PLANNING AND ZONING BOARD
CITY OF LAKE CITY
September 08, 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 September 8, 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 08/03/2021

i. Minutes from 08/03/21

OLD BUSINESS

NEW BUSINESS

ii. 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

iii. Seat vacancy-Bruce Naylor per LDR 3.1.1.5 Removal for Absenteeism. The term of office of any member of the Planning and Zoning Board who is absent from three (3) consecutive, regularly scheduled meetings of the Planning and Zoning Board shall be declared vacant by the City Council.

WORKSHOP

ADJOURNMENT

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

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

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.

MINUTES

CITY OF LAKE CITY PLANNING AND ZONING COMMITTEE
REGULAR SESSION Aug. 3, 2021

1. ROLL CALL:

The roll was called as follows:

Mr. Adel – present Mr. Lydick – present
Ms. Douberly – present Ms. Georgalis -present

MINUTES:

Minutes of the special called meeting from July 14, 2021 were approved. Motion made by Mr. Lydick and seconded by Mrs. Douberly. Passed unanimously.

NEW BUSINESS:

Z 21-06- an application submitted by Tori Humphries for owner (Olivia Rae Investments, Inc), to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Residential Single Family 3 (RSF 3) to Commercia Neighborhood (CN) on property described, as follows: Parcel No. 107620-000

Ms. Humphries was sworn in by Mavis Georgalis. Ms. Humphries explained the petition request, the board and Ms. Humphries conversed during the open hearing.

Motion to close public hearing-motion made by Mr. Adel, 2nd by Mr. Lydick.
Discussion occurred between board members

Motion to approve petition made by Mr. Lydick, seconded by Mrs. Douberly.

OLD BUSINESS:

None

Workshop Question:

Motion to Adjourn the Meeting: Motion to adjourn by Mr. Lydick and Seconded by Ms. Douberly.

_____ _____
Mavis Georgalis, Board Chairperson Date Approved

_____ _____
Bev Jones-secretary Date Approved

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

RECEIVED
AUG 04 2021
BY:

FOR PLANNING USE ONLY
Application # _____
Application Fee: $XXXXX
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 _____
   - [X] 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 BEFORETHE 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).

_____
Signature of Notary

(NOTARY SEAL or STAMP)

_____
Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

SITE DEVELOPMENT PLANS FOR:

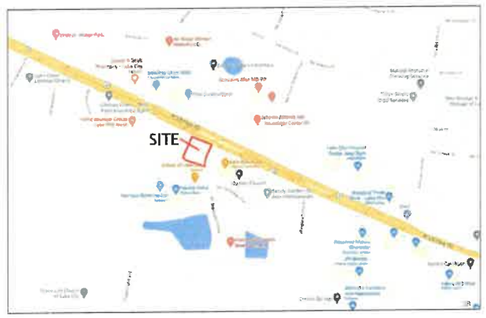
The Human Bean

US Highway 90
Lake City, FL 32055

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: Young@lcfla.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@lcfla.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@lcfla.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@lcfla.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@lcfla.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@lcfla.com

SHEET INDEX

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

Project Number: ----
Date/Name: 2021-103 Details.dwg
Drawing Scale: as noted
Date of Project: ----
Engineer of Record: Christopher L. Price, P.E. Florida PE# 71766

bluewater civil design
Certificate of Authorization: FL Cert. No: 29731
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

The Human Bean

US Highway 90
Lake City FL

PLAN REVISION	ISSUE DATE	SHEET NUMBER
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Title Sheet

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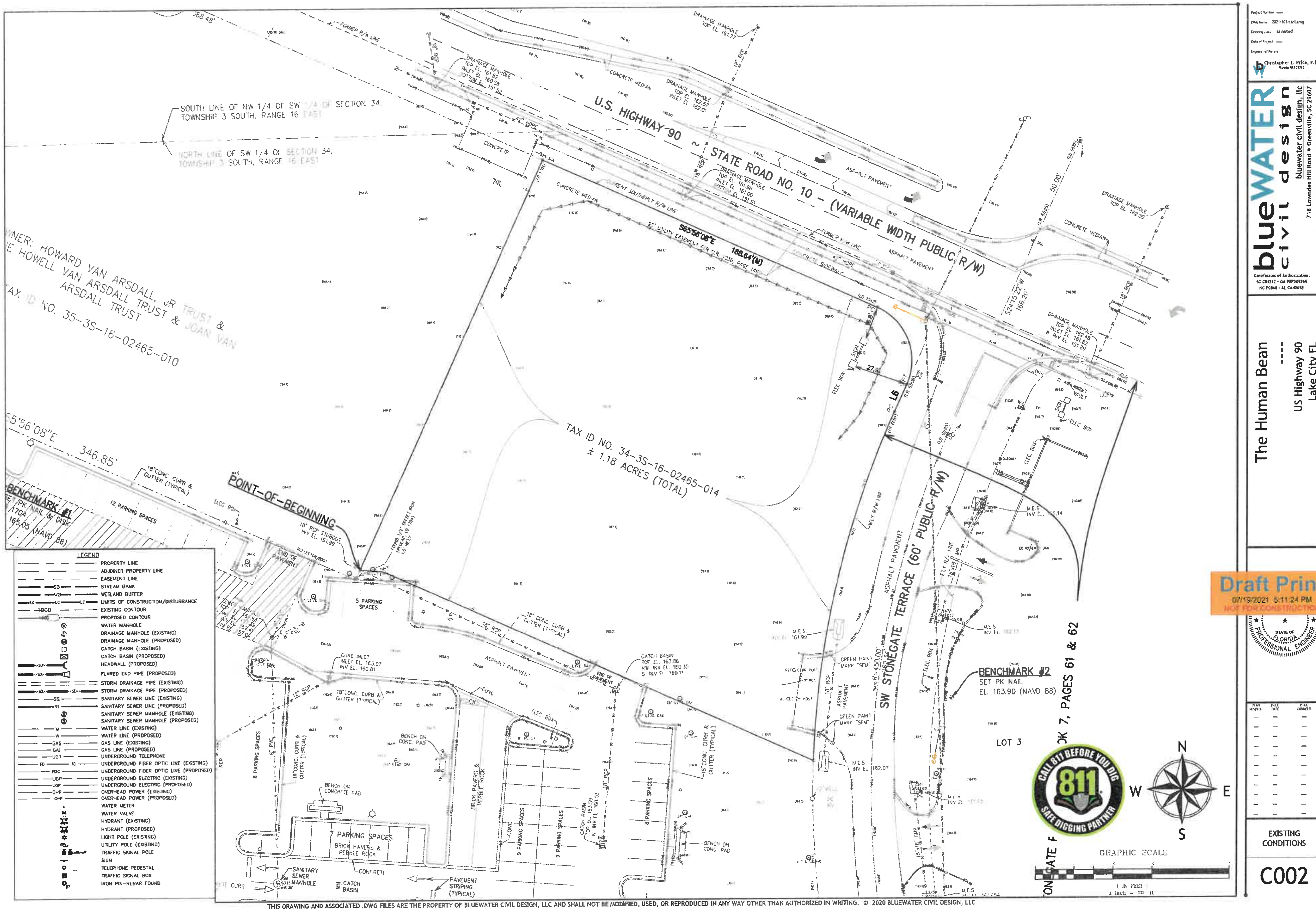
U.S. HIGHWAY 90 ~ STATE ROAD NO. 10 - (VARIABLE WIDTH PUBLIC R/W)
SOUTH LINE OF NW 1/4 OF SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
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TAX ID NO. 35-3S-16-02465-010
TAX ID NO. 34-3S-16-02465-014
± 1.18 ACRES (TOTAL)
POINT-OF-BEGINNING
BENCHMARK #1
BENCHMARK #2
SET PK NAIL
EL. 163.90 (NAVD 88)
SW STONEGATE TERRACE (60' PUBLIC R/W)
LOT 3
CONCRETE MEDIAN
ASPHALT PAVEMENT
12 PARKING SPACES
5 PARKING SPACES
7 PARKING SPACES
8 PARKING SPACES
9 PARKING SPACES
LEGEND
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PROPOSED CONTOUR
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bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
The Human Bean
US Highway 90
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EXISTING CONDITIONS
C002
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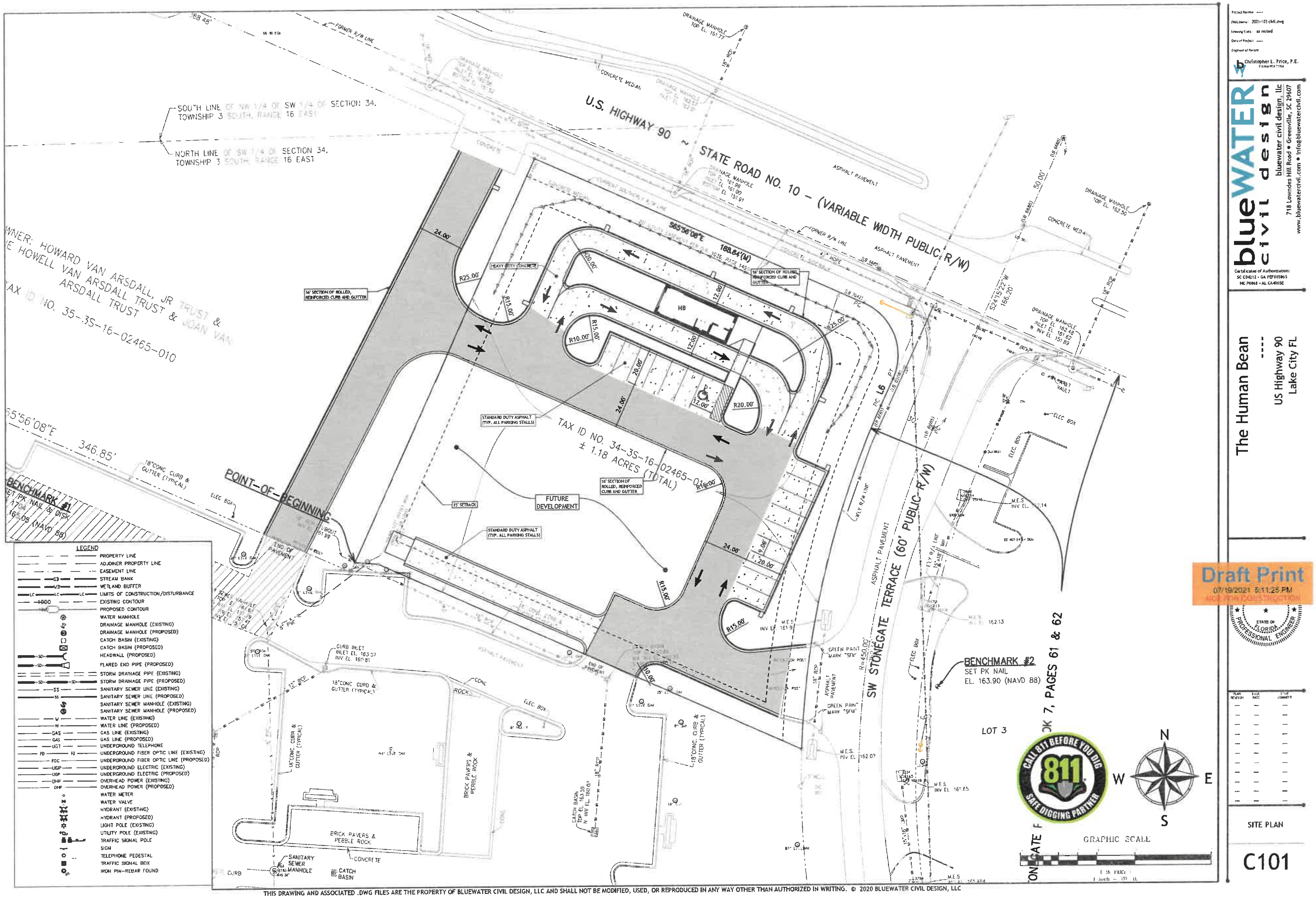
Item ii.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SITE PLAN
C101
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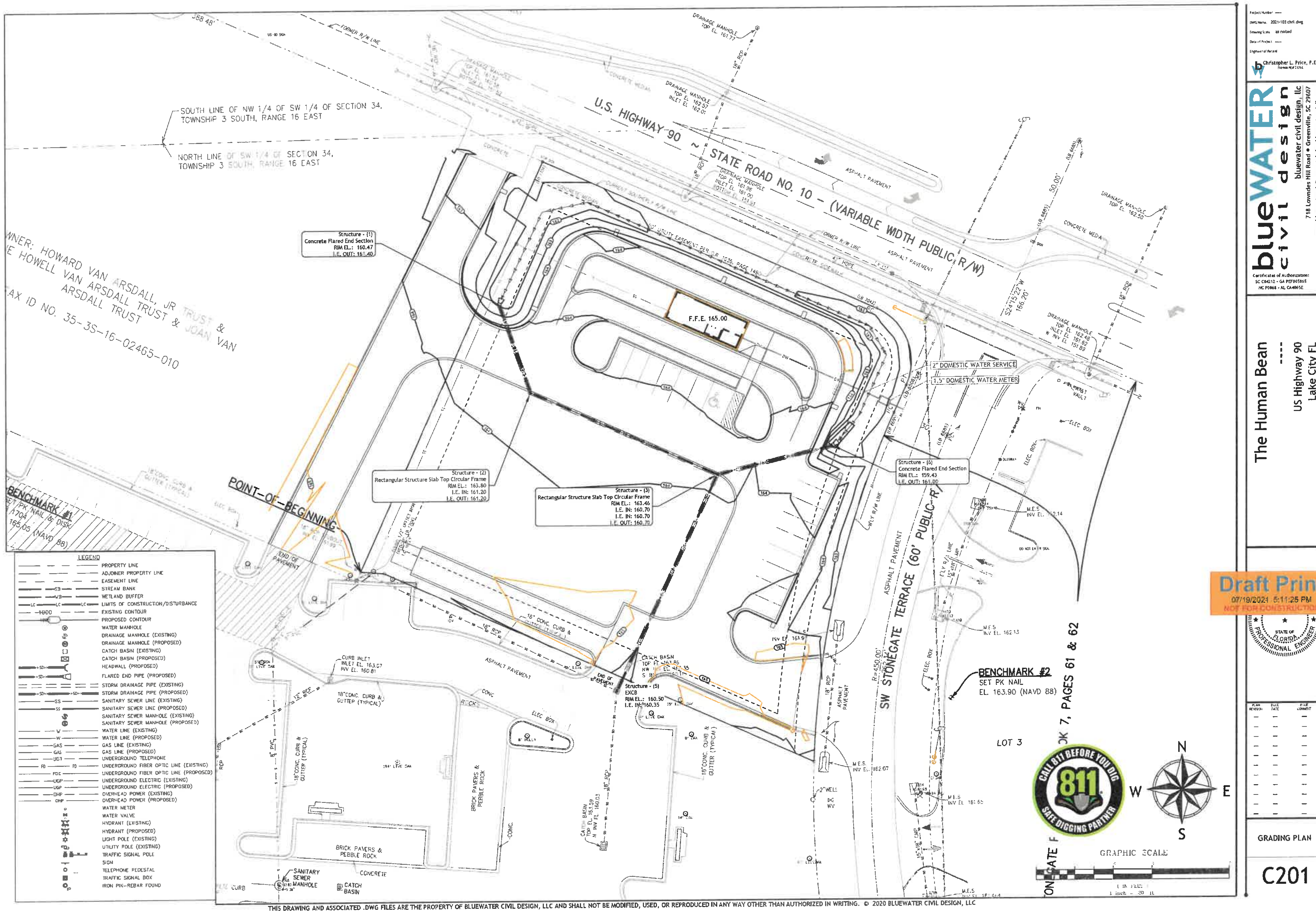

U.S. HIGHWAY 90 ~ STATE ROAD NO. 10 - (VARIABLE WIDTH PUBLIC R/W)
SW STONEGATE TERRACE (60' PUBLIC R/W)
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TAX ID NO. 35-3S-16-02465-010
POINT-OF-BEGINNING
F.F.E. 165.00
Structure - (1) Concrete Flared End Section RIM EL.: 160.47 I.E. OUT: 161.40
Structure - (2) Rectangular Structure Slab Top Circular Frame RIM EL.: 163.80 I.E. IN: 161.20 I.E. OUT: 161.20
Structure - (3) Rectangular Structure Slab Top Circular Frame RIM EL.: 163.46 I.E. IN: 160.70 I.E. IN: 160.70 I.E. OUT: 160.70
Structure - (4) Concrete Flared End Section RIM EL.: 159.43 I.E. OUT: 161.00
Structure - (5) EXCB RIM EL.: 160.50 I.E. IN: 160.35
2" DOMESTIC WATER SERVICE
1.5" DOMESTIC WATER METER
BENCHMARK #1 SET PK NAIL & DISK 165.05 (NAVD 88)
BENCHMARK #2 SET PK NAIL EL. 163.90 (NAVD 88)
LOT 3
ASPHALT PAVEMENT
BRICK PAVERS & PEBBLE ROCK
LEGEND
PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT LINE
STREAM BANK
WETLAND BUFFER
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Engineer of Record
Christopher L. Price, P.E.
blueWATER civil design
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718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization: SC C04212 - GA PEF005865 NC P0868 - AL CA4065E
The Human Bean
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GRADING PLAN
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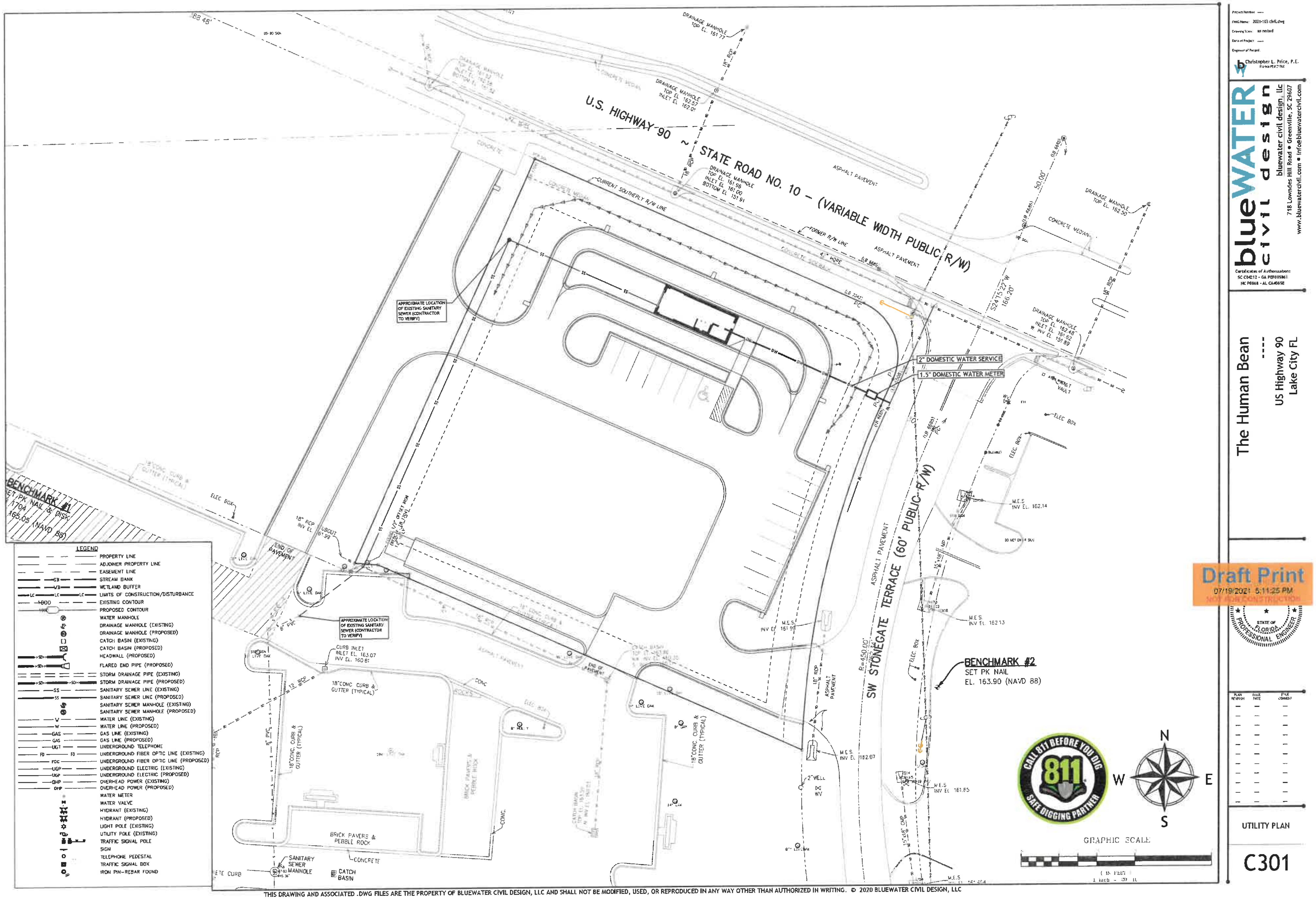
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CONCRETE MEDIAN
CURRENT SOUTHERLY R/W LINE
FORMER R/W LINE
2" DOMESTIC WATER SERVICE
1.5" DOMESTIC WATER METER
APPROXIMATE LOCATION OF EXISTING SANITARY SEWER (CONTRACTOR TO VERIFY)
BENCHMARK #1
BENCHMARK #2
SET PK NAIL
EL. 163.90 (NAVD 88)
LEGEND
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DRAINAGE MANHOLE (PROPOSED)
CATCH BASIN (EXISTING)
CATCH BASIN (PROPOSED)
HEADWALL (PROPOSED)
FLARED END PIPE (PROPOSED)
STORM DRAINAGE PIPE (EXISTING)
STORM DRAINAGE PIPE (PROPOSED)
SANITARY SEWER LINE (EXISTING)
SANITARY SEWER LINE (PROPOSED)
SANITARY SEWER MANHOLE (EXISTING)
SANITARY SEWER MANHOLE (PROPOSED)
WATER LINE (EXISTING)
WATER LINE (PROPOSED)
GAS LINE (EXISTING)
GAS LINE (PROPOSED)
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTIC LINE (EXISTING)
UNDERGROUND FIBER OPTIC LINE (PROPOSED)
UNDERGROUND ELECTRIC (EXISTING)
UNDERGROUND ELECTRIC (PROPOSED)
OVERHEAD POWER (EXISTING)
OVERHEAD POWER (PROPOSED)
WATER METER
WATER VALVE
HYDRANT (EXISTING)
HYDRANT (PROPOSED)
LIGHT POLE (EXISTING)
UTILITY POLE (EXISTING)
TRAFFIC SIGNAL POLE
SIGN
TELEPHONE PEDESTAL
TRAFFIC SIGNAL BOX
IRON PIN-REBAR FOUND
BRICK PAVERS & PEBBLE ROCK
18"CONC. CURB & GUTTER (TYPICAL)
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER
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NOT FOR CONSTRUCTION
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Christopher L. Price, P.E.
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The Human Bean
US Highway 90
Lake City FL
UTILITY PLAN
C301
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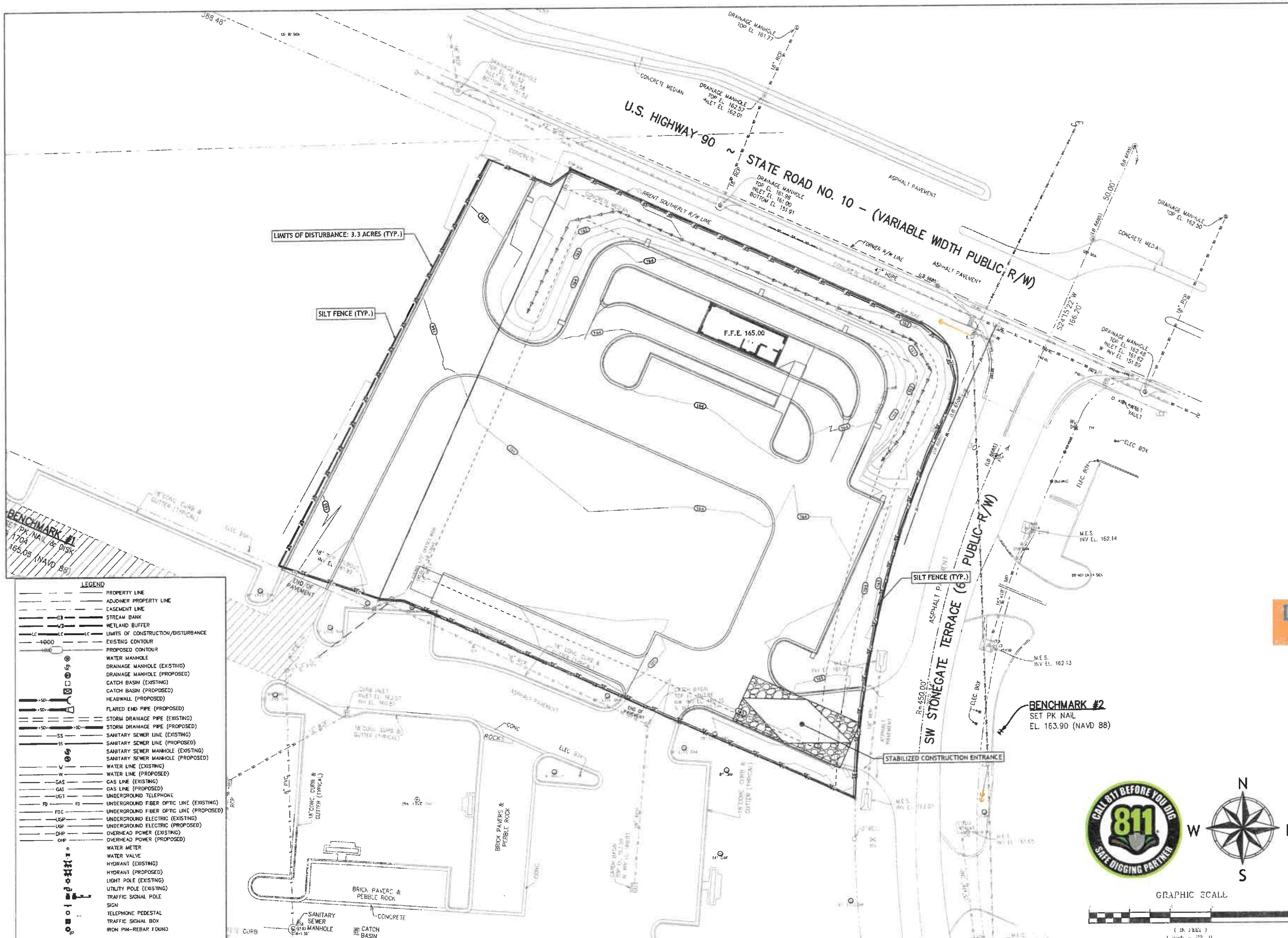

