHINGS MAY BE ADHERED OR INSTALLED DRY.
 4. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO ASTM D6878/D6878M -19).
 OUTSIDE CORNER WRAP DETAIL

NOTE:
 1. MAXIMUM INSULATION THICKNESS 6"
 2. INSIDE CORNERS MAY ALSO BE FIELD FABRICATED USING UNREINFORCED MEMBRANE.
 3. FLASHINGS MAY BE ADHERED OR INSTALLED DRY.
 4. KEEP FASTENERS BACK FROM CORNER 6" MAX. IN BOTH HORIZONTAL AND VERTICAL APPLICATIONS.
 5. PLATES & SCREWS 6" O.C. REQ'D FOR BA SYSTEMS.
 6. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO ASTM D6878/D6878M -19).
 INSIDE CORNER WRAP DETAIL

NOTE:
 1. IF THE PLATES AND FASTENERS INTRUDE INTO BOOT FLANGE AREA, THEN A TARGET MUST FIRST BE INSTALLED OVER PLATES AND FASTENERS BEFORE BOOT INSTALLATION.
 2. IF A TIGHTER FIT IS REQUIRED AT THE TOP OF THE WRAP, INSERT SLIVERS OF WALKWAY PAD BETWEEN THE BAND AND THE MEMBRANE ON ALL FOUR SIDES.
 3. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO ASTM D6878/D6878M -19).
 PIPE BOOT

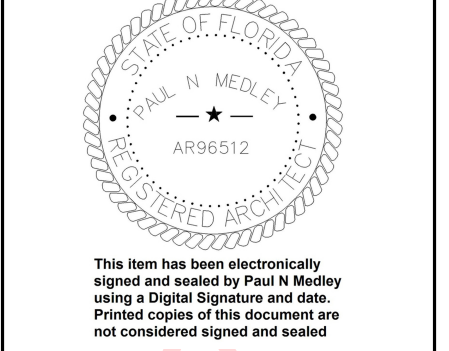
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 SQUARE TUBE WRAP

NOTE:
 1. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO ASTM D6878/D6878M -19).
 SCUPPER FLASHING

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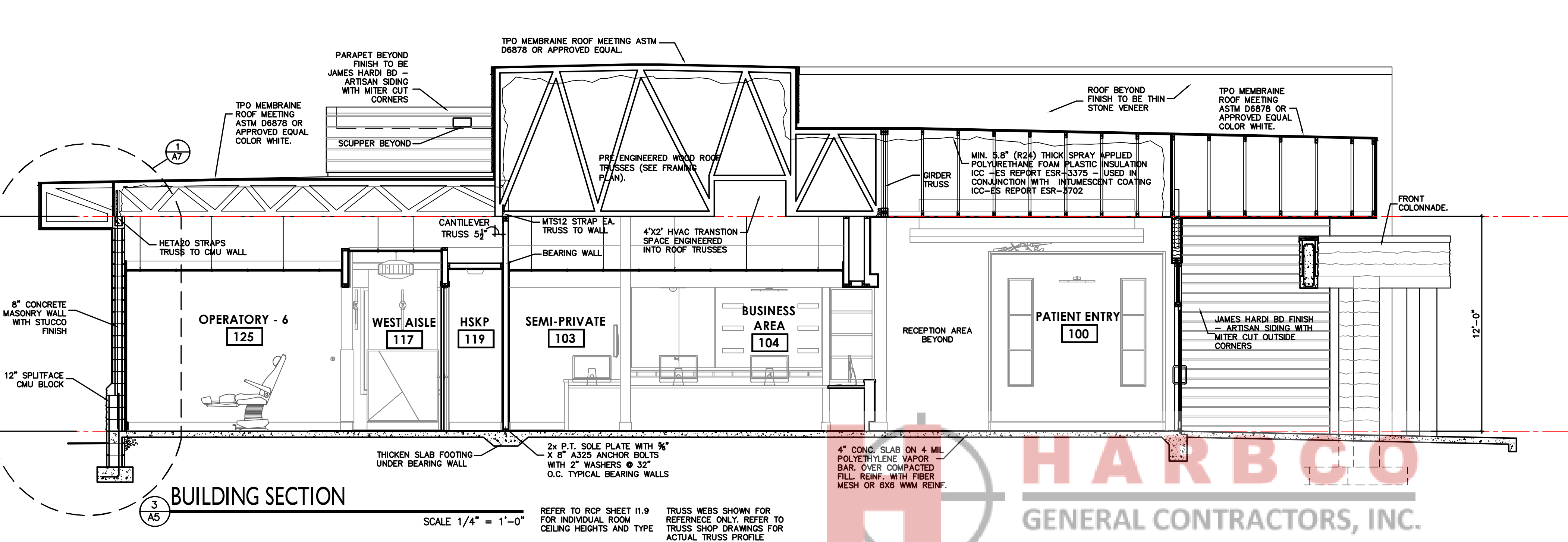
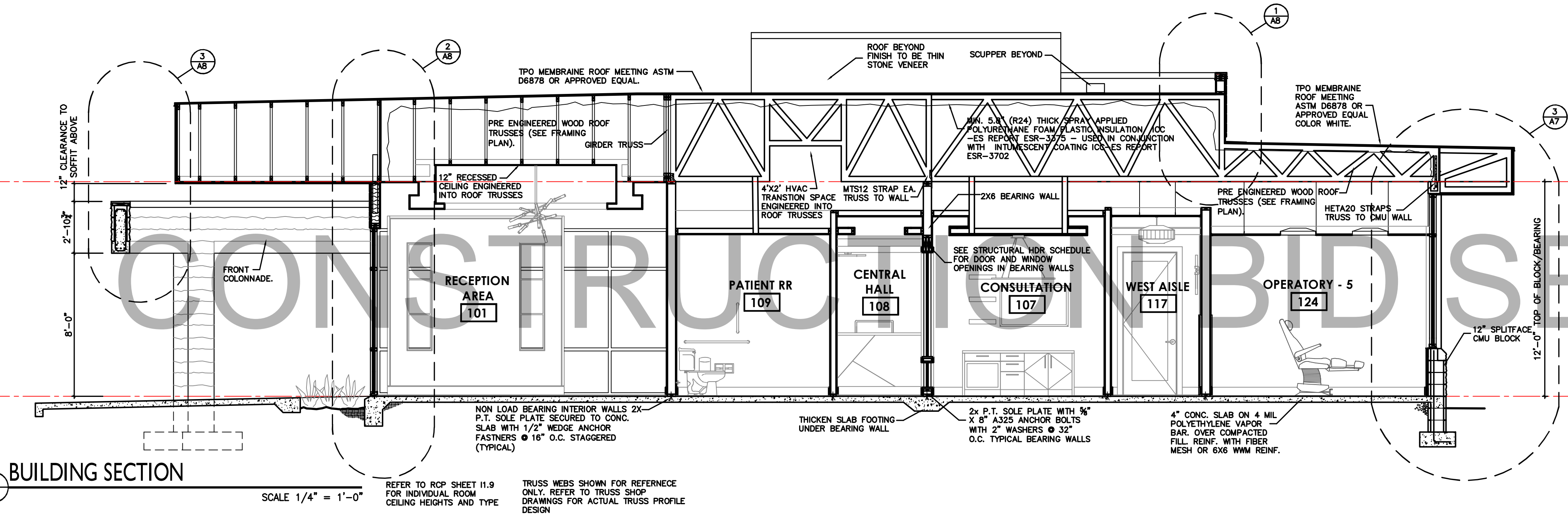
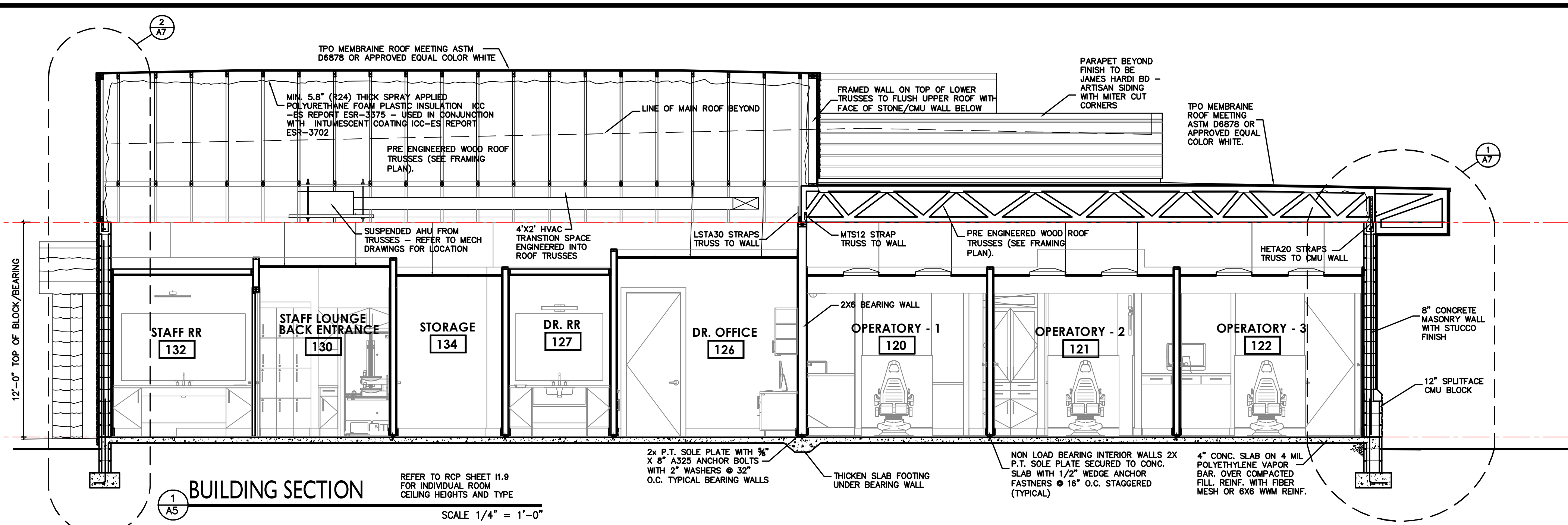
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SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

