

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

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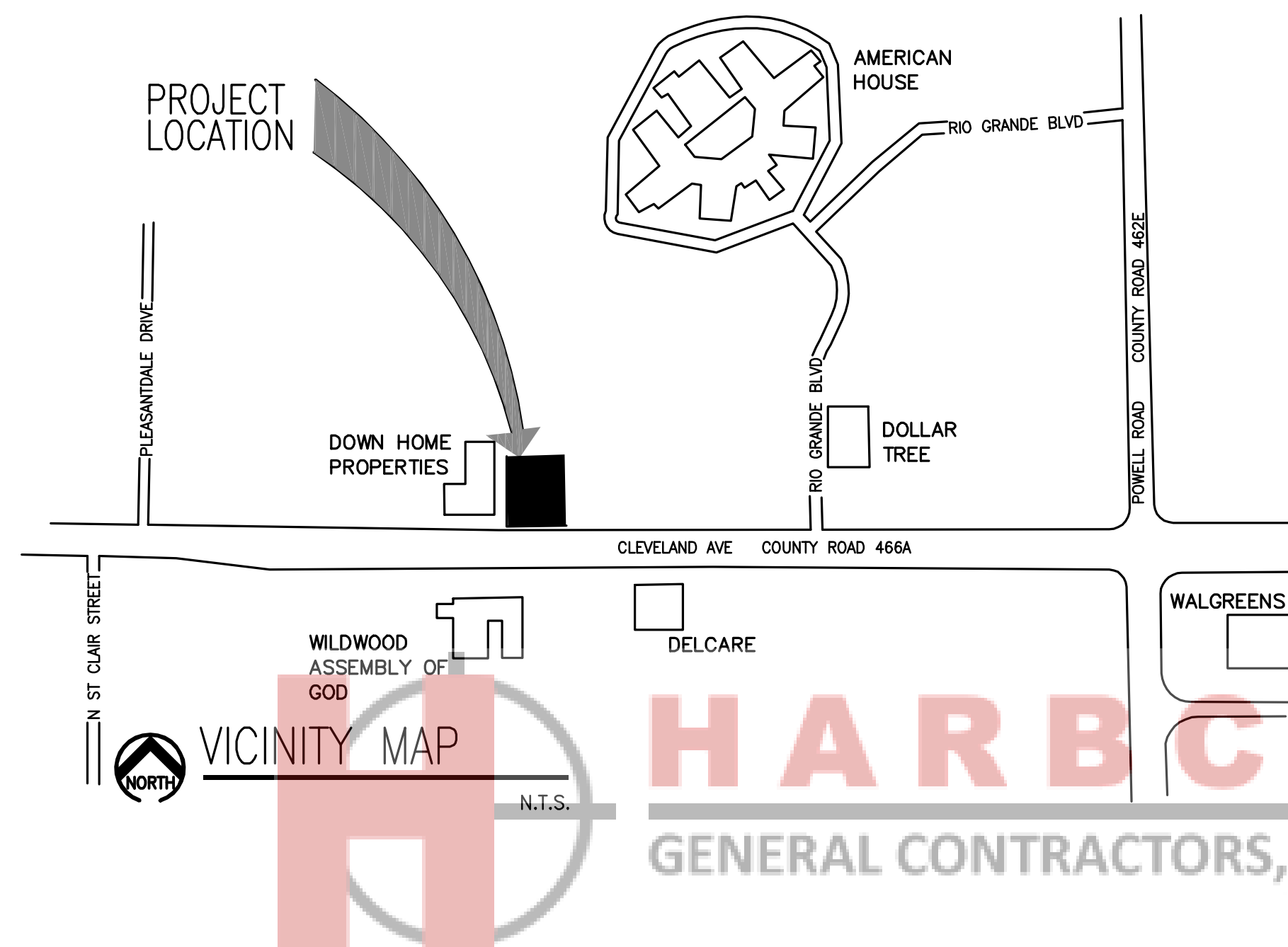
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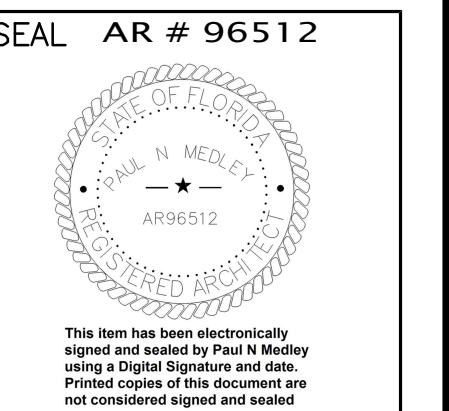
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PROJECT
New Dental Clinic for Dr. Majid Heydari
 1403 Cleveland Ave Wildwood Florida

