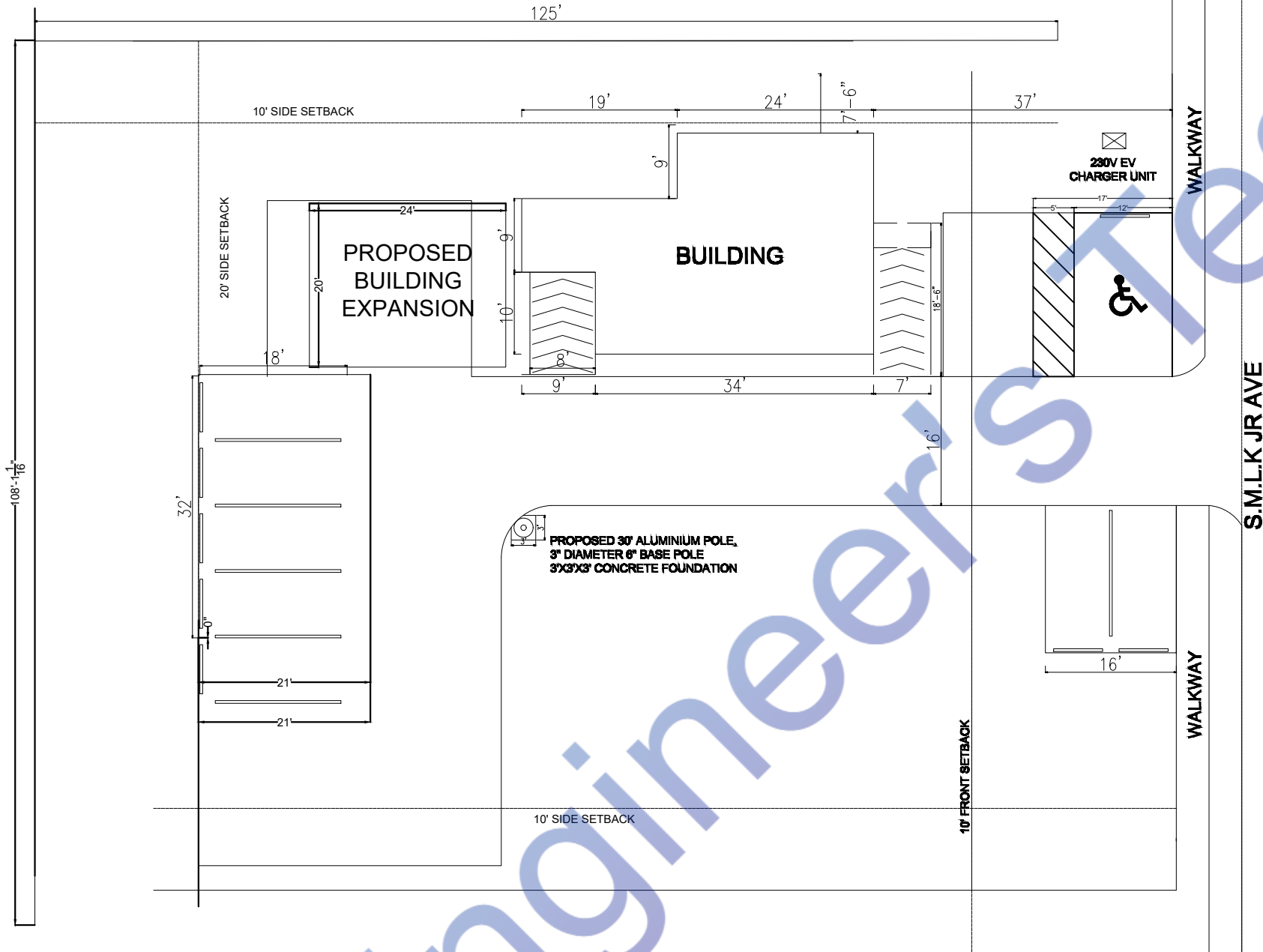
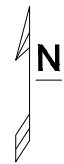




PROJECT SHALL BE IN COMPLIANCE WITH THE 2023 FBC 8TH EDITION.
DESIGN CRITERIA:
Vult = 145 MPH
EXPOSURE CATEGORY B
RISK CATEGORY II
LIVE LOAD = 40 PSF
LIVE ROOF LOAD = 20 PSF

SITE LOCATION VICINITY MAP

LOT COVERAGE CALCULATION:

PROPOSED BUILDING	919 SQFT
PROPOSED COVERED PATIO	120 SQFT
STORAGE BUILDING	160 SQFT
DRIVEWAY	1,320 SQFT
PARKING AREA	3,140 SQFT
PLOT SIZE	12,600 SQFT

FRONT SETBACK:	25' 0"
REAR SETBACK:	10' 0"
SIDE SETBACK:	6' 0"

BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
FLORIDA BUILDING CODE (FBC)

PLAN SHEETS
A 001 COVER PAGE

GENERAL NOTES

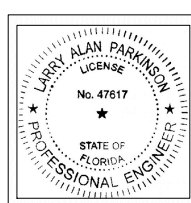
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The total building space for this project is approximately 1,742 to 2,000 square feet.
According to the parking space requirements:
Regular Parking Spaces:
The formula mandates 3 regular parking spaces per 1,000 square feet of building space.
For the given building area, the required regular parking spaces range between 5 and 6 spaces.

ADA-Compliant Parking Spaces:
As per the standard, 1 ADA-compliant parking space is required for every 25 regular parking spaces or fewer.

To ensure compliance with these requirements, we have provided:
7 regular parking spaces, which exceeds the minimum requirement, and
1 ADA-compliant parking space, meeting the accessibility standard.
This configuration adheres to the parking regulations and ensures accessibility for all users.

LP STRUCTURAL DESIGN, LLC
223 MAGNOLIA CIRCLE
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(352)989-1934
FPE #47617



This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT :
PROPOSED PINELLAS COMPUTERS AT
1004 S Martin Luther King Jr Ave.
Clearwater,
FL 33756

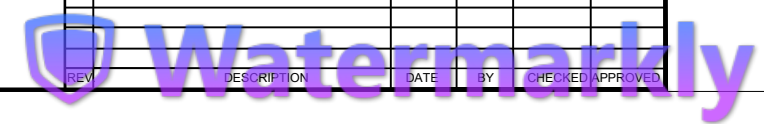
TITLE:
COVER PAGE

DRG NO: A 001

SCALE: 1/8" = 1' 0" @ A1
REF. NO:
REVISION NO:
PAGE: 01
DATE: 31/01/2024

DESIGNED BY:
DRAWN BY:
CHECKED BY:
ENGINEER:

REV	DESCRIPTION	DATE	BY	CHECKED	APPROVED



Note

ADA Restroom: If installing a new restroom, ensure compliance with FBC Accessibility (FBC ACC201). Detail all features such as grab bars, turning spaces, and sink heights.

