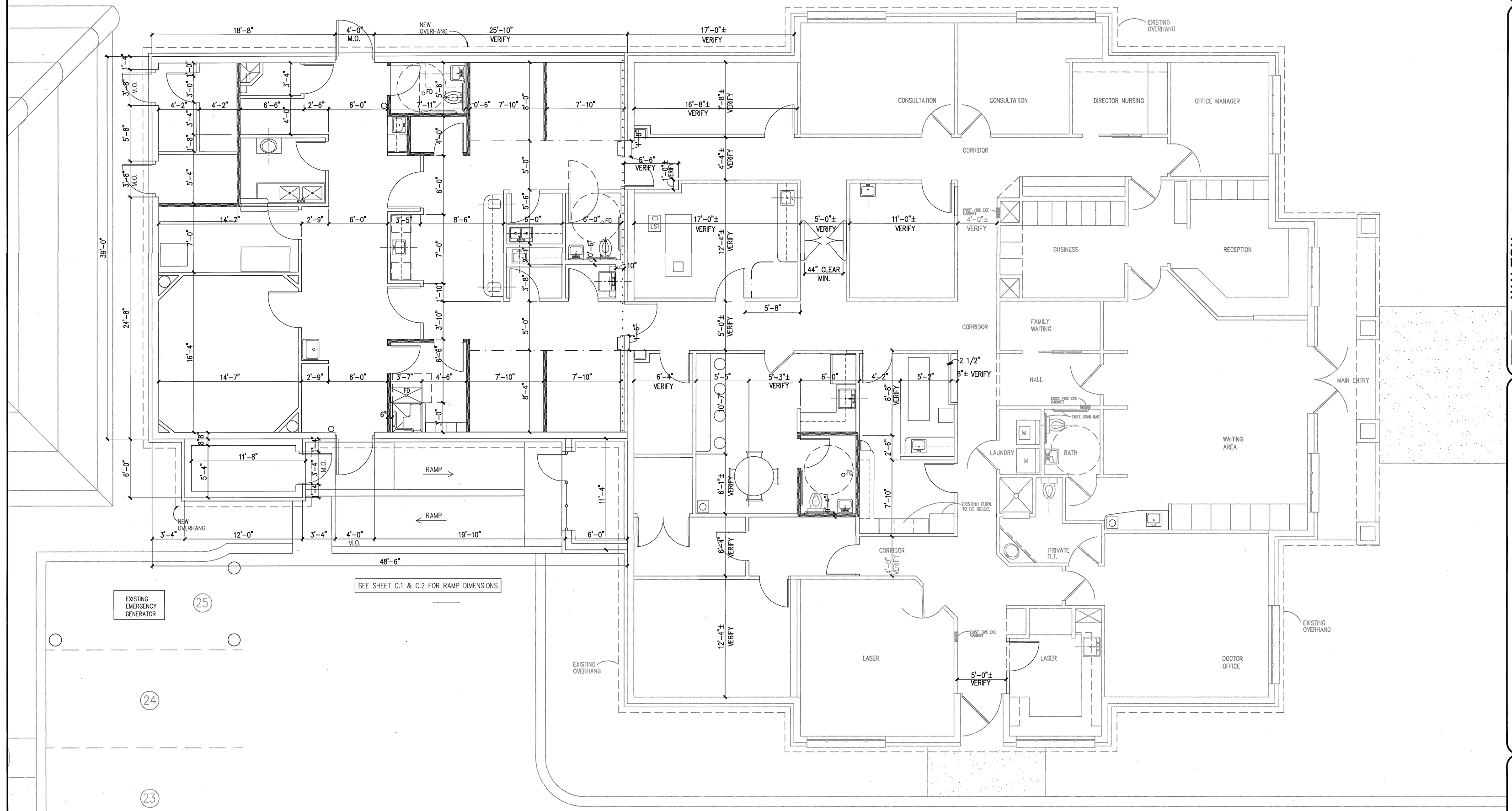
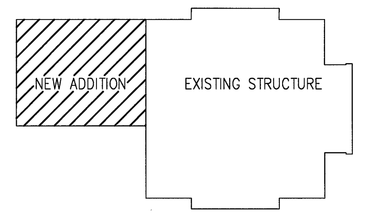


DIMENSION PLAN

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

ALL DIMENSIONS ARE TO FACE OF STUDS, AND OR FACE OF MASONRY.
ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE TO FINISH .