Project Number: ----
DWG Name: 2021-103 civil.dwg
Drawing Scale: as noted
Date of Project: ----
Engineer of Record

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EROSION CONTROL PLAN

C401

GENERAL NOTES FOR SITEWORK

1. The Contractor shall call 811 Utility Locate Service prior to start of any construction activity.

2. Survey:
2.1. Survey Information provided by Clarson & Associates (904)-396-2623.
2.2. 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.
2.3. 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.
2.4. 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.

3. Permits:
3.1. The Contractor shall have copies of any necessary encroachment and construction permits prior to entering any right-of-way or beginning construction.
3.2. Permits typically required include but are not limited to: State NPDES Coverage, Local Issuing Authority Grading Permit, DOT Encroachment Permits (access and utility taps), 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.
3.3. 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.

4. Safety:
4.1. By Law, the Contractor shall comply with all OSHA regulations, including safety protocol, safety gear, safety education, etc.
4.2. 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.
4.3. The Engineer's review of the Contractor's work product and performance will not include review of the Contractors safety programs. Such reviews are to be by OSHA inspectors and the Owner's Representative.
4.4. 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.

5. SWPPP:
5.1. The Contractor is responsible for reviewing the requirements in the SWPPP manual and maintaining all records as required by Local, State, and Federal Laws.
5.2. The SWPPP manual/plans shall be kept on-site in a secure location accessible to the inspector at all times during construction.
5.3. The Contractor shall post a 24-Hour Contact and phone # and rain gauge at the job site.

6. Pre-construction Meeting:
6.1. The Contractor shall immediately contact the state or local issuing authority, utility companies, etc. and set up a pre-construction conference at the site.
6.2. The Contractor shall make sure the Engineer of Record, Owner, Inspector, Superintendent, and any relevant erosion control sub-contractor are in attendance.
6.3. The Contractor shall develop an attendance sign in sheet and keep minutes of the meeting with the SWPPP.

7. Tree Protection:
7.1. 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.
7.2. 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.
7.3. The Contractor shall be responsible for obtaining all necessary dumping or burning permits.

8. Earthwork:
8.1. The Contractor shall grade the site to the lines and grades shown and shall proof-roll and test compaction on all areas.
8.2. 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.
8.3. The Grading Contractor shall proof-roll the construction area with a fully-loaded tandem-axle 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.
8.4. 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.
8.5. 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.
8.6. 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.
8.7. 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.)
8.8. 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.
8.9. Rock Excavation is classified as:
8.9.A. 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 53,000 pounds (Caterpillar D-8 or equivalent).
8.9.B. 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.
8.10. 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%-3% 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.
8.11. All existing pavement to be left in a fill area shall be scarified prior to placement of any fill material.
8.12. All slopes steeper than 4:1 receiving fill shall be plowed and scarified to enhance the bonding of new fill with existing surfaces.
8.13. 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.
8.14. The wetting/drying of soils to achieve specified compaction shall be included in the Grading Contractor's contract price.
8.15. 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.
8.16. 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 4' area out from all doorways) 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.

9. Storm Drainage:
9.1. 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-198 751, Type B, and shall be installed in strict accordance with pipe manufacturer's recommendations.
9.2. All corrugated plastic pipe shall meet the requirements of AASHTO M-294, Type S, shall be smooth interior with annular corrugated exterior. HI-Q Sure-Lock 10.8 pipe, ADS, N-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 3212. 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'.

10. Utilities:
10.1. 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 & 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.
10.2. Sanitary sewer lines and appurtenances shall be installed per the approved drawing and latest standards and specs of the local sewer authority.
10.3. 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.
10.4. 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.
10.5. 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.

11. Pavement:
11.1. 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)
11.2. All pavement shall be installed on a finished and well-drained sub-grade compacted as specified in previous notes.
11.3. Base course material for asphalt pavement shall be stone aggregate base course (ABC) and compacted to 95% modified proctor.
11.4. 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 broom finished and jointed as required.
11.5. 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.
11.6. 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 sidewalk, 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.

12. Erosion Control and Drainage:
12.1. 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.
12.2. 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.
12.3. The sequence of work shall conform to the erosion control narrative.
12.4. Sediment controls during construction shall comply with all local, state, and federal laws and regulations. After all sitework 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 area.
12.5. 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.

13. General:
13.1. 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.
13.2. All reference to state standards and specifications are made from the Florida Highway Department's standard specification, latest edition.
13.3. 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).
13.4. 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.
13.5. The General Contractor is responsible for posting all required bonds that General Contractors are allowed to post.
13.6. 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

1. 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 hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.

2. 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.

3. All sediment and erosion control devices shall be inspected once 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. All 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.

11. 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.

12. 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.

13. 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.

14. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

15. Columbia County SMS4 Stormwater coverage is excluded for activities conducted in FDOT and/or County rights of way.

16. 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.

17. The following discharges are prohibited:
•• Wastewater from washout of concrete, unless managed by an appropriate control;
•• Wastewater from washout and cleanout of stucco, 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

1. Sediment and erosion control devices shall be installed and functioning prior to beginning any earth disturbing activities.

3. 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 oncoming traffic at intersections, adjacent driveways and the project construction entrance.

4. 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.

5. Disposal of all recovered sediments and construction debris shall be in accordance with all applicable City, State and Federal Regulations.

6. 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.

7. Maintain ALL sediment and erosion control BMPs for the entire length of project.

8. 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).

9. 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.

10. Silt fencing shall be placed no closer than 5 ft. downhill from the toe of any fill area.

11. 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.

12. Cat track or surface roughening is required for all slopes greater than 4:1 prior to seeding and lying 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.

13. The site shall be considered permanently stabilized when all surface disturbing activities are complete and either of the two following criteria are met:
a. 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
b. Equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) have been employed.

22. 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.
23. 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) .

24. Upon acceptance and approval of the closure application, schedule a final SWPPP permit close out inspection with City of Lake City inspector.

25. Final SWPPP grading permit inspection must be completed prior to requesting a certificate of occupancy, and submitting a Notice of Termination (NOT) to FDEP.

26. 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 TLDC 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 TLDC Section 5-85(m)(14), and list root barrier specification to protect against future utility conflict.

Per TLDC 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 TLDC5-56(c)(1)a5. 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 debits 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: ± x.xx ACRES

EROSION CONTROL SEQUENCE (for Contractor):

PHASE I EROSION CONTROL

1. 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.
2. Clearly flag/mark the limits of disturbance.
3. Install Construction Entrance, Silt Fence, Temporary BMPs, Erosion controls, tree protection
4. 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.
5. Strip topsoil as required and stockpile on-site as directed. All topsoil shall be reused in grass or landscape areas.
6. 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.

PHASE II EROSION CONTROL

7. Install storm drainage, catch basins, silt fence/silt savers, etc. as grade allows.
8. Place stone as soon as possible on all areas to be paved.
9. Begin Fine Grading.
10. Continuously maintain all BMPs throughout construction. Remove accumulated sediment from BMPs and clean-out Sediment Basins & Traps as noted on plans.
NOTE: Contractor's price for work shall be all inclusive for installing and maintaining BMPs as shown drawings.
11. Respread topsoil evenly on unimproved areas and areas with no impervious surfaces proposed.
12. 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.
13. Finalize all paving and grassing to achieve final stabilization.
14. Remove silt/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.
15. Operating permits and post development certifications must be secured prior to final inspection
16. Contact Engineer of Record & City of Lake City Inspector for close-out inspection once site is stabilized.
17. Address any punchlist items from close-out inspection and as-built analysis.
18. Remove temporary BMPs once site accepted for close-out by local issuing authority.
19. 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.

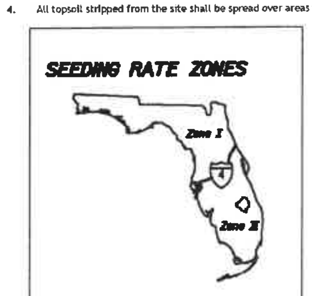
TEMPORARY AND PERMANENT SEEDING NOTES

1. All disturbed areas not receiving pavement, mulch, or landscaping shall be permanently grassed per the attached specifications.

2. All disturbed areas with no activity for more than 14 days shall be temporarily grassed per the attached specifications.

3. 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.

4. 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			
	COASTAL*		INLAND		COASTAL*		INLAND	
	Mar. to Nov.	Nov. to Mar.	Mar. to Nov.	Nov. to Mar.	Feb. to Dec.	Dec. to Feb.	Feb. to Dec.	Dec. to Feb.
PERMANENT GRASSES								
Unhulled Bermuda**		80		80		80		80
Hulled Bermuda**	40		15		40		15	
Bahia (Argentine Or Pensacola)			80	80			80	80
QUICK GROWING GRASS								
Annual Rye Grass		50		50		50		50
TOTAL POUNDS PER ACRE	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

*Locations where salt sensitive plants may be adversely affected by high concentrations of salts in soils, water or air. This may include seaside locations, low-lying areas subjected to periodic saltwater inundation from storms or high tides, or where salt intrusion into groundwater supply has occurred.

**Bermuda shall not be used in areas adjacent to existing or proposed landscaping.

Note: All seeding shall be performed meeting the requirements of Section 570 of the Standard Specifications.

GENERAL NOTE

[illegible]

Project Number: ----
DWG Name: 2021-103 Details.dwg
Drawing Scale: as noted
Date of Project: ----
Engineer of Record:
Christopher L. Price, P.E.

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PLAN REVISION	ISSUE DATE	ISSUE COMMENT
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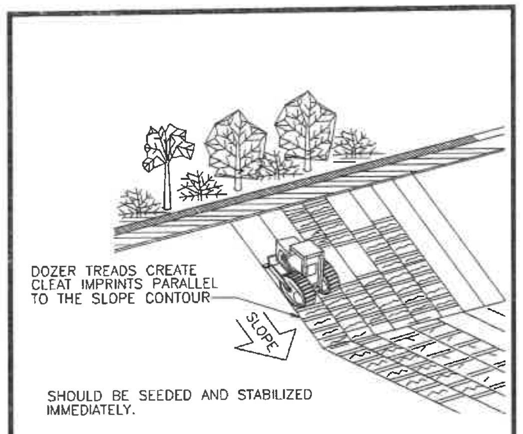
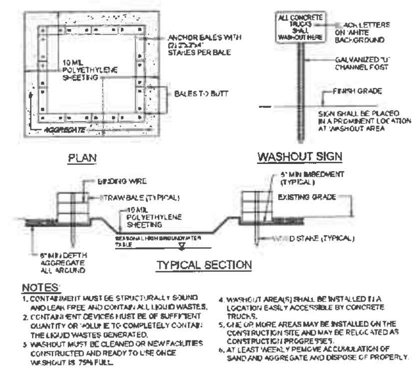
SITEWORK NOTES & DETAILS

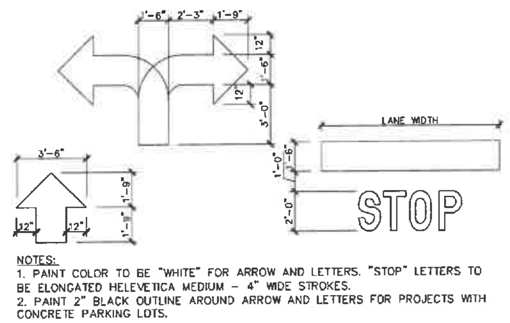
C501



SLOPE TRACKING DETAIL



CONCRETE WASHOUT AREA



PAVEMENT PAINTING

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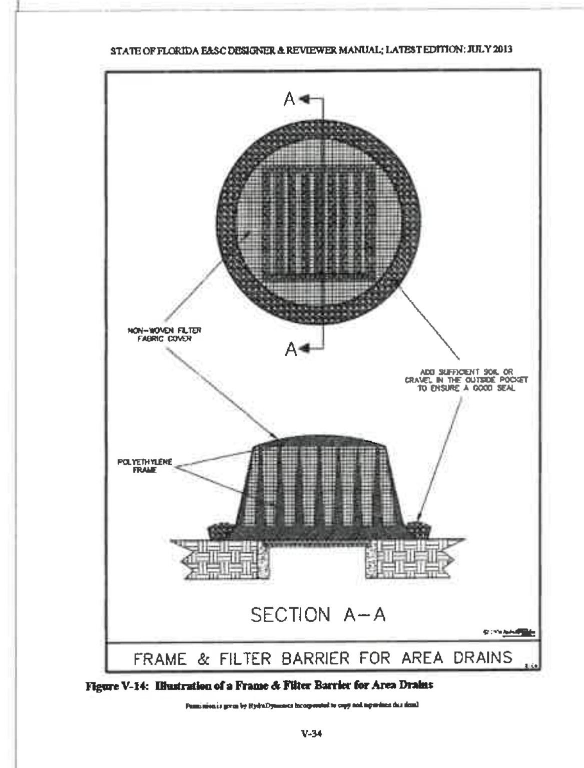
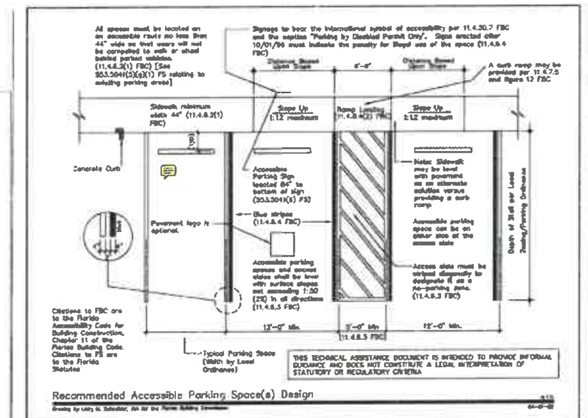
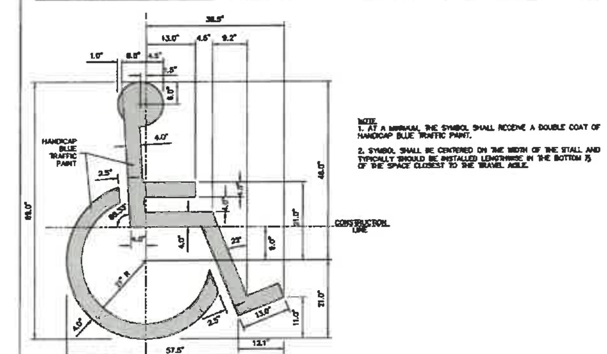
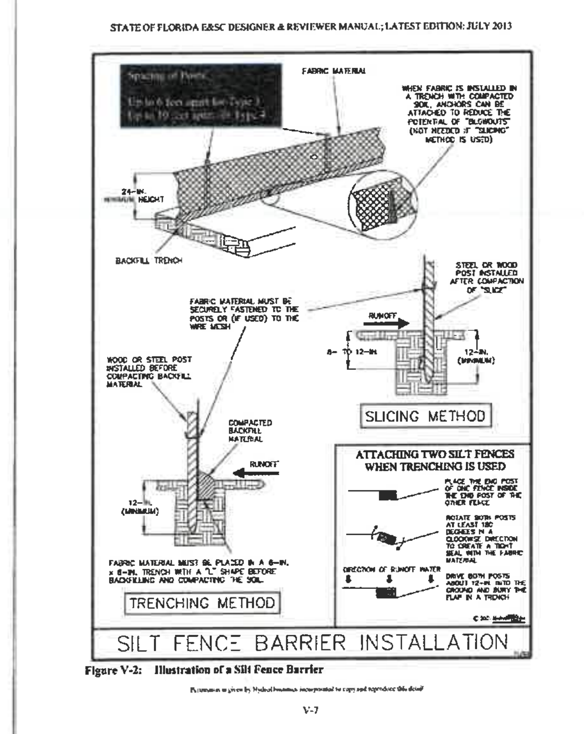


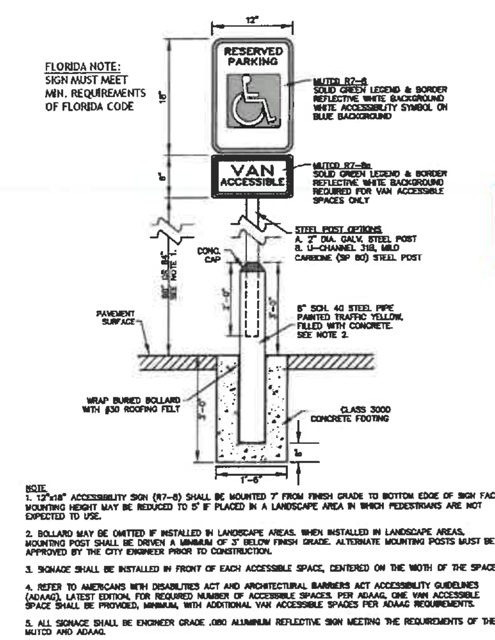




ADA ACCESSIBILITY SYMBOL

N.T.S.





ADA ACCESSIBILITY SIGN

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SITEWORK NOTES & DETAILS

C502

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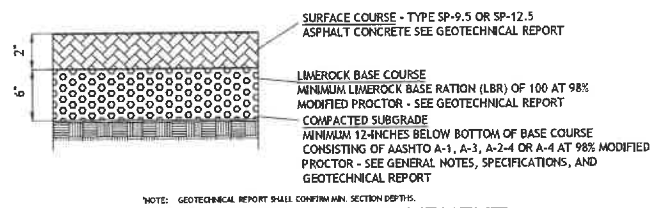
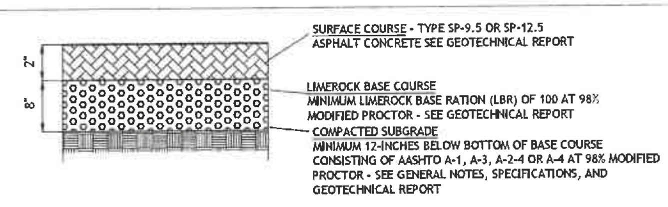


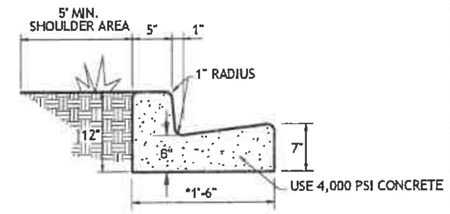
LIGHT DUTY ASPHALT PAVEMENT

NTS



MEDIUM DUTY ASPHALT PAVEMENT

NTS

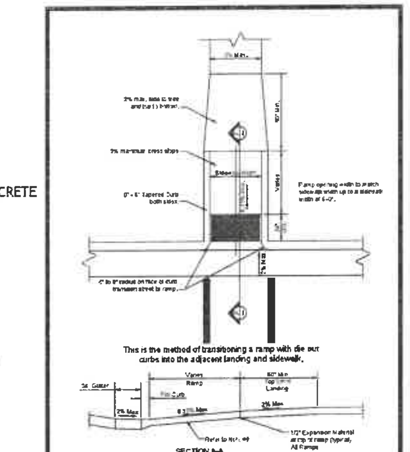


NOTES:
1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER FDOT SPECS

- TYPICAL DETAIL -

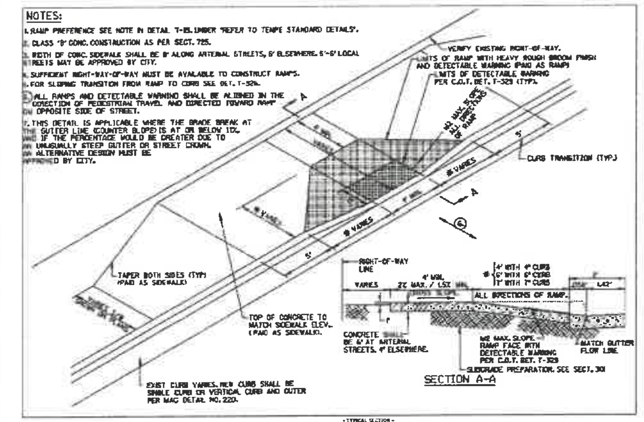
18" CONCRETE CURB & GUTTER

NTS

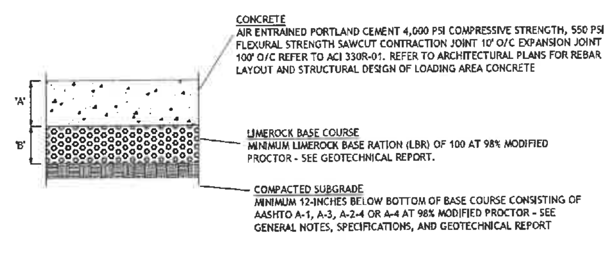


TYPE "A" A.D.A. RAMP

INLINE



TYPE "B" ADA RAMP DETAIL



*NOTE: GEOTECHNICAL REPORT SHALL CONFIRM MIN. SECTION DEPTHS.

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

- TYPICAL SECTION -

CONCRETE PAVEMENT

NTS

JOINT SPACING DETERMINATION:

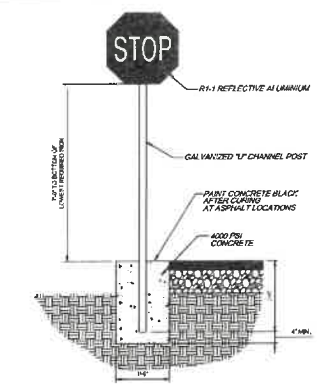
1. LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
2. KEEP ALL JOINTS CONTINUOUS
3. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT:
   A. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH
   B. PAVEMENT-MAXIMUM 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

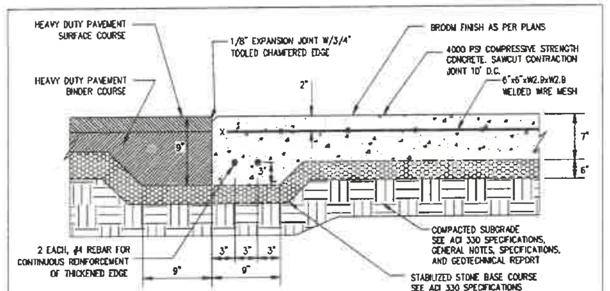
PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAXIMUM JOINT SPACING (FEET)
3.5 (FOR WHITETOPPING ONLY)	6
4.0	10
4.5	10
5.0	12
5.5	12
6.0	15
OVER 6.0	15

GENERAL NOTES:

1. USE NRMCA CERTIFIED "CRAFTSMEN" FOR ALL FIELD SUPERVISION.
2. PREPARE THE BASE AND SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO PERVIOUS CONCRETE PLACEMENT.
3. IMPORTED SOIL USED FOR BACKFILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1-1/2" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED 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 (VISQUEEN).
7. CONTRACTOR SHALL WAIT UNTIL SITE IS SUBSTANTIALLY STABILIZED BEFORE PLACEMENT OF FILTER FABRIC & STONE PER PERVIOUS PAVEMENT SECTION DETAIL TO AVOID CONTAMINATION OF STONE SECTION. CONTRACTOR SHALL PLACE TEMPORARY STONE BASE IF NEEDED TO ACCESS BUILDING CONSTRUCTION AREA AND REMOVE BEFORE FINAL PLACEMENT OF PERVIOUS PAVEMENT STONE SECTION. COORDINATE WITH SITE ENGINEER PRIOR TO PLACEMENT.



STOP SIGN DETAIL

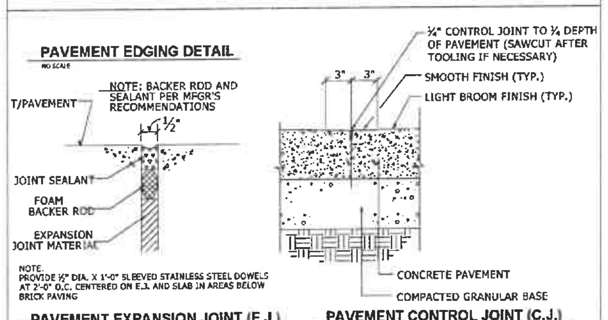


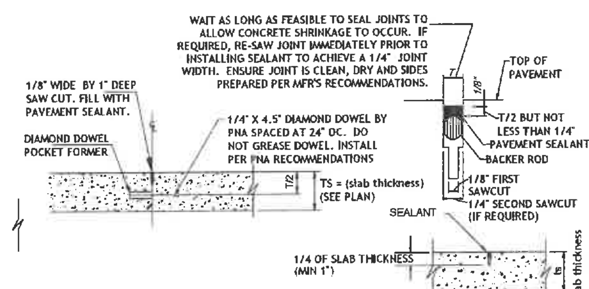
HEAVY DUTY ASPHALT & CONCRETE TRANSITION AT DUMPSTER PAD

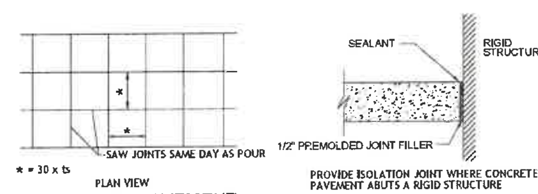
N.T.S.

**COURSE DEPTHS SHALL BE VERIFIED BY A GEOTECHNICAL CONSULTANT.

***CONCRETE SHALL BE AIR-ENTRAINED. SEE GEOTECHNICAL REPORT AND REFER TO ACI-330



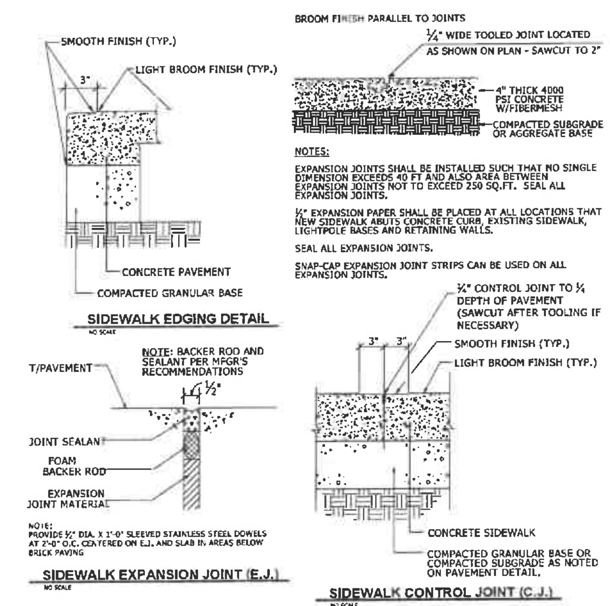




- TYPICAL DETAIL -

CONCRETE JOINTING

NTS



- TYPICAL DETAIL -

CONCRETE SIDEWALK

NTS

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SITEWORK NOTES & DETAILS

C503

Project Number ----
DWG Name: 2021-183 Details.dwg
Drawing Scale: NO SCALE
Date of Project: ----
Engineer of Record
Christopher L. Price, P.E.
Florida #67764

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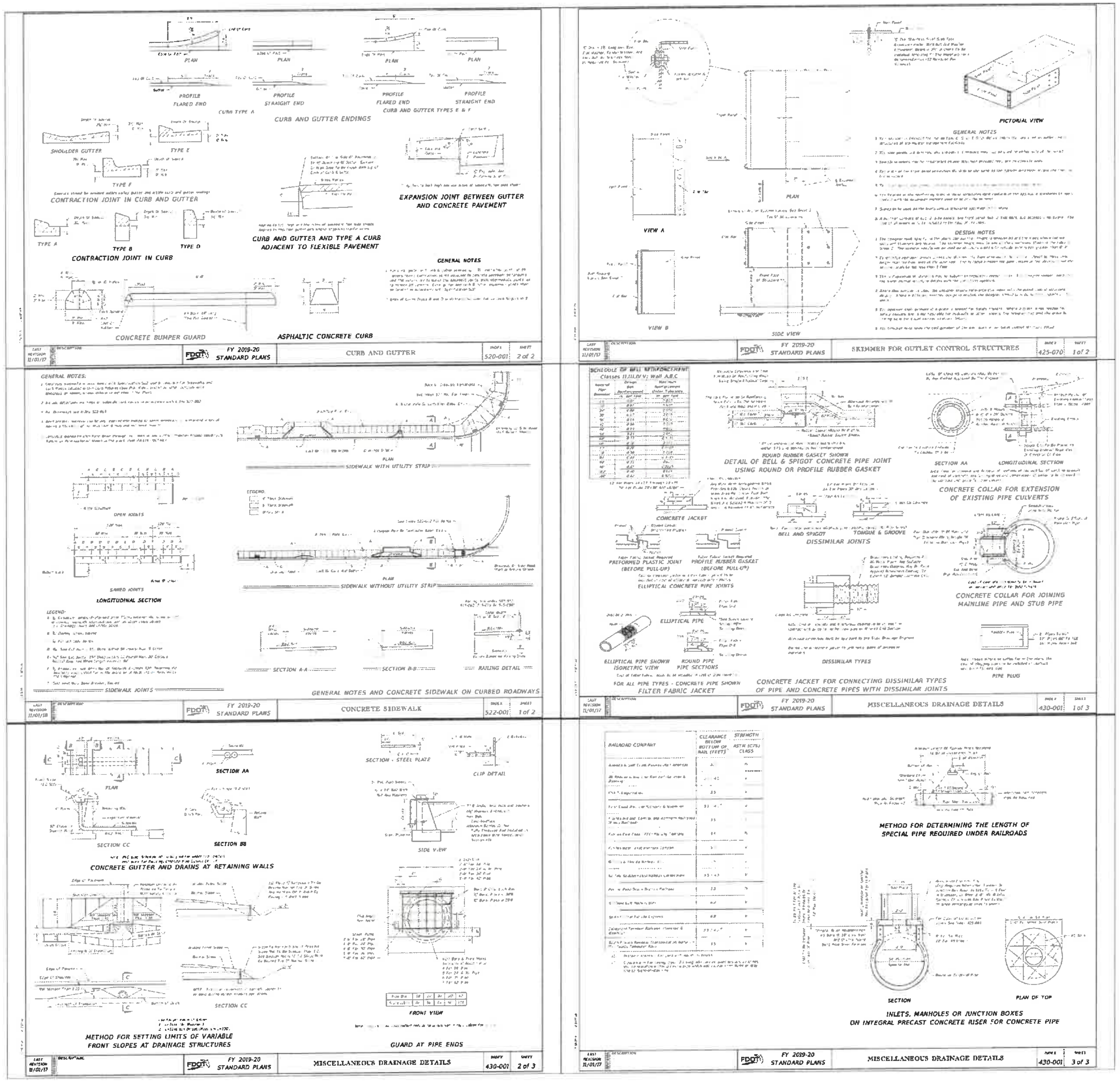
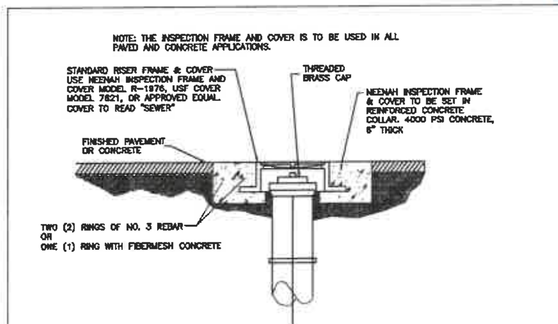
SITEWORK NOTES & DETAILS

C504





SANITARY SEWER / ROOF DRAINAGE CLEANOUT DETAIL

NOT TO SCALE

Project Number: ----
DWG Name: 2021-103 Details.dwg
Drawing Scale: as noted
Date of Project: ----
Engineer of Record:
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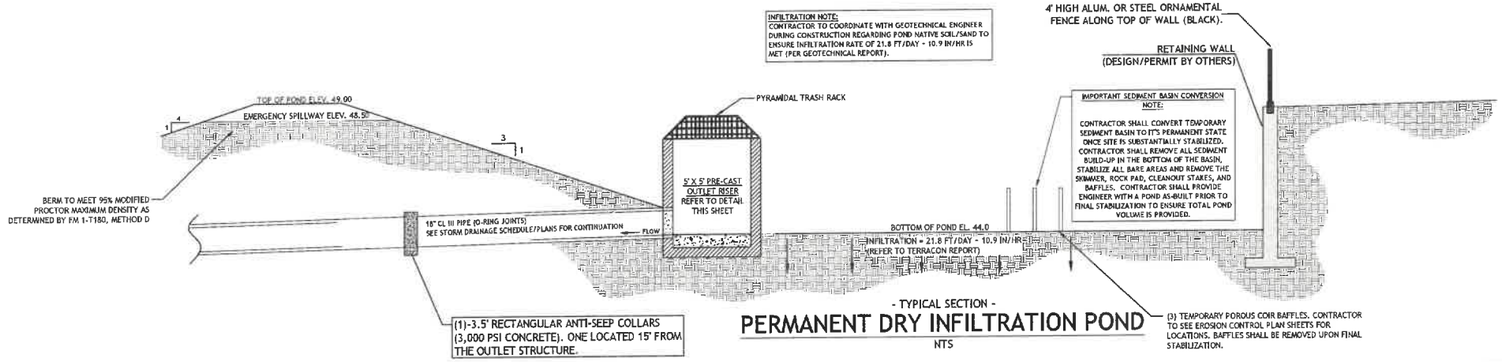
SITEWORK NOTES & DETAILS

C505



- TYPICAL SECTION -

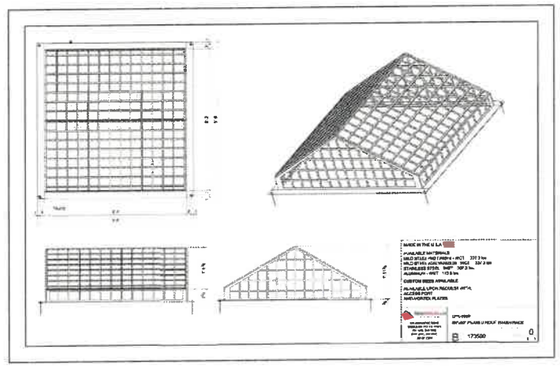
PERMANENT DRY INFILTRATION POND

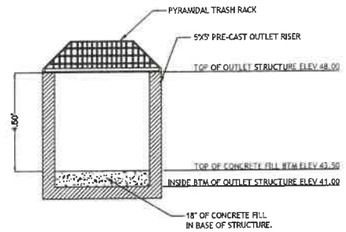
NTS

- TYPICAL SECTION -

EMERGENCY SPILLWAY DETAIL

NTS

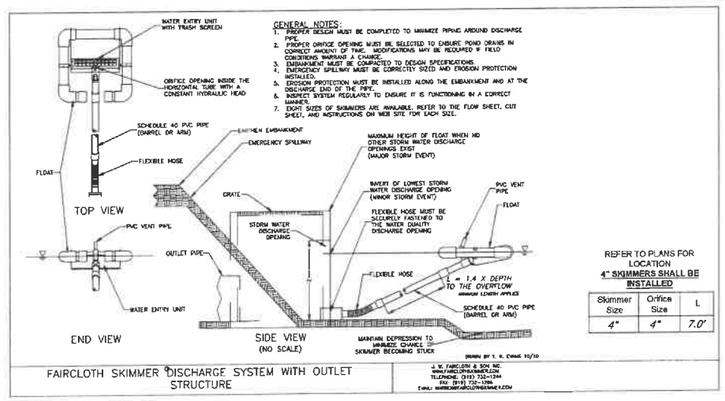




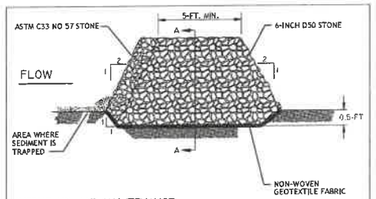
- TYPICAL SECTION -

RISER DETAIL (POST-CONSTRUCTION FOR STORMWATER MANAGEMENT)

NTS



FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE



INSPECTION AND MAINTENANCE:

INSPECT THE FILTER RING EVERY SEVEN (7) CALENDAR DAYS. INSPECT FOR SEDIMENT AND DEBRIS ACCUMULATION. INSPECT FILTER RING EDGES FOR EROSION AND REPAIR PROMPTLY AS REQUIRED.

SEDIMENT SHOULD BE REMOVED WHEN IT REACHES THE REFERENCED DEPTH ON THE SEDIMENT STAKE. AFTER CONSTRUCTION IS COMPLETE, ALL STONE SHOULD BE REMOVED BY THE GRADING CONTRACTOR IF VEGETATION WILL BE USED FOR PERMANENT EROSION CONTROL MEASURES.

THE AREA BENEATH THE FILTER RING SHOULD BE SEEDED IMMEDIATELY AFTER FILTER RING REMOVAL.

- TYPICAL SECTION -

ROCK FILL FILTER RING

NTS

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:

1. THE CONTRACTOR SHALL CONSTRUCT THE POND AND USE FOR SEDIMENT CONTROL DURING LAND DISTURBANCE ACTIVITIES.
2. INSTALL TRASH RACK DURING LAND DISTURBANCE ACTIVITIES.
3. AFTER THE LAND DISTURBANCE OUTSIDE OF THE POND ARE STABILIZED THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND RESHAPE POND TO DESIGN SPECIFICATIONS.
4. 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.
5. THE RECTANGULAR WEIR IN THE OUTLET STRUCTURE SHALL HAVE AN OIL SKIMMER.
6. THE POND BOTTOM SHALL NOT BE COMPACTED AND SHALL BE RAKED PRIOR TO FINAL SEEDING. THE CONTRACTOR SHALL AVOID HEAVY EQUIPMENT AND MACHINERY ON PO BOTTOM TO MAINTAIN DESIGN PERCOLATION RATES.
7. CONTRACTOR SHALL SOD THE SIDE SLOPES OF THE POND AND SEED/MULCH THE POND BOTTOM.
8. 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: -----
DWG Name: 2021-103 Details.dwg
Drawing Scale: as noted
Date of Project: -----
Engineer of Record
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SITEWORK NOTES & DETAILS

C506

NOTES
W-1A & W-1B

1.) ALL WATER MAINS SHALL BE INSTALLED ACCORDING TO ENGINEERING PLANS AND TEC SPECIFICATIONS.

2.) WATER MAIN SHALL BE INSTALLED ON NORTH OR EAST ROAD CENTERLINE AT A DISTANCE TO INSURE MAIN IS A MINIMUM OF 6' FROM EDGE OF PAVEMENT OR IN ACCORDANCE WITH COUNTY AND STATE RECOMMENDED GUIDELINES FOR UTILITY PLACEMENT.

3.) ALL PAVEMENT SHALL BE CUT AND PATCHED IN ACCORDANCE WITH COUNTY AND STATE SPECIFICATIONS.

4.) ALL VALVES AND MATERIALS SHALL COMPLY WITH AWWA (AMERICAN WATER WORKS ASSOCIATION) STANDARDS.

5.) MATERIALS APPROVED FOR WATER MAIN CONSTRUCTION INCLUDES:
A. PVC CLASS 900 DR 18
B. 6" THRU 18" CAST IRON, CLASS 22 (AWWA C-801), DUCTILE IRON, CLASS 50 (AWWA C-151).

6.) ALL MAIN LINE VALVES SHALL BE RESILIENT SEATED GATE VALVES.

7.) SERVICE TAPS SHALL NOT BE LESS THAN 7/8" (OPENING CUT) IN SADDLE CLAMP.

8.) WATER SERVICE TUBING SHALL HDPE DR-9 MEETING ASTM D3350, RATED AT 250 P.S.I. WATER SERVICE TUBING SHALL BE BLUE ICE TUBING AS MANUFACTURED BY CHARTER PLASTICS, INC. OR APPROVED EQUAL.

9.) FLUSH PIPE DISCHARGE SHALL BE OPPOSITE DIRECTION OF VALVE AND AND PIPE SHALL EXTEND 20" TO 30" ABOVE GROUND LEVEL.

10.) MAINS SHALL HAVE A MINIMUM OF 36" COVER. IN DITCH BOTTOMS SERVICE LINES SHALL HAVE A MINIMUM OF 30" OF COVER.

11.) ALL WATER MAINS AND SERVICE LINES SHALL HAVE 12 GAUGE, THIN INSULATED, SOLID COPPER WIRE COILED AROUND ALL WATER MAINS AND SERVICE LINES. ALL WIRE SHALL BE JOINED BY A COMMON BOND USING "BUTT SPLICE". WHERE A SERVICE WIRE IS BEING BONDED TO A MAIN WIRE, THE BOND (CONNECTION) SHALL BE MADE WITH A "T" BUTT SPLICE. IN THE EVENT THE "T" BUTT SPLICE IS NOT AVAILABLE, THE BOND SHALL BE MADE BY TIGHTLY WRAPPING THE SERVICE LINE WIRE TO THE MAIN WIRE WITH A MINIMUM OF TEN WRAPS. WIRE SPLICES SHALL BE WRAPPED WITH SCOTCH E-2 SEAL NO. 2200 ELECTRICAL INSULATING PAD WITH VINYL BACKING. THE SERVICE LINE WIRE SHALL EXTEND 12" INTO THE METER BOX.

12.) "AS BUILT PLANS" SHALL INDICATE LOCATIONS OF ALL SERVICES WITH RESPECT TO LOT CORNERS, LOCATIONS AND TYPES OF ALL FITTINGS, LOCATION OF ALL VALVES, AND DEAD END RUNS WITH THREE (3) PHYSICAL FEATURES (LOT CORNERS, TREES, ETC.).

13.) ALL STUB-OUTS SHALL HAVE WATER EMS MARKERS INSTALLED 18" BELOW GROUND LEVEL.

14.) ALL MAINS AND SERVICE LINES SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA C-601 UNDER SUPERVISION OF TEC INSPECTORS.

15.) COMPACTING REQUIREMENTS: REFERENCE TEC'S, COUNTY, AND STATE SPECIFICATIONS.

16.) ALL SERVICES SHALL BE INSTALLED IN THE APPROXIMATE CENTER OF EACH LOT.

17.) ALL PIPE USE IN WATER DISTRIBUTION SYSTEMS SHALL BE N.S.F. APPROVED FOR POTABLE WATER USE.

18.) THE TWO INCH STAND PIPE SHALL BE THE #77 MAINGUARD HYDRANT BY KUPFERLE FOUNDRY.

19.) A SET OF PLANS WITH TALQUIN STAMP OF APPROVAL SHALL BE LOCATED ON JOB SITE DURING CONSTRUCTION.

20.) ALL CONSTRUCTION STAKING SHALL BE DONE AT CONTRACTORS EXPENSE.

21.) BEFORE ANY CONSTRUCTION BEGINS "SHOP DRAWINGS" SHALL BE APPROVED BY TEC.

22.) CONSTRUCTION OF PIPE ALONG AN ARC SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S INSTALLATION GUIDELINES. THE PIPE SHALL BE CURVED UNIFORMLY THROUGHOUT ITS LENGTH AND NO JOINT DEFLECTION WILL BE ALLOWED. THE MAXIMUM PIPE RADIUS BASED ON J-M BLUE BRUTE AND RING TITE PIPE SHALL BE AS FOLLOWS:

12" -	300 FEET
10" -	250 FEET
8" -	200 FEET
6" -	150 FEET
4" -	100 FEET
2" -	25 FEET

23.) FOR FURTHER DETAILS SEE TEC SPECIFICATIONS.

NOTE: METER BOX SHALL BE TYPE 1419BMSPGM - TMW15 UNIT/GREEN TALQUIN 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.

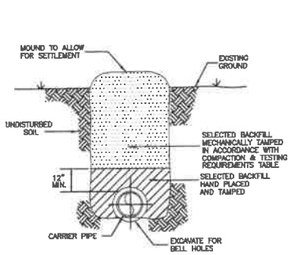
LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

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

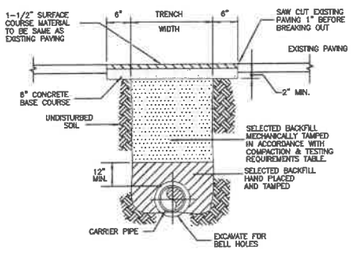
(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the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

NOTE: MINIMUM SEPARATION DIMENSIONS MUST BE APPROVED BY TALQUIN.

SEPARATION DETAIL
N.T.S.



TYPICAL BEDDING DETAIL
WATER & SEWER
N.T.S. W-4



TYPICAL PAVEMENT PATCH
WATER & SEWER
N.T.S. W-5

COMPACTION & TESTING REQUIREMENTS
W-1Z

COMPACTION OF BACKFILL

A. BACKFILL PLACED IN TRENCHES WHICH ARE UNDER THE PAVEMENT, OR WITHIN 4 FEET OF THE EDGE OF PAVING OR WITHIN 2 FEET OF THE BACK OF THE CURBLINES OR WITHIN 2:1 SLOPE OF THESE LIMITS, SHALL EACH BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING:

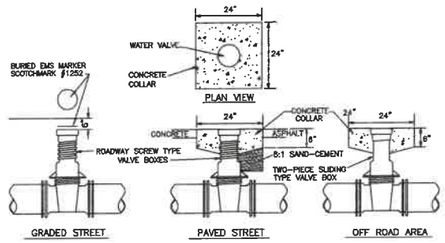
1. ROADWAY BASE AND SUB-BASE TO 98% AASHTO T-180 (MODIFIED PROCTOR)

2. DEPTH BELOW SUBGRADE:
0 - 3" 100% AASHTO T-99 STANDARD PROCTOR
3" - 10" 98% AASHTO T-99 STANDARD PROCTOR
10" + 95% AASHTO T-99 STANDARD PROCTOR

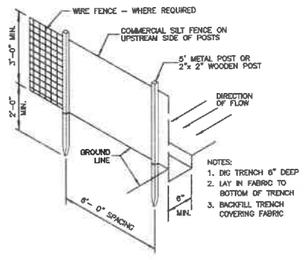
B. THE ENTIRE DEPTH OF BACKFILL PLACED IN TRENCHES THAT ARE OUTSIDE THE AREAS DESCRIBED IN THE ABOVE SCHEDULE MAY BE COMPACTED TO A DENSITY WHICH MATCHES THAT OF UNDISTURBED MATERIALS LOCATED IN IMMEDIATELY ADJACENT AREAS.

TESTING

	TEST	STANDARD	FREQUENCY
A.	PROCTOR LAB DENSITY	AASHTO T-99.7-180, ASTM D 698, ASTM D 1557	ONE PER MATERIAL TYPE
B.	DENSITY (INSITU) ALONG PIPELINE	ASTM D2922 ASTM D1556	ONE PER EVERY 12-INCH DEPTH AND 400 LF OF PIPELINE OR BETWEEN STRUCTURES
C.	DENSITY (INSITU) AT SERVICES	ASTM D2922 ASTM D1556	1 FOR EACH 12" DEPTH OF EACH SERVICE
D.	DENSITY (INSITU) AROUND	ASTM D2922 ASTM D1556	1 FOR EACH 12" DEPTH OF STRUCTURE



TYPICAL VALVE DETAILS
N.T.S. W-11

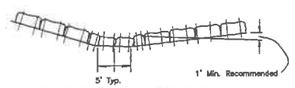


SILT FENCE DETAIL
N.T.S. W-14

EROSION CONTROL
W-13

1. ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.
2. ALL SLOPES STEEPER THAN 3:1 SHALL BE STAPLED SOD.
3. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK-GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
4. CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE DURING CONSTRUCTION OF ALL SEDIMENTATION CONTROLS.
5. LONGITUDINAL DITCH/SWALE SLOPES STEEPER THAN 3% WILL BE INSPECTED IN THE FIELD BY NWFWMD TO DETERMINE IF ADDITIONAL EROSION CONTROL IS NEEDED.
6. CONTRACTOR SHALL USE SILT SCREEN AND/OR HAY BALES TO PREVENT SILT AND ERODED SOILS FROM LEAVING SITE

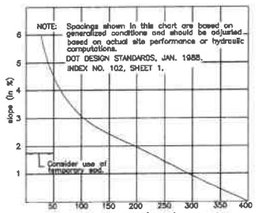
BARRIER FOR UNPAVED DITCHES
TYPE I



Anchor Bales with 2 - 2" x 2" x 4' Stakes Per Bale

Application and Spacing:
The use of Types I bale barriers should by limited to the conditions outlined in Chart 1, Sheet 1 of 3, Index No. 102 DOT DESIGN STANDARDS, JAN. 1988.

HAY BALE PLACEMENT
AS SHOWN W-13



RECOMMENDED SPACING FOR TYPE I HAY BALE BARRIERS.

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Certificates of Authorization:
FL Cert. No: 29731

Project Number: ----
DWG Name: 2021-103 Details.dwg
Drawing Date: as noted
Date of Project: ----
Engineer of Record:

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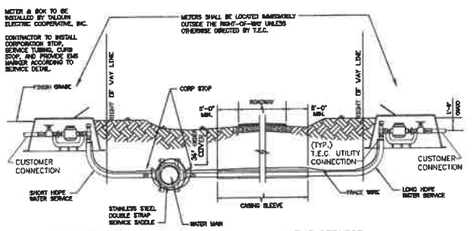
FLORIDA
PROFESSIONAL ENGINEER

ISSUE REVIEW	ISSUE DATE	ISSUE COMMENT

SITEWORK NOTES & DETAILS

C507



SHORT SERVICE LONG SERVICE

TYPICAL HDPE WATER SERVICE PROFILE

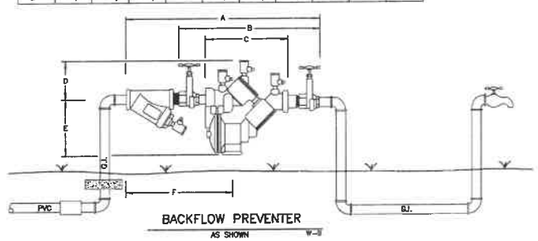
HDPE WATER SERVICE INSTALLATION NOTES:

1. ALL HDPE LONG SERVICE INSTALLATION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE F.D.O.T. UTILITY ACCOMMODATIONS MANUAL AND/OR THE LOCAL COUNTY PUBLIC WORKS DEPT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED AGENCIES AND COORDINATION WITH ALL UTILITIES PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO RESTORATION OF DISTURBED AREAS.
4. ALL RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE F.D.O.T. DESIGN STANDARDS AND THE UTILITIES ACCOMODATION MANUAL AND/OR THE LOCAL COUNTY PUBLIC WORKS DEPT.
5. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER.
6. ALL SERVICES REQUIRE 36" MINIMUM COVER. ALL LONG SERVICES REQUIRE 36" MIN. COVER UNDER ALL ROADS AND SWALES, AND MUST MAINTAIN MINIMUM SEPARATION BETWEEN OTHER UTILITIES.
7. 3/4" & 1" LONG SERVICES REQUIRE A 2" MINIMUM I.D. CASING PIPE. 1-1/2" & 2" LONG SERVICES REQUIRE A 4" MINIMUM I.D. CASING PIPE.
8. CURB STOPS SHALL BE THE SAME SIZE AS THE SERVICE TUBING.
9. TRACE WIRE TO BE INSTALLED AS PER THIS DETAIL.

H.D.P.E. WATER SERVICE DETAIL

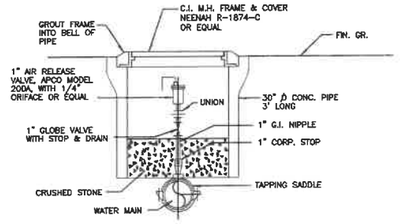
N.T.S. W-21

SIZE	DIMENSIONS (Inches) A	B	C	D	E	F	G	Width	Total weight (lbs) Less Strainer	With Strainer
3/4"	18	13	7 5/16	4	4 3/4	9 3/4	6 1/4	3 7/8	14	15 7/8
1"	19	13 1/2	7 5/16	4	4 3/4	11 1/2	5 1/2	3 7/8	15	17 1/2
1-1/4"	22 1/8	16 5/8	10 3/8	5	6 5/8	12 1/2	8	5 1/4	40	42 3/4
1-1/2"	23 5/16	16 7/8	10 3/8	5	6 5/8	13 1/2	8	5 1/4	40	44
2"	25 5/16	17 3/8	10 3/8	5	6 5/8	14 1/2	6 1/4	5 1/4	40	47 3/8



BACKFLOW PREVENTER

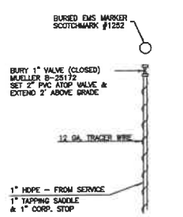
AS SHOWN W-8



(USE 1 JT. OF D.I.)

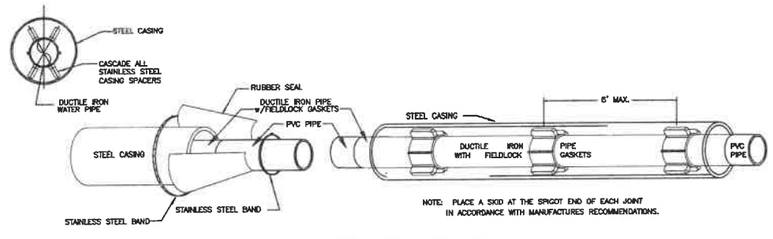
AIR RELEASE VALVE DETAIL

N.T.S. W-2



SINGLE WATER SERVICE CONNECTION

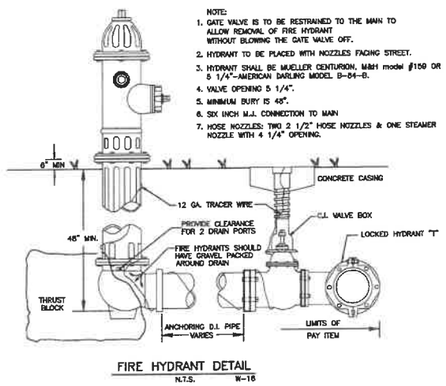
N.T.S. W-6



NOTE: PLACE A SKID AT THE SPIGOT END OF EACH JOINT IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.

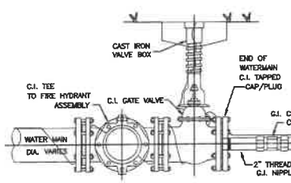
DETAIL OF SKIDS FOR DUCTILE IRON PIPE INSTALLED IN STEEL CASING

N.T.S. W-18



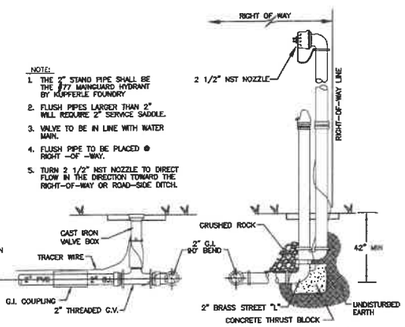
FIRE HYDRANT DETAIL

N.T.S. W-16



WATER–MAIN TRANSITION SECTION

N.T.S.



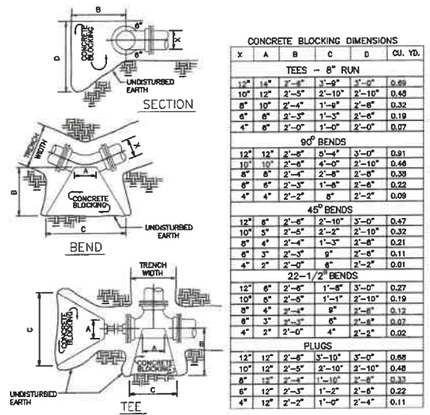
WATER–MAIN SECTION

N.T.S.

(ROTATED FOR CLARITY)

FLUSH PIPE SECTION

N.T.S. W-17



BLOCKING DETAIL FOR D.I. FITTINGS

N.T.S. W-10

CONCRETE BLOCKING DIMENSIONS

X	A	B	C	D	CU. YD.
TEES – 8" RUN					
12"	14"	2'-8"	3'-0"	3'-0"	0.89
10"	12"	2'-5"	2'-10"	2'-10"	0.48
8"	10"	2'-4"	1'-8"	2'-8"	0.32
6"	8"	2'-3"	1'-3"	2'-6"	0.19
4"	6"	2'-0"	1'-0"	2'-0"	0.07
90° BENDS					
12"	12"	2'-8"	5'-4"	3'-0"	0.91
10"	10"	2'-8"	4'-0"	2'-10"	0.48
8"	8"	2'-4"	2'-8"	2'-8"	0.32
6"	6"	2'-3"	1'-8"	2'-6"	0.22
4"	4"	2'-2"	8"	2'-2"	0.09
45° BENDS					
12"	8"	2'-8"	2'-10"	3'-0"	0.47
10"	5"	2'-5"	2'-2"	2'-10"	0.32
8"	4"	2'-4"	1'-3"	2'-8"	0.21
6"	3"	2'-3"	9"	2'-6"	0.11
4"	2"	2'-0"	6"	2'-2"	0.01
22–1/2° BENDS					
12"	6"	2'-8"	1'-8"	3'-0"	0.27
10"	5"	2'-5"	1'-3"	2'-10"	0.19
8"	4"	2'-4"	9"	2'-8"	0.12
6"	3"	2'-3"	6"	2'-6"	0.07
4"	2"	2'-0"	4"	2'-2"	0.02
PLUGS					
12"	12"	2'-8"	3'-10"	3'-0"	0.88
10"	12"	2'-5"	2'-10"	2'-10"	0.48
8"	12"	2'-4"	1'-10"	2'-8"	0.33
6"	12"	2'-3"	1'-2"	2'-6"	0.22
4"	12"	2'-2"	1'-0"	2'-4"	0.11

Project Number: ----
PWC Name: 2021-103 Details.dwg
Drawing Scale: as noted
Date of Project: ----
Engineer of Record
Christopher L. Price, P.E.
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FLOW REVIEW	FLOW RATE	PIPE LENGTH
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SITEWORK NOTES & DETAILS

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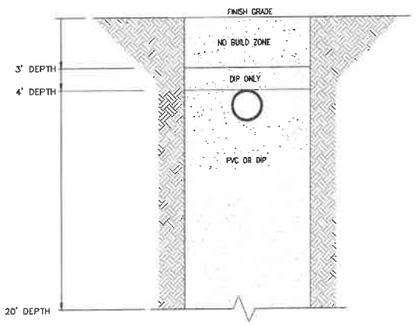
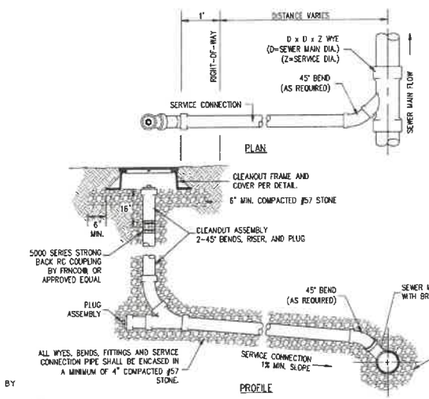


NOTE
1. COVER DEPTH SHALL BE MEASURED FROM FINISHED GRADE SURFACE TO THE TOP OF PIPE.
2. INSTALLATIONS DEEPER THAN 20 FEET REQUIRE DUCTILE IRON PIPE (DIP) AND PRIOR APPROVAL THE CITY ENGINEER. BURIAL DEPTHS LESS THAN 3.0 FEET WILL NOT BE PERMITTED.
3. POLY VINYL CHLORIDE (PVC) SEWER PIPE SHALL BE SDR 26 OR SDR 35 MEETING ASTM D3034 FOR 4" TO 15" DIAMETER PIPE OR ASTM F679 FOR 18" TO 36" DIAMETER PIPE. PIPE SHALL BE MADE FROM PVC COMPOUNDS HAVING A CELL CLASSIFICATION OF 12454B AS DEFINED IN ASTM D1784. PIPE SHALL INCORPORATE AN INTEGRAL BELL JOINT WITH A SINGLE RUBBER GASKET CONFORMING TO ASTM F477. JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3212, AND BE FURNISHED COMPLETE WITH ALL NECESSARY ACCESSORIES. PIPE, FITTINGS AND ACCESSORIES SHALL BE IN CONFORMANCE WITH CITY SPECIFICATIONS.
4. DIP SEWER PIPE SHALL BE ASPHALT COATED CEMENT MORTAR LINED CLASS 50 DUCTILE IRON P DIP SHALL BE PRESSURE CLASS 150. DIP SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C150/A21.50 AND C151/A21.51. PIPE SHALL HAVE A STANDARD 1-MIL ASPHALTIC COATING APPLIED ON THE EXTERIOR OF THE PIPE IN ACCORDANCE WITH ANSI/AWWA C151/A21.51. PIPE SHALL ALSO HAVE A CEMENT-MORTAR LINING ON THE INTERIOR ACCORDANCE WITH ANSI/AWWA C104/A21.4. ALL PIPE SHALL BE FURNISHED WITH PUSH-ON TY JOINTS, SUCH AS TYTON® OR FASTITE®. JOINTS SHALL BE IN ACCORDANCE WITH ANSI/AWWA C111/A21.11, AND BE FURNISHED COMPLETE WITH ALL NECESSARY ACCESSORIES. PIPE, FITTINGS AND ACCESSORIES SHALL BE IN CONFORMANCE WITH CITY SPECIFICATIONS.
5. WHEN SOIL TESTS IN ACCORDANCE WITH APPENDIX A OF ANSI/AWWA C105/A21.5 AND/OR PERFORMANCE HISTORY INDICATE THAT CONDITIONS ARE CORROSIVE TO DIP, POSITIVE CORROSIO PROTECTION IS REQUIRED IN ACCORDANCE WITH CITY SPECIFICATIONS.
6. WHEN DIP IS USED TO TRANSPORT SEPTIC SEWAGE, SPECIALLY LINED PIPE IS REQUIRED IN ACCORDANCE WITH CITY SPECIFICATIONS.

- TYPICAL DETAIL -

ALLOWABLE PIPE MATERIAL AND DEPTHS

NTS



NOTE:
1. SERVICE CONNECTION DETAIL IS FOR THE INSTALLATION OF A NEW SERVICE CONNECTION STUB OUT AS PART OF A NEW MAIN SEWER LINE INSTALLATION. CONNECTIONS TO EXISTING SEWER LINES OR CONNECTION OF THE BUILDING DRAIN TO THE SERVICE CONNECTION STUB OUT. SHALL BE INSTALLED PER THE INTERNATIONAL PLUMBING CODE (IPC) OR INTERNATIONAL RESIDENTIAL CODE (IRC) AS APPROPRIATE.
2. WHEN THE BUILDING SEWER IS EXTENDED FROM THIS STUB OUT TO THE BUILDING DRAIN, THE BUILDING SEWER AND ITS APPURTENANCES SHALL BE PERMITTED THROUGH AND INSPECTED BY THE CITY/COUNTY BUILDING CODES DIVISION.
3. WITHOUT PRIOR KNOWLEDGE OF THE VARIABLES REQUIRED TO SIZE THE SERVICE CONNECTION PER THE IPC OR IRC, THE MINIMUM DIAMETER OF THE SERVICE CONNECTION STUB OUT SHALL BE MINIMUM FOUR (4) INCH DIA. FOR SINGLE FAMILY RESIDENTIAL AND MINIMUM SIX (6) INCH DIA. FOR COMMERCIAL AND MULTIFAMILY DEVELOPMENT.
4. MINIMUM SLOPE OF THE SERVICE LATERAL IS 1.0% OR ¼" PER FOOT.
5. THE SERVICE CONNECTION STUB OUT AND ITS APPURTENANCES SHALL BE OF THE SAME MATERIAL AS THE MAIN SEWER LINE.
6. SERVICE CONNECTION SHALL BE MADE WITH ONE (1) WYE FITTING. THE LONG BRANCH OF THE WYE SHALL HAVE THE SAME INSIDE DIAMETER AS THE WASTEWATER MAIN. TEE FITTINGS ARE NOT PERMITTED.
7. THE WYE FITTING SHALL BE SET BETWEEN THE 10 AND 2 O'CLOCK POSITIONS ALONG THE MAIN SEWER LINE PIPE CIRCUMFERENCE.
8. NO BENDS GREATER THAN 45° SHALL BE USED IN SERVICE CONNECTION INSTALLATION.
9. SERVICE CONNECTIONS SHALL BE A MINIMUM OF THREE (3) FEET FROM A PIPE JOINT OR MANHOLE, MEASURED FROM THE NEAREST EDGE OF THE WYE FITTING.
10. CONNECTIONS SHALL BE POSITIONED ALONG THE MAIN SEWER LINE TO PROVIDE AN INDIVIDUAL, SEPARATE AND DIRECT CONNECTION FROM THE STRUCTURE TO THE WASTEWATER MAIN. CONNECTIONS SHALL NOT CROSS ADJACENT LOT PROPERTY LINES.
11. A SERVICE CONNECTION CLEANOUT SHALL BE INSTALLED ONE (1) FOOT FROM THE RIGHT-OF-WAY LINE OR EASEMENT BOUNDARY WITH A CLEANOUT FRAME AND COVER PER DETAIL.
12. SERVICE CONNECTION SHALL BE PLUGGED TO PREVENT INFILTRATION AND SEDIMENTATION OF THE LINE.
13. SERVICE CONNECTIONS SHALL NOT BE CONNECTED TO A NEWLY CONSTRUCTED MAIN SEWER LINE UNTIL A PERMIT TO OPERATE (PTO) HAS BEEN OFFICIALLY ISSUED BY SCDHEC. CONTACT CITY/COUNTY WITH ANY QUESTIONS.

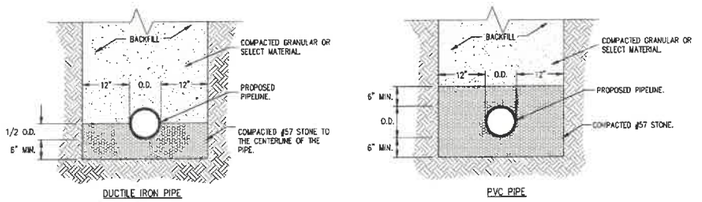
- TYPICAL DETAIL -

SANITARY SEWER SERVICE CONNECTION

NTS

SANITARY SEWER NOTES:

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) 260-5347, 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 PLACED 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 DIP) 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 AWYE 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 TEE 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 SCDHEC 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 DOWNSTREAM 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.



NOTE:
1. CONTRACTOR SHALL NOTIFY CITY/COUNTY CONSTRUCTION INSPECTION BUREAU A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
2. PVC PIPE SHALL BE INSTALLED AS SHOWN AND IN CONFORMANCE WITH THE LATEST CITY/COUNTY SPECIFICATIONS AND IN ACCORDANCE WITH ASTM D2321.
3. DUCTILE IRON PIPE SHALL BE INSTALLED AS SHOWN AND IN CONFORMANCE WITH THE LATEST CITY/COUNTY SPECIFICATIONS
4. EACH SECTION OF SEWER PIPE SHALL BE LAID TO THE APPROPRIATE LINE AND GRADE, AS DESIGNED AND PERMITTED, WORKING IN THE UPSTREAM DIRECTION WITH THE BELL END LAID UPGRADE.
5. TRENCH BOTTOM, PIPE BEDDING, AND ALL OTHER PLACEMENT AND COMPACTION OPERATIONS SHALL BE INSPECTED BY THE CITY/COUNTY CONSTRUCTION INSPECTION DEPT. IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS.
6. AS REQUESTED, THE CONTRACTOR SHALL SUPPLY RELIABLE TESTING DATA CONFIRMING THE MINIMUM STANDARDS ARE MET. THE CITY/COUNTY MAY NOT ACCEPT WORK IF THE CONTRACTOR FAILS TO PRODUCE SUFFICIENT TESTING RESULTS.
7. ALL TRENCH WORK SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF OSHA PART 1926 SUBPART P APPENDIX B OF THE CODE OF FEDERAL REGULATIONS.
8. TRENCH WIDTHS SHALL BE WIDER TO PERMIT THE PLACEMENT OF TIMBER SUPPORTS, SHEETING, BRACING, AND APPURTENANCES AS REQUIRED BY OSHA REGULATIONS.
9. TRENCH BOTTOM SHALL BE FREE OF WATER BEFORE PLACEMENT OF BEDDING.
10. UNSUITABLE SOIL SHALL BE REMOVED" BACKFILLED WITH APPROVED STONE AS DIRECTED BY THE CITY/COUNTY CONSTRUCTION INSPECTION DEPT.
11. CONTRACTOR SHALL SHAPE RECESSES BY HAND FOR PIPE BELL.
12. WHEN PLACED WITHIN THE R/W AND ALL TRAVELED SURFACES, BACKFILL MATERIAL SHALL BE CLEAN, SELECT MATERIAL PLACED IN 6" LIFTS " COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM D698.
13. WHEN PLACED OUTSIDE THE R/W, BACKFILL MATERIAL SHALL BE CLEAN, SELECT MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY PER ASTM D698.
14. COMPACTION TESTING SHALL BE PERFORMED PER CITY/COUNTY SPECIFICATIONS.
15. SELECT BACKFILL MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS, FOREIGN MATERIAL, AND FROZEN EARTH. UNSUITABLE NATIVE SOIL SHALL NOT BE USED.
16. PIPE SHALL RECEIVE A MINIMUM 36" OF COVER BEFORE ALLOWING VEHICLES OR CONSTRUCTION EQUIPMENT TO TRAFFIC THE TRENCH SURFACE AND AT LEAST 48" OF COVER BEFORE USING A HYDROHAMMER FOR COMPACTION.

- TYPICAL DETAIL -

SANITARY SEWER PIPE BEDDING

NTS

Project Number: ----
DWG Name: 2021-103 Details.dwg
Drawing Scale: as noted
Date of Project: ----
Engineer of Record
Christopher L. Price, P.E.
FL No. PE# 71744

blueWATER civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
FL CA Lic. No: 29751

The Human Bean

US Highway 90
Lake City FL

ISSUE REVISION	ISSUE DATE	ISSUE COMMENT
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
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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

INDEX OF DRAWINGS

OWNER

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PROJECT CONTACT GARY DAVIES

GENERAL CONTRACTOR

TBD
ADDRESS 1
SUITE #
ADDRESS 2
(###) ###-####
EMAIL ADDRESS

PROJECT CONTACT: TBD

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Project Manager: LAUREN BARKER

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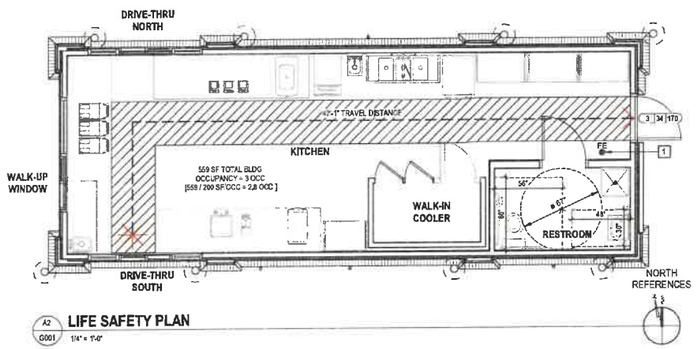
RYAN GRAY, PE

FLORIDA PRODUCT APPROVALS

PRODUCT	MANUFACTURER	FL #
CEMENT BOARD	JAMES HARDIE BUILDING PRODUCTS	FL10477-R7
STOREFRONT (FULL SYSTEM)	KAWNEER IR631 STOREFRONT SYSTEM LARGE MISSILE IMPACT	FL7356.1 - R7
DOOR (HM)	CECO SEVERE WINDSTORM RESISTANT HOLLOW METAL DOOR AND FRAME	FL4553.1 - R11
ROOF	DURO-LAST PVC SINGLE - PLY ROOF MEMBRANE	FL16039.1 - R15

LIFE SAFETY PLAN KEYNOTES

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



A2 / G001 LIFE SAFETY PLAN
1/4" = 1'-0"

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

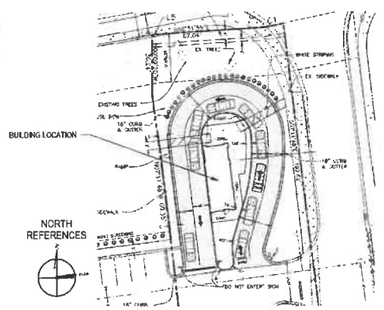
36" ACCESSIBLE AISLE

40'-0" TRAVEL DISTANCE — EXIT PATH

FE — FIRE EXTINGUISHER REF KEYNOTES THIS SHEET

(200) (36) (246) — DOOR EXIT OCCUPANT LOAD / DOOR EXIT OCCUPANT CAPACITY / DOOR CLEAR EXIT WIDTH (IN INCHES)

VICINITY MAP



SITE PLAN

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

SCALE: 3/4"=1'-0"

SEALS

the HUMAN BEAN™

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:
COVER SHEET, INDEX OF DRAWINGS & LIFE SAFETY PLAN

SHEET NO. G001
PROJ. NO. 019538.07

BUILDING CODE SUMMARY

Name of Project:	THE HUMAN BEAN		
Address:	SW HERITAGE OAKS CIRCLE LAKE CITY, FLORIDA		Zip Code: 32024
Owner/Authorized Agent:	LONG CREEK OP-C, LLC / MR. GARY DAVIES		Phone: 704.560.8256
Owned By:	☐ City/County	■ Private ☐ State	E-mail: gary@capeam.com
Code Enforcement Jurisdiction:	■ City: Lake City FL	☐ County: ☐ State	

LEAD DESIGN PROFESSIONAL NEAL KANIPE, AIA, NCARB

DESIGNER	FIRM	NAME	LICENSE#	TELEPHONE#	EMAIL
Architectural	McMillan Pazdan Smith	T. Neal Ka[illegible], AIA	[illegible]	864.242.2033	nka[illegible]@mcmilla[illegible]ansmith.com
Civil	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Structural	[illegible] Peters & Associates, Inc.	Steven Dover, PE	027494	[illegible]	sdover@[illegible]peters.com
Electrical	Devita	Ryan Gray, PE	042363	[illegible]	[illegible]@devitainc.com
Fire Alarm					
Plumbing	Devita	David Vi[illegible]ue, PE	037515	864.232.6642	dvi[illegible]@devitainc.com
Mechanical	Devita	David Vi[illegible]ue, PE	037515	864.232.6642	dvi[illegible]@devitainc.com
Sprinkler/Standpipe					
Retaining Walls >5' High					
Other					

BUILDING CODE -

2017 FLORIDA BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
ICC/ANSI A117.1 - 2009

NEW BUILDING - ☒ NEW CONSTRUCTION ☐ ADDITION ☐ UPFIT ☐ RECONSTRUCTION ☐ ALTERATION ☐ RENOVATION

BASIC BUILDING DATA

Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A ☐ I-B ☐ II-B III-B ■ V-B

Sprinklers: ■ No Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ■ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ■ No ☐ Yes (Primary) Flood Hazard Area (Appendix G): ■ No ☐ Yes

Building Height: 18'-4"

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	RENO/ALT (SQ FT)	SUB-TOTAL (SQ FT)
LEVEL 1	N/A	559 SF	N/A	559 SF
TOTAL	N/A	559 SF	N/A	559 SF

ALLOWABLE AREA/OCCUPANCY CLASSIFICATION

Primary Occupancy:
Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
■ Business
☐ Educational
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-Piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): N/A
Incidental Uses (Table 509): N/A
Special Uses (Chapter 4 – List Code Sections): N/A
Special Provisions: (Chapter 5 – List Code Sections): N/A
Mixed Occupancy: ■ No ☐ Yes Separation: N/A Hr. Exception: N/A
☐ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☐ Separated Use (508.4) - See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} < 1$$

$$\text{LEVEL 1} = \frac{559\text{ SF}}{9{,}000\text{ SF}} + \_\_\_ + \_\_\_ = 0.062 < 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE[1]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
LEVEL 1	DRIVE-THRU BEVERAGE	559 SF	9,000 SF	-	-
LEVEL 2					-
LEVEL 3					-
LEVEL 4					-
				-	-
				-	-
TOTAL		559 SF			

1 Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ______ (F)
b. Total Building Perimeter = ______ (P)
c. Ratio (F/P) = ______ (F/P)
d. W = Minimum width of public way = ______ (W)
e. Percent of frontage increase If = 100[F/P – 0.25] x W/30 = ______ (%)
2 Unlimited area applicable under conditions of Section 507.
3 Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
4 The maximum area of open parking garages must comply with Table 406.5.4.
5 Frontage increase is based on the unsprinklered area value in Table 506.2.

PERCENTAGE OF WALL OPENING CALCULATIONS

BUILDING WALL (N, E, S, W)	FIRE SEPERATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENING PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
PLAN NORTH WALL	30 or greater	UP, NS	No limit	15%
PLAN EAST WALL	30 or greater	UP, NS	No limit	7%
PLAN SOUTH WALL	30 or greater	UP, NS	No limit	8%
PLAN WEST WALL	25 to less than 30	UP, NS	70%	7%

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Type of Construction		Type V-B	N/A
Building Height in Feet (T. 504.3)	40'	18'-4"	N/A
Building Height in Stories (T. 504.4)	2 Stories	1 Stories	N/A

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING: REQ'D	RATING: PROVIDED (W/ ___* REDUCTION) EXISTING	RATING: PROVIDED NEW	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY: EXISTING	DESIGN # FOR RATED ASSEMBLY: NEW	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural frame, including columns, girders, trusses		0		0		-	-	-	-
Bearing walls									
Exterior									
North	X ≥ 30	0		0			-		-
East	X ≥ 30	0		0			-		-
West	10 ≤ X < 30	0		0			-		-
South	X ≥ 30	0		0			-		-
Interior		0		0			-		-
Nonbearing walls and partitions									
Exterior									
North	X ≥ 30	0		0		-	-	-	-
East	X ≥ 30	0		0		-	-	-	-
West	X ≥ 30	0		0		-	-	-	-
South	X ≥ 30	0		0		-	-	-	-
Interior Walls and Partitions		0		0		-	-	-	-
Floor construction including supporting beams and joists		0		0				-	-
Roof construction including supporting beams and joists		0		0		-	-	-	-
Roof Ceiling Assembly									
Columns Supporting Floors		N/A		N/A	N/A				
Shafts Enclosures - Exit		N/A		N/A	N/A	-	-	-	-
Shafts Enclosures - Other		0		0	N/A	-	-	-	-
Corridor Separation		0		0	N/A	-	-	-	-
Occupancy/Fire Barrier Separation		-		-	N/A		-		-
Party/Fire Wall Separation		N/A		N/A	N/A	-	-	-	-
Smoke Barrier Separation		N/A		N/A	N/A	-	-	-	-
Smoke Partition		-		-	N/A	-	-	-	-
Tenant/Dwelling Unit Separation		-		-	N/A	-	-	-	-
Incidental Use Separation		N/A		-		-	-	-	-

LIFE SAFETY SYSTEM REQUIREMENTS:

Emergency Lighting: ☐ No ■ Yes
Exit Signs: ☐ No ■ Yes
Fire Alarm: ■ No ☐ Yes
Smoke Detection Systems: ■ No ☐ Yes ☐ Partial
Carbon Monoxide Detection: ■ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS Life Safety Plan Sheet #: G001

☐ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
■ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
■ Occupant loads for each area
☐ Exit sign locations (1013)
■ Exit access travel distances (1017)
■ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☐ Dead end lengths (1020.4)
■ Clear exit widths for each exit door
■ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
■ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
■ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
Note any code exceptions or table notes that may have been utilized regarding the items above

SPECIAL INSPECTIONS

■ No special inspections required for this project ☐ Special inspections required

The following sheets comprise the required schedule of Special Inspections for this project. The construction divisions which require special inspections for this project are as follows:

☐ IT-1 Verification of Soils
☐ IT-2 Excavation and Fill
☐ IT-3 Piling and Drilling Piers
☐ IT-4 Modular Retaining Walls
☐ IT-5 Reinforced Concrete
☐ IT-6 Post Tension Slab
☐ IT-7 Pre-cast Concrete Erection
☐ IT-8 Pre-stressed Concrete
☐ IT-9 Inspection of Pre-cast Fabricators
☐ IT-10 Inspection of Structural Steel Fabricators
☐ IT-11 Structural Masonry
☐ IT-12 Welding
☐ IT-13 High Strength Bolts & Steel Framing
☐ IT-14 Sprayed Fire-Resistance Materials
☐ IT-15 Exterior Insulation and Finish System
☐ IT-16 Seismic Resistance
☐ IT-17 Smoke Control
☐ IT-18 Detention Basin
☐ IT-19 Special Cases
☐ Other: [illegible] Retaining Wall

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Climate Zone ■ 3A ☐ 4A ☐ [illegible]A
Method of Compliance:
■ Prescriptive (Energy Code)
☐ Performance (Energy Code)
☐ Prescriptive (ASHRAE 90.1)
☐ Performance (ASHRAE 90.1)

THERMAL ENVELOPE
Roof/Ceiling Assembly –
Description of assembly: TPO WHITE, SINGLE PLY 60 MIL MEMBRANE ROOF SYSTEM
U-Value of total assembly: 0.039
R-Value of insulation: R-25
Skylights in each assembly: N/A
U-Value of skylight: N/A
Total square footage of skylights in each assembly: N/A

Exterior Walls –
Description of assembly: 2x4 WOOD STUD CAVITY WALL WITH 1/2" PLYWOOD SHEATHING – R-13 BATTS + 1" CONT INSUL (R-5) – 1/2" CEMENT FIBER PANEL SIDING + BRICK MASONRY WAINSCOT
U-Value of total assembly: .059
R-Value of insulation: R-13 + R-5ci
Openings (windows or doors with glazing)
U-Value of assembly: 0.28
Solar Heat Gain Coefficient: 0.2[illegible]
Projection factor: 0.25<=PF<[illegible]
Door R-Values: 0.77 max

Walls below grade –
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors over unconditioned space –
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors slab on grade –
Description of assembly:
U-Value of total assembly: N/R
R-Value of insulation: N/R
Horizontal/Vertical requirement: N/R
Slab heated: N/R

MECHANICAL SUMMARY

SEE MECHANICAL DRAWINGS

ELECTRICAL SUMMARY

SEE ELECTRICAL DRAWINGS

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

		WATER CLOSETS: MALE	WATER CLOSETS: FEMALE	WATER CLOSETS: UNISEX	URINALS	LAVATORIES: MALE	LAVATORIES: FEMALE	LAVATORIES: UNISEX	SHOWERS/TUBS	DRINKING FOUNTAINS: REGULAR	DRINKING FOUNTAINS: ACCESSIBLE
Total Building (All Levels)	Required	-	-	1	-	-	-	1	-	-	-
	Provided	-	-	1	-	-	-	1	-	-	-

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

CONSULTANT LOGO

SEALS

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

SHEET ISSUE:

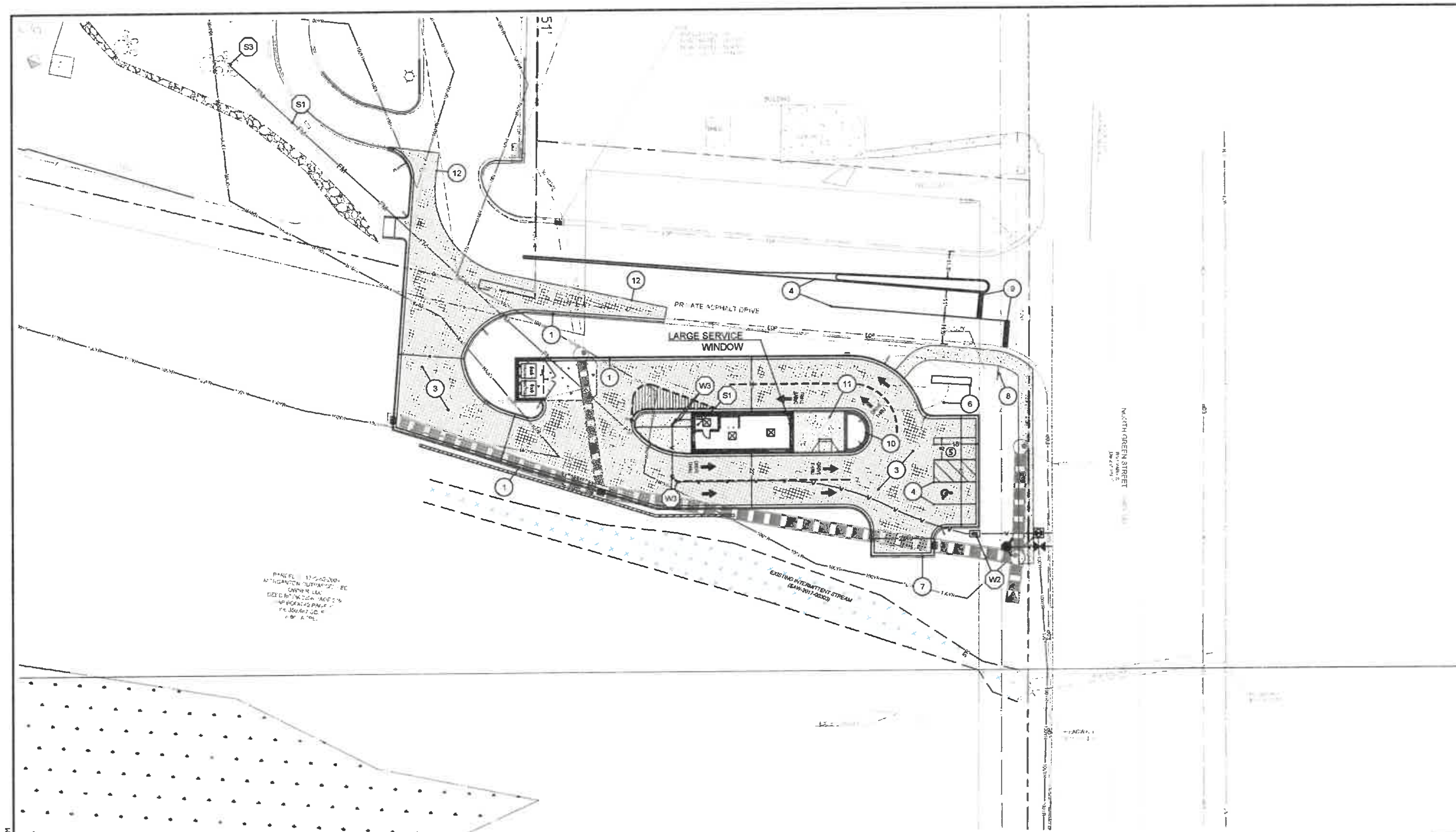
NO.	DATE	DESCRIPTION	BY
0	07/19/2021	PLANNING AND ZONING REVIEW	

PLANNING AND ZONING REVIEW 07/19/2021

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

SHEET TITLE:
CODE REVIEW

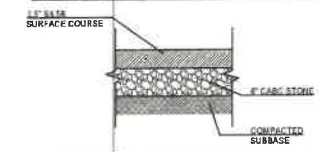
SHEET NO. G002
PROJ. NO. 019538.07



UTILITY KEYS

- (W1) PROPOSED 1" DOMESTIC WATER LINE PVC SDR 21.
- (W2) PROPOSED 1" DOMESTIC 'BADGER' WATER METER AND ASSOC. BFP, PER CITY OF MORGANTON STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED TAP FEES.
- (W3) PROPOSED 45° BEND
- (S1) PROPOSED 1.25" SANITARY FORCEMAIN
- (S2) PROPOSED SIMPLEX PUMP, INTERNAL TO BUILDING.
- (S3) PROPOSED SANITARY SEWER MANHOLE.

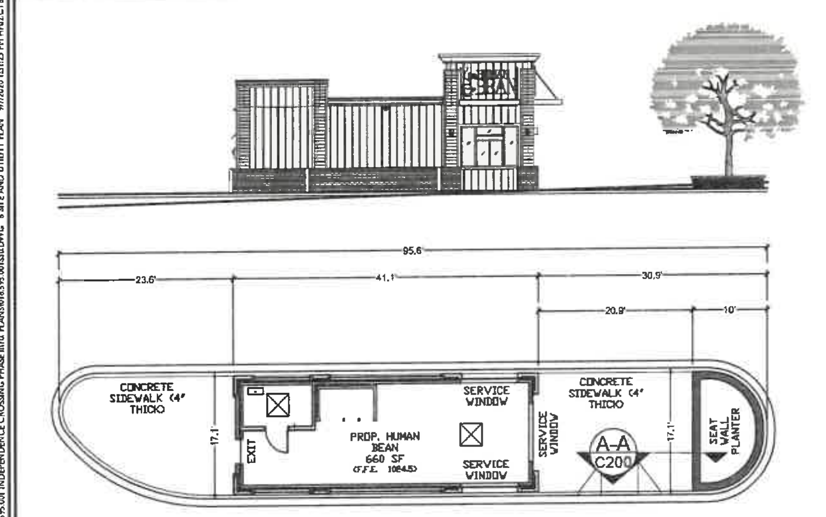
NORMAL DUTY PAVEMENT SECTION*



* - TAKEN FROM GEOTECHNICAL REPORT PREPARED BY ECS ON AUGUST 9, 2017

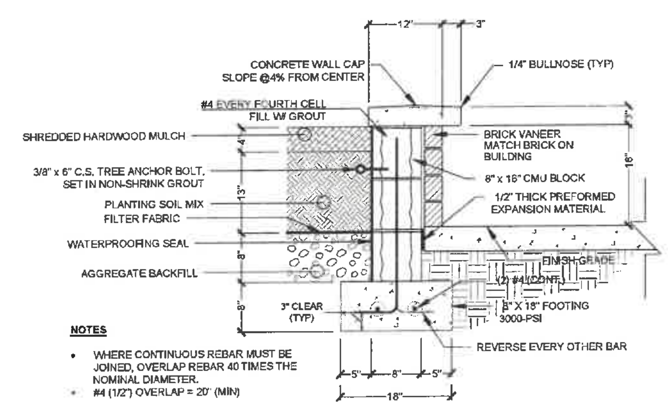
PROPOSED NEW VEHICLE PARKING (ON-SITE):

REQUIRED SPACES = 5 SPACES + 1 PER EVERY 3 SEATS = 5 SPACES
PROPOSED TOTAL SPACES = 5 SPACES (NO SEATING PROVIDED)
TOTAL PROVIDED SPACES= 5 SPACES



SCALE: 1" = 10'

BUILDING ISLAND DETAIL



NOTES

- WHERE CONTINUOUS REBAR MUST BE JOINED, OVERLAP REBAR 40 TIMES THE NOMINAL DIAMETER.
- #4 (1/2") OVERLAP = 20" (MIN)

A-A C200 SEATWALL PLANTER TYPICAL DETAIL

SITE KEYS

1. 1'-6" CURB AND GUTTER. SEE DETAIL SHEET CX.1.
2. TRANSITION FROM 2'-6" CURB AND GUTTER TO 1'-6" PROPOSED CURB AND GUTTER. SEE SHEET C7.1.
3. NEW NORMAL DUTY ASPHALT PAVEMENT. SEE SECTION DETAIL ON THIS SHEET.
4. NEW PAINT STRIPE, 4" WIDE, WHITE IN COLOR (TYPICAL)
5. NEW PARKING SPACES
6. RELOCATE EXISTING MONUMENT SIGN WITH ELECTRIC SERVICE PANEL.
7. TEMPORARY CURB - (3) SLOTS TO DRAIN (1' - 0")
8. NEW STOP SIGN
9. NEW PAINT STRIPE, 2' WIDE, WHITE IN COLOR (TYPICAL)
10. NEW SEAT WALL PLANTER, SEE SHEET C400
11. NEW CONCRETE SIDEWALK, 4" THICK 3,000-PSI
12. SAWCUT ASPHALT EDGE

DRAWING INFORMATION

TRUE NORTH

Know what's below. Call before you dig.

(IN FEET)
1 inch = 20 ft.

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
www.burtoneng.com
FIRM #C-1157

PRELIMINARY NOT FOR CONSTRUCTION

INDEPENDENCE CROSSING PH 2 - HUMAN BEAN

853 N. GREEN STREET
MORGANTON, NORTH CAROLINA

SITE AND UTILITY PLAN

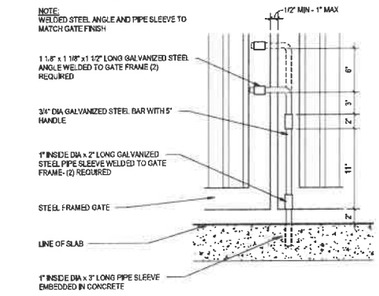
PM MBDG
ENG CTB
DRAWN BY MBDG
DATE 2020.07.08

REVISIONS

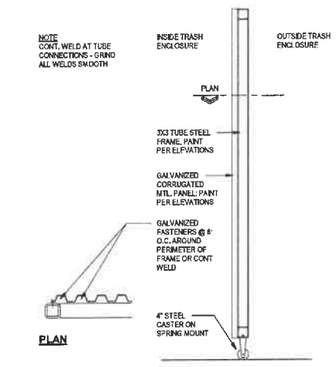
PROJECT NUMBER 018.595.001

C200

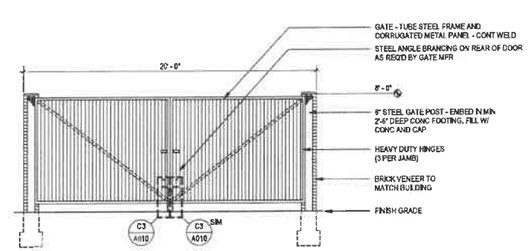
Sheet 6 of 11



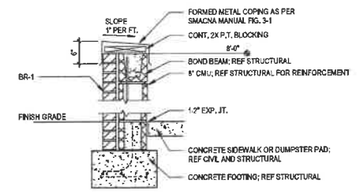
C3 / A010 CANE BOLT DETAIL
1 1/2" = 1'-0"



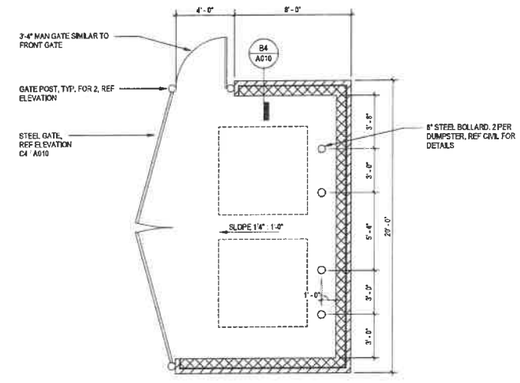
B3 / A010 GATE DETAIL
3/4" = 1'-0"



C4 / A010 DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



B4 / A010 DUMPSTER ENCLOSURE SECTION
3/4" = 1'-0"



A4 / A010 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

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

CONSULTAN T DOCU

BEAN S

the HUMAN BEAN™

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: AMG

SHEET TITLE:
SITE DETAILS

SHEET NO. A010
PROJ. NO. 019638.07

1 2 3 4

I. GENERAL

A. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SHOP DRAWINGS AND SPECIFICATIONS.
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.
C. THE GENERAL CONTRACTOR SHALL COMPARE ALL CONTRACT DRAWINGS AND REPORT ANY DISCREPANCY BETWEEN DISCIPLINES AND WITHIN A GIVEN DISCIPLINE TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND ERECTION.
D. IF A CONFLICT EXISTS AMONG THE STRUCTURAL DRAWINGS, GENERAL NOTES, OR THE SPECIFICATIONS, THE STRICTEST REQUIREMENTS, AS INDICATED BY THE ENGINEER, SHALL GOVERN.
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.
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.
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.
H. UNLESS NOTED OTHERWISE, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
I. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND FOR SAFETY PRECAUTIONS AND PROGRAMS.
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.
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.
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.

II. DESIGN CRITERIA

A. THE CONTRACT DOCUMENTS ARE BASED ON THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE.
B. DEAD LOADS
   1. TYPICAL ROOF SYSTEMS: (20 PSF TOTAL)
      a. MEP*: 10 PSF
      b. INSULATION & ROOFING: 10 PSF
         - *MISCELLANEOUS CEILING AND HANGING MECHANICAL LOADS SUCH AS DUCT WORK AND SPRINKLER PIPES.
C. LIVE LOADS*
   1. SEE LIVE LOADS TABLE.
   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.

LIVE LOADS

CATEGORY	UNIFORM LOAD (PSF)	CONCENTRATED LOAD (LBS)
KITCHEN	150	
ROOFS: ORDINARY ROOF	20	300

D. DESIGN SNOW LOAD:
   - GROUND SNOW LOAD, P_G 10 PSF
   - FLAT ROOF SNOW LOAD, P_F 15 PSF
   - EXPOSURE FACTOR, C_E 1.0
   - SNOW THERMAL FACTOR, C_T 1.0
   - SNOW IMPORTANCE FACTOR, I_S 1.0
   - DRIFT SURCHARGE P_d 18 PSF
   - WIDTH OF SNOW DRIFT(S) w 4'-10"
   - RAIN-ON-SNOW SURCHARGE 0 PSF

E. DESIGN WIND LOADS:
   - BASIC WIND SPEED, V_{ULT} 116 MPH (3-SEC GUST)
   - BASIC WIND SPEED, V_{ASD} 90 MPH (3-SEC GUST)
   - RISK CATEGORY, II
   - EXPOSURE, B
   - INTERNAL PRESSURE COEFF GC_{PI} ±0.18
   - COMPONENTS & CLADDING WIND PRESSURES (ULTIMATE):
   - WIDTH OF ZONE, a = 3.0 FT

Ultimate Design Wind Pressure (psf):

			Effective Wind Area (sq ft)					
Walls:			10	20	50	100	200	500
Interior	Zone 4	+	18.2	17.4	16.3	16.0	16.0	16.0
		-	-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
		-	-24.2	-22.6	-20.5	-18.9	-17.3	-16.0
Roof:			10	20	50	100	200	500
Interior	Zone 1	+	16.0	16.0	16.0	16.0	16.0	16.0
		-	-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
		-	-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
		-	-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
		-	-41.7	-39.0	-35.5	-32.8	-30.1	-26.6
Overhang:			10	20	50	100	200	500
Interior	Zone 1	+	16.0	16.0	16.0	16.0	16.0	16.0
		-	-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
		-	-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
		-	-38.7	-35.1	-30.4	-26.8	-23.2	-18.5
Corner	Zone 3	+	18.2	17.4	16.3	16.0	16.0	16.0
		-	-53.8	-47.6	-39.3	-33.1	-26.8	-18.5
Parapet:			10	20	50	100	200	500
Edge	Zone 2	+	69.7	65.2	59.2	54.7	50.2	44.2
		-	-41.2	-39.1	-36.3	-34.2	-32.2	-29.4
Corner	Zone 3	+	69.7	65.2	59.2	54.7	50.2	44.2
		-	-47.0	-43.9	-39.8	-36.7	-33.5	-29.4

F. SEISMIC LOADS:
   - SHORT PERIOD SPECTRAL RESPONSE ACCELERATION, S_S 0.339
   - 1-SEC PERIOD SPECTRAL RESPONSE ACCELERATION, S_1 0.112
   - SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION, S_{DS} 0.362
   - 1-SEC PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION, S_{D1} 0.177
   - RISK CATEGORY II
   - SEISMIC DESIGN CATEGORY, D
   - SITE CLASS, C
   - BASIC SEISMIC-FORCE RESISTING SYSTEM: LIGHT-FRAMED (WOOD) BEARING WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
   - RESPONSE MODIFICATION FACTOR, R 6.5
   - DEFLECTION AMPLIFICATION FACTOR, C_D 4.0
   - SEISMIC IMPORTANCE FACTOR, I_E 1.0
   - SEISMIC RESPONSE COEFFICIENT, C_S 0.056
   - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
   - DESIGN BASE SHEAR V 2.7 KIPS

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.
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.

III. FOUNDATIONS

A. FOUNDATION DESIGN IS BASED ON AN ASSUMED BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER SHALL VERIFY THE SOIL BEARING CAPACITY.
B. CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT AND ADHERE TO ALL RECOMMENDATIONS WITHIN, INCLUDING PREPARATION OF SOILS AT BUILDING PAD.
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.
D. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH OR ENGINEERED FILL AT ELEVATIONS SHOWN ON PLANS AND DETAILS. GC 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.
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.
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.
G. ALL FOUNDATIONS OR PORTIONS THEREOF BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS.
H. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL BE CENTERED ON WALLS AND/OR COLUMNS.
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.
J. FOOTINGS SHALL NOT BE PLACED ON FROZEN SUBGRADE OR IN STANDING WATER.
K. FOUNDATION TYPE
   1. SPREAD FOOTING:
      a. TOTAL LOAD: 1,500 PSF NET PRESSURE.
      b. ALLOWABLE PRESSURES ARE INCREASED 0% FOR COMBINED GRAVITY AND WIND AND/OR EARTHQUAKE LOADS.

IV. CONCRETE

A. CONCRETE SHALL CONFORM TO THE CONCRETE PROPERTIES SPECIFIED IN THE CONCRETE PROPERTIES TABLE.
B. ALL CONCRETE SHALL HAVE ALLOWABLE UNIT SHRINKAGE OF 0.045% AT 28 DAYS. (SEE ASTM C157)
C. ALL SLABS TO RECEIVE MOISTURE SENSITIVE FLOOR COVERINGS SHALL HAVE MAXIMUM WATER/CEMENT RATIO OF 0.45.
D. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".
E. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II.
F. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C 33.
G. ALL REINFORCEMENT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   1. ALL REINFORCING, UNO: ASTM A615 GRADE 60
   2. WELDED WIRE REINFORCEMENT (WWR):
      a. SMOOTH WIRE: ASTM A 185 (65 KSI)
      b. DEFORMED WIRE: ASTM A 497 (70 KSI)
      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.
      d. A STEEL AND POLYPROPYLENE FIBER BLEND 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/SDI-C.10 SPECIFICATION FOR COMPOSITE STEEL FLOOR DECK, SECTION 5.5 (STEEL FIBERS SHALL PROVIDE 80 PSI OF RESIDUAL STRENGTH WHEN TESTED IN ACCORDANCE WITH ASTM C 1399).
H. REINFORCEMENT DETAILING
   1. REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315.
   2. DEVELOPMENT AND SPLICE LENGTHS ARE IN TENSION UNLESS OTHERWISE INDICATED AND SHALL BE AS TABULATED IN THE SPLICE LENGTH TABLE ON S301, UNLESS OTHERWISE INDICATED.
   3. LAP WWR ONE CROSSWIRE SPACING PLUS 2".
   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.
   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 IBC TABLE 720.1], UNLESS SPECIFICALLY NOTED OTHERWISE:
      a. CAST AGAINST EARTH 3"
      b. EXPOSED TO EARTH/WEATHER: #6 THRU #18 2"
      c. EXPOSED TO EARTH/WEATHER: #5 & SMALLER 1 1/2"
      d. SLABS, WALLS, JOISTS: #11 & SMALLER 3/4"
      e. BEAMS, COLUMNS 1 1/2"
   6. PROVIDE DOWELS TO MATCH REINFORCEMENT SIZE AND SPACING INDICATED FOR ALL STRUCTURAL ELEMENTS, UNLESS NOTED OTHERWISE.
I. FOUNDATION WALLS, GRADE BEAMS AND FOOTINGS SHALL BE CAST IN ALTERNATE PANELS NOT TO EXCEED 60'-0" IN LENGTH. SHEAR KEYS SHALL BE PROVIDED AT EACH CONSTRUCTION JOINT AND SHALL BE LOCATED AT 1/3 POINTS OF SPANS.
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.
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.
L. SLABS AND BEAMS OR JOISTS SHALL BE CAST MONOLITHICALLY UNLESS NOTED OTHERWISE.
M. CHAMFER ALL PERMANENTLY EXPOSED CONCRETE EDGES 3/4 INCH, UNLESS NOTED OTHERWISE.
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.
O. NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL.
P. ALUMINUM SHALL NOT BE EMBEDDED IN ANY CONCRETE.

CONCRETE PROPERTIES

USAGE	STRENGTH (PSI)	TYPE	COMMENTS	DURABILITY CLASSIFICATION
ALL CONCRETE NOT OTHERWISE SPECIFIED	4000	NWT		F0, S0, P0, C1
FOOTINGS	3000	NWT		F0, S0, P0, C1

<u>CONCRETE PROPERTIES TABLE NOTES:</u>
1. STRENGTH (PSI) DENOTES 28-DAY COMPRESSIVE STRENGTH AND DENSITY REQUIREMENTS
2. NWT = NORMAL WEIGHT CONCRETE
3. LWT = SAND-LIGHTWEIGHT CONCRETE (120 PCF MAX)
   a. SAND-LIGHT WEIGHT CONCRETE USED FOR COMPOSITE METAL DECKS SHALL HAVE 4 TO 7% AIR ENTRAINMENT
4. DURABILITY CLASSIFICATION DENOTES CONCRETE REQUIREMENTS BY EXPOSURE CLASS. REFER TO TABLE 19.3.2.1 OF ACI 318-14

V. POST-INSTALLED ANCHORS:

A. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.
B. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER OF RECORD PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
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.
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.
E. ADHESIVE ANCHOR DESIGN BOND STRENGTH HAS BEEN BASED ON CRACKED CONCRETE, ACI 355.4 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.
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.
G. ACCEPTABLE PRODUCTS ARE:
   1. CONCRETE MECHANICAL ANCHORS:
      a. HILTI KB-TZ
      b. HILTI KWIK HUS-EZ
      c. SIMPSON STRONG-TIE TITEN-HD
      d. SIMPSON STRONG-TIE "STRONG-BOLT 2"
   2. 2. CONCRETE ADHESIVE ANCHORS:
      a. HILTI RE 500-SD
      b. HILTI HY 200
      c. SIMPSON STRONG-TIE "SET-XP"
      d. SIMPSON STRONG-TIE "AT-XP"
   3. MASONRY MECHANICAL ANCHORS:
      a. SOLID GROUTED CMU
         - HILTI KWIK HUS-EZ
         - SIMPSON STRONG-TIE "TITEN-HD"
         - SIMPSON STRONG-TIE "STRONG-BOLT 2"
      b. HOLLOW CMU:
         - SIMPSON STRONG-TIE "TITEN-HD"
   4. MASONRY ADHESIVE ANCHORS:
      a. SOLID-GROUTED CMU
         - SIMPSON STRONG-TIE "SET-XP"
         - SIMPSON STRONG-TIE "AT-XP"
         - HILTI HY 70
      b. HOLLOW CMU:
         - SIMPSON STRONG-TIE "SET"
         - HILTI HY 70

VI. WOOD FRAMING

A. SAWN CUT LUMBER:
   1. UNLESS NOTED OTHERWISE, ALL LUMBER TO BE #2 KD SOUTHERN YELLOW PINE WITH A MAXIMUM MOISTURE CONTENT OF 19%.
   2. ALL EXTERIOR WALLS TO BE FRAMED WITH #2 SOUTHERN YELLOW PINE 2x4 STUDS SPACED AT 16" ON CENTER.
   3. PRESSURE (PRESERVATIVE) TREATED LUMBER
      a. ALL LUMBER EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE PRESSURE 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).
      b. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESSURE 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).
      c. ACZA (AMMONIACAL COPPER ZINC ARSENATE) SHALL NOT BE USED AS A CHEMICAL FOR PRESSURE TREATED LUMBER.
   4. AS A MINIMUM, FASTEN ALL WOOD FRAMING WITH COMMON NAILS TO COMPLY WITH THE "FASTENING SCHEDULE" OF THE AFOREMENTIONED BUILDING CODE.
   5. ALL MULTIPLE PIECE WOOD BEAMS TO BE CONNECTED TOGETHER WITH (3) ROWS OF NAILS AS INDICATED BELOW.
      a. 2 PLIES: 8d NAILS @ 12" OC, UNLESS NOTED OTHERWISE.
      b. 3 PLIES OR MORE: 16d NAILS @ 12" OC, UNLESS NOTED OTHERWISE.
   6. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL LOAD BEARING PARTITIONS RUNNING PERPENDICULAR TO JOISTS.
   7. PROVIDE SOLID BLOCKING BETWEEN JOIST AT ALL BEARING LOCATIONS.
   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.
   9. TIMBER CONNECTORS
      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.
      b. CONNECTORS SHALL HAVE A MINIMUM CORROSION PROTECTION OF G90 GALVANIZATION.
      c. CONNECTORS IN CONTACT WITH PRESSURE TREATED OR FIRE TREATED LUMBER SHALL BE MANUFACTURED FROM SIMPSON ZMAX (G185 GALVANIZED) STEEL.
      d. CONNECTORS IN PROXIMITY TO SALT WATER SPRAY SHALL BE MANUFACTURED FROM TYPE 316L STAINLESS STEEL.
   10. ERECTION TOLERANCES
      a. FRAMING MEMBERS WHICH WILL BE COVERED BY FINISHES SUCH AS WALLBOARD, PLASTER, OR CERAMIC TILE SET IN A MORTAR SETTING BED, SHALL BE WITHIN THE FOLLOWING LIMITS:
         1. LAYOUT OF WALLS AND PARTITIONS: 1/4" FROM INTENDED POSITION.
         2. PLATES AND RUNNERS: 1/4" IN 8'-0" FROM A STRAIGHT LINE.
         3. STUDS: 1/4" IN 8'-0" OUT OF PLUMB, NOT CUMULATIVE.
         4. FACE OF FRAMING MEMBERS: 1/4" IN 8'-0' FROM A TRUE PLANE.
      b. FRAMING MEMBERS WHICH WILL BE COVERED BY CERAMIC TILE SET IN DRY-SET MORTAR, LATEX-PORTLAND CEMENT MORTAR, OR ORGANIC ADHESIVE SHALL BE WITHIN THE FOLLOWING LIMITS:
         1. LAYOUT OF WALLS AND PARTITIONS: 1/4" FROM INTENDED POSITION.
         2. PLATES AND RUNNERS: 1/8" IN 8'-0" FROM A STRAIGHT LINE.
         3. STUDS: 1/8" IN 8'-0" OUT OF PLUMB, NOT CUMULATIVE.
         4. FACE OF FRAMING MEMBERS: 1/8" IN 8'-0' FROM A TRUE PLANE.
B. WALL AND ROOF SHEATHING:
   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:
      a. PANEL GRADE: RATED SHEATHING
      b. SPAN RATING: 16/32
      c. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE 1
      d. PRODUCT STANDARD: PS1
      e. THICKNESS: 1/2"
   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:
      a. PANEL GRADE: RATED SHEATHING
      b. SPAN RATING: 40/20
      c. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE 1
      d. PRODUCT STANDARD: PS1
      e. THICKNESS: 5/8"
   3. ALL SHEATHING SHALL BE INSTALLED WITH THE STRENGTH (TYPICALLY FACE GRAIN) DIRECTION PERPENDICULAR TO THE SUPPORTING FRAMING WITH STAGGERED JOINTS.
   4. ROOF SHEATHING SHALL BE INSTALLED WITH 5/8 PSCL SHEATHING CLIPS BY SIMPSON STRONG TIE, BETWEEN THE EDGES OF ALL ADJACENT PANELS MIDWAY BETWEEN SUPPORTING FRAMING MEMBERS THAT ARE SPACED MORE THAN 20-INCHES APART.
   5. WALL SHEATHING SHALL BE FASTENED TO SUPPORTING FRAMING WITH 8d COMMON RING SHANK NAILS AT THE SPACING INDICATED BELOW UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE:
      a. WALL EDGE: 6" OC
      b. SUPPORTED PANEL EDGES AWAY FROM EDGE OF WALL: 6" OC
      c. CENTER OF PANELS: 12" OC
   6. ROOF SHEATHING SHALL BE FASTENED TO SUPPORTING FRAMING WITH 8d COMMON RING SHANK NAILS AT THE SPACING INDICATED BELOW:
      a. ROOF EDGE: 4" OC, UNLESS NOTED OTHERWISE
      b. SUPPORTED PANEL EDGES AWAY FROM EDGE OF ROOF: 6" OC
      c. SUPPORTED PANEL EDGES BLOCKED DIAPHRAGM: 6" OC, UNLESS NOTED OTHERWISE
      d. CENTER OF PANELS: 12" OC
   7. WHERE EITHER 2-INCH OR 2 1/2-INCH FASTENER 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.
   8. 16-GAGE x 1 1/2" STAPLES MAY BE USED IN LIEU OF NAILS AT SHEAR WALLS AND DIAPHRAGMS. ALL REQUIREMENTS OF ESR-1539 MUST BE MET.

VII. SUBMITTALS

A. THE GENERAL CONTRACTORS SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING FOR REVIEW. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER AND HAVE THE ENGINEER'S SHOP DRAWING STAMP AFFIXED PRIOR TO FABRICATION. FABRICATION AND ERECTION SHALL BE FROM REVIEWED SHOP DRAWINGS. PLEASE ALLOW 10 BUSINESS DAYS FOR REVIEW.
B. A RECORD SET OF APPROVED SHOP DRAWINGS SHALL BE KEPT IN THE FIELD BY THE GENERAL CONTRACTOR.
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.
D. THE CONTRACTOR SHALL PREPARE A LIST AND SCHEDULE OF ALL STRUCTURAL SUBMITTALS PRIOR TO CONSTRUCTION.
E. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE ENGINEER'S REVIEW:
   1. MISCELLANEOUS STEEL
   2. METAL AND FABRIC CANOPIES - CONNECTION TO BUILDING SHALL BE BY SUPPLIER (1, 3)
   3. CONCRETE MIX DESIGNS
   4. REINFORCING STEEL
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.
   1. CONTRACTOR SHALL SUBMIT ONE SET OF REPRODUCIBLES AND TWO SETS OF PRINTS FOR ALL SHOP DRAWINGS SPECIFIED TO BE RETURNED BY THE ENGINEER.
   2. 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.
G. 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.

mcmillan pazdan smith
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SEALS

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SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: BJH
DRAWN BY: KAF

SHEET TITLE:
GENERAL NOTES

SHEET NO. S000
PROJ. NO. 019538.07

WOOD SHEAR WALL (WSW) SCHEDULE

MARK	EDGE NAILING	WALL SIZE	REMARKS
SW1	8d NAILS @ 6" OC	3 1/2"	REF S/S401

WOOD WALL SCHEDULE

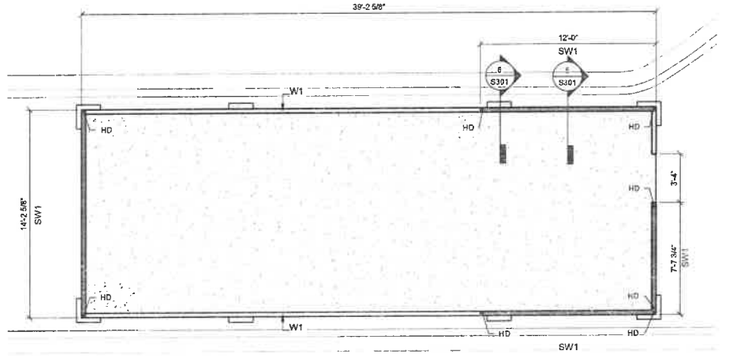
MARK	EDGE NAILING	WALL SIZE	REMARKS
W1	8d NAILS @ 6" OC	3 1/2"	

PARTITION PLAN NOTES

1. ALL WOOD THAT IS PERMANENTLY EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE-TREATED UNO
2. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLAB PENETRATIONS AND UNDERGROUND UTILITIES
3. WALL FRAMING: 2x4 STUDS @ 16" OC UNO, REF GENERAL NOTES FOR TYPICAL WOOD STUD INFORMATION

PARTITION PLAN LEGEND

(#.#)	DENOTES SHEET NOTE SEE SCHEDULE THIS SHEET
HD	DENOTES HOLDOWN DEVICE, SEE SHEAR WALL SCHEDULE THIS SHEET
SW1	DENOTES SHEAR WALL, SEE SHEAR WALL SCHEDULE THIS SHEET



2 **PARTITION PLAN**
1/4" = 1'-0"

NORTH REFERENCES

FOUNDATION PLAN NOTES

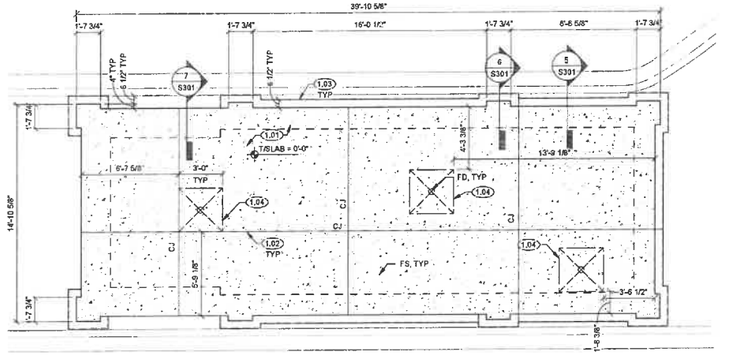
1. REF PLAN FOR TOP OF SLAB ELEVATION (T/ SLAB), COORD W/ CIVIL & ARCH
2. BOTTOM OF FOOTING (B/ FTG) = -1'-4", TYPICAL, UNO
3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLAB PENETRATIONS AND UNDERGROUND UTILITIES
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENTS AND DIMENSIONS OF RAISED/DEPRESSED SLABS AND AREA REQUIRING SLOPES AND DRAINS

FOUNDATION PLAN SHEET NOTES

1.01	DENOTES 4" SLAB ON GRADE REINFORCED W/ 6X6 W1.4XW1.4 WWR ON 10 MIL VAPOR BARRIER ON 4" CRUSHED STONE BASE
1.02	CONTROL JOINT (CJ) SPACING SHALL NOT EXCEED 12'-0" OC EA WAY. SLAB UNITS CREATED BY JOINT LAYOUT SHOULD BE AS SQUARE AS POSSIBLE WITH A MAXIMUM ASPECT RATIO OF 1.5 TO 1
1.03	BRICK LEDGE
1.04	LEAVEOUT SLAB FOR FLOOR DRAIN INSTALLATION AND SLOPE SECONDARY POUR TO DRAIN

FOUNDATION PLAN LEGEND

(#.#)	DENOTES SHEET NOTE, SEE SCHEDULE THIS SHEET
FD	DENOTES FLOOR DRAIN, SLOPE SLAB TOWARDS ALL FD (COORD W/ ARCH)
FS	DENOTES FLOOR SINK, SLOPE SLAB TOWARDS ALL FS (COORD W/ ARCH)
CJ	DENOTES CONTROL JOINT, REF SHEET S301



NORTH REFERENCES

1 **FOUNDATION PLAN**
1/4" = 1'-0"

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LAKE CITY, FLORIDA 32024

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: BJH
DRAWN BY: KAF

SHEET TITLE:
FOUNDATION & PARTITION PLANS

SHEET NO. S101

PROJ. NO. 015538.07

mcmillan pazdan smith ARCHITECTURE

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ROOF FRAMING PLAN NOTES

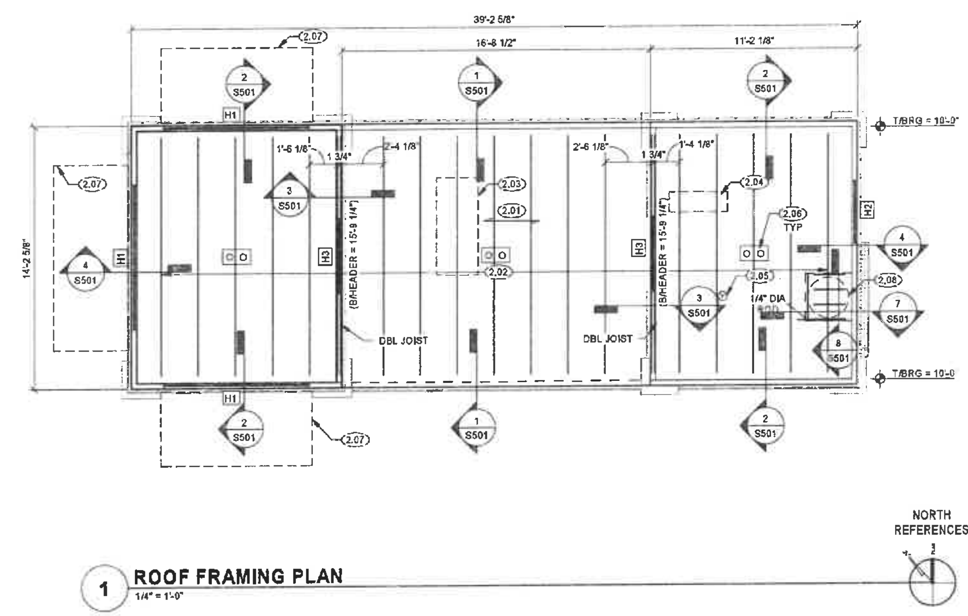
1. REF PLAN FOR TRUSS BEARING (T/BEARING). COORD W/ ARCH
2. ALL WOOD THAT IS PERMANENTLY EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE TREATED UNO
3. REF GENERAL NOTES FOR ROOF SHEATHING AND NAILING PATTERN

ROOF FRAMING PLAN SHEET NOTES

2.01	5/8" ROOF SHEATHING, SEE GENERAL NOTES FOR SPECIFICATIONS AND ATACHMENT
2.02	11-7/8" TJI 110 WOOD JOISTS @ 24" OC UNO
2.03	HVAC INDOOR UNIT (AH-1), 60 LBS, REF MECH
2.04	HVAC OUTDOOR UNIT (HP-1), 165 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
H#	DENOTES WOOD HEADER, SEE SCHEDULE ON SHEET S401



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

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LAKE CITY, FLORIDA 32024

SHEET ISSUE:

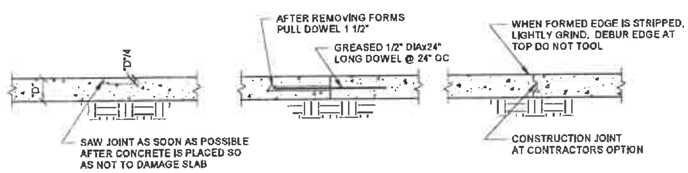
NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: BJH
DRAWN BY: KAF

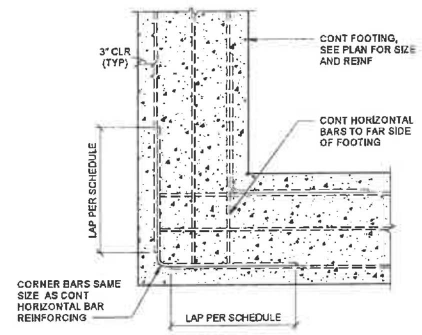
SHEET TITLE:
ROOF FRAMING PLAN

SHEET NO. S102

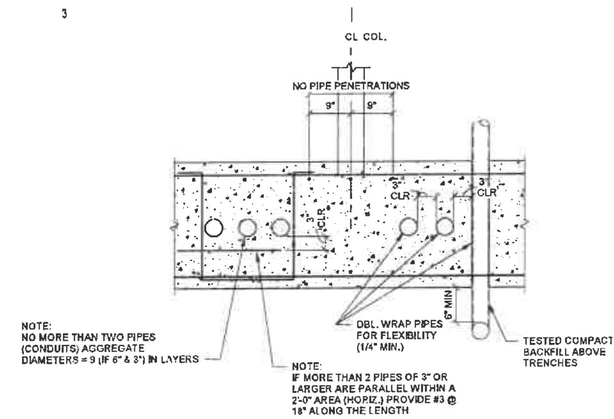
PROJ. NO. 019536.07



1 CONTROL/ CONSTRUCTION JOINT DETAIL
3/4" = 1'-0"



2 TYPICAL FOOTING CORNER REINFORCING DETAIL
3/4" = 1'-0"



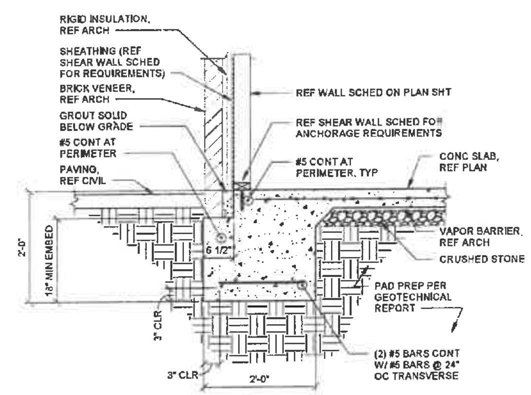
3 TYPICAL PENETRATION THRU FOOTING
3/4" = 1'-0"

REINFORCING BAR LAP LENGTH SCHEDULE (CLASS B)				
GRADE 60 STEEL				
NORMAL WEIGHT CONCRETE STRENGTH				
BAR	3000 PSI	4000 PSI	5000 PSI	7000 PSI
#3	21"	18"	17"	14"
#4	28"	26"	22"	19"
#5	36"	31"	28"	23"
#6	43"	37"	33"	28"
#7	62"	54"	48"	41"
#8	71"	62"	55"	47"
#9	80"	70"	62"	53"
#10	90"	76"	70"	59"
#11	100"	87"	78"	66"

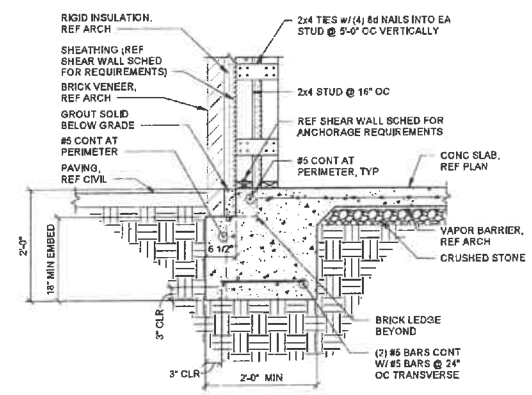
LAP SCHEDULE NOTES

1. LENGTH SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318 FOR UNCOATED BARS ENCLOSED BY PROPERLY SPACED TIES OR STIRRUPS
2. LENGTH IN TABLE SHALL BE FACTORED FOR THE FOLLOWING CONDITIONS
   - HORIZONTAL BARS MORE THAN 12" ABOVE BOTTOM OF CAST MEMBER: 1.3xTABLE LENGTH
   - LIGHT WEIGHT CONCRETE: 1.3xTABLE LENGTH
   - BAR CLEAR SPACING SHALL BE NO LESS THAN ONE BAR DIAMETER AND/OR BAR CLEAR COVER LESS THAN ONE BAR DIAMETER: 1.5xTABLE LENGTH
   - WHERE MORE THAN ONE CONDITION APPLIES, ALL APPLICABLE FACTORS SHALL BE APPLIED TO LENGTH INDICATED IN TABLE
3. THIS TABLE SHALL APPLY UNLESS SPECIFICALLY NOTED, DETAILED OR SCHEDULED OTHERWISE
4. UNLESS NOTED OTHERWISE ALL REINFORCING BARS SHALL LAP AROUND CORNERS

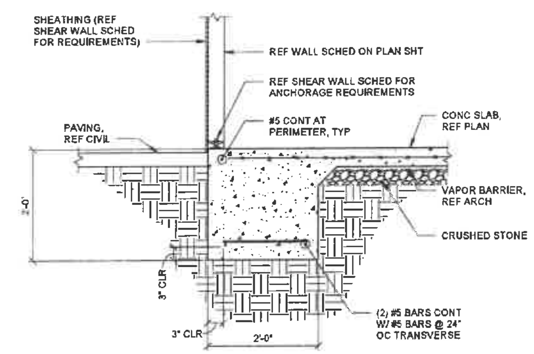
4 REINF BAR LAP LENGTH SCHEDULE
3/4" = 1'-0"



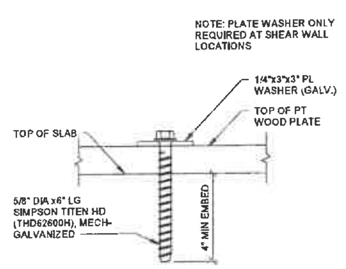
5 TYPICAL TURNDOWN W/ BRICK LEDGE
3/4" = 1'-0"



6 TYPICAL TURNDOWN AT PILASTERS
3/4" = 1'-0"



7 TYPICAL TURNDOWN WITHOUT BRICK LEDGE
3/4" = 1'-0"



8 TYPICAL SILL PLATE ANCHORAGE
3/4" = 1'-0"

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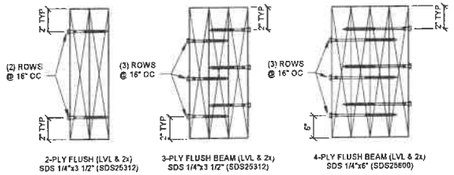
SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: BJH
DRAWN BY: KAF

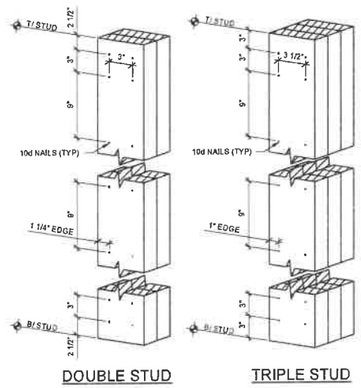
SHEET TITLE.
TYPICAL CONCRETE DETAILS

SHEET NO. S301
PROJ. NO. 019538.07



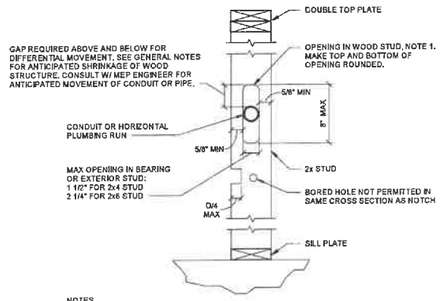
CONNECTION (ALL SCREWS ARE SIMPSON STRONG-DRIVE) REQMENTS FOR MULTI-PLY FLUSH BEAMS

1 MULTI-PLY FLUSH BEAM
3/4" = 1'-0"



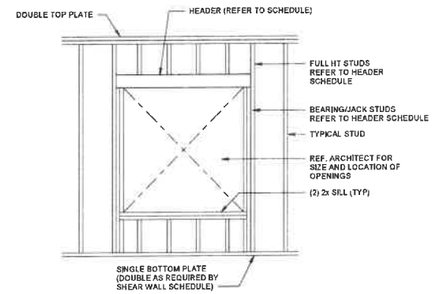
DOUBLE STUD TRIPLE STUD

2 BUILT-UP STUD DETAILS
1 1/2" = 1'-0"

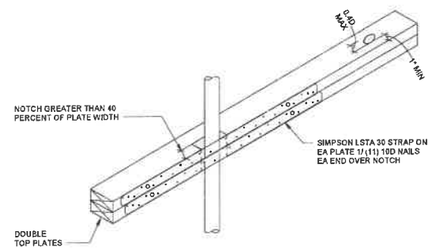


NOTES
1. IF HOLE DIA IS BETWEEN 40 AND 60 PERCENT OF STUD DEPTH, THE STUD MUST BE DOUBLED. NO MORE THAN TWO SUCCESSIVE STUDS SHALL BE BORED WITH THIS CONDITION WITHOUT PRIOR APPROVAL OF EOR.
2. NOTCHES OF BORED HOLES IN STUDS OR ENDPOSTS OF SHEARWALLS NOT PERMITTED UNLESS APPROVED PRIOR TO CUTTING BY EOR.

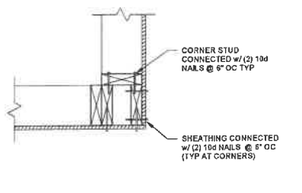
3 NOTCHES AND HOLES IN STUDS
1 1/2" = 1'-0"



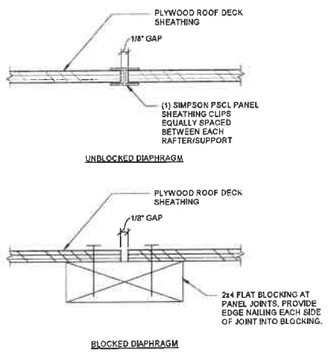
4 TYPICAL FRAMED WALL OPENING
3/4" = 1'-0"



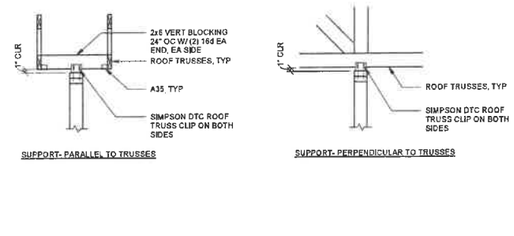
5 NOTCHES/HOLES IN TOP/SILL PLATES
1 1/2" = 1'-0"



6 TYPICAL WALL FRAMED CORNER
1 1/2" = 1'-0"



7 PLYWOOD EDGE SUPPORT
3/4" = 1'-0"

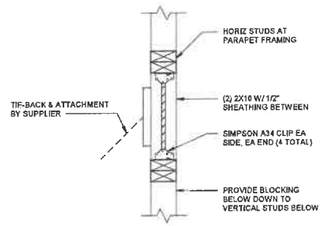


8 NON-LOAD BEARING INTERIOR PARTITIONS
3/4" = 1'-0"

HEADER SCHEDULE				
MARK	HEADER	JAMB STUDS	KING STUDS	NOTES
H1	(2) VERT 2x10 (2) HORZ 2x4	2	1	
H2	(2) VERT 2x4 (2) HORZ 2x4	1	1	
H3	(2) VERT 2x6 (2) HORZ 2x4	2	2	PARAPET OPENINGS

HEADER NOTES:
1. JAMB STUDS SHALL BE PLACED CONTINOUS TO FOUNDATION, UNLESS SUPPORTED BY FRAMING MEMBER

9 HEADER SCHEDULE
3/4" = 1'-0"



10 TYPICAL TIE-BACK BLOCKING
1 1/2" = 1'-0"

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

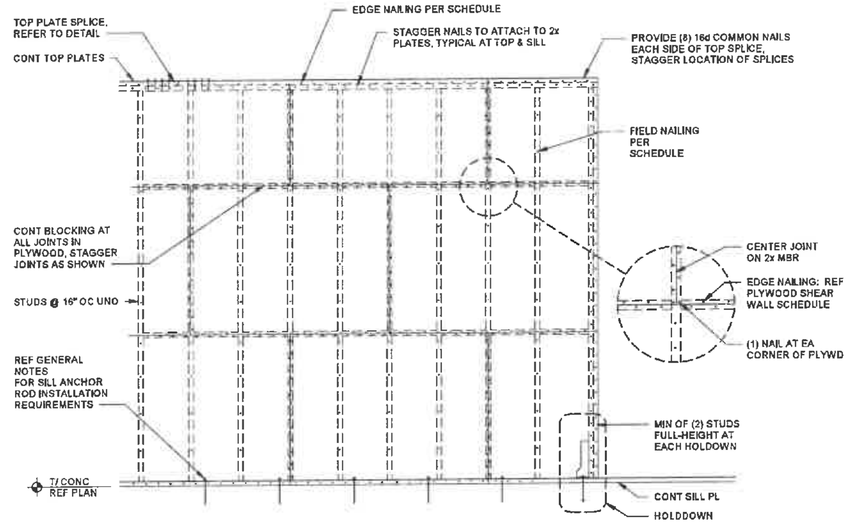
SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: BJH
DRAWN BY: KAF

SHEET TITLE:
TYPICAL FRAMING DETAILS

SHEET NO. S401
PROJ. NO. 019538.97

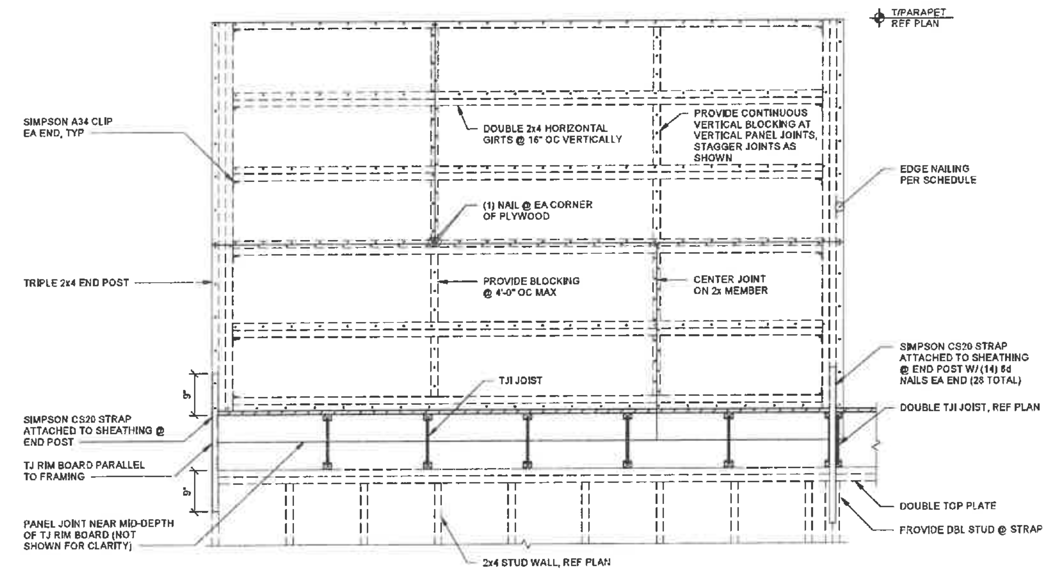


NOTE
ORIENTATION OF WALL SHEATHING SHALL BE AT CONTRACTOR'S OPTION; HOWEVER, BLOCKING SHALL BE INSTALLED AT ALL PANEL EDGES NOT BACKED BY WALL FRAMING.

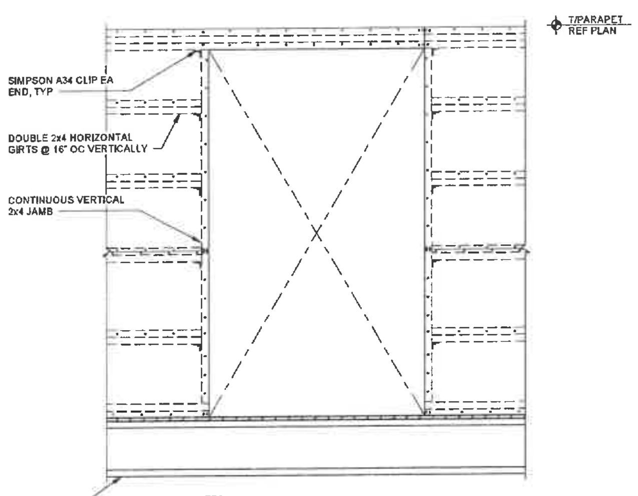
NOTES
WOOD STRUCTURAL PANELS MAY BE USED TO RESIST UPLIFT. THE FOLLOWING PRESCRIPTIVE REQUIREMENT APPLIES:

1. PANELS SHALL BE INSTALLED WITH FACE GRAIN PARALLEL TO STUDS
2. ALL HORIZONTAL JOINTS SHALL OCCUR OVER FRAMING AND SHALL BE ATTACHED W/ (1) ROW OF FASTENERS AT 4" OC, STAGGERED, AT TOP AND BOTTOM PANEL EDGES
3. WHERE WINDOWS AND DOORS INTERRUPT WOOD STRUCTURAL PANELS, FRAMING ANCHORS OR CONNECTORS SHALL BE USED AS SHOWN

1 TYPICAL SHEAR WALL SHEATHING ATTACHMENT
3/4" = 1'-0"



2 TYPICAL PARAPET FRAMING ATTACHMENT
3/4" = 1'-0"



NOTES
1) REF 2/S402 FOR TYPICAL PARAPET FRAMING
2) REF 1/S402 FOR SHEATHING ATTACHMENT

3 TYPICAL PARAPET FRAMING ATTACHMENT
3/4" = 1'-0"

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SEALS

the HUMAN BEAN™

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SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

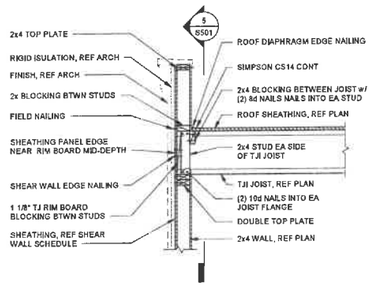
SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

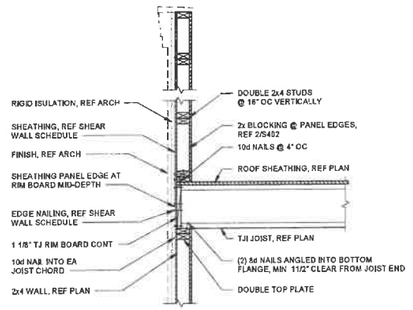
PRINCIPAL IN CHARGE: ASR
PROJECT ENGINEER: BJH
DRAWN BY: KAF

SHEET TITLE:
TYPICAL FRAMING DETAILS

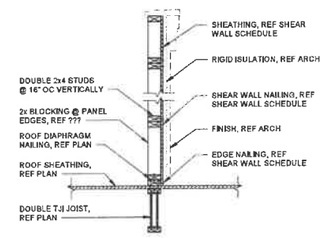
SHEET NO. S402
PROJ. NO. 019538.07



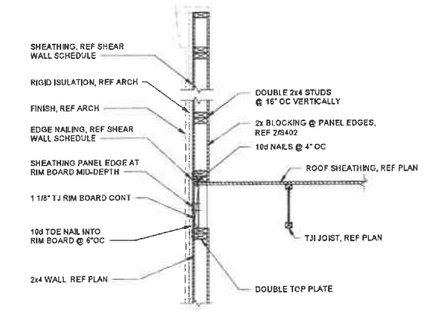
1 **SECTION**
3/4" = 1'-0"



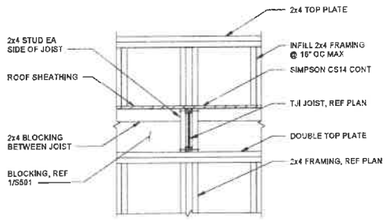
2 **SECTION**
3/4" = 1'-0"



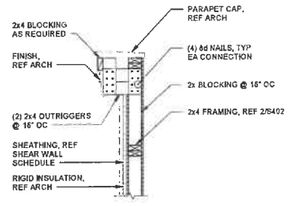
3 **SECTION**
3/4" = 1'-0"



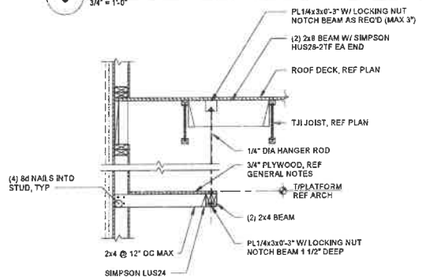
4 **SECTION**
3/4" = 1'-0"



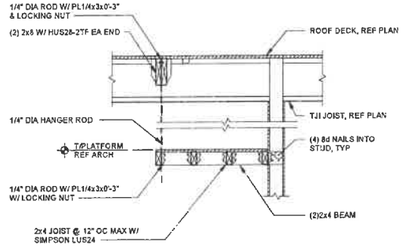
5 **SECTION**
3/4" = 1'-0"



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



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



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

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SEAL

the HUMAN BEAN™

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SW HERITAGE OAKS CIRCLE
LAKE CITY, FLORIDA 32024

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: ASP
PROJECT ENGINEER: BJH
DRAWN BY: KAF

SHEET TITLE:
DETAILS AND SECTIONS

SHEET NO. S501
PROJ. NO. 019538.07

ABBREVIATIONS LIST

ABBREVIATION NOTES:

A. GENERALLY TERMS ARE SPELLED OUT AND ABBREVIATIONS USED ONLY TO REDUCE TIME AND SPACE OR WHERE APPROPRIATE OR TO IMPROVE CLARITY.
B. ABBREVIATIONS LISTED BELOW APPLY TO THE ARCHITECTURAL DRAWINGS ONLY. REFER TO DRAWINGS BY OTHER TRADES FOR ABBREVIATIONS USED ON OTHER TRADE'S DRAWINGS.
C. ABBREVIATION LISTED HERE ARE BASED ON THE NATIONAL CAD STANDARD MODULE 5. REFER TO THE NCS FOR ABBREVIATIONS SHOWN ON THE DRAWINGS THAT ARE NOT LISTED HERE. WHERE MULTIPLE TERMS EXISTING FOR THE ABBREVIATION SHOWN, THE TERM REFERENCED IN THE LIST BELOW SHALL BE USED.

A/C	AIR CONDITION
A/E	ARCHITECT/ENGINEER
ABAN	ABANDON
ABRSV	ABRASIVE
ABS	ACRYLONITRILE BUTADIENE STYRENE
ACC	ACCESSIBLE
ACOUS INSUL	ACOUSTICAL INSULATION
ACOUS PNL	ACOUSTICAL PANEL
ACP	AUTOMATIC CONTROL PANEL
ACST	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADC	AUTOMATIC DOOR CLOSER
ADJ	ADJACENT or ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AHJ	AUTHORITY HAVING JURISDICTION
AHU	ALTERNATE
ALUM	ALUMINUM
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASB	ASBESTOS
ASC	ABOVE SUSPENDED CEILING
ASD	AUTOