

CODE ANALYSIS: MRI ADDITIONS
 CDI & Jewett Orthopaedic Clinic

Applicable Code References:
 2001 Florida Building, Plumbing, Mechanical, Fire Prevention Code
 1996 National Electric Code NEC

JOC PROJECT:
 Building Type: Office Building
 Project Description: JOC MRI ADDITIONS 1st Floor
 Classification of Contents: Ordinary Hazard
 Occupancy Classification: Business (Group B)
 Gross Office Area: NEW: 33,936 sf (Excl: 32,216 sf); Two story
 1st Floor Area: NEW: 12,000 sf; Existing: 24,684 sf
 2nd Floor Area: 15,922 sf
 TOTAL Area: 25,802 sf

Construction Classification: NEW and EXISTING:
 Table 502, FBC
 TYPE IV, ONE HR. PROTECTED / UNSPRINKLERED
 Maximum area allowed per floor = 25,500 sf.
 Maximum no. stories = 5
 Maximum height = 65 ft.

Fire Protective Requirements: Table 602:
 party 4 fire walls: 4 hr.
 interior brg.walls: 1 hr.
 columns: 1 hr.
 beams: 1 hr.
 floor: 1 hr.
 roof: 1 hr.
 exterior non-brg. 4 brg. walls:
 over 0' to 3' to prop line: 2 hr. (0%)
 over 3' to 10' to prop line: 1 hr. (10%)
 over 10' to 20' to prop line: 1 hr. (20%)
 over 20' to 30' to prop line: 1 hr. (40%)
 over 30' to prop line: NC (NL)

CDI PROJECT:
 Building Type: Office Building
 Project Description: CDI MOD. MRI RELOCATION & ADDITION 1st Floor
 Classification of Contents: Ordinary Hazard
 Occupancy Classification: Business (Group B)
 Gross Office Area: NEW: 130 sf
 1st Floor Area: NEW: 130 sf
 2nd Floor Area: 130 sf
 TOTAL Area: 130 sf

Construction Classification: NEW
 Table 502, FBC
 TYPE V, UNPROTECTED / UNSPRINKLERED
 Maximum area allowed per floor = 14,000 sf.
 Maximum no. stories = 2
 Maximum height = 55 ft.

Fire Protective Requirements: Table 602:
 party 4 fire walls: 4 hr.
 interior brg.walls: 1 hr.
 columns: 1 hr.
 beams: 1 hr.
 floor: 1 hr.
 roof: 1 hr.
 exterior non-brg. 4 brg. walls:
 over 0' to 3' to prop line: 3 hr. (0%)
 over 3' to 10' to prop line: 2 hr. (10%)
 over 10' to 20' to prop line: 2 hr. (20%)
 over 20' to 30' to prop line: 1 hr. (40%)
 over 30' to prop line: NC (NL)

Min. Fire Resist. of Walls, Partitions, and Opening
 Table 100, Shaft Enclosures:
 Stairs & elevators - less than 4 stories:
 1 hr. w/ 1 hr. 15' opening protectives
 Exit access corridors:
 1 hr. w/ 20 min. opening protectives
 FBC 105.3, Partitions Within Tenant Spaces:
 Interior corridors serving an occupant load greater than 30 persons are required to be fire rated (1 hr. w/ 20 min. opening protectives).

Finishes: Table 803.3 (unsprinklered criteria)
BUSINESS OCCUPANCY:
 Exits: Class 'B' (Fireprcl:26-15 5n.Dev:0-450)
 Exit Access: Class 'B' (Fireprcl:26-15 5n.Dev:0-450)
 Other Spaces: Class 'C' (Fireprcl:16-200 5n.Dev:0-450)

Sprinklers, Standpipes and Alarm Systems: Chapter 9:
 Sprinkler System is not required or provided.
 Standpipe System is not required or provided.
 Manual Fire Alarm System is not required or provided.

Firestopping and Drafftopping: Chapter 105:
 Walls and stud partitions shall be firestopped at floors, ceilings and roofs. Firestopping in noncombustible partitions shall not be required at the ceiling for suspended ceiling systems.

Occupant Load Analysis: Chapter 10 FBC:
 Business areas = 100 sf./occupant
 1st Floor: 26,334 sq ft / 100 = 265 people
 Minimum number of exits: 2 required and 1 provided.
 2nd Floor: 15,922 sq ft / 100 = 16 people
 Minimum number of exits: 2 required and 2 provided.

