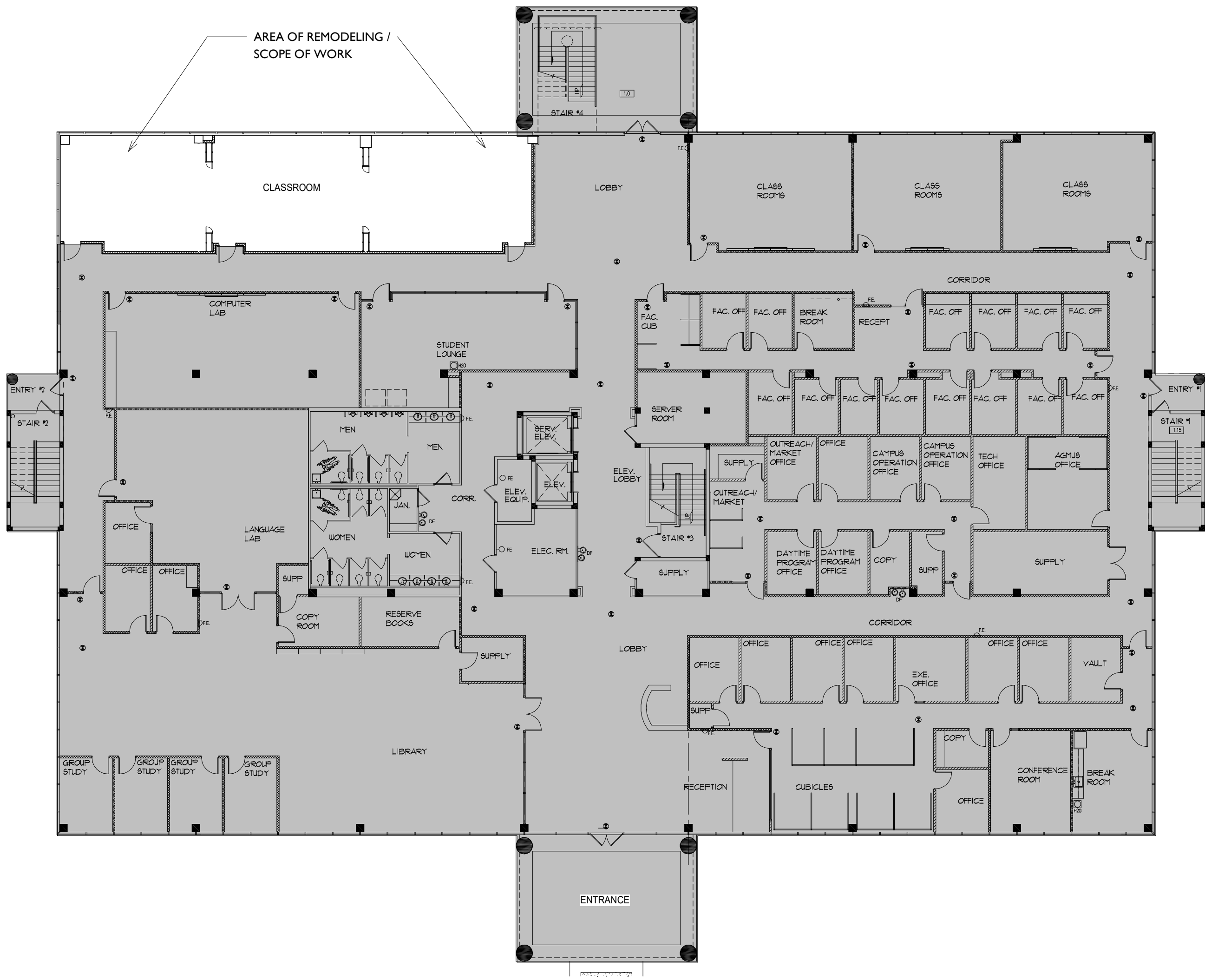




15201 NW 79th Ct, Miami
Lakes, FL 33016

2 Site Plan
G0.0 Scale: 1" = 200'-0"



1 Existing Building Plan
G0.0 Scale: 1/16" = 1'-0"

Project Summary

PROPOSED SCOPE OF WORK:
RENOVATION AND ADAPTATION OF AN EXISTING CLASSROOM TO BE USED AS AN HVAC TRAINING CLASSROOM. WORK INCLUDES MINOR INTERIOR MODIFICATIONS CONSISTING OF INSTALLATION OF NEW ELECTRICAL OUTLETS AND RELATED EQUIPMENT FOR HVAC TRAINING PURPOSES. NO CHANGE OF OCCUPANCY OR STRUCTURAL MODIFICATIONS ARE PROPOSED.

