

PLANNING AND ZONING

CITY OF LAKE CITY

September 30, 2021 at 5:30 PM

Venue: City Hall

AGENDA

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the MONTH XX, 2021 Planning and Zoning Board Meeting via telephonic and video conferencing communications media technology.

To participate: The Planning and Zoning Board Meeting instructions are located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES from 09-07-21

- i. Minutes from 09/07/21

None

NEW BUSINESS

- ii. Petition Z PRD 21-22 a petition submitted by Kellan Bailey of North Florida Professional Services for owner: Milton Smith, located at parcels 13536-000/13459-002-requesting a zoning change from residential to planned residential development.
- iii. SPR 21-04 an application submitted by Brad Williams(agent) for Gary Davies (Human Bean), Site Plan review for Parcel 34-3s16-02465-014-vacant parcel in the Commercial Intensive zoning
- iv. Petition Z 21-06/cpa 21-02 a petition submitted by Dalton Kurtz of North Florida Professional Services for owner: Karl Sharrah , located at parcels 02714-000-requesting a zoning change/changing comprehensive plan from commercial intensive to commercial highway interchange
- v. Ordinance approval for PZ Board Amendments petitioned by City of Lake City, David Young

WORKSHOP

ADJOURNMENT**COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS**

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Due to COVID-19, the City of Lake City follows the CDC guidelines. Members of the public may view the meeting live on our Youtube channel at:

<https://www.youtube.com/channel/UC28Eyfa2Uogc-8VTWqafG3w>

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.



**CITY OF LAKE CITY
REGULAR SESSION**

**MINUTES
PLANNING AND ZONING COMMITTEE
Sept 9, 2021**

1. ROLL CALL:

The roll was called as follows:

Mr. Adel – present

Mr. Lydick – present

Ms. Doublerly – present

Ms. Georgalis -present

MINUTES:

Minutes of the Planning and zoning meeting from Aug 3, 2021 were approved. Motion made by Mr. Lydick and seconded by Mrs. Doublerly. Passed unanimously.

NEW BUSINESS:

SPR 21-04 an application submitted by Brad Williams(agent) for Gary Davies (Human Bean), Site Plan review for Parcel 34-3s16-02465-014-vacant parcel in the Commercial Intensive zoning

Tabled-no one present to present

(Note: meeting was placed last in order of minutes in the even the petitioner came late)

Seat Vacancy-Bruce Naylor- per LDR 3.1.1.5 Removal due to absenteeism. Seat declared vacant-all in favor, passed unanimously.

OLD BUSINESS:

None

Workshop Question:

Acceptance of Ms. Doublerly resignation-2-0, Ms. Doublerly abstained.

Discussion regarding Ms. Georgalis and Mr. Lydick were threatened and Mr. Lydick was followed home and he reported the intimidation to Mr. Young, Mayor With and Chairperson Georgalis.

Discussion requesting a formalized educational book for new board members.

Motion to Adjourn the Meeting: Chairperson Georgalis adjourned the meeting at 6:01pm

Mavis Georgalis, Board Chairperson

Date Approved

Secretary

Date Approved



GROWTH MANAGEMENT
205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5750
growthmanagement@lcfra.com

FOR PLANNING USE ONLY

Application # Z 21-22

Item ii.

Application Fee \$ 1000

Receipt No. _____

Filing Date _____

Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

PLANNED RESIDENTIAL DEVELOPMENT ZONING AND PRELIMINARY DEVELOPMENT PLAN

A. PROJECT INFORMATION

1. Project Name: Sycamore Terrace Subdivision
2. Address of Subject Property: 600 SE Sycamore Ter, Lake City, FL
3. Parcel ID Number(s): 33-3S-17-13536-000 (42068) & 33-3S-17-13459-002 (41991)
4. Future Land Use Map Designation: Sycamore Terrace Subdivision
5. Existing Zoning Designation: Residential - Moderate Density
6. Proposed Zoning Designation: Planned Residential Development
7. Acreage: 32.97
8. Existing Use of Property: Vacant
9. Proposed use of Property: Residential Subdivision

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Kellan Bailey Title: Project Manager
Company name (if applicable): North Florida Professional Services
Mailing Address: 1450 SW State Road 47
City: Lake City State: FL Zip: 32025
Telephone: (386) 752-4675 Fax: () NA Email: kbailey@nfps.net

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Milton Smith
Mailing Address: 426 SW Commerce Dr, Ste 130-D
City: Lake City State: FL Zip: 32025
Telephone: (386) 339-1634 Fax: () NA Email: msmith.gsms@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?

If yes, list the names of all parties involved: No

If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute

2. Has a previous application been made on all or part of the subject property: ☒ Yes ☐ No

Future Land Use Map Amendment: ☐ Yes ☒ No

Future Land Use Map Amendment Application No. CPA _____

Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☒ Yes ☐ No

Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Unknown

Variance: ☐ Yes ☒ No

Variance Application No. _____

Special Exception: ☒ Yes ☐ No

Special Exception Application No. SE-17-03

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Planned Residential Development Zoning and Preliminary Development Plan Approval. The applicant shall submit to the Land Development Regulation Administrator a request for change to a Planned Residential Development zoning district containing the following exhibits:

- a. A statement of objectives describing:

- (1) The general purpose of the proposed development; and
- (2) The general character of the proposed development.

- b. A Vicinity Map showing the location of the proposed Planned Residential Development in relation to:

- (1) Surrounding streets and thoroughfares;
- (2) Existing zoning on the site and surrounding areas; and
- (3) Existing land use on the site and surrounding areas.

The Vicinity Map shall be drawn at a scale to show an area of no less than one thousand (1,000) feet surrounding the property. A greater area may be required if the Planning and Zoning Board determines information on a larger vicinity is needed.

- c. A Boundary Survey and legal description of the property.

- d. A Topographic Survey for the most recent United States Geological Service topographic survey may be used if more detailed topographic information is not available.

- e. A Site Analysis Map at the same scale as the Preliminary Development Plan described below shall be submitted indicating flood prone areas, areas with slopes greater than five (5) percent, areas of soils which are marginally suited for development purposes and tree cover.

- f. A Preliminary Development Plan drawn at a scale suitable for presentation, showing:

- (1) Proposed land uses;
- (2) Lot sizes indicated either by lot lines drawn in their proposed location or a statement on the face of the Preliminary Development Plan concerning proposed lot sizes, including minimum lot sizes; and
- (3) Building setbacks defining the distance buildings will be set back from:

- (a) Surrounding property lines;
 - (b) Proposed and existing streets;
 - (c) Other proposed buildings;
 - (d) The center line of streams and creeks;
 - (e) The high-water line of lakes; and
 - (f) Other man-made or natural features which would be affected by building encroachment.
 - (4) Maximum height of buildings;
 - (5) Common open spaces;
 - (6) Arterial and collector streets and thoroughfares;
Local access streets and interior circulation should be shown on the Preliminary Development Plan for Planned Residential Developments which have no planned arterial or collector streets within the projects.
 - (7) Common outside storage areas; and
 - (8) Screening, buffering, and landscaped buffer areas. Special Provisions:
The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.
The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.
 - g. A table showing acreage for each category of land use.
 - h. A statement concerning gross density and net residential acreage (see Section 4.18.5 for definition of gross density and net residential acreage).
 - i. A statement concerning proposed floor area ratios (percent of lot in relation to building floor area) and the maximum building coverage expressed as a percent of the total site area.
 - j. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water and sewer lines, plant location, lift stations, and indicating whether gravity or forced systems are planned. Size of lines, specific locations, and detailed calculations are not required at this stage.
 - k. A statement indicating the type of legal instruments that will be created to provide for the management of common areas and any private roads.
2. Processing the Planned Residential Development Zoning Application and Preliminary Development Plan Submittals. When the Land Development Regulation Administrator has received the application and submittals, and is satisfied that the application and submittals are complete, the application shall be processed as any other zoning application in accordance with the provisions of these land development regulations.
- The Planning and Zoning Board shall make a recommendation to the City Council. The City Council's actions shall be one (1) of the following:
- a. Approval as submitted.
 - b. Conditional approval.
 - c. Disapproval.

3. Final Development Plan. If the Preliminary Development Plan for the Planned Residential Development is approved, the applicant shall submit a Final Development Plan covering all or part of the approved Preliminary Development Plan within twelve (12) months to the Land Development Regulation Administrator. Thirty (30) days prior to any lapse date, the Land Development Regulation Administrator shall notify the City Council and the applicant of such date. Such notice to the applicant shall be mailed via certified mail, return receipt requested. If a Final Development Plan is not submitted within this twelve (12) month period or an additional twelve (12) month period granted by the City Council, the Land Development Regulation Administrator shall cause the Planned Residential Development district to be removed from the Official Zoning Atlas and reinstate the zoning district in effect prior to approval of the Planned Residential Development. The City Council may extend this lapse date for a period not to exceed an additional twelve (12) months, provided the request for extension is made in writing to the Land Development Regulation Administrator by the applicant prior to the expiration of the initial approval period.

The Final Development Plan shall include the following exhibits:

- a. A statement of objectives:
 - (1) The general purpose of the proposed development.
 - (2) The general character of the proposed development.
- b. A Topographic Map drawn at a scale of one hundred (100) feet to one (1) inch by a surveyor or engineer registered in the state of Florida showing:
 - (1) The location of existing private and public property rights-of-way, streets, buildings, water courses, transmission lines, sewers, bridges, culverts, and drain pipes, water mains, and any public utility easements;
 - (2) Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site; and
 - (3) Existing contours at intervals of one (1) foot.
- c. A Final Development Plan drawn at a scale of one hundred (100) feet to one (1) inch and showing:
 - (1) The boundaries of the site, topography, and proposed grading plan;
 - (2) Width, location, and names of surrounding streets;
 - (3) Surrounding land use;
 - (4) Proposed streets and street names and other vehicular and pedestrian circulation systems including offstreet parking;
 - (5) The use, size, and location of all proposed building sites; and
 - (6) Location and size of common open spaces and public or semi-public areas.
- d. A Utility Service Plan showing:
 - (1) Existing drainage and sewer lines;
 - (2) The disposition of sanitary waste and storm water;
 - (3) The source of potable water;
 - (4) Location and width of all utility easements or rights-of-way; and
 - (5) Plans for the special disposition of stormwater drainage when it appears that said drainage could substantially harm a body of surface water.

- e. A Landscaping Plan showing:
 - (1) Landscaped areas;
 - (2) Location, height, and material for walks, fences, walkways, and other man-made landscape features; and
 - (3) Any special landscape features such as, but not limited to, man-made lakes, land sculpture, and waterfalls.
- f. Statistical information:
 - (1) Total acreage of the site;
 - (2) Maximum building coverage expressed as a percent of the area;
 - (3) Area of land devoted to landscaping and/or common open space usable for recreation purposes expressed as a percent of the total site area; and
 - (4) Calculated gross density and net residential acreage for the proposed development (see Section 2.1 for definition of gross density and net residential acreage).
- g. The substance of covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners' associations and deed restrictions, shall be approved by the City Attorney before final approval of the plan.

4.18.2 ISSUANCE OF BUILDING PERMITS

No building permit shall be issued for any portion of a proposed Planned Residential Development until the Final Development Plan has been approved.

4.18.3 REVISION OF A PLANNED RESIDENTIAL DEVELOPMENT

A proposed substantial change in the approved Preliminary Development Plan which affects the intent and character of the development, the density or land use patterns, proposed buffers, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the Planning and Zoning Board and the City Council in the same manner as the initial application. A request for a revision of the Preliminary Development Plan shall be supported by a written statement and by revised plans demonstrating the reasons the revisions are necessary or desirable. All revisions to the approved Preliminary Development Plan shall only be approved if they are consistent with the original purpose, intent, overall design, and integrity of the approved Preliminary Development Plan.

Minor changes, and/or deviations from the Preliminary Development Plan which do not affect the intent or character of the development shall be reviewed by the Land Development Regulation Administrator and shall be approved only if they are consistent with the original purpose, intent and overall design and integrity of the approved preliminary development plan.

Upon approval of the revision, the applicant shall make revisions to the plans and submittals and file the revised plans with the Land Development Regulation Administrator within thirty (30) days.

Examples of substantial and minor changes are:

Substantial changes:

- 1. Perimeter changes.
- 2. Major street relocation.
- 3. Change in building height, density, land use patterns, or buffers. Minor changes:
 - 1. Change in alignment, location, or length of local street.
 - 2. Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density.

3. Reorientation or slight shifts in building locations.

4.18.4 PLANNED RESIDENTIAL DEVELOPMENT TIME LIMITATIONS

If substantial construction, as determined by the Land Development Regulation Administrator, has not begun within two (2) years after approval of the Final Development Plan, the approval of the Planned Residential Development will lapse. Thirty (30) days prior to any lapse date, the Land Development Regulation Administrator shall notify the City Council and the applicant of such date. Such notice to the applicant shall be mailed via certified mail, return receipt requested. The City Council may extend the period for beginning construction, at the request of the applicant for a period not to exceed an additional two (2) years, provided the request for extension is made in writing to the Land Development Regulation Administrator prior to the expiration of the initial approval period. If the Planned Residential Development lapses under this provision, the Land Development Regulation Administrator shall cause the Planned Residential Development district to be removed from the Official Zoning Atlas and reinstate the zoning district which was in effect prior to the approval of the Planned Residential Development.

4.18.5 DEVIATION FROM THE FINAL DEVELOPMENT PLAN

Any unapproved deviation from the accepted Final Development Plan shall constitute a breach of agreement between the applicant and the City Council. Such deviation may cause the City to immediately revoke the Final Development Plan until such time as the deviations are corrected or become a part of the accepted Final Development Plan.

4.18.6 PHASING

The City Council may permit or require the phasing of a Planned Residential Development. When provisions for phasing are included in the Final Development Plan, each phase of development shall be so planned and so related to previous development, surrounding properties, and available public facilities and services so that a failure to proceed with subsequent phases of development will have no adverse impact on the Planned Residential Development or surrounding properties.

4.18.7 DEVELOPMENT STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS

1. The minimum size parcel for Planned Residential Development shall be five (5) acres.
2. Conformance with the Comprehensive Plan. Densities for Planned Residential Developments shall be based upon and be consistent with the Comprehensive Plan. No Final Development Plan may be approved unless it is in conformance with the Comprehensive Plan.
3. Relationship to Zoning District. An approved Planned Residential Development is a separate zoning district in which the Final Development Plan, as approved, establishes the restrictions and regulations according to which the development shall occur. Upon approval, the Official Zoning Atlas shall be changed to indicate the area as a Planned Residential Development.
4. Residential Density and Housing Types. Any combination of residential density and housing types is permitted for a Planned Residential Development, as long as the overall gross density does not exceed the prescribed total number of dwelling units of the Comprehensive Plan land use classifications contained on the project site.
5. Dimensional and Bulk Restriction. The location of all proposed building sites shall be shown on the Final Development Plan subject to minimum lot sizes, setback lines, lot coverage and floor area specified by the Preliminary Development Plan as approved by the City Council.
6. Internal Compatibility. All land uses proposed within a Planned Residential Development shall be compatible with other proposed uses; that is, uses shall be able to coexist in relative proximity to other uses in a stable fashion over time such that no other uses are unduly, negatively impacted, directly or indirectly by such uses. An evaluation of the internal compatibility by a Planned Residential Development shall be based on the following factors:

- a. The existence or absence of and the location of common open spaces and recreational areas;
 - b. The use of existing and proposed landscaping;
 - c. The treatment of pedestrian ways;
 - d. The use of topography, physical environment, and other natural features;
 - e. The traffic and pedestrian circulation pattern;
 - f. The use and variety of building setback lines, separations and buffering;
 - g. The use and variety of building groupings;
 - h. The use and variety of building sizes;
 - i. The separation and buffering of parking areas and sections of parking area;
 - j. The variety and design of dwelling types;
 - k. The proposed land uses and the conditions and limitations thereon;
 - l. The form of ownership proposed for various uses; and
 - m. Any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of any proposed use within the Planned Residential Development.
7. External Compatibility. All land uses proposed within a Planned Residential Development shall be compatible with existing and planned uses of properties surrounding the Planned Residential Development; that is, internal uses shall be able to coexist in relative proximity to existing or planned surrounding uses in a stable fashion over time such that neither internal nor surrounding uses are unduly, negatively impacted, directly or indirectly by such uses. An evaluation of the external compatibility of a Planned Residential Development should be based on the following factors:
- a. All of these factors listed in this Section, with particular attention to those areas of the Planned Residential Development located on or near its perimeter;
 - b. The uses proposed near the Planned Residential Development perimeter and the conditions and limitations thereon;
 - c. the type, number, and location of surrounding external uses;
 - d. the Comprehensive Plan designation and zoning on surrounding lands; and
 - e. any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of lands surrounding the Planned Residential Development and any existing or planned use of such lands.
8. Intensity of Development. The residential density and intensity of use of a Planned Residential Development shall:
- a. Be compatible with the physical and environmental characteristics of the site;
 - b. Be able to coexist in relative proximity to existing or planned surrounding uses in a stable fashion over time such that neither internal nor surrounding uses are unduly, negatively impacted, directly or indirectly by such densities and intensities of use; and
 - c. Comply with the policies and density limitations set forth in the Comprehensive Plan.

Specific densities and intensity of uses within a Planned Residential Development shall be determined based on the following factors:

- a. The locations of various proposed uses within the Planned Residential Development and the degree of compatibility of such uses with each other and with surrounding uses;
 - a. The amount and type of protection provided for the safety, habitability, and privacy of land uses both internal and external to the Planned Residential Development;
 - b. The existing residential density and intensity of use of surrounding lands;
 - c. The availability and location of utility services and public facilities and services;
 - d. The amount and size of common open spaces and recreation areas;
 - e. The existence and treatment of any environmentally sensitive areas on the Planned Residential Development property or surrounding lands;
 - f. The access to and suitability of transportation arteries proposed within the Planned Residential Development and existing external transportation systems and arteries; and
 - g. Any other factor deemed relevant to the limitation of the intensity of development for the benefit of the public health, safety welfare.
9. Common Open Space. At least fifteen (15) percent of the area covered by a Final Development Plan shall be usable, common open space owned and operated by the applicant or dedicated to a homeowner association or similar group, provided that in establishing the density per gross acre the City Council may increase the percentage of common open space in order to carry out the intent and purpose set forth in this Article; and provided that any Planned Residential Development which only consists of one family dwellings with individually deeded lots shall only be required to have five (5) percent usable, common open space. Not more than one-half (1/2) of the total common open space area may be in a flood plain, buffer area, and/or water bodies.
- Special Provisions:
- The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.
- The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.
10. Access and Parking. All streets, thoroughfares, and access ways shall be designed to relate to the traffic circulation plans of the area. Adequate offstreet parking shall meet the requirements specified for the uses found in the District Regulations and Section 4.2 of these land development regulations.
 11. External Transportation Access. A Planned Residential Development shall provide direct access to, a major street (arterial or collector) unless, due to the size of the Planned Residential Development and the type of uses proposed, it will not adversely affect the traffic on adjoining minor (local) streets.
 12. Internal Transportation Access. Every dwelling unit or other use permitted in a Planned Residential Development shall have access to a public street either directly or by way of a private road. Permitted uses are not required to front on a dedicated public road. Private roads shall be constructed according to City specifications as found in Article 5, Subdivision Regulations. If the Planned Residential Development contains private roads, such private roads shall be owned and maintained by the applicant or dedicated to a homeowner's association or similar group.
 13. Perimeter Requirements. Structures, buildings and streets located at the perimeter of the development shall be permanently screened by a landscaped buffer area (see Section 4.2).
 14. Control of Area Following Completion. After completion of a Planned Residential Development, the use of the land and/or modification or alteration of any buildings or structures within the area covered by the Final Development Plan shall continue to be regulated in accordance with the approved Final Development Plan except as otherwise provided for herein.
 - a. Minor extensions, alterations or modifications of existing buildings or structures may be permitted after review and approval by the Land Development Regulation Administrator

provided they are substantially consistent with the original purpose, intent, overall design, and integrity of the Final Development Plan.

- b. Substantial change in permitted uses, location of buildings, or other specifications of the Final Development Plan may be permitted following public hearing and approval by the City Council upon receipt of the recommendation of the Planning and Zoning Board, as long as such changes are consistent with the original purpose, intent, overall design, and integrity of the Final Development Plan.

NOTICE TO APPLICANT

All attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eighteen (18) copies of the proposed Planned Residential Development Zoning and Preliminary Development Plan Application and support material, and a PDF copy on a CD, are required at the time of submittal.

ACKNOWLEDGEMENT, SIGNATURES AND NOTARY ON FOLLOWING PAGE

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Applicant/Agent Name (Type or Print)

Date _____

STATE OF FLORIDA
COUNTY OF

Witnessed by my hand and official seal, this _____ day of _____, 2020.

Signature of Notary

Printed Name of Notary

Growth Management
205 North Marion Ave
Lake City, FL 32055

AUTHORIZED AGENT AFFIDAVIT PLANNING AND ZONING



Item ii.

Date of acceptance by Growth Management:

I Milton Smith hereby grant authorization to Kellan Bailey
(Property Owner Print) (Authorized Agent Print)
to act in my behalf with the City of Lake City Growth Management Department while conducting activities related to Planning and Zoning activities. These specifically include representing the owner(s) of the property(s)

Kellan Bailey is to be considered an agent of my planning and
(Authorized Agent Printed Name) zoning activities and therefore, the signature of
said agent is binding and causes me to assume all responsibilities connected to or
associated with the signature as they may relate to my planning and zoning business.

I Milton Smith, relieve the City of Lake City of, and agree to
(Owner(s) Printed Name) hold the City of Lake City harmless from, any
and all responsibility, claims or other actions arising from or related to
the City's acceptance of the above agent's signature for planning and
zoning-related activities. I further understand that it is my sole
responsibility to grant and terminate any such authorization and to
ensure that the City receives timely notice of any such grant or
termination.

Milton Smith
Signature of Owner(s)

Kellan Bailey
Signature of Agent

****PLEASE NOTE: BOTH SIGNATURES MUST BE NOTARIZED****

Notary for Owner's Signature:

State of Florida County of Columbia
The foregoing was acknowledged before me this 1st
day of September, 2021, by
Milton Smith, who is personally known
to me, or who produced _____ as
identification and appeared by means of physical presence _____
Or online notarization _____

Jessica R. Murphy
Notary Public Signature

Jessica R. Murphy
Print, Type, or Stamp Name of Notary
Expires
10/01/2025

Jessica Roxanne Murphy

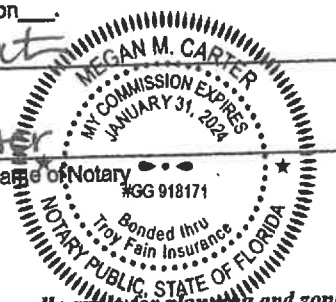
****The Growth Management Department, at its discretion, may require an owner(s) to personally apply for planning and zoning activities not withstanding any authorization allowing another person to apply for planning and zoning activities on behalf of an owner(s).**

Notary for Agent's Signature:

State of Florida County of Columbia
The foregoing was acknowledged before me this 1st
day of September, 2021, by
Kellan Bailey, who is personally known to me, or
who produced _____ as
identification and appeared by means of physical presence _____
Or online notarization _____

Megan Carter
Notary Public Signature

Megan Carter
Print, Type, or Stamp Name of Notary





David Young
Growth Management Director
City of Lake City
205 N. Marion Ave
Lake City, FL 32055

Subject: Sycamore Terrace Subdivision, Lake City, FL

1. City of Lake City: Planned Residential Development Zoning & Preliminary Development Plan Approval.

a. Statements:

- i. The general purpose of the development is to construct a subdivision containing +/- 65 lots with a minimum area of 6,000 square feet. The homes on these lots will be site built.
- ii. The general character of the development is residential single family rentals.

b. Vicinity Map:

- i. See attached maps.
- ii. See attached existing zoning map.
- iii. See attached existing land use map.

c. A boundary survey of the property is attached.

d. A topographic survey of the property is attached.

e. See the Preliminary Plat.

f. See the Preliminary Plat.

g. See the Preliminary Plat.

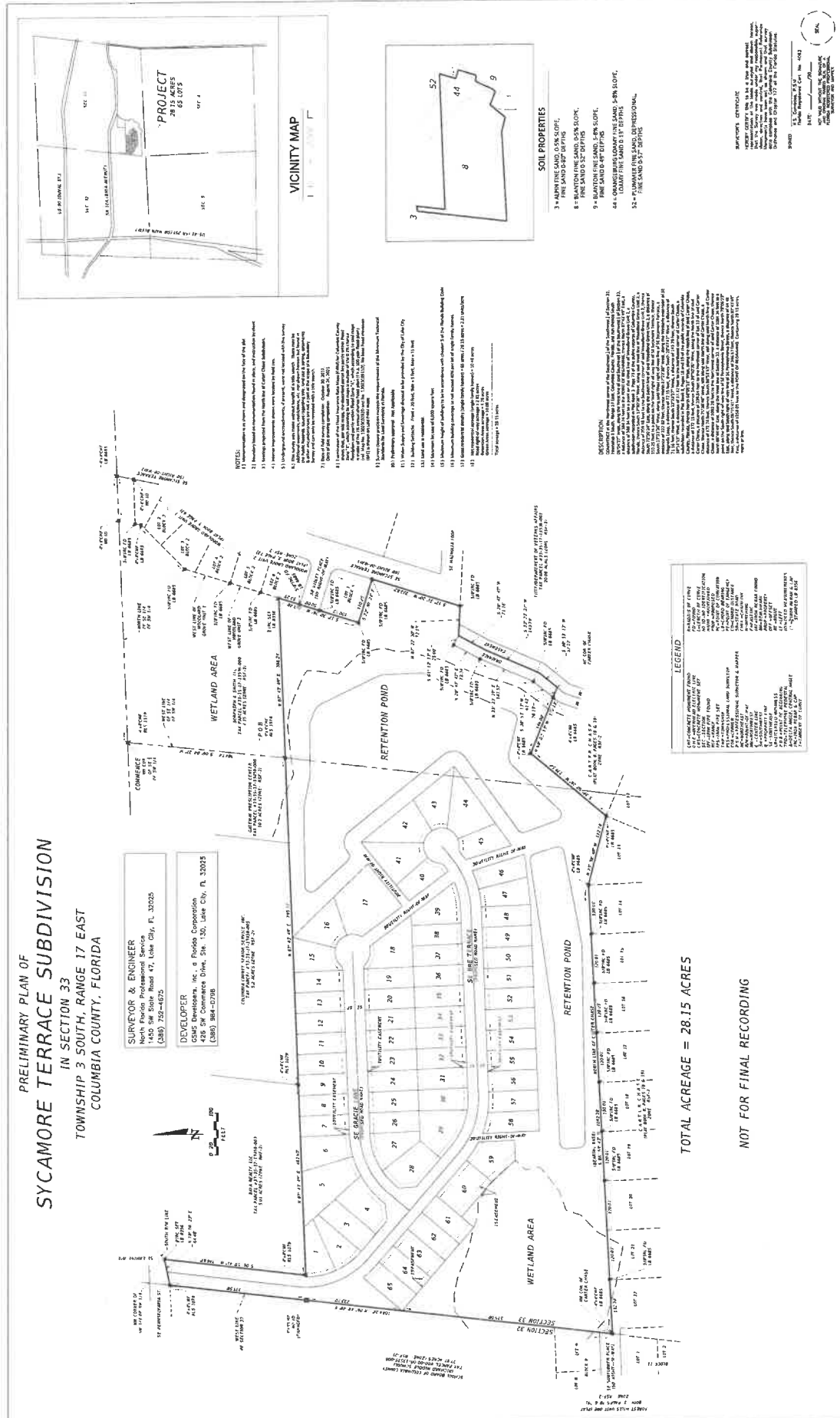
h. See the Preliminary Plat.

i. See the Preliminary Plat.

j. A Preliminary Utility Service Plan is attached.

k. A homeowner's association will be created to maintain the retention areas.

- i. The developer intends to turn the ownership of the roads within the subdivision and all utilities to the City of Lake City.



16		REVISIONS		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE		DESCRIPTION		DATE	
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SOIL PROPERTIES

- 3 = ALPIN FINE SAND, 0-5% SLOPE,
FINE SAND 0-80" DEPTHS
- 8 = BLANTON FINE SAND, 0-5% SLOPE,
FINE SAND 0-52" DEPTHS
- 9 = BLANTON FINE SAND, 5-8% SLOPE,
FINE SAND 0-49" DEPTHS
- 44 = ORANGEBURG LOAMY FINE SAND, 5-8% SLOPE,
LOAMY FINE SAND 0-13" DEPTHS
- 52 = PLUMMER FINE SAND, DEPRESSIONAL,
FINE SAND 0-57" DEPTHS

DESCRIPTION:

COMMITTEE at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 3 South, Range 17 East, Columbia County, Florida, and run thence South 08°04'27" West, along the West line of said Southeast 1/4 of the Southeast 1/4 of Section 33, a distance of 394.74 feet to the POINT OF BEGINNING; thence North 87°43'49" East, a distance of 394.74 feet to a point on the West line of Woodland Grove Unit 2, a subdivision recorded in Plat Book 3, Page 73 of the public records of Columbia County, Florida; thence South 17°30'25" West, along said West line of Woodland Grove Unit 2, a distance of 203.48 feet to the Southwest corner of said Woodland Grove Unit 2; thence South 77°20'22" East, along the South line of said Woodland Grove Unit 2, a distance of 110.25 feet to a point on the West right-of-way line of SE Sycamore Terrace; thence South 17°31'20" West, along said West right-of-way line of SE Sycamore Terrace, a distance of 222.82 feet; thence South 87°22'30" West, along the West right-of-way line of SE Magnolia Loop, a distance of 72.15 feet; thence South 28°47'47" West, a distance of 5.12 feet; thence South 25°23'17" West, a distance of 163.79 feet; thence South 17°31'20" West, a distance of 57.12 feet to the Northwest corner of Carter Chase, a subdivision recorded in Plat Book 8, Pages 18 and 19 of the public records of Columbia County, Florida; thence North 68°08'13" West, along the North line of said Carter Chase, a distance of 172.13 feet; thence South 39°50'26" West, along the North line of said Carter Chase, a distance of 239.54 feet to the Northwest corner of Lot 13 of said Carter Chase; thence North 75°38'48" West, still along said North line of Carter Chase, a distance of 172.74 feet; thence South 86°53'43" West, still along said North line of Carter Chase, a distance of 1082.28 feet to the Northwest corner of said Carter Chase; thence North 06°44'49" East, along the West line of Section 33, a distance of 1084.34 feet to a point on the South right-of-way line of SE Pennsylvania Street; thence North 78°06'23" East, along said South right-of-way line of SE Pennsylvania Street, a distance of 64.48 feet; thence South 06°55'41" West, a distance of 346.67 feet; thence North 87°43'49" East, a distance of 1258.03 feet to the POINT OF BEGINNING. Containing 28.15 acres, more or less.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control; that Permanent Reference Monuments have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED :

M.S. Corbace, P.S.M.
Florida Registered Cert. No. 4093

DATE: ___/___/20___

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER

SEAL

01095SMI

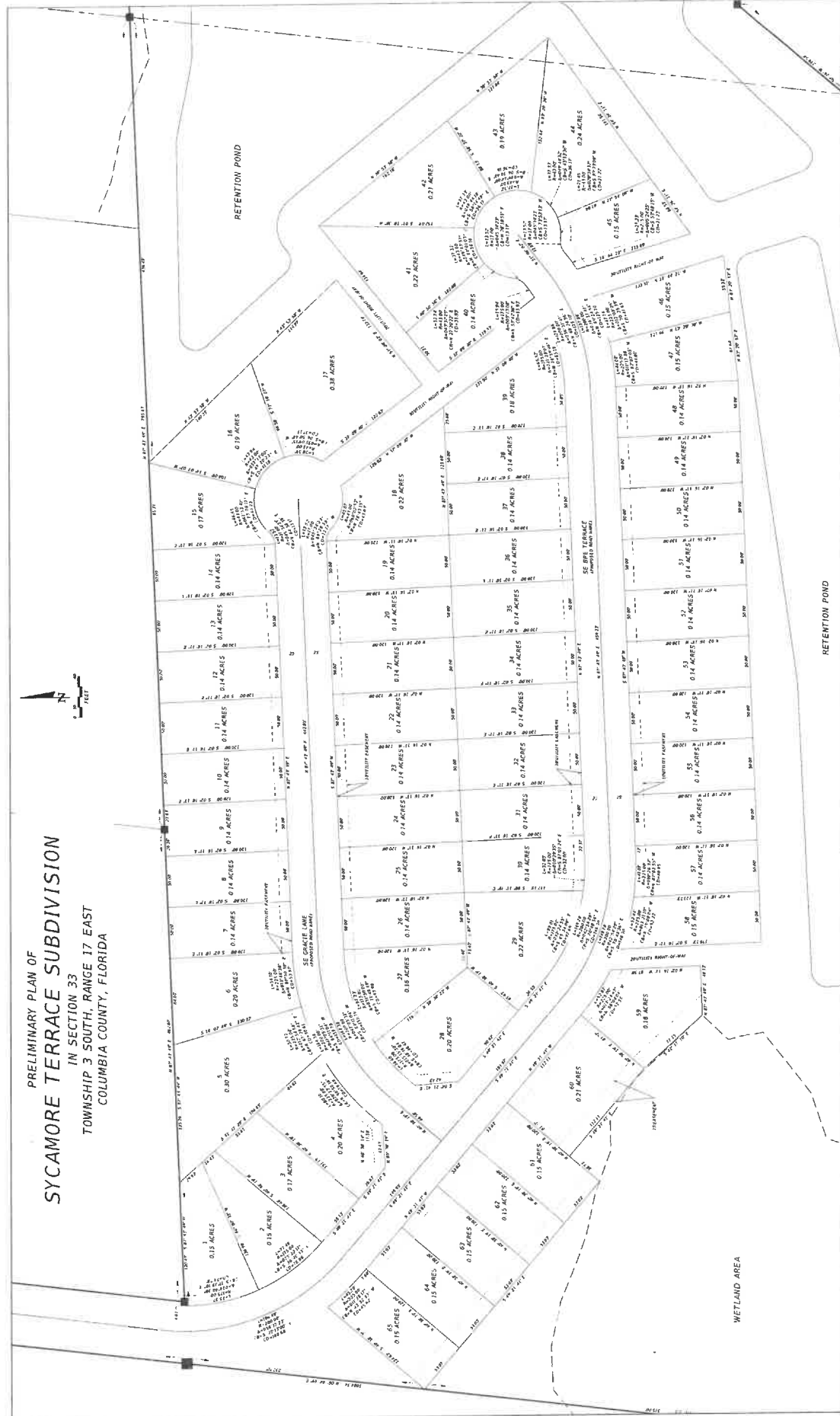
MILTON SMITH

SHEET
NO.

1

1:13 PM









X:\2018\180109SMI\H.CADD\Survey\SURVRD01.dwg PRELIMINARY PLAT PAGE 1



REVISIONS		DATE		DESCRIPTION		DATE		DESCRIPTION	
						<p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 TALLAHASSEE, FL 32301 PH. 386-752-4675 WWW.NFPS.NET LIC NO. LB83356</p>			
						<p>JOB NO. L21031SRUS CA# 29011</p> <p style="text-align: center;">MILTON SMITH</p>			
						<p>X:\2018\N.1801095SMITH\CADD\SURVEY\SURVDD01.dwg PRELIMINARY PLAT PAGE</p>			
						<p>Alice Geiger</p> <p>8/30/2021 11:41:26 AM</p>			
						<p>SHEET NO. 2</p>			

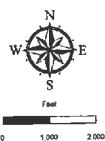
Official Zoning Atlas



-  Zoning Boundary
  City Limits
  Lakes
  Railroad
  Interstate Highway
  U.S. Highway
  State Highway
  County Road

ZONING DISTRICTS

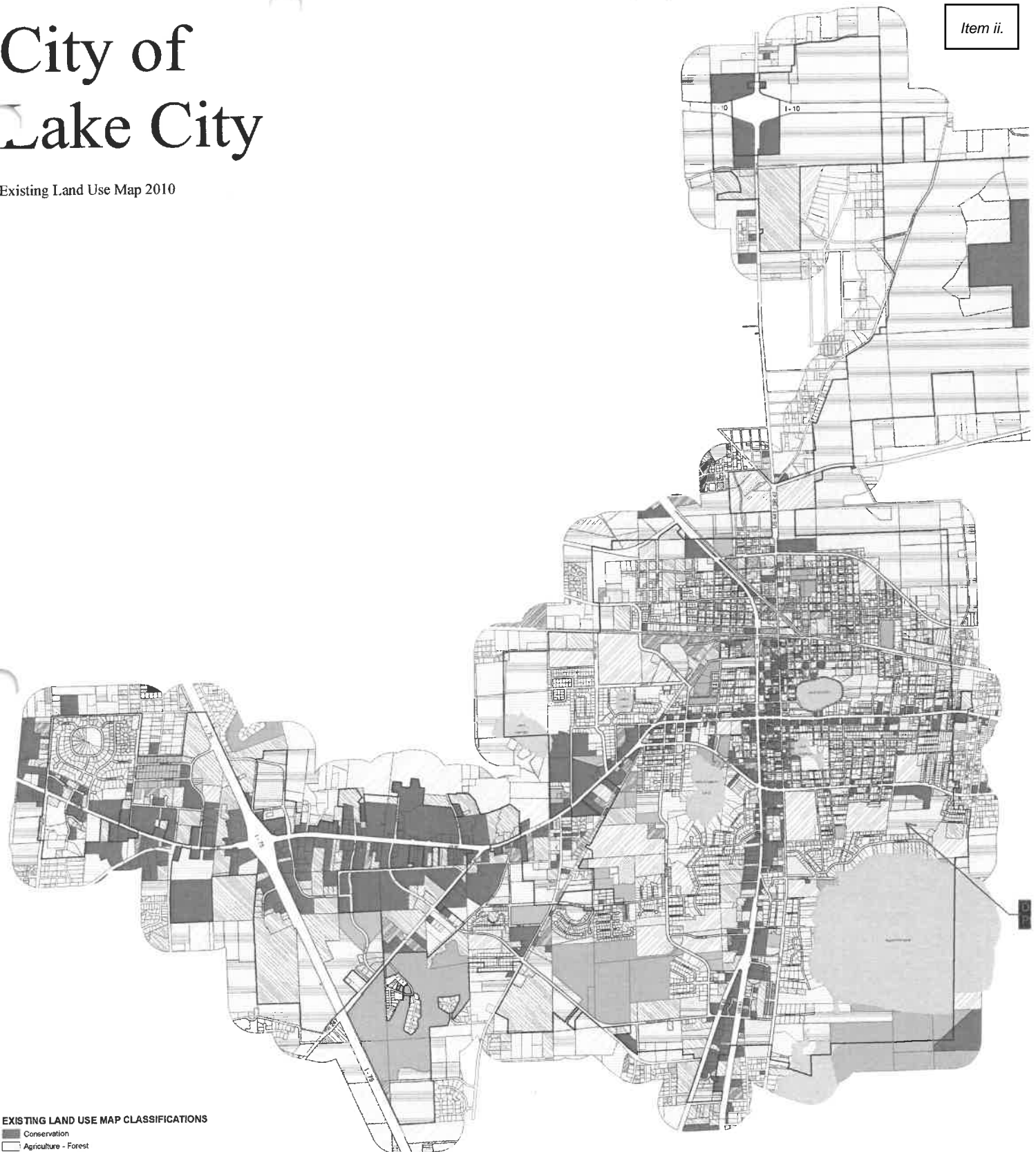
CSV	CONSERVATION
A	AGRICULTURAL
RSF-1,2,3	RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
RSFMAH-1,2,3	RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
RSFAH-2	RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME
RMH-1,2,3	RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
RMH-4	RESIDENTIAL, MOBILE HOME
RMF-1,2	RESIDENTIAL, MOBILE HOME PARK
RMF-1,2	RESIDENTIAL, MULTIPLE FAMILY
	RESIDENTIAL, MULTIPLE FAMILY - COLUMBIA COUNTY
	RESIDENTIAL, OFFICE
	COMMERCIAL, NEIGHBORHOOD
	COMMERCIAL, GENERAL
C	COMMERCIAL, GENERAL - COLUMBIA COUNTY
C-D	COMMERCIAL, INTENSIVE
C-D	COMMERCIAL, INTENSIVE - COLUMBIA COUNTY
C-CBD	COMMERCIAL, CENTRAL BUSINESS DISTRICT
CHI	COMMERCIAL, HIGHWAY INTERCHANGE
CHI	COMMERCIAL, HIGHWAY INTERCHANGE - COLUMBIA COUNTY
ILW	INDUSTRIAL, LIGHT AND WAREHOUSING
I	INDUSTRIAL
I	PLANNED RESIDENTIAL DEVELOPMENT

[illegible]

City of Lake City

Existing Land Use Map 2010

Item ii.