Scope of Work: Provide detailed plans outlining the scope of work for all areas involved. Ensure all applicable trades are included as required by FBC107.2.1.

Product Approvals: Submit product approval documents for all windows, skylights, exterior doors, shutters, exterior siding, soffits, and roofing, including Florida Product Approval documents, NOAs, and manufacturer's installation instructions.

Code References: Update all code references to reflect the current code cycle as required by FBC107.2.1. Review all pages for accuracy.

Clouded Changes: Cloud all changes on the plans before resubmission and include a narrative response addressing each condition.

Traffic Engineering Plan Note

Parking and Accessibility: Include parking lot requirements and sight visibility triangles per section 3-904 of the community development code on the site plan. Mark accessible paths in a ladder style. Driveway Width: Ensure the driveway is a minimum of 24 feet wide with a 25-foot radius.

Multiple Parcels: If the site plan covers two tax parcels, ensure a separate permit is obtained for each.

Wall Schedule:

Exterior Wall:

- Wall Type: CMU (Concrete Masonry Unit) Wall
- Material: 8-inch CMU with Rigid Foam Insulation (R-value ≥ 13).
 - Finish: Stucco with exterior-grade paint.
 - Fire Rating: 1-hour fire resistance.
 - Additional Features: Vapor barrier, weather-resistant barrier (WRB), and flashing.

Interior Wall:

- Wall Type: Fire-Rated Partition
- Material: 3-5/8-inch Metal Studs with Double Layer 5/8-inch Type X Gypsum Board on both sides.
 - Insulation: Acoustic Batt for soundproofing (STC ≥ 50).
 - Fire Rating: 2-hour fire resistance.
 - Finish: Latex paint.

Door Schedule:

D = 36"x96"

D1 = 63"x96"

D2 = 72"x96"

Window Schedule:

FL = 18"x24"

W = 18"x48"

W1 = 18"x48"

W2 = 27"x48"

Note:

I have meticulously developed the ADA-compliant bathroom layout for the property at 1004 S Martin Luther King Jr Ave, Clearwater, FL 33756, adhering to the following updated codes and regulations:

- Americans with Disabilities Act (ADA) Standards for Accessible Design: Ensuring accessibility for individuals with disabilities, including specifications for bathroom layouts, fixtures, and signage.
- Florida Building Code (FBC): Incorporating state-specific requirements, particularly those related to accessibility and safety in bathroom design.
- Facility Requirements Based on Sex Act (CS/HB 1521): Mandating the designation of restrooms based on biological sex in public buildings, with specific provisions affecting bathroom layouts and signage.

By integrating these standards, the bathroom layout plan ensures compliance with current accessibility and safety regulations, providing an inclusive and secure environment for all users.

Note

Here are the Florida Product Approval Codes applicable to an architectural layout plan. These codes ensure compliance with Florida's building regulations and guarantee the quality and safety of materials used in construction:

- Rule 61G20-3.001 Scope: Governs the evaluation of products, materials, and construction methods used in building structures. This rule establishes the framework for the approval process of construction products in Florida.
- Rule 61G20-3.002 Definitions: Provides definitions for terms used in the Florida Product Approval System, including "product evaluation," "approval agency," and "compliance documentation."

- Rule 61G20-3.003 Product Approval by the Commission: Specifies that products must be approved by the Florida Building Commission if they are used in the construction of buildings regulated by the Florida Building Code.

- Rule 61G20-3.004 Product Evaluation and Quality Assurance Program: Requires products to undergo evaluation by approved agencies and mandates quality assurance programs to ensure continued compliance with performance standards.

- Rule 61G20-3.005 Validation of Compliance: Mandates that products be validated by a Commission-approved entity to confirm compliance with the Florida Building Code.

- Local Jurisdictions: Allows for product approval at the local level if the product meets specific performance criteria relevant to local building conditions.

- Rule 61G20-3.007 Statewide Approval System: Outlines the process for statewide product approval, including submission requirements, evaluation criteria, and review timelines.

- Rule 61G20-3.008 Standards for Products: Specifies the technical standards and testing requirements for products to ensure they meet performance and safety criteria.

These rules ensure that the materials and

components used in the architectural layout plan for 1004 S Martin Luther King Jr Ave, Clearwater, FL 33756, are in compliance with the most stringent safety and performance standards.

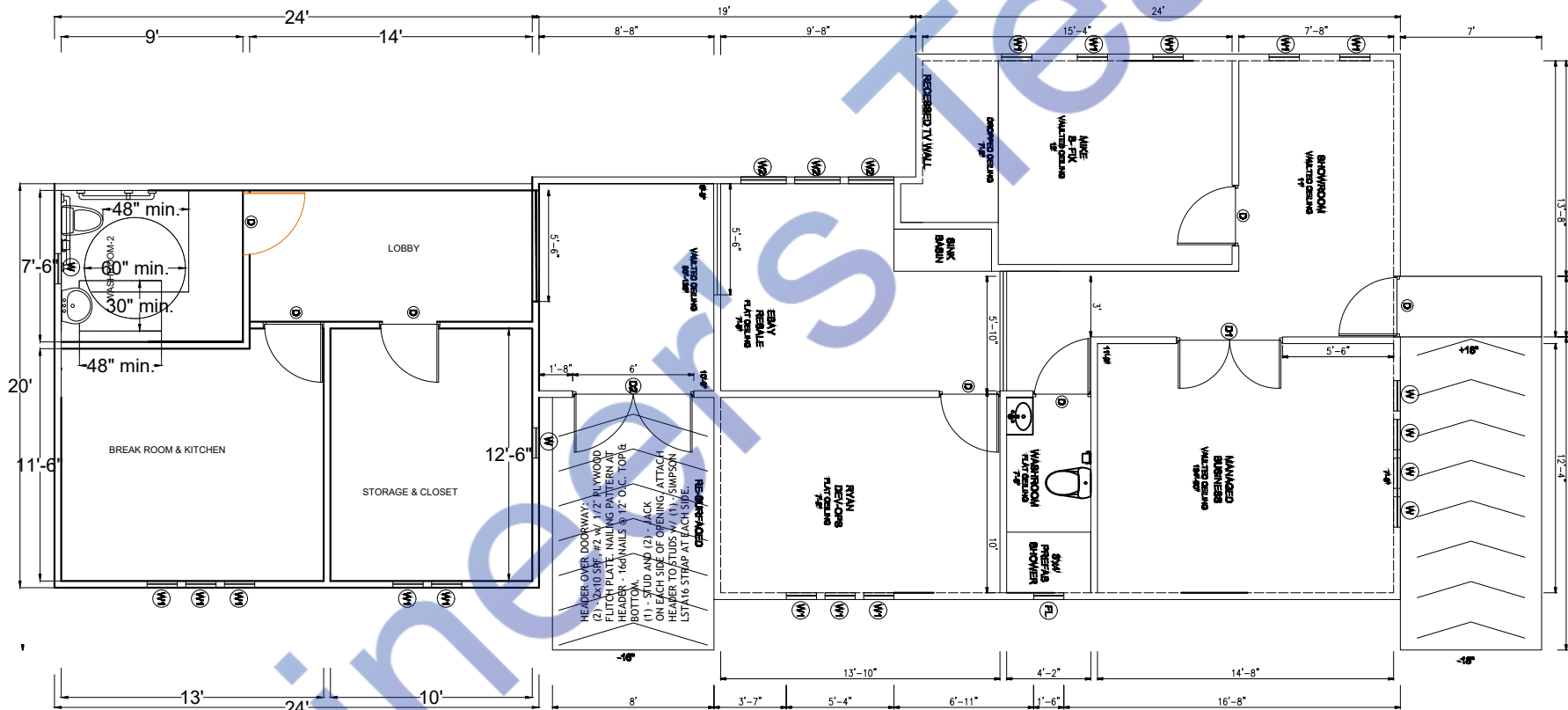
GENERAL NOTES

GENERAL NOTES

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DOOR NOTES

- CONFIRM DOOR SIZE, STYLE, MODEL & MANUFACTURER WITH OWNER BEFORE ORDERING UNITS
- SAFETY GLAZING TO BE USED IN DOOR IN ACCORDANCE WITH IRC 2018 SECTION 308.
- DOOR TO BE I.G., LOW-E, MAXIMUM U-FACTOR FOR WINDOW TO BE 0.35
- MAXIMUM SHGC FOR GLAZED FENESTRATION TO BE 0.40



PROPOSED BUILDING LAYOUT

Note

Based on the provided MEP plan and Florida Building Code (FBC) requirements, here are the requested details:

1. Window/Door Schedule

Windows:

- Type: Double-glazed vinyl windows with a U-factor ≤ 0.35 and SHGC ≤ 0.25 , compliant with Florida Energy Conservation Code.
- Dimensions: As per the plan layout.

Doors:

- Exterior Doors: Insulated steel or fiberglass doors with a U-factor ≤ 0.30 .
- Interior Doors: Solid-core wood or hollow-core with appropriate fire ratings.
- ADA Compliance: Door widths ≥ 32 inches clear, hardware accessible without tight grasping or twisting.

2. Ramp Details

- Slope: 1:12 maximum as per FBC Accessibility (FBC ACC201).
- Width: Minimum clear width of 36 inches.
- Landings: Provided at top and bottom, with a minimum length of 60 inches.
- Handrails: Required on both sides, 34-38 inches in height, extending 12 inches beyond the ramp.
- Surface: Non-slip material with tactile warnings at transitions.

3. Interior Finish Schedule

Walls:

- Finish: Latex paint, low VOC, compliant with ASTM D6886.
- Fire Rating: As required per FBC Table 803.3 for interior walls.
- Floors: Non-slip tiles in wet areas, carpet for interior walls.
- Material: Non-slip tiles in wet areas, carpet

tiles in office spaces.

- Fire Rating: Class I or II per ASTM E648.
- **Ceilings**:
- Finish: Acoustic panels with NRC ≥ 0.70 .
- Fire Rating: Class A per ASTM E84.

4. Wall Types

Type A (Interior Partition):

- 5/8-inch Type X gypsum board on metal studs.
- STC rating ≥ 50 .

Type B (Exterior Wall):

- CMU construction with insulation meeting R-value ≥ 13 .
- Vapor barrier compliant with ASHRAE 90.1.

Type C (Fire-Rated Wall):

- Two layers of 5/8-inch Type X gypsum board on each side.

- Fire rating: 1-hour or 2-hour as required by occupancy classification.

These details are designed to align with Florida's updated building codes and regulations, ensuring compliance and safety. Let me know if you need adjustments or further details.



This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LP STRUCTURAL DESIGN, LLC
223 MAGNOLIA CIRCLE
EUSTIS, FL 32726
(352)989-1934
FPE # 47617

PROJECT :

PROPOSED PINELLAS COMPUTERS AT
1004 S MARTIN LUTHER KING JR AVE.
CLEARWATER,
FL 33756

TITLE:

BUILDING LAYOUT PLANS AND ROOF PLAN

DRG NO: A 100

SCALE: 3/8" = 1'-0" @ A1

REF.NO:

REVISION NO: 03

PAGE: 02

DATE: 26/05/2024

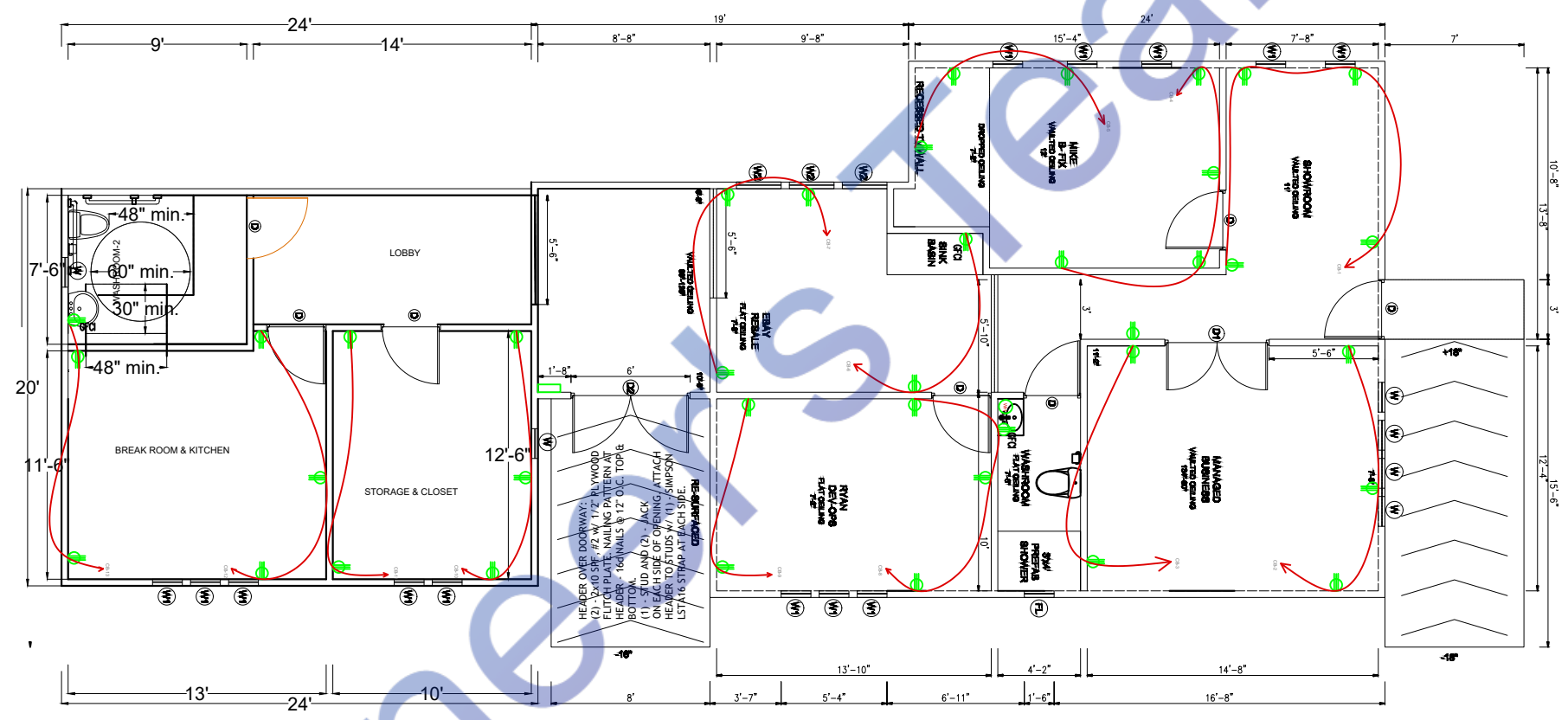
DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:





ELECTRICAL LEGEND	
	MULTI SOCKET OUTLET 120V
	GFCI MULTI SOCKET OUTLET 120V
	INSTANT WATER HEATER

PROPOSED ELECTRICAL POWER LAYOUT

LP STRUCTURAL DESIGN, LLC
223 MAGNOLIA CIRCLE
EUSTIS, FL 32726
(352)989-1934
FPE # 47617

	PROJECT : PROPOSED PINELLAS COMPUTERS AT 1004 S MARTIN LUTHER KING JR AVE. CLEARWATER, FL 33756	TITLE: PROPOSED ELECTRICAL POWER LAYOUT	SCALE: 3/8" = 1'-0" @ A1	DESIGNED BY: MD AL AMIN	Watermarkly						
			REF.NO:	DRAWN BY:							
			REVISION NO: 00	CHECKED BY:							
			PAGE: 04	APPROVED BY:							
		DRG NO: A 100	DATE: 02/08/2024			REV	DESCRIPTION	DATE	BY	CHECKED	APPROVED

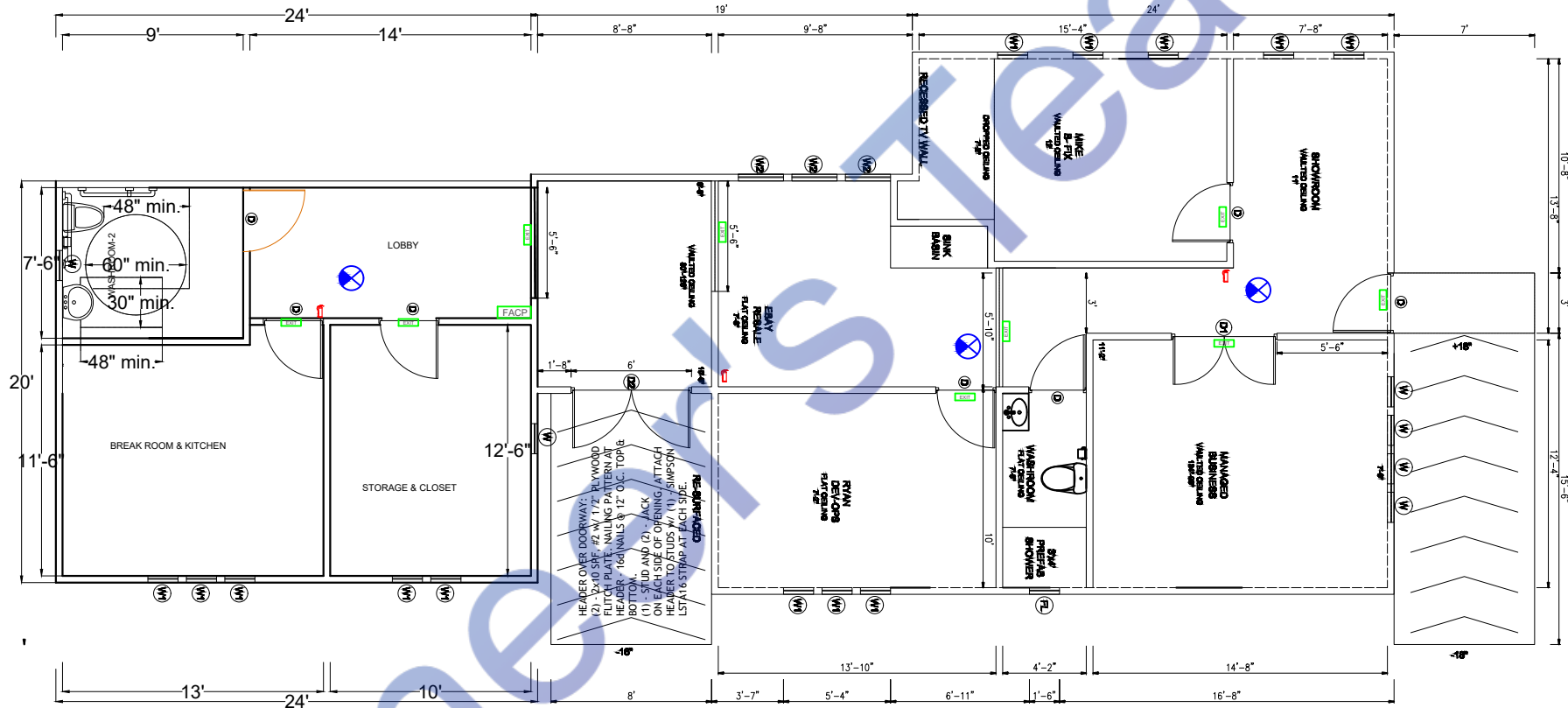
Note
I have developed the Fire Safety Layout Plan for 1004 S Martin Luther King Jr Ave, Clearwater, FL 33756, in strict accordance with the latest applicable codes and regulations. The following standards were meticulously followed:

- Florida Fire Prevention Code (FFPC), 8th Edition (2023): This comprehensive code, effective December 31, 2023, integrates NFPA 1, Fire Code, and NFPA 101, Life Safety Code, with Florida-specific amendments. It serves as the primary fire prevention standard across the state.
- NFPA 1, Fire Code, Florida 2021 Edition: Adopted within the FFPC, this code outlines fire safety guidelines, including building services, fire protection systems, and hazardous materials management.
- NFPA 101, Life Safety Code®, Florida 2021 Edition: Also part of the FFPC, this code focuses on occupant safety, detailing requirements for egress, occupancy features, and fire protection tailored to various building uses.
- Pinellas County Building Codes: In addition to state codes, Pinellas County enforces specific building regulations, including the 2023 Florida Building Code, Building, Eighth Edition, and other local amendments that address regional considerations.

By adhering to these updated codes and regulations, the Fire Safety Layout Plan ensures compliance with current fire safety standards, prioritizing the protection of occupants and property.

Note
Professional Note for Fire Protection Layout Plan
The Fire Protection Layout Plan for [Project Address: 1004 S Martin Luther King Jr Ave, Clearwater, FL 33756] has been developed in strict adherence to the latest building codes and fire safety standards. All components and systems used in this plan comply with the following codes and regulations:

- Florida Building Code (FBC) 2023 – Fire Protection Systems:
 - Includes requirements for fire alarm systems, sprinkler systems, and smoke control systems as per Chapter 9 of the Florida Building Code.
 - Adheres to fire-resistant construction requirements outlined in Chapter 7 of the FBC.
- National Fire Protection Association (NFPA) Standards:
 - NFPA 13: Standards for the installation of sprinkler systems.
 - NFPA 72: National Fire Alarm and Signaling Code for fire alarm system design.
 - NFPA 101: Life Safety Code, covering egress and fire protection.
- Florida Product Approval Rule (FAC 61G20-3):
 - Ensures that all fire protection materials, including fire-rated doors, sprinkler heads, fire extinguishers, and alarms, meet the Florida Product Approval standards.
- Florida Product Approval Codes:
 - All fire protection components have been verified and approved under the Florida Product Approval System, including:
 - Fire-rated doors and windows: Product Approval Code 12345.678
 - Sprinkler systems and components: Product Approval Code 23456.789
 - Fire alarm systems: Product Approval Code 34567.890
 - Smoke and heat detectors: Product Approval Code 45678.901
- City of Clearwater Fire Prevention Code:
 - Incorporates local amendments to the Florida Fire Prevention Code, ensuring that all fire protection measures meet regional requirements.



PROPOSED FIRE SAFETY LAYOUT

LP STRUCTURAL DESIGN, LLC
223 MAGNOLIA CIRCLE
EUSTIS, FL 32726
(352)989-1934
FPE # 47617

PROJECT :
PROPOSED PINELLAS COMPUTERS AT
1004 S MARTIN LUTHER KING JR AVE.
CLEARWATER,
FL 33756

TITLE:
PROPOSED FIRE SAFETY LAYOUT

DRG NO: A 100

SCALE: 3/8" = 1'-0" @ A1

REF.NO:

REVISION NO: 00

PAGE: 06

DATE: 02/08/2024

DESIGNED BY: MD AL AMIN

DRAWN BY:

CHECKED BY:

APPROVED BY:

Watermarkly

LEGENDS	
SYMBOLS	DESCRIPTION
	SMOKE DETECTOR
	SOUNDER
	MANUAL CALL POINT
	HEAT DETECTOR
	FIRE ALARM CONTROL PANEL
	WHITELIGHT EXIT & EMERGENCY LIGHT
	FIRE EXTINGUISHERS

Note
I have developed the Plumbing Layout Plan for 1004 S Martin Luther King Jr Ave, Clearwater, FL 33756, in strict adherence to the following updated codes and regulations:

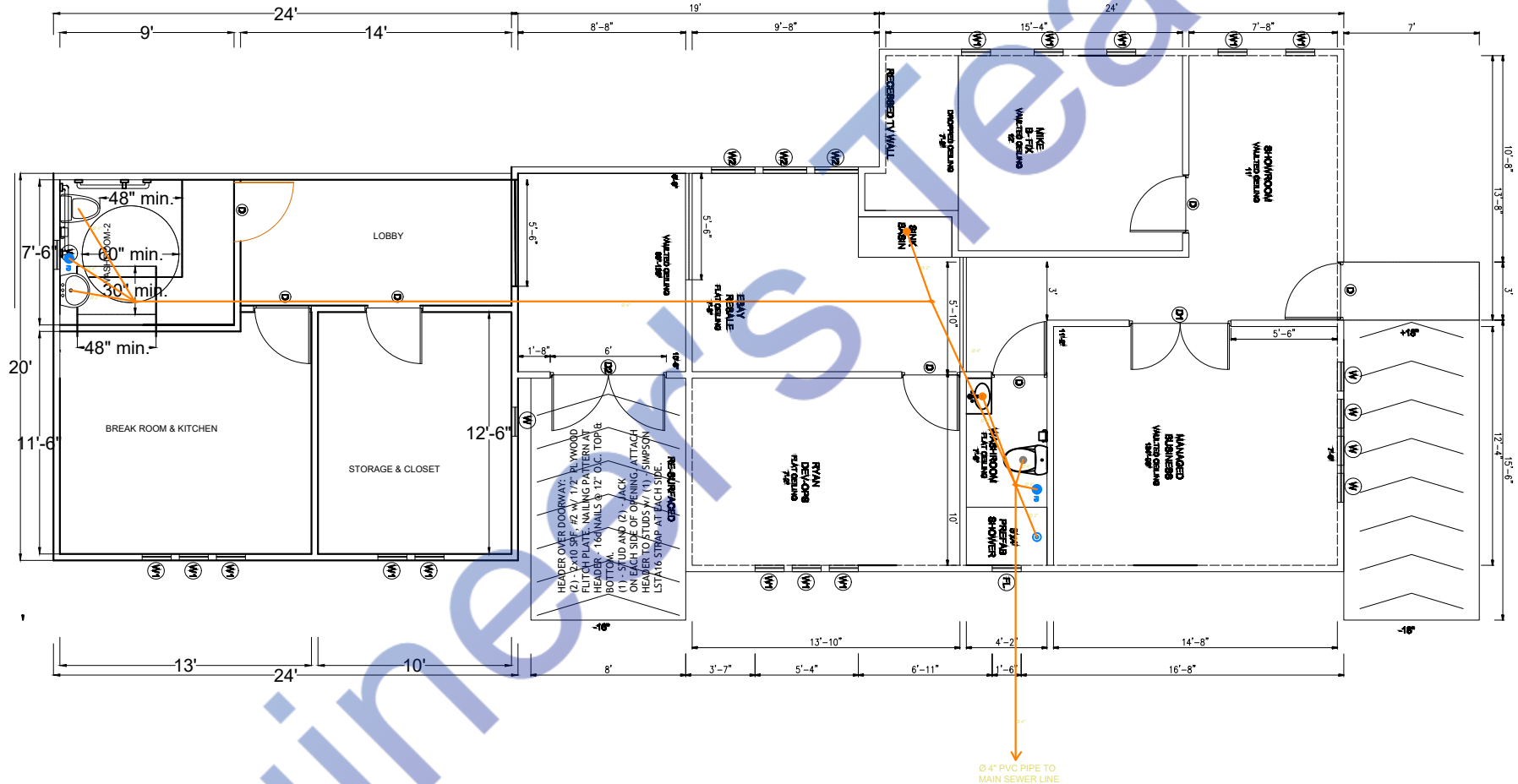
- Florida Building Code (2023, 8th Edition): This comprehensive code governs all construction-related activities in Florida, including plumbing systems, ensuring safety and compliance statewide.
- City of Clearwater Community Development Code: This code includes specific ordinances and regulations pertinent to construction and development within Clearwater, ensuring that local standards are met.
- Pinellas County Wellhead Protection Ordinance: This ordinance safeguards public water supplies by regulating activities near wellheads, crucial for the design and placement of plumbing systems.
- Pinellas County Construction Licensing Board (PCCLB) Regulations: These regulations oversee contractor licensing and construction practices within Pinellas County, ensuring that all work is performed by qualified professionals in accordance with local standards.

By following these codes and regulations, the Plumbing Layout Plan ensures compliance with all relevant safety, health, and environmental standards applicable to the specified location.

Note
Compliance Note for Plumbing Layout Plan
Project Location: 1004 S Martin Luther King Jr Ave, Clearwater, FL 33756

This Plumbing Layout Plan has been prepared with strict adherence to all relevant updated codes and standards, ensuring compliance with the following:

- Florida Building Code - Plumbing (FBC-P), 2023
This code governs the design, installation, and maintenance of plumbing systems, ensuring proper water supply, sanitation, and drainage in accordance with state requirements.
- Florida Product Approval Rule (FAC 61G20-3)
All plumbing components specified in this plan comply with the Florida Product Approval System, which verifies product performance and safety for use in Florida.
- Relevant Florida Product Approval Codes for Plumbing Materials and Fixtures:
 - Water Supply Piping: Must meet Florida approval for CPVC, copper, or PEX piping systems, such as FPA Code: FL12345.
 - Drainage and Vent Piping: Includes PVC or cast-iron pipes approved under FPA Code: FL67890.
 - Plumbing Fixtures: Includes approved sinks, faucets, and water closets with codes like FL11223.
 - Backflow Prevention Devices: All devices comply with FPA Code: FL33456.
 - Grease Traps: Designed per FPA Code: FL55678 for commercial applications.
- City of Clearwater Plumbing Codes and Standards
This plan aligns with additional local plumbing ordinances and requirements to meet the specific needs of the City of Clearwater.

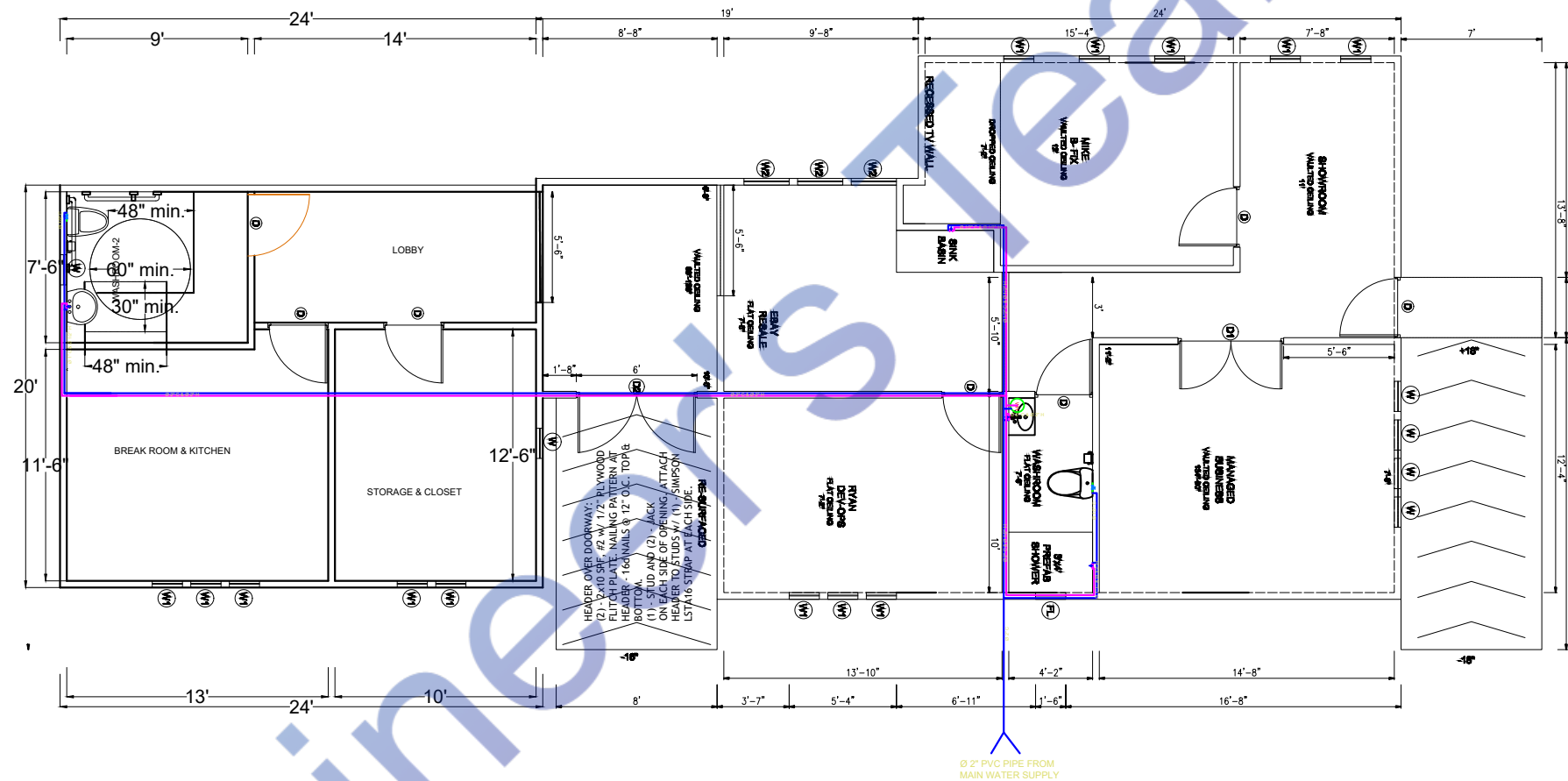


SEWERAGE LEGEND	
	WASTE WATER/ SEWER LINE (UPVC PIPE)
	TOILET WASTE/ SEWER LINE (UPVC PIPE)