2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION:
-CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION:
CLASSIFICATION - BUSINESS GROUP "B"
-CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS:
CONSTRUCTION TYPE IIIA, EXISTING BUILDING
-CHAPTER 9: FIRE PROTECTION SYSTEMS:
SECTION 903: THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
SECTION 907: THE BUILDING IS EQUIPPED WITH A FIRE ALARM SYSTEM TO MONITOR THE SPRINKLER SYSTEM
EXISTING FIRE PROTECTION SYSTEMS TO REMAIN.

2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION:
-SECTION 301.3 ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION METHOD:
NO CHANGE OF OCCUPANCY IS PROPOSED.
-CHAPTER 6, CLASSIFICATION OF WORK:
SECTION 603, ALTERATION - LEVEL 1

AREA OF WORK IS TO BE VACANT DURING CONSTRUCTION OF SCOPE OF WORK CONTRACTOR TO PROVIDE THE NECESSARY BARRIER/SEPARATION BETWEEN THE PUBLIC AREAS AND THE AREA OF WORK TO COMPLY WITH NFPA ED 16.4

Occupancy and Occupant Load

OCCUPANT LOAD BASED ON FUNCTION:			
ADMIN. OFFICE	7,476 SF	75 PEOPLE	1 PER 100
CLASSROOM:	3,612 SF	181 PEOPLE	1 PER 20
LABORATORY	2,241 SF	45 PEOPLE	1 PER 50
LIBRARY	3,516 SF	50 PEOPLE	1 PER 50
LOUNGE	693 SF	46 PEOPLE	1 PER 15

OCCUPANT LOAD IS BASED OFF THE APPROVED BUILDING SHELL DRAWINGS DATED 12-08-2016

Parking Calculations

NUMBER OF PARKING SPACES REQUIRED
(SCHOOLS, TRADE SCHOOLS, COLLEGES) 51,200 SQ. FT. / 200 = 256 CARS

NUMBER OF PARKING SPACES PROVIDED: 491 SPACES
HANDICAP SPACES: 9 SPACES

TOTAL: 500 SPACES

(5) CP - CAR POOL SPACE
(2) M - MOTORCYCLE SPACE

Project Directory

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS

F&E CONSULTING
300 LOCK ROAD, SUITE 302
DEERFIELD BEACH, FL 33442
CONTACT: AMIE NELSON
TEL: 561.391.9292
EMAIL: ANELSON@FAECONSULTING.COM

Legal Description

MIAMI LAKES BUSINESS PARK SEC. 1, PB 126-54, TR. B, LESS TR. A OF PB 157-96 & LESS TR. A & B OF PB 162-14 AKA, PARCEL A PER WP D-24730 OR, 33207-2042 LESS BEG. N. 40 DEG. W. OF, ELY. COR. OF TR. B PB 126-54 CONT. N. 40 DEG. W. 337.10FT. W. 135.17FT., 5546.70FT. S. 45 DEG. E. 45.21FT. N. 45, DEG. E. 453.59 TO POB, LOT SIZE 247642 SQ. FT. M.L. FAU 30-2022-009-0020

Drawing Index

SHEET #	SHEET NAME	CURRENT ISSUE
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AL1.1	CLASSROOM DEMOLITION & FLOOR PLAN	
A2.1	REFLECTED CEILING & FINISH PLAN	
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M0.2	MECHANICAL NOTES, CALCS, SCHEDULES AND DETAILS	
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PLUMBING		
P0.1	PLUMBING NOTES, DETAILS AND SPECIFICATIONS	
P1.1	CLASSROOM PLUMBING PLAN	

4960 SW 72nd Ave, Suite 300
Miami, FL 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182

Sign & Seal: Angel Lopez
State of Florida: AR 103182

ARCHITECT SEAL

AGMU HVAC Classroom Renovation

15201 NW 79th Ct,
Miami Lakes, FL 33016

CLIENT

DATE 06/17/26

Revision

PROJECT # 26009

COVER SHEET

G0.0