REVISION DATES

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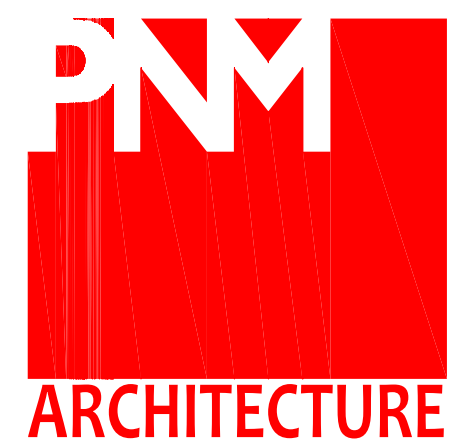
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SHEET TITLE
 COVER SHEET

SHEET NUMBER
CS

PROJECT NO.
 016-20

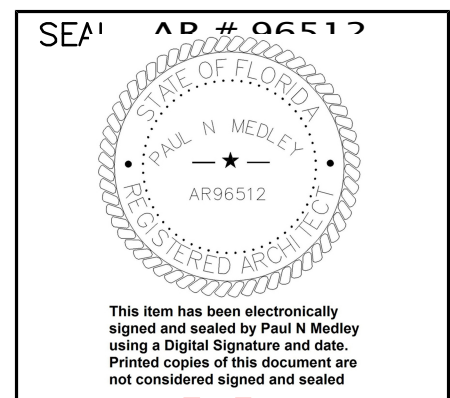




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PROJECT
New Dental Clinic for Dr. Majid Heydari
1403 Cleveland Ave
Wildwood Florida

REVISION DATES

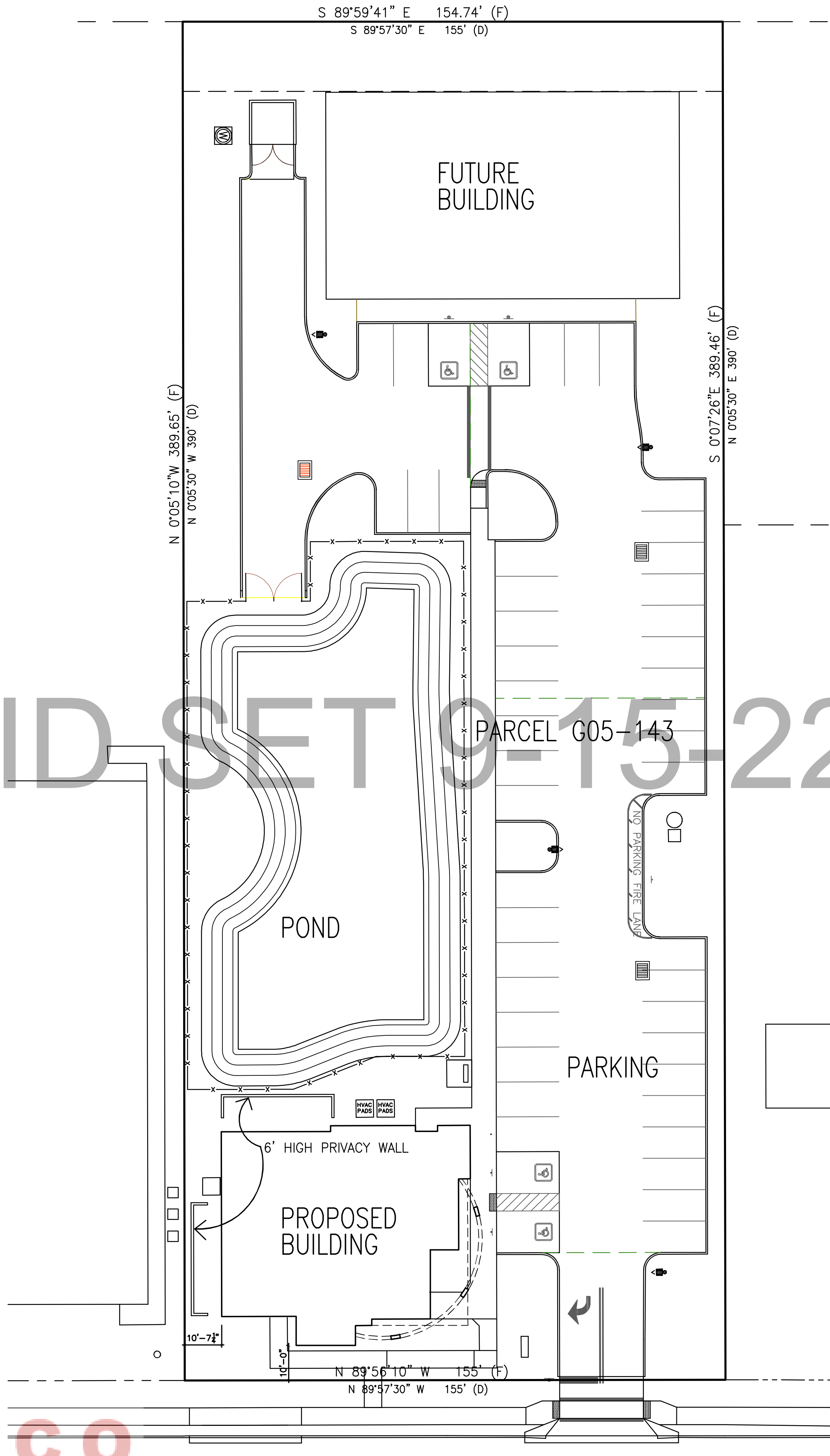
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9-15-22

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

PROJECT NO.
016-20

CONSTRUCTION BID SET 9-15-22



SITE PLAN

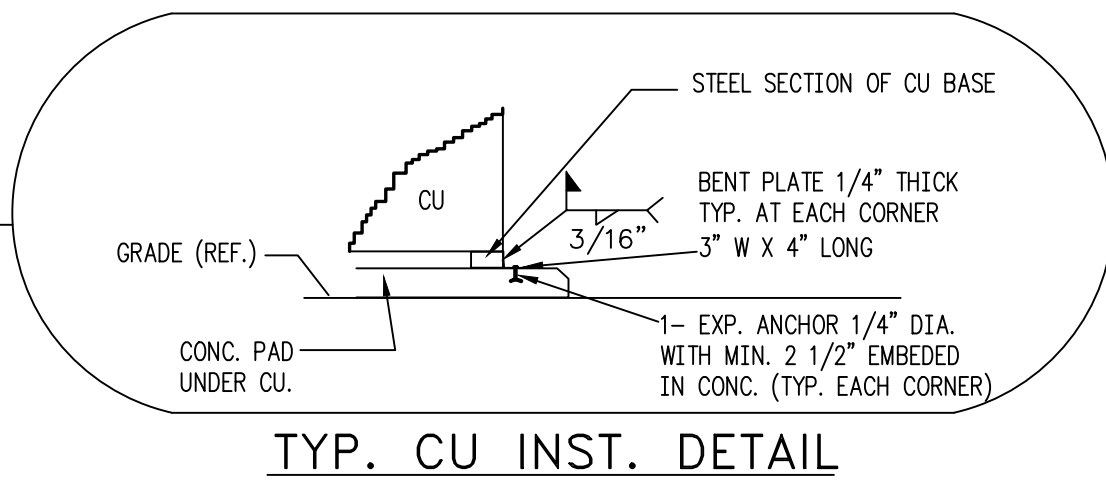
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NOTE: REFER TO MASTROSERIO ENGINEERING SITE SUBMISSION TO TOWN OF WILDWOOD ENGINEERING FOR FULL SITE PLAN