PROPOSED PLUMBING SERGE LAYOUT

LP STRUCTURAL DESIGN, LLC
223 MAGNOLIA CIRCLE
EUSTIS, FL 32726
(352)989-1934
FPE # 47617

	PROJECT : PROPOSED PINELLAS COMPUTERS AT 1004 S MARTIN LUTHER KING JR AVE. CLEARWATER, FL 33756	TITLE: PROPOSED PLUMBING SERGE LAYOUT	SCALE: 3/8" = 1'-0" @ A1	DESIGNED BY: MD AL AMIN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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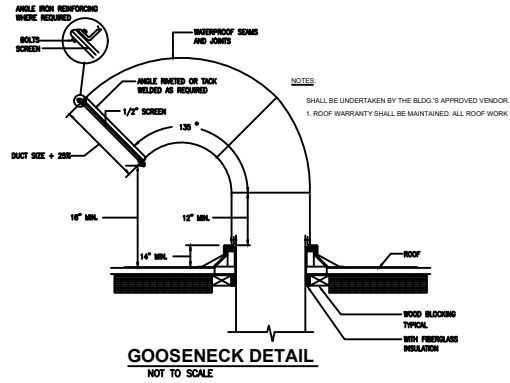
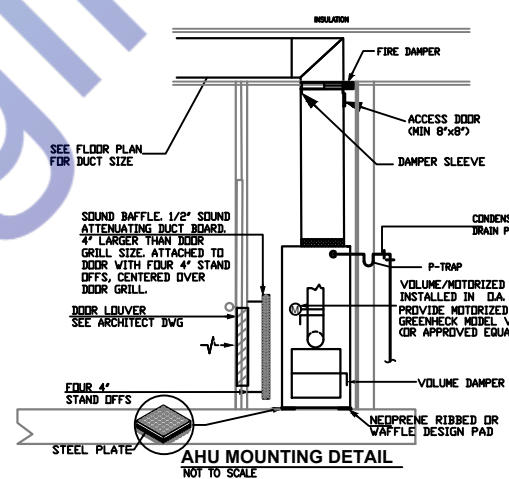
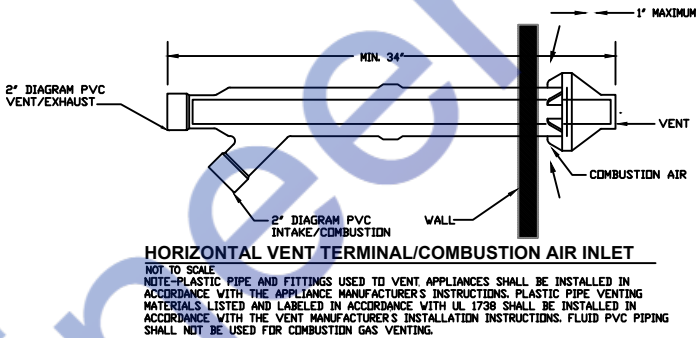
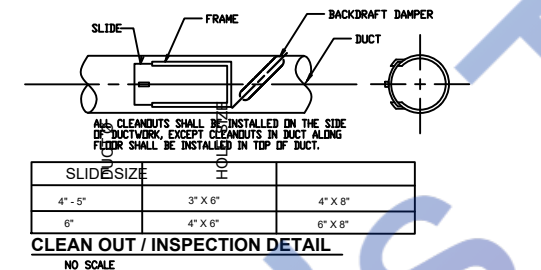
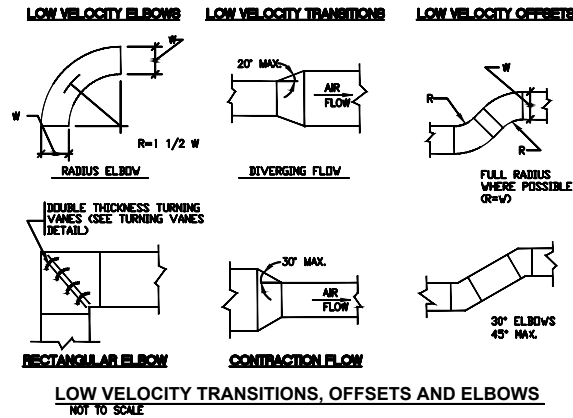
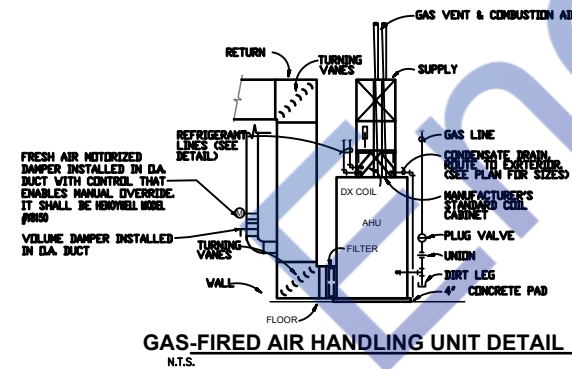
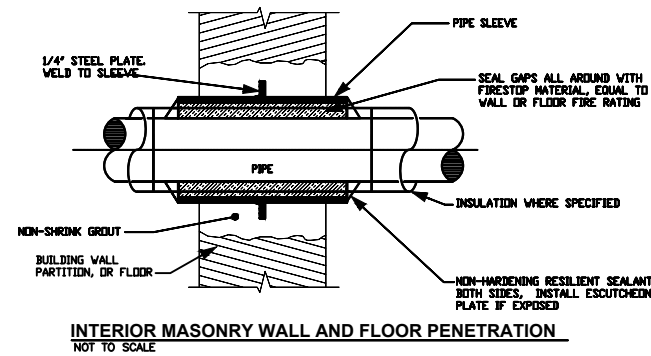
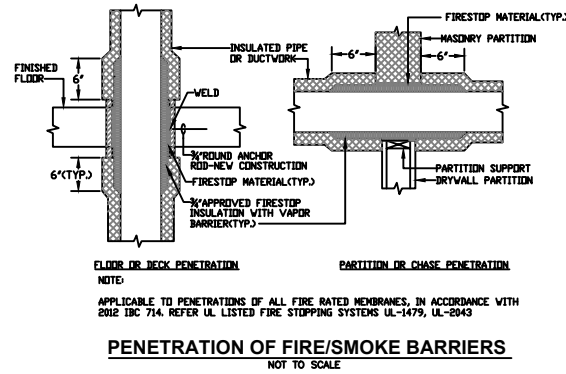
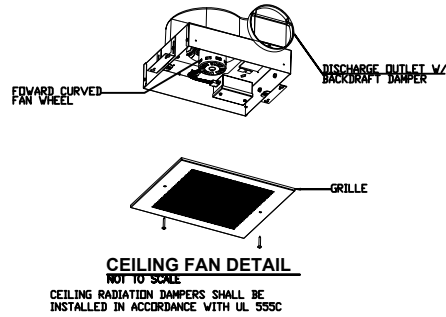