A5

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016-20



HARBOR
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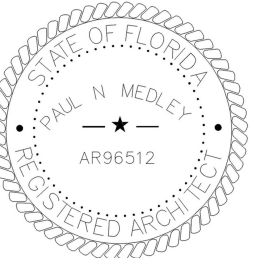
PAUL N MEDLEY
Architect

AIA NCARB

101 Smokerise Blvd
Longwood FL 32779
PHONE NUMBER 407-701-6440
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PROJECT
New Dental Clinic for Dr. Majid Heydari
1403 Cleveland Ave
Wildwood Florida

REVISION DATES

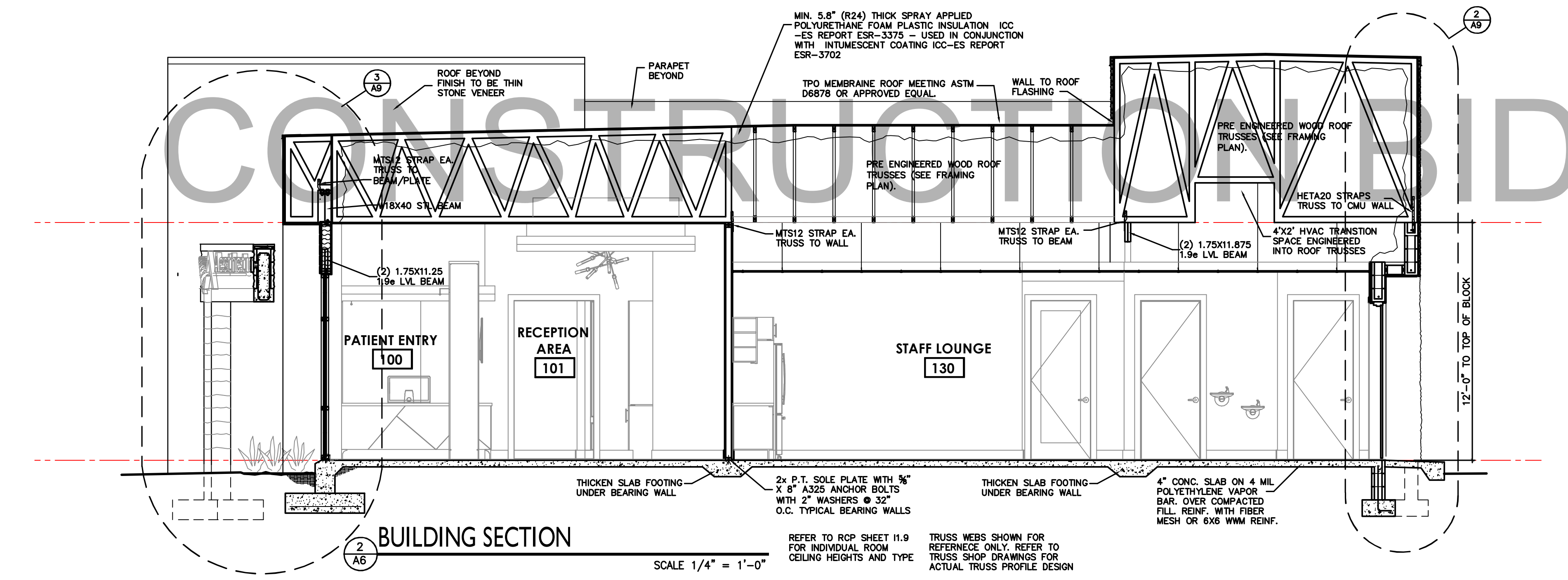
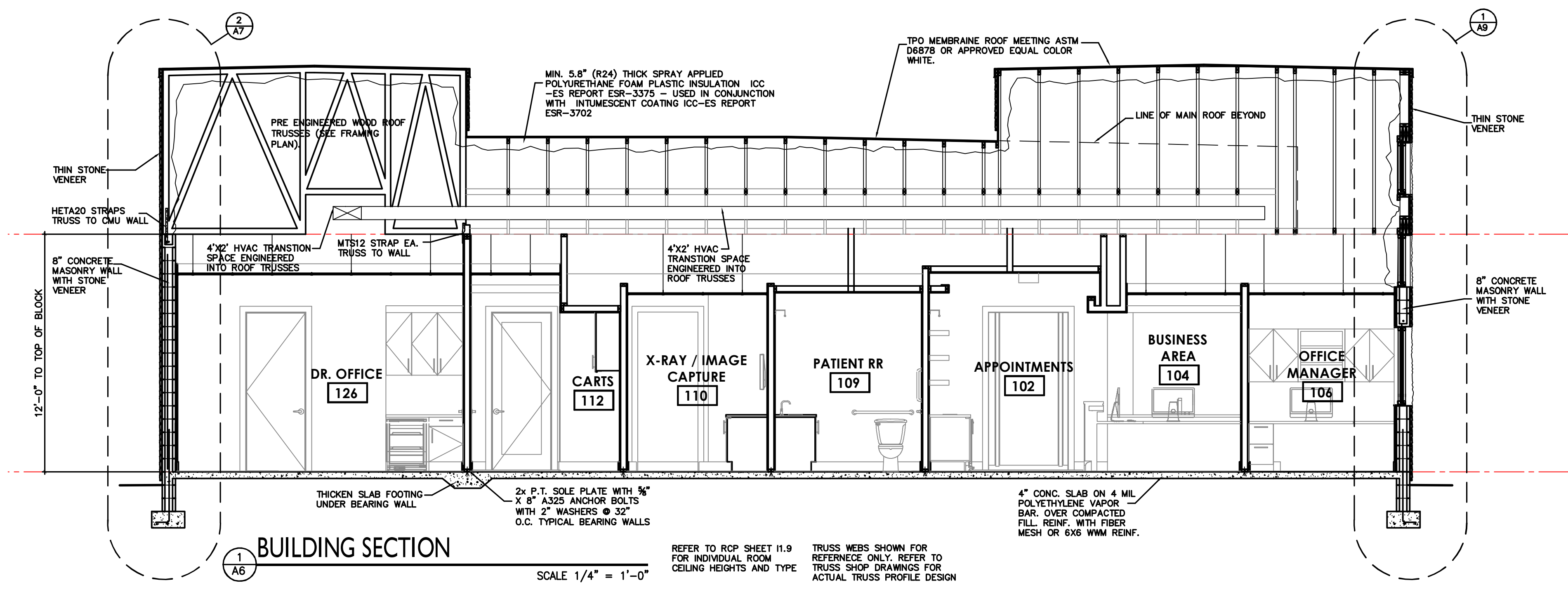
DATE
9-15-22