CONCEALED FIBERGLASS DUCT MATERIAL SHALL BE OF R-6.0 MIN.
FLEX. DUCTWORK SHALL BE IN COMPLIANCE WITH UL STANDARD 181 AS A CLASS 1 AIR DUCT AND NFPA STANDARD 90A AND 90B. DUCT TO BE LISTED BY UL AND WITH R-VALUE OF 6.0 PER ASTM C-518 DUCT TO BE OF MAX. FLAME SPREAD OF 25 AND MAX. SMOKE DEVELOPED OF 50.
COND DRAIN LINES TO BE PVC WITH 3/4" FLEX. INSULATION
RUN INSULATED PVC CONDENSATE DRAIN FROM EACH AHU FULL SIZE AS UNIT CONNECTION, TO DRYWELL OR PLANTER AREA OUTSIDE THE BUILDING
AIR DIST. DEVICES SHALL BE OF MIN. FLAME SPREAD RATING OF NOT OVER 25 AND A MIN. SMOKE DEVELOPED OF 50

PROVIDE AN ALTERNATE BID # 1 FOR THE DUCTLESS SPLIT SYSTEM IN THE STORAGE ROOM.

CONTRACTOR TO SEAL, GASKET, CAULK AND/OR WEATHERSTRIP AREAS OF THE BUILDING ENVELOP TO MINIMIZE AIR LEAKAGES INDICATED IN FBC -ENERGY CONSERVATION SECTION C402.4.3



TYP. CU INST. DETAIL

CEILING MOUNTED EXHAUST FAN, 200 CFM, 0.4" S.P. 120V/1PH, 80 W, CONNECTED WITH 8X6 SHEET METAL EXH. DUCT TO 8X10 EXH. GRILLE IN BLDG.'S EAVE. COOK MODEL GN420 OR EQ. EF-8 SHALL BE INTERLOCKED WITH AHU'S SUPPLY FAN