KEY PLAN

SCALE: N.T.S.

WALTON ARCHITECTURAL ASSOCIATES INC.
ARCHITECTS PLANNERS
P.O. BOX 536005
ORLANDO, FLORIDA 32853-6005
(407) 423-0827

PLASTIC SURGERY FACILITY ADDITION

DR. C. NAWADA

WINTER HAVEN FLORIDA

DRAWN BY: L.H.
CHECKED BY: GMP
DATE:03/10/00
REVISIONS:

COMMISSION NO. 00-544

SHEET NUMBER: A 3.2 OF

Time: 4:43 P.M. Date: 8/21/2000 administrator Drawing File: \\SERVER\D\NAWADA FINAL\00-544F\544-3-2.dwg

PARTITION TYPES

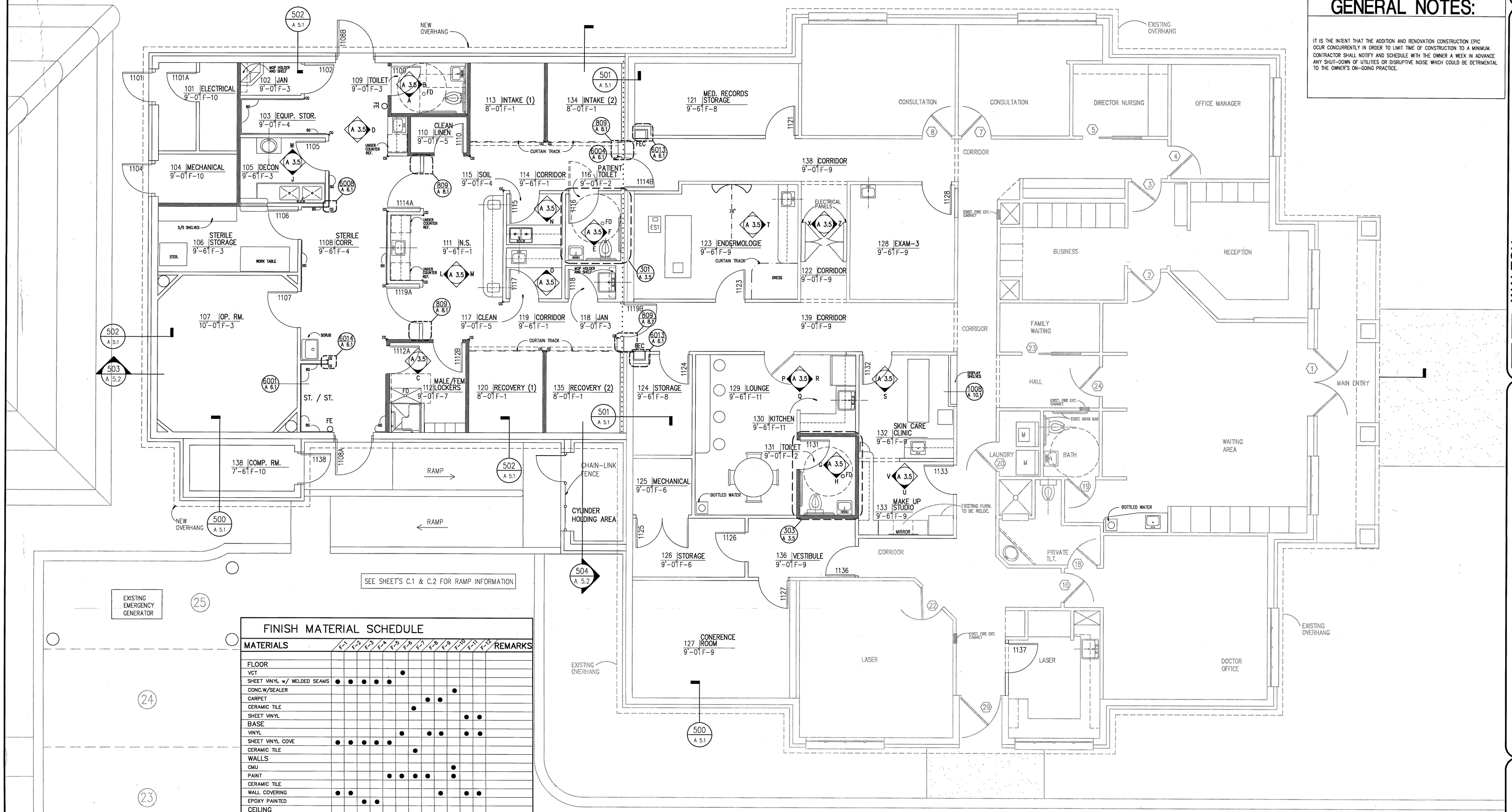
DETAIL NO.	GRAPHIC DESCRIPTION	DETAIL NO.	GRAPHIC DESCRIPTION
6001 / A 6.1	NON-RATED PARTITION		CONCRETE WALL
6004 / A 6.1	1 HOUR SMOKE PARTITION GA WP 1200		

1. SEE SHEET A 6.1 FOR PARTITION TYPES.

SYMBOL INDICATES SOUND ATTENUATION BLANKET IN PARTITION. LOCATION SHOWN ON FLOOR PLAN.

GENERAL NOTES:

IT IS THE INTENT THAT THE ADDITION AND RENOVATION CONSTRUCTION EPIC OCUR CONCURRENTLY IN ORDER TO LIMIT TIME OF CONSTRUCTION TO A MINIMUM. CONTRACTOR SHALL NOTIFY AND SCHEDULE WITH THE OWNER A WEEK IN ADVANCE ANY SHUT-DOWN OF UTILITIES OR DISRUPTIVE NOISE WHICH COULD BE DETRIMENTAL TO THE OWNER'S ON-GOING PRACTICE.

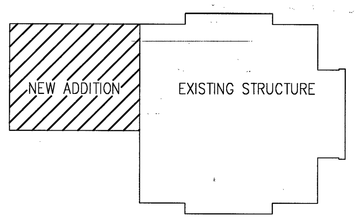


FINISH MATERIAL SCHEDULE

MATERIALS	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	F-10	F-11	F-12	REMARKS
FLOOR													
VCT						●							
SHEET VINYL w/ WELDED SEAMS	●	●	●	●	●								
CONC.W/SEALER										●			
CARPET								●	●				
CERAMIC TILE							●						
SHEET VINYL											●	●	
BASE													
VINYL						●		●	●		●	●	
SHEET VINYL COVE	●	●	●	●	●								
CERAMIC TILE							●						
WALLS													
CMU										●			
PAINT					●	●	●	●		●			
CERAMIC TILE													
WALL COVERING	●	●							●		●	●	
EPOXY PAINTED			●	●									
CEILING													
GYP. BOARD		●	●			●	●			●		●	
ACOUST. TILE	●			●	●			●	●		●		
PAINT (FLAT)		●	●			●	●			●		●	
PLASTER													

FLOOR PLAN

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



KEY PLAN

SCALE: N.T.S.

THIS CLINIC IS FULLY SPRINKLER

I.E.S. DESIGN GROUP, INC.
STRUCTURAL ENGINEERS
LICENSE NO. EB 0005734
INTERNATIONAL ENGINEERING SERVICES DESIGN GROUP, INC.
FRANCIS T. JOHNSON, P.E. LICENSE NO. PE 17593
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IESDESIGNGROUP@ENGINEER.COM PROJECT NO. 00-544

WALTON ARCHITECTURAL ASSOCIATES INC.
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PLASTIC SURGERY FACILITY ADDITION