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

A6

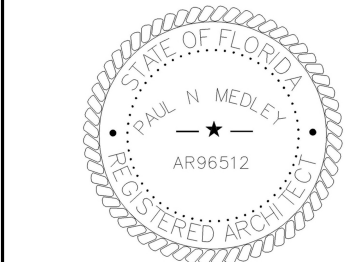
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CONSTRUCTION BID SET 9-15-22

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PROJECT
New Dental Clinic for Dr. Majid Heydari
1403 Cleveland Ave
Wildwood Florida

REVISION DATES

DATE

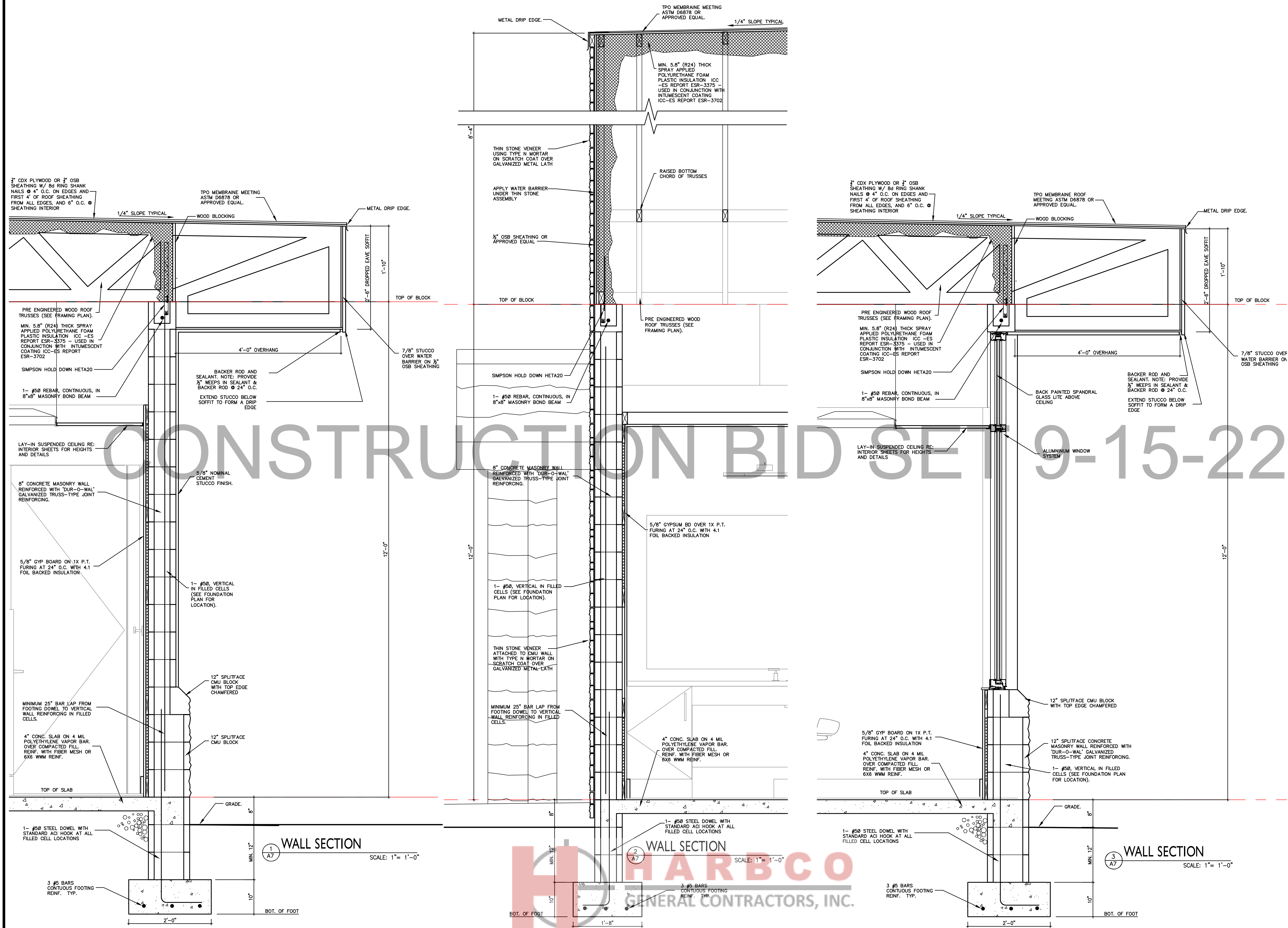
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SHEET TITLE
WALL SECTIONS

SHEET NUMBER

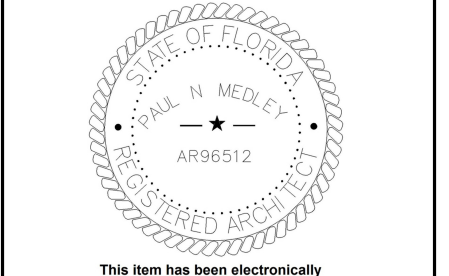
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PROJECT
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REVISION DATES

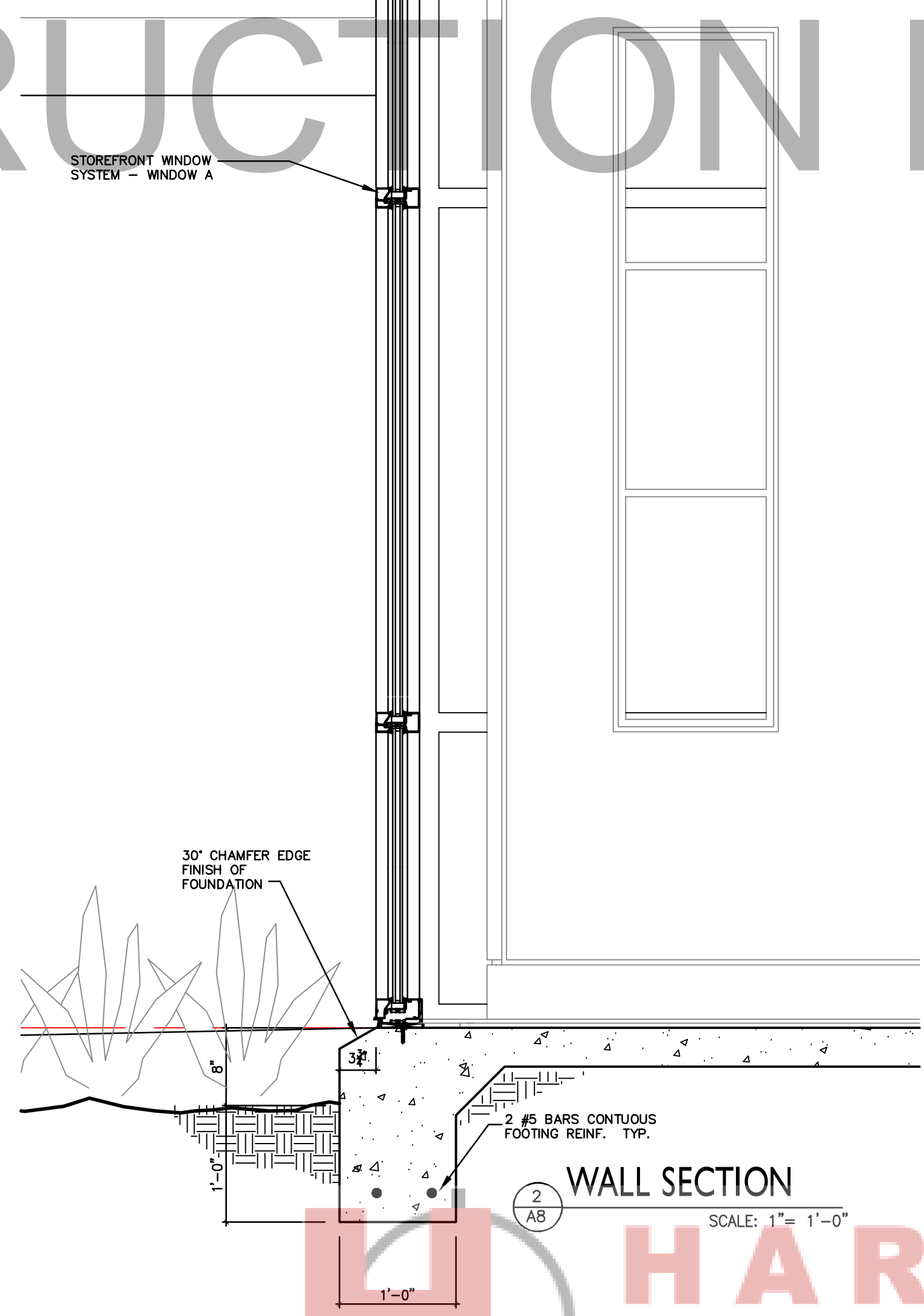
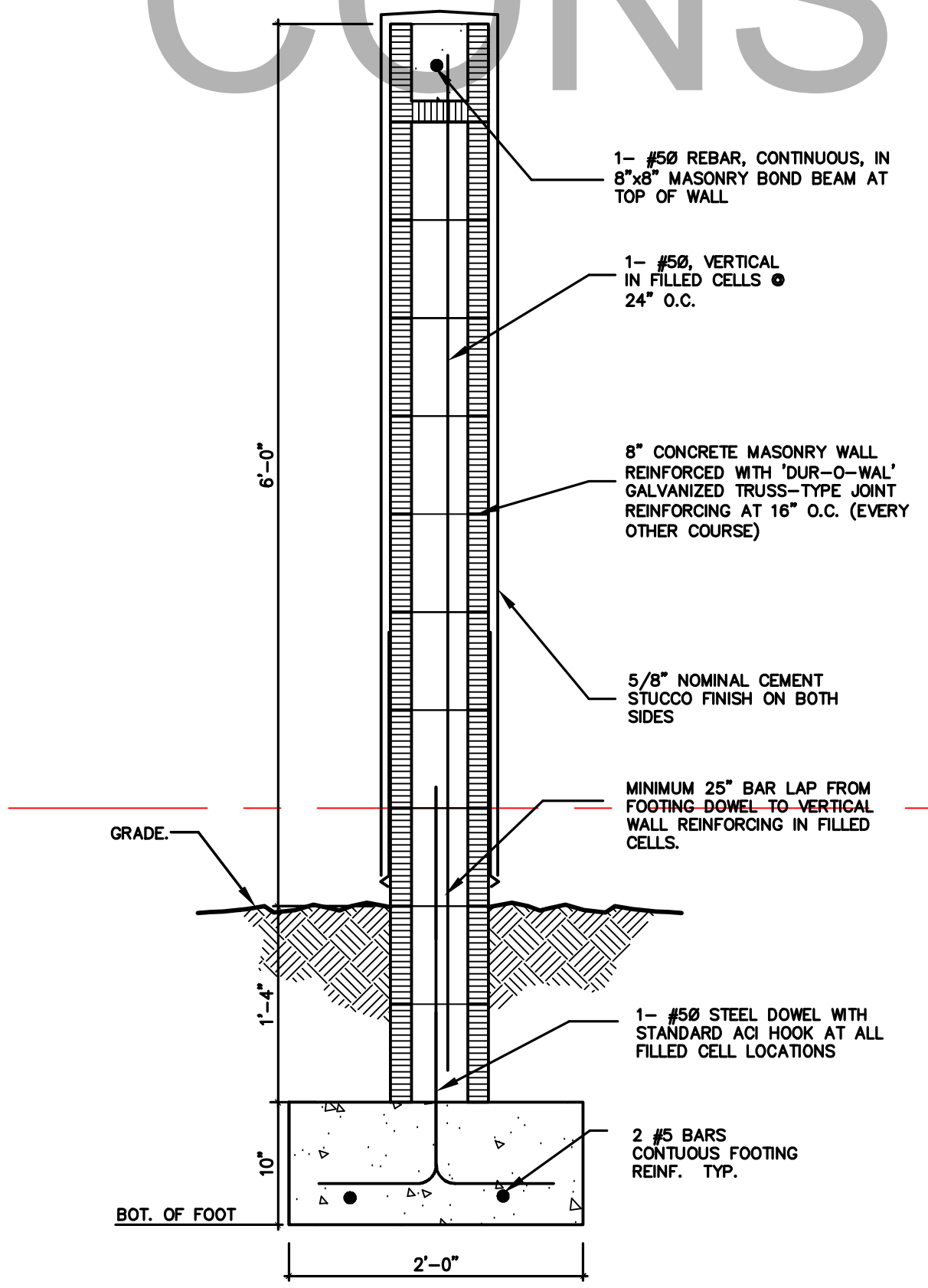
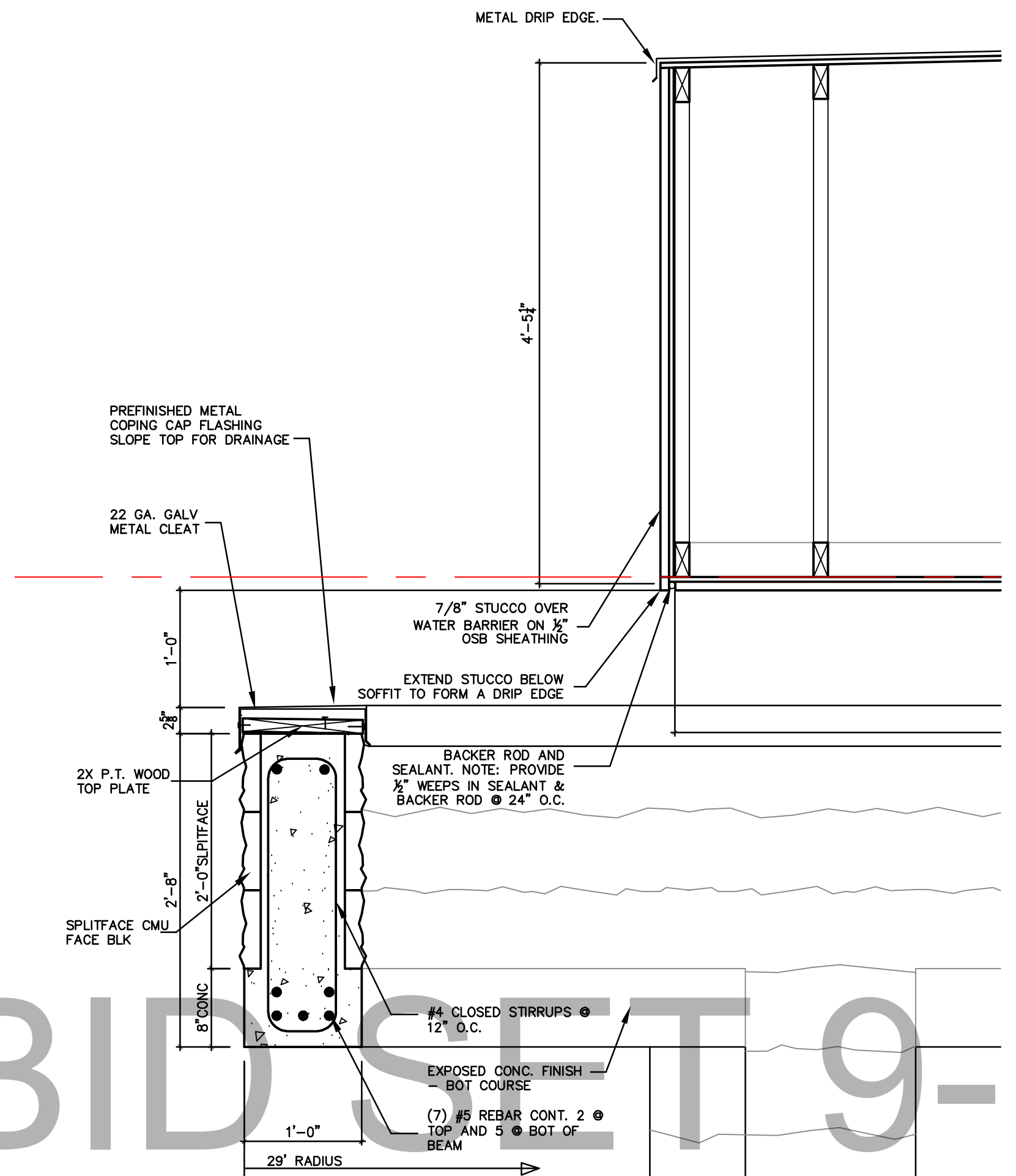
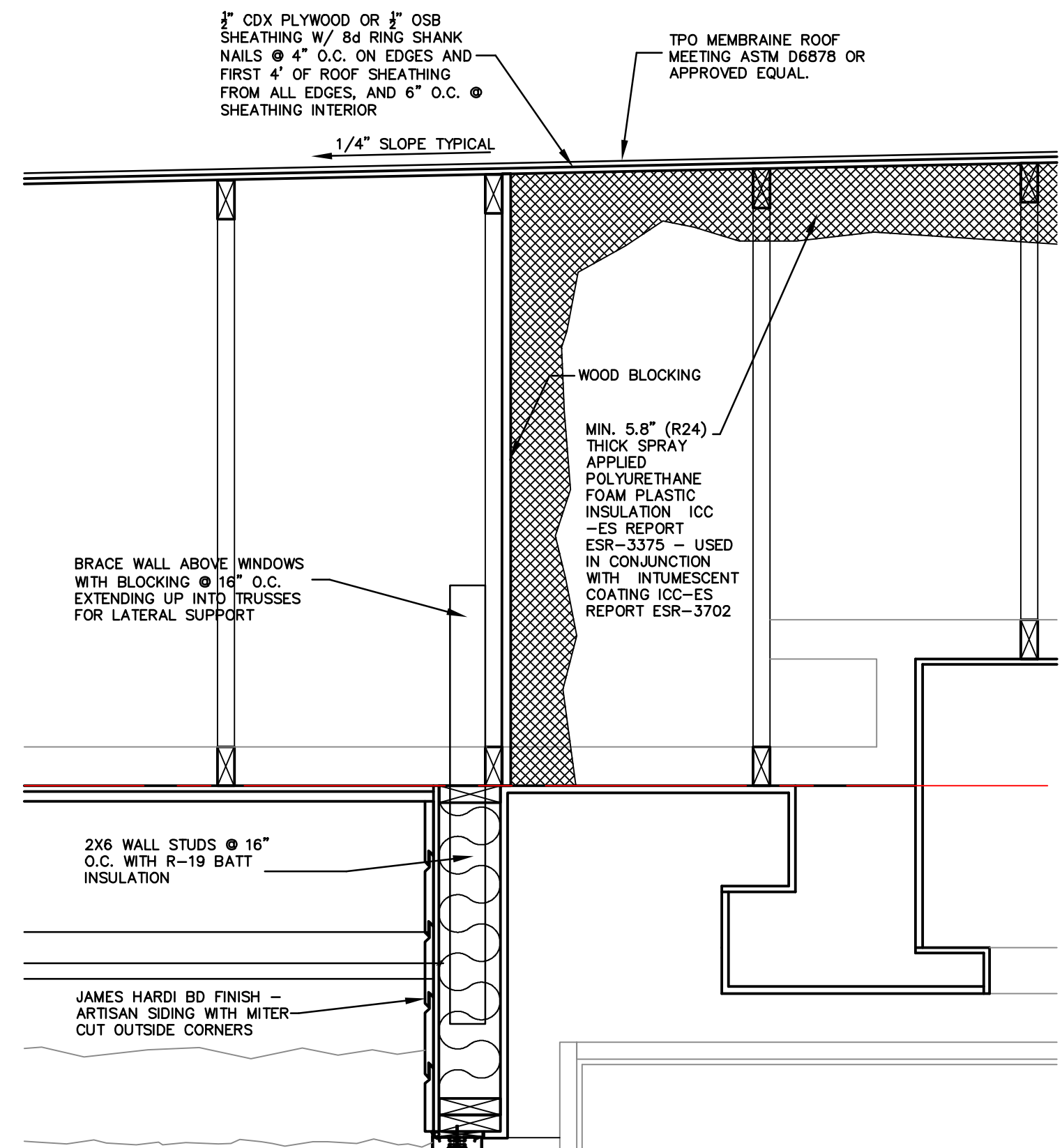
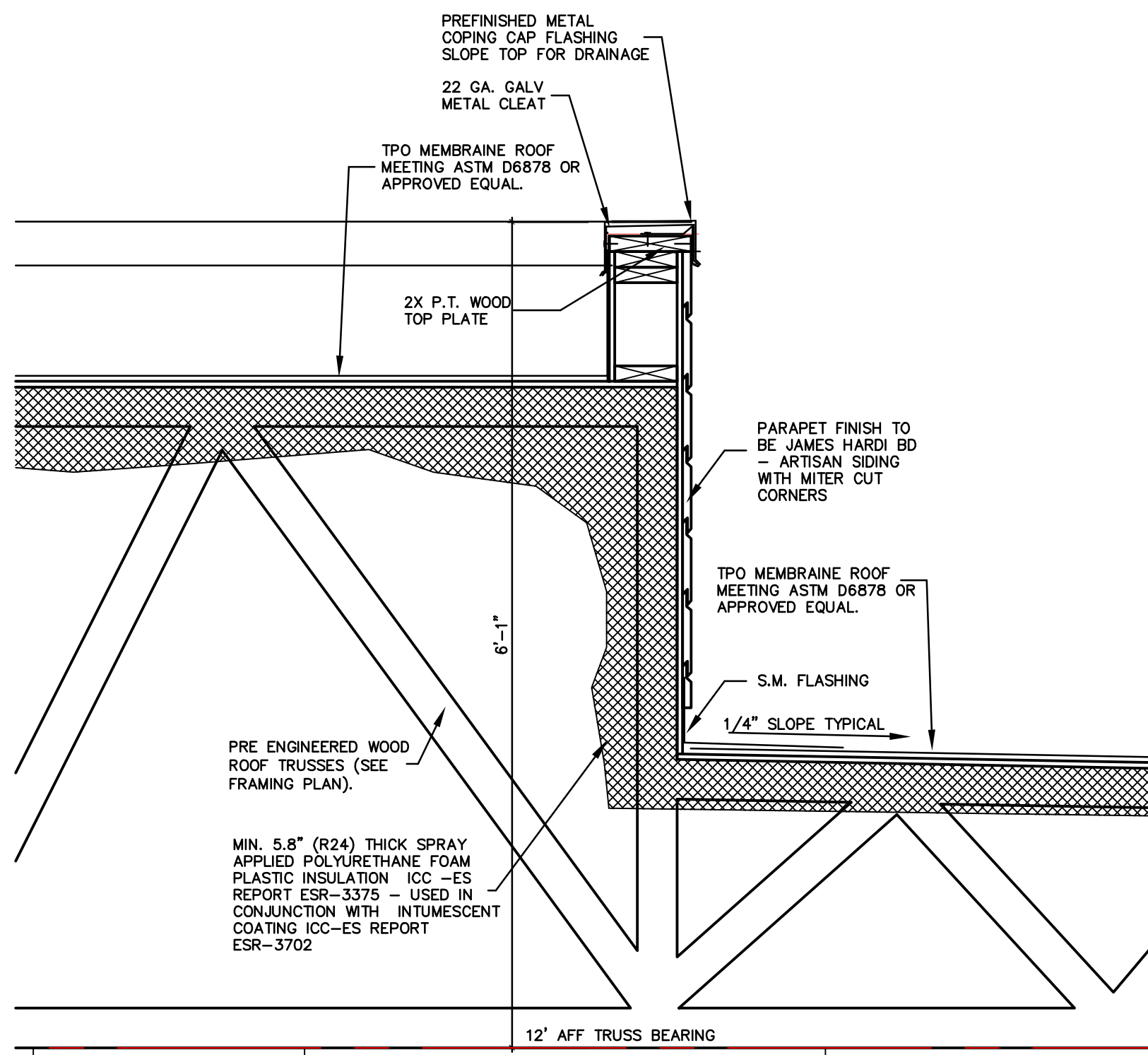
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9-15-22

SHEET TITLE
WALL SECTIONS

SHEET NUMBER

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PROJECT NO.
016-20



CONSTRUCTION BID SET 9-15-22



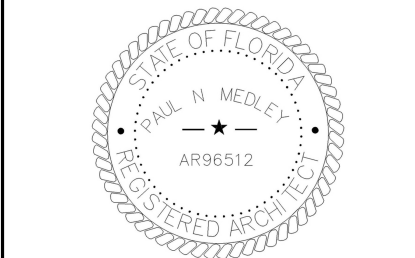
ARCHITECTURE

PAUL N MEDLEY
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PROJECT
**New Dental
Clinic for
Dr. Majid Heydari**
1403 Cleveland Ave
Wildwood Florida

REVISION DATES

DATE

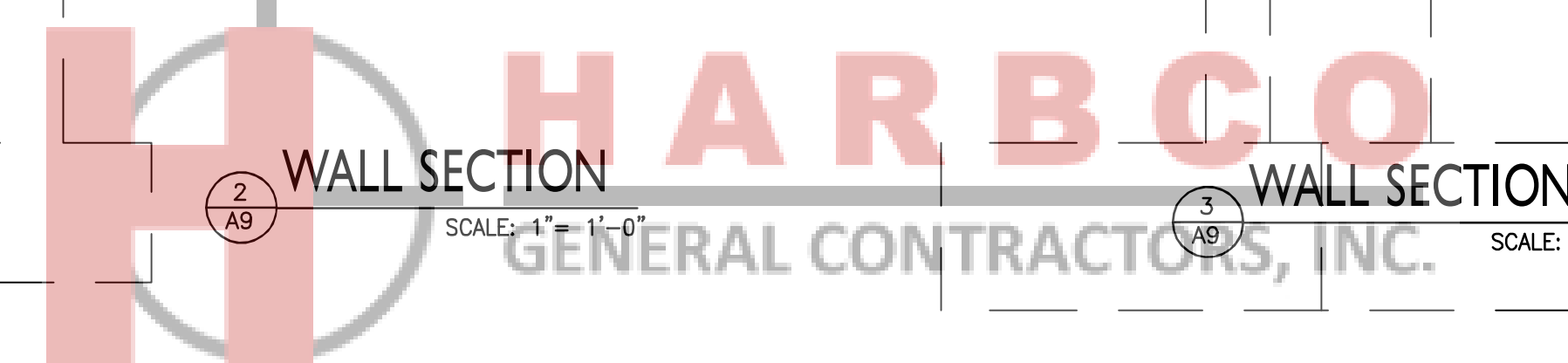
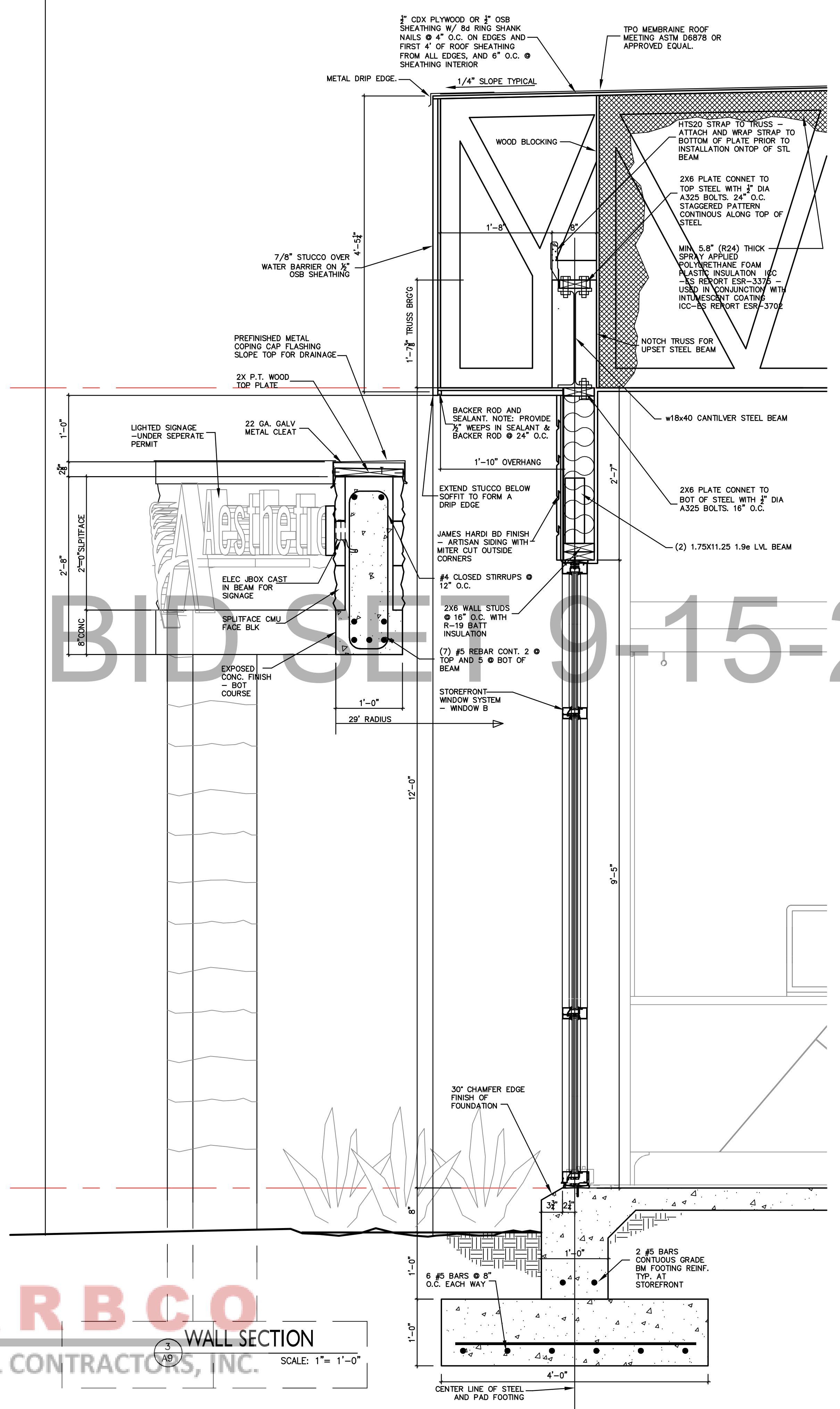
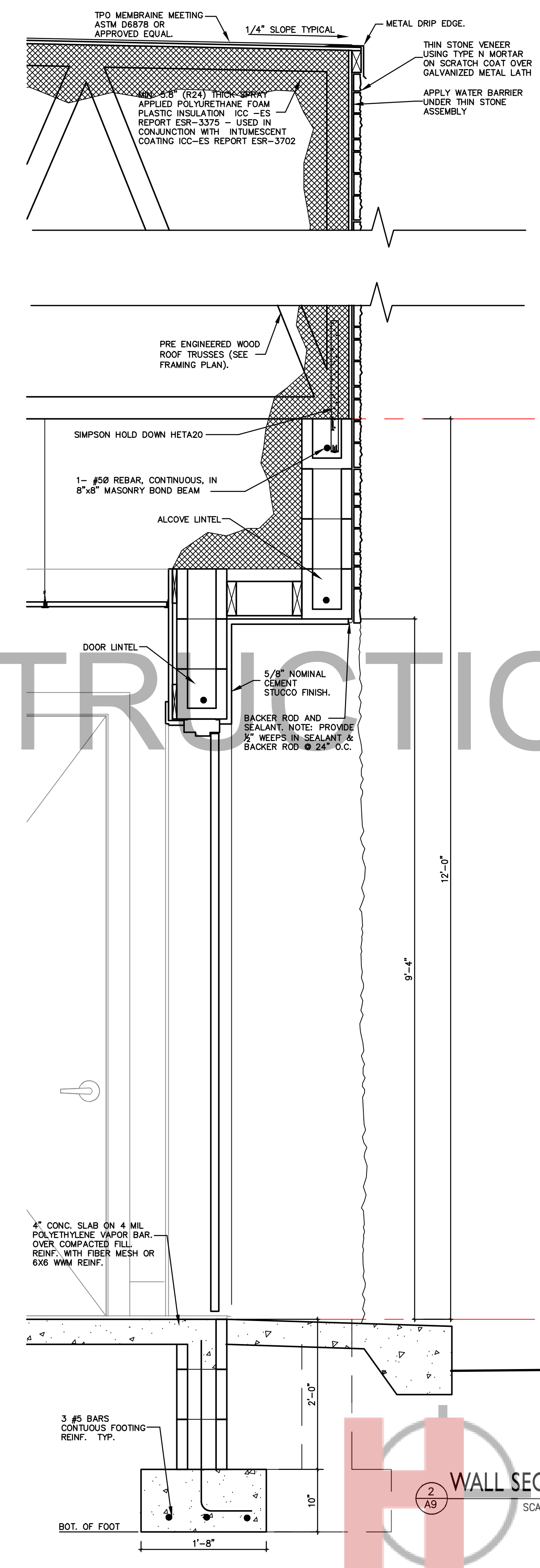
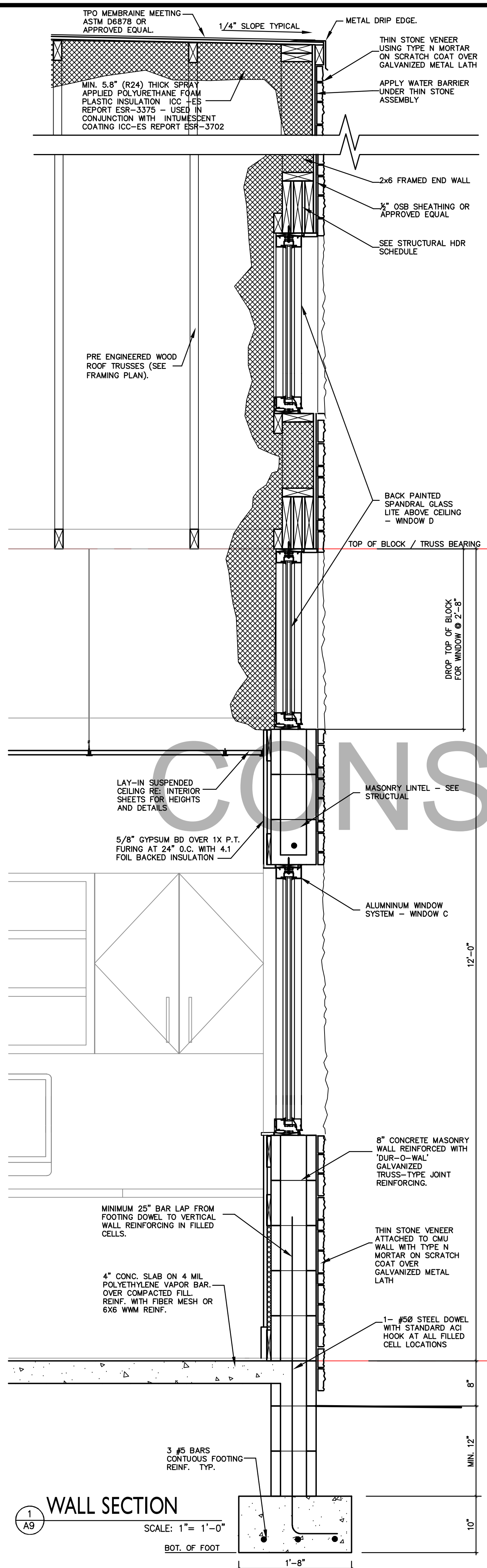
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SHEET TITLE
WALL SECTIONS

SHEET NUMBER

A9

PROJECT NO.
016-20





ARCHITECTURE

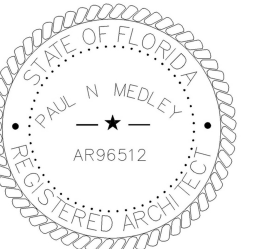
PAUL N MEDLEY
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PROJECT
New Dental Clinic for Dr. Majid Heydari
1403 Cleveland Ave
Wildwood Florida

REVISION DATES

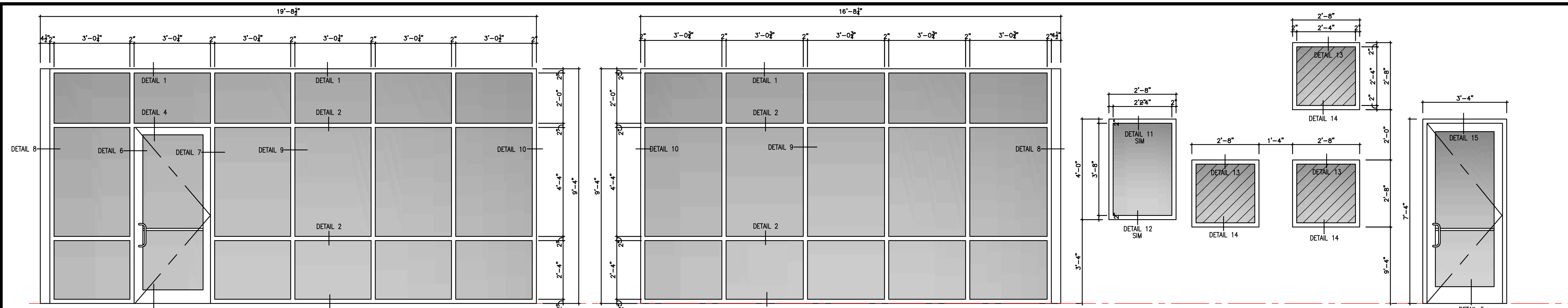
DATE
9-15-22

SHEET TITLE
WINDOWS

SHEET NUMBER

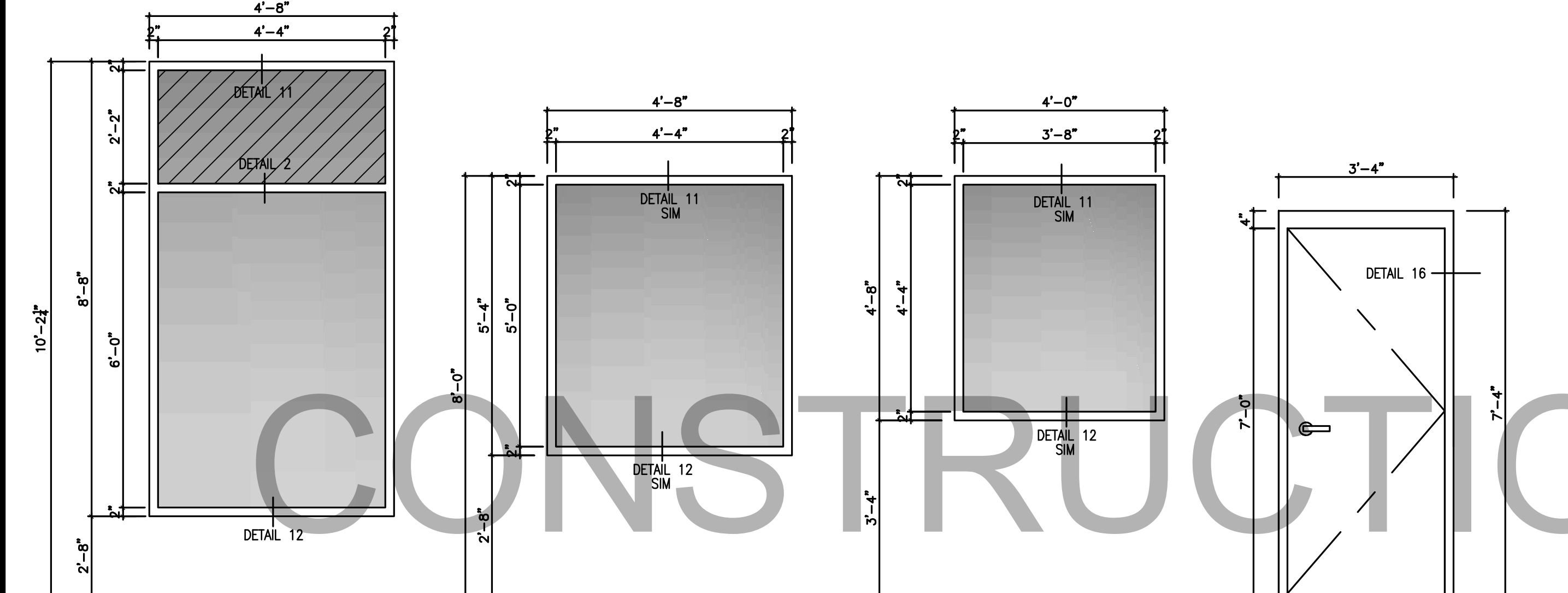
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PROJECT NO.
016-20

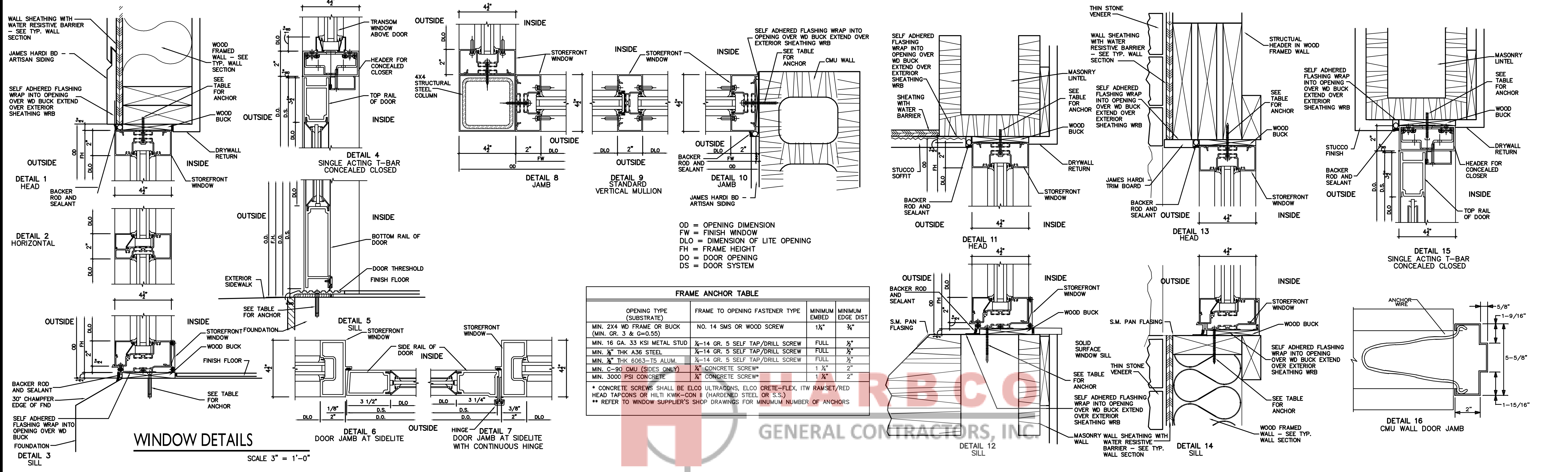


A STOREFRONT WINDOW SYSTEM SAFETY GLASS ANODIZED FINISH
B STOREFRONT WINDOW SYSTEM SAFETY GLASS ANODIZED FINISH
C STOREFRONT WINDOW SYSTEM ANODIZED FINISH
D STOREFRONT WINDOW SYSTEM ANODIZED FINISH BACK PAINTED SPANDRAL GLASS LITE ABOVE CEILING
E ALUM STOREFRONT GLASS DOOR ANODIZED FINISH ALUM THRESHOLD CLOSURE PUSH BAR PANIC HARDWARE WITH KEY LOCK, EXTERIOR PULL

1 A EXTERIOR WINDOW / DOOR ELEVATIONS
NOTE: ADJUST WINDOW SIZES FOR WOOD BUCK AT MASONRY ROUGH OPENINGS
SCALE 1/2" = 1'-0"



F STOREFRONT WINDOW SYSTEM ANODIZED FINISH BACK PAINTED SPANDRAL GLASS LITE TRANSOM
G STOREFRONT WINDOW SYSTEM ANODIZED FINISH
H STOREFRONT WINDOW SYSTEM ANODIZED FINISH
J H.W. METAL DOOR FRAME H.W. METAL DOOR - PAINTED CLOSURE PUSH BAR PANIC HARDWARE WITH KEY LOCK, EXTERIOR LEVER



FRAME ANCHOR TABLE			
OPENING TYPE (SUBSTRATE)	FRAME TO OPENING FASTENER TYPE	MINIMUM EMBED	MINIMUM EDGE DIST
MIN. 2X4 WD FRAME OR BUCK (MIN. GR. 3 & G=0.55)	NO. 14 SMS OR WOOD SCREW	1 1/2"	3/4"
MIN. 16 GA. 33 KSI METAL STUD	1/4"-14 GR. 5 SELF TAP/DRILL SCREW	FULL	1/2"
MIN. 1/4" THK A36 STEEL	1/4"-14 GR. 5 SELF TAP/DRILL SCREW	FULL	1/2"
MIN. 1/4" THK 6063-T5 ALUM.	1/4"-14 GR. 5 SELF TAP/DRILL SCREW	FULL	1/2"
MIN. C-90 CMU (SIDES ONLY)	1/2" CONCRETE SCREW**	1.75"	2"
MIN. 3000 PSI CONCRETE	1/2" CONCRETE SCREW**	1.75"	2"

* CONCRETE SCREWS SHALL BE ELOO ULTRADIGNS, ELOO CRETE-FLEX, ITW RAMSEY/RED HEAD TAPCONS OR HILTI KWIK-CON II (HARDENED STEEL OR S.S.)
** REFER TO WINDOW SUPPLIER'S SHOP DRAWINGS FOR MINIMUM NUMBER OF ANCHORS

WINDOW DETAILS
SCALE 3" = 1'-0"

GENERAL CONTRACTORS, INC.