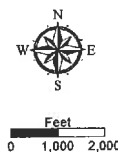


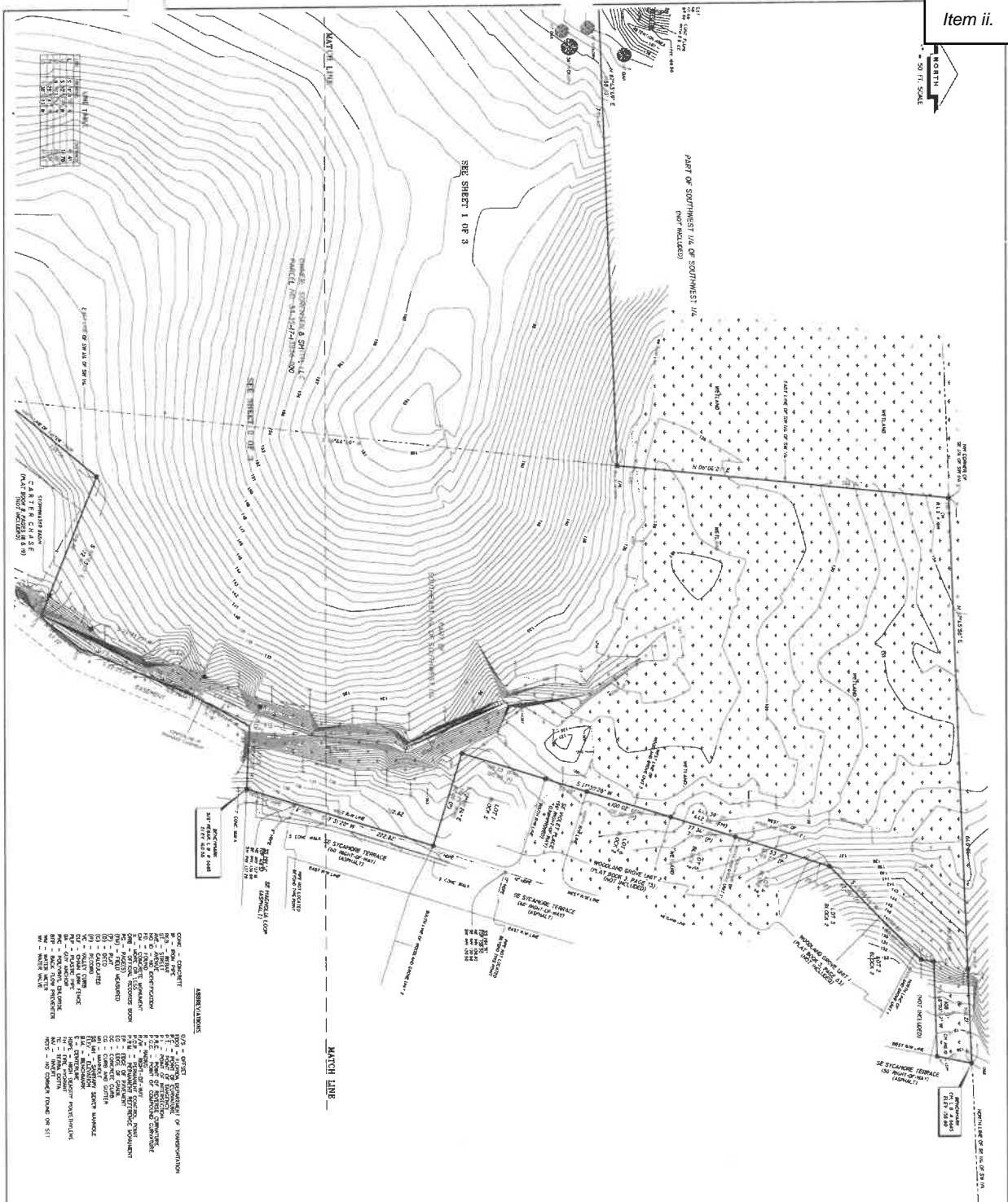
EXISTING LAND USE MAP CLASSIFICATIONS

- Conservation
- Agriculture - Forest
- Agriculture - Row Crop/Pasture
- Vacant Land
- Recreation
- Public
- Institutional
- Residential - Low (≤ 2 d.u. per acre)
- Residential - Moderate (> 2 d.u. per acre) but (≤ 4 d.u. per acre)
- Residential - Medium (> 4 d.u. per acre) but (≤ 8 d.u. per acre)
- Residential - High (> 8 d.u. per acre) but (≤ 20 d.u. per acre)
- Commercial
- Industrial

OTHER MAP FEATURES

- City Limits
- Railroad



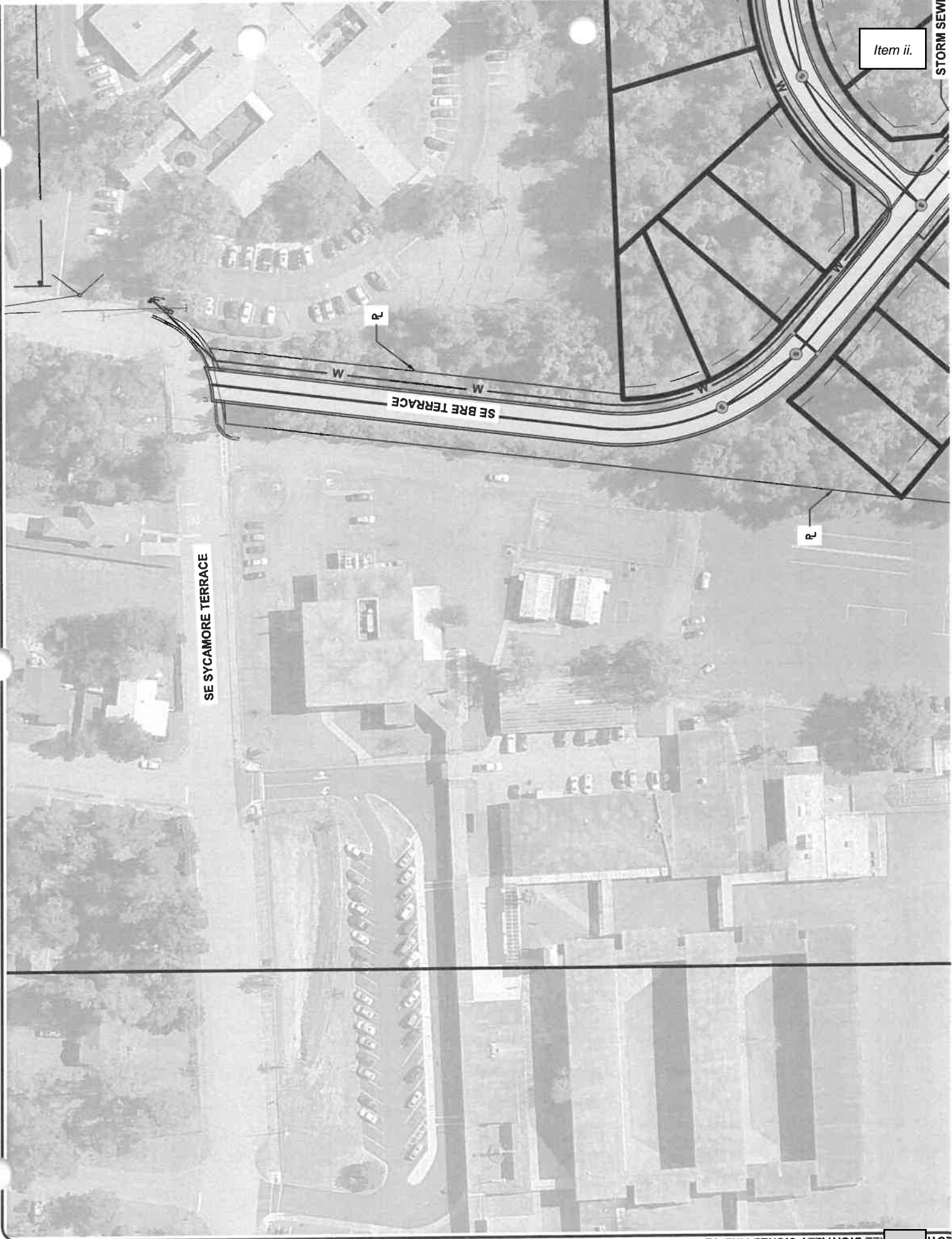


- LEGEND**
- CON - CONCRETE
 - DIR - DIRT
 - GR - GRASS
 - W - WATER
 - CL - CLAY
 - SH - SHALE
 - SL - SLATE
 - LT - LIMESTONE
 - CO - COAL
 - GL - GLASS
 - ST - STEEL
 - BR - BRICK
 - CM - CEMENT
 - AS - ASPHALT
 - PA - PAVER
 - SI - SILICON
 - GE - GEL
 - SE - SEED
 - SC - SCUM
 - EC - ECHO
 - TO - TON
 - BU - BURN
 - BA - BATH
 - BO - BOAT
 - PO - POOL
 - FI - FIRE
 - NO - NO
 - CO - CO
 - TH - TH
 - ON - ON
 - ST - ST

FOR: SORESEN & SMITH, LLC
J. SHERMAN FRIER & ASSOCIATES, INC.
TOWNSHIP 03 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

RETAINING COMPACT TABLE

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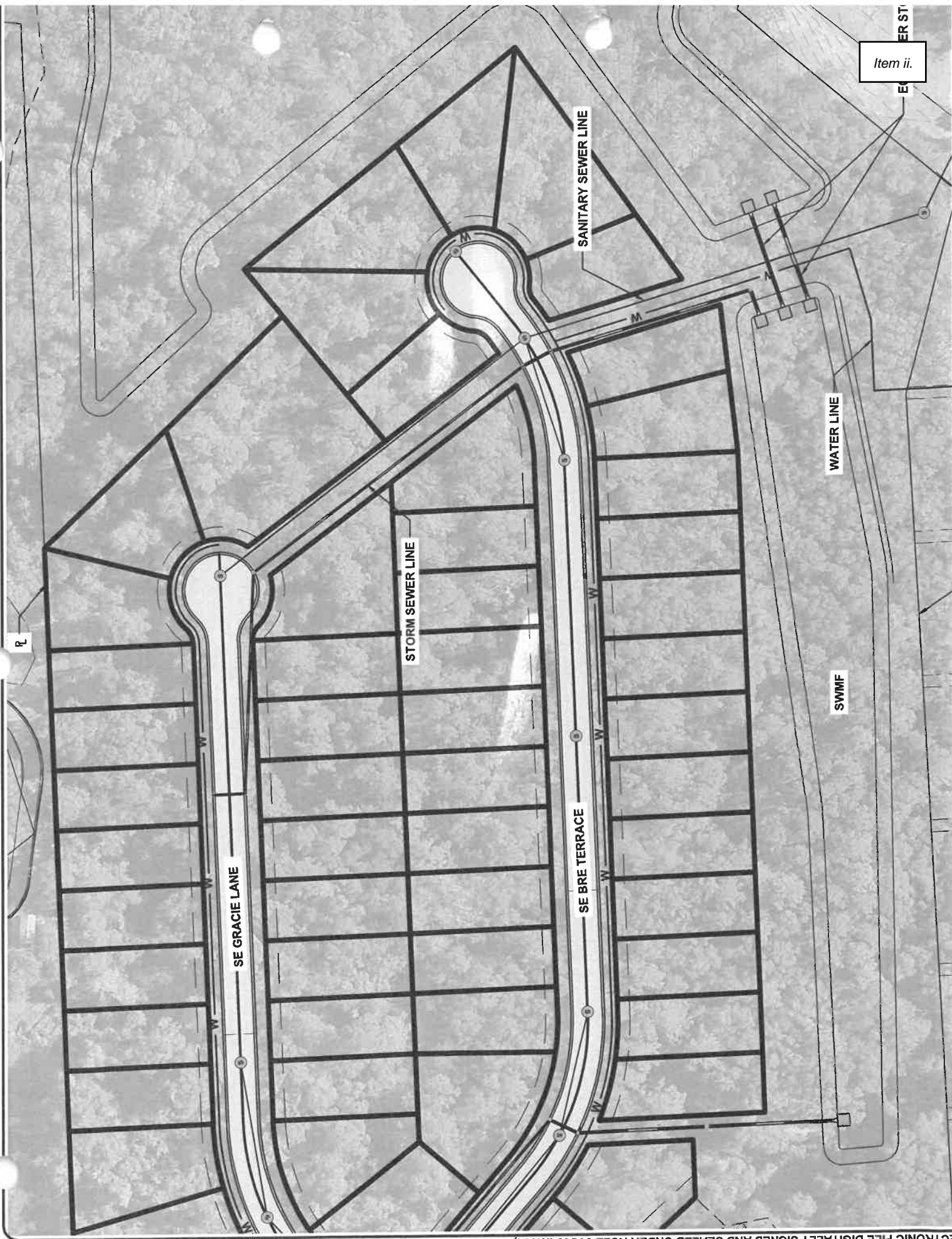


Item ii.

STORM SEWER

SE SYCAMORE TERRACE

SE BRE TERRACE





DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

Fax: (386) 758-5426

growthmanagement@lcfla.com

Item ii.

9/8/21

Kellan Bailey
North Florida Professional services
1450 sw State Road 47
Lake City, FL. 32055

Re: ZSPR 21022

To whom it may concern,

This is to inform you that your Petition Z 21-22 requesting a certificate of appropriateness on property described as Columbia County Parcel 13536-000 within the City of Lake City, and is in a Commercial Intensive Zoning District, will be heard by the Board Planning and zoning on 10/5/21 @ 5:30 pm.

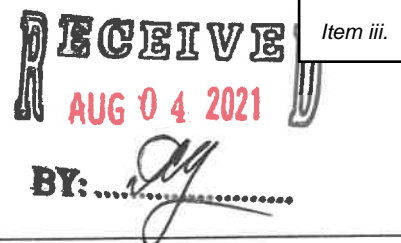
If I can be of further assistance to you, please feel free to contact me at 386-719-5750 or email at growthmanagement@lcfla.com.

Sincerely,

Beverly Jones
Planner Tech



GROWTH MANAGEMENT
205 North Marion Ave.
Lake City, FL 32055
Telephone: (386)719-5750
E-Mail:
growthmanagement@lcfla.com



FOR PLANNING USE ONLY

Application # _____
Application Fee: **\$XXXXXX**
Receipt No. _____
Filing Date _____
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: The Human Bean - Lake City, FL
2. Address of Subject Property: SW Heritage Oaks Circle, Lake City FL 32024
3. Parcel ID Number(s): 34-3S-16-02465-014 (10272)
4. Future Land Use Map Designation: _____
5. Zoning Designation: Vacant Commercial
6. Acreage: 1.18
7. Existing Use of Property: Vacant Commercial
8. Proposed use of Property: Commercial - Business
9. Type of Development (Check All That Apply):
 - ☐ Increase of floor area to an existing structure: Total increase of square footage _____
 - ☒ New construction: Total square footage 559
 - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Brad Williams Title: _____
Company name (if applicable): McMillan Pazdan Smith
Mailing Address: 400 Augusta Street, Suite 200
City: Greenville State: SC Zip: 29601
Telephone: (864) 6796261 Email: bwilliams@mcmillanpazdansmith.com
3. PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
4. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Gary Davies
Mailing Address: 3735 Beam Road, Suite B
City: Charlotte State: NC Zip: 28217
Telephone: (704) 831-5972 Email: gary@capem.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: n/a
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☐ No
Future Land Use Map Amendment: ☐ Yes ☐ No
Future Land Use Map Amendment Application No. n/a
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☐ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes ☐ No
Variance Application No. _____
Special Exception: ☐ Yes ☐ No
Special Exception Application No. n/a

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750

SITE DEVELOPMENT PLANS FOR:

The Human Bean

US Highway 90
Lake City, FL 32055

RECEIVED
AUG 04 2021
BY: *[Signature]*



NOTE: OWNER WILL MAINTAIN STORM SYSTEM

NOTE: ALL STORMWATER MANAGEMENT
SYSTEMS SHALL BE COMPLETED PRIOR TO THE
CONSTRUCTION OF IMPERVIOUS AREAS.

LOCATION MAP

SITE CONTACTS

DEVELOPMENT SERVICES

AGENCY: City of Lake City
ADDRESS: 205 N Marion Ave
Lake City, FL 32055
PHONE: 386-719-5752
CONTACT: David Young
EMAIL: YoungD@clcflo.com

STORMWATER, SEDIMENT & EROSION CONTROL

AGENCY: City of Lake City Public Works
ADDRESS: 180 NE Gum Swamp Rd
Lake City, FL 32055
PHONE: 386-758-5400
CONTACT: Thomas Henry
EMAIL: henryt@clcflo.com

WATER DISTRIBUTION

AGENCY: City of Lake City Public Works
ADDRESS: 180 NE Gum Swamp Rd
Lake City, FL 32055
PHONE: 386-758-5400
CONTACT: Thomas Henry
EMAIL: henryt@clcflo.com

PUBLIC WORKS

AGENCY: City of Lake City
ADDRESS: 180 NE Gum Swamp Rd
Lake City, FL 32055
PHONE: 386-758-5400
CONTACT: Thomas Henry
EMAIL: henryt@clcflo.com

SANITARY SEWER

AGENCY: City of Lake City Public Works
ADDRESS: 180 NE Gum Swamp Rd
Lake City, FL 32055
PHONE: 386-758-5400
CONTACT: Thomas Henry
EMAIL: henryt@clcflo.com

FIRE

AGENCY: Lake City Fire Department
ADDRESS: 225 NW Main Blvd
Lake City, FL 32055
PHONE: 386-758-5442
CONTACT: Randy Burnham
EMAIL: burnhamr@clcflo.com

SHEET INDEX

DESCRIPTION	DWG. NO.
CIVIL TITLE SHEET	C001
EXISTING CONDITIONS PLAN	C002
SITE PLAN	C101
GRADING AND DRAINAGE PLAN	C201
SPOT GRADING PLAN	C202
UTILITY PLAN	C301
EROSION CONTROL PLAN	C401
SITework NOTES AND DETAILS	C501-509

I hereby certify that these plans (except for Landscape and Irrigation) were prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the STATE of FLORIDA and that I am competent to prepare this document.

CHRISTOPHER L. PRICE - FL PE# 71766 DATE

DEVELOPER COMPANY: Pine Avenue Development Company, LLC ADDRESS: 3920 Magazine St. New Orleans, LA 70115 PHONE: 504-866-7300 CONTACT: Gordo Kolb EMAIL: gordo@ghkinc.com	CIVIL ENGINEER COMPANY: Bluewater Civil Design, LLC ADDRESS: 718 Lowndes Hill Rd Greenville, SC 29607 PHONE: 864-326-4202 CONTACT: Christopher L. Price, P.E. EMAIL: chris@bluewatercivil.com	SURVEYOR COMPANY: Clarson & Associates ADDRESS: 1643 Naldo Ave Jacksonville, FL 32205 PHONE: 904-396-2623 CONTACT: Ann Hill EMAIL: ann@clarsonfl.com	ARCHITECT COMPANY: McMillan, Pazdan, Smith Architecture ADDRESS: 400 Augusta St, Suite 200 Greenville SC 29604 PHONE: 864-242-2033 CONTACT: Neal Kanipe EMAIL:
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Project Number: 2021-103 Details.dwg
Drawing Title: as noted
Date of Project: 07/19/2021
Engineer of Record: Christopher L. Price, P.E.
Florida PE# 71766
bluewater civil design, llc
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificate of Authorization: FL CA Lic. No. 29751

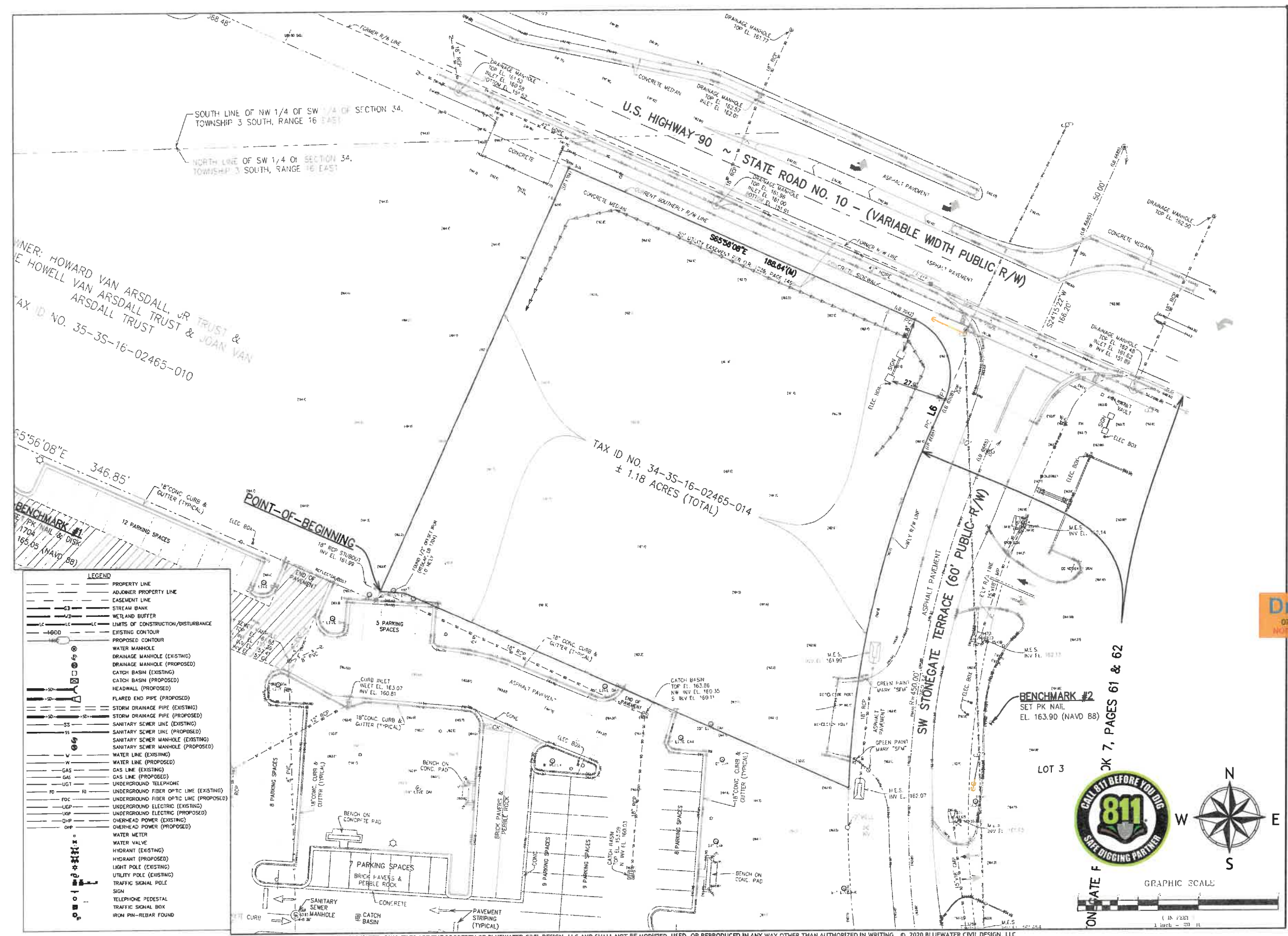
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US Highway 90
Lake City FL

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REV	DATE	BY	CHKD

Title Sheet

C001



Project Number: 2021-103 civil.dwg
Drawing Date: 03/06/2021
Drawing Title: 03/06/2021
Drawing Author: Christopher L. Price, P.E.
Drawing Date: 03/06/2021
Drawing Title: 03/06/2021
Drawing Author: Christopher L. Price, P.E.
Drawing Date: 03/06/2021
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Drawing Author: Christopher L. Price, P.E.

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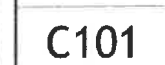
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
C002

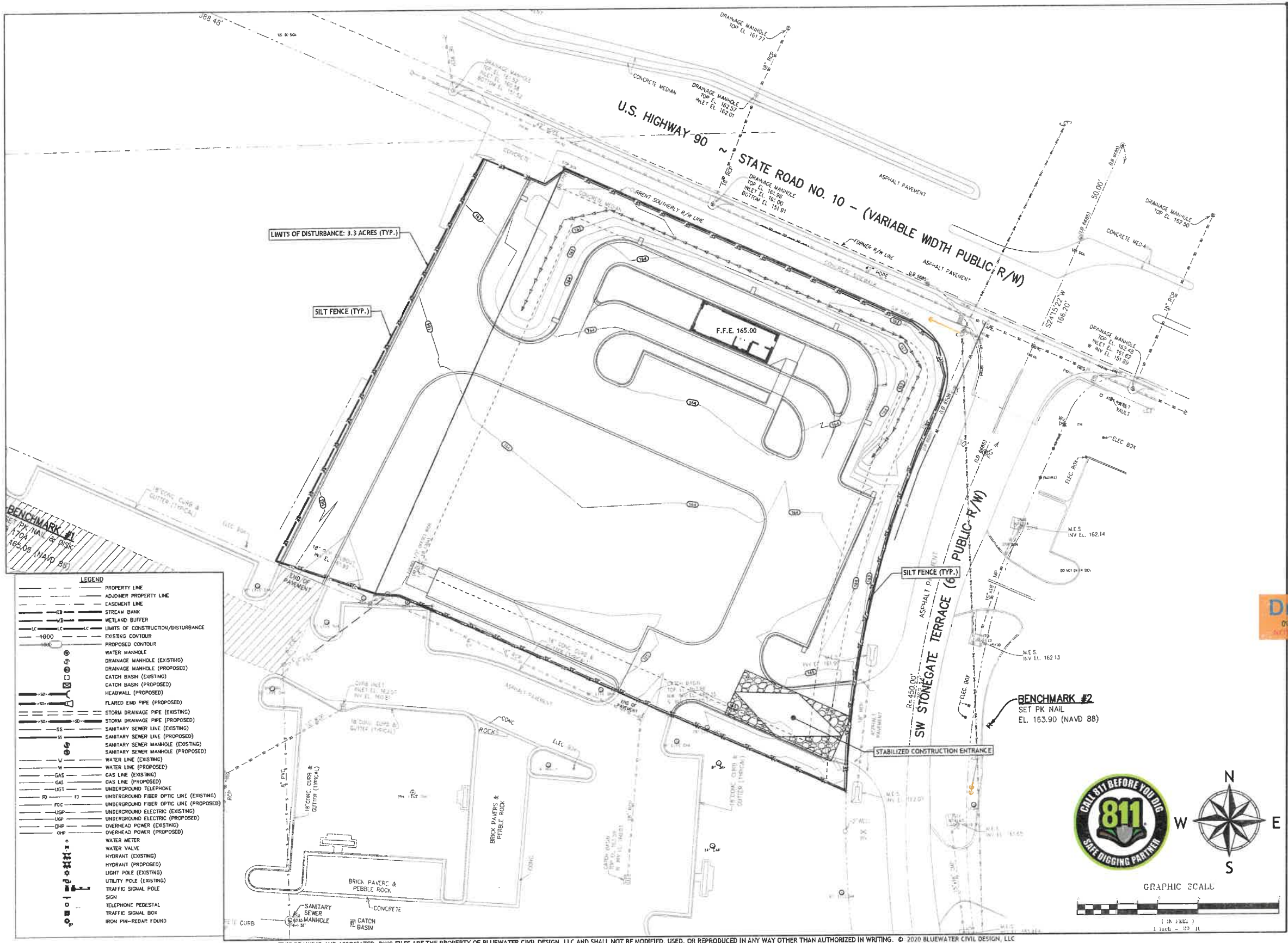
EXISTING CONDITIONS
C002

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bluewater
civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Project Number: 2021-031 CHM.dwg
Drawing Scale: AS NOTED
Date of Project: 07/19/2021
Engineer of Record: Christopher L. Price, P.E.
License No. 34567

The Human Bean

US Highway 90
Lake City FL

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
C401

EROSION CONTROL PLAN

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GENERAL NOTES FOR SITEWORK

- The Contractor shall call 811 Utility Locate Service prior to start of any construction activity.
- Survey:
 - Survey Information provided by **Clason & Associates (304-396-2623)**.
 - The Contractor shall verify all benchmarks, easements, the location and invert elevation of all underground utilities within the construction area, verify property corners, and verify topography before any construction is started.
 - The Contractor shall contact all utility companies prior to excavation to request a locate for all buried cables and underground utilities in the construction area or utilities that will be impacted by construction.
 - The Contractor is responsible for an as-built survey/ record drawing of the new water system per the City of Lake City requirements. A professional land surveyor licensed in Florida must sign the survey and provide to the engineer for final certification.
- Permits:
 - The Contractor shall have copies of any necessary encroachment and construction permits prior to entering any right-of-way or beginning construction.
 - Permits typically required include but are not limited to: State NPDES Coverage, Local Issuing Authority Grading Permit, DOT Encroachment Permits (access and utility lap), State or Local Water Authority water extension permit, State or Local Sewer Authority sewer extension permit, Fire Marshall approval, and Local Municipality Zoning and Site Plan Approval.
 - The Contractor shall immediately notify the Owner's Representative when notices or verbal instructions are received from regulatory authorities, inspectors, or similar. The Contractor shall proceed with work associated with such notices or instructions once approved to do so by the Owner's Representative or as required by law.
- Safety:
 - By Law, the Contractor shall comply with all OSHA regulations, including safety protocol, safety gear, safety education, etc.
 - The Contractor is exclusively responsible for the conditions of the site, including safety of all persons and property throughout the term of the project construction, 24 hrs per day/ 7 days per week.
 - The Engineer's review of the Contractor's work product and performance will not include review of the Contractor's safety programs. Such reviews are to be by OSHA inspectors and the Owner's Representative.
 - The Contractor is responsible for providing and maintaining all necessary traffic control devices during construction. Under no circumstances shall equipment be loaded or off-loaded on an open roadway. If such activity is required, the Contractor shall coordinate shutting down the road with the appropriate DOT and utilize appropriate traffic control warning devices.
- SWPPP:
 - The Contractor is responsible for reviewing the requirements in the SWPPP manual and maintaining all records as required by Local, State, and Federal Laws.
 - The SWPPP manual/plans shall be kept on-site in a secure location accessible to the inspector at all times during construction.
 - The Contractor shall post a 24-Hour Contact and phone # and rain gauge at the job site.
- Pre-construction Meeting:
 - The Contractor shall immediately contact the state or local issuing authority, utility companies, etc. and set up a pre-construction conference at the site.
 - The Contractor shall make sure the Engineer of Record, Owner, Inspector, Superintendent, and any relevant erosion control sub-contractor are in attendance.
 - The Contractor shall develop an attendance sign in sheet and keep minutes of the meeting with the SWPPP.
- Tree Protection:
 - The Contractor shall protect trees that are noted to remain on the plans or as marked in the field by Owner's Representative. Trees that are to be protected shall have a protective fencing installed around the critical root zone (1' for every 1" DBH) and shall not disturb the root zone of such trees unless approved to do so in writing by the Owner's Representative.
 - The Contractor shall remove all trees and vegetation that interfere with new construction not noted to be protected. Remove debris from site or burn in accordance with local laws.
 - The Contractor shall be responsible for obtaining all necessary dumping or burning permits.
- Earthworks:
 - The Contractor shall grade the site to the lines and grades shown and shall proof-roll and test compaction on all areas.
 - The Owner shall retain the services of a testing company to test all areas to insure they meet the minimum compaction requirements as noted in these notes or as required by the Owner's Geotechnical Engineer's report.
 - The Grading Contractor shall proofroll the construction area with a fully-loaded tandem-side dump truck, or approved equal, by making 2 complete passes in each of 2 perpendicular directions, all soft spots shall be undercut and re-compacted with suitable structural fill material and re-tested. Proof-rolling shall be observed by a qualified Geotechnical Engineer or Engineering Technician.
 - All proposed elevations shown are finish grade elevation and the Grading Contractor shall deduct quantities from the finished grades as required due to depth of pavement sections, sidewalks, turf areas with topsoil, building foundations, etc. to develop the true finished sub-grade.
 - Any topsoil in the construction area shall be stripped to a depth as required (see Geotechnical Report for referenced depths) and stockpiled as directed by the Owner's Representative. Topsoil shall be re-used on-site unless approved otherwise.
 - The upper 18" of fill under pavement or buildings shall be compacted to 98% of maximum dry density (STD. PROCTOR) ASTM D-698. All other structural fill (including fill slopes) shall be compacted to 95% maximum dry density (STD. PROCTOR). The Contractor is responsible for reviewing the Geotechnical Report for further compaction requirements.
 - All excavation shall be "Classified Excavation". Excavation shall be "Classified" as "Common Excavation" or "Rock Excavation". **Rock Excavation** is removing material that has been observed by the testing company to only be removed by blasting or with an air hammer. **Common Excavation** is removing of materials by means of ripping and do not fall in the category of rock excavation as defined above (includes boulders, typical weathered rock, etc.).
 - The classification of soils include: topsoil, fill material, unsuitable material, and rock excavation. The classification of soils is the responsibility of the geotechnical soil testing firm.
 - Rock Excavation is classified as:
 - Massive rock excavation - Material of 1 c.y. or more unable to be excavated with a single tooth ripper drawn by a crawler tractor having a minimum draw bar rated at not less than 50,000 pounds (Caterpillar D-8 or equivalent).
 - Trench excavation - Material of 1/2 c.y. or more which cannot be excavated with a power shovel having the capacity of at least that of a Caterpillar 225.
 - Fill material (including off site borrow) shall be from a source approved by the soil testing company and shall be free of roots, organics and other deleterious material. Fill shall be placed in lifts not exceeding 10 inches in loose lift thickness and moisture conditioned to within 2%± of the optimum moisture content. The fill shall have a Liquid Limit (LL) and a Plasticity Index (PI) less than 40 and 20, respectively. All fills shall have a Standard Proctor (ASTM D698) maximum density of at least 100 pounds per cubic foot (pcf) and a maximum particle size of 3 inches.
 - All existing pavement to be left in a fill area shall be scarified prior to placement of any fill material.
 - All slopes steeper than 4:1 receiving fill shall be plowed and scarified to enhance the bonding of new fill with existing surfaces.
 - The Grading Contractor shall include in contract price the total cost and unit price for all cut/fill necessary for earthwork balance including if necessary unit prices for hauling in material and hauling off material.
 - The wetting/drying of soils to achieve specified compaction shall be included in the Grading Contractor's contract price.
 - All private roads and parking lots shall have a minimum 5'-0" wide grassed shoulder with a maximum 2.0% cross slope. All public roads shall have a 6'-0" wide grassed shoulder with a maximum 2.0% cross slope.
 - Tolerances for final constructed grades shall be plus or minus 0.05 feet. The final graded surface under all building slabs shall be within a tolerance of 3/8" when measured with a 10' straight edge. All designated ADA accessible paths shall have a maximum 2.00% (1:50) cross-slope and maximum 5.00% (1:20) running slope, no exceptions. All designated ADA accessible parking spaces and landings (including if area cut from all driveway) shall have a maximum 2.00% (1:50) slope in any direction, no exceptions. All designated ADA accessible ramps shall have a maximum slope of 8.33% (1:12), no exceptions.
- Storm Drainage:
 - Reinforced Concrete Pipe (RCP) shall conform to ASTM C 76, latest edition. RCP with cover less than 15' and greater than 2' shall be CLASS III bell and spigot type and installed with flexible plastic (Bitumen) gaskets at all joints, unless otherwise noted. All other depths of cover shall be CLASS IV or V as noted. Gaskets shall comply with AASHTO M-198 T51, Type B, and shall be installed in strict accordance with pipe manufacturer's recommendations.
 - All corrugated plastic pipe shall meet the requirements of AASHTO M-294, Type 5, shall be smooth interior with annular corrugated exterior. HI-Q Sure-Lock 10.8 pipe, A65, M-12, or approved equal. All joints shall be bell and spigot and shall meet the requirements of AASHTO M-294, shall be watertight, meeting the requirements of ASTM D 3112. The gaskets shall be made of Polyisoprene meeting the requirements of ASTM F 477. Installation shall conform to AASHTO M-294, ASTM D-2321, and manufacturers installation procedures. The maximum cover allowed over the top of CPP is 15'.
- Utilities:
 - All water shall be per the approved drawing and the latest standards and specifications of the local water authority. The Contractor shall coordinate construction with the local water authority, including schedule B lay-down areas. Any deviation from the approved plan shall be brought to the attention of the Engineer of Record and the appropriate Inspector immediately. Deviations from the approved plan shall not be installed unless approved in writing by the local water authority.
 - Sanitary sewer lines and appurtenances shall be installed per the approved drawing and latest standards and specs of the local sewer authority.
 - The Contractor shall insure they have the proper approvals from the FDEP and/or FDBPR prior to installation of any domestic water, fire water, or sanitary sewer system.
 - All utility trenches shall be thoroughly compacted as required by the local authority and tested to prevent settlement and damage to future pavement and structures.
 - The Contractor shall be responsible for relocating any existing utilities necessary for site construction, including all permits and fees. The Contractor is responsible for contacting all utility companies and including in his price all fees, charges, expenses, etc. in his cost to the Owner.
- Pavement:
 - All paving work (materials and construction) shall comply with state standards and specifications for Hot-mixed Asphalt Pavement. (See Pavement Section Details for depths of layers).
 - All pavement shall be installed on a finished and well-drained sub-grade compacted as specified in previous notes.
 - Base course material for asphalt pavement shall be stone aggregate base course (ABC) and compacted to 95% modified proctor.
 - Concrete pavement shall consist of a base course with stone aggregate base course compacted to 95% modified proctor. The concrete shall be poured to with either WWF or fiber reinforcing. Concrete shall be brown finished and jointed as required.
 - Concrete curb and gutter shall be 18" wide with standard curb constructed with 4,000 PSI concrete with expansion joints and contraction joints installed to comply with state DOT standard specification for materials and construction of curb and gutter.
 - All parking lot striping shall be per State D.O.T. specifications with two (2) coats of paint applied. The bases of all light poles, all bollards, and the face of all sidewalks, are to be painted traffic yellow. The Contractor is responsible for providing fire lane striping and signage meeting all local requirements. Parking lot striping shall be reflective white paint. Stop bars, directional arrows, and parcel pickup are to be white reflective paint. All ADA striping shall be reflective ADA blue.
- Erosion Control and Drainage:
 - All areas outside paving limits and building foundations shall have a minimum 4" layer of topsoil added and permanently grassed in accordance with state seeding specifications or landscaped per the Landscape Plan if applicable.
 - The Grading Contractor shall maintain positive drainage away from buildings at all times. The Contractor shall bring to the attention of the Engineer any areas that may not drain properly during construction.
 - The sequence of work shall conform to the erosion control narrative.
 - Sediment controls during construction shall comply with all local, state, and federal laws and regulations. After all site work is completed and grassing established, the Grading Contractor shall remove all silt from the site and legally dispose of all silt off-site at no additional cost to the Owner, or bury on-site in non-structural areas.
 - No work shall begin on site until approval from the **City of Lake City**, a FDEP NPDES permit has been issued, and a pre-construction meeting has been completed with the City of Lake City, the Owner, and the Engineer.

THIS DRAWING AND ASSOCIATED .DWG FILES ARE THE

- General:
 - The Contractor shall review the plans and specifications carefully and shall immediately notify the Engineer for a review if any discrepancies are discovered at the site or on the drawings.
 - All reference to state standards and specifications are made from the **Florida** Highway Department's standard specification, latest edition.
 - All dimensions shown on the drawings are measured as shown and from outside face of building wall or to face of curb line, unless otherwise noted. Curb and Gutter is shown as three (3) lines (outside edge of gutter, face of curb, and back of curb).
 - All retaining wall design shall be per Architectural Plan or separate Structural Engineer's design notes and details. The Civil Plans shall not be considered plans for retaining wall construction.
 - The General Contractor is responsible for posting all required bonds that General Contractors are allowed to post.
 - If any conflicts between the notes, details, specifications, and drawings occur, then by rule the stricter shall govern.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

Standard Notes

- If necessary, slopes, which exceed eight (8) vertical feet or exceeds a 3:1 slope should be stabilized with synthetic or vegetative mats, in addition to hydros seeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
- Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, except as stated below.
 - Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
 - Where construction activity on a portion of the Site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the Site.
- All sediment and erosion control devices shall be inspected every seven (7) days. If site inspections identify BMPs that are damaged or are not operating effectively, maintenance must be performed as soon as practical or as reasonably possible and before the next storm event whenever practicable.
- Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove any sediments before being pumped back into any waters of the State.
- All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized.
 - Remove deposited sediment from sediment traps or sedimentation when the design capacity has been reduced by 50 percent or the sediment has reached the clean out point on the cleanout stake (whichever occurs first).
 - Remove deposited sediment collected by sediment control measure (silt fence, check dams, sediment tubes, etc.) when the deposited sediment reaches 1/3 the height of the above-ground portion of these BMPs, or before it reaches a lower height based on the manufacturer's specifications.
- Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
- The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
- Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with Florida Code.
- Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upslope runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
- Waters of the State (WOS), including wetlands and Surface Waters, are to be flagged or otherwise clearly marked in the field. Provide the required during construction buffer between the outermost sediment and erosion controls and the Surface Waters. When a during-construction buffer cannot be maintained, provide a minimum 10-ft maintenance buffer between the outermost sediment and erosion controls and Surface Waters.
- Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
- Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
- Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and to stormwater.
- Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.
- Columbia County SMSA Stormwater coverage is excluded for activities conducted in FDOT and/or County rights of way.
- Contractor must field verify that the existing field contour elevations are accurate within one-half (1/2) of the existing condition contour interval shown on the plans. If the elevations are not within one-half (1/2) of the contour elevations, no land disturbing activity can continue on the site until the plan preparer has been informed. The plan preparer must approve in writing the use of the existing SWPPP elevations and notify FDEP Stormwater Management of their approval prior to work continuing. If the existing SWPPP will not function as designed due to the elevation change a new survey must be conducted and the SWPPP must be modified by the plan preparer.
- The following discharges are prohibited.
 - Wastewater from washout of concrete, unless managed by an appropriate control;
 - Wastewater from washout and cleanout of slurry, paint, form release oils, curing compounds and other construction materials;
 - Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and
 - Soaps or solvents used in vehicle and equipment washing.

Additional Notes

- Sediment and erosion control devices shall be installed and functioning prior to beginning any earth disturbing activities.
- To secure the project site, locate limits of construction, protect areas that are to remain undisturbed, and prevent migration of construction debris, orange construction fencing shall be installed around areas not requiring silt fencing. Any accumulation of construction debris on public roadways or adjacent properties shall be removed within 24 hours. Care shall be taken when installing construction fencing to not obscure concerning traffic at intersections, adjacent driveways and the project construction entrance.
- All existing and new storm water structures, affected by this project, shall be inspected and maintained clean of accumulated demolition debris or sediments. The inspection and maintenance of these structures shall be accomplished on the same schedule as the sediment and erosion control devices.
- Disposal of all recovered sediments and construction debris shall be in accordance with all applicable City, State and Federal Regulations.
- All erosion and sediment control plans and documentation (e.g., certification statements, inspection records, and maintenance records) shall be available on site during construction. All plans and documents shall be updated as required per the Florida NPDES General Permit for Construction Activities.
- Maintain ALL sediment and erosion control BMPs for the entire length of project.
- A stabilized construction entrance shall be installed and maintained on the project site. Storm water inlet protection shall be provided for all inlets (upstream and downstream) within 50 ft. of the construction entrance (on both sides of the public roadway).
- During the course of construction activities erosion and sediment controls shall be used to prevent sediment accumulation on public roadways (including street gutters), sediment laden runoff from entering into existing storm water system inlets or depositing on adjacent properties, and airborne dust migration off-site. Any accumulation of sediment from the project site on public roadways or adjacent properties shall be removed within 24 hours.
- Silt fencing shall be placed no closer than 5 ft. downhill from the toe of any fill area.
- Temporary stockpiling of useable or waste materials for more than fourteen (14) days shall have appropriate erosion and sediment control measures installed. Temporary stockpiles shall be placed away from storm water inlet structures, adjacent property and public roadways.
- Cat track or surface roughening is required for all slopes greater than 4:1 prior to seeding and laying of synthetic or vegetative mats. Cat tracking or surface roughening shall produce a surface with furrows running cross slope, parallel with slope contours, and perpendicular to surface runoff.
- The site shall be considered permanently stabilized when all surface disturbing activities are complete and either of the two following criteria are met:
 - A uniform (e.g., evenly disturbed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
 - Equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) have been employed.
- Not later than 30 days before project completion, request an initial closure inspection with the contractor, owner, the City of Lake City inspector, and the plan engineer who will develop a correction list and specification for findings not in accordance with the approved plan.
- Upon completion of corrections noted above, engineer will submit an "application for permit closure" to the City of Lake City for acceptance and approval. Information required to be submitted: (letter of certification to include water quality certification & maintenance agreement and notice of termination) .
- Upon acceptance and approval of the closure application, schedule a final SWPPP permit close out inspection with City of Lake City Inspector.

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- Final SWPPP grading permit inspection must be completed prior to requesting a certificate of occupancy, and submitting a Notice of Termination (NOT) to FDEP.
- Upon completion of construction activities and meeting the conditions of permanent stabilization a Notice of Termination (NOT) shall be submitted to FDEP.

CITY STANDARD NOTES:

Shrubs and trees shall not be planted closer than three feet from the edge of any impervious area, per TUDC Section 5-85(m).

Where underground utilities conflict with proposed plantings, tree placement shall be a minimum of ten feet from the underground utility or a root barrier of two feet deep shall be installed, per TUDC Section 5-85(m)(14), and list root barrier specification to protect against future utility conflict.

Per TUDC 5-86(g)(3), any project for which stormwater management is provided by a system or facility not maintained by the city shall contain the following statement on the plans: "The city of Tallahassee is not responsible for the maintenance, upkeep or improvement of any stormwater management facility utilized by the land described herein. Title to this property carries with it the requirement that the current and all subsequent owners or their authorized agent obtain a Stormwater Management Facility Operating Permit from the City. The owner of this property shall be legally responsible, jointly with other owners using the facility and based on pro rata share, for compliance with all stormwater management facility operating permit maintenance and operation requirements, as well as all other permit conditions."

The contractor shall ensure that a foreman or supervisor who has been certified under Florida Stormwater, Erosion and Sedimentation Control Inspector training program is available in person or by phone at all times during the construction activities, per TUDCS-56(c)(1)45. In addition, list the name and phone number of the aforementioned inspector (or that one must be designated and be available at the pre-construction meeting).

Additional sediment and erosion control measures may be required, during any phase of development, at the discretion of the City of Tallahassee's Environmental Inspector.

All disturbed areas to be left idle longer than 14 days must be stabilized with quick grow grass seed and mulch.

No trenching or excavation shall be allowed within the CPZ of protected trees, except where debris or an arboricultural mitigation plan have been noted on the plans.

EROSION CONTROL NOTES

SITE INFORMATION:

- Existing Condition: EXISTING COMMERCIAL USE
- Proposed Condition: Quick Serve Restaurant
- Proposed Work: BUILDING CONSTRUCTION, SITE GRADING, STORM DRAINAGE, PAVEMENT, CURB & GUTTER, AND UTILITY SERVICES
- Existing Soils: 12 - Lakeland Sand 100.00%
- BMPs Shown on Plan: CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, STABILIZATION
- Disturbed Area: 2.2000 ACRES

EROSION CONTROL SEQUENCE (for Contractor):

PHASE I EROSION CONTROL

- A pre-construction conference must be held with the City of Lake City (Stormwater Staff must be Present) at least 48 hours prior to beginning any land disturbing activities. The owner, design engineer and contractor must be present and have obtained the storm water permit, stamped approved plans and the N.O.I. approval letter from FDEP before calling the City of Lake City at 386-758-5400 to schedule this meeting.
- Clearly flag/mark the limits of disturbance.
- Install Construction Entrance, Silt Fence, Temporary BMPs, Erosion controls, tree protection
- Initial clearing is limited to the area required to construct the Stormwater Management Facility (SWMF). After the SWMF is installed, the remaining project area can be Cleared and Grubbed.
- Strip topsoil as required and stockpile on-site as directed. All topsoil shall be reused in grass or landscape areas.
- Begin Rough Grading by Excavating Pond First. Temporary grassing shall be established on areas disturbed with no activity for 14 days. Continuously remove accumulated silt/sediment from BMPs.
- Install storm drainage, catch basins, silt fence/silt covers, etc. as grade allows.
- Place stone as soon as possible on all areas to be paved.
- Begin Fine Grading.
- Continuously maintain all BMPs throughout construction. Remove accumulated sediment from BMPs and clean-out Sediment Basins & Traps as noted on plans.
- Contractor's price for work shall be all inclusive for installing and maintaining BMPs as shown drawings.
- Respread topsoil evenly on unpaved areas and areas with no impervious surfaces proposed.
- Permanently grass all areas not to be paved or built upon or that receives landscaping/mulch. Establish 100% coverage with 70% density per square foot.
- Finalize all paving and grassing to achieve final stabilization.
- Remove all sediment from all BMPs and dispose of off-site or as approved by the soil testing company. Any off-site disposal must be in an area covered by a land disturbance permit. Any off-site land disturbance permit is the responsibility of the Contractor.
- Operating permits and post development certifications must be secured prior to final inspection
- Contact Engineer of Record & City of Lake City Inspector for close-out inspection once site is stabilized.
- Address any punchlist items from close-out inspection and as-built analysis.
- Remove temporary BMPs once site accepted for close-out by local issuing authority.
- Contact the Engineer and schedule final walk-thru. Engineer will coordinate with Owner to issue NOT.