DR. C. NAWADA

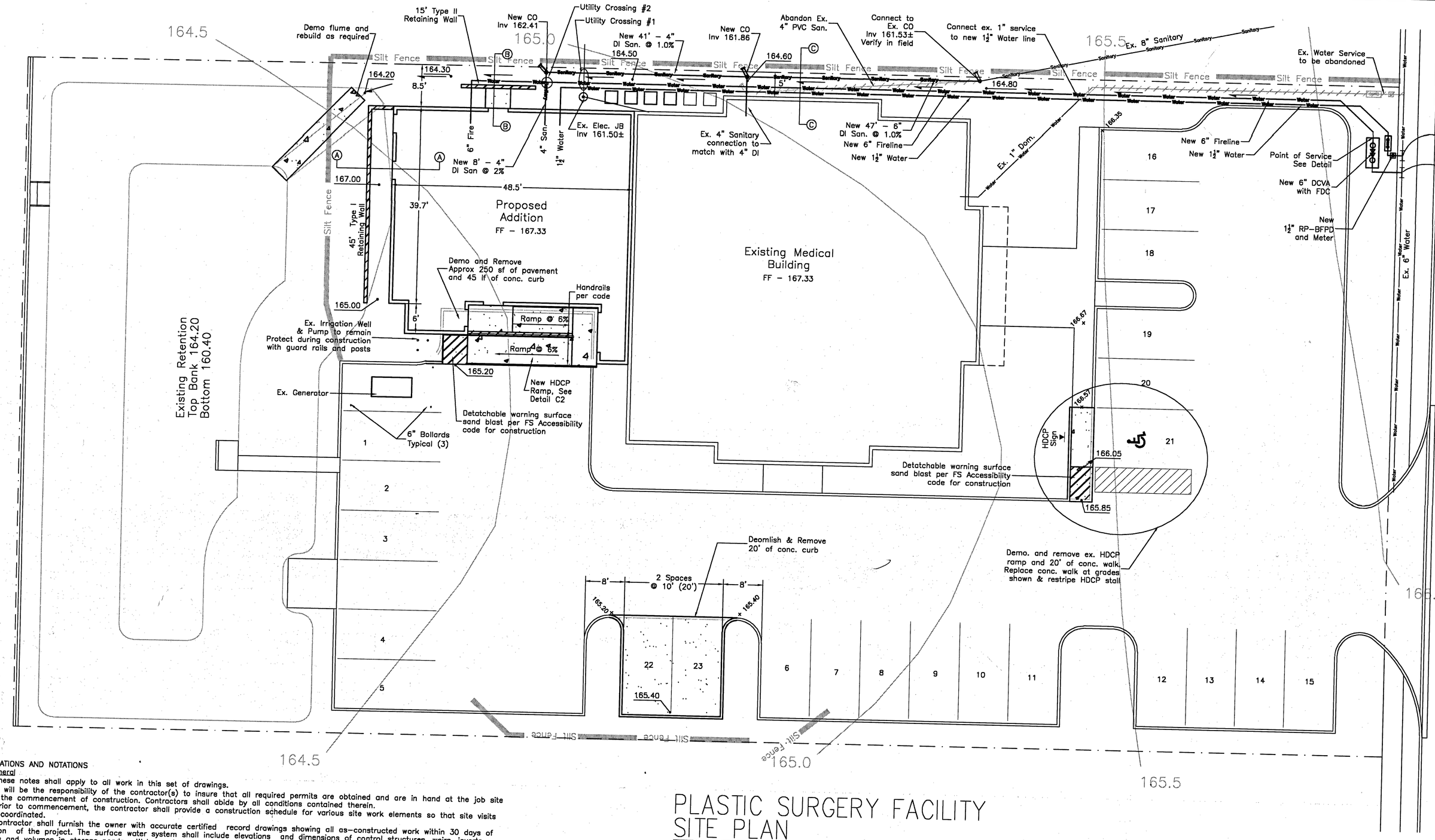
WINTER HAVEN FLORIDA

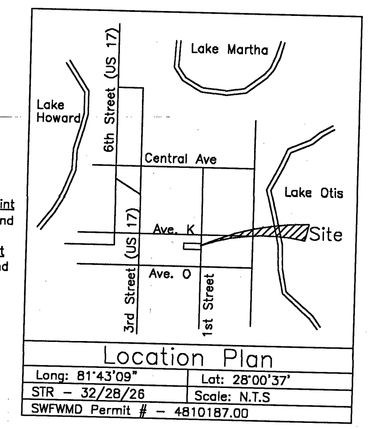
DRAWN BY: LH
CHECKED BY: GMP
DATE:03/10/00
REVISIONS:

COMMISSION NO. 00-5

SHEET NU

Time: 4:42 P.M. Date: 8/21/2000 administrator Drawing File: \\SERVER\D\NAWADA FINAL\00-544F\5





Location Plan

Long: 81°43'09"	Lat: 28°00'37"
STR – 32/28/26	Scale: N.T.S
SWFWMD Permit # – 4810187.00	

Legal Description

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 28 South, Range 26 East, described as follows:
Begin at the intersection of the East right–of–way line of Third Street S. W. (U.S. Highway 17) and the South right–of–way of Avenue "K" Southwest; thence South 89°46' East, along the South right–of–way line of Avenue "K" Southwest, a distance of 1,076.00 feet; thence South, 340.00 feet to the Point of Beginning; thence South 89°46' East, a distance of 167.42 feet to the West right–of–way line of First Street South; thence South 00°09' West , along the West right–of–way line of First Street, a distance of 135.00 feet; thence North 89°46' West, 277.07 feet; thence North 135.00 feet; thence South 89°46' East, 110.00 feet to the Point of Beginning.