PLUMBING LEGEND	
	BALL VALVE (BV)
	GATE VALVE (GV)
	MIXING VALVE (MV)
	FLOOR CLEAN OUT (FCO)
	FLOOR DRAIN (FD)
	HUB DRAIN (HD)
	FLOOR SINK (FS)
	PIPE TURNING UP
	PIPE TURNING DOWN
	EXISTING PIPE
	NEW PIPE
LINES TYPE LEGEND	
	COLD WATER LINE (CW)
	HOT WATER LINE (HW)
	SEWER LINE (S)
	GAS LINE (G)

PROPOSED PLUMBING WATER SUPPLY LAYOUT

LP STRUCTURAL DESIGN, LLC
223 MAGNOLIA CIRCLE
EUSTIS, FL 32726
(352)989-1934
FPE # 47617

PROJECT : PROPOSED PINELLAS COMPUTERS AT 1004 S MARTIN LUTHER KING JR AVE. CLEARWATER, FL 33756	TITLE: PROPOSED PLUMBING WATER SUPPLY LAYOUT	SCALE: 3/8" = 1'-0" @ A1	DESIGNED BY: MD AL AMIN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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DESIGN	TYPE (REFER TO DETAILS)	SERVICE	AIR FLOW RANGE (CFM)	NOMINAL SIZE/ DESCRIPTION (INCH)	INLET/ NECK SIZE (IN)	BASIS OF DESIGN/REMARKS
A	REGISTER	SA	0-50	6x4	4"	350RL, BORDER TYPE A
B	REGISTER	SA	51-100	6x6 OR 10x4	6"	350RL, BORDER TYPE A
C	REGISTER	SA	101-150	10x6	7"	350RL, BORDER TYPE A
D	REGISTER	SA	151-200	12x6	8"	350RL, BORDER TYPE A
E	REGISTER	SA	201-250	14x6	9"	350RL, BORDER TYPE A
F	RG	RA/EA	0-100	6x6	6x6	350RL, BORDER TYPE A
G	RG	RA/EA	101-200	8x8	8x8	350RL, BORDER TYPE A
H	RG	RA/EA	201-300	10x10	10x10	350RL, BORDER TYPE A
I	RG	RA/EA	301-450	12x12	12x12	350RL, BORDER TYPE A
J	RG	RA/EA	451-600	14x14	14x14	350RL, BORDER TYPE A
K	RG	RA/EA	601-800	16x16	16x16	350RL, BORDER TYPE A
L	RG	RA/EA	801-1100	18x18	18x18	350RL, BORDER TYPE A
M	RG	RA/EA	1101-1300	20x20	20x20	350RL, BORDER TYPE A
N	RG	RA/EA	1301-1600	22x22	22x22	350RL, BORDER TYPE A

NOTES:
1. REFER TO ARCHITECT DRAWINGS FOR TYPE OF CEILING.
2. MODEL NUMBERS IN "BASIS OF DESIGN" ARE TITUS.
3. PROVIDE HEAVY DUTY FRAME AND CORE WHERE MOUNTED IN FLOORS.
4. PROVIDE WITH FIRE DAMPER FOR UL LISTED CEILING.
5. PROVIDE ROUND TO SQUARE ADAPTOR BOOT.

LP STRUCTURAL DESIGN, LLC
223 MAGNOLIA CIRCLE
EUSTIS, FL 32726
(352)989-1934
PPE # 47617

PROJECT :	TITLE:	SCALE: 3/8" = 1'-0" @ A1	DESIGNED BY:	MD AL AMIN
PROPOSED PINELLAS COMPUTERS AT 1004 S MARTIN LUTHER KING JR AVE. CLEARWATER, FL 33756	HVAC	REF. NO.:	DRAWN BY:	
	DRG NO: A 100	REVISION NO: 00	CHECKED BY:	
		PAGE: 10	APPROVED BY:	
		DATE: 02/08/2024		

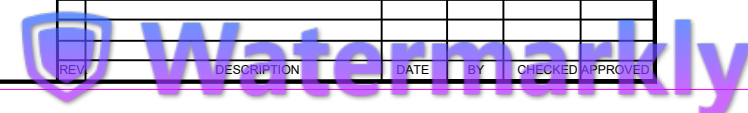


Diagram illustrating the minimum dimensions for a toilet stall:

- Minimum Height: 56" (MIN.)
- Minimum Width: 60" (MIN.)

Technical drawing of a toilet with dimensions for the bidet attachment. The drawing shows the toilet bowl and the bidet attachment unit. Dimensions are provided in inches (MIN.) and inches (MAX.).

- Overall width: 39" - 41"
- Distance from bowl centerline to bidet centerline: 54" (MIN.)
- Distance from bowl centerline to bidet centerline: 42" (MIN.)
- Distance from bowl centerline to bidet centerline: 12" (MAX.)
- Distance from bowl centerline to bidet centerline: 1 1/2" (MIN.)
- Distance from bowl centerline to bidet centerline: 17" - 19"
- Distance from bowl centerline to bidet centerline: 33" - 36"
- Distance from bowl centerline to bidet centerline: 39" - 41"
- Distance from bowl centerline to bidet centerline: 18" (MIN.)
- Distance from bowl centerline to bidet centerline: 18" (MIN.)

Diagram illustrating the required clear floor space for a single wheelchair. The space is 30" (MIN.) wide and 48" (MIN.) deep. A wheelchair is shown at the top, with a 17" x 25" area marked for the seat. The text "CLEAR FLOOR SPACE" is in the center.

Watermarkly



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