Note:

Maintenance of Sediment and Erosion Control Measures must continue until the site is permanently stabilized until the controls are removed.

TEMPORARY AND PERMANENT SEEDING NOTES

- All disturbed areas not receiving pavement, mulch, or landscaping shall be permanently grassed per the attached specifications.
- All disturbed areas with no activity for more than 14 days shall be temporarily grassed per the attached specifications.
- The Contractor shall include in his contract price to the Owner all costs necessary to permanently grass the site meeting the definition of "stabilized" as defined by the NPDES General Permit or as may be required by the local issuing authority if stricter. It is the Contractor's responsibility to know these requirements and estimate the cost to meet these requirements. Most of site will be landscaped or sodded however, there is some seeded areas.
- All topsoil stripped from the site shall be spread over areas to be grassed and landscaped to a uniform depth as to use all native topsoil.



GRASS SEEDING RATES (Lbs/Ac)										
TYPE OF SEED	ZONE I					ZONE II				
	CRISTAL®		MEAN	CRISTAL®		MEAN	CRISTAL®		MEAN	
	100 Lbs Per Acre	50 Lbs Per Acre	100 Lbs Per Acre	50 Lbs Per Acre	100 Lbs Per Acre	50 Lbs Per Acre	100 Lbs Per Acre	50 Lbs Per Acre	100 Lbs Per Acre	
PERMANENT GRASSES										
Inscribed Bermuda ^{1,2}										
Ruffin Bermuda ^{1,2}										
Quick (Leporealis or Pennsylv.) ¹										
RAPID GROWING GRASS										
Annual Ryegrass ¹										
TOTAL POUNDS PER ACRE										
<p>¹Uniformly sown and established, mature crop is uniformly affected by high concentrations of fertilizer. ²These rates are based on a uniform seed mix of 100% seed weight.</p> <p>³Forwards should be sown in rows or high hills, or where soil structure has greater ability to retain water.</p> <p>⁴Seeds should not be used excepted to starting or propagating introduced.</p> <p>Notes: All grazing should be performed during the recommended periods of Grazing Use of the Grazing Management Plan.</p>										
GENERAL NOTE										
<p>Activities such as mowing, weeding, and weeding that will disturb the soil surface or soil structure should be avoided. These activities should be avoided during the recommended periods of Grazing Use of the Grazing Management Plan.</p> <p>Activities such as mowing, weeding, and weeding that will disturb the soil surface or soil structure should be avoided. These activities should be avoided during the recommended periods of Grazing Use of the Grazing Management Plan.</p>										

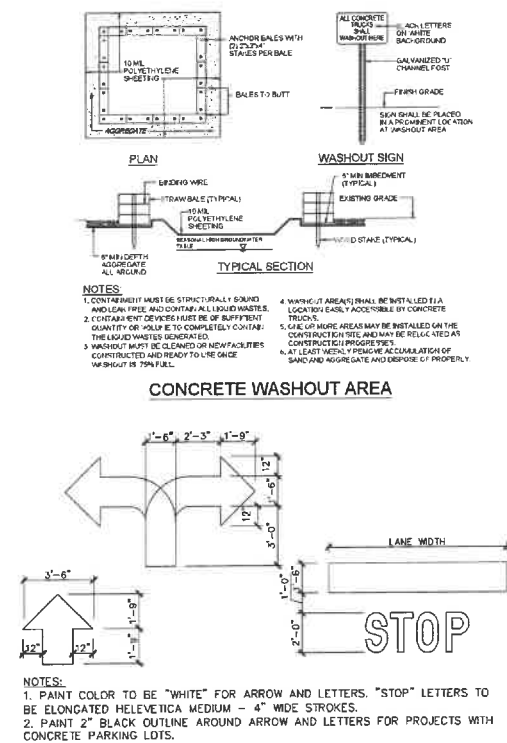
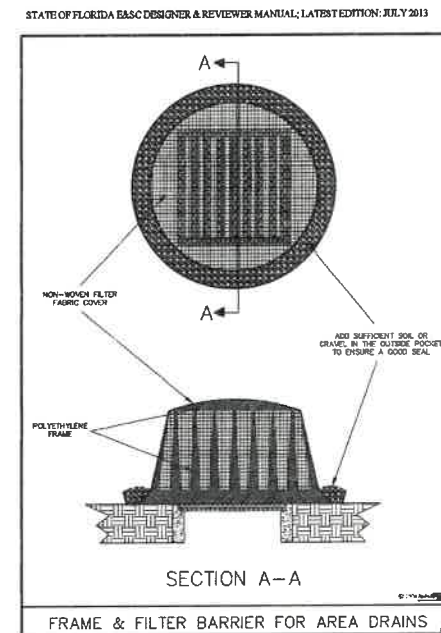
PAVEMENT PAINTING
NOT TO SCALE

Figure V-14: Illustration of a Frame & Filter Barrier for Area Drains

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V-34

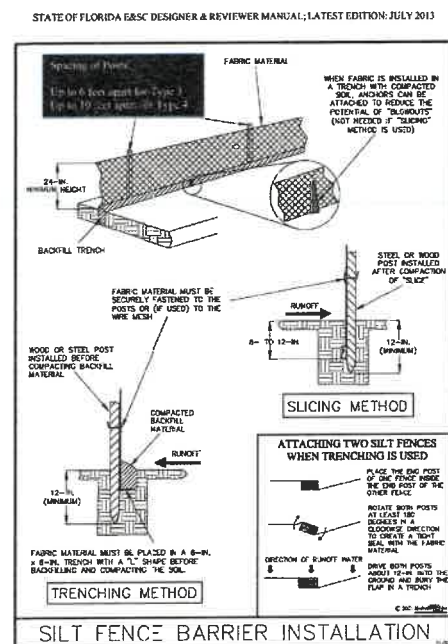
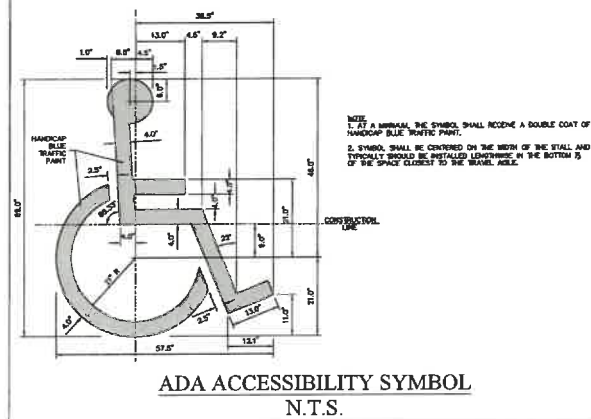
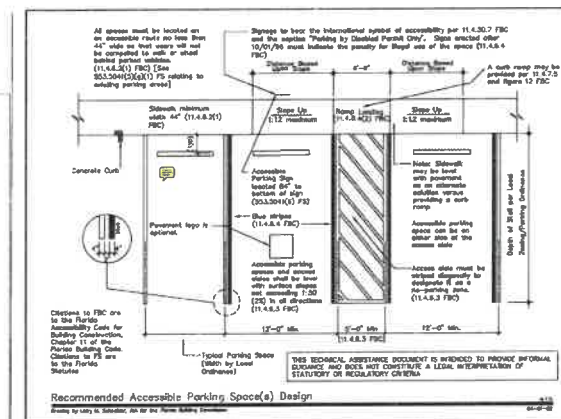
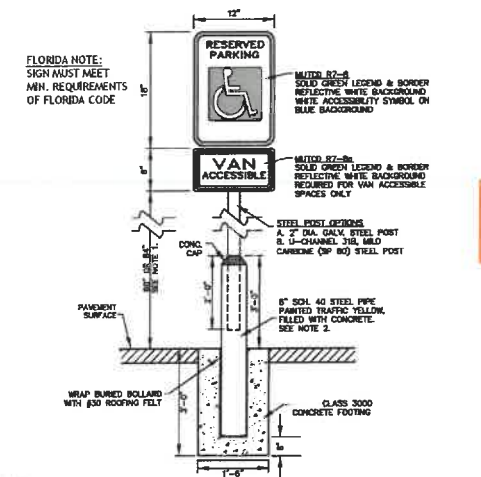


Figure Y-2: Illustration of a Silt Fence Barrier

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V-7



NOTE: 1. "12"X8" ACCESSIBILITY SIGN (77-8) SHALL BE MOUNTED 7" FROM FINISH GRADE TO BOTTOM EDGE OF SIGN FACE. MOUNTING HOLE MAY BE REDUCED TO 5" IF PLACED IN A LANDSCAPE AREA IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.

2. SIGNS MAY BE OMITTED IF INSTALLED IN LANDSCAPE AREAS. WHEN INSTALLED IN LANDSCAPE AREAS, MOUNTING POST SHALL BE DRIVEN A MINIMUM OF 3" BELOW FINISH GRADE. ALTERNATE MOUNTING POSTS MUST BE USED TO AVOID DAMAGE TO PLANTS AND TREES.

3. SIGNS SHALL BE INSTALLED IN FRONT OF EACH ACCESSIBLE SPACE, CENTERED ON THE MOUTH OF THE SPACE.

4. REFER TO AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES (ADAAG), LATEST EDITION, FOR REQUIRED NUMBER OF ACCESSIBLE SPACES, PER ADAAG, ONE WAY ACCESSIBLE, MINIMUM WIDTH PROVIDED, MINIMUM WALKWAY WIDTH, MINIMUM CLEARANCE, SIGNAGE AND REQUIREMENTS.

5. ALL SIGNAGE SHALL BE ENGINEER GRADE, 30% ALUMINUM REFLECTIVE SIGN MEETING THE REQUIREMENTS OF THE MUTCD AND ADAAG.

ADA ACCESSIBILITY SIGN
N.T.S.

Project Name: _____
 FWSG Name: 2023-103 Details.org
 Drawing Scale: as noted
 Date of Project: _____
 Engineer of Record
 Christopher L. Price, P.E.
 Florida REG-1266

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civil design
bluewater civil, llc
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Certificates of Authorization:
FL CA Lic. No: 29731

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FLORIDA
PROFESSIONAL ENGINEER

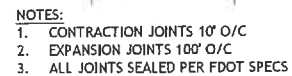
**SITework NOTES &
DETAILS**

C502



SECTION	'A'	'B'
SIDEWALKS	4 inches	-
DRIVE APRON	7 inches	6 inches
HD CONCRETE PAVEMENT	7 inches	6 inches

- TYPICAL SECTION -
CONCRETE PAVEMENT



- TYPICAL DETAIL -
18" CONCRETE CURB & GUTTER



GENERAL NOTES:

1. USE HEAVY GASTRO "TIGHTSHIRT" FOR ALL FIELD SUPERVISION.
2. PREPARE THE BASE AND SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR ROAD PAVEMENTS. SUBSEQUENT SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO PREVIOUS CONCRETE PLACEMENT.
3. IMPORTED SOIL USED FOR BACKFILL SHOULD BE FREE OF HEAVY CLAYS, SILTS, AND FINE FLUID ROCK MATERIAL. MATERIAL MUST BE PLACED AT 1-1 1/2' DIA. COMPACTED IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FREE OBJECT IN GROUND.
4. KEEP ALL JOINTS CONTINUOUS.
5. CONTROL JOINTS SHALL BE FORMED WITHIN 12 HOURS FROM TIME OF PLACEMENT.
6. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY COVERING WITH A POLYETHYLENE SHEET (REQUIRED).
7. CONTRACTOR SHALL NOT UNTIL SITE IS SUBSTANTIALLY STABILIZED BEFORE PLACEMENT OF FILTER BARRIERS. STONE PERVIOUS PAVEMENT SECTION DUE TO AVOID CONTAMINATION OF STONE SECTION. CONTRACTOR SHALL PLACE TEMPORARY STONE BARRIERS IF NEEDED TO AVOID BUILDING CONSTRUCTION AREA AND RELATIVE TO THE FINE FRACTION OF ROAD PAVEMENT STONE SECTION. COORDINATE WITH SITE ENGINEER PRIOR TO PLACEMENT.

JOINT SPACING DETERMINATION:

1. LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
2. KEEP ALL JOINTS CONTINUOUS
3. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT:
 - a. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH
 - b. PAVEMENT-MAJOR SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. D=5 INCHES, SPACING AT 12'x12')

RECOMMENDED MAX. JOINT SPACINGS

PAYMENT THICKNESS (INCHES)	RECOMMENDED MAXIMUM JOINT SPACING (FEET)
3.5 (FOR WHITE TOPPING ONLY)	6
4.0	10
4.5	10
5.0	12
5.5	12
6.0	15
OVER 6.0	15



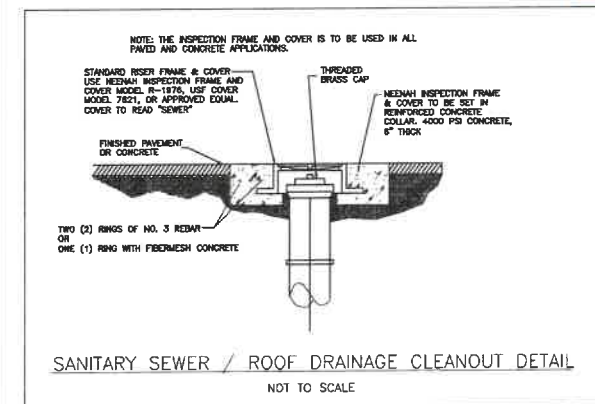
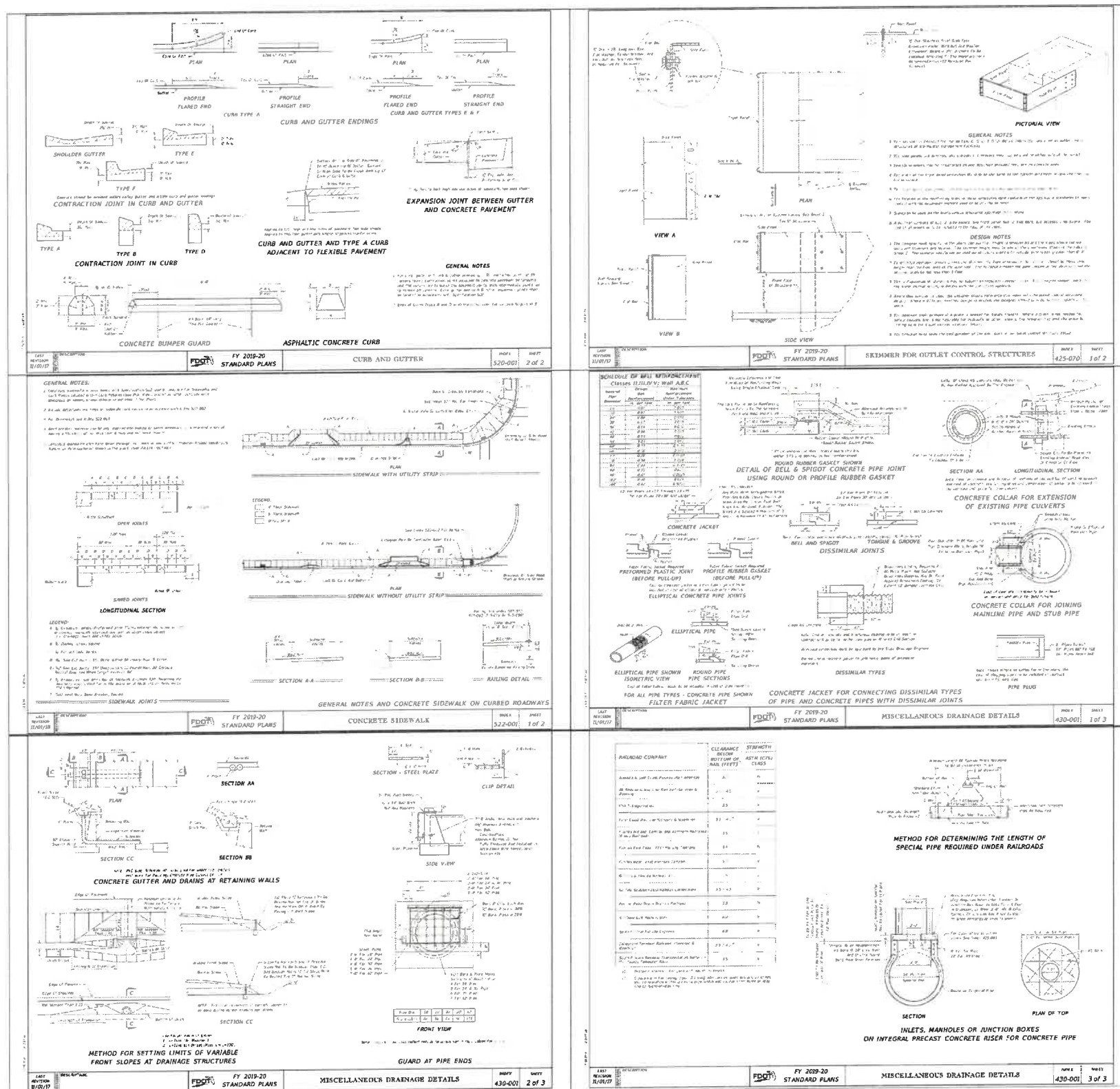
CONCRETE JOINTING



- TYPICAL DETAIL -

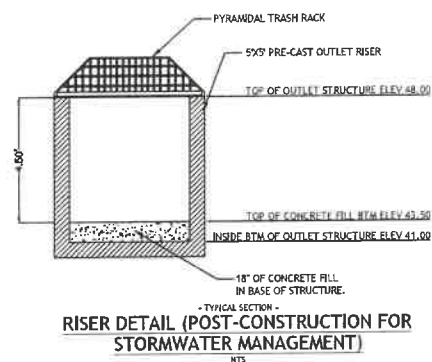
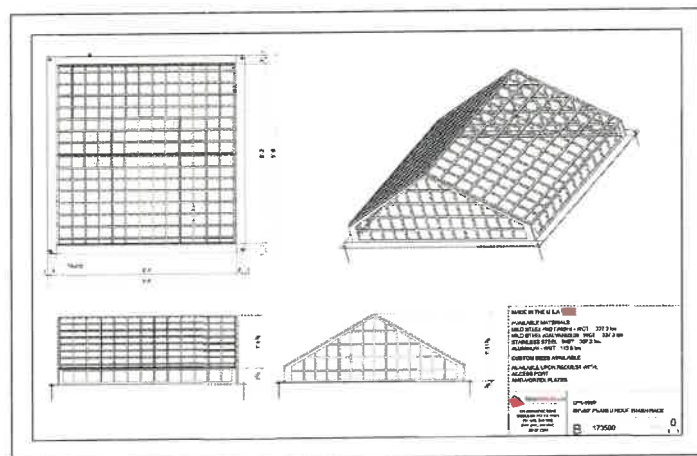
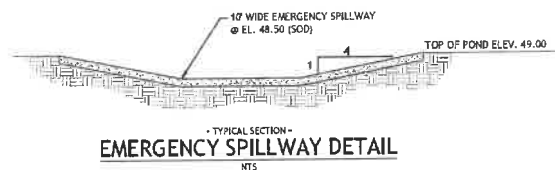
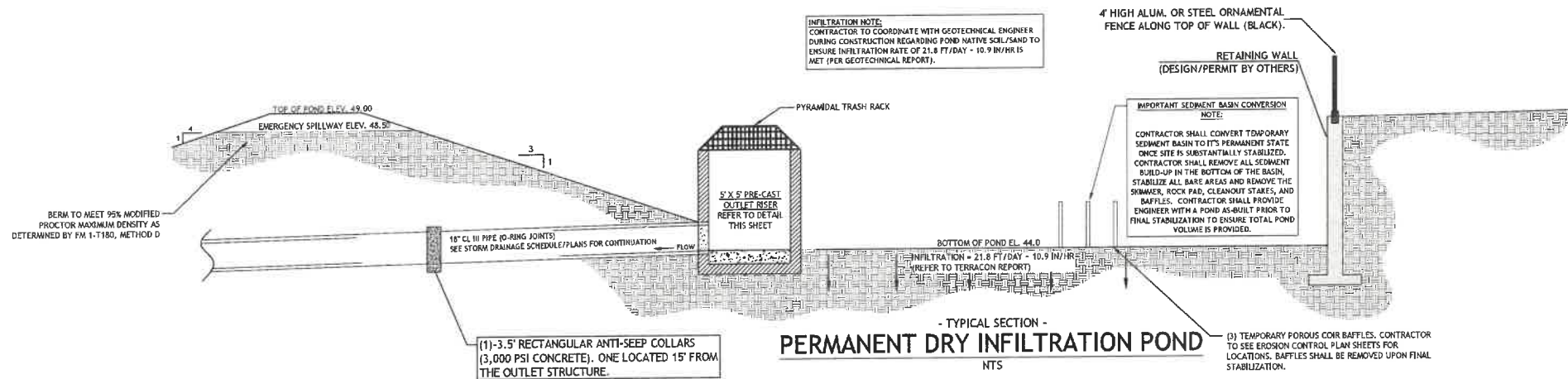
CONCRETE SIDEWALK

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SITEWORK NOTES & DETAILS

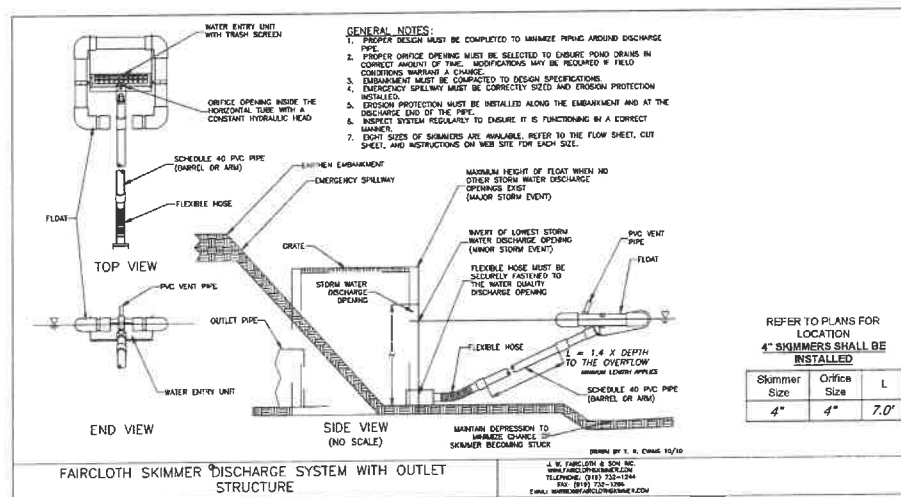
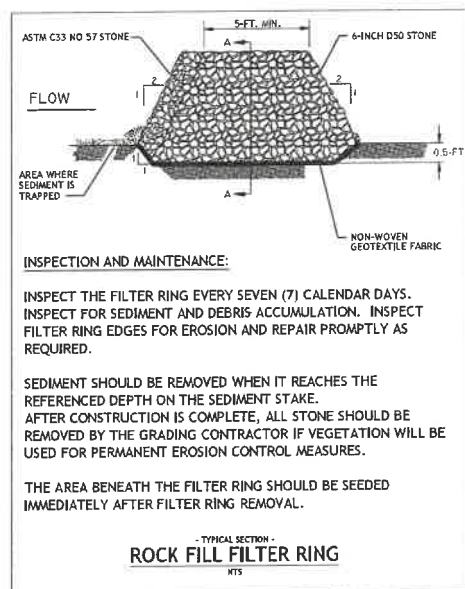
C505



- PERMANENT DETENTION POND INSPECTION ITEMS & MAINTENANCE SCHEDULE
- I. INSPECTION FREQUENCY
- ALL ITEMS LISTED BELOW SHALL BE INSPECTED BY OWNER AND/OR LICENSED ENGINEER IN THE STATE OF FLORIDA NO LESS THAN (2) TIMES PER YEAR.
- II. INSPECTION ITEMS (GENERAL)
- PIPE OUTFALLS INTO THE POND SHALL BE KEPT CLEAN AND FREE FROM OBSTRUCTIONS. PIPE OUTFALLS INTO THE POND SHALL BE KEPT IN GOOD WORKING ORDER AT ALL TIMES. REMOVE ALL LITTER, DEBRIS, AND OTHER REFUSE THAT MAY PREVENT PIPE FROM FUNCTIONING PROPERLY.
 - STABILIZATION, INCLUDING SLOPES (BOTH SIDES), Dikes, BERMS, AND SURROUNDING AREAS ASSOCIATED WITH POND AS SHOWN ON THE APPROVED GRADING PLAN. OWNER SHALL CONTACT A LICENSED ENGINEER IN THE STATE OF FLORIDA IF HE/SHE WITNESSES ANY EROSION, WASHOUT, OR SCOURING PROBLEMS ASSOCIATED TO OR AS A RESULT OF THE POND. OWNER SHALL REFURBISH ANY TURF AS REQUIRED PER THE STABILIZATION SPECIFICATIONS CALLED OUT IN THE APPROVED PLANS.
 - DEBRIS, LITTER, AND OR REFUSE SHALL BE REMOVED FROM THE POND AND/OR PIPE OUTFALLS INTO THE POND PERIODICALLY OR AFTER MAJOR RAINFALL EVENTS.
 - SEDIMENT BUILDUP WITHIN THE POND SHALL BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT. ANY SEDIMENT ACCUMULATION SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER. ANY DISTURBANCE CREATED AS A RESULT OF SEDIMENT REMOVAL SHALL BE STABILIZED PER THE GRASSING SPECIFICATIONS CALLED OUT IN THE APPROVED PLANS.
 - RIP-RAP INSIDE AND OUTSIDE THE POND SHALL BE INSPECTED PERIODICALLY TO ENSURE THERE IS NO ACCUMULATION OF SEDIMENT OR DEBRIS. CONTRACTOR TO REMOVE ANY DEBRIS OR SEDIMENT ACCUMULATION AND DISPOSE OF IN A LEGAL MANNER.
 - POND SHALL BE MOWED & ANY TREES/BRUSH REMOVED AT LEAST TWICE A YEAR.
- III. INSPECTION ITEMS (OUTLET RISER / EMERGENCY SPILLWAY / DISCHARGE POINTS)
- EMERGENCY SPILLWAY / OUTLET RISER / DISCHARGE PIPE SHALL BE INSPECTED PERIODICALLY. OWNER SHALL INSPECT THE SPILLWAY TO ENSURE THERE ARE NO EROSION PROBLEMS IN OR AROUND THE SPILLWAY DEVICES. OWNER SHALL ALSO ENSURE THAT THERE IS NO DEBRIS CAUSING THE SPILLWAY TO FUNCTION IMPROPERLY.
 - OWNER SHALL INSPECT POND OUTFALLS PERIODICALLY TO ENSURE THERE ARE NO EROSION PROBLEMS DOWNSTREAM OF ANY OF THE POND SPILLWAY OUTFALLS.

DRY RETENTION POND CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL CONSTRUCT THE POND AND USE FOR SEDIMENT CONTROL DURING LAND DISTURBANCE ACTIVITIES.
- INSTALL TRASH RACK DURING LAND DISTURBANCE ACTIVITIES.
- AFTER THE LAND DISTURBANCE OUTSIDE OF THE POND ARE STABILIZED THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND RESHAPE POND TO DESIGN SPECIFICATIONS.
- THE STAGE STORAGE FOR THIS POND SHALL BE AS-BUILT VERIFIED BY A LAND SURVEYOR AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO FINAL RELEASE TO SOD AND GRASS THE POND.
- THE RECTANGULAR WEIR IN THE OUTLET STRUCTURE SHALL HAVE AN OIL SKIMMER.
- THE POND BOTTOM SHALL NOT BE COMPACTED AND SHALL BE RAKED PRIOR TO FINAL SEEDING. THE CONTRACTOR SHALL AVOID HEAVY EQUIPMENT AND MACHINERY ON POND BOTTOM TO MAINTAIN DESIGN PERCOLATION RATES.
- CONTRACTOR SHALL SOD THE SIDE SLOPES OF THE POND AND SEED/MULCH THE POND BOTTOM.
- RE-STABILIZATION BY THE CONTRACTOR SHALL BE NECESSARY UNTIL SUCH A TIME THAT THE SOD/SEEDING AREA IS FULLY ROOTED AND OTHERWISE WELL ESTABLISHED.



Project Number: 2021-03 Details.dwg
Drawing Scale: AS NOTED
Date of Project: 07/19/2021
Engineer of Record: Christopher L. Price, P.E.
Professional Seal

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Certificate of Authorization:
FL CA Lic. No. 29721

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DATE	SCALE	FILE
REVISION	DATE	COMMENTS

SITWORK NOTES & DETAILS

C506

W-1A & W-1E

- NOTE: METER BOX SHALL BE TYPE 1419BPSGWM - TYPW15 UNIT/GREEN TALDUM WATER METER FRAME TO CARRY NAME AS MANUFACTURED BY CARSON INDUSTRIES, INC. THE LID SHALL INCLUDE A METAL READER EYE AND BE PRESSURE RATED AT 3500 POUNDS. NO EXCEPTIONS.

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing & Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	<p>Water Main</p> <p>3 feet minimum</p>	<p>Water Main</p> <p>12 inches is the minimum, except for storm sewer, then 6 inches is minimum and 12 inches is preferred.</p>	<p>Alternate 3 ft. minimum</p> <p>Water Main</p>
Vacuum Sanitary Sewer	<p>Water Main</p> <p>10 feet preferred 3 feet minimum</p>	<p>Water Main</p> <p>12 inches is preferred 6 inches minimum.</p>	<p>Alternate 3 ft. minimum</p> <p>Water Main</p>
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	<p>Water Main</p> <p>10 feet preferred 6 feet minimum (3)</p>	<p>Water Main</p> <p>12 inches is the minimum, except for storm sewer, then 6 inches is minimum and 12 inches is preferred.</p>	<p>Alternate 6 ft. minimum</p> <p>Water Main</p>
On-Site Sewage Treatment & Reclaimed Sanitary	10 feet minimum	----	----

- (1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
- (2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
- (3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
- (4) Reclaimed water not regulated in Part III of Chapter 62-610, F.A.C.

NTS



W-12

A. BACKFILL PLACE

- B. THE ENTIRE DEPTH OF BACKFILL PLACED IN TRENCHES THAT ARE OUTSIDE THE AREAS DESCRIBED IN THE ABOVE SCHEDULE MAY BE COMPACTED TO A DENSITY WHICH MATCHES THAT OF UNDISTURBED MATERIALS LOCATED IN IMMEDIATELY ADJACENT AREAS.

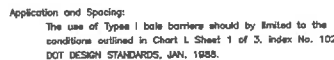
The diagram illustrates three types of roadway sewer valve boxes, each with a 24-inch width and a 24-inch height. The top view is labeled "PLAN VIEW" and shows a square box with a central circular opening for the water valve. The side view shows the box is 10 inches deep. The bottom view shows the box is 6 inches deep. The top view also shows a "CONCRETE COLLAR" around the central opening. The side view shows the box is made of "CONCRETE" and "ASPHALT". The bottom view shows the box is made of "8:1 SAND-CEMENT" and "TWO-PIECE, SLIDING TYPE VALVE BOX". The three types are labeled "GRADED STREET", "PAVED STREET", and "OFF ROAD AREA".

N.I.S.	W-1
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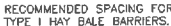
W-13

-
- Diagram illustrating a trench for erosion control. The trench is 2'-0" deep and 5'-0" wide. It is lined with a wire fence (where required) and a commercial silt fence on the upstream side. The trench is supported by 5' metal posts or 2" x 2" wooden posts. The ground line is shown, and the direction of flow is indicated. The trench is 6'-0" spacing.
- NOTES:
1. DITCH TRENCH
 2. LAY IN FABRIC BOTTOM OF TRENCH
 3. BACKFILL TO COVERING P

NTS W-14



AS SHOWN W-1



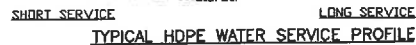
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SITework NOTES & DETAILS

C507



HDPE WATER SERVICE INSTALLATION NOTES:

- H.D.P.E.
WATER SERVICE DETAIL
N.T.S. W-

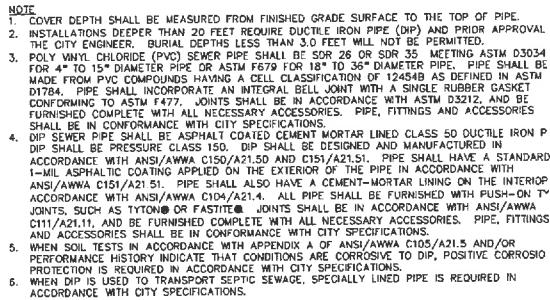


BACKFLOW PREVENTER

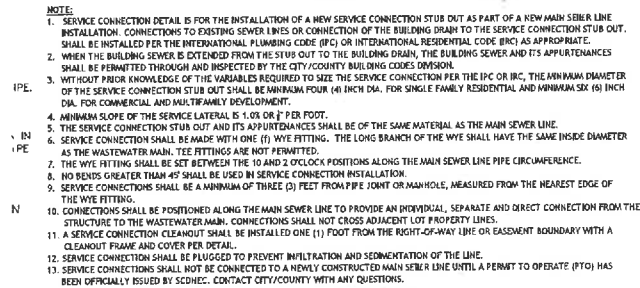


12"	12"	2'-6"	3'-10"	3'-0"	0.68
10"	12"	2'-5"	2'-10"	2'-10"	0.48
8"	12"	2'-4"	1'-10"	2'-6"	0.33
6"	12"	2'-3"	1'-2"	2'-6"	0.22
4"	12"	2'-2"	1'-0"	2'-4"	0.11

C508

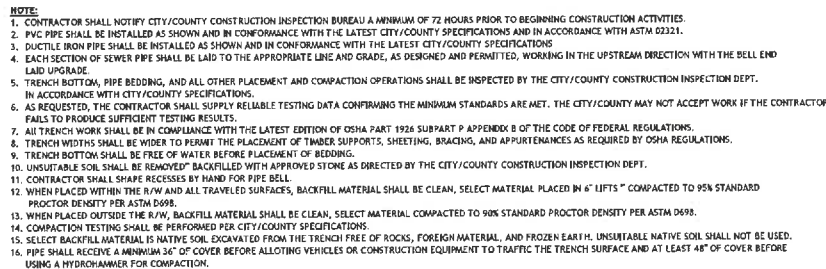


• TYPICAL DETAIL •



- TYPICAL DETAIL -

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING PALMETTO UTILITY PROTECTION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONTACT THE ELECTRIC CITY UTILITIES - (864) 260-6347, A MINIMUM OF 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL PROVIDE THE CONSTRUCTION INSPECTION BUREAU AND THE ENVIRONMENTAL ENGINEERING BUREAU WITH A CURRENT CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILS AND SPECIFICATIONS OF CITY OF NICEVILLE AND ALL OTHER APPLICABLE GOVERNING AUTHORITIES. BELOW ARE WASTEWATER GENERAL NOTES BUT IN ALL CASES THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS AND DETAILS FOR ADDITIONAL MORE DETAILED CONSIDERATIONS:
6. ALL TRENCHES WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AND ALL OTHER TRENCHES SHALL BE COMPACTED TO 90% OF STANDARD PROCTOR DENSITY TO PREVENT SETTLEMENT AND DAMAGE TO PAVING AND PIPELINE. STANDARD PROCTOR TESTING SHALL BE IN CONFORMANCE WITH ASTM D698. ALL FILL IS TO BE FREE OF ROOTS, TRASH, AND ORGANIC MATTER AND SHALL BE LAYED IN 6" LIFTS. NO STONE LARGER THAN SIX (6) INCHES SHALL BE USED AS BACKFILL. FOR TRENCHES OUTSIDE OF A PAVED SURFACE, THE TOP 6" LIFT SHALL BE SCREENED ORGANIC TOPSOIL AND BE PERMANENTLY STABILIZED WITH VEGETATIVE COVER.
7. ALL PVC PIPE SHALL BE SDR 35 OR C900 MEETING ASTM STANDARDS. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF ASTM D2321 (PVC AND DRP) AND APPLICABLE ANSI/AWWA C600 STANDARDS (DIP).
8. MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FOUR (4) FEET AND BE PRECAST 4000 PSI REINFORCED CONCRETE CONFORMING TO ASTM C-478 WITH PREFORMED OPENINGS. THE MANHOLE SHALL BE CONSTRUCTED WITH A FLOW CHANNEL TO PROVIDE A SMOOTH CONNECTION BETWEEN THE INLET TRIBUTARY AND THE OUTLET PIPE.
9. CONNECTIONS MADE AT MANHOLES SHALL BE NO HIGHER THAN 18" ABOVE MANHOLE INVERT. CONNECTIONS HIGHER THAN 18" ABOVE THE MANHOLE INVERT MUST HAVE AN EXTERNAL DROP CONSTRUCTED PER DETAILS AND SPECIFICATIONS.
10. EACH INDIVIDUALLY OWNED PARCEL AND EACH BUILDING HAVING PLUMBING FIXTURES INSTALLED, WHICHEVER IS APPLICABLE, SHALL HAVE AT LEAST ONE DIRECT AND INDIVIDUAL CONNECTION TO AN CITY OF NICEVILLE MAIN WITHOUT CROSSING ADJACENT PROPERTY LINES.
 - A.) NEW CONNECTIONS TO AN EXISTING WASTEWATER MAIN THAT IS ACTIVELY CARRYING FLOW SHALL BE ACCOMPLISHED WITH A TAPPING SADDLE - ROMAC INDUSTRIES TYPE CB, OR APPROVED EQUAL
 - B.) NEW CONNECTIONS CONSTRUCTED AS PART OF A NEW MAIN INSTALLATION SHALL BE ACCOMPLISHED WITH A WYE FITTING AND SET BETWEEN THE 10 AND 2 O'CLOCK POSITIONS. THE LONG BRANCH OF THE WYE SHALL HAVE THE SAME INSIDE DIAMETER AS THE MAIN. STRAIGHT TIE CONNECTIONS WILL NOT BE ACCEPTED. SERVICE CONNECTION LATERALS SHALL TERMINATE ONE (1) FOOT BEYOND THE RIGHT-OF-WAY OR EASEMENT BOUNDARY WITH A CLEANOUT AND AN AIR/WATER TIGHT PLUG PER THE STANDARD DETAILS
11. SERVICE CONNECTIONS SHALL BE A MINIMUM OF THREE (3) FEET FROM PIPE JOINTS OR MANHOLES MEASURED FROM THE NEAREST EDGE OF THE WYE FITTING.
12. THE CONTRACTOR SHALL NOT CONNECT SERVICE LATERALS TO EXISTING OR NEW MANHOLES WITHOUT PRIOR WRITTEN APPROVAL FROM ELECTRIC CITY UTILITIES MAIN.
13. THE LOCATION OF THE TERMINUS OF THE SERVICE LATERAL AND CLEAN OUT SHALL BE MARKED BY A 2" x 4" TREATED POST PAINTED GREEN DRIVEN A MINIMUM OF THREE (3) FEET AND PROTRUDING APPROXIMATELY THREE (3) FEET ABOVE FINAL GRADE.
14. SANITARY SEWER SERVICE LATERALS SHALL NOT BE CONNECTED TO A NEWLY CONSTRUCTED SANITARY SEWER MAIN UNTIL A PERMIT TO OPERATE HAS BEEN OFFICIALLY ISSUED BY SCDEMC AND RECEIVED BY ELECTRIC CITY UTILITIES. CONTACT CITY OF NICEVILLE WITH ANY QUESTIONS.
15. PRESSURE AND DEFLECTION TEST TO BE PERFORMED ON ALL LINES AND VACUUM TEST ON ALL MANHOLES IN THE PRESENCE OF AN ELECTRIC CITY UTILITIES REPRESENTATIVE AND A REPRESENTATIVE OF THE ENGINEER. ALL TESTS SHALL BE IN CONFORMANCE WITH CITY OF NICEVILLE AND FL STATE SPECIFICATIONS.
16. THE CONTRACTOR SHALL PROVIDE TO THE DESIGN ENGINEER AN AS-BUILT DRAWING OF THE SANITARY SEWER SYSTEM. THE DRAWINGS SHALL, AT A MINIMUM, INCLUDE THE SANITARY SEWER MAIN AND MANHOLE LOCATIONS, PIPE MATERIAL FOR THE MAIN AND THE SERVICE LATERALS, THE DISTANCE OF EACH SERVICE CONNECTION TO THE DOWNSSTREAM MANHOLE, LENGTH OF EACH SERVICE LATERAL, AND THE LOCATION AND DEPTH OF EACH SERVICE LATERAL TERMINUS. THE ENGINEER CANNOT APPLY FOR FINAL APPROVAL UNTIL THIS INFORMATION IS OBTAINED FROM THE CONTRACTOR.
17. THERE SHALL BE A 25-FOOT EASEMENT (12.5' EACH SIDE OF CENTERLINE) ESTABLISHED ON ALL WASTEWATER MAINS.



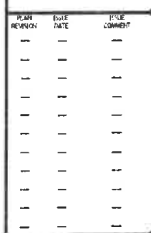
• TYPICAL DETAIL

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Certificates of Authorization:
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The Human Bean

US Highway 90
Lake City FL



SITework NOTES & DETAILS

C509

THE HUMAN BEAN

SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

Issue Date/ Description: 07/19/2021 PLANNING AND ZONING REVIEW
Project No: 019538.07

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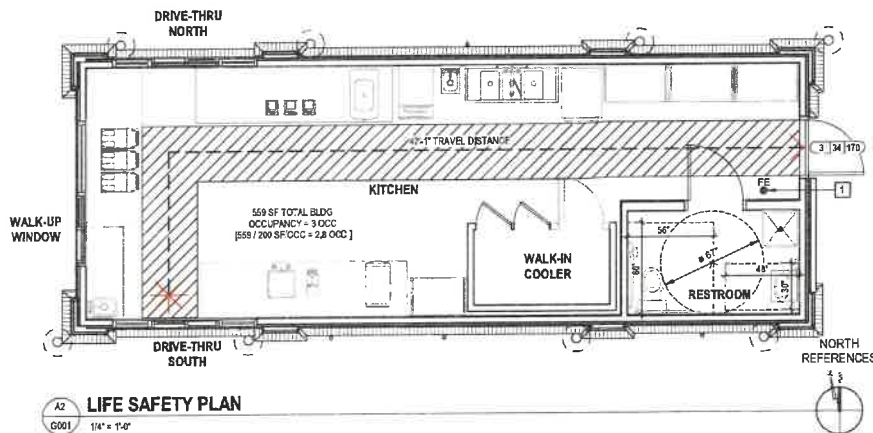


FLORIDA PRODUCT APPROVALS

PRODUCT	MANUFACTURER	FL #
CEMENT BOARD	JAMES HARDIE BUILDING PRODUCTS	FL10M7-R7
STOREFRONT (FULL SYSTEM)	KAWNEER R831 STOREFRONT SYSTEM LARGE MISLE IMPACT	FL786A.1 - R7
DOOR (HM)	CECO SEVERE WINDSTORM RESISTANT HOLLOW METAL DOOR AND FRAME	FL4553.1 - R11
ROOF	DURO-LAST PVC SINGLE - PLY ROOF MEMBRANE	FL18036.1 - R15

LIFE SAFETY PLAN KEYNOTES

1. PROVIDE CLASS K OR 2A-10-B-C PORTABLE FIRE EXTINGUISHERS; INSTALL PER MANUFACTURER'S INSTRUCTIONS IN ACCORDANCE WITH CURRENT NFPA 10 AND / OR LOCAL FIRE MARSHAL'S INSTRUCTIONS. PROVIDE MANUFACTURER'S RECOMMENDED MOUNTING BRACKETS AND HARDWARE.



LIFE SAFETY PLAN GENERAL NOTES

A. REF. ELECTRICAL FOR EMERGENCY AND EXIT LIGHTING.
B. FIRE EXTINGUISHER SIZE, TYPE, QUANTITY AND FINAL LOCATION TO BE COORDINATED WITH THE LOCAL FIRE MARSHAL.

LEGEND

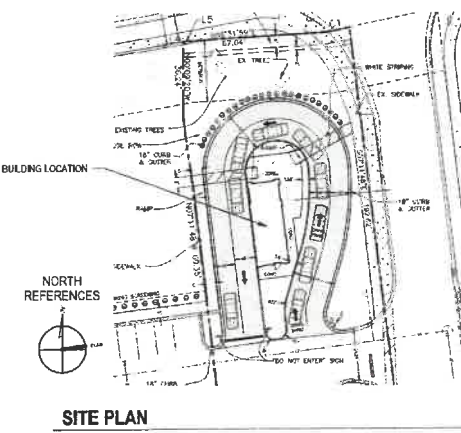
- 36" ACCESSIBLE AISLE
- 40' TRAVEL DISTANCE
- EXIT PATH
- FIRE EXTINGUISHER
REF KEYNOTES THIS SHEET
- DOOR EXIT OCCUPANT LOAD
- DOOR EXIT OCCUPANT CAPACITY
- DOOR CLEAR EXIT WIDTH (IN INCHES)

INDEX OF DRAWINGS

CURRENT REVISION	CURRENT REVISION DATE	SHEET NO	SHEET NAME
0	07/19/2021	0001	COVER SHEET, INDEX OF DRAWINGS & LIFE SAFETY PLAN
0	07/19/2021	0002	CODE REVIEW
0	07/19/2021	0200	SITE AND UTILITY PLAN
0	07/19/2021	A010	SITE DETAILS
0	07/19/2021	S101	FOUNDATION & PARTITION PLANS
0	07/19/2021	S102	ROOF FRAMING PLAN
0	07/19/2021	S301	TYPICAL CONCRETE DETAILS
0	07/19/2021	S401	TYPICAL FRAMING DETAILS
0	07/19/2021	S402	TYPICAL FRAMING DETAILS
0	07/19/2021	A001	ABBREVIATION, SYMBOLS AND LEGENDS
0	07/19/2021	A100	ANNOTATION & DIMENSION PLANS
0	07/19/2021	A200	ROOF, REFLECTED CEILING PLAN, SCHEDULE & DETAILS
0	07/19/2021	A300	EXTERIOR ELEVATIONS
0	07/19/2021	A330	BUILDING AND WALL SECTIONS
0	07/19/2021	A400	ENLARGED RESTROOM PLAN & ELEVATIONS
0	07/19/2021	A401	INTERIOR ELEVATIONS
0	07/19/2021	A600	SECTIONS & DETAILS
0	07/19/2021	A800	DOOR / WINDOW SCHEDULE AND DETAILS
0	07/19/2021	K100	FOOD SERVICE EQUIPMENT PLAN & SCHEDULE
0	07/19/2021	M001	MECHANICAL LEGEND, NOTES AND DETAILS
0	07/19/2021	M101	MECHANICAL FLOOR PLAN AND DETAILS
0	07/19/2021	E001	ELECTRICAL LEGEND, NOTES AND DETAILS
0	07/19/2021	E002	ELECTRICAL SCHEDULES, RISER AND DETAILS
0	07/19/2021	E101	ELECTRICAL PLANS AND SCHEDULES
0	07/19/2021	P001	PLUMBING LEGEND AND NOTES
0	07/19/2021	P002	PLUMBING DETAILS
0	07/19/2021	P101	PLUMBING PLANS & RISERS



VICINITY MAP



A NEW LOCATION FOR
THE HUMAN BEAN
SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

SHEET ISSUE	NO.	DATE	DESCRIPTION	BY
0	07/19/2021	PLANNING AND ZONING REVIEW		

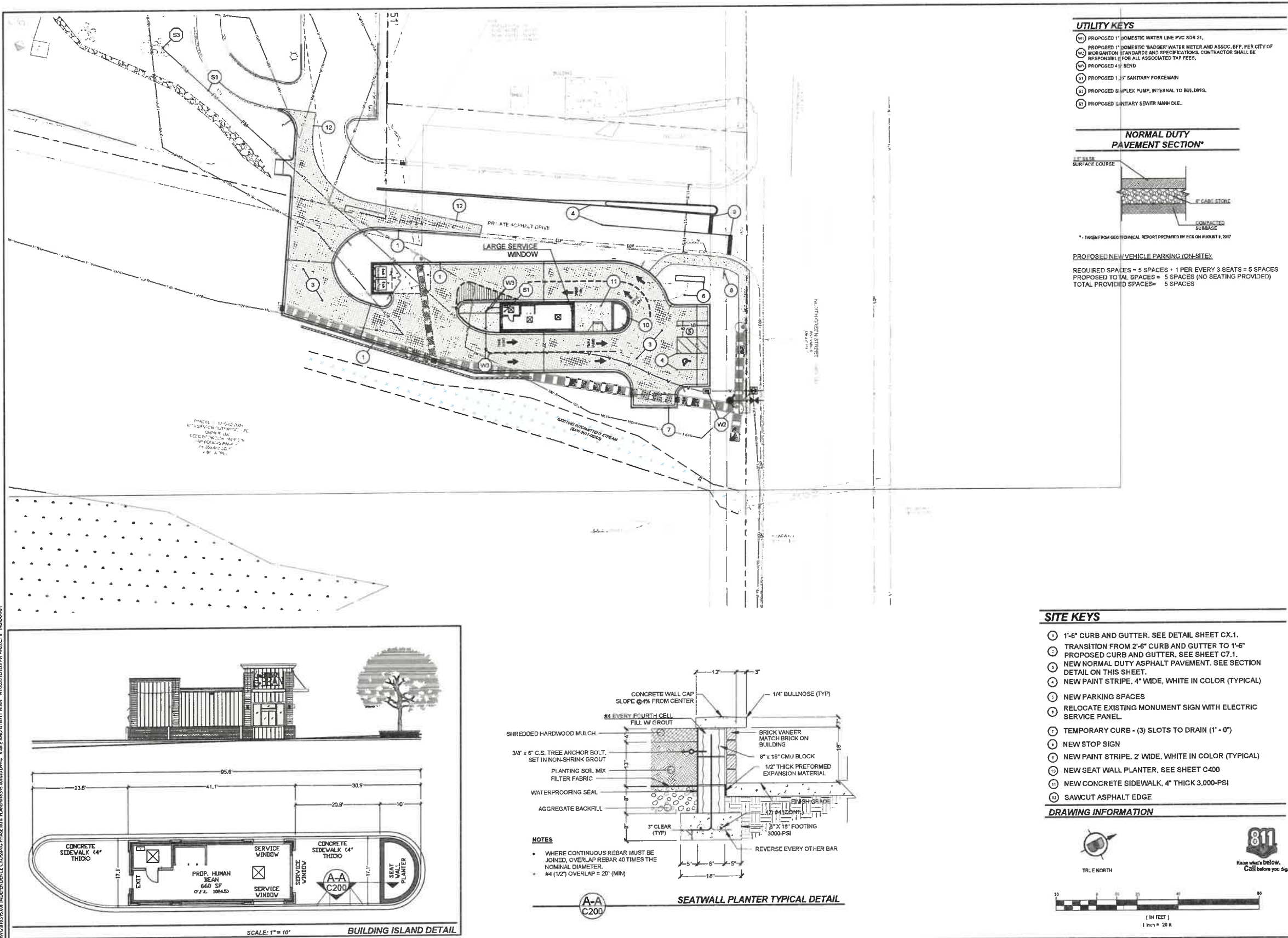
PLANNING AND ZONING REVIEW 07/19/2021
PRINCIPAL IN CHARGE: JUMP
PROJECT ARCHITECT: TINK
DRAWN BY: LEB

SHEET TITLE:
COVER SHEET,
INDEX OF
DRAWINGS & LIFE
SAFETY PLAN

SHEET NO. PROJ. NO.
019538.07

G001

G002



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INDEPENDENCE CROSSING PH 2 - HUMAN BEAN

853 N. GREEN STREET
MORGANTON, NORTH CAROLINA

SITE AND UTILITY PLAN

NO.	DESCRIPTION	DATE
1	PHASE 1	08/09/2017
2	PHASE 2	08/09/2017
3	PHASE 3	08/09/2017
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100	PHASE 100	08/09/2017

PROJECT NUMBER
018.595.001

C200

Sheet 6 of 11



<div>I. GENERAL</div> <div>A. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SHOP DRAWINGS AND SPECIFICATIONS.</div> <div>B. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONTRACT DOCUMENTS AND LATEST ADDENDA AND TO SUBMIT TO ALL SUBCONTRACTORS AND SUPPLIERS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.</div> <div>C. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL CONTRACT DRAWINGS AND REPORT ANY DISCREPANCY BETWEEN DISCIPLINES AND WITHIN A GIVEN DISCIPLINE TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND ERECTION.</div> <div>D. IF A CONFLICT EXISTS AMONG THE STRUCTURAL DRAWINGS, GENERAL NOTES, OR THE SPECIFICATIONS, THE STRICTEST REQUIREMENTS, AS INDICATED BY THE ENGINEER, SHALL GOVERN.</div> <div>E. THE CONTRACTOR SHALL COORDINATE ALL ELEVATIONS AND DIMENSIONS, INCLUDING BUT NOT LIMITED TO THOSE FOR OPENINGS IN WALLS AND IN ROOF AND FLOOR SYSTEMS, WITH THE ARCHITECTURAL, PLUMBING, ELECTRICAL, AND MECHANICAL PLANS.</div> <div>F. ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER CONDITIONS OF ANY EXISTING STRUCTURES OR OTHER FEATURES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS REPORTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK, DURING THE CONSTRUCTION PROCESS. IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE AND TO PROTECT FROM DAMAGE ANY PORTIONS THAT ARE TO REMAIN.</div> <div>G. THE COMPLETED LATERAL-FORCE RESISTING SYSTEMS AND DIAPHRAGMS ARE REQUIRED FOR THE STRUCTURE TO RESIST LATERAL LOADS AND PROVIDE STABILITY UNDER GRAVITY LOADS. DURING THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS UNTIL THE LATERAL-LOAD RESISTING OR STABILITY-PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS COMPLETELY TIED TOGETHER.</div> <div>H. UNLESS NOTED OTHERWISE, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.</div> <div>I. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND FOR SAFETY PRECAUTIONS AND PROGRAMS.</div> <div>J. BRITT, PETERS & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSION OF THE CONTRACTOR OR FOR THEIR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</div> <div>K. PERIODIC SITE OBSERVATION BY BRITT, PETERS & ASSOCIATES, INC. IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS AND IS NOT EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK.</div> <div>L. THE BUILDING OWNER SHALL PROVIDE PERIODIC MAINTENANCE TO INSURE STRUCTURAL INTEGRITY, SUCH MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO PAINTING OF STEEL, PROTECTIVE COATING FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS.</div>	<div>II. DESIGN CRITERIA</div> <div>A. THE CONTRACT DOCUMENTS ARE BASED ON THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE.</div> <div>B. DEAD LOADS</div> <div>1. TYPICAL ROOF SYSTEMS: (20 PSF TOTAL)</div> <div>a. ME: 10 PSF</div> <div>b. INSULATION & ROOFING: 10 PSF</div> <div>c. MISCELLANEOUS CEILING AND HANGING MECHANICAL LOADS SUCH AS DUCT WORK AND SPRINKLER PIPES.</div> <div>C. LIVE LOADS</div> <div>1. SEE LIVE LOADS TABLE.</div> <div>2. LIVE LOADS ARE BASED ON THE MORE RESTRICTIVE OF THE UNIFORM LOAD LISTED BELOW OR THE CONCENTRATED LOAD LISTED ACTING OVER A 6.25' SQUARE FOOT AREA EXCEPT FOR PARKING GARAGES WHICH ACT OVER AN AREA OF 20 SQUARE INCHES. LIVE LOADS HAVE BEEN REDUCED AS PRESCRIBED IN THE AFOREMENTIONED BUILDING CODE.</div>	<div>III. FOUNDATIONS</div> <div>A. FOUNDATION DESIGN IS BASED ON AN ASSUMED BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER SHALL VERIFY THE SOIL BEARING CAPACITY.</div> <div>B. CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT AND ADHERE TO ALL RECOMMENDATIONS WITHIN, INCLUDING PREPARATION OF SOILS AT BUILDING PAD.</div> <div>C. ALL SOILS WORK, INCLUDING BACKFILL OF UTILITY TRENCHES AND THE VERIFICATION OF BEARING CAPACITY OF SAME SHALL BE UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER. PROXIMITY OF UTILITY TRENCHES TO BUILDING FOUNDATION SYSTEM SHALL BE AS APPROVED BY THE SOILS ENGINEER TO ENSURE INTEGRITY OF THE BEARING SOILS.</div> <div>D. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH OR ENGINEERED FILL AT ELEVATIONS SHOWN ON PLANS AND DETAILS. GO TO COORDINATE FINAL TOP OF FOOTING ELEVATIONS WITH THE ARCHITECTURAL ELEVATIONS, MEP DRAWINGS AND CIVIL GRADING PLANS PRIOR TO PLACEMENT. FOOTING STEPS DENOTED ON PLAN ARE APPROXIMATE, UNLESS NOTED OTHERWISE, AND SHALL BE FIELD COORDINATED.</div> <div>E. FLOOR SLABS SHALL BEAR ON 4 INCHES OF COMPACTED STONE MINIMUM UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT. THE MOISTURE RETARDER SHALL BE PLACED BETWEEN THE STONE AND THE SLAB.</div> <div>F. NO FOUNDATION CONCRETE SHALL BE INSTALLED UNTIL ALL FOUNDATION WORK HAS BEEN COORDINATED WITH UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ALL CONFLICTS THAT EXIST BETWEEN FOOTINGS AND UTILITIES.</div> <div>G. ALL FOUNDATIONS OR PORTIONS THEREOF BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS.</div> <div>H. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL BE CENTERED ON WALLS AND/OR COLUMNS.</div> <div>I. THE CONTRACTOR SHALL DETERMINE THE EXTENT OF CONSTRUCTION DEWATERING REQUIRED FOR THE EXCAVATION. THE CONTRACTOR SHALL SUBMIT TO THE GEOTECHNICAL ENGINEER FOR REVIEW THE PROPOSED PLAN FOR CONSTRUCTION DEWATERING PRIOR TO EXCAVATION.</div> <div>J. FOOTINGS SHALL NOT BE PLACED ON FROZEN SUBGRADE OR IN STANDING WATER.</div> <div>K. FOUNDATION TYPE</div> <div>1. SPREAD FOOTING:</div> <div>a. TOTAL LOAD: 1,500 PSF NET PRESSURE.</div> <div>b. ALLOWED PRESSURES ARE INCREASED 5% FOR COMBINED GRAVITY AND WIND AND/OR EARTHQUAKE LOADS.</div> <div>IV. CONCRETE</div> <div>A. CONCRETE SHALL CONFORM TO THE CONCRETE PROPERTIES SPECIFIED IN THE CONCRETE PROPERTIES TABLE.</div> <div>B. ALL CONCRETE SHALL HAVE ALLOWABLE UNIT SHRINKAGE OF 0.045% AT 28 DAYS. (SEE ASTM C1197)</div> <div>C. ALL SLABS TO RECEIVE MOISTURE SENSITIVE FLOOR COVERINGS SHALL HAVE MAXIMUM WATER/CEMENT RATIO OF 0.45.</div> <div>D. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".</div> <div>E. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II.</div> <div>F. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C 33.</div> <div>G. ALL REINFORCEMENT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS.</div> <div>1. ALL REINFORCING, UNO. ASTM A615 GRADE 60</div> <div>2. WELDED WIRE REINFORCEMENT (WWR):</div> <div>a. SMOOTH WIRE: ASTM A 185 (65 KSI)</div> <div>b. DEFORMED WIRE: ASTM A 497 (70 KSI)</div> <div>c. POLYPROPYLENE FIBRILLATED FIBER MAY BE USED TO SUBSTITUTE WWR IN SLABS ON GRADE, WHEN ADDED TO CONCRETE MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDED DOSAGES.</div> <div>d. A STEEL AND POLYPROPYLENE FIBER BLEN MAY BE USED TO SUBSTITUTE WWR IN SLABS ON COMPOSITE DECK, WHEN ADDED TO CONCRETE MIX IN ACCORDANCE TO THE STEEL DECK INSTITUTE DESIGN MANUAL, PUBLICATION NUMBER 30-ANSI/SDC-18 SPECIFICATION FOR COMPOSITE STEEL FLOOR DECK, SECTION 5.5 (STEEL FIBERS SHALL PROVIDE 85 PSI OF RESIDUAL STRENGTH WHEN TESTED IN ACCORDANCE WITH ASTM C 1339).</div> <div>H. REINFORCEMENT DETAILING</div> <div>1. REINFORCEMENT SHALL BE DETAIL AND PLACED IN ACCORDANCE WITH ACI 318.</div> <div>2. DEVELOPMENT AND SPICE LENGTHS ARE IN TENSION UNLESS OTHERWISE INDICATED AND SHALL BE AS TABULATED IN THE SPIRKE LENGTH TABLE ON 5301, UNLESS OTHERWISE INDICATED.</div> <div>3. LAP WWR ONE CROSSWIRE SPACING PLUS 2".</div> <div>4. PROVIDE CORNER BARS AT ALL FOOTINGS AND WALL INTERSECTIONS TO MATCH HORIZONTAL REINFORCING SIZE AND SPACING. AT INTERSECTIONS OF CONTINUOUS SPREAD FOOTINGS EXTEND ALL BARS TO FAR SIDE OF INTERSECTING FOOTING.</div> <div>5. REINFORCEMENT SHALL BE SECURELY PLACED TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. PROVIDE THE FOLLOWING CONCRETE COVER FOR REINFORCING (ACI 318 SECTION 7.7 AND B3 TABLE 7.2.1), UNLESS SPECIFICALLY NOTED OTHERWISE:</div> <div>a. CAST AGAINST EARTH: 3"</div> <div>b. EXPOSED TO EARTHWEATHER: #6 THRU #18: 2"</div> <div>c. EXPOSED TO EARTHWEATHER: #5 & SMALLER: 1 1/2"</div> <div>d. GLASS, WALLS, JOISTS: #11 & SMALLER: 3/4"</div> <div>e. BEAMS, COLUMNS: 1 1/2"</div> <div>6. PROVIDE DOWELS TO MATCH REINFORCEMENT SIZE AND SPACING INDICATED FOR ALL STRUCTURAL ELEMENTS, UNLESS NOTED OTHERWISE.</div> <div>I. FOUNDATION WALLS, GRADE BEAMS AND FOOTINGS SHALL BE CAST IN ALTERNATE PANELS NOT TO EXCEED 8'-0" IN LENGTH. SHEAR KEYS SHALL BE PROVIDED AT EACH CONSTRUCTION JOINT AND SHALL BE LOCATED AT 1/4 POINTS OF SPANS.</div> <div>J. PROVIDE CONTROL JOINTS IN CONCRETE CANTILEVERED RETAINING WALLS AT EQUAL INTERVALS NOT TO EXCEED 25'-0". PROVIDE EXPANSION JOINTS AT EVERY FOURTH CONTROL JOINT.</div> <div>K. HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE POURS SHALL NOT BE USED UNLESS SHOWN ON THE DRAWINGS. THE ARCHITECT/ENGINEER SHALL APPROVE ALL DEVIATIONS OR ADDITIONAL JOINTS IN WRITING.</div> <div>L. SLABS AND BEAMS OR JOISTS SHALL BE CAST MONOLITHICALLY UNLESS NOTED OTHERWISE.</div> <div>M. CHAMFER ALL PERMANENTLY EXPOSED CONCRETE EDGES 3/4 INCH, UNLESS NOTED OTHERWISE.</div> <div>N. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS OF OPENINGS AND SLEEVES IN CONCRETE WALLS AND SUPPORTED FLOORS. SPREAD REINFORCEMENT AT OPENINGS AND SLEEVES UNLESS OTHERWISE SHOWN. DO NOT CUT REINFORCEMENT. SEE TYPICAL REINFORCEMENT DETAILS FOR OPENINGS IN SLABS AND WALLS FOR ADDITIONAL REQUIREMENTS.</div> <div>O. NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL.</div> <div>P. ALUMINUM SHALL NOT BE EMBEDDED IN ANY CONCRETE.</div>	<div>CONCRETE PROPERTIES</div> <table><thead><tr><th>USAGE</th><th>STRENGTH (PSI)</th><th>TYPE</th><th>COMMENTS</th><th>DURABILITY CLASSIFICATION</th></tr></thead><tbody><tr><td>ALL CONCRETE NOT OTHERWISE SPECIFIED</td><td>4000</td><td>NMT</td><td></td><td>F0, S0, P0, C1</td></tr><tr><td>FOOTINGS</td><td>3000</td><td>NMT</td><td></td><td>F0, S0, P0, C1</td></tr></tbody></table> <div>CONCRETE PROPERTIES TABLE NOTES:</div> <div>1. STRENGTH (PSI) DENOTES 28-DAY COMPRESSIVE STRENGTH AND DENSITY REQUIREMENTS</div> <div>2. LWT = NORMAL-WEIGHT CONCRETE (120 PCF MAX)</div> <div>3. S = SAND-LIGHT WEIGHT CONCRETE USED FOR COMPOSITE METAL DECKS SHALL HAVE 4 TO 7% AIR ENTRAINMENT</div> <div>4. DURABILITY CLASSIFICATION DENOTES CONCRETE REQUIREMENTS BY EXPOSURE CLASS, REFER TO TABLE 19.3.2.1 OF ACI 318-14</div>	USAGE	STRENGTH (PSI)	TYPE	COMMENTS	DURABILITY CLASSIFICATION	ALL CONCRETE NOT OTHERWISE SPECIFIED	4000	NMT		F0, S0, P0, C1	FOOTINGS	3000	NMT		F0, S0, P0, C1	<div>V. POST-INSTALLED ANCHORS:</div> <div>A. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.</div> <div>B. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER OF RECORD PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.</div> <div>C. CARE SHALL BE GIVEN TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURER'S INSTRUCTIONS. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCES AND/OR SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE. CONTACT MANUFACTURER PRIOR TO ANCHOR INSTALLATION IF TRAINING IS REQUIRED.</div> <div>D. UNLESS NOTED OTHERWISE, ANCHORS SHALL BE EMBEDDED IN THE APPROPRIATE SUBSTRATE WITH A MINIMUM EMBEDMENT OF 8 TIMES THE NOMINAL ANCHOR DIAMETER OR THE EMBEDMENT REQUIRED TO SUPPORT THE INTENDED LOAD.</div> <div>E. ADHESIVE ANCHOR DESIGN BOND STRENGTH HAS BEEN BASED ON CRACKED CONCRETE, ACI 308.4 TEMPERATURE CATEGORY B, AND INSTALLATIONS INTO DRY HOLES DRILLED USING A HAMMER DRILL INTO CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER (ACI 318-08, D.9.2.2) (ACI 318-11, D.9.2.2) (ACI 318-14, 17.8.2.2) WHERE INDICATED ON THE CONTRACT DOCUMENTS. INSTALLATION REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11, D.9.2.4.</div> <div>F. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE LISTED BELOW, SHALL BE SUBMITTED TO THE ENGINEER WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE.</div> <div>G. ACCEPTABLE PRODUCTS ARE:</div> <div>1. CONCRETE MECHANICAL ANCHORS:</div> <div>a. HILTI KE-T</div> <div>b. HILTI KWIK HUS-EZ</div> <div>c. SIMPSON STRONG-TIE "TITEN-HD"</div> <div>d. SIMPSON STRONG-TIE "STRONG-BOLT 2"</div> <div>2. CONCRETE ADHESIVE ANCHORS:</div> <div>a. HILTI RE 300-SO</div> <div>b. HILTI HY 200</div> <div>c. SIMPSON STRONG-TIE "SET-XP"</div> <div>d. SIMPSON STRONG-TIE "AT-XP"</div> <div>3. MASONRY MECHANICAL ANCHORS:</div> <div>a. SOLID GROUTED CMU</div> <div>b. HILTI KWIK HUS-EZ</div> <div>c. SIMPSON STRONG-TIE "TITEN-HD"</div> <div>d. SIMPSON STRONG-TIE "STRONG-BOLT 2"</div> <div>b. HOLLOW CMU:</div> <div>i. SIMPSON STRONG-TIE "TITEN-HD"</div> <div>ii. SIMPSON STRONG-TIE "STRONG-BOLT 2"</div> <div>4. MASONRY ADHESIVE ANCHORS:</div> <div>a. SOLID-GROUTED CMU</div> <div>b. SIMPSON STRONG-TIE "SET-XP"</div> <div>c. SIMPSON STRONG-TIE "AT-XP"</div> <div>b. HOLLOW CMU:</div> <div>i. HILTI HY 70</div> <div>ii. SIMPSON STRONG-TIE "SET"</div> <div>iii. HILTI HY 70</div>	<div>VI. WOOD FRAMING</div> <div>A. SAWN CUT LUMBER</div> <div>1. UNLESS NOTED OTHERWISE, ALL LUMBER TO BE #2 KD SOUTHERN YELLOW PINE WITH A MAXIMUM MOISTURE CONTENT OF 19%.</div> <div>2. ALL EXTERIOR WALLS TO BE FRAMED WITH #2 SOUTHERN YELLOW PINE 2x4 STUDS SPACED AT 16" ON CENTER.</div> <div>3. PRESERVE (PRESERVATIVE) TREATED LUMBER</div> <div>a. ALL LUMBER EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE PRESERVE TREATED AND SHALL BEAR THE THIRD PARTY QUALITY MARK "ABOVE GROUND USE" AND MEET THE STANDARDS OF AWPA U1 USE CATEGORY UC3B (ABOVE GROUND EXPOSED).</div> <div>b. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESERVE TREATED AND SHALL BEAR THE THIRD PARTY QUALITY MARK "GROUND CONTACT" AND MEET THE STANDARDS OF AWPA U1 USE CATEGORY UC4A (GROUND CONTACT - GENERAL USE).</div> <div>c. AZCA (AMMONIACAL COPPER ZINC ARSENATE) SHALL NOT BE USED AS A CHEMICAL FOR PRESERVE TREATED LUMBER.</div> <div>4. AS A MINIMUM, FASTEN ALL WOOD FRAMING WITH COMMON NAILS TO COMPLY WITH THE "FASTENING SCHEDULE" OF THE AFOREMENTIONED BUILDING CODE.</div> <div>5. ALL MULTIPLE PIECE WOOD BEAMS TO BE CONNECTED TOGETHER WITH (3) ROWS OF NAILS AS INDICATED BELOW.</div> <div>a. 2 PILES: 16 NAILS @ 12" OC, UNLESS NOTED OTHERWISE.</div> <div>b. 3 PILES OR MORE: 16 NAILS @ 12" OC, UNLESS NOTED OTHERWISE.</div> <div>6. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL LOAD BEARING PARTITIONS RUNNING PERPENDICULAR TO JOISTS.</div> <div>7. PROVIDE SOLID BLOCKING BETWEEN JOIST AT ALL BEARING LOCATIONS.</div> <div>8. DOUBLE TOP PLATE JOINTS SHALL BE LAPPED & SPLICED WITHIN THE CENTER THIRD OF A WALL LENGTH AND THE MINIMUM LAP SHALL BE 4 FEET.</div> <div>9. TIMBER CONNECTORS</div> <div>a. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON COMPANY. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS AND BOLTS.</div> <div>b. CONNECTORS SHALL HAVE A MINIMUM CORROSION PROTECTION OF G90 GALVANIZATION.</div> <div>c. CONNECTORS IN CONTACT WITH PRESERVE TREATED OR FIRE TREATED LUMBER SHALL BE MANUFACTURED FROM SIMPSON ZMAX (G185 GALVANIZED) STEEL.</div> <div>d. CONNECTORS IN PROXIMITY TO SALT WATER SPRAY SHALL BE MANUFACTURED FROM TYPE 316L STAINLESS STEEL.</div> <div>10. ERECTION TOLERANCES</div> <div>a. A MORTAR SETTING BED, SHALL BE WITHIN THE FOLLOWING LIMITS:</div> <div>1. LAYOUT OF WALLS AND PARTITIONS: 1/4" FROM INTENDED POSITION.</div> <div>2. PLATES AND RUNNERS: 1/4" IN 8'-0" FROM A STRAIGHT LINE.</div> <div>3. STUDS: 1/4" IN 8'-0" OUT OF PLUMB, NOT CUMULATIVE.</div> <div>b. FACE OF FRAMING MEMBERS: 1/4" IN 8'-0" FROM A TRUE PLANE.</div> <div>c. FRAMING MEMBERS WHICH WILL BE COVERED BY FINISHES SUCH AS WALLBOARD, PLASTER, OR CERAMIC TILE SET IN MORTAR, OR ORGANIC ADHESIVE SHALL BE WITHIN THE FOLLOWING LIMITS:</div> <div>1. LAYOUT OF WALLS AND PARTITIONS: 1/4" FROM INTENDED POSITION.</div> <div>2. PLATES AND RUNNERS: 1/4" IN 8'-0" FROM A STRAIGHT LINE.</div> <div>3. STUDS: 1/8" IN 8'-0" OUT OF PLUMB, NOT CUMULATIVE.</div> <div>4. FACE OF FRAMING MEMBERS: 1/8" IN 8'-0" FROM A TRUE PLANE.</div> <div>B. WALL AND ROOF SHEATHING</div> <div>1. WALL SHEATHING SHALL BE MANUFACTURED BY A MEMBER OF AMERICAN PLYWOOD ASSOCIATION, SHALL BE LABELED WITH THE APA GRADE STAMP AND CONFORM TO THE FOLLOWING REQUIREMENTS:</div> <div>a. PANEL GRADE: RATED SHEATHING</div> <div>b. SPAN RATING: 4020</div> <div>c. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE 1</div> <div>d. PRODUCT STANDARD: PS1</div> <div>e. THICKNESS: 5/8"</div> <div>2. ROOF SHEATHING SHALL BE MANUFACTURED BY A MEMBER OF AMERICAN PLYWOOD ASSOCIATION, SHALL BE LABELED WITH THE APA GRADE STAMP AND CONFORM TO THE FOLLOWING REQUIREMENTS:</div> <div>a. PANEL GRADE: RATED SHEATHING</div> <div>b. SPAN RATING: 4020</div> <div>c. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE 1</div> <div>d. PRODUCT STANDARD: PS1</div> <div>e. THICKNESS: 5/8"</div> <div>3. ALL SHEATHING SHALL BE INSTALLED WITH THE STRENGTH (TYPICALLY FACE GRAIN) DIRECTION PERPENDICULAR TO THE SUPPORTING FRAMING WITH STAGGERED JOINTS.</div> <div>4. ROOF SHEATHING SHALL BE INSTALLED WITH 5/8" PSL SHEATHING CLIPS BY SIMPSON STRONG-TIE BETWEEN THE EDGES OF ALL ADJACENT PANELS MIDWAY BETWEEN SUPPORTING FRAMING MEMBERS THAT ARE SPACED MORE THAN 24" APART.</div> <div>5. WALL SHEATHING SHALL BE FASTENED TO SUPPORTING FRAMING WITH 8 COMMON RING SHANK NAILS AT THE SPACING INDICATED BELOW UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE</div> <div>a. WALL EDGE: 6" OC</div> <div>b. SUPPORTED PANEL EDGES AWAY FROM EDGE OF WALL: 6" OC</div> <div>c. CENTER OF PANELS: 12" OC</div> <div>6. ROOF SHEATHING SHALL BE FASTENED TO SUPPORTING FRAMING WITH 8 COMMON RING SHANK NAILS AT THE SPACING INDICATED BELOW.</div> <div>a. ROOF EDGE: 4" OC, UNLESS NOTED OTHERWISE</div> <div>b. SUPPORTED PANEL EDGES AWAY FROM EDGE OF ROOF: 6" OC</div> <div>c. SUPPORTED PANEL EDGES BLOCKED DIAPHRAGM: 6" OC, UNLESS NOTED OTHERWISE</div> <div>d. CENTER OF PANELS: 12" OC</div> <div>7. WHERE EITHER 2 INCH OR 2 1/2 INCH FASTER SPACINGS ARE USED WITH 2 INCH WIDE FRAMING MEMBERS FOR WOOD STRUCTURAL PANELS USED AT ROOF OR FLOOR, THE FRAMING MEMBER ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL WIDTH AND NAILS AT PANEL EDGES SHALL BE STAGGERED IN TWO LINES.</div> <div>8. 16-GAUGE 1 1/2" STAPLES MAY BE USED IN LIEU OF NAILS AT SHEAR WALLS AND DIAPHRAGMS. ALL REQUIREMENTS OF ESR-1559 MUST BE MET.</div>																																																																																																																																																																																																																																	
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5	-19.7	-18.9	-17.8	-17.0	-16.2	-16.0	Edge	Zone 5	18.2	17.4	16.3	16.0	16.0	16.0	Zone 6	-24.2	-22.6	-20.5	-18.9	-17.3	-16.0	Roof:		10	20	50 <td>100</td> <td>200</td> <td>500</td>	100	200	500	Interior	Zone 1	16.0	16.0	16.0	16.0	16.0	16.0	Zone 2	-31.6	-29.5	-26.8	-24.7	-22.6	-19.9	Interior	Zone 1	16.0	16.0	16.0	16.0	16.0	16.0	Zone 2	-18.2	-18.2	-18.2	-18.2	-16.0	-16.0	Edge	Zone 2	18.2	17.4	16.3	16.0	16.0	16.0	Zone 3	-41.7	-39.0	-35.5	-32.8	-30.1	-26.6	Corner	Zone 3	18.2	17.4	16.3	16.0	16.0	16.0	Zone 4	-41.7	-39.0	-35.5	-32.8	-30.1	-26.6	Overhang:		10	20	50 <td>100</td> <td>200</td> <td>500</td>	100	200	500	Interior	Zone 1	16.0	16.0	16.0	16.0	16.0	16.0	Zone 2	-28.6	-28.1	-27.4	-26.9	-22.6	-16.8	Interior	Zone 1	16.0	16.0	16.0	16.0	16.0	16.0	Zone 2	-28.6	-28.1	-27.4	-26.9	-22.6	-16.8	Edge	Zone 2	18.2	17.4	16.3	16.0	16.0	16.0	Zone 3	-38.7	-35.1	-30.4	-26.8	-23.2	-18.4	Corner	Zone 3	18.2	17.4	16.3	16.0	16.0	16.0	Zone 4	-53.8	-47.6	-39.3	-33.1	-26.8	-18.5	Parapet:		10	20	50 <td>100</td> 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A RECORD SET OF APPROVED SHOP DRAWINGS SHALL BE KEPT IN THE FIELD BY THE GENERAL CONTRACTOR.</div> <div>C. ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE DETAILED ON THE CONTRACT DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING SUGGESTED.</div> <div>D. THE CONTRACTOR SHALL PREPARE A LIST AND SCHEDULE OF ALL STRUCTURAL SUBMITTALS PRIOR TO CONSTRUCTION.</div> <div>E. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE ENGINEER'S REVIEW:</div> <div>1. MISCELLANEOUS STEEL</div> <div>2. METAL AND FABRIC CANOPIES - CONNECTION TO BUILDING SHALL BE BY SUPPLIER (1, 3)</div> <div>3. CONCRETE MIX DESIGNS</div> <div>4. REINFORCING STEEL</div> <div>F. ITEMS MARKED (1) SHALL HAVE SHOP DRAWINGS SEALED BY A REGISTERED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED. ITEMS MARKED (2) SHALL BE SUBMITTED TO ENGINEER FOR OWNER'S RECORD ONLY AND WILL NOT HAVE THE ENGINEER'S SHOP DRAWING STAMP AFFIXED. ITEMS MARKED (3) SHALL HAVE DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.</div> <div>G. THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.</div> <div>H. THE USE OF ELECTRONIC FILES OR REPRODUCTIONS OF THESE CONTRACT DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES THEIR ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES THEMSELVES TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.</div>
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<div>F. SEISMIC LOADS:</div> <div>1-SEC PERIOD SPECTRAL RESPONSE ACCELERATION, S_s 0.339</div> <div>1-SEC PERIOD SPECTRAL RESPONSE ACCELERATION, S₁ 0.112</div> <div>SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION, S_s 0.362</div> <div>1-SEC PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION, S₁ 0.177</div> <div>RISK CATEGORY R 1.0</div> <div>SEISMIC DESIGN CATEGORY, C 1</div> <div>SITE CLASS, C 1</div> <div>BASIC SEISMIC-FORCE RESISTING SYSTEM</div> <div>Light-Framed (WOOD) BEARING WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE</div> <div>RESPONSE MODIFICATION FACTOR, C_d 6.5</div> <div>DEFLECTION AMPLIFICATION FACTOR, k 1.0</div> <div>SEISMIC IMPORTANCE FACTOR, C_i 0.666</div> <div>SEISMIC RESPONSE COEFFICIENT, C_s 0.066</div> <div>ANALYSIS PROCEDURE, V 2.7 KIPS</div> <div>DESIGN BASE SHEAR</div> <div>G. THE CONTRACTOR SHALL VERIFY ALL MECHANICAL EQUIPMENT WEIGHTS, LOCATIONS AND ASSOCIATED OPENINGS WITH THE MECHANICAL CONTRACTOR AND SUBMIT SUCH INFORMATION PRIOR TO FABRICATION OF THE SUPPORTING STRUCTURE. PROMPTLY NOTIFY THE ENGINEER IF THE ACTUAL WEIGHT EXCEEDS THE WEIGHT SHOWN ON THE STRUCTURAL DRAWINGS.</div> <div>H. PROVISIONS SHALL BE MADE IN THE DETAILING, FABRICATION, AND ERECTION OF ALL CLADDING, PARTITIONS, WALLS, ETC., TO ACCOUNT FOR FLOOR TO FLOOR DEFLECTIONS AND LATERAL FRAME DEFLECTION.</div>	<div>CONCRETE PROPERTIES</div> <table><thead><tr><th>USAGE</th><th>STRENGTH (PSI)</th><th>TYPE</th><th>COMMENTS</th><th>DURABILITY CLASSIFICATION</th></tr></thead><tbody><tr><td>ALL CONCRETE NOT OTHERWISE SPECIFIED</td><td>4000</td><td>NMT</td><td></td><td>F0, S0, P0, C1</td></tr><tr><td>FOOTINGS</td><td>3000</td><td>NMT</td><td></td><td>F0, S0, P0, C1</td></tr></tbody></table> <div>CONCRETE PROPERTIES TABLE NOTES:</div> <div>1. 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ALL LUMBER EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE PRESERVE TREATED AND SHALL BEAR THE THIRD PARTY QUALITY MARK "ABOVE GROUND USE" AND MEET THE STANDARDS OF AWPA U1 USE CATEGORY UC3B (ABOVE GROUND EXPOSED).</div> <div>b. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESERVE TREATED AND SHALL BEAR THE THIRD PARTY QUALITY MARK "GROUND CONTACT" AND MEET THE STANDARDS OF AWPA U1 USE CATEGORY UC4A (GROUND CONTACT - GENERAL USE).</div> <div>c. AZCA (AMMONIACAL COPPER ZINC ARSENATE) SHALL NOT BE USED AS A CHEMICAL FOR PRESERVE TREATED LUMBER.</div> <div>4. AS A MINIMUM, FASTEN ALL WOOD FRAMING WITH COMMON NAILS TO COMPLY WITH THE "FASTENING SCHEDULE" OF THE AFOREMENTIONED BUILDING CODE.</div> <div>5. ALL MULTIPLE PIECE WOOD BEAMS TO BE CONNECTED TOGETHER WITH (3) ROWS OF NAILS AS INDICATED BELOW.</div> <div>a. 2 PILES: 16 NAILS @ 12" OC, UNLESS NOTED OTHERWISE.</div> <div>b. 3 PILES OR MORE: 16 NAILS @ 12" OC, UNLESS NOTED OTHERWISE.</div> <div>6. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL LOAD BEARING PARTITIONS RUNNING PERPENDICULAR TO JOISTS.</div> <div>7. PROVIDE SOLID BLOCKING BETWEEN JOIST AT ALL BEARING LOCATIONS.</div> <div>8. DOUBLE TOP PLATE JOINTS SHALL BE LAPPED & SPLICED WITHIN THE CENTER THIRD OF A WALL LENGTH AND THE MINIMUM LAP SHALL BE 4 FEET.</div> <div>9. TIMBER CONNECTORS</div> <div>a. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON COMPANY. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS AND BOLTS.</div> <div>b. CONNECTORS SHALL HAVE A MINIMUM CORROSION PROTECTION OF G90 GALVANIZATION.</div> <div>c. CONNECTORS IN CONTACT WITH PRESERVE TREATED OR FIRE TREATED LUMBER SHALL BE MANUFACTURED FROM SIMPSON ZMAX (G185 GALVANIZED) STEEL.</div> <div>d. CONNECTORS IN PROXIMITY TO SALT WATER SPRAY SHALL BE MANUFACTURED FROM TYPE 316L STAINLESS STEEL.</div> <div>10. ERECTION TOLERANCES</div> <div>a. A MORTAR SETTING BED, SHALL BE WITHIN THE FOLLOWING LIMITS:</div> <div>1. LAYOUT OF WALLS AND PARTITIONS: 1/4" FROM INTENDED POSITION.</div> <div>2. PLATES AND RUNNERS: 1/4" IN 8'-0" FROM A STRAIGHT LINE.</div> <div>3. STUDS: 1/4" IN 8'-0" OUT OF PLUMB, NOT CUMULATIVE.</div> <div>b. FACE OF FRAMING MEMBERS: 1/4" IN 8'-0" FROM A TRUE PLANE.</div> <div>c. FRAMING MEMBERS WHICH WILL BE COVERED BY FINISHES SUCH AS WALLBOARD, PLASTER, OR CERAMIC TILE SET IN MORTAR, OR ORGANIC ADHESIVE SHALL BE WITHIN THE FOLLOWING LIMITS:</div> <div>1. LAYOUT OF WALLS AND PARTITIONS: 1/4" FROM INTENDED POSITION.</div> <div>2. PLATES AND RUNNERS: 1/4" IN 8'-0" FROM A STRAIGHT LINE.</div> <div>3. STUDS: 1/8" IN 8'-0" OUT OF PLUMB, NOT CUMULATIVE.</div> <div>4. FACE OF FRAMING MEMBERS: 1/8" IN 8'-0" FROM A TRUE PLANE.</div> <div>B. WALL AND ROOF SHEATHING</div> <div>1. WALL SHEATHING SHALL BE MANUFACTURED BY A MEMBER OF AMERICAN PLYWOOD ASSOCIATION, SHALL BE LABELED WITH THE APA GRADE STAMP AND CONFORM TO THE FOLLOWING REQUIREMENTS:</div> <div>a. PANEL GRADE: RATED SHEATHING</div> <div>b. SPAN RATING: 4020</div> <div>c. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE 1</div> <div>d. PRODUCT STANDARD: PS1</div> <div>e. THICKNESS: 5/8"</div> <div>2. ROOF SHEATHING SHALL BE MANUFACTURED BY A MEMBER OF AMERICAN PLYWOOD ASSOCIATION, SHALL BE LABELED WITH THE APA GRADE STAMP AND CONFORM TO THE FOLLOWING REQUIREMENTS:</div> <div>a. PANEL GRADE: RATED SHEATHING</div> <div>b. SPAN RATING: 4020</div> <div>c. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE 1</div> <div>d. PRODUCT STANDARD: PS1</div> <div>e. THICKNESS: 5/8"</div> <div>3. ALL SHEATHING SHALL BE INSTALLED WITH THE STRENGTH (TYPICALLY FACE GRAIN) DIRECTION PERPENDICULAR TO THE SUPPORTING FRAMING WITH STAGGERED JOINTS.</div> <div>4. ROOF SHEATHING SHALL BE INSTALLED WITH 5/8" PSL SHEATHING CLIPS BY SIMPSON STRONG-TIE BETWEEN THE EDGES OF ALL ADJACENT PANELS MIDWAY BETWEEN SUPPORTING FRAMING MEMBERS THAT ARE SPACED MORE THAN 24" APART.</div> <div>5. WALL SHEATHING SHALL BE FASTENED TO SUPPORTING FRAMING WITH 8 COMMON RING SHANK NAILS AT THE SPACING INDICATED BELOW UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE</div> <div>a. WALL EDGE: 6" OC</div> <div>b. SUPPORTED PANEL EDGES AWAY FROM EDGE OF WALL: 6" OC</div> <div>c. CENTER OF PANELS: 12" OC</div> <div>6. ROOF SHEATHING SHALL BE FASTENED TO SUPPORTING FRAMING WITH 8 COMMON RING SHANK NAILS AT THE SPACING INDICATED BELOW.</div> <div>a. ROOF EDGE: 4" OC, UNLESS NOTED OTHERWISE</div> <div>b. SUPPORTED PANEL EDGES AWAY FROM EDGE OF ROOF: 6" OC</div> <div>c. SUPPORTED PANEL EDGES BLOCKED DIAPHRAGM: 6" OC, UNLESS NOTED OTHERWISE</div> <div>d. CENTER OF PANELS: 12" OC</div> <div>7. WHERE EITHER 2 INCH OR 2 1/2 INCH FASTER SPACINGS ARE USED WITH 2 INCH WIDE FRAMING MEMBERS FOR WOOD STRUCTURAL PANELS USED AT ROOF OR FLOOR, THE FRAMING MEMBER ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL WIDTH AND NAILS AT PANEL EDGES SHALL BE STAGGERED IN TWO LINES.</div> <div>8. 16-GAUGE 1 1/2" STAPLES MAY BE USED IN LIEU OF NAILS AT SHEAR WALLS AND DIAPHRAGMS. ALL REQUIREMENTS OF ESR-1559 MUST BE MET.</div>																																																																																																																																																																																																																																				
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pazzdan
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ARCHITECTURE



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SEAL



THE HUMAN BEAN

BN HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

A NEW LOCATION FOR

SHEET ISSUE: NO. DATE DESCRIPTION BY

PRINCIPAL IN CHARGE: ABR
PROJECT ENGINEER: B.H.
DRAWN BY: KAF

SHEET TITLE: GENERAL NOTES

SHEET NO. PROJ. NO. 019538.01

S000

S101

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ROOF FRAMING PLAN NOTES

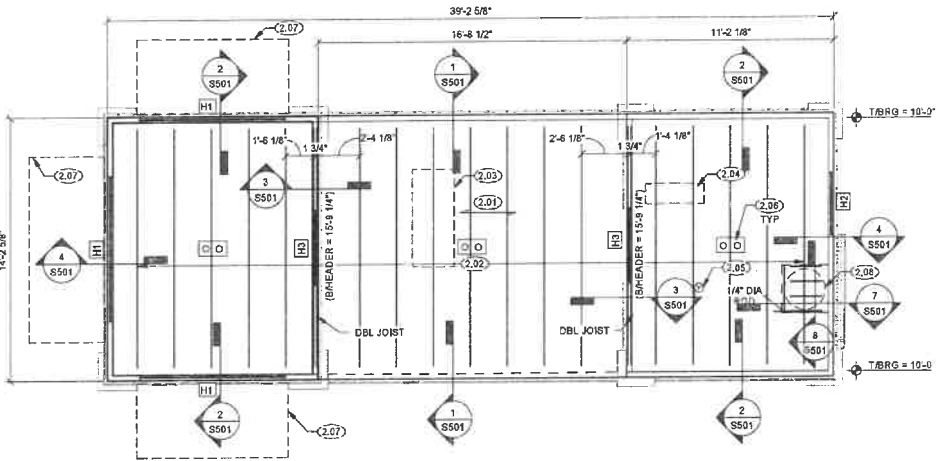
1. REF PLAN FOR TRUSS BEARING (TABEARING), COORD W/ ARCH
2. ALL WOOD THAT IS PERMANENTLY EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE TREATED UNO
3. REF GENERAL NOTES FOR ROOF SHEATHING AND NAILING PATTERN

ROOF FRAMING PLAN SHEET NOTES

- 2.01 5/8" ROOF SHEATHING, SEE GENERAL NOTES FOR SPECIFICATIONS AND ATTACHMENT
- 2.02 11-7/8" T & 119 WOOD JOISTS @ 24" OC UNO
- 2.03 HVAC INDOOR UNIT (AHU-1), 60 LBS, REF MECH
- 2.04 HVAC OUTDOOR UNIT (HP-1), 155 LBS, REF MECH
- 2.05 EXHAUST VENT PENETRATION, REF MECH
- 2.06 ROOF DRAIN AND INTERNAL DOWNSPOUT, REF PLUMB
- 2.07 CANOPY BY OTHERS
- 2.08 WATER HEATER MTD ON PLATFORM, REF PLUMB

ROOF FRAMING PLAN LEGEND

-  DENOTES SHEET NOTE, SEE SCHEDULE THIS SHEET
-  DENOTES WOOD HEADER, SEE SCHEDULE ON SHEET S401



1 ROOF FRAMING PLAN
1/4" = 1'-0"



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A NEW LOCATION FOR
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SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 33024

SHEET ISSUE			
NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: B/JH
DRAWN BY: KAP
SHEET TITLE: ROOF FRAMING PLAN

SHEET NO. PROJ. NO.
015538.07

S102

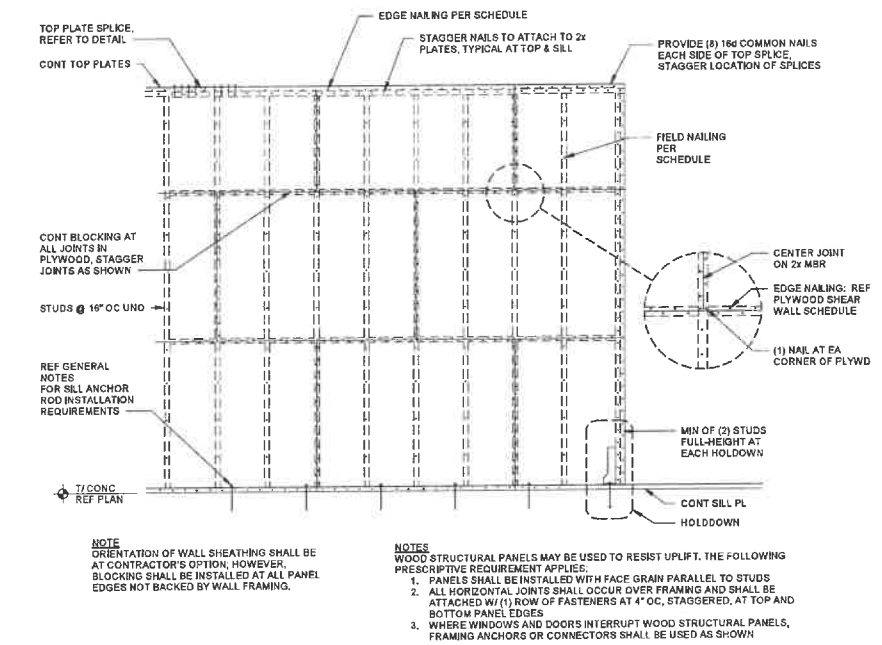


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LAKE CITY, FLORIDA 32024

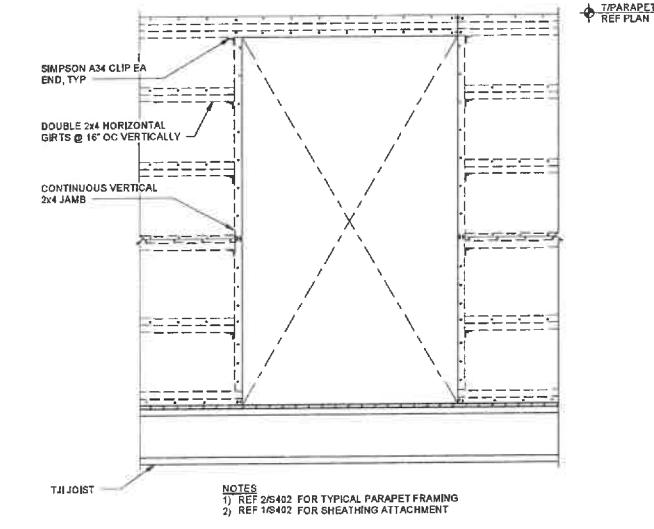
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019538.07

S401

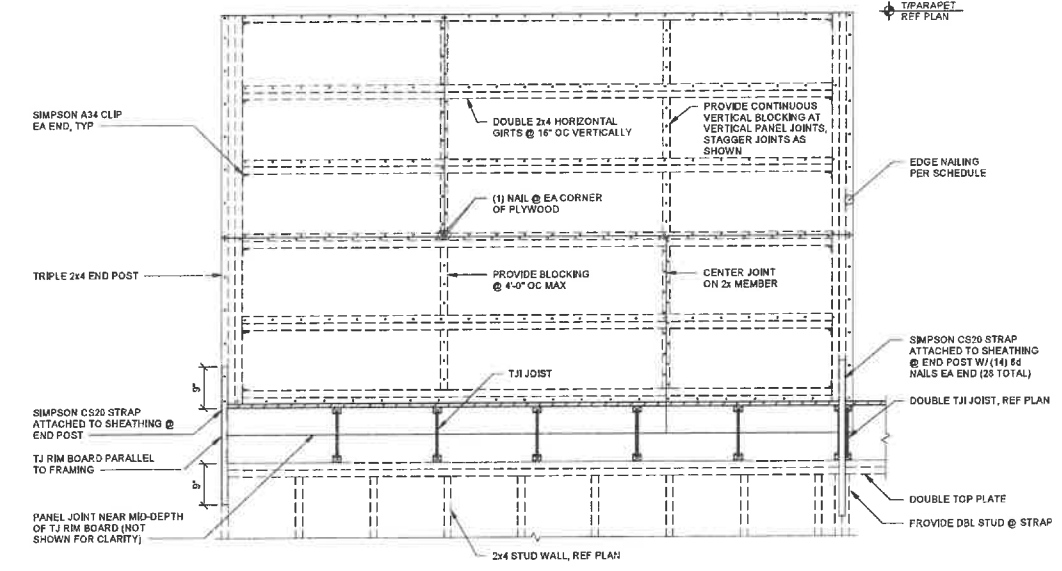
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1 TYPICAL SHEAR WALL SHEATHING ATTACHMENT
3/4\"/>



2 TYPICAL PARAPET FRAMING ATTACHMENT
3/4\"/>



3 TYPICAL PARAPET FRAMING ATTACHMENT
3/4\"/>



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NO. DATE DESCRIPTION BY

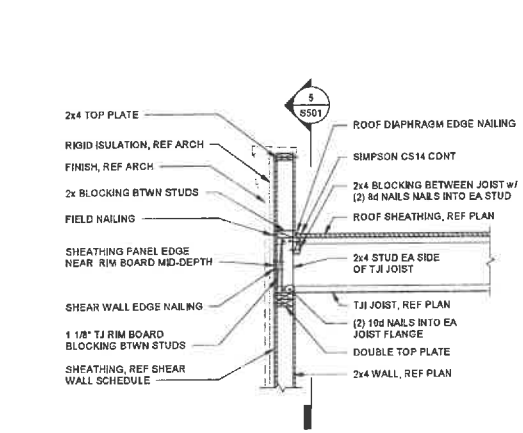
PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: B/JH
DRAWN BY: KAF

SHEET TITLE:
TYPICAL FRAMING
DETAILS

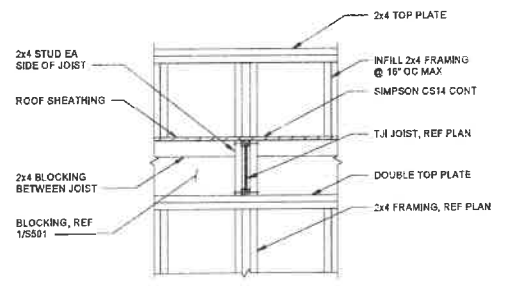
SHEET NO. PROJ. NO.
015538.01

S402

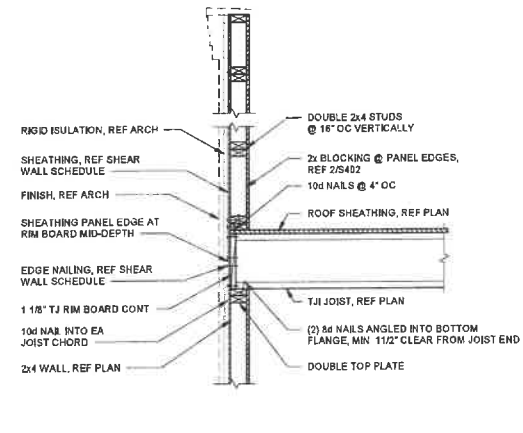
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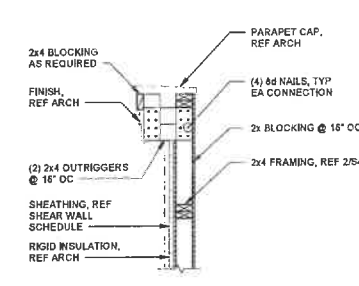
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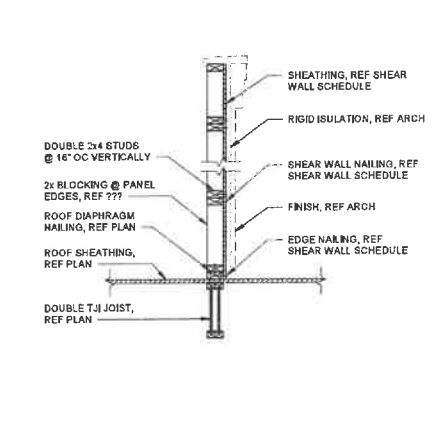
5 SECTION
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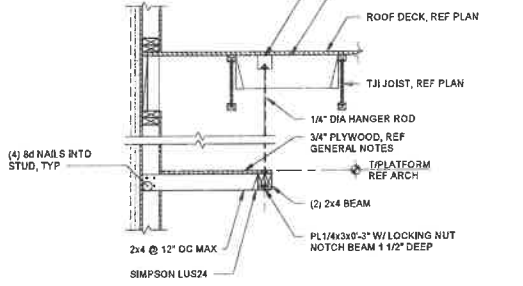
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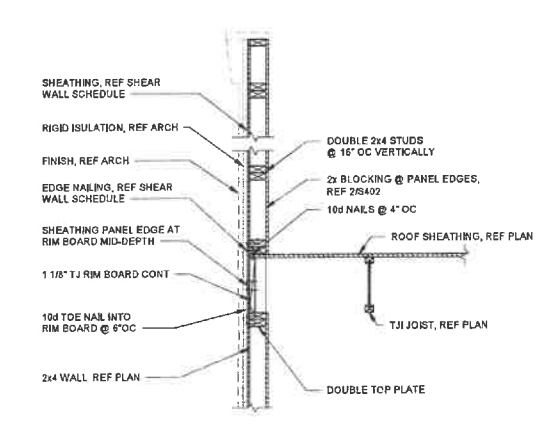
6 SECTION
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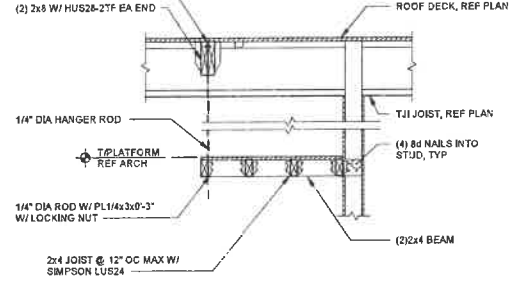
3 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"



4 SECTION
3/4" = 1'-0"



8 SECTION
3/4" = 1'-0"



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A NEW LOCATION FOR
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SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 33024

SHEET ISSUE			
NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: DJH
DRAWN BY: XAF

SHEET TITLE:
DETAILS AND SECTIONS

SHEET NO. PROJ. NO.
015530.07

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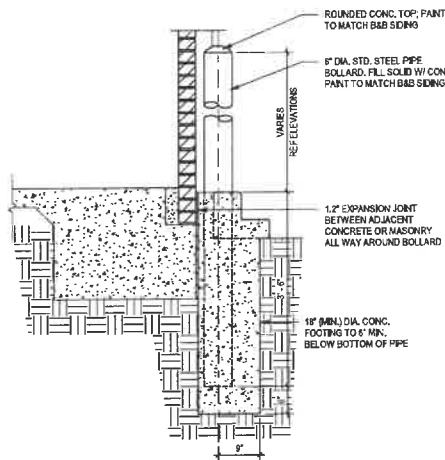


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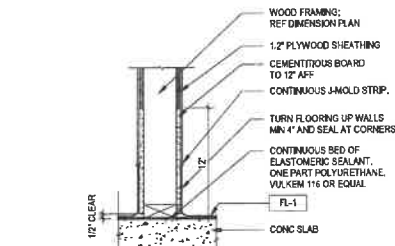
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LAKE CITY, FLORIDA 32024

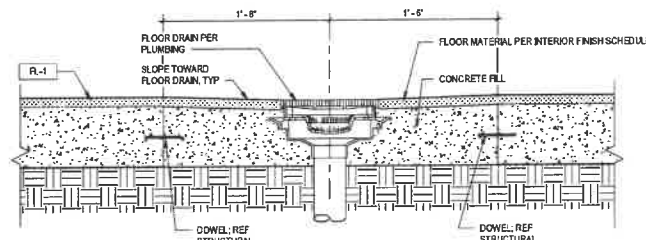
1. DIMENSION PLAN KEYNOTES: 1. WALK-IN COOLER PER OWNER SPECIFICATIONS, REFERENCE FOOD SERVICE EQUIPMENT PLAN. 2. FLOOR DRAIN, REF PLUMBING. 3. FLOOR SINK, REF PLUMBING. 4. SLOPE CONCRETE SLAB 1/4" PER FOOT AT ALL FLOOR DRAINS, REF C2A100 AND STRUCTURAL. 5. WALLS AT ALL WET AREAS SHALL HAVE THE BOTTOM TRACK/PLATE SET IN A FULL BED OF ELASTOMERIC SEALANT, REF D2A100. 2. PARTITION TYPES: 1. MASONRY: 2-2 1/2" STUD, 4-4" CH STUD, 8-8" CH STUD. 2. WOOD STUD: 2-2 1/2" STUD, 4-4" CH STUD, 8-8" CH STUD. 3. STEEL STUD: 2-2 1/2" STUD, 4-4" CH STUD, 8-8" CH STUD. 4. CHASE WALL: 2-2 1/2" STUD, 4-4" CH STUD, 8-8" CH STUD. 5. SHAFT WALL: 2-2 1/2" STUD, 4-4" CH STUD, 8-8" CH STUD. 3. GENERAL PARTITION NOTES: A. PLAN DIMENSIONS ARE FACE OF STUD, CMU OR CENTER OF COLUMN UNLESS SPECIFICALLY NOTED OTHERWISE. B. PROVIDE MOLD AND MOISTURE RESISTANT GYPSUM BOARD IN ALL TOILET ROOMS. C. PROVIDE CONTINUOUS ICE AND WATER SHIELD BETWEEN METAL STUD TRACK & CONCRETE OR DECK AT TOP (AND BOTTOM) OF WALL WHERE UNCONDITIONED SPACES EXIST ABOVE (OR BELOW). D. ANY PORTION OF GYPSUM BOARD THAT BECOMES WET OR SHOWS SIGNS OF MOISTURE DAMAGE, EITHER BEFORE OR AFTER INSTALLATION, IS TO BE REMOVED IMMEDIATELY AND REPLACED WITH NEW DRY GYPSUM BOARD. E. MANY INTERIOR PARTITIONS HAVE ADDITIONAL FINISHES, SUCH AS WALL TILES OR FRIGERGLASS REINFORCED PANELING. SEE FINISH PLAN AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. F. GENERAL CONTRACTOR SHALL VERIFY SPACING AND GAUGE OF INTERIOR STUDS, LIMITING HEIGHTS AND ALLOWABLE DEFLECTION FOR SPECIFIC APPLICATIONS BASED ON MANUFACTURER'S REQUIREMENTS. AT A MINIMUM STUDS SHALL BE 20 GAUGE OR GREATER. G. GENERAL CONTRACTOR SHALL COORDINATE ROOF DRAIN LINE LOCATIONS WITHIN WALLS. H. IT IS NOT THE INTENT OF THE DOCUMENTS TO IDENTIFY EACH INDIVIDUAL WALL WITH A WALL TAG. MINOR WALLS OR OTHER WALLS NOT TAGGED WILL BE OF THE SAME WALL TYPE AS ADJACENT WALLS. I. GENERAL CONTRACTOR IS TO COORDINATE AND PROVIDE ALL REQUIRED BLOCKING WITHIN THE WALLS. THIS INCLUDES BUT IS NOT LIMITED TO, ALL SHELVING, FOOD SERVICE EQUIPMENT, MILLWORK, CASEWORK, GRAB BARS AND TOILET PARTITIONS. J. GYPSUM BOARD ON WALLS SHALL BE APPLIED WITH A MINIMUM 1/4" GAP BETWEEN THE GYPSUM BOARD AND THE FLOOR AND SHALL NOT BE APPLIED OVER OTHER BUILDING MATERIALS WHERE CONDITIONS EXIST THAT ARE FAVORABLE TO MOLD GROWTH. K. PROVIDE 2x PRESSURE TREATED SILL PLATE. L. REFER TO INTERIOR ELEVATIONS FOR INTERIOR FINISHES. 4. ANNOTATION PLAN KEYNOTES: 1. WATER HEATER ABOVE, REF STRUCTURAL DRAWINGS FOR WATER HEATER SUPPORT SHELF DESIGN AND INSTALLATION, REF INTERIOR ELEVATIONS AND PLUMBING. 2. MOP SINK, REF PLUMBING. 3. ELECTRICAL PANEL, REF ELECTRICAL. 4. MOUNTING BOARD FOR WATER FILTER, REF FOOD SERVICE EQUIPMENT PLAN AND PLUMBING. 5. OVERFLOW DRAIN LAMBS TONGUE, REF EXTERIOR ELEVATIONS AND PLUMBING. 6. CONNECT INTERNAL DOWNSPOUTS TO UNDERGROUND STORM DRAIN, REF PLUMBING. 7. PIPE BOLLARD, REF C1A100, EXTERIOR ELEVATIONS AND CIVIL. 8. WALK-IN COOLER PER OWNER SPECIFICATIONS, REFERENCE FOOD SERVICE EQUIPMENT PLAN. 9. CLOSURE STRIP TO WALL ALONG SIDE OF COOLER. 5. ANNOTATION PLAN GENERAL NOTES: A. ALL WALL MOUNTED EQUIPMENT SHALL BE SEALED AT WALL AND FLOOR IF APPLICABLE. B. REF FOOD SERVICE EQUIPMENT PLAN FOR ALL FFE LABELED ITEMS THAT ARE PROVIDED BY THE VENDORS AND INSTALLED BY GC. C. "BY OWNER" SHALL MEAN ITEM SHALL BE FURNISHED BY OWNER, ASSEMBLED AND INSTALLED BY GC AS PART OF THE WORK OF THIS CONTRACT. D. "NOT IN CONTRACT" SHALL MEAN ITEM SHALL BE PROVIDED AND INSTALLED BY OWNER UNDER SEPARATE CONTRACT. E. ALL ITEMS NOT DESIGNATED "BY OWNER" OR "NOT IN CONTRACT" TO BE FURNISHED BY GC. 6. DIMENSION PLAN KEYNOTES: 1. WALK-IN COOLER PER OWNER SPECIFICATIONS, REFERENCE FOOD SERVICE EQUIPMENT PLAN. 2. FLOOR DRAIN, REF PLUMBING. 3. FLOOR SINK, REF PLUMBING. 4. SLOPE CONCRETE SLAB 1/4" PER FOOT AT ALL FLOOR DRAINS, REF C2A100 AND STRUCTURAL. 5. WALLS AT ALL WET AREAS SHALL HAVE THE BOTTOM TRACK/PLATE SET IN A FULL BED OF ELASTOMERIC SEALANT, REF D2A100. 7. DIMENSION PLAN GENERAL NOTES: A. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CMU OR CENTER OF COLUMN UNLESS SPECIFICALLY NOTED OTHERWISE. B. ALL WOOD FRAMING IN CONTACT WITH CONCRETE SLAB SHALL BE PRESERVATIVE TREATED. C. PROVIDE WATERPROOF MEMBRANE EQUIVALENT TO LATICRETE 9035 UNDER FLOOR FINISH IN KITCHEN AND RESTROOM. APPLY TO WALLS AT WALK-IN COOLER PRIOR TO INSTALLATION OF COOLER BOX. EXTEND MEMBRANE UP WALL 1/2" AND ON FLOOR 2". D. ALL STUDS IN INTERIOR WALLS SHALL BE 1/2" OC UNLESS OTHERWISE NOTED. E. PROVIDE 1/2" CEMENTITIOUS BOARD TO 12" AFF ON INTERIOR SIDE OF ALL WALLS. F. INTERIOR SIDE OF ALL WALLS SHALL HAVE CONTINUOUS 1/2" PLYWOOD SHEATHING TO 1" ABOVE CEILING. G. REF PARTITION WALL TYPES THIS SHEET FOR INTERIOR WALL TYPES. H. REF FOOD SERVICE PLAN AND INTERIOR ELEVATIONS AND COORDINATE BLOCKING FOR SHELVING AND OTHER EQUIPMENT AND ACCESSORIES PER OWNER.



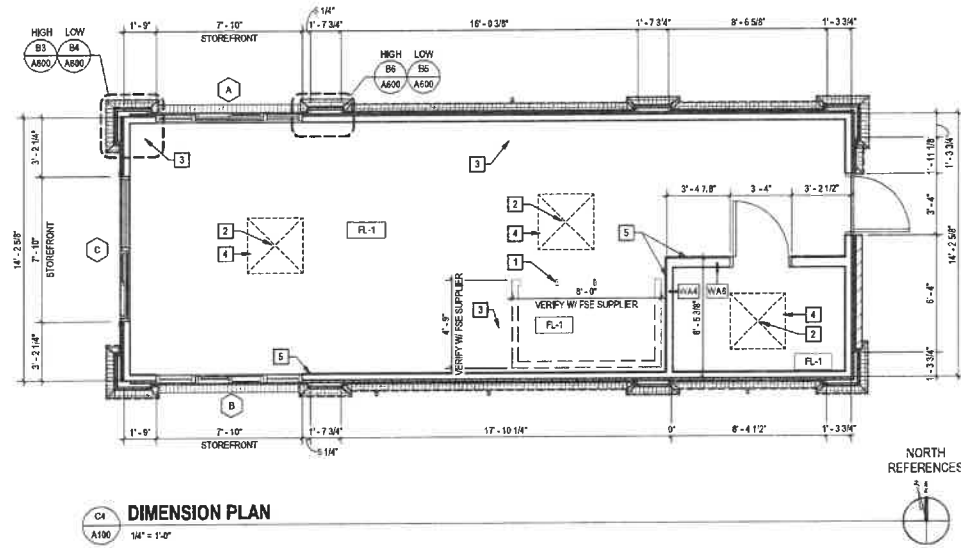
C1
A100
3/4" x 1'-0"



D2
A100
1 1/2" x 1'-0"



C2
A100
1 1/2" x 1'-0"



C4
A100
1/4" x 1'-0"

PARTITION TYPES

WA	
STRUCTURE ABOVE	STRUCTURE OR DECK ABOVE, REF STRUCTURAL
CEILING LINE	12" PLYWOOD SHEATHING
PLAN	8" WOOD STUD FRAMING @ 16" OC REF CHART BELOW
FLOOR LINE	12" PLYWOOD SHEATHING
	12" CEMENTITIOUS BOARD TO 12" AFF
	CONC SLAB REF STRUCTURAL
STUD SIZE	WALL
	3 1/2"
	5 1/2"

WALL VARIANT - ALPHABETICALLY SEQUENTIAL	
WALL TYPE	WALL
M - MASONRY	
S - STEEL STUD	
W - WOOD STUD	
C - CHASE WALL	
E - SHAFT WALL	
MEMBER THICKNESS	
FINISHING	STEEL STUD
L - LAMINATED	1-1 1/2" STUD
0-7/8" HAT	2-2 1/2" STUD
1-1 1/2" HAT	3-3 1/2" STUD
	4-4" STUD
	6-6" STUD
	8-8" STUD
WOOD STUD	1-1 1/2" HAT
	2-2 1/2" STUD
	4-4" CH STUD
	6-6" CH STUD
	8-8" CH STUD
SHAFT WALL	2-2 1/2" CH STUD
	4-4" CH STUD
	6-6" CH STUD
	8-8" CH STUD
MASONRY	4-4" CMU
	6-6" CMU
	8-8" CMU
	10-10" CMU
	12-12" CMU

GENERAL PARTITION NOTES

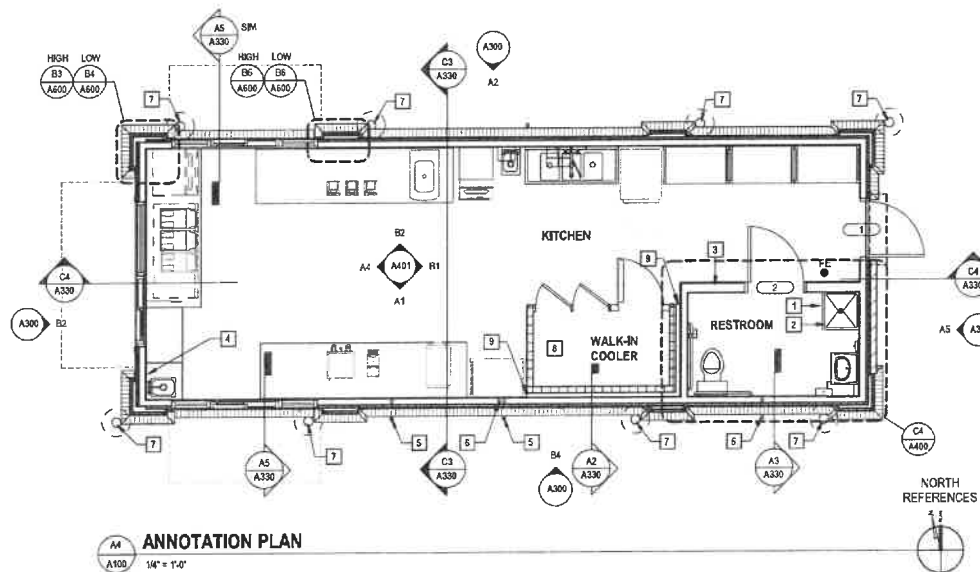
- PLAN DIMENSIONS ARE FACE OF STUD, CMU OR CENTER OF COLUMN UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE MOLD AND MOISTURE RESISTANT GYPSUM BOARD IN ALL TOILET ROOMS.
- PROVIDE CONTINUOUS ICE AND WATER SHIELD BETWEEN METAL STUD TRACK & CONCRETE OR DECK AT TOP (AND BOTTOM) OF WALL WHERE UNCONDITIONED SPACES EXIST ABOVE (OR BELOW).
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- MANY INTERIOR PARTITIONS HAVE ADDITIONAL FINISHES, SUCH AS WALL TILES OR FRIGERGLASS REINFORCED PANELING. SEE FINISH PLAN AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR SHALL VERIFY SPACING AND GAUGE OF INTERIOR STUDS, LIMITING HEIGHTS AND ALLOWABLE DEFLECTION FOR SPECIFIC APPLICATIONS BASED ON MANUFACTURER'S REQUIREMENTS. AT A MINIMUM STUDS SHALL BE 20 GAUGE OR GREATER.
- GENERAL CONTRACTOR SHALL COORDINATE ROOF DRAIN LINE LOCATIONS WITHIN WALLS.
- IT IS NOT THE INTENT OF THE DOCUMENTS TO IDENTIFY EACH INDIVIDUAL WALL WITH A WALL TAG. MINOR WALLS OR OTHER WALLS NOT TAGGED WILL BE OF THE SAME WALL TYPE AS ADJACENT WALLS.
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- PROVIDE 2x PRESSURE TREATED SILL PLATE.
- REFER TO INTERIOR ELEVATIONS FOR INTERIOR FINISHES.

ANNOTATION PLAN KEYNOTES

- WATER HEATER ABOVE, REF STRUCTURAL DRAWINGS FOR WATER HEATER SUPPORT SHELF DESIGN AND INSTALLATION, REF INTERIOR ELEVATIONS AND PLUMBING.
- MOP SINK, REF PLUMBING.
- ELECTRICAL PANEL, REF ELECTRICAL.
- MOUNTING BOARD FOR WATER FILTER, REF FOOD SERVICE EQUIPMENT PLAN AND PLUMBING.
- OVERFLOW DRAIN LAMBS TONGUE, REF EXTERIOR ELEVATIONS AND PLUMBING.
- CONNECT INTERNAL DOWNSPOUTS TO UNDERGROUND STORM DRAIN, REF PLUMBING.
- PIPE BOLLARD, REF C1A100, EXTERIOR ELEVATIONS AND CIVIL.
- WALK-IN COOLER PER OWNER SPECIFICATIONS, REFERENCE FOOD SERVICE EQUIPMENT PLAN.
- CLOSURE STRIP TO WALL ALONG SIDE OF COOLER.

ANNOTATION PLAN GENERAL NOTES

- ALL WALL MOUNTED EQUIPMENT SHALL BE SEALED AT WALL AND FLOOR IF APPLICABLE.
- REF FOOD SERVICE EQUIPMENT PLAN FOR ALL FFE LABELED ITEMS THAT ARE PROVIDED BY THE VENDORS AND INSTALLED BY GC.
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- "NOT IN CONTRACT" SHALL MEAN ITEM SHALL BE PROVIDED AND INSTALLED BY OWNER UNDER SEPARATE CONTRACT.
- ALL ITEMS NOT DESIGNATED "BY OWNER" OR "NOT IN CONTRACT" TO BE FURNISHED BY GC.



A4
A100
1/4" x 1'-0"

**mcmillan
pazdan
smith**
ARCHITECTURE
400 AUGUSTA STREET, SUITE 200
GREENVILLE, SC 29601
ARCHITECT - NEAL KANPE

CONC 1/4" x 1'-0"

SEALED

**the HUMAN
BEAN™**

THE HUMAN BEAN
A NEW LOCATION FOR
SIN HERITAGE OAKS CIRCLE
JANE CITY, FLORIDA 32024

SHEET ISSUE
NO. DATE DESCRIPTION BY
0 07/18/2021 PLANNING AND ZONING REVIEW












PLANNING AND ZONING REVIEW 07/19/2021
PRINCIPAL IN CHARGE: JNP
PROJECT ARCHITECT: THK
DRAWN BY: LEB

SHEET TITLE:
**ANNOTATION &
DIMENSION PLANS**

SHEET NO. PROJ. NO.
019538.07

A100



	CEILING HEIGHTS - ADDITIONAL INFORMATION REF TO INTERIOR FINISH SCHEDULE
	GYPSUM BOARD CEILING
	EXHAUST FAN
	2' x 4' CEILING GRID
	2x4 LED LIGHT FIXTURE
	2x4 LED LIGHT FIXTURE WITH EMERGENCY BATTERY PACK
	1x4 LED LIGHT FIXTURE
	EXIT SIGN
	EMERGENCY LIGHT
	EXTERIOR WALL PACK
	EXTERIOR FLOOD SCONCE

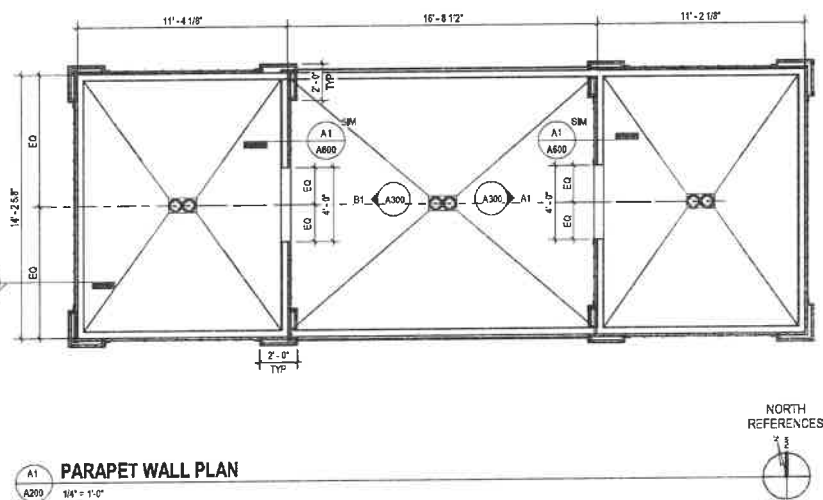
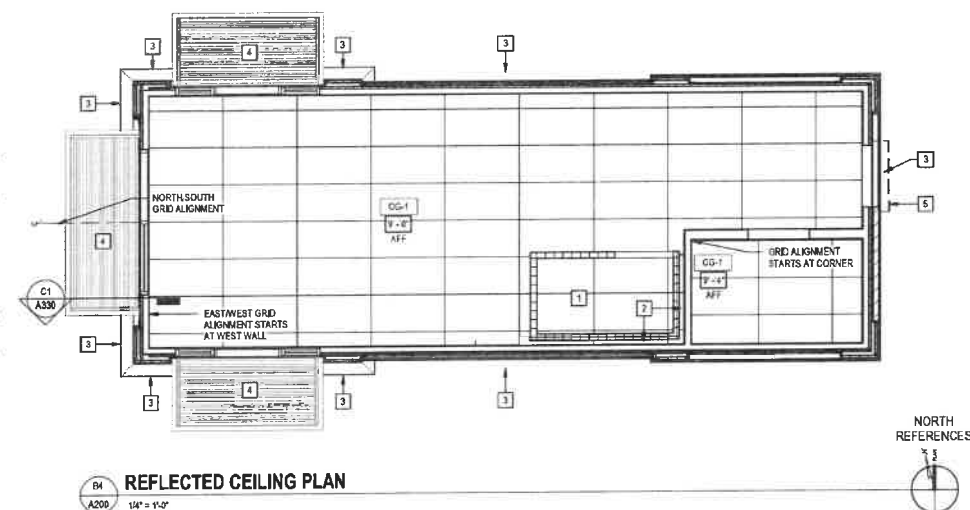
FLOORING	
PVC SHEET FLOORING	
TYPE	MANUFACTURER/PRODUCT
F-1	RELANCE 35 SERIES BY ALTRIO, FOG #025154. ORIENT PRODUCT SO AS TO ACHIEVE MINIMUM SEAMS, TURN FLOORING UP WALLS MIN 4" AND SEAL AT CORNERS. REF #204500 FOR DETAIL. AT WALL BASE.
WALLS	
TYPE	MANUFACTURER/PRODUCT
FRP-1	PANGLB, GLASSIORD SERIES BY CRANE CORP. CLASSIC COLLECTION, WHITE #55, PEBBLE EMBOSSED TEXTURE. MOLDBOXS: #8220 KEMITE SERIES BY CRANE CORP.
CEILINGS	
TYPE	MANUFACTURER/PRODUCT
CG-1	TILES: KITCHEN ZONE SERIES BY ARMSTRONG, VINYL-FACED GYP BOARD LA-Y-N CULINDO PANEL, 24"x48"x5/8" SQUARE CUT, W-HITE, FACTORY PANEL; SMOOTH TEXTURE. SUSPENSION SYSTEM: PRL-XL X-SERIES BY ARMSTRONG.

NOTE: ALL FINISHES WILL COMPLY WITH NCSBC 803 AND 804

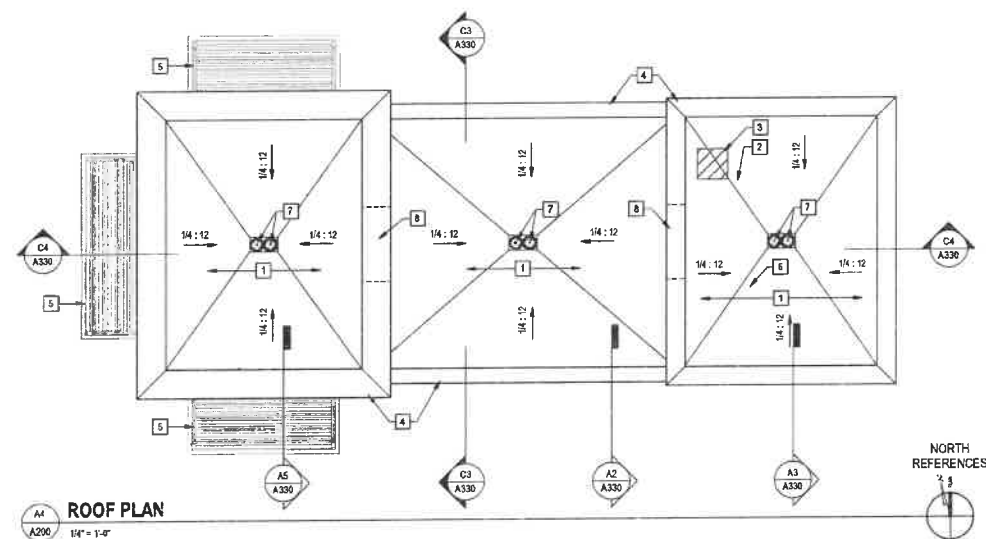


- A. DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH TO FACE OF FINISH.
- B. PAINT HVAC GRILLS TO MATCH CEILING. PAINT ALL EXPOSED PIPING/CONDUIT TO MATCH COLOR OF ADJACENT SURFACE.
- C. REF MECHANICAL FOR LOCATION AND TYPE OF HVAC EQUIPMENT.
- D. CAULK CONNECTION OF CEILING GRID ANGLE TO FRP WALL FINISH WITH CLEAR SILICONE.

- 1 WALK-IN COOLER ASSEMBLY, PRE-MANUF CEILING ON COOLER, DRY STORAGE ABOVE.
- 2 CLOSURE STRIP TO WALL ALONG TOP OF COOLER.
- 3 EXTERIOR LIGHTING, REF EXTERIOR ELEVATIONS AND ELECTRICAL.
- 4 PREMANUF. CANOPY BY OTHERS, REF EXTERIOR ELEVATIONS FOR PLACEMENT.
- 5 RAIN HOOD, REF A3/A800 AND EXTERIOR ELEVATIONS.



A. TAPERED ROOF INSULATION TO BE COMPATIBLE WITH ROOF MEMBRANE SELECTED.

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NO.	DATE	DESCRIPTION	BY
0	07/19/2021	PLANNING AND ZONING REVIEW	

PLANNING AND ZONING REVIEW 07.19.2021

PRINCIPAL IN CHARGE:	JMP
PROJECT ARCHITECT:	TNK
DRAWN BY:	LEB

SHEET TITLE:
ROOF, REFLECTED
CEILING PLAN,
SCHEDULE &
DETAILS

SHEET NO. PROJ. NO.
019538.07

A200

1. THESE ELEVATIONS AND SCHEDULES ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ARCHITECT. THE ARCHITECT ASSURES THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE ARCHITECT. THE ARCHITECT ASSURES THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE ARCHITECT.

EXTERIOR FINISH SCHEDULE

EXTERIOR PAINT			
TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME
PT-1	NIC-25965 CUSTOM MANUAL MATCH	PRODUCT: K3310254	SHERWIN WILLIAMS
		CAC COLORANT	
		WH-WHITE	
		BL-BLACK	
		RI-RAIN UMBER	
		RM-ROANOON	
		BASE	
PT-2	NIC-35940 HUMAN BEAN BROWN	CAC FORMULA - ONE GALLON	
		PRODUCT: K3310254	SHERWIN WILLIAMS
		CAC COLORANT	
		WH-WHITE	
		BL-BLACK	
		RM-ROANOON	
		TS-DEEP GOLD	
ALUMINUM BRASS METAL	ALUMINUM BRASS METAL	QUART	
		K2W20053	
MT-1	ALUMINUM BRASS METAL	QUART	SHERWIN WILLIAMS
		K2W20053	
MT-2	ALUMINUM BRASS METAL	QUART	SHERWIN WILLIAMS
		K2W20053	

CEMENT BOARD PRODUCTS	
CB-1	PRE-PRIMED CEMENTITIOUS BOARD & BATTEN SIDING
CB-2	PRE-PRIMED CEMENTITIOUS BOARD LAP SIDING
CB-3	PRE-PRIMED CEMENTITIOUS BOARD TRIM (VARIOUS SIZES, REF ELEVATIONS, SECTIONS AND DETAILS)
CB-4	PRE-PRIMED CEMENTITIOUS BOARD TRIM (VARIOUS SIZES, REF ELEVATIONS, SECTIONS AND DETAILS)
BRICK MASONRY	
BR-1	BRICK MASONRY "WAINSCOT" ROWLOCK SILL AND SOLDIER HEADER
STOREFRONT	
SF-1	STOREFRONT

EXTERIOR ELEVATIONS GENERAL NOTES

- A. SEPARATE PERMIT MAY BE REQUIRED FOR ALL SIGNS.
- B. SIGNAGE SHOWN FOR GENERAL LOCATION ONLY. REF APPROVED SIGN DRAWINGS BY SIGNAGE COMPANY.
- C. CONTRACTOR TO SUPPLY REQUIRED POWER AND CONNECTION TO SIGN, COORDINATE WITH SIGN CONTRACTOR.
- D. VERIFY SQUARE FOOTAGE REQUIREMENTS PER LOCAL ZONING ORDINANCES AND CODES.
- E. REF. A300 FOR ALUMINUM STOREFRONT INFORMATION AND GLAZING NOTES.

SHEET KEYNOTES

1. EXTRUDED METAL CANOPY BY ELITE AWNING, CENTERED BETWEEN PILASTERS, REF WALL SECTIONS AND SHOP DWGS BY VENDOR, REF DETAIL C1A330.
2. ALUMINUM STOREFRONT SYSTEM, REF SHEET A300 FOR SCHEDULES AND ELEVATIONS.
3. SIGNAGE CENTERED BETWEEN PILASTERS, SUPPLIED AND INSTALLED BY OTHERS.
4. ALUMINUM BRASS METAL SILL AND JAMB, COLOR TO MATCH STOREFRONT.
5. EXTERIOR LIGHT FIXTURES, REF ELECTRICAL.
6. CB-1 HARDFIELD BOARD & BATTEN PANELS TO HAVE NO EXPOSED HORIZONTAL JOINTS. MATERIAL TO COVER FROM BRICK SILL TO PARAPET.
7. CENTER BATTENS IN THE SPACE COVERED, VERTICAL PANEL JOINTS TO BE PLACED BEHIND BATTENS.
8. HOLLOW METAL DOOR AND FRAME, REF DOOR SCHEDULE.
9. APPROXIMATE LINE OF ROOF BEYOND.
10. OVERFLOW DRAIN LAMBS TONGUE, REF PLUMBING.
11. POWER METER ENTRANCE, REF ELECTRICAL.
12. RAIN HOOD, REF SHEET A300 AND EXTERIOR ELEVATIONS.
13. 6" PIPE SCHEDULE FILLED WITH DOME CONCRETE, LOCATE PER PLAN, HEIGHT AS INDICATED ON ELEVATIONS, REF C1A100.
14. FIBER CEMENT TRIM BOARD TO COVER HARDFIELD MATERIAL JOINT, DETAIL INCLUDES FLASHING AT PANEL JOINT, REF A300.
15. TIE THREE ROOF DRAINS INTO ONE LINE AT EXIT FROM BUILDING, USE LAMBS TONGUE DRAIN, REF PLUMBING.

**mcmillan
pazdan
smith**
ARCHITECTURE
400 AUGUSTA STREET, SUITE 200
GREENVILLE, SC 29601
ARCHITECT - NEAL KANPE



A NEW LOCATION FOR
THE HUMAN BEAN
SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

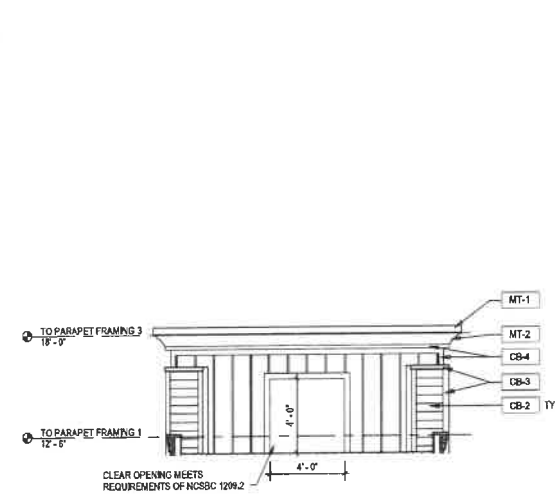
SHEET ISSUE:	NO.	DATE	DESCRIPTION	BY
	0	07/19/2021	PLANNING AND ZONING REVIEW	

PLANNING AND ZONING REVIEW
07/19/2021
PRINCIPAL IN CHARGE: JNP
PROJECT ARCHITECT: TNK
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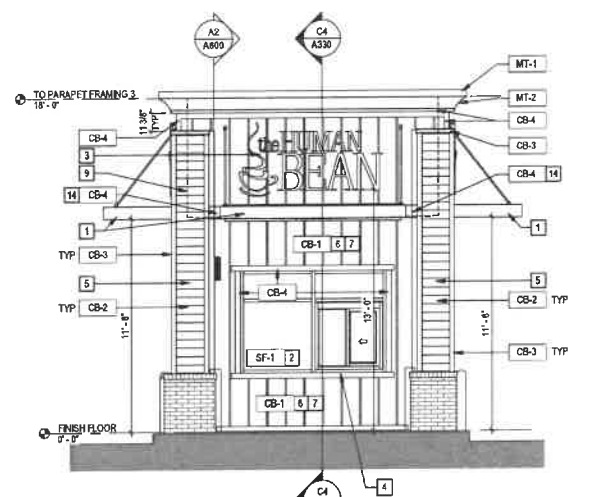
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EXTERIOR ELEVATIONS

SHEET NO.
A300

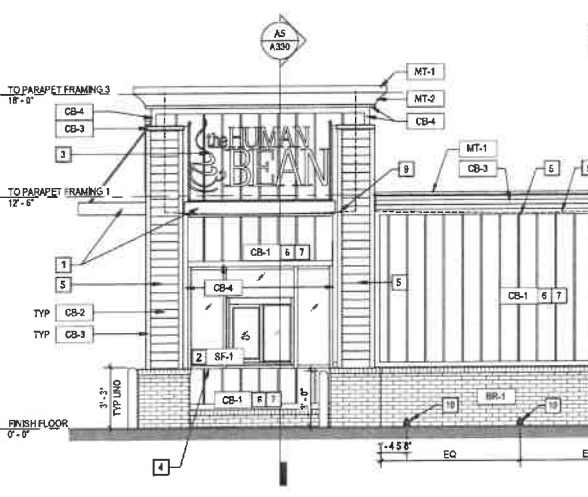
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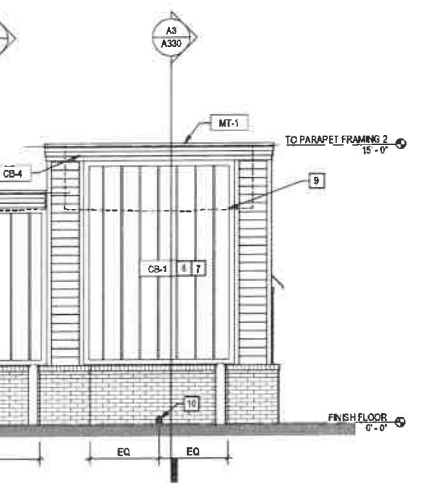
B1 ROOF PARAPET ELEVATION AT FRONT TOWER
A300 1/4" = 1'-0"



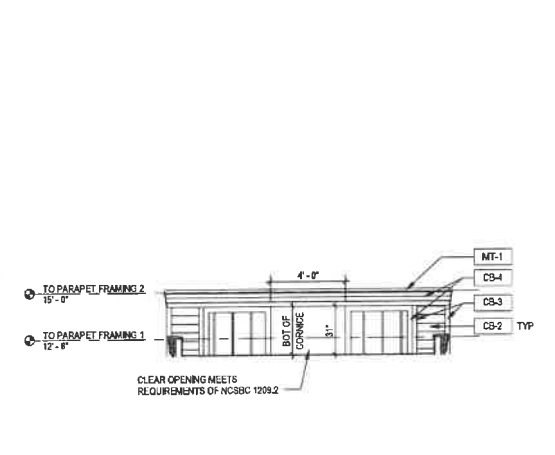
B2 EXTERIOR ELEVATION - PLAN NORTH
A300 1/4" = 1'-0"



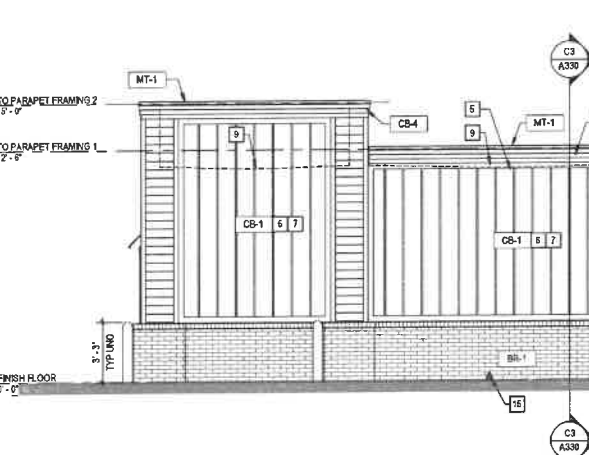
B3 EXTERIOR ELEVATION - PLAN WEST
A300 1/4" = 1'-0"



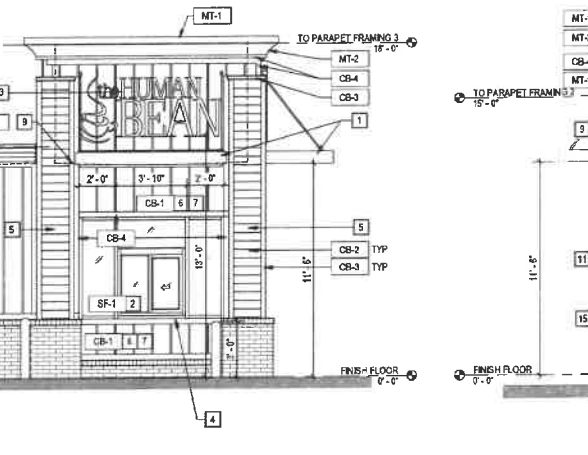
B4 EXTERIOR ELEVATION - PLAN SOUTH
A300 1/4" = 1'-0"



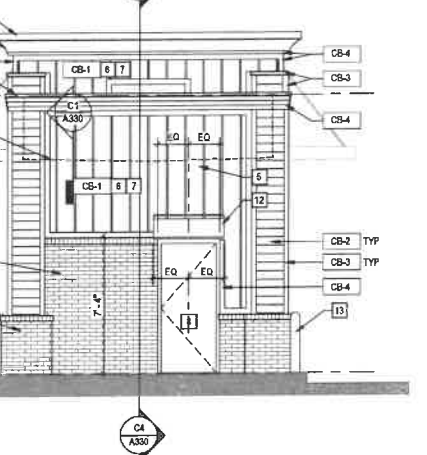
A1 ROOF PARAPET ELEVATION AT REAR TOWER
A300 1/4" = 1'-0"



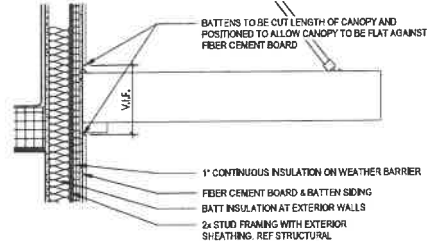
A2 EXTERIOR ELEVATION - PLAN EAST
A300 1/4" = 1'-0"



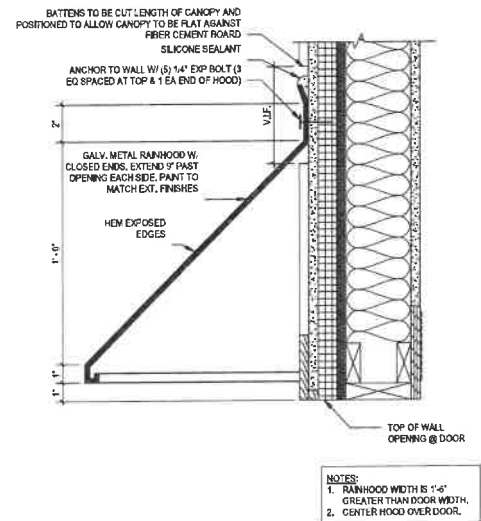
A3 EXTERIOR ELEVATION - PLAN WEST (DETAILED)
A300 1/4" = 1'-0"



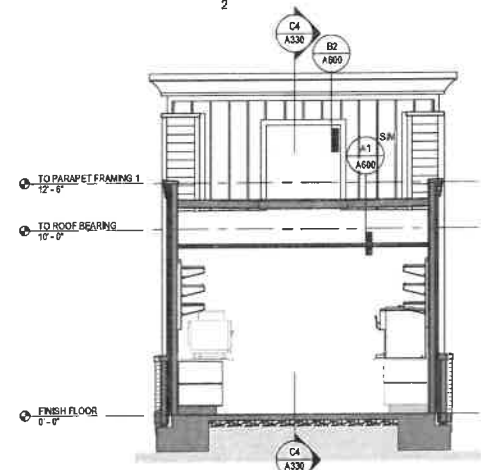
A4 EXTERIOR ELEVATION - PLAN SOUTH (DETAILED)
A300 1/4" = 1'-0"



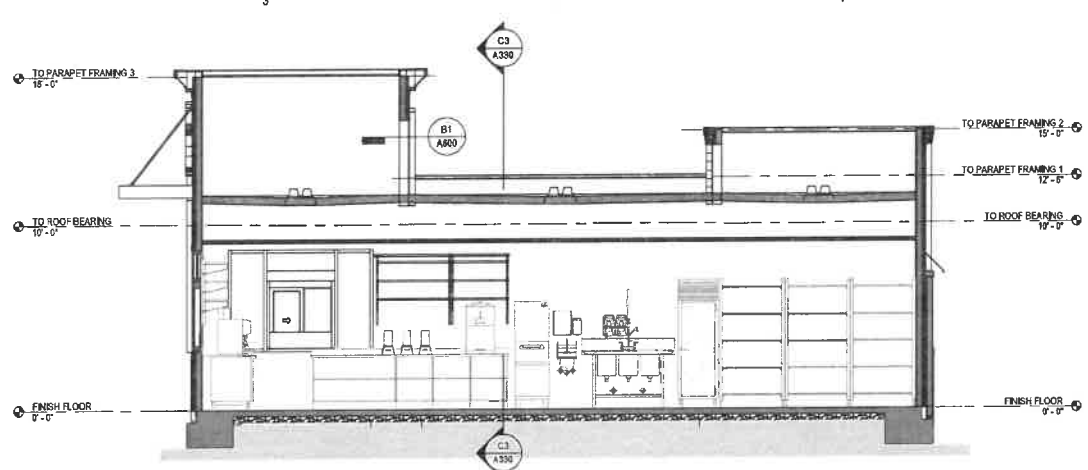
TYPICAL CANOPY SECTION DETAIL



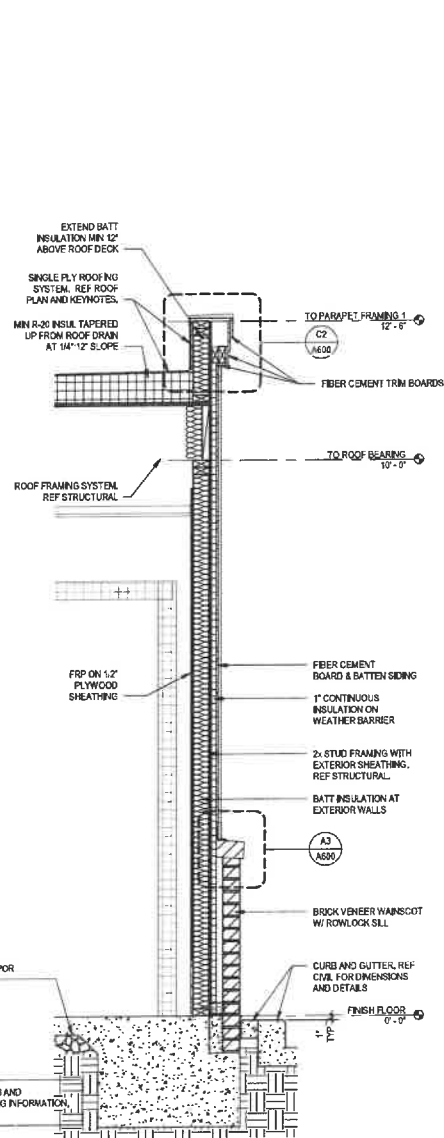
B1 METAL RAIN HOOD AT ENTRY DOOR
A330 3' x 1'-0"



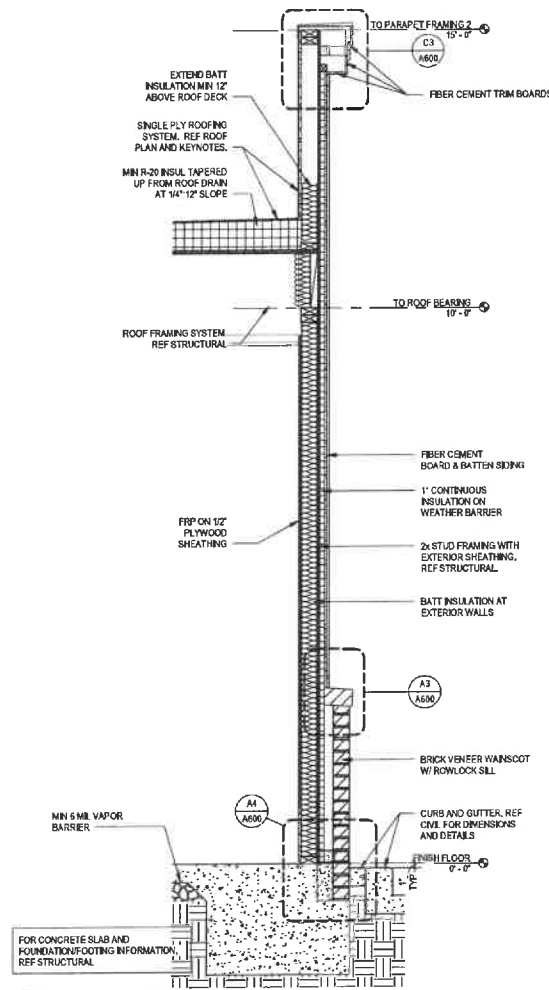
NORTH - SOUTH BUILDING SECTION



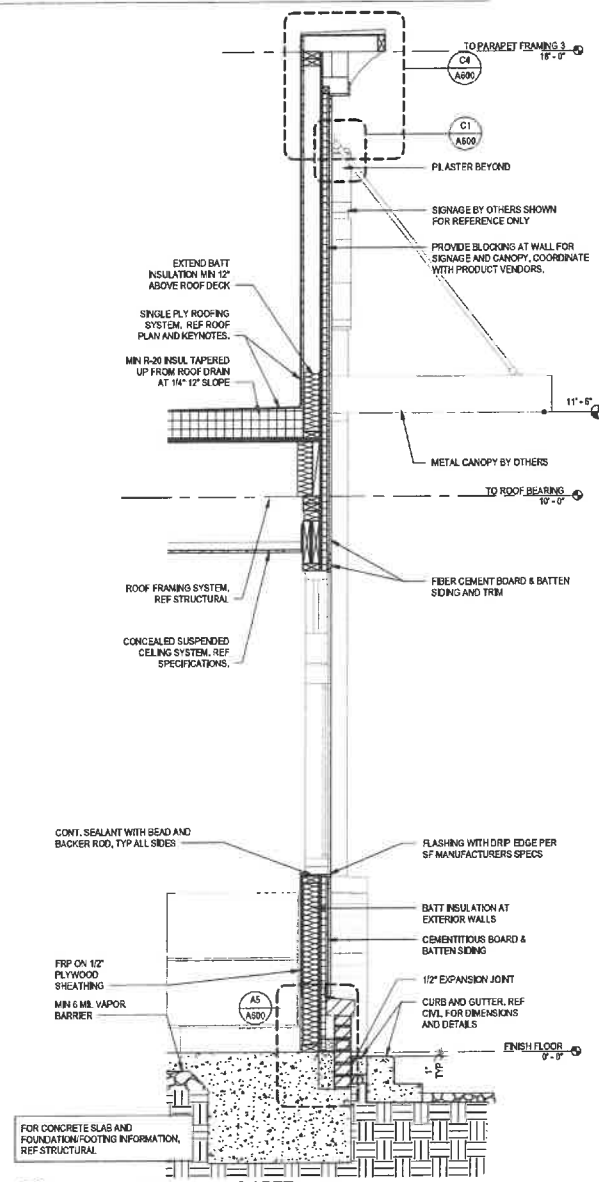
EAST - WEST BUILDING SECTION



WALL SECTION AT PARAPET 1



WALL SECTION AT PARAPET 2



WALL SECTION AT PARAPET 3



mcmillan
pazdan
smith

ARCHITECTURE
400 AUGUSTA STREET, SUITE 200
GREENVILLE, SC 29601
ARCHITECT - NEAL KANPE

CONFIDENTIAL

SEALS



A NEW LOCATION FOR
THE HUMAN BEAN

SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
0	07/19/2021	PLANNING AND ZONING REVIEW	

PLANNING AND ZONING REVIEW 07/19/2021

PRINCIPAL IN CHARGE:	JMP
PROJECT ARCHITECT:	TNK
DRAWN BY:	LEB

SHEET TITLE:
**BUILDING AND
WALL SECTIONS**

SHEET NO.	PROJ. NO.
	019638.07

A330

1. THESE ELEVATIONS AND ACCESSORIES SCHEDULES ARE BASED ON THE ASSUMPTION THAT THE TOILET AND LAVATORY ARE TO BE INSTALLED IN A RESTROOM. THE ARCHITECT SHALL VERIFY THE LOCATION AND SIZE OF THE TOILET AND LAVATORY BEFORE ORDERING THE ACCESSORIES. 2. THE ACCESSORIES SCHEDULES ARE BASED ON THE ASSUMPTION THAT THE TOILET AND LAVATORY ARE TO BE INSTALLED IN A RESTROOM. THE ARCHITECT SHALL VERIFY THE LOCATION AND SIZE OF THE TOILET AND LAVATORY BEFORE ORDERING THE ACCESSORIES. 3. THE ACCESSORIES SCHEDULES ARE BASED ON THE ASSUMPTION THAT THE TOILET AND LAVATORY ARE TO BE INSTALLED IN A RESTROOM. THE ARCHITECT SHALL VERIFY THE LOCATION AND SIZE OF THE TOILET AND LAVATORY BEFORE ORDERING THE ACCESSORIES. 4. THE ACCESSORIES SCHEDULES ARE BASED ON THE ASSUMPTION THAT THE TOILET AND LAVATORY ARE TO BE INSTALLED IN A RESTROOM. THE ARCHITECT SHALL VERIFY THE LOCATION AND SIZE OF THE TOILET AND LAVATORY BEFORE ORDERING THE ACCESSORIES.

1 2 3 4

RESTROOM GENERAL NOTES

- A. REF TYPICAL HEIGHTS AND ACCESSIBILITY CLEARANCES FOR ACCESSORY MOUNTING INFORMATION.
B. GC TO PROVIDE SUBMITTAL OF TOILET ACCESSORIES TO OWNER AND/OR ARCHITECT FOR APPROVAL. COORDINATE ALL WALL BLOCKING FOR ACCESSORIES PER EQUIPMENT SELECTED BEFORE INSTALLING WALL SHEATHING FINISHES.
C. FINISHES WILL COMPLY WITH NCSCC 803 AND 804.

INTERIOR FINISH SCHEDULE

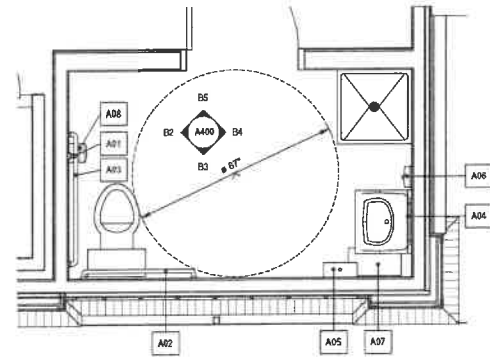
FLOORING
PVC SHEET FLOORING
TYPE MANUFACTURER/PRODUCT
FL-1 RELIANCE 25 SERIES BY ALTRO, FOG #025153. ORIENT PRODUCT SO AS TO ACHIEVE MINIMUM SEAMS. TURN FLOORING UP WALLS MIN 4" AND SEAL AT CORNERS. REF BOARD FOR DETAIL AT WALL GATE.

WALLS
TYPE MANUFACTURER/PRODUCT
FRP-1 PANELS: GLASBORO SERIES BY CRANE CORP. CLASSIC COLLECTION, WHITE #86. POLISHED EMBOSSED TEXTURE.
MOLDINGS: M6220 KEMITE SERIES BY CRANE CORP.

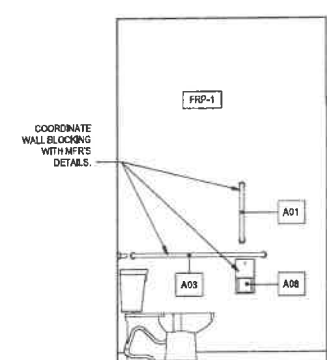
CEILING
TYPE MANUFACTURER/PRODUCT
CG-1 TILES: NITCHEL ZONE SERIES BY ARMSTRONG. VINYL-FACED GYP BOARD LAY IN CEILING PANEL. 24" WIDE X 24" SQUARE CUT. WHITE, FACTORY PAINTED, SMOOTH TEXTURE.
SUSPENSION SYSTEM: PRELUDE XL SERIES BY ARMSTRONG.

TOILET ACCESSORY SCHEDULE

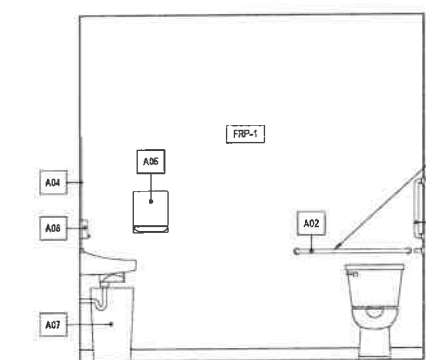
ITEM NO.	ITEM
A01	GRAB BAR - 18"
A02	GRAB BAR - 36"
A03	GRAB BAR - 42"
A04	TILTED MIRROR - STAINLESS
A05	PAPER TOWEL DISPENSER
A06	SURFACE MOUNTED SOAP DISPENSER
A07	WASTE CAN
A08	TOILET PAPER DISPENSER



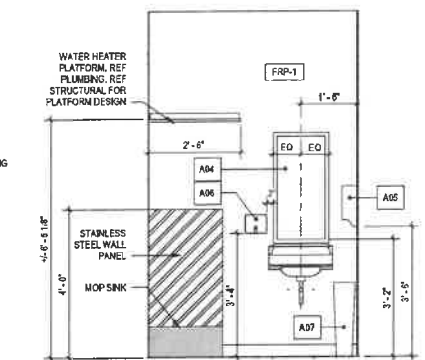
D4 ENLARGED RESTROOM PLAN
A400 1/2" = 1'-0"



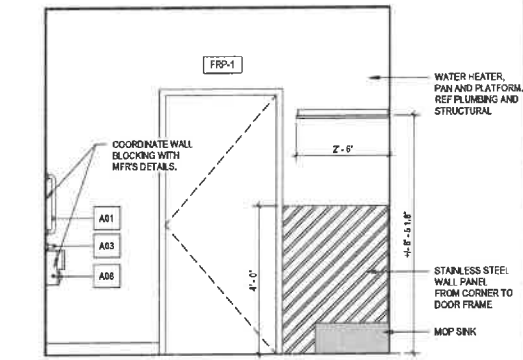
B2 RESTROOM ELEVATION - WEST
A400 1/2" = 1'-0"



B3 RESTROOM ELEVATION - SOUTH
A400 1/2" = 1'-0"

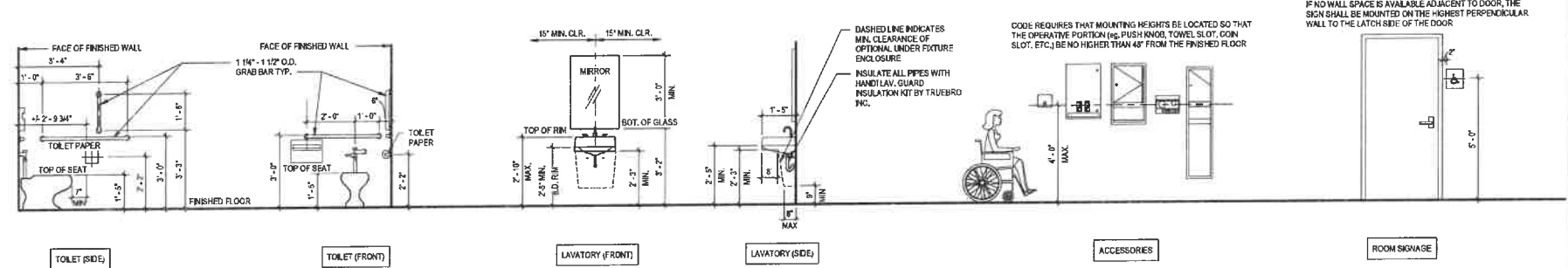


D4 RESTROOM ELEVATION - EAST
A400 1/2" = 1'-0"



D5 RESTROOM ELEVATION - NORTH
A400 1/2" = 1'-0"

TYPICAL HEIGHTS AND ACCESSIBILITY CLEARANCES



1 2 3 4

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**the HUMAN
BEAN**
A NEW LOCATION FOR
THE HUMAN BEAN
501 HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

SHEET ISSUE			
NO.	DATE	DESCRIPTION	BY
0	07/15/2021	PLANNING AND ZONING REVIEW	

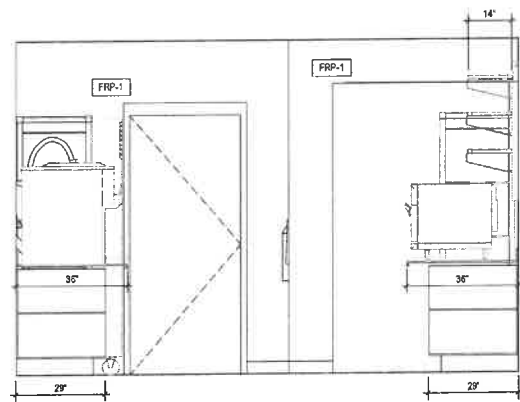
PLANNING AND ZONING REVIEW 07/19/2021
PRINCIPAL IN CHARGE: JNP
PROJECT ARCHITECT: TKN
DRAWN BY: LED

ENLARGED
RESTROOM PLAN &
ELEVATIONS

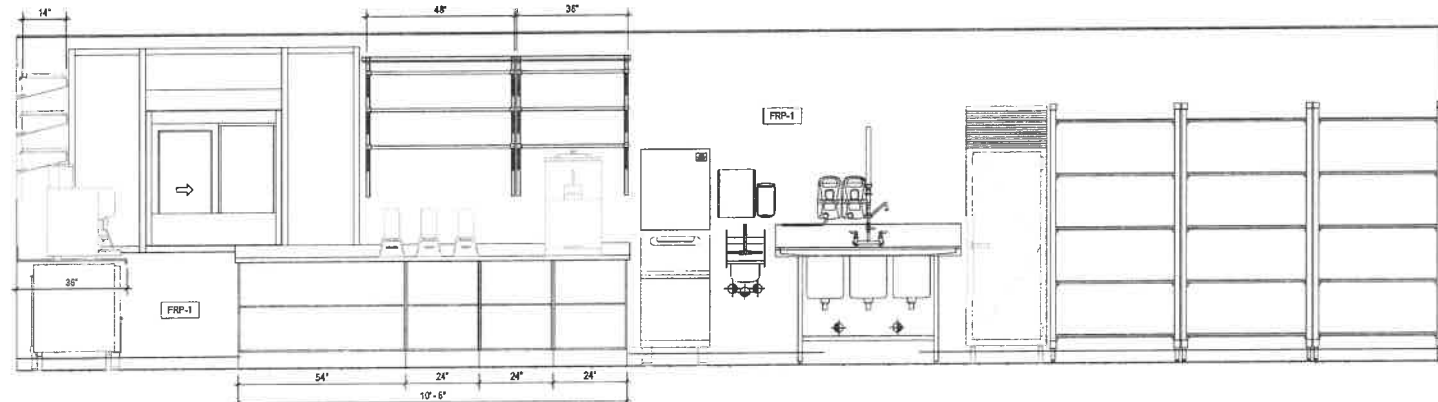
SHEET NO. PROJ. NO.
019638.07

A400

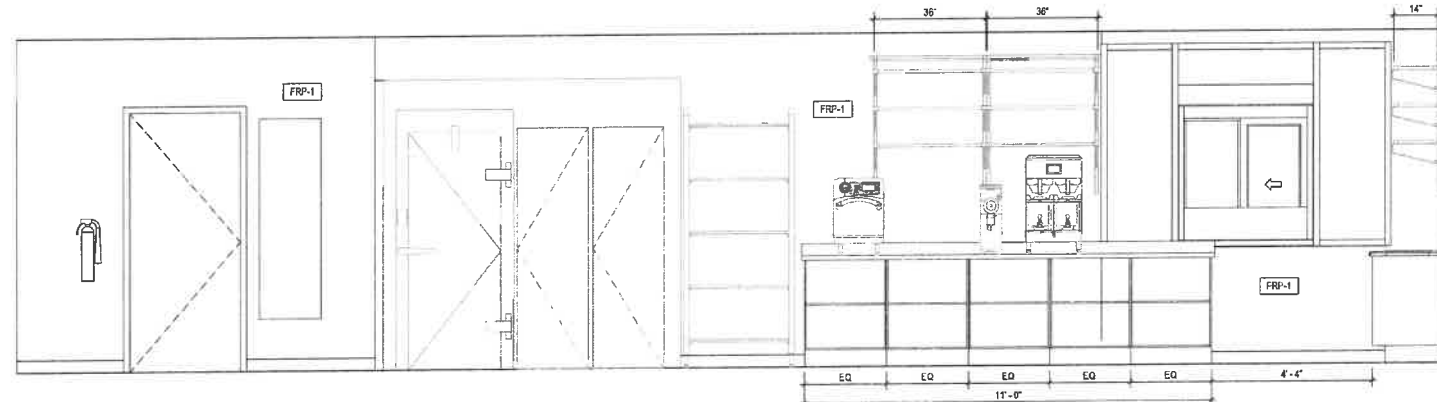
1. THESE ELEVATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. 2. THESE ELEVATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. 3. THESE ELEVATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. 4. THESE ELEVATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.



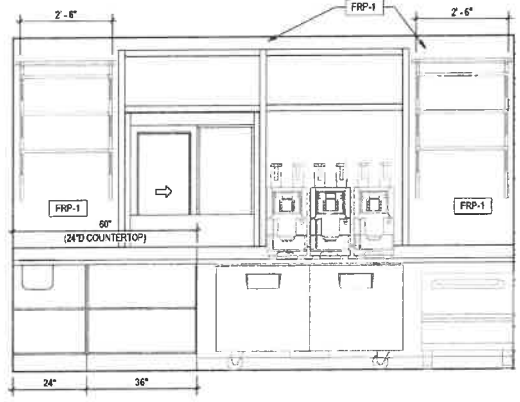
B1
A401
12' x 1'-0"



B2
A401
12' x 1'-0"



A1
A401
12' x 1'-0"



A4
A401
12' x 1'-0"

INTERIOR ELEVATION GENERAL NOTES

- A. REF REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
- B. REF FOOD SERVICE EQUIPMENT PLAN FOR INFORMATION ON EQUIPMENT.
- C. FINISHES WILL COMPLY WITH NCSCC 803 AND 804

INTERIOR FINISH SCHEDULE

FLOORING	
PVC SHEET FLOORING	
TYPE	MANUFACTURER/PRODUCT
FL-1	RELJANCE 25 SERIES BY ALTRO, FOG #025153, ORIENT PRODUCT SO AS TO ACHIEVE MINIMUM SEAMS, TURN FLOORING UP WALLS MIN 4" AND SEAL AT CORNERS. REF BS-600 FOR DETAIL AT WALL BASE.
WALLS	
TYPE	MANUFACTURER/PRODUCT
FRP-1	PANELS: GLASSBORO SERIES BY CRANE CORP. CLASSIC COLLECTION, WHITE #95. PRESSED EMBOSSED TEXTURE. MOLDINGS: #2200 KEMITE SERIES BY CRANE CORP.
CEILINGS	
TYPE	MANUFACTURER/PRODUCT
CG-1	TILES: KITCHEN ZONE SERIES BY ARMSTRONG, VINYL-FACED GYP BOARD LAY-IN. CEILING PANEL: 24"X24" SQUARE CUT; WHITE, FACTORY PAINTED; SMOOTH TEXTURE. SUSPENSION SYSTEM: PRELUDE XL SERIES BY ARMSTRONG.

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CORP 144 1/000

SEAL



A NEW LOCATION FOR
THE HUMAN BEAN
SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

SHEET ISSUE			
NO.	DATE	DESCRIPTION	BY
0	07/19/2021	PLANNING AND ZONING REVIEW	

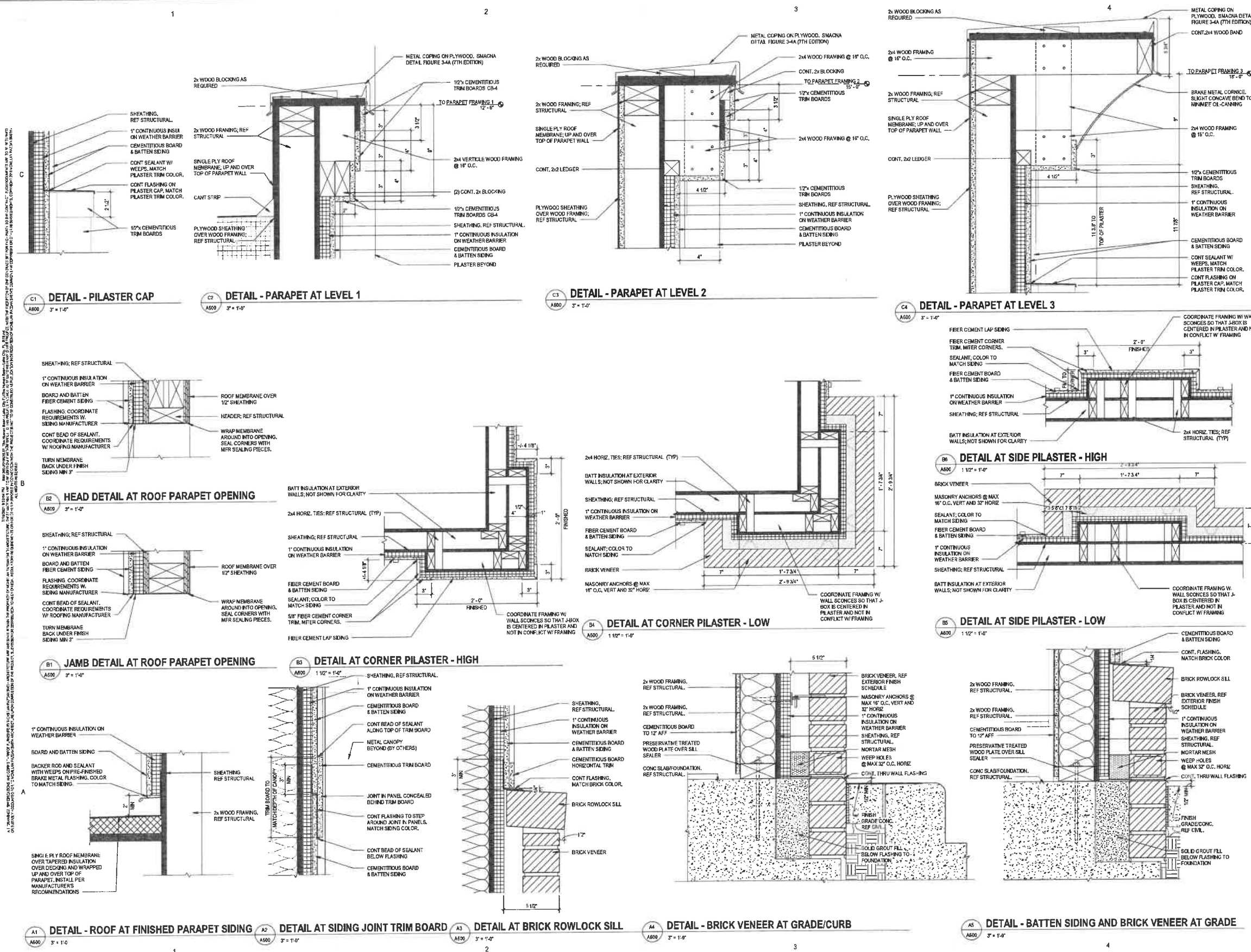
PLANNING AND ZONING REVIEW 07.19.2021

PRINCIPAL IN CHARGE: JMP
PROJECT ARCHITECT: TMK
DRAWN BY: LEB

SHEET TITLE:
**INTERIOR
ELEVATIONS**

SHEET NO. PROJ. NO.
A401 019638.07

A401



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ARCHITECT - NEAL KANPE



A NEW LOCATION FOR
THE HUMAN BEAN
S.W. HERITAGE OAKS CIRCLE
JAME CITY, FLORIDA 32024

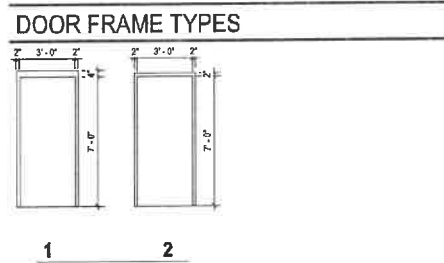
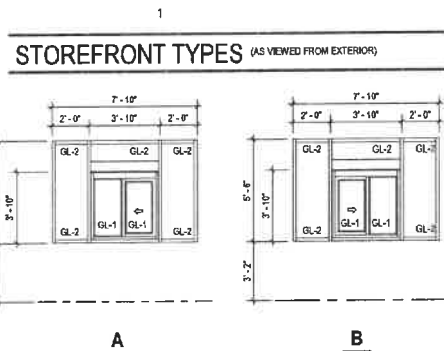
SHEET ISSUE	NO.	DATE	DESCRIPTION	BY
	0	07/19/2021	PLANNING AND ZONING REVIEW	

PLANNING AND ZONING REVIEW 07/19/2021
PRINCIPAL IN CHARGE: JMP
PROJECT ARCHITECT: TNK
DRAWN BY: LEB

SHEET TITLE:
SECTIONS & DETAILS

SHEET NO. PROJ. NO. 019536.07

A600



DOOR SCHEDULE											
DOOR NO.	LOCATION	DOOR				FRAME		DETAILS			REMARKS
		WIDTH	HEIGHT	THK.	TYPE	MATERIAL	HARDWARE TYPE	FINISH	HEAD	JAMB	
1	KITCHEN	3'-0"	7'-0"	0'-1 3/4"	1	METAL	HW-2	PT-1	HM	DS/A800	BS & CS/A800
2	RESTROOM	3'-0"	7'-0"	0'-1 3/4"	2	METAL	HW-1	HM	AM/A800	AS/A800	UNDERCUT DOOR 1/2"

DOOR HARDWARE SCHEDULE

HARDWARE SET HW-1 SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME EMPLOYEE RESTROOM				HARDWARE SET HW-2 SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME KITCHEN RECEIVING AREA			
(3) HEAVY DUTY HINGERS	BB-1168 4 1/2" X 4 1/2"	652	HAGER	(1) VIEWER	680-718 WIDE ANGLE	AGED BRONZE SCHLAGE	
(1) PRIVACY SET	AL-655 SAT	625	SCHLAGE	(1) CONTINUOUS HINGES	112HD X 83" (180 DEG)	US28	IVES
(1) CLOSER X STOP	4040XP CUSH X TS-SRT	689	LCN	(1) EXT DEVICE	59L-1 CNG	626	VON DUPRE
(3) SILENCERS	122SA	628	BLACK	(1) RM CYLINDER	20-032 (S123)	626	SCHLAGE
(1) SIGN (N-W-4VC)	HS-8090-32 6" X 6"	628	BLACK	(1) CLOSER X H.O. & STOP	4040XP H-CUSH X TS-SRT	689	LCN
				(1) SWEEP	375CH-42"	-	PENKO
				(1) DOOR ALARM	MONITOR-4000	-	SECURITY PRODUCTS
				(1) WEATHERSTRIP	303AV 1/2" - 2 3/4"	AL	PENKO
				(1) THRESHOLD	2290-42"	AL	PENKO

DOOR NOTES

A. PROVIDE DOOR STOPS AT ALL DOORS AND WALL BUMPERS WHERE REQUIRED AGAINST ADJACENT WALL.

B. ALL INTERIOR HW DOOR FRAMES TO BE 18 GA GAVL UNO.

C. ALL EXTERIOR HW DOORS TO BE 18 GA GAVL FLUSH-INSULATED UNO.

D. REF FINISH SCHEDULES FOR PAINT COLORS.

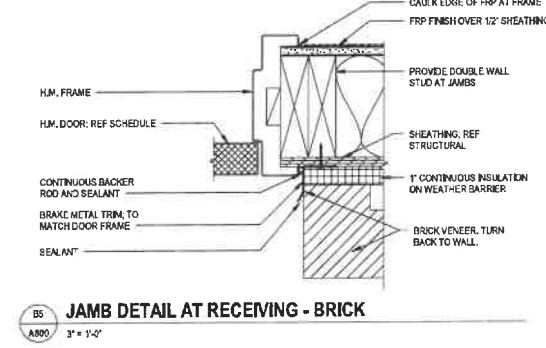
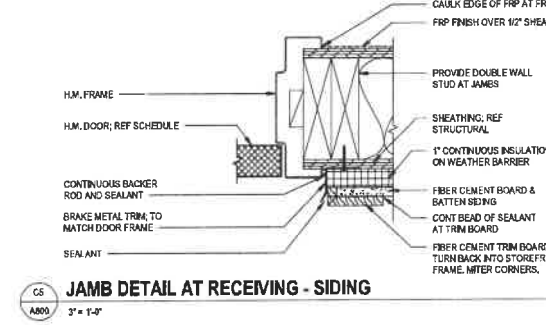
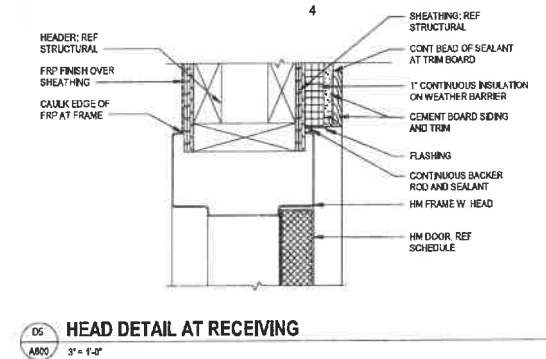
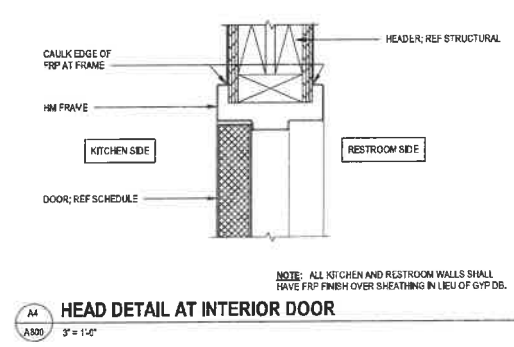
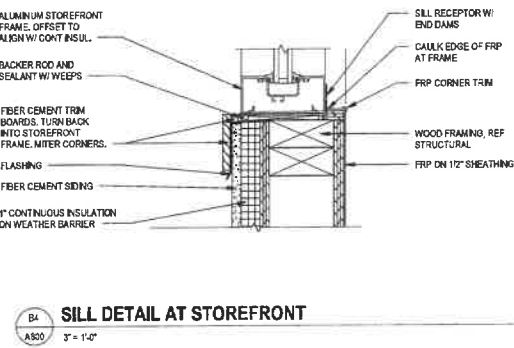
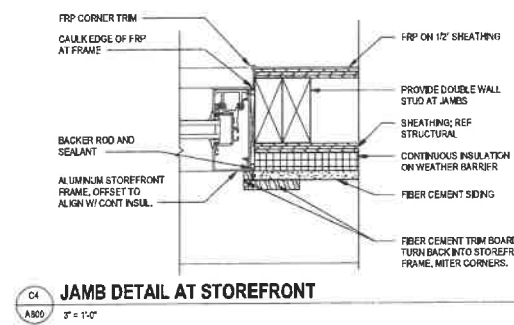
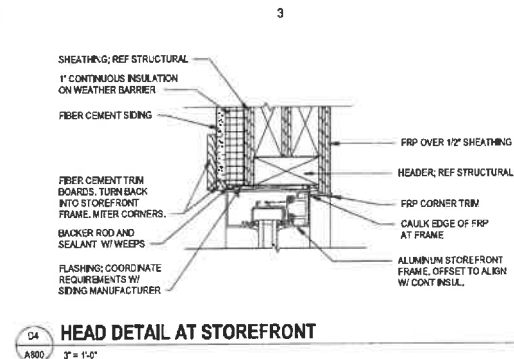
E. ALL DOOR CLOSERS SHALL BE THRU-BOLTED.

F. ALL SPACERS IN ALUMINUM STOREFRONT GLASS SHALL BE BLACK COLOR.

GL-1 1" INSULATED BRONZE LOW-E TEMPERED GLASS

GL-2 1" INSULATED BRONZE LOW-E ANNEALED GLASS

GLAZING NOTES



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A NEW LOCATION FOR
THE HUMAN BEAN
500 HERITAGE DOWNS CIRCLE
LAKE CITY, FLORIDA 32704

SHEET ISSUE			
NO.	DATE	DESCRIPTION	BY
0	07/19/2021	PLANNING AND ZONING REVIEW	

PLANNING AND ZONING REVIEW 07.19.2021

PRINCIPAL IN CHARGE: JMK
PROJECT ARCHITECT: TKN
DRAWN BY: LEB

SHEET TITLE:
DOOR / WINDOW
SCHEDULE AND
DETAILS

SHEET NO. PROJ. NO. 019538.07

A800

FOR REFERENCE ONLY



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GREENVILLE, SC 29601
ARCHITECT - NEAL KANPE

COMP 1 1/4" = 1'-0"



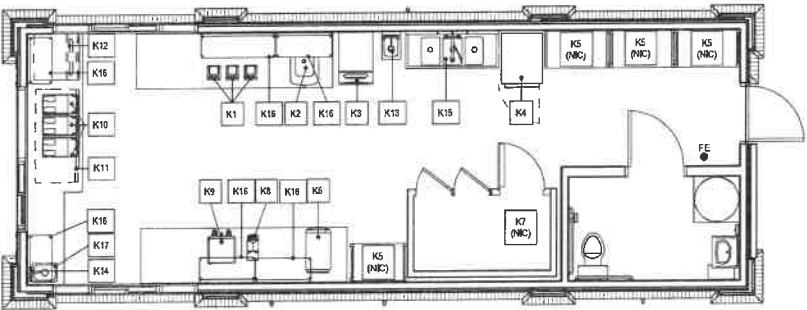
A NEW LOCATION FOR
THE HUMAN BEAN
501 HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 33024

FOOD SERVICE EQUIPMENT GENERAL NOTES

A. GC TO VERIFY ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS WITH OWNER PRIOR TO CONSTRUCTION FOR COORDINATION OF EQUIPMENT ROUGHINS.

FOOD SERVICE EQUIPMENT SCHEDULE

ITEM NO.	ITEM	MANUF.	ITEM MANUFACTURER NO.	REMARKS
K1	BLENDER	HAMILTON BEACH	684750	EQUIP. PROVIDED BY OWNER
K2	FROZEN BEVERAGE FREEZER	TAYLOR	340	PROVIDED BY OWNER
K3	ICE MAKER AND BIN	MANITOWOC	ITM420 1'D420	PROVIDED BY OWNER
K4	REACH-IN FREEZER	TRUE	T-23F	PROVIDED BY OWNER
K5 (NIC)	EQUIPMENT BY OTHERS	NIC		PROVIDED BY THOMAS EQUIPMENT
K6	MICROWAVE CONVECTION COMBO OVEN	TURBOCHEF	SOTA	PROVIDED BY OWNER
K7 (NIC)	EQUIPMENT BY OTHERS	NIC		EQUIPMENT BY OTHERS
K8	COFFEE GRINDER	BUNN	IG1	PROVIDED BY OWNER
K9	COFFEE BREWER	CURTIS	G4GEMKTT10A1000	PROVIDED BY OWNER
K10	ESPRESSO MACHINE	RANCILIO	EGRO ZERO	PROVIDED BY OWNER
K11	DOUBLE UNDERCOUNTER REFRIGERATOR	TRUE	TUC-40	PROVIDED BY OWNER
K12	UNDERCOUNTER ICE MAKER	MANITOWOC	UDF-0310W	PROVIDED BY OWNER
K13	HAND SINK - WALL MOUNT	SELECTION BY OWNER		SPLASH GUARDS ON BOTH SIDES; PROVIDED BY THOMAS EQUIPMENT
K14	WATER FILTER	OP TITLURE	QTSFT-3+	PROVIDED BY OWNER
K15	3-COMP SINK	SELECTION BY OWNER		PROVIDED BY THOMAS EQUIPMENT
K16	WALL-MOUNTED SHELVING	SIZE & TYPE SELECTION BY OWNER		PROVIDED BY THOMAS EQUIPMENT
K17	HAND SINK - COUNTER MOUNT	SELECTION BY OWNER		PROVIDED BY THOMAS EQUIPMENT



FOOD SERVICE EQUIPMENT PLAN
1/4" = 1'-0"

SHEET ISSUE			
NO.	DATE	DESCRIPTION	BY
0	07/19/2021	PLANNING AND ZONING REVIEW	

PLANNING AND ZONING REVIEW 07/18/2021
PRINCIPAL IN CHARGE: JMK
PROJECT ARCHITECT: TMK
DRAWN BY: LEB

SHEET TITLE:
**FOOD SERVICE
EQUIPMENT PLAN &
SCHEDULE**

SHEET NO. PROJ. NO.
019638.07

K100

HVAC SYMBOLS AND CONVENTIONS

SYMBOL	DESCRIPTION
	TURNING VANES
	VOLUME DAMPER
	FIRE DAMPER
	FIRE/SMOKE DAMPER
	SMOKE DETECTOR (BY EC)
	MOTOR OPERATED DAMPER
	DUCTWORK TEMPERATURE SENSOR
	DUCTWORK HUMIDITY SENSOR
	DUCTWORK STATIC PRESSURE SENSOR
	SUPPLY DUCT
	RETURN DUCT
	EXHAUST DUCT
	FLEX DUCT
	HUMIDISTAT/HUMIDITY SENSOR
	THERMOSTAT
	SPACE TEMPERATURE SENSOR
	CARBON DIOXIDE SENSOR
	UNDERCUT DOOR
	AIRFLOW DIRECTION
	AIRFLOW DIRECTION
	PIPING DIFFERENTIAL PRESSURE SENSOR
	MANUAL BALANCING VALVE
	BACKFLOW PREVENTER
	CHECK VALVE
	CONTROL VALVE (2-WAY)
	CONTROL VALVE (3-WAY)
	PRESSURE REDUCING VALVE
	REMOVE TO POINT AND CAP
	REMOVE TO POINT FOR RECONNECTION
	SHUT OFF VALVE (REFER TO PLANS AND SPECIFICATIONS FOR TYPE)
	STEAM TRAP
	Y-STRAINER WITH BLOW DOWN AND VALVE
	UNION
	PIPE BRANCH TAKE-OFF FROM BOTTOM
	PIPE BRANCH TAKE-OFF FROM TOP
	PIPE DROP
	PIPE RISE
	FLANGED CONNECTION
	BOTTOM BLOWDOWN PIPING
	BLOWDOWN PIPING
	AC CONDENSATE DRAIN PIPING
	CHEMICAL FEED PIPING
	CHILLED GLYCOL RETURN PIPING
	CHILLED GLYCOL SUPPLY PIPING
	CONDENSER WATER RETURN PIPING
	CONDENSER WATER SUPPLY PIPING
	CHILLED WATER RETURN PIPING

HVAC SYMBOLS AND CONVENTIONS

SYMBOL	DESCRIPTION
	CHILLED WATER SUPPLY PIPING
	DRAIN PIPING
	FUEL OIL RETURN PIPING
	FUEL OIL SUPPLY PIPING
	FUEL OIL VENT PIPING
	FEEDWATER PIPING
	FEEDWATER RECIRC PIPING
	CONDENSER GLYCOL RETURN PIPING
	CONDENSER GLYCOL SUPPLY PIPING
	HEATING & CHILLED WATER RETURN PIPING
	HEATING & CHILLED WATER SUPPLY PIPING
	HIGH PRESSURE CONDENSATE RETURN PIPING
	HIGH PRESSURE STEAM PIPING
	HEATING WATER RETURN PIPING
	HEATING WATER SUPPLY PIPING
	LOW PRESSURE CONDENSATE RETURN PIPING
	LOW PRESSURE STEAM PIPING
	MEDIUM PRESSURE CONDENSATE RETURN PIPING
	MEDIUM PRESSURE STEAM PIPING
	PUMPED AC CONDENSATE DRAIN PIPING
	PRIMARY CHILLED WATER RETURN PIPING
	PRIMARY CHILLED WATER SUPPLY PIPING
	PRIMARY HEATING WATER RETURN PIPING
	PRIMARY HEATING WATER SUPPLY PIPING
	PUMPED STEAM CONDENSATE
	RADIANT FLOOR RETURN PIPING
	RADIANT FLOOR SUPPLY PIPING
	REFRIGERANT GAS PIPING
	REFRIGERANT HOT GAS BYPASS PIPING
	RADIATION HEATING WATER RETURN PIPING
	RADIATION HEATING WATER SUPPLY PIPING
	REFRIGERANT LIQUID PIPING
	REFRIGERANT SUCTION PIPING
	REFRIGERANT VENT PIPING
	SURFACE BLOWDOWN PIPING
	SAFETY ESCAPE VALVE PIPING (STEAM)
	SECONDARY CHILLED WATER RETURN PIPING
	SECONDARY CHILLED WATER SUPPLY PIPING
	SECONDARY HEATING WATER RETURN PIPING
	SECONDARY HEATING WATER SUPPLY PIPING
	SNOW MELT RETURN PIPING
	SNOW MELT SUPPLY PIPING
	SOFTENED WATER PIPING
	STEAM VENT PIPING

EQUIPMENT TAGGING LEGEND

EQUIPMENT DESIGNATION	TAGGING DESCRIPTION
AIR DEVICES - S.R.E.T	EQUIPMENT DESIGNATION TYPE X-X XXX
EQUIPMENT DESIGNATION - AHU, AC, GF, RTU, VAV, EDH, EUH, GUH, PTAC	EQUIPMENT DESIGNATION PLAN DESIGNATION XXX-X
VFD	SERVICING EQUIPMENT MARK VFD-XX-XXXX SPECIFIC COMPONENT DESIGNATION

AIR SYSTEM SPECIFIC ABBREVIATIONS

AC	AIR CONDITIONING	IN	INTAKE HOOD
ACC	AIR COOLED CONDENSER	LAT	LEAVING AIR TEMPERATURE
ACCU	AIR COOLED CONDENSATING UNIT	LVR	LOUVER
ACD	AUTOMATIC CONTROL DAMPER	LUSD	LOUVERED DOOR
ACU	AIR CONDITIONING UNIT	OA	OUTSIDE AIR
AHU	AIR HANDLING UNIT	OAI	OUTSIDE AIR INTAKE
ALD	ACOUSTICALLY LINED DUCT	OBD	OPPOSED BLADE DAMPER
ATD	AIR TERMINAL DEVICE	OED	OPENED END DUCT
BDD	BACKDRAFT DAMPER	(R)	RELOCATED
CC	COOLING COIL	RA	RETURN AIR
CD	CEILING DIFFUSER	RD	REFRIGERANT DISCHARGE (HOT GAS)
CFM	CUBIC FEET PER MINUTE	RF	RETURN FAN
CG	CEILING GRILLE	RG	RETURN GRILLE
DF	DIFFUSER	RL	REFRIGERANT LIQUID
DK	DIRECT EXPANSION	REL	RELIEF
(E)	EXISTING	RR	RETURN REGISTER
EDH	ELECTRIC DUCT HEATER	RS	REFRIGERANT SUCTION
EF	EXHAUST FAN	RTU	ROOF TOP UNIT
EO	EXHAUST GRILLE	SA	SUPPLY AIR
ER	EXHAUST REGISTER	SD	SMOKE DAMPER
ERHC	ELECTRIC REHEAT COIL	SDT	SMOKE DETECTOR
ESP	EXTERNAL STATIC PRESSURE	SFD	SMOKE/FIRE DAMPER
EUH	ELECTRIC UNIT HEATER	SF	SUPPLY FAN
F	FAN	SG	SUPPLY GRILLE
FA	FREE AREA	SGD	SLIDE GATE DAMPER
FC	FORWARD CURVE	SM	SHEET METAL
FCU	FAN COIL UNIT	SP	STATIC PRESSURE
FD	FIRE DAMPER (W/ACCESS DOOR)	SR	SUPPLY REGISTER
FLTR	FILTER	TE	TOILET EXHAUST
FO	FLAT OVAL	TF	TRANSFER FAN
FPI	FANS PER INCH	TG	TRANSFER GRILLE
GDH	GAS DUCT HEATER	TR	TRANSFER
GE	GENERAL EXHAUST	TSP	TOTAL STATIC PRESSURE
GF	GAS FURNACE	UC	UNDERCUT DOOR
GH	GRAVITY HOOD	VAV	VARIABLE AIR VOLUME
GUH	GAS UNIT HEATER	VO	VOLUME DAMPER
HC	HEATING COIL	WMS	WIRE MESH SCREEN
HV	HEATING AND VENTILATING UNIT		

GENERAL MECHANICAL NOTES:

- WORK SHALL CONFORM TO ALL CURRENT CODES AND AUTHORITY HAVING JURISDICTION.
- THE MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER. ANY BREAKDOWN OCCURRING IN THE FIRST YEAR SHALL BE AT NO EXPENSE TO THE OWNER. ALL REFRIGERATION COMPRESSORS SHALL HAVE A FIVE YEAR (PARTS ONLY) WARRANTY.
- DRAWINGS ARE SCHEMATIC, NOT ALL RISES AND DROPS ARE SHOWN. TRADES ARE TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID CONFLICTS. GENERALLY, DUCTWORK SHALL BE KEPT AS HIGH AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS AND SHALL FURNISH EQUIPMENT WIRED FOR VOLTAGES SHOWN THEREIN. CONTRACTOR SHALL BEAR ALL COST(S) ASSOCIATED WITH FAILURE TO COORDINATE ELECTRICAL CHARACTERISTICS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF MECHANICAL EQUIPMENT, DUCTWORK, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER OF RECORD AND COORDINATION WITH THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL KEEP A SET OF MARKED UP PRINTS WITH ANY FIELD CHANGES MADE DURING CONSTRUCTION TO CREATE AN "AS-BUILT" SET OF PRINTS TO BE TURNED OVER TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- PROVIDE ACCESS PANELS IN CEILINGS AND WALLS TO ALLOW ACCESS TO VALVES, TRAPS, DAMPERS, CLEANOUTS, CONTROLS, ETC. MINIMUM ACCESS SIZE - 12"x12" UNLESS LIMITED BY PHYSICAL CONSTRAINTS.
- ALL CONDENSATE DRAIN PIPING SHALL BE TYPE L HARD DRAWN COPPER, ASTM B-88, WITH TYPE DWV FITTINGS, ASME B16.23, OR SCHEDULE 40 PVC, ASTM D1785, WITH TYPE DWV FITTINGS, ASTM D2972. COPPER DRAIN PIPE AND FITTINGS SHALL BE JOINED USING 95-5 SILVER SOLDER, AND PVC PIPE AND FITTINGS SHALL BE JOINED USING SOLVENT CEMENT. PROVIDE TRAP WITH CLEANOUT AND UNIONS. SLOPE CONDENSATE DRAIN LINES A MINIMUM OF 1/8" PER FOOT AWAY FROM THE MECHANICAL EQUIPMENT.
- MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
- ANY ADDITIONAL/SUPPLEMENTAL STEEL MEMBERS REQUIRED TO SUPPORT DUCTWORK OR EQUIPMENT FROM MAIN STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL COORDINATE WITH THE GENERAL CONTRACTOR AND STRUCTURAL ENGINEER.
- RADIUSED DUCTWORK ELBOWS SHALL HAVE A CENTERLINE RADIUS OF 1.5 TIMES THE DUCT WIDTH (OR DIAMETER) UNLESS NOTED OTHERWISE.
- EXHAUST DUCTWORK SHALL BE INSULATED UNLESS NOTED OTHERWISE.
- ELECTRICAL CONTRACTOR SHALL FURNISH, ROUTE, AND INSTALL CONTROL WIRING FOR ALL MECHANICAL SYSTEMS. CONTROLS AND CONTROL WIRING TERMINATION FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.
- INSTALL THERMOSTATS AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE. THERMOSTAT LOCATIONS SHALL BE COORDINATED WITH FINAL LOCATIONS OF WALL-MOUNTED ARCHITECTURAL AND ELECTRICAL EQUIPMENT. FINAL LOCATIONS MUST BE APPROVED BY THE ARCHITECT AND OWNER. THERMOSTATS SHALL NOT BE INSTALLED ON EXTERIOR WALLS IF INTERIOR WALLS ARE AVAILABLE WITHIN SPACE SERVED BY THERMOSTAT. SHOULD THE THERMOSTAT REQUIRE INSTALLATION ON AN EXTERIOR WALL AN INSULATED BACKING PLATE MUST BE PROVIDED TO PREVENT FALSE READINGS BY THE THERMOSTAT.

MINI-SPLIT SYSTEM HEAT PUMP SCHEDULE

MARK	OUTSIDE UNIT	INSIDE UNIT	AREA SERVED	MANUF.	HEAT PUMP (OUTSIDE UNIT)							AIR HANDLING UNIT (INSIDE UNIT)							ELECTRICAL DATA	NOTES
					MODEL	TONS	COOLING			HEATING		WEIGHT	MODEL	TYPE	SUPPLY AIR CFM			OUTSIDE AIR CFM		
TOTAL CAP.	SENS. CAP.	SEER	BTU AT 47 F	HSPF			CEILING MOUNT	800	---	0.2	90									
	HP-1	AHU-1	KITCHEN	DAIKIN	RZQ24TAVJU	2.0	24,000	17,100	16.80	27,000	9.3	225	FHQ24PVJU	CEILING MOUNT	800	---	0.2	90	SEE ELECTRICAL DRAWINGS FOR ELECTRICAL DATA	1-6
NOTES:																				
1. SIZING BASED ON AMBIENT TEMPERATURES OF 65 F DB AND 67 F WB (SUMMER) AND 17 F (WINTER)																				
2. COOLING COIL CAPAN MOTOR HEAT																				
3. EACH UNIT SHALL BE FACTORY WIRED FOR SINGLE POINT CONNECTION. SEPARATE POWER IS REQUIRED FOR BOTH UNITS.																				
4. UNIT SHALL HAVE LOW AMBIENT COMPRESSOR LOCK-OUT THERMOSTAT																				
5. MAXIMUM REFRIG. LINE LENGTH SHALL BE 165 FT																				
6. PROVIDE WITH WALL MOUNTED THERMOSTAT																				

- NOTES:
- SIZING BASED ON AMBIENT TEMPERATURES OF 95 F DB AND 67 F WB (SUMMER) AND 17 F (WINTER)
 - COOLING COIL CAPACITY INCLUDES FAN MOTOR HEAT
 - EACH UNIT SHALL BE FACTORY WIRED FOR SINGLE POINT CONNECTION. SEPARATE POWER IS REQUIRED FOR BOTH UNITS.
 - UNIT SHALL HAVE LOW AMBIENT COMPRESSOR LOCK-OUT THERMOSTAT
 - MAXIMUM REFRIG. LINE LENGTH SHALL BE 165 FT
 - PROVIDE WITH WALL MOUNTED THERMOSTAT

FAN SCHEDULE

No.	MANUFACTURER / MODEL No.	AREA SERVED	SERVICE	TYPE	CFM	STATIC PRESSURE IN. WG	NOMINAL RPM	DRIVE TYPE	ELECTRICAL V/PH/Hz	MOTOR HP (WATTS)	SONES	NOTES
EF-1	GREENHECK SP-A110	RESTROOM/ANNEX	EXHAUST	CEILING	100	0.125	950	DIRECT	SEE ELECTRICAL DRAWINGS	—	—	1-11

- NOTES:
- PROVIDE UNIT WITH GRAVITY BACKDRAFT DAMPER.
 - PROVIDE VIBRATION ISOLATION.
 - UNIT SHALL BE UL LISTED AND AMCA CERTIFIED.
 - PROVIDE PLUG TYPE DISCONNECT.
 - PROVIDE ROUND DISCHARGE COLLAR.
 - PROVIDE NON-YELLOWING PLASTIC GRILLE.
 - PROVIDE SPEED CONTROL.
 - PROVIDE MOTOR WITH THERMAL OVERLOAD PROTECTION.
 - PROVIDE INSULATED HOUSING FOR SOUND ATTENUATION.
 - FAN SHALL BE CONTROLLED BY LIGHT SWITCH (WIRING BY E.C.).
 - PROVIDE GREENHECK MODEL RFC-7 FLASHING FLANGE AND ROOF CAP.



mcmillan
pazdan
smith
ARCHITECTURE

CONSULTANT 1/20/00

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FL Firm License # 9687

SCALE

FOR REVIEW ONLY



A NEW LOCATION FOR

THE HUMAN BEAN

SW/HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 33024

SHEET ISSUE:
NO. DATE DESCRIPTION

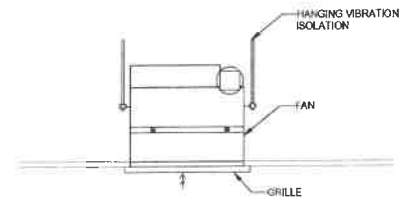
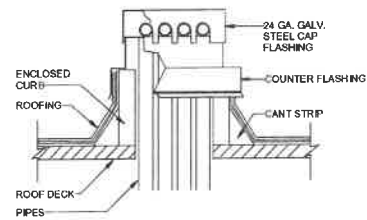
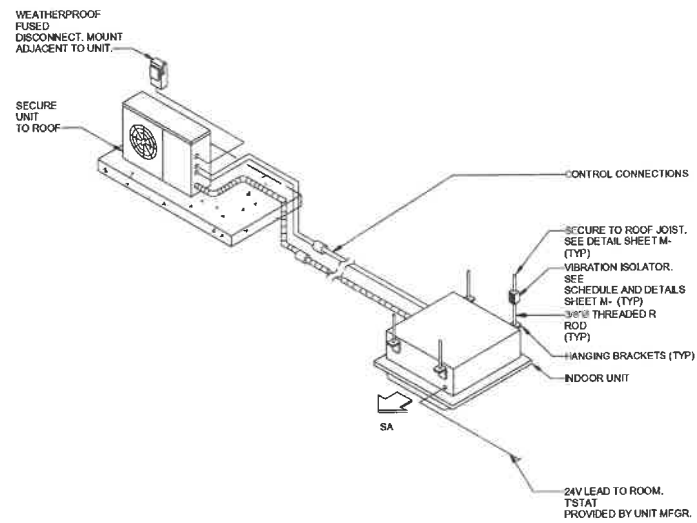
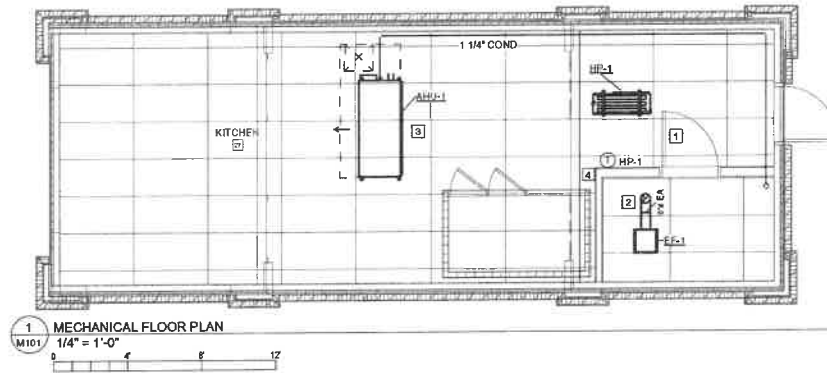
PRINCIPAL IN CHARGE:
CHECKED BY:
DRAWN BY:

DRW
CIC
DGC

SHEET TITLE:
**MECHANICAL
LEGEND, NOTES
AND DETAILS**

SHEET NO. PROJ. NO.
019538.07

M001



GENERAL NOTES

- A. GENERAL CONTRACTOR TO VERIFY ALL EQUIPMENT LOCATIONS BEFORE CONSTRUCTION. COORDINATE WITH ARCHITECT WITH ANY DISCREPANCIES.

☐ SHEET KEYNOTES

1. UNDERCUT RESTROOM DOOR 1/2" COORDINATE WITH ARCHITECT.
2. VERIFY EXHAUST LOCATION IS 10'-0" FROM ANY BUILDING AIR INTAKE, AND 3'-0" FROM EDGE OF BUILDING, BEFORE CONSTRUCTION.
3. PROVIDE CONDENSATE DRAIN FROM A/HU TO MOP SINK, PROVIDE WITH CODE APPROVED AIR-GAP.
4. INSTALL HONEYWELL (OR EQUIVALENT) PROGRAMMABLE AUTO-CHANGEOVER THERMOSTAT, MOUNT ON WALL LOCATION SHOWN ON PLANS (404-A.F.), COORDINATE EXACT LOCATION WITH ARCHITECT.



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SEALS

FOR REVIEW ONLY



A NEW LOCATION FOR
THE HUMAN BEAN
SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

SHEET ISSUE:		
NO.	DATE	DESCRIPTION

PRINCIPAL IN CHARGE: DRW
 CHECKED BY: CJC
 DRAWN BY: DGC
 SHEET TITLE:
**MECHANICAL
 FLOOR PLAN AND
 DETAILS**

SHEET NO.	PROJ. NO.
	019538.07

M101

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	HOMERUN TO LIGHTING/SERVICE PANEL. HOMERUN INDICATES PANEL NAME AND CIRCUIT NUMBER OR FEEDER TAG. CONDUCTORS SHALL BE #12 AWG IN 3/4" CONDUIT (1" UNDERGROUND) UNLESS NOTED OTHERWISE. HOMERUNS MAY BE COMBINED INTO A COMMON RACEWAY FOR 20A SINGLE PHASE CIRCUITS ONLY IF DEDICATED. NEUTRALS ARE USED OR HANDLED BY THE PROVIDER ON CIRCUIT BREAKERS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE SAME TIME. MAXIMUM OF (8) #12 AWG CURRENT CARRYING CONDUCTORS SHALL BE PROVIDED IN RACEWAY. COMPLY WITH NEC FOR CONDUCTOR DERATING AND CONDUIT FILL.
	CONDUIT STUB
	CONDUIT TURNED DOWN
	CONDUIT TURNED UP
	CONDUIT INSTALLED BELOW GRADE OR BELOW FINISHED FLOOR
	ELECTRICAL CONNECTION TO EQUIPMENT ITEM "E101" (LETTER DESIGNATION AS APPLICABLE) - SEE CORRESPONDING EQUIPMENT CONNECTION SCHEDULE
	DUPLEX RECEPTACLE AT 18" AFF, UNO, NEMA 5-20R
	QUADRUPLEX RECEPTACLE AT 18" AFF, UNO, NEMA 5-20R
	DUPLEX RECEPTACLE MOUNTED 8" ABOVE COUNTER, UNO, NEMA 5-20R
	QUADRUPLEX RECEPTACLE MOUNTED 8" ABOVE COUNTER, UNO, NEMA 5-20R
	DUPLEX RECEPTACLE - CEILING MOUNTED, NEMA 5-20R
	DUPLEX RECEPTACLE - FLOOR MOUNTED, NEMA 5-20R
	SINGLE RECEPTACLE AT 18" AFF, UNO, NEMA 5-20R
FOR RECEPTACLES ABOVE, SUBSCRIPT DEFINITION AS FOLLOWS:	
GF - GROUND FAULT DEVICE	
IG - ISOLATED GROUND	
USB - DEVICE WITH USB PORT	
WP - WEATHERPROOF	
CR - CORD REEL	
SPECIAL PURPOSE RECEPTACLE - HEIGHT AND TYPE AS NOTED ON DRAWINGS	
	JUNCTION BOX - MOUNTING HEIGHT AND SIZE AS REQUIRED BY CODE OR AS NOTED ON DRAWINGS
	SAFETY DISCONNECT SWITCH. "30" INDICATES AMP RATING, "3P" INDICATES NUMBER OF POLES, "20" INDICATES FUSE SIZE, "T" INDICATES NEMA ENCLOSURE RATING (1, 3R, 4X, ETC), HEAVY DUTY SAFETY SWITCH UNLESS NOTED OTHERWISE, "NP" INDICATES NON-FUSED.
20A SWITCH AT 44" CL AFF, UNO	
FOR SWITCH ABOVE, SUBSCRIPT DEFINITION AS FOLLOWS:	
S - SWITCHING SCHEME	
D - DIMMER	
M - MOTOR RATED	
P - PILOT LIGHT	
3 - 3-WAY SWITCH	
4 - 4-WAY SWITCH	
O - OCCUPANCY SENSOR	
V - VACANCY SENSOR	
	INTERIOR LIGHT FIXTURES AS SPECIFIED ON THE LIGHT FIXTURE SCHEDULE. REFER ALSO TO LIGHTING CIRCUITING GUIDE.
	LIGHT FIXTURE, HALF SHADING INDICATES EMERGENCY BACKUP, "NL" INDICATES 24/7 OPERATION (UNSWITCHED).
	EXTERIOR LIGHT FIXTURES AS SPECIFIED ON THE LIGHT FIXTURE SCHEDULE. REFER ALSO TO LIGHTING CIRCUITING GUIDE.
	EMERGENCY LIGHTING FIXTURE, WITH BATTERY. REFER TO LIGHT FIXTURE SCHEDULE
	EXIT SIGN
	VOICE / DATA ROUGH-IN BOX, AT 18" AFF UNO, PROVIDE WITH 3/4" CONDUIT WITH PULL STRING TO ABOVE CEILING, 6" BUSH END.
	SECURITY CAMERA, COORDINATE REQUIREMENTS WITH OWNER.
	WIRELESS ACCESS POINT, COORDINATE REQUIREMENTS WITH OWNER.
	ELECTRICAL PANEL, SURFACE MOUNTED.

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ACH	ABOVE COUNTER HEIGHT
AL	ALUMINUM
BKR	BREAKER
CU	COPPER
CKT	CIRCUIT
DWG	DRAWING
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EW	ELECTRIC WATER COOLER
FLA	FULL LOAD AMPS
FU	FUSE
FWE	FURNISHED WITH EQUIPMENT
GC	GENERAL CONTRACTOR
GF/GFCI	GROUND FAULT INTERRUPTER DEVICE
HPS	HIGH PRESSURE SODIUM
IG	ISOLATED GROUND
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MH	METAL HALIDE
MLO	MAIN LUGS ONLY
MOC	MAXIMUM OVERCURRENT CIRCUIT PROTECTION
MSB	MAIN SWITCHBOARD
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PH	PHASE
PNL	PANEL
RCPT	RECEPTACLE
REQD	REQUIRED
RTU	ROOFTOP UNIT
SP	SURGE PROTECTED DEVICE
SW	SWITCH
UGND	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
WI	WITH
WH	WATER HEATER
WP	WEATHER PROOF
XFMR	TRANSFORMER

LIGHTING CIRCUITING GUIDE	
SYMBOL	DESCRIPTION
	LIGHTING TYPE AND CIRCUIT DESIGNATION X: REFER TO PANEL SCHEDULE, PER DRAWING 1: CIRCUIT NUMBER B: LIGHT FIXTURE TYPE, REFER TO LIGHT FIXTURE SCHEDULE
	SWITCHING SCHEME OR ZONE

POWER CIRCUITING GUIDE	
SYMBOL	DESCRIPTION
	POWER CIRCUITING DESIGNATION X: REFER TO PANEL SCHEDULE, PER DRAWING 1: CIRCUIT NUMBER
	DEVICE, JUNCTION BOX, FLOOR BOX, ETC
	EQUIPMENT ABBREVIATION, REFER TO LEGEND AND ABBREVIATION SCHEDULE FOR ADDITIONAL INFORMATION

ELECTRICAL SPECIFICATIONS:

CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL DRAWINGS AND ALL WORK OF ALL TRADES TO ENSURE A COMPLETE AND THOROUGH PROJECT. CONTRACTOR SHALL COOPERATE AND COORDINATE ALL PHASES OF WORK WITH OTHER DISCIPLINES AND GENERAL CONTRACTOR.

CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. VERIFY LOCATIONS, CONDUIT ROUTINGS, COORDINATE WITH EXISTING EQUIPMENT, ETC. BEFORE SUBMITTING A BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE GENERAL CONTRACTOR BEFORE THE BID DATE.

FIELD DETERMINE THE EXACT EXISTING CONDITIONS AND EXTENT OF ELECTRICAL WORK REQUIRED TO COMPLETE THE PROJECT, INCLUDING ALL EQUIPMENT RATINGS AND FEEDER SIZES. EXISTING CONDITIONS INDICATED ON THESE DRAWINGS ARE TAKEN FROM EXISTING BUILDING DOCUMENTS AND/OR FIELD OBSERVATION. OTHER ELECTRICAL ITEMS MAY EXIST FOR WHICH THE ELECTRICAL CONTRACTOR IS RESPONSIBLE THAT MAY NOT BE SPECIFICALLY ADDRESSED IN THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES PRIOR TO INSTALLATION OF EQUIPMENT AND RACEWAYS.

CONTRACTOR SHALL OBTAIN ALL PERMITS AND COORDINATE ALL INSPECTIONS REQUIRED BY LOCAL AUTHORIZED AGENCIES HAVING JURISDICTION. PERMIT/INSPECTION FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH RECOGNIZED STANDARDS OF WORKMANSHIP. ALL WORK SHALL BE INSTALLED IN A NEAT AND ORDERLY MANNER.

ALL ELECTRICAL CONSTRUCTION SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, APPLICABLE NEMA, ANSI, AND IEEE PUBLICATIONS, U.L. STANDARDS, AND OSHA REQUIREMENTS. WORK SHALL COMPLY WITH LOCAL, COUNTY, STATE, AND NATIONAL CODES HAVING JURISDICTION.

PROVIDE MATERIALS AND LABOR FOR A COMPLETE ELECTRICAL INSTALLATION. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE NEW AND BEAR THE UNDERWRITERS LABORATORIES, INC. (UL) LABEL, WHERE AVAILABLE.

MULTIPLE ITEMS SUCH AS WIRING DEVICES, RACEWAYS, ETC. SHALL BE FROM THE SAME MANUFACTURER. ALL EQUIPMENT PROVIDED SHALL BE THE STANDARD EQUIPMENT OF THE MANUFACTURER.

PANELBOARDS SHALL HAVE HARD DRAWN COPPER BUS AND BOLT-ON MOLDED CASE THERMAL-MAGNETIC CIRCUIT BREAKERS. AIC RATINGS SHALL BE RATED AS INDICATED ON PANEL SCHEDULES, ACCEPTABLE MANUFACTURERS: GENERAL ELECTRIC, SQUARE D, SIEMENS, EATON.

ALL BREAKERS SHALL BE TYPE HACR BREAKERS.

SAFETY DISCONNECT SWITCHES SHALL BE SINGLE-THROW, HEAVY-DUTY TYPE, WITH SOLID NEUTRAL, VOLTAGE RATING SHALL BE 200VAC OR 800VAC AS REQUIRED BY THE UTILIZATION VOLTAGE OF THE EQUIPMENT SERVED. PROVIDE FUSIBLE OR NON-FUSIBLE AS INDICATED. PROVIDE FUSES WHERE INDICATED; FUSES SHALL BE DUAL-ELEMENT, TIME-DELAY, REJECTION TYPE. SWITCHES SHALL HAVE HORSEPOWER RATINGS EQUAL TO OR GREATER THAN THE CONNECTED MOTOR LOADS. ACCEPTABLE MANUFACTURERS: GENERAL ELECTRIC, SQUARE D, SIEMENS, EATON.

WIRING SHALL BE INSTALLED IN CONDUIT. CONDUIT SHALL BE EMT FOR BRANCH CIRCUIT WIRING. FITTINGS SHALL BE HEX-NUT, COMPRESSION TYPE, ZINC PLATED, AND U.L. LISTED AS RAINTIGHT. NO CRIMP, SPRING, OR SET-SCREW TYPE FITTINGS WILL BE ACCEPTED. EXPOSED CONDUITS SHALL BE RIGID GALVANIZED STEEL. CONNECTORS AND COUPLINGS SHALL BE STEEL, THREADED TYPE, PAINT EXPOSED CONDUIT, COUPLINGS AND CONNECTORS WITH ZINC PRIMER AND ONE FINISH COAT OF AIR DRIED ENAMEL. FURNISH AND INSTALL SLEEVES (GALVANIZED STEEL) FOR ALL CONDUIT PENETRATIONS IN SLAB OR WALLS. MINIMUM CONDUIT SIZE SHALL BE 1/2".

CONDUCTORS SHALL BE COPPER, 800 VOLTS, THIN-WALL, 75C INSULATION. MINIMUM SIZE BRANCH CIRCUIT CONDUCTORS SHALL BE NUMBER 12 AWG. CONDUCTORS SHALL BE COLOR CODED AND CONTINUOUS FROM OUTLET TO OUTLET. NUMBER 12 AWG SHALL BE SOLID, AND NUMBER 10 AWG AND LARGER SHALL BE STRANDED.

TYPE MC CABLE MAY BE USED IN CONCEALED LOCATIONS ABOVE CEILING WHERE ALLOWED BY LOCAL CODES AND SHALL BE REFLECTED AS A COST SAVINGS TO THE OWNER. MC CABLE SHALL NOT BE USED TO ENTER PANELBOARDS.

COLOR CODE WIRING AS FOLLOWS:

240V / 120V SYSTEM:

PHASE A: BLACK

PHASE B: RED

NEUTRAL: WHITE

GROUND: GREEN

ALL CONDUIT AND WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. ALL DEVICE OUTLET BOXES SHALL BE RECESSED UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. WHERE APPROVED OR NOTED, SURFACE METAL RACEWAY AND DEVICE BOXES SHALL BE USED IN LIEU OF CONDUIT AND CONCEALED BOXES AT NO EXTRA COST TO THE OWNER.

INSTALL EXPOSED RACEWAYS PARALLEL TO OR AT RIGHT ANGLES TO NEARBY SURFACES OR STRUCTURAL MEMBERS, AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. RUN PARALLEL OR BANKED RACEWAYS TOGETHER, ON COMMON SUPPORTS WHERE PRACTICAL. MAKE BENDS IN PARALLEL OR BANKED RUNS FROM SAME CENTERLINE TO MAKE BENDS PARALLEL. USE FACTORY ELBOWS ONLY WHERE ELBOWS CAN BE INSTALLED PARALLEL; OTHERWISE, PROVIDE FIELD BENDS FOR PARALLEL RACEWAYS.

FLEXIBLE CONDUIT WITH COLD ROLLED STEEL CORE SHALL BE USED FOR SHORT FINAL CONNECTION (6'-0" OR LESS) TO EQUIPMENT. PROVIDE MAXIMUM 6'-0" UNJACKETED FLEXIBLE CONDUIT CONNECTIONS TO LIGHTING FIXTURES IN LIFT-OUT TYPE CEILINGS FROM AN OUTLET BOX LOCATED ABOVE THE CEILING.

EACH ELECTRICAL DEVICE AND JUNCTION POINT SHALL BE PROVIDED WITH A STEEL OUTLET BOX. BOXES SHALL BE OF SUFFICIENT SIZE FOR NUMBER OF CONDUCTORS AND SPLICES.

WHERE CONCEALED CONDUIT IS INDICATED, PROVIDE A FLUSH-MOUNTED GALVANIZED PRESSED SHEET STEEL OUTLET BOX, 1 1/2" X 4" X 4" MINIMUM SIZE, COMPLETE WITH RAISED DEVICE COVER.

JUNCTION, PULL, AND OUTLET BOXES SHALL BE INSTALLED SUCH THAT THE WIRING CONTAINED IN BOX MAY BE RENDERED ACCESSIBLE.