KEYNOTES FOR SHEET M-1

- MOUNT AHU ABOVE THE CEILING AND RETURN AIR PLENUM. PROVIDE VIB. ISOLATION. INSTALL ALL FLOOR MOUNTED EQUIP. OUTDOOR TO WITHSTAND 120 MPH WIND (TYPICAL). OBTAIN INSTALLATION DETAILS FROM UNIT MFR. FOR THE UNIT AND ITS CONNECTION TO THE FLOOR.
- TYPICAL WALL MOUNTED THERMOSTAT MOUNT AT 5' AFF. MOUNT THERMOSTAT ON INTERIOR WALL AWAY FROM DIRECT SUN, HEAT PRODUCING EQUIPMENT OR UNACCESSIBLE SPACE. MOUNT TEMP. SENSOR IN MAIN R/A DUCT. ALL THERMOSTAT TO BE WITH REMOTE TEMP. SENSOR. COORDINATE WITH OWNER FOR EXACT LOCATION OF THERMOSTAT.
- ALL CEILING MOUNTED SUPPLY DIFFUSERS TO BE LOUVERED FACE WITH LAY-IN BORDER TYPE IN AREAS WITH LAY-IN CEILING (EXCEPT IN VERY SMALL ROOMS) OR SURFACE MOUNTED IN AREAS WITH HARD CEILING OR EXPOSED STRUCTURE. DIFFUSERS TO BE ALUMINUM DIFFUSERS TO BE WITH OPPOSED BLADE VOLUME DAMPER. ALL DIFFUSER SHALL BE 4-WAY BLOW UNLESS NOTED BY ARROWS TITUS MODEL TDC-AA OR EQ. LINEAR DIFFUSERS TO BE 4 FT., (3) 3/4" SLOTS TITUS MODEL ML-38.
- ALL CEILING AND SIDEWALL RETURN/TRANSFER/EXHAUST REGISTERS TO BE EGGRATE WITH LAY-IN BOARDER TYPE AREAS WITH LAY-IN CEILING (EXCEPT IN VERY SMALL ROOMS) OR SURFACE MOUNTED IN AREAS WITH HARD CEILING OR EXPOSED STRUCTURE. DIFFUSERS TO BE ALUMINUM REGISTERS TO BE WITH OPPOSED BLADE VOLUME DAMPER. TITUS MODEL 350 FL OF EQ.
- ALL INTERIOR RESTROOM DOORS SHALL BE 3/4" UNDERCUT OR AS INDICATED
- 10" SHEETMETAL EXTERNALLY INSULATED OUTSIDE AIR DUCT UP TO ROOF INTAKE UNIT WITH CURB. COORDINATE WITH ROOFING CONTRACTOR FOR INSTALLATION. COOK MODEL TR SIZE 8 OR EQ. PROVIDE ACCESSIBLE MOTORIZED DAMPER INTERLOCKED WITH AHU SUPPLY FAN.
- RUN REF. LINES ABOVE THE CEILING AND UG IN PVC RACEWAY FROM AHU TO ASSOCIATED COND. UNIT. INSULATE SUCTION LINE WITH 3/4" FLEX INSULATION. RUN PVC CONDENSATE DRAIN ABOVE CEILING FROM EACH AHU THEN UC TO DRYWELL OUTSIDE THE BUILDING. INSULATE COND DRAIN LINE INSIDE THE BUILDING WITH 3/4" FLEX. INSULATION. SIZE COND DRAIN PER MFR RECOMMENDATION.
- VARIABLE AIR VOLUME (AIR VALVE) WITH ASSOCIATED CONTROL AND WALL MOUNTED TEMPERATURE SENSOR. TRANE MODEL VCC-10 WITH 300 CFM MIN. SUPPLY AIR.
- VARIABLE AIR VOLUME (AIR VALVE) WITH ASSOCIATED CONTROL AND WALL MOUNTED TEMPERATURE SENSOR. TRANE MODEL VCC-10 WITH 200 CFM MIN. SUPPLY AIR.
- 4" SHEET METAL DRYER VENT UP TO ROOF CAP WITH ROOF CURB ON ROOF.

SPLIT SYSTEM SCHEDULE

Mark	AHU-1 AND 2
Area Served	SEE PLAN
Evaporator Section	
Supply Air (CFM)	1875
Return / Outside Air (CFM)	1575/300
Ext. Static Pressure	0.6
Fan Motor (Max. HP)	1
Entering Air (DB / WB)	ARI COND.
Total Cooling Cap. (MBH)	60
Total Sensible Cap. (MBH)	41
Electric Heating (KW)	10.8
No. of Stages - Volt/Ph	1-208/3
Unit MCA/MAX Fuse or CB	42.0/50.0
EER/SEER(MIN.)	13
Mark	CU-1 AND 2
Condenser Fan Motor (HP)/FLA	1/5/ 1.2
No. of Condenser Fans	1
No. of Compressors	1
Nominal Capacity (Tons)	5
Unit Power Supply (Volt/Phase)	208/3
Unit MCA/MAX Fuse or CB	21.0/35.0
Basis of Design	TRANE
Model No. (AHU)/WEIGHT	TAMA060/390
Model No. (CU)	ATA3060

ALTERNATE BID # 1

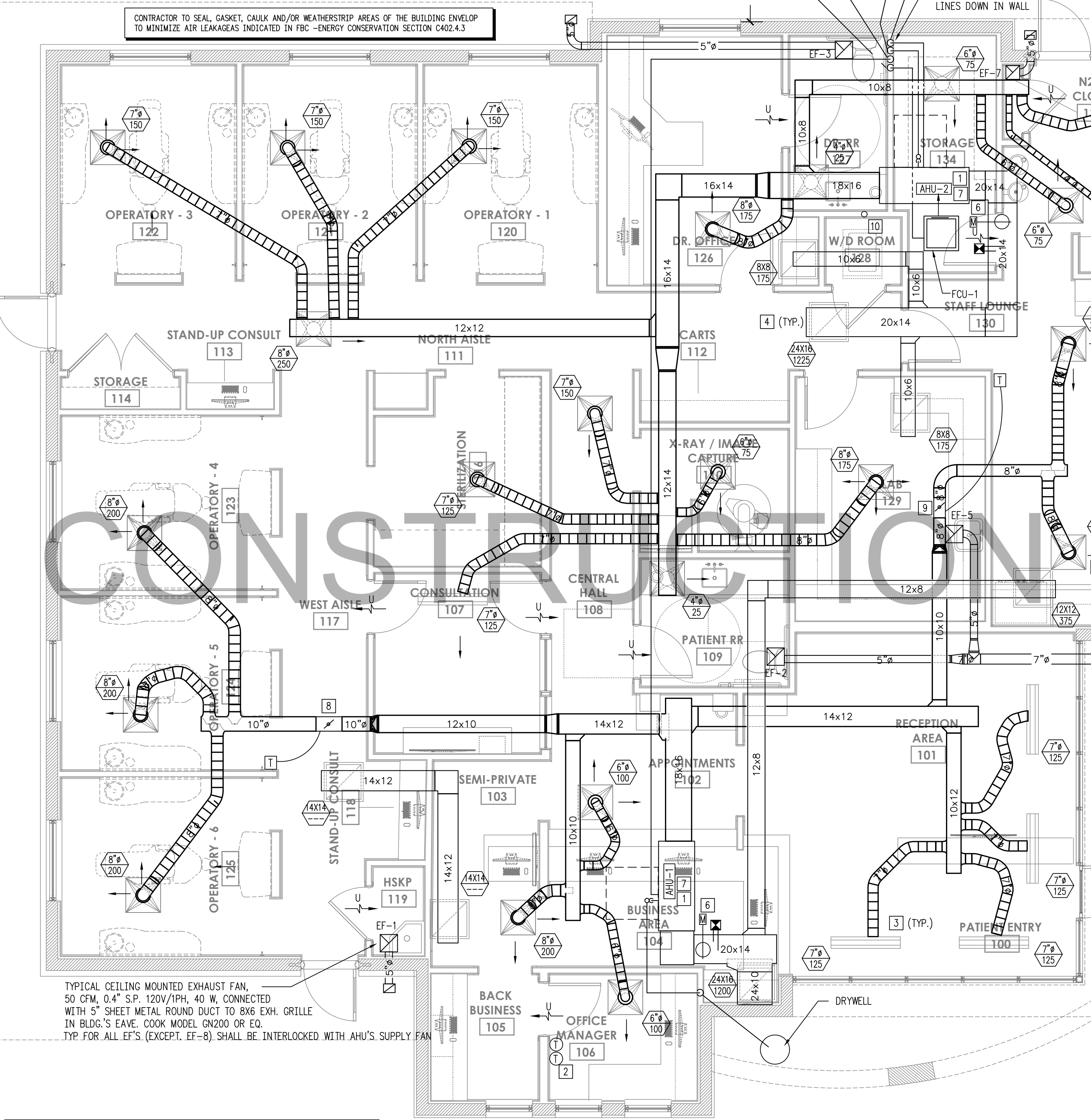
SPLIT SYSTEM SCHEDULE

FCU SECTION	FCU-1
Mark	
Area Served	SEE PLAN
Evaporator Section	
Supply Air (CFM)	250-320
Return / Outside Air (CFM)	VARIES/20
Ext. Static Pressure	N/A
Fan Motor (FLA)-(HP)	2/3
Total Cooling Cap. (MBH)	3.0-10.0
Total Heating Cap. (MBH)	4.0-10.0
Electric heater kw-volt/ph	N/A
Power Supply	208V/1PH VIA HP
Unit Configuration	CEILING MTD.
Basis of design	MITSUBISHI
Model No.	SLZKA09NA

HEAT PUMP SECTION

Mark	HP-1
Total Cooling Capacity (MBH)	3.0-10.0
Total Heating Capacity (MBH)	4.0-10.0
SEER/EER	15
No. of Compressors	1
Compressor Type	DC-INVERTER
Nominal Capacity (Tons)	0.75
Unit Power Supply (Volt/Phase)	208V/1 PH
Unit MCA/MAX Fuse or CB	12/15
Basis of Design	MITSUBISHI
Model No. (CU)	SUZ-KA09NA

- SIZE REF. LINES PER MFR. RECOMMENDATIONS
- INSULATE SUCTION LINE WITH 3/4" FLEX. INSULATION
- INSULATE COND DRAIN WITH 3/4" FLEX. INSULATION
- PROVIDE WALL MOUNTED PROG. THERMOSTAT. UNITS SHALL RUN CONTINUOUSLY AS LONG AS THE SPACE IS OCCUPIED
- MOUNT CU UNIT ON A 4" THICK CONC. SLAB. INSTALL TO WITHSTAND 120 MPH WIND.
- PROVIDE SINGLE POINT POWER CONNECTION FOR AHU WITH HEATER OR DISCONNECTING MEANS
- MOUNT AHU AND CU SO THAT IT MEETS THE CLEARANCE REQUIRED BY THE UNIT MFR. VERIFY CLEARANCE REQ'T'S BEFORE PURCHASING THE UNITS
- UNIT SHALL BE OF EFFICIENCY AS INDICATED AND MATCHES OR EXCEEDS THE REQUIREMENTS OF FLORIDA ENERGY CODE
- NOMINAL COOLING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 80/67 DEGREES F, OUTDOOR 95 DEGREES F.
- NOMINAL HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70 DEGREES F, OUTDOOR 43 DEGREES F.
- EFFICIENCY VALUES ARE BASED ON AHRI 1230 TEST METHOD
- MITSUBISHI INDOOR UNIT IS BEING FED (ELECTRICALLY) FROM ASSOCIATED HEAT PUMP VIA FIELD SUPPLIED INTERCONNECTED WIRES



BUILDING VENTILATION SCHEDULE

OFFICE SPACE AREA 2500 SQ. FT.
NUMBER OF PEOPLE = 2500X7/1000 = 18 PEOPLE
TOTAL VENTILATION REQUIRED = 18X5 = 80 CFM
CORRIDOR SPACE AREA = 600 SQ. FT.
TOTAL VENTILATION REQUIRED = 600X0.06 = 36 CFM
LOBBY/ WAITING AREA 400 SQ. FT.
NUMBER OF PEOPLE 400X30/1000 = 12 PEOPLE
TOTAL VENTILATION REQUIRED = 12X5 = 60 CFM
LOUNGE AREA = 270 SQ. FT.
NUMBER OF PEOPLE 270X10/1000 = 3 PEOPLE
TOTAL VENTILATION REQUIRED = 3X5 = 15 CFM
TOTAL VENTILATION OF THE SPACE = 80+36+60 = 176 CFM
TOTAL VENTILATION PROVIDED = 300 + 300 = 600 CFM
TOTAL EXHAUST = 50 CFM (EF-1 THRU 7) EACH + 200 CFM (EF-8) = 500 CFM
TOTAL BUILDING BALANCE = 600 CFM (O/A) - 550 CFM (E/A) = +50 CFM

HVAC PLAN
SCALE 1/4" = 1'-0"



Mohamed Ghazall
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MOHAMED GHAZALL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 46169
 THESE PLANS HAVE BEEN ELECTRONICALLY SIGNED AND SEALED BY MOHAMED GHAZALL, P.E. ON 09/06/2022
 USING A DIGITAL SIGNATURE
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