Egress width required:
 First Flr (level): 2 x Occupant Load = 2 x 265 = 53 inches
 Egress width provided:
 First Flr: + 258 inches
 Second Flr (stairs): 31 x Occupant Load = 31 x 16 = 28 inches
 Egress width provided:
 Second Flr: + 72 inches

ZONING ANALYSIS: MRI ADDITIONS
 CDI & Jewett Orthopaedic Clinic

LEGAL DESCRIPTION: CITY OF WINTER PARK:
 OFFICE - ZONED O-1:
 LOTS 13, 14, 15, AND 16, (LESS 9 FT. MORE OR LESS FOR RIGHT OF WAY) AND 56 THROUGH 60 INCLUSIVE, PALMETTO COMPANY ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK 'E', PAGE 14, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONDITIONAL USE APPROVED AS PARKING AREA - ZONED C-3:
 LOTS 11, 12, 13, (LESS 9 FT. MORE OR LESS FOR RIGHT OF WAY), PALMETTO COMPANY ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK 'E', PAGE 14, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

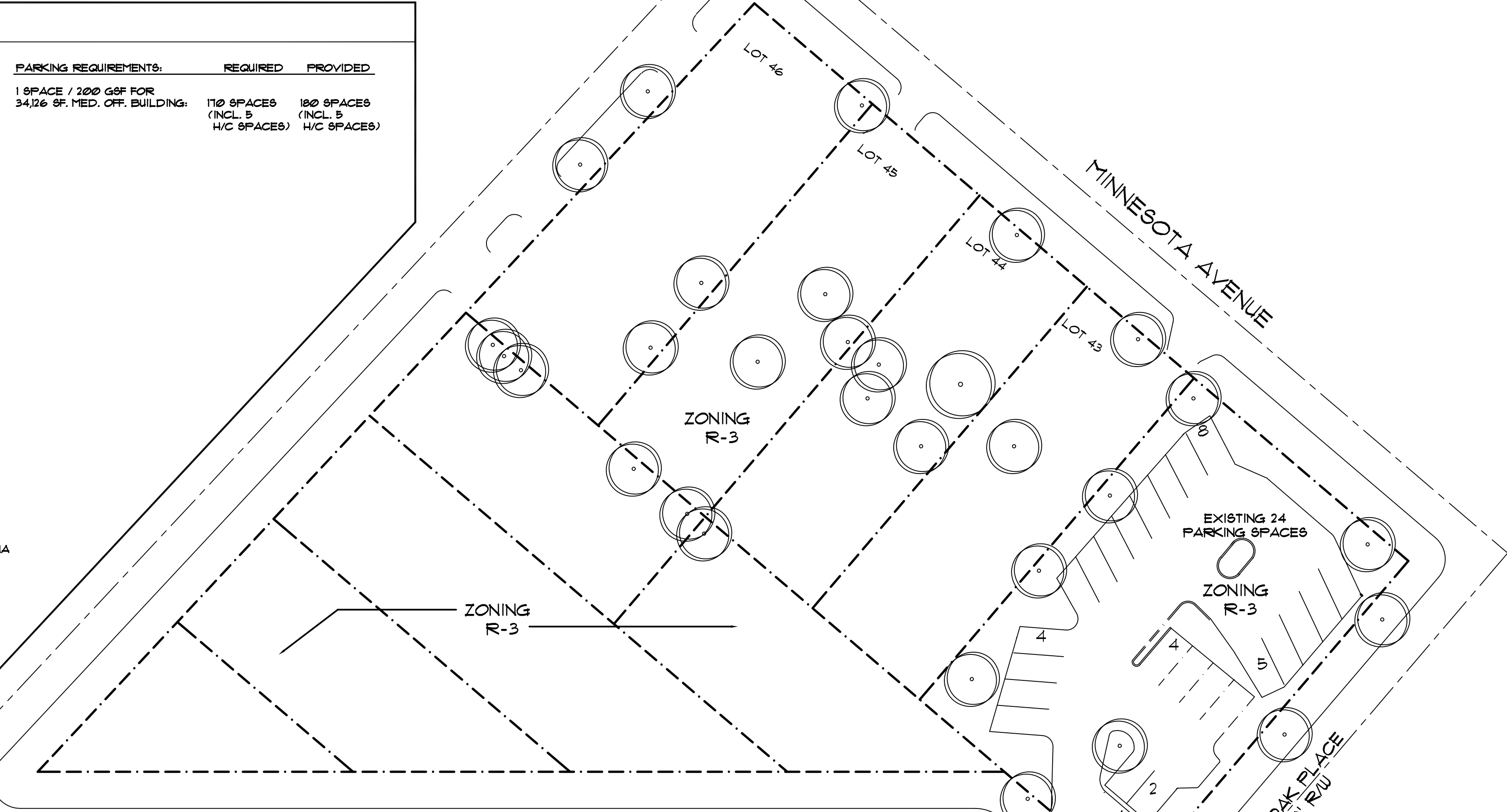
CONDITIONAL USE PARKING AREA ADJACENT TO OFFICE OCCUPANCY - ZONED R-3: LOTS 52 THROUGH 55 INCLUSIVE, PALMETTO COMPANY ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK 'E', PAGE 14, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ALSO BEGIN AT THE SOUTHERLY MOST CORNER OF LOT 39, SAID PALMETTO COMPANY ADDITION TO WINTER PARK, THENCE RUN NORTHEASTERLY ALONG THE WESTERLY RAW LINE OF OAK PLACE, A DISTANCE OF 42.81 FT. THENCE NORTHEASTERLY 31.45 FT. TO A POINT ON THE WEST LINE OF SAID LOT 39, WHICH POINT IS 56.6 FT. NORTH OF THE POINT OF BEGINNING, THENCE RUN SOUTHERLY TO THE POINT OF BEGINNING.

ZONING: CITY OF WINTER PARK
 THIS SITE: BUILDING O-1
 PARKING C-3 / R-3 (SEE LEGAL DESCRIPTION ABOVE)

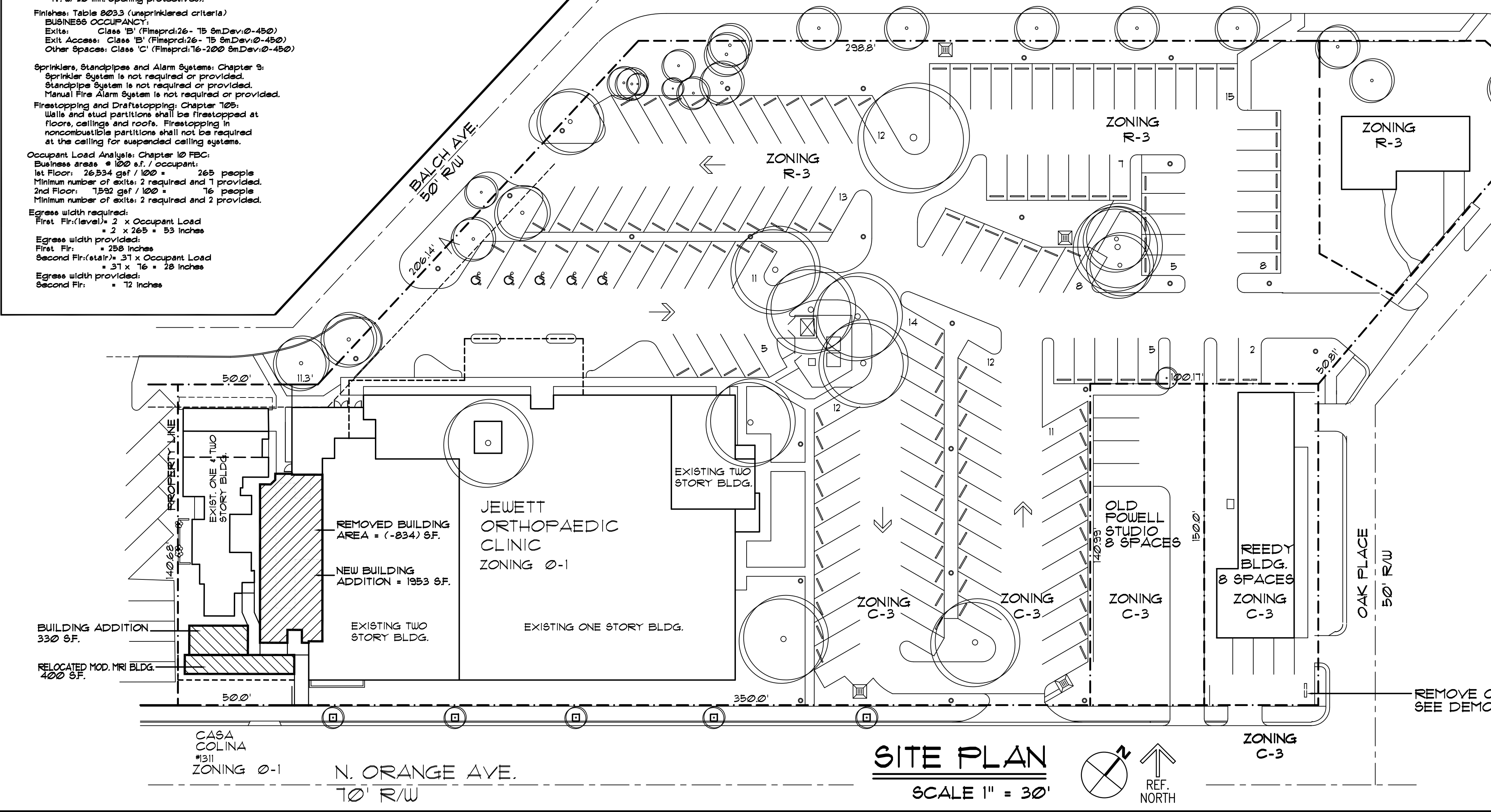
SETBACK REQUIREMENTS: BUILDING
 FRONT YARD: 10 FT.
 SIDE YARD: 5 FT.
 REAR YARD: 30 FT.

LOT DESCRIPTION: EXISTING:
 TOTAL SITE AREA: 109,426 SF (2.42 ACRES)
 LAND USE: CLINIC GROUND COVER
 EXISTING CBS: 2,293 SF, + 310 SF, CASA COLINA
 TOTAL BUILDING GROUND COVER: 21,341 SF. (26% OF SITE)
 PAVED PARKING DRIVE & WALK AREAS: 48,520 SF. (41% OF SITE)
 LANDSCAPED AREAS: 29,892 SF. (27% OF SITE)
 FLOOR AREA RATIO (FAR): 331 (48 ALLOWED)

LOT DESCRIPTION: PROPOSED:
 TOTAL SITE AREA: 109,426 SF (2.42 ACRES)
 LAND USE: CLINIC GROUND COVER
 EXISTING CBS: 2,293 SF, + 310 SF, CASA COLINA
 TOTAL BUILDING GROUND COVER: 23,181 SF. (28% OF SITE)
 PAVED PARKING DRIVE & WALK AREAS: 41,010 SF. (48% OF SITE)
 LANDSCAPED AREAS: 29,892 SF. (27% OF SITE)
 FLOOR AREA RATIO (FAR): 35 (48 ALLOWED)



Maximum travel distance to an exit:
 does not exceed 200' (unsprinklered criteria)
 Maximum dead end corridor: does not exceed 20'
 Minimum corridor width: Required: 44"
 Provided: 60"
 Minimum stair width : Required: 44"
 Provided: 44"

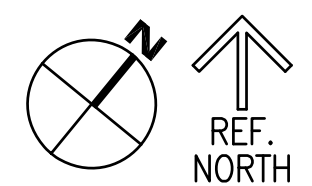


PARKING ANALYSIS:

EXISTING PARKING SPACES PROVIDED:		
ON SITE:		
Normal Spaces	128 Spaces	} TOTAL = 164 S. P.
Phys. Spaces	7 Spaces	
H/C Spaces	5 Spaces	
ADJACENT SITES:		
Dak & Kelly Lot	24 Spaces	
Casa Colina	0 Spaces	
Old Powell Studio	8 Spaces	
Reedy Bldg.	8 Spaces	
TOTAL	180 Parking Spaces	

REMOVE OLD SIGN
 SEE DEMO NOTE 23 ON SHT. 2.1

SITE PLAN
 SCALE 1" = 30'



NEW MRI
 (SIEMENS MAGNETOM SYMPHONY)
ADDITION
 AT:
JEWETT ORTHOPAEDIC CLINIC
 1285 ORANGE AVE.
 WINTER PARK, FLORIDA
FOR:
JEWETT ORTHOPAEDIC CLINIC
 1285 ORANGE AVE.
 WINTER PARK, FLORIDA

General Notes

Mark Date Revision

Project No: 324.09 Approv. By: RLB
 Drawn By: RIM/RLB Date: 2/21/03
 Checked By: RLB Scale: NOTED

OVERALL SITE PLAN

Sheet No:

1.0

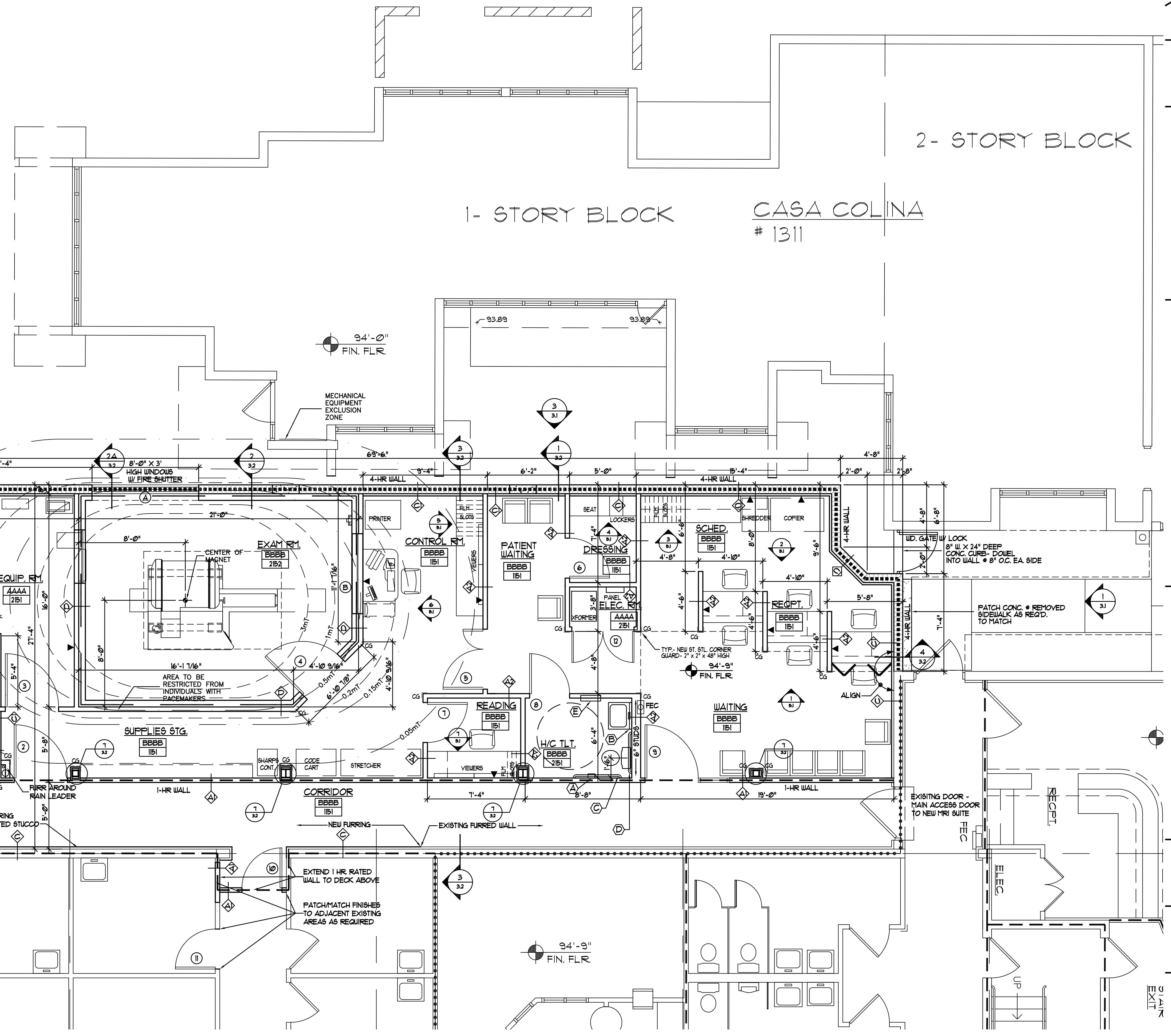
COMMUNICATIONS LEGEND

PHONE / DATA OUTLET (PO/DO) - PROVIDE BACKBOX AND EMPTY 3/4" CONDUIT INTO CLG. SPACE WITH FULL STRING.

FEC:
 PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET (MATCH EXISTING) AND UL LISTED DRY CHEMICAL TYPE 2 A-B-C, 5 LB. CAPACITY FIRE EXTINGUISHER WHERE SHOWN - MOUNT TOP OF CABINET AT 60" AFF.

SYMBOL LEGEND

<p>DOOR</p> <p>NEW DR. 4 FRAME</p> <p>REMOVE EXIST. DR. 4 FR. (U.N.O.)</p> <p>EXIST. DR. 4 FRAME TO REMAIN</p> <p>93.21 NEW SPOT ELEVATION</p> <p>93.21 EXISTING SPOT ELEVATION</p>	<p>SYMBOLS</p> <p>AAA</p> <p>1234</p> <p>FLOOR FINISH</p> <p>CLG. HT.</p> <p>CLG. HT.</p>	<p>PARTITION TYPES</p> <p>NEW PARTITIONS: 5/8" GYP. BD. ON METAL STUDS AT 24" O.C. SEE PARTITION TYPES</p> <p>NON RATED</p> <p>2 HR RATED</p> <p>4 HR RATED</p> <p>NEW CMU WALL: 8" CMU</p> <p>REMOVE EXIST. WALL OR PARTITION - PATCH WALLS, FLOOR & CLG. AS REQUIRED TO MATCH</p> <p>EXIST. WALL OR PARTITION TO REMAIN</p> <p>ONE HR. RATED PARTITION</p>
--	--	---



NEW MRI (SIEMENS MAGNETOM SYMPHONY) ADDITION
AT:
JEWETT ORTHOPAEDIC CLINIC
1285 ORANGE AVE.
WINTER PARK, FLORIDA
FOR:
JEWETT ORTHOPAEDIC CLINIC
1285 ORANGE AVE.
WINTER PARK, FLORIDA

General Notes

Mark Date Revision

Project No: 324.09 Approv. By: RLB
 Drawn By: RIM/RLB Date: 2/21/03
 Checked By: RLB Scale: NOTED

FLOOR PLAN

Sheet No:

2.2

8 of 63

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

MODULAR MRI RELOCATION & ADDITION
 AT:
JEWETT ORTHOPAEDIC CLINIC
 1285 ORANGE AVE.
 WINTER PARK, FLORIDA
 FOR:
JEWETT ORTHOPAEDIC CLINIC
 1285 ORANGE AVE.
 WINTER PARK, FLORIDA

General Notes

Mark Date Revision

Project No: 324.09 Approv. By: RLB
 Drawn By: RIM/RLB Date: 1/21/03
 Checked By: RLB Scale: NOTED

FLOOR PLAN & REFLECTED CEILING PLAN

Sheet No:

SYMBOL LEGEND

- 2x2 ACOUSTIC TILE
 - FLUORESCENT LIGHTS
 - RECESSED DOWNLIGHTS
 - TRACK LIGHT
 - PADDLE FAN
 - HVAC SUPPLY GRILL
 - HVAC RETURN OR EXHAUST GRILL
 - FIRE RATED WALL
 - 8'-6" FINISHED CEILING HEIGHT
 - STUCCO SOFFIT (EXTERIOR) GYP. BD. SOFFIT (INTERIOR)
- NOTE
 1. PROVIDE R-30 BATT INSULATION ABOVE ALL NEW CEILING & R-11 INSULATION AT ALL VERTICAL CEILING TRANSITIONS.

SYMBOL LEGEND

DOOR NUMBER - SEE DOOR SCHEDULE

NEW DR & FRAME

REMOVE EXIST. DR & FR. (UNO.)

EXIST. DR & FRAME TO REMAIN

NEW SPOT ELEVATION

EXISTING SPOT ELEVATION

NEW PARTITIONS:
 5/8" GYP. BD. ON METAL STUDS AT 24" O.C. SEE PARTITION TYPES

NON RATED

2 HR RATED

4 HR RATED

NEW CMU WALL:
 8" CMU

REMOVE EXIST. WALL OR PARTITION - PATCH WALLS, FLOOR & CLG. AS REQUIRED TO MATCH

EXIST. WALL OR PARTITION TO REMAIN

ONE HR RATED PARTITION

FINISH SYMBOLS:
 FLOOR BACK
 WALL
 CEILING

1234

AAAA

FEC:
 PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET (MATCH EXISTING) AND UL LISTED DRY CHEMICAL TYPE 2 A-B-C, 5 LB. CAPACITY FIRE EXTINGUISHER WHERE SHOWN. MOUNT TOP OF CABINET AT 60" AFF.

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

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

N. ORANGE AVE.