Owner:
Dr. C. U. Nowada
1121 First Street South
Winter Haven, Florida 33880
Ph (904) 293–2924

Architect:
Mr Doug Walton AIA
Walton and Associates
604 East Robinson St. Ste. 320
Orlando, FL 32801
Ph (407) 423–0627
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Engineer:
Denis R. Unroe P.E.
Unroe Engineering
4017 Orkney Avenue
Orlando, Florida 32809
Ph (407) 351–4544
Fx (407) 352–7125

Site Statistics

General Information
Total Site Area 0.86 Ac (37,404 sf)
Existing Land Use - Commercial/Medical
Zoning Classification - BR

Existing Building Gross Floor Area - 4,876 sf
New Building Gross Floor Area - 1,924 sf
Total Building Gross Floor Area - 6,800 sf
Floor to Site Area Ratio - 18.2 %

Parking Required
3 spaces per 1,000 sf Ex. Bldg = 15 spaces
4 spaces per 1,000 sf New Bldg = 8 spaces
Total Required = 23 spaces
Handicapped Required (1-25 range) = 1 space

Parking Provided
Ex. Standard Spaces - 20 spaces
New Standard Spaces - 2 spaces
Handicapped Spaces - 1 spaces
Total spaces provided - 23 spaces

Impervious Areas	Pre	Post
Building Footprint	4,876	6,800
Parking and Access	13,682	13,802
Walks, Pads and Misc.	826	1,163
Total Impervious	19,384	21,765
Percent Impervious	51.8 %	58.2 %
Percent Open Space	48.2 %	41.8%

PLASTIC SURGERY FACILITY SITE PLAN

SCALE: 1"=10'

SPECIFICATIONS AND NOTATIONS

G – General
G1. These notes shall apply to all work in this set of drawings.
G2. It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractors shall abide by all conditions contained therein.
G3. Prior to commencement, the contractor shall provide a construction schedule for various site work elements so that site visits may be coordinated.
G4. Contractor shall furnish the owner with accurate certified record drawings showing all as–constructed work within 30 days of completion of the project. The surface water system shall include elevations and dimensions of control structures, weirs, inverts, manholes and volumes in storage ponds. Water and sewer system shall include location of all piped utilities, appurtenances and devices, elevations of manhole inverts, tops and pipe crossings. Drawings shall be certified by a Florida–registered land surveyor or professional engineer. IF THE SURVEY IS NOT PROVIDED, Unroe Engineering will prepare the record drawing and charge the contractor or owner the sum of twice the cost of employing a surveyor.
G5. Structure elevations controlling water levels shall be built to 1/8"±(0.01 ft); inverts and water control elevations shall be built to 1/4"± (0.02 ft). Assigned volumes are absolute minimums. All other tolerances shall be built to local jurisdiction or industry standards.
G6. The locations of existing utilities and storm drainage shown on plans have been determined from the best information available and are given for the convenience of the contractor. The engineer assumes no responsibility for inaccuracies, and it is the contractor's responsibility to determine the actual field locations of all utilities and to determine any possible conflicts prior to the start of any construction. Any delay or inconvenience to the contractor by the relocation of the various utilities shall be incidental to the contract and no extra compensation is allowed.
G7. The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.
G8. In accordance with Florida Law (553.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
G9. All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner.
G10. All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer and regulatory agencies.
G11. Contractor shall notify all appropriate utility companies and water management agencies of proposed start up. All work shall be in accordance with their requirements; including but not limited to water, sewer, drainage, power, telephone, gas and cable TV companies.
G12. Contractor shall stake all improvements using the centerline, building dimensions and pond dimensions. Contractor shall confirm the building dimensions with the drawings prior to stakeout. It is the contractors sole responsibility to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, including minimum building setbacks prior to the installation of any improvement.
G13. Contractor shall confirm compatibility of pipe slopes and inverts during shop drawing and materials ordering phase of project and advise engineer of any discrepancies.
G14. All fill shall be compacted to 95% of maximum density (AASHTO T–180), unless otherwise noted on the plans or in the specifications.
G15. The concrete compressive strength for curb, gutter and flatwork shall be 3000 psi at 28 days (FDOT Class I). Provide concrete test cylinders and documentation.
G17. The contractor shall reference and restore property corners and land markers disturbed during construction (under the direction of a Florida registered land surveyor).
G18. All property affected by this work shall be restored to a condition equal to or better than existed unless specifically exempted by the plans. The cost for such restoration shall be incidental to other construction and no extra compensation will be allowed.
G19. Roadway markings and striping to be installed in accordance with FDOT index #17345 and local jurisdiction standards. Striping shall be coordinated with local jurisdiction standards.

E – Erosion and Siltation Control
E1. A suitable perimeter silt fence shall be constructed and maintained for the duration of the project. The silt fence shall be built at the "silt fence line" as defined on the plans. Outlets and discharge points shall be protected with two layers of hay bales and filter cloth. Adjacent wetlands and open bodies of water, contractor must use a double fence separated by 5 feet.
E2. Sod all disturbed areas not shown as landscaping, slopes 6:1 or greater, swales, and ponds.
E3. Protect at all time against runoff or dewatering pollution of any downstream area or adjacent properties. Correct problems immediately.
E4. Retention/Detention facilities may be utilized for silt and erosion control providing they are desilted at the end of the job.
E5. Contractor is responsible for determining any areas which will require dewatering. A plan for carrying out the dewatering must be submitted to the engineer prior to construction. The contractor is responsible for all dewatering work, sizing of equipment, siltation basins and related work.
E6. The Contractor shall immediately correct any offsite damage caused either directly or indirectly from his actions, to an equal or better condition as judged by the Owners Engineer. This includes paying any restitution that may be assessed by the local regulatory agencies.
E7. Provide temporary soil stabilization within seven days, to denuded area not at final grade.

P – Pavement, Bituminous Concrete.
Minimum standards are described by the current or latest FDOT specifications. Thicknesses are minimum unless designated otherwise on plans or in specs.
P1. Asphaltic Wearing Surface – use hot mixed bituminous concrete. Use Type S–1 on ROW; match existing type and thickness – 1–1/2 inches min. Use Type S–3 on project; 1–1/2 inches min. Provide hot mix bituminous concrete mix by certified testing laboratory per FDOT standards using Marshall Stability test methods.
P2. Limerock Base Course – use limerock with minimum LBR of 100. Compact to 95% Modified Proctor density (AASHTO T–180). 10" Thick on ROW and 6" Thick on Project.
P3. Stabilized Subgrade – Minimum Florida Bearing Value (FBV) of 60 psi or LBR of 40%. Compact to 95% modified proctor density (AASHTO T–180). Use 12 inches minimum thickness on ROW. Use 6 inches minimum thickness on project.

S – Sewer System
S1. Sanitary sewer lines shall be PVC pipe (ASTM–D–30340), SDR35. Joints shall be rubber sealing ring, ASTM–D–3212.
S2. Sanitary manholes shall be precast box or pipe meeting ASTM C76 (type II cement), t&g joint (ram neck or O–ring) shaped invert, water tight, epoxy paint inside and out.
S3. Storm Sewer pipe shall be reinforced conc ASTM–C–76– class III, joints tongue & groove mortar joint, PVC ASTM D3034 (SDR 35), Rubber gasket joint or PE pipe smooth bore polyethylene meeting AASHTO type S (M252, M294), installed per ASTM D2321. ("ADS"– N12 or equal)
S4. Storm manholes, inlets and appurtenances shall be precast or built–up reinforced concrete meeting FDOT standard index #200 and 201.
S5. Manhole frames and covers, and inlets to be cast iron meeting ASTM 48, with name of service cast on cover.
S6. Pipes shall be lamped and flushed, satisfactory to local jurisdiction.
S7. Provide leakage test and report, max allowable is 50 gallons/day/inch diameter/mile.
S8. SUBMIT ALL MATERIAL AS SHOP DRAWINGS PRIOR TO USE. INCLUDE SPECS AND CERTIFICATIONS "AS EQUAL" FOR APPROVAL.

W – Water System
W1. Domestic water system material shall be suitable for working pressure of 150 psi, bell and spigot with elastomeric ring joint. All components must be acceptable and meet requirements of the local utility jurisdiction. PVC pipe shall be AWWA C–900, (DR18). Ductile iron pipe shall be AWWA Class 50. Valves, bfps, hydrants and fittings shall be AWWA Class 250. PVC pipe less than 4" diam shall be 200 psi class. Hydrant assemblies, and backflow preventors, etc. shall have fully restrained joints using "meg a lug" system or equal.
W2. Fire protection devices, piping (SDR 14), fittings etc. must meet all requirements of NFPA 24 and be UL and FM approved, restrained joints, and meet 200 psi working pressure.
W3. Minimum cover is 36 inches. Provide locator wire (12ga cu) on non conductive pipe.
W4. Provide location, type, color, lettering and encasement in accordance with requirements of utility jurisdiction. Paint all piping and appurtenances above ground. Verify permissible colors.
W5. All PVC pipe shall bear the National Sanitation Foundation (NSF) seal of approval for potable water pipe.
W6. Field verify location of existing utilities prior to beginning construction.
W7. The Contractor shall notify utility 72 hours before beginning any construction.
W8. SUBMIT ALL MATERIAL AS SHOP DRAWINGS PRIOR TO USE. INCLUDE SPECS AND CERTIFICATIONS "AS EQUAL" FOR APPROVAL.
W9. All mains shall be hydrostatically tested and disinfected in accordance with AWWA Manual M23 and C651, respectively. Maximum leakage rates shall be met.(four–gpd/inch/mile) Provide documentation of pressure test and bacteriological tests (two tests on consecutive days)
W10. NEW CONSTRUCTION MAY NOT BE PUT INTO SERVICE UNTIL CLEARANCE LETTER FROM FDEP IS IN HAND.

D – Disinfection When Cutting Existing Water Mains
D1. Comply with recommendations of AWWA C651–92 section 10.
D2. Apply hypochlorite liberally as trench treatment.
D3. Apply hypochlorite to interior of all piping, fittings and parts and flush thoroughly. When practical isolate work and slug chlorinate as recommended by AWWA C651–92.

U – Utility Separation Statement
U1. Water mains shall have a minimum separation of 10' and a minimum vertical clearance of 18" from pipes carrying raw, effluent wastewater or storm water. Water lines shall always cross on top of other piping. Measurement shall be from the outer walls of the pipe.
U2. For crossing pipes, if vertical separation cannot be maintained, use ductile iron pipe for both crossing pipes (except for storm pipes larger than available DI sizes), providing a minimum of 10 foot separation between any two joints (pipes centered on crossing). Minimum clearances shall be 6 inches.
U3. In parallel installations if horizontal separation of 10 feet cannot be maintained, water line must be laid in separate trench or undisturbed bench at least 18" above conflict pipe. If vertical separation cannot be maintained, water line and conflict pipe must be DI with joints staggered as much as possible. Minimum clearance shall be 6". Water line must always be higher.
U4. Existing piping may be encased per FDEP. DIP must be minimum class 50, protected against corrosion.

Utility Crossing Table

Crossing #1

Pipe	Inv
4" San	162.06
1" Elec	161.50
6" Fire	160.00
1½" Dom	160.50

Crossing #2

Pipe	Inv
4" San	162.05
6" Fire	160.00

Legend

- New Pavement
- New Concrete
- Silt Fence
- Sanitary Sewer
- Water Line
- Retaining Wall
- 100.00 – New Elevation
- x 100.00 – Ex. Elevation

Denis R. Unroe P.E. #15201

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CIVIL ENGINEERING/PLANNING/SCIENTIFIC EVALUATION
4017 ORKNEY AVENUE, ORLANDO, FLORIDA 32809 PH (407) 351–4544

Layout Site Plan
PLASTIC SURGERY FACILITY ADDITION
DR. C. NAWADA
WINTER HAVEN FLORIDA

DRAWN BY: DPU
CHECKED BY: DRU
DATE: 8/15/00
REVISIONS:

COMMISSION NO. 00–544

SHEET NUMBER: C1
1 OF 2