FLOOR BOXES SHALL BE CAST METAL, RECTANGULAR, FULLY-ADJUSTABLE, WITH COVER, AND WITH COMPARTMENTS FOR POWER AND DATA AS REQUIRED. ACCEPTABLE MANUFACTURERS: WIREMOLD, HUBBELL, STEEL CITY.

WIRING DEVICES SHALL BE HEAVY-DUTY TYPE AND AS SPECIFIED IN THE ELECTRICAL SYMBOL LEGEND. COLOR/FINISH SHALL BE AS SELECTED BY OWNER. ACCEPTABLE MANUFACTURERS: HUBBELL, LEVITON, PASS & SEYMOUR, COOPER.

DEVICE PLATES SHALL BE INSTALLED ON ALL ELECTRICAL WIRING DEVICES. DEVICE PLATES MATERIAL AND FINISH SHALL BE AS SELECTED BY OWNER.

CONDUIT PENETRATIONS OF ROOF, WALLS, FLOORS, AND CEILINGS SHALL BE SEALED TO PRESERVE THE INTEGRITY OF WATERPROOFING, FIRE RATING, AND SOUNDPROOFING FOR WHICH THE ROOF, WALL, FLOOR, OR CEILING IS DESIGNED. MATERIALS AND METHODS USED SHALL CONFORM TO THAT SPECIFIED UNDER ARCHITECTURAL SECTIONS AND SHALL COMPLY WITH STATE AND LOCAL BUILDING AND FIRE CODES. COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT SEALING/FIRESTOPPING IS DONE.

LIGHTING FIXTURES SHALL BE AS SCHEDULED. FLUORESCENT LAMPS SHALL HAVE COLOR TEMPERATURE OF 4100K. FLUORESCENT BALLASTS SHALL HAVE A TOTAL HARMONIC DISTORTION OF LESS THAN 20%. EMERGENCY BATTERY PACK BALLASTS SHALL BE INTERNAL TYPE WITH A SEALED BATTERY AND FULLY-AUTOMATIC CHARGER.

VERIFY ALL DOOR SWINGS BEFORE ROUGH-IN OF LIGHT SWITCHES.

ALL METAL RACEWAYS, INCLUDING CONDUIT, WIRE TROUGHS, WIREMOLD, ETC., SHALL BE GROUNDED. ALL CONNECTIONS IN METAL RACEWAYS SHALL BE COMPLETED IN SUCH A MANNER AS TO MAINTAIN A CONTINUOUS PATH TO GROUND THROUGHOUT THE ENTIRE LENGTH OF THE RACEWAY.

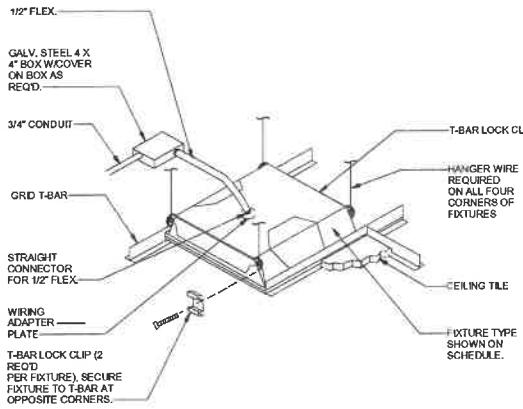
THE METALLIC CONDUIT SYSTEM SHALL BE USED AS PERMITTED BY THE ELECTRICAL CODE FOR EQUIPMENT AND ENCLOSURE GROUNDING SYSTEM. PROVIDE, AS DEFINED BY THE ELECTRICAL CODE, GROUNDING LUGS, STRAPS AND GREEN INSULATED COPPER GROUNDING CONDUCTORS EACH UTILIZED AND SIZED ACCORDING TO THE ELECTRICAL CODE.

IN ADDITION, A GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR, INSTALLED AS A REDUNDANT GROUND PATH IN CONDUIT WITH THE PHASE CONDUCTORS, SHALL BE PROVIDED FOR ALL BRANCH CIRCUITS.

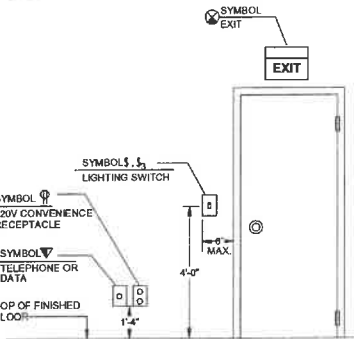
PROVIDE GROUNDING FOR ALL EQUIPMENT IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.

ALL WORK SHALL HAVE PROPER LABELING. ALL CIRCUITS SHALL BE LABELED AT PANELS AND ON RECEPTACLE & DEVICE OUTLET PLATES. ALL PANELS AND DISCONNECTS SHALL BE PERMANENTLY MARKED WITH NAME OR EQUIPMENT SERVED. ALL PANELS SHALL BE PROVIDED WITH TYPEWRITTEN PANEL SCHEDULES.

ALL EQUIPMENT, FIXTURES, DEVICES, AND MATERIALS SHALL BE FREE OF CORROSION, DIRT, PAINT, SPATTER OR DAMAGE OF ANY SORT AT FINAL ACCEPTANCE OF THE WORK. ELECTRICAL CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE SAME AS INSTRUCTED BY OWNER BEFORE FINAL PAYMENT.



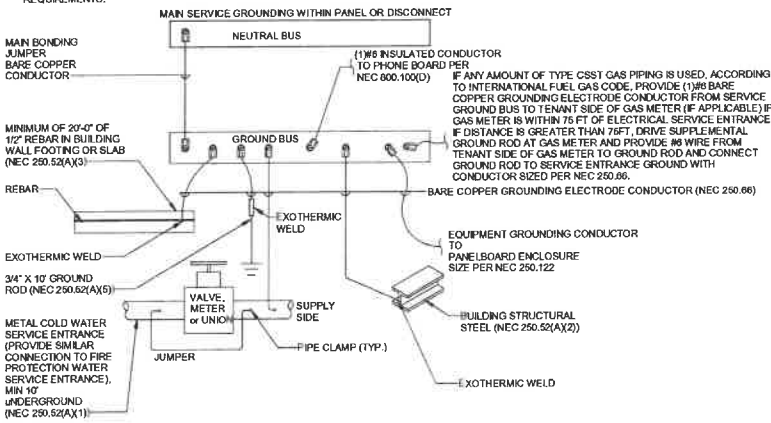
1 TYPICAL RECESSED FIXTURE MOUNTING
E001 NOT TO SCALE



2 TYPICAL DEVICE MOUNTING HEIGHTS
E001 NOT TO SCALE

GROUNDING NOTES:

- ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL GROUNDING REQUIREMENTS.



3 SERVICE GROUNDING DETAIL
E001 NOT TO SCALE



COVER & TYPING

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ATLANTA • CHARLOTTE • GREENVILLE
RICHMOND
877.4.DEVITA • corp@devita-inc.com
Devita & Associates, Inc. Project : 20034-05
FL Firm License # 9687

SEAL

FOR REVIEW ONLY



A NEW LOCATION FOR

THE HUMAN BEAN

SW HERITAGE OAKS CIRCLE
JACKSONVILLE, FLORIDA 32214

SHEET ISSUE:
NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE:
CHECKED BY:
DRAWN BY:

DRW
RAG
HOW

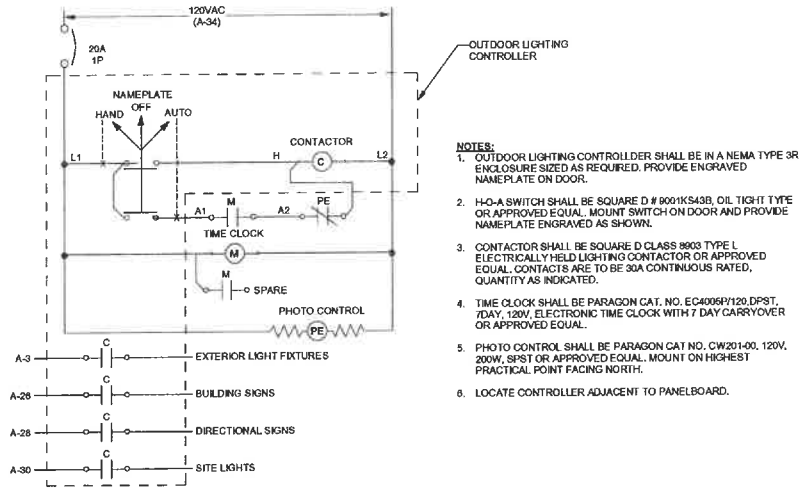
SHEET TITLE:
**ELECTRICAL
LEGEND, NOTES
AND DETAILS**

SHEET NO. PROJECT NO.
019538.07

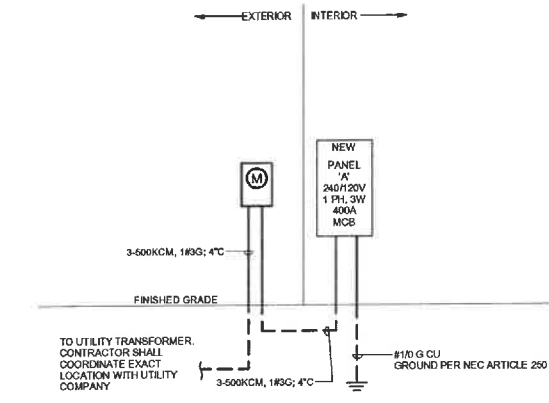
E001

LIGHTING FIXTURE SCHEDULE							
FIXTURE MARK	FIXTURE DESCRIPTION	LAMP # TYPE AND WATTAGE	VOLTAGE	FIXTURE WATTS	MOUNTING METHOD AND HEIGHT	ACCEPTABLE MANUFACTURERS	REMARKS
LA	2'x4' LED FLAT PANEL	LED 3500K	120	40	CEILING RECESSED	LITHONIA LIGHTING: CPX 2'X4 4000LM 35K M2	
LAE	2'x4' LED FLAT PANEL WITH EMERGENCY BATTERY BACK UP	LED 3500K	120	40	CEILING RECESSED	LITHONIA LIGHTING: CPX 2'X4 4000LM 35K M2 WITH PS1065CP BATTERY PACK	PROVIDE ALL MOUNTING HARDWARE. INSTALL PER MANUFACTURERS INSTRUCTIONS
LBE	2'x2' LED FLAT PANEL WITH EMERGENCY BATTERY BACK UP	LED 3500K	120	30	CEILING RECESSED	LITHONIA LIGHTING: CPX 2'X2 3000LM 35K M4 WITH PS1065CP BATTERY PACK	PROVIDE ALL MOUNTING HARDWARE. INSTALL PER MANUFACTURERS INSTRUCTIONS
LE	CUSTOM SOURCE - LADY IN THE CUP - BLAZER FURNISHED FIXTURE / W OWNER FURNISHED SILHOUETTE OVERLAY	(1) 7W TT FLUOR	120	7	SURFACE	LITHONIA LIGHTING: VR1 7TT LPI	
LD	EXTERIOR WALL LUMINAIRE	LED 4000K	120-277	25	SURFACE	LITHONIA LIGHTING: DSKW1 20C 700 40K 13S MVOLT	
LDE	SAME AS LD ABOVE, EXCEPT WITH INTEGRAL EMERGENCY BACKUP	LED 4000K	120-277	25	SURFACE	LITHONIA LIGHTING: DSKW1 20C 700 40K 13S MVOLT ELCW	
X	EXT SIGN, WHITE THERMOPLASTIC WITH RED LETTERS	LED	120-277	5	WALL OR CEILING	LITHONIA LIGHTING: LOM S 3 R 120/277 ELN	

NOTE: LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.



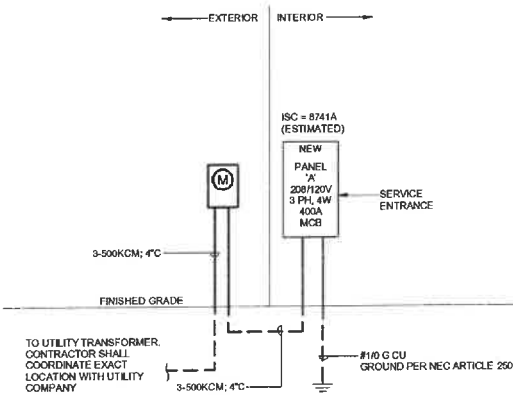
- NOTES:
1. OUTDOOR LIGHTING CONTROLLER SHALL BE IN A NEMA TYPE 3R ENCLOSURE SIZED AS REQUIRED. PROVIDE ENGRAVED NAMEPLATE ON DOOR.
 2. H-O-A SWITCH SHALL BE SQUARE D # 9001KS43B, OIL TIGHT TYPE OR APPROVED EQUAL. MOUNT SWITCH ON DOOR AND PROVIDE NAMEPLATE ENGRAVED AS SHOWN.
 3. CONTACTOR SHALL BE SQUARE D CLASS 8003 TYPE L ELECTRICALLY HELED LIGHTING CONTACTOR OR APPROVED EQUAL. CONTACTS ARE TO BE 30A CONTINUOUS RATED. QUANTITY AS INDICATED.
 4. TIME CLOCK SHALL BE PARAGON CAT. NO. EC4006P/120.DPST, 7DAY, 120V, ELECTRONIC TIME CLOCK WITH 7 DAY CARRYOVER OR APPROVED EQUAL.
 5. PHOTO CONTROL SHALL BE PARAGON CAT NO. CW201-00, 120V, 20W, SPST OR APPROVED EQUAL. MOUNT ON HIGHEST PRACTICAL POINT FACING NORTH.
 6. LOCATE CONTROLLER ADJACENT TO PANELBOARD.



1 OUTDOOR LIGHTING CONTROLLER NOT TO SCALE

2 RISER DETAIL NOT TO SCALE

ALTERNATE



3 ALTERNATE 3-PHASE POWER RISER NOT TO SCALE

Panel: A										Breaker:	
Voltage: 120/208 Vrms					Min SCOR: 22K						
Phases: 3					Mounting: RECESSED						
Wires: 4					Panel Rating: 200 A						
Enclosure: NEMA4					Panel Rating: 400 A					Type: MCB	
BRK R	Notes	Circuit Description	CKT	A (VA)	B (VA)	C (VA)	CKT	Circuit Description	Notes	BRK R	
20 A 1		INTERIOR LIGHTING	1	304	4600		2	WATER HEATER		3 20 A	
20 A 1	C	INTERIOR LIGHTING	3			111	4600				
20 A 1	B	GRINDER (10)	5				1000	2000			
20 A 1	D	COFFEE BREWER (10)	7	3000	2000						
20 A 1	G	FROZEN BEVERAGE (10)	11			2000	2000				
20 A 1	B	ICE REFRIGERATOR (11)	13				2400	2000			
20 A 1	D	ICE MACHINE (112)	15			1200	2000				
20 A 1	D	FROZEN BEVERAGE (10)	17				2400	2000			
20 A 1	D	BLENDER (10)	19	1023	2000						
20 A 1	D	BLENDER (10)	21			1002	0				
20 A 1	D	BLENDER (10)	23			1032	1200				
20 A 1	D	REACH-IN FREEZER (10)	25	1248	1800						
20 A 1	D	REACH-IN FREEZER (10)	27			260	450				
20 A 1	V	WALK-IN COOLER LIGHTS (17.3)	29			100	600	300			
15 A 1	U; V	WALK-IN COOLER CONDENSER (17.3)	31	660	0						
15 A 1	U; V	WALK-IN COOLER EVAP (17.3)	33			660	300				
20 A 1	U	SPACE	37	0	1800						
20 A 2	W; 1	SPACE	39			1800	300	1000	0		
-	-	SPACE	43	0	100						
-	-	SPACE	45			0	100				
-	-	SPACE	47			0	0				
-	-	SPACE	49			0	0				
-	-	SPACE	51			0	0				
-	-	SPACE	53			0	0				
				3000 VA	1000 VA	3000 VA					
PANEL TOTAL:											
Connected Load				1100 VA	1170 VA	1130 VA	Total Conn. Load: 11470 VA				
Demand Factor				10.00%	10.00%	10.00%	Total Est. Demand: 11470 VA				
Demand Load				1100 VA	1170 VA	1130 VA	Total Est. Demand Current: 171 A				



CORP 17471.300



SCALE

FOR REVIEW ONLY



A NEW LOCATION FOR

THE HUMAN BEAN

SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 33024

SHEET ISSUE:
NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE: DOW
CHECKED BY: RAC
DRAWN BY: HOW

SHEET TITLE:
ELECTRICAL
SCHEDULES, RISER
AND DETAILS

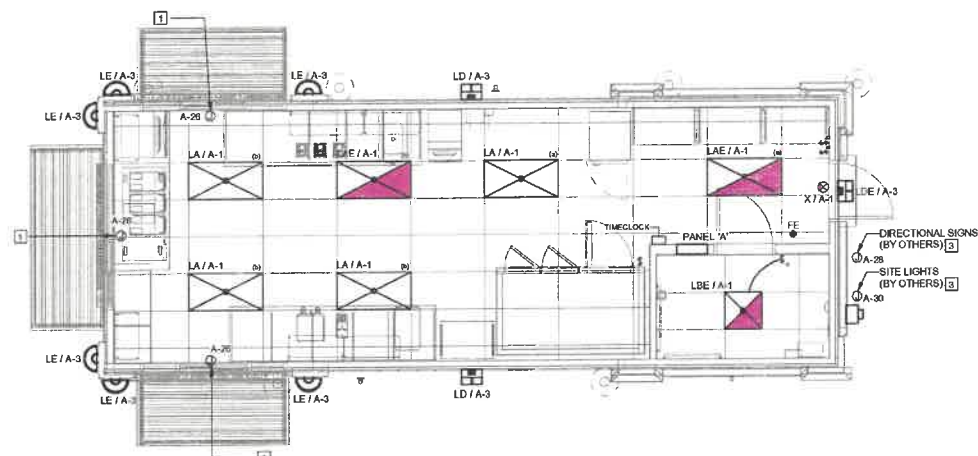
SHEET NO. PROJ. NO.
E002 019538.07

Panel: A										Remarks:		
Voltage: 120/240 Single					Min SCOR: 22K							
Phases: 1					Mounting: RECESSED							
Wires: 3					Feeder Rating: 380 A							
Enclosure: NEMA1					Panel Rating: 400 A Type: MCB							
BRKR	Notes	Circuit Description	CKT	A (VA)	B (VA)	CKT	Circuit Description	Notes	BRKR			
20 A	1	INTERIOR LIGHTING	1	295	3000	2	WATER HEATER		2	35 A		
20 A	1	C EXTERIOR LIGHTING	3		145	3000	4					
20 A	1	GRINDER (K8)	5	1080	2880	6	TURBOCHEF MICROWAVE (K6)		2	30 A		
30 A	2	COFFEE BREWER (K9)	7	2600	2880	8						
20 A	1	FROZEN BEVERAGE (K2b)	11		2400	2880	12	ESPRESSO MACHINE (K10a)		2	20 A	
20 A	1	G UC REFRIGERATOR (K11)	13	612	2880	14	ESPRESSO MACHINE (K10b)		2	20 A		
20 A	1	G UC ICE MACHINE (K12)	15	2400	2880	16						
20 A	1	FROZEN BEVERAGE (K2a)	17	2400	2880	18	ESPRESSO MACHINE (K10c)		2	20 A		
20 A	1	BLENDER (K1a)	19		1032	2880	20					
20 A	1	BLENDER (K1b)	21	1032	540	22	CEILING RECEPTACLES		1	20 A		
20 A	1	BLENDER (K1c)	23		1032	1260	24	CONVENIENCE RECEPTACLE		1	20 A	
20 A	1	REACH-IN FREEZER (K4)	25	1248	1800	26	BUILDING SIGNS		C	1	20 A	
20 A	1	EXTERIOR RECEPTACLES	27		380	400	28	DIRECTIONAL SIGNS		C	1	20 A
20 A	1	V WALK-IN COOLER LIGHTS (K7.2)	29	100	800	30	SITE LIGHTS		C	1	20 A	
15 A	2	LF: V WALK-IN COOLER CONDENSER (K7)	31		568	0	32	SPACE (FOR SITE IF NEEDED)				
15 A	1	WALK-IN COOLER EVAP (K7.1)	33	568	300	34	TIME CLOCK		LO	1	20 A	
20 A	1	SPARE	37	0	1080		38	CONVENIENCE RECEPTACLE		1	20 A	
25 A	2	HP-1	39		1680	160	40	ICE MACHINE (K5)		1	15 A	
			41	1080	0		42	SPARE		1	20 A	
	--	SPACE	43		0	156	44	AHU-1		2	15 A	
	--	SPACE	45	0	156		46					
	--	SPACE	47		0		48					
	--	SPACE	49	0			50					
	--	SPACE	51		0		52					
	--	SPACE	53	0			54					
				30631 VA		28323 VA						
PANEL TOTALS:												
Connected Load		Lighting	HVAC	Motors	Receptacle	Refrig	Kitchen	Misc				
Demand Factor		3280 VA	10292 VA		12720 VA	1176 VA	31368 VA	510 VA	Total Conn. Load: 56254 VA			
Demand Load		4025 VA	10292 VA		11980 VA	1176 VA	20368 VA	510 VA	Total Est. Demand: 47731 VA			
								Total Conn. Current: 247 A				
								Total Est. Demand Current: 199 A				

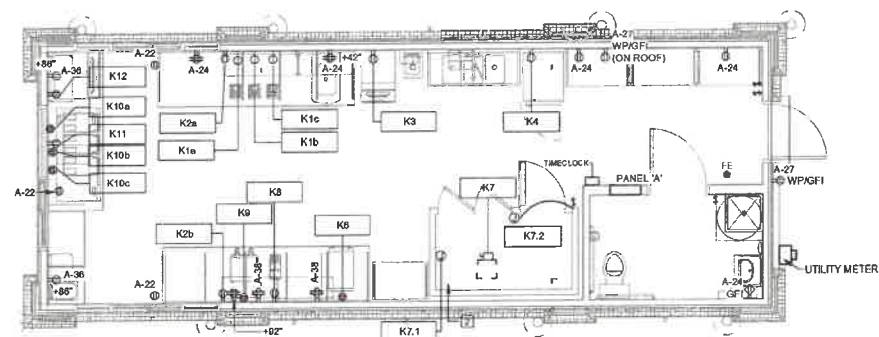
KITCHEN EQUIPMENT SCHEDULE							
TAG	VOLTS	PH	LOAD NAME	PNL/CKT	CONDUCTORS/ CONDUIT	DEVICE	HEIGHT
K1a	120 V	1	BLENDER	A 19	2#12,1#12G,3#4"C	NEMA 5-20R	8" ACH
K1b	120 V	1	BLENDER	A 21	2#12,1#12G,3#4"C	NEMA 5-20R	8" ACH
K1c	120 V	1	BLENDER	A 23	2#12,1#12G,3#4"C	NEMA 5-20R	8" ACH
K2a	120 V	1	FROZEN BEVERAGE	A 17	2#12,1#12G,3#4"C	NEMA 5-20R	8" ACH
K2b	120 V	1	FROZEN BEVERAGE	A 11	2#12,1#12G,3#4"C	NEMA 5-20R	8" ACH
K3	120 V	1	ICE MACHINE	A 40	2#12,1#12G,3#4"C	NEMA 5-15R	18" AFF
K4	120 V	1	REACH-IN FREEZER	A 25	2#12,1#12G,3#4"C	NEMA 5-20R	18" AFF
K6	240 V	1	TURBOCHEF MICROWAVE	A 6,8	2#10,1#10G,3#4"C	NEMA 5-30R	8" ACH
K7	240 V	1	WALK-IN COOLER COND.	A 31,33	2#10,1#10G,3#4"C	SPA/2P/NF/5R	
K7.1	120 V	1	WALK-IN EVAPORATOR	A 35	2#10,1#10G,3#4"C	JUNCTION BOX	
K7.2	120 V	1	WALK-IN COOLER LIGHTS	A 29	2#12,1#12G,3#4"C	JUNCTION BOX	
K8	120 V	1	GRINDER	A 5	2#12,1#12G,3#4"C	NEMA 5-20R	8" ACH
K9	240 V	1	COFFEE BREWER	A 7,9	3#10,1#10G,3#4"C	NEMA 14-30R	8" ACH
K10a	240 V	1	ESPRESSO MACHINE	A 10,12	2#10,1#10G,3#4"C	NEMA L6-30R	18" AFF
K10b	240 V	1	ESPRESSO MACHINE	A 14,16	2#10,1#10G,3#4"C	NEMA L6-30R	18" AFF
K10c	240 V	1	ESPRESSO MACHINE	A 18,20	2#10,1#10G,3#4"C	NEMA L6-30R	18" AFF
K11	120 V	1	UC REFRIGERATOR	A 13	2#12,1#12G,3#4"C	NEMA 5-20R	18" AFF
K12	120 V	1	UC ICE MACHINE	A 15	2#12,1#12G,3#4"C	NEMA 5-20R	18" AFF

REMARKS:
1. FIELD COORDINATE ALL REQUIREMENTS WITH WALK-IN PROVIDED.

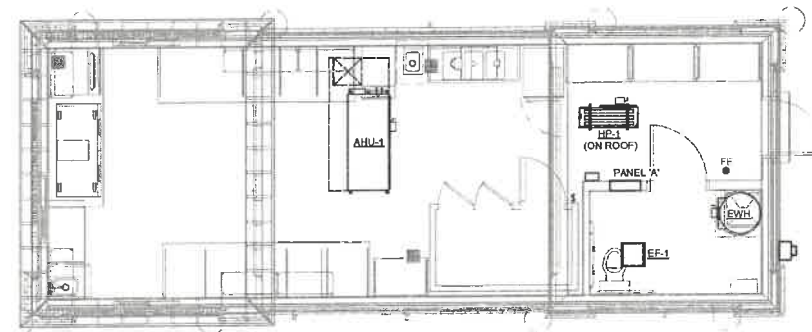
MECHANICAL EQUIPMENT SCHEDULE							
TAG	VOLTAGE	PHASE	LOAD	CONDUCTORS & CONDUIT	DISCONNECT	CIRCUIT PANEL NO.	REMARKS
AHU-1	240	1	-	2#12,1#12G,3#4"C	30A/2P/NF	A 44,46	
EF-1	120	1	-	2#12,1#12G,3#4"C	MOTOR RATED SW	A 1	
HP-1	240	1	-	2#10,1#10G,3#4"C	30A/2P/NF/5R	A 38,41	
EW1	240	1	B	2#8,1#10G,1"C	60A/2P/NF	A 2,4	



1 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"



2 ELECTRICAL POWER PLAN
1/4" = 1'-0"



3 ELECTRICAL EQUIPMENT PLAN
1/4" = 1'-0"

GENERAL NOTES

- EMERGENCY LIGHTS/EXIT SIGNS SHALL BE CONNECTED TO UNSWITCHED HOT CONDUCTOR OF CIRCUIT INDICATED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND HEIGHTS OF ALL FIXTURES.
- REFER TO SHEET E002 FOR LIGHTING FIXTURE SCHEDULE.
- DIMMED LIGHTING CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING OF NEUTRALS IS NOT ALLOWED ON DIMMED CIRCUITS.
- REFER TO MECHANICAL EQUIPMENT SCHEDULE ON THIS SHEET FOR MORE INFORMATION.
- PROVIDE WORKING CLEARANCE AT ALL ELECTRICAL PANELS PER NEC.
- COORDINATE WITH LOW-VOLTAGE VENDOR FOR EXACT LOCATIONS AND REQUIREMENTS REGARDING ALL POS, SECURITY, IT, AND OTHER LOW-VOLTAGE ITEMS.
- GFI PROTECTION SHALL BE PROVIDED FOR ALL 120 VOLT, SINGLE PHASE, 15A AND 20A RECEPTACLES IN FOOD PREPARATION AREAS AND WITHIN 6'-0" OF SINKS IN ACCORDANCE WITH SECTION 210.8(B) OF THE NEC. REFER TO PANELBOARD SCHEDULES FOR CIRCUIT BREAKERS INDICATING GFI PROTECTION.
- DIMENSIONS ARE TO CENTER OF BOX.

SHEET KEYNOTES

- PROVIDE RECESSED JUNCTION BOX FOR EXTERIOR SIGNAGE. COORDINATE WITH CONSTRUCTION MANAGER FOR MOUNTING HEIGHT PRIOR TO ROUGH-IN. PROVIDE DISCONNECTING MEANS FOR SIGN PER NEC.
- CONDENSING UNIT FOR WALK-IN COOLER MOUNTED ON ROOF. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- PROVIDE 1" CONDUIT FROM PANEL TO SITE LIGHTING AND DIRECTIONAL SIGNS. FIELD COORDINATE ALL REQUIREMENTS AND ROUTINGS WITH OWNER AND SIGN PROVIDER.

mcmillan
pazdan
smith
ARCHITECTURE

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DeVita & Associates, Inc. Project: 20034-05
FL Firm License # 9687

FOR REVIEW ONLY

the HUMAN
BEAN™

A NEW LOCATION FOR
THE HUMAN BEAN
501 HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 33524

SHEET ISSUE:
NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE: DRW
CHECKED BY: RAG
DRAWN BY: HDW
SHEET TITLE:
ELECTRICAL PLANS
AND SCHEDULES

SHEET NO. PROJ. NO.
019538.07

E101



CONSULTING

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DeVita & Associates, Inc. Project : 20034-05
FL Firm License # 9687

SEAS

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A NEW LOCATION FOR
THE HUMAN BEAN
501 HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 33024

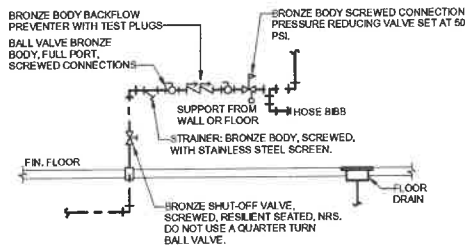
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NO. DATE DESCRIPTION

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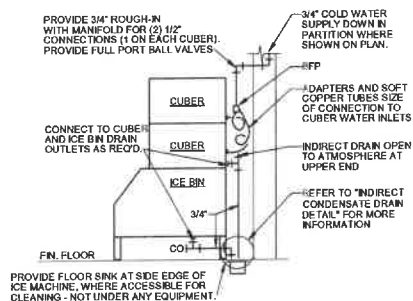
SHEET TITLE:
PLUMBING DETAILS

SHEET NO. PROJ. NO.
019538.07

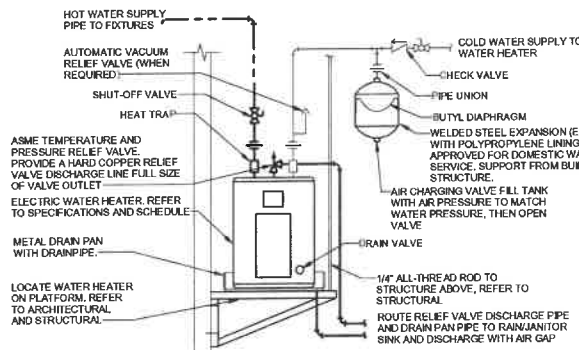
P002



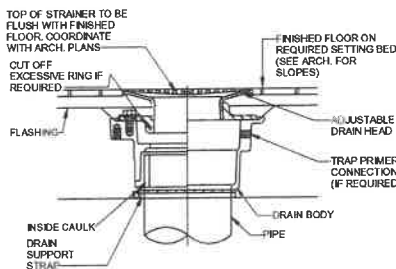
1 DOMESTIC WATER SERVICE ENTRY
NOT TO SCALE



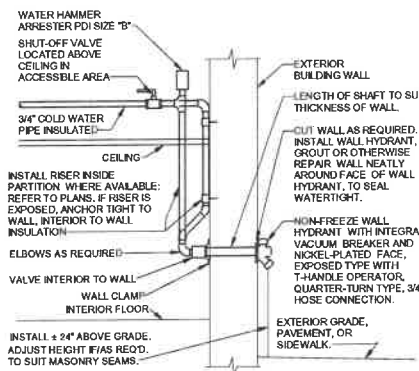
4 ICE MACHINE CONNECTION
NOT TO SCALE



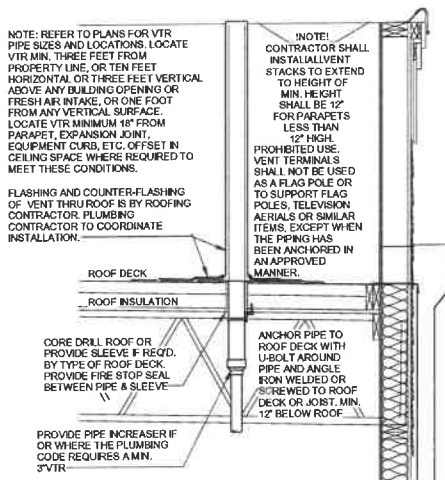
7 SHELF MOUNTED WATER HEATER WITH HWR
NOT TO SCALE



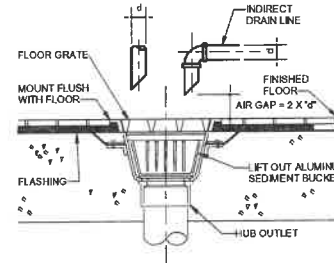
2 FLOOR DRAIN FITTING - FD
NOT TO SCALE



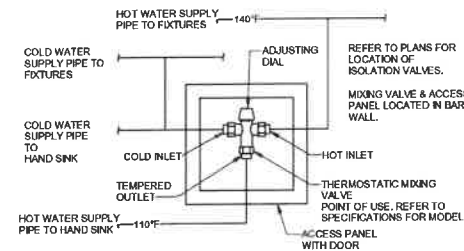
5 NON-FREEZE WALL HYDRANT - NFWH
NOT TO SCALE



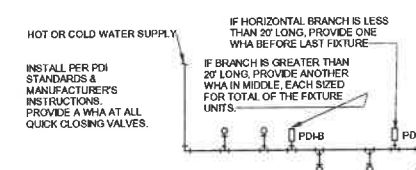
8 VENT THRU ROOF WITH PARAPET - VTR
NOT TO SCALE



3 FLOOR SINK FITTING - FS
NOT TO SCALE



6 THERMOSTATIC MIXING VALVE IN WALL
NOT TO SCALE



SINGLE/DOUBLE FIXTURE			MULTIPLE FIXTURES		
PDI UNITS	CONN. SIZE	FIXTURE UNIT LOAD	FIXTURE UNIT TABULATION		
			FIXTURE	COLD	HOT
A	1/2"	1-11	VALVE WATER CLOSET	10	--
B	3/4"	12-32	TANK WATER CLOSET	5	--
C	1"	33-60	URINAL	5	--
D	1"	61-113	LAVATORY/SINK	1.5	1.5
E	1"	114-164	JANITOR'S SINK	3	3
F	1"	165-330	SHOWER/BATH/TUB/DF	2	2

FOR BATTERIES OF FIXTURES, PROVIDE WATER HAMMER ARRESTERS BY SLOUX CHIEF PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON & O-RING CONSTRUCTION, WHICH MUST MEET STANDARD FOR WH-201, ASSE #1010 & ANSI BA112.28.1M CERTIFICATION. INSTALL IN VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE. PROVIDE ACCESSIBILITY TO "WHA" WHERE REQUIRED BY LOCAL CODE.

9 WATER HAMMER ARRESTERS - WHA
NOT TO SCALE



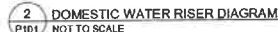
25



SHEET ISSUE:		
NO.	DATE	DESCRIPTION

SHEET NO. PROJ. NO.
019538.07

1





GROWTH MANAGEMENT
205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5750
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z 21-21-01 CPA Item iv.
Application Fee \$ _____
Receipt No. _____
Filing Date 9/2/21
Completeness Date est 10/5/21

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: FLORIDA GATEWAY DRIVE RV PARK
2. Address of Subject Property: LAKE CITY, FL
3. Parcel ID Number(s): 02-4S-16-02714-000
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: CI
6. Proposed Zoning Designation: CHI
7. Acreage: 8.5
8. Existing Use of Property: VACANT
9. Proposed use of Property: RV PARK

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): DALTON KURTZ Title: PROJECT MANAGER
Company name (if applicable): NORTH FLORIDA PROFESSIONAL SERVICES, INC.
Mailing Address: 1450 SW SR-47
City: LAKE CITY State: FL Zip: 32025
Telephone: (386) 752-4675 Fax: (386) 752-4674 Email: DKURTZ@NFPS.NET

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): KARL SHARRAH
Mailing Address: 7717 SW COUNTY ROAD 796
City: LAKE BUTLER State: FL Zip: 32054
Telephone: (352) 752-4675 Fax: () Email: KTSHARRAH@GMAIL.COM

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: DANIEL CRAPPS, RICHARD COLE, & FOUR BROTHERS 2020
If yes, is the contract/option contingent or absolute: ☒ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☐ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes ☐ No
Variance Application No. V _____
Special Exception: ☐ Yes ☐ No
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.
 - p. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

~~DALTON KURTZ~~_____

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

~~08/25/21~~_____

Date

Parcel: << 02-4S-16-02714-000 (11108) >>

Item iv.

Owner & Property Info

Owner	CRAPPS DANIEL COLE RICHARD C 2806 W US HWY 90 STE 101 LAKE CITY, FL 32055		
Site			
Description*	E1/2 OF NW1/4 & NE1/4 OF SW1/4 ALL LYING WEST OF I-75 & ALL LYING SOUTH OF FLORIDA GATEWAY SOUTH UNIT 1 & ALL LYING SOUTH OF 8.70 ACRES DESC IN ORB 1012-1537. EX 0.07 AC FOR SIGN LOCATION IN ORB 1088-1040. DB U-606		
Area	73.52 AC	S/T/R	02-4S-16
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	1
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$29,260	Ag Land	\$31,025
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,136,760	Just	\$1,136,760
Class	\$29,260	Class	\$31,025
Appraised	\$29,260	Appraised	\$31,025
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$29,260	Assessed	\$31,025
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$29,260 city:\$29,260 other:\$29,260 school:\$29,260	Total Taxable	county:\$31,025 city:\$31,025 other:\$0 school:\$31,025

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/5/1986	\$60,000	0601/0621	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	73.520 AC	1.0000/1.0000 1.0000/ /	\$422 /AC	\$31,025
9910	MKT.VAL.AG (MKT)	73.520 AC	1.0000/1.0000 1.0000/ /	\$15,462 /AC	\$1,136,760



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Item iv.

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: September 3, 2021

Request Type: Site Plan Review (SPR) _____ Special Exception (SE) _____ Variances (V) _____

Comprehensive Plan Amendment (CPA) x Zoning (Z) x Certificate of Appropriateness (COA) _____

Project Number: z21-21 and CPA 21-02

Project Name: Florida Gateway Drive RV Park

Project Address: vacant lot-Florida Gateway Dr

Project Parcel Number: 02-4s-16-02714-000

Owner Name: Karl Sharrah /Daniel Crapps/Richard Cole

Owner Address: 7717 sw Country Road 796

Owner Contact Information: telephone number 386-752-4674 e-mail DKURTZ@NFPSNET

Owner Agent Name: North Florida Professional Services INC

Owner Agent Address: 1450 SW SR47, Lake City, FL 32025

Owner Agent Contact Information: telephone 386-752-4675 e-mail dkurtz@NFPS.NET

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Owner wants to build an RV PARK and change the zoning from Commercial Intensive to Commercial Highway Intensive

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting**Building Department:** approved ____ disapproved ____ Reviewed by: _____Comments: _____

_____**Planning and Zoning:** approve ____ disapprove ____ Reviewed by: _____Comments: _____

_____**Business License:** approve ____ disapprove ____ Reviewed by: _____Comments: _____

_____**Code Enforcement:** approve ____ disapprove ____ Reviewed by: _____Comments: _____

_____**Permitting:** approve ____ disapprove ____ Reviewed by: _____Comments: _____

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service**Water Department:** approved ____ disapproved ____ Reviewed by: _____Comments: _____

_____**Sewer Department:** approved ____ disapproved ____ Reviewed by: _____Comments: _____

_____**Gas Department:** approved ____ disapproved ____ Reviewed by: _____Comments: _____

_____**Water Distribution/Collection:** approved ____ disapproved ____ Reviewed by: _____Comments: _____

_____**Customer Service:** approved ____ disapproved ____ Reviewed by: _____Comments: _____

Public Safety – Public Works, Fire Department, Police Department**Public Works:** approved ____ disapproved ____ Reviewed by: _____Comments: _____

_____**Fire Department:** approve ____ disapprove ____ Reviewed by: _____Comments: _____

_____**Police Department:** approve ____ disapprove ____ Reviewed by: _____Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

ORDINANCE NO. 2021-2201

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AMENDING SECTION 2-82 OF THE CODE OF ORDINANCES, CITY OF LAKE CITY, RELATING TO THE PLANNING AND ZONING BOARD; PROVIDING FOR THE AMENDMENT OF SECTION 3.1 OF THE LAND DEVELOPMENT REGULATIONS FOR THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR THE APPOINTMENT AND TERMS OF MEMBERS TO THE PLANNING AND ZONING BOARD; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Code of ordinances of the City of Lake City, Florida (hereinafter the “City”) contains provisions related to a board titled the “Planning and Zoning board” (hereinafter the “Board”); and

WHEREAS, Article III, Section 2-82, Lake City Code, established and provides for the appointees and the term of office of each of the seven (7) seats that comprise the Board; and

WHEREAS, the terms of the seven (7) seats of the Board are to be staggered so as to provide a quorum at all times when the seven (7) seats of the Board are filled by appointments; and

WHEREAS, the City Council finds it necessary to amend Article III, Section 2-82 of the Code of Ordinances to provide for the appointees and the term of office of each of the seven (7) seats that comprise the Board.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are hereby incorporated herein and made a part of this resolution.

Section 2. That Article III, Section 2-82, of the Code of Ordinances and Section 3.1, of the Land Development Regulations for the City of Lake City,

Florida, are hereby amended to read as follows (words underlined are additions; words ~~stricken~~ are deletions):

Sec. 2-82. - Creation; appointment of members; terms.

There is hereby established and created the city planning and zoning board which shall consist of seven members appointed by the council. All seven members shall be appointed for staggered terms of four years each and shall hold office until their successors have been appointed and qualify. All members of the board shall be residents of the city. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. All appointments of the seven members to the board shall be made by resolution adopted by the council.

Pursuant to section 163.3174, F.S., the planning and zoning board shall include a representative of the school district as a nonvoting eight member. The District School Board of Columbia County shall appoint the nonvoting representative of the school district to the planning and zoning board. The nonvoting school district representative shall attend planning board meetings at which the planning board considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The nonvoting school district representative shall be appointed for a four (4) year term, said term to be established by the council, and shall hold office until their successor has been appointed.

Remainder of this page intentionally left blank.

SECTION 3.1 PLANNING AND ZONING BOARD

3.1.1 Planning and Zoning Board: Organization

...

- 3.1.1.2. Appointment. The Planning and Zoning Board shall consist of seven (7) residents of the City who shall be appointed by the City Council. No member of the Planning and Zoning Board shall be a paid or elected official or employee of the City. The City Council may by resolution designate members of the Planning and Zoning Board to perform the functions of the Board of Adjustment. If the City Council so elects, the terms of office of members of the Planning and Zoning Board shall run concurrently with said members term of office on the Board of Adjustment.

Pursuant to section 163.3174, F.S., the planning and zoning board shall include a representative of the school district as a nonvoting eight member. The District School Board of Columbia County shall appoint the nonvoting representative of the school district to the planning and zoning board. The nonvoting school district representative shall attend planning board meetings at which the planning board considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The nonvoting school district representative shall be appointed for a four (4) year term, said

term to be established by the council, and shall hold office until their successor has been appointed.

- 3.1.1.3 Term of Office. The term of office shall be for ~~three (3)~~ staggered terms of four (4) years each and shall hold office until their successors have been appointed and qualify. ~~provided, however, that of the seven (7) members first appointed to the Planning and Zoning Board at the effective date of these land development regulations two (2) shall be appointed for one year, two (2) shall be appointed for two (2) years, and three (3) shall be appointed for three (3) years, and that all appointments thereafter shall be for three (3) years.~~

...

Section 3. It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lake City, that the sections of the Ordinance may be renumbered or relettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 4. If any clause, section, or other part or application of this Ordinance shall be held in any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and shall not affect the validity of the remaining portions or applications which shall remain in full force and effect.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This ordinance shall be effective as of the date of its adoption.

PASSED upon first reading this _____ day of _____ 2021.

NOTICE PUBLISHED on this _____ day of _____ 2021.

PASSED AND ADOPTED on the second and final reading this _____ day of _____ 2021.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Frederick L. Koberlein, Jr.,
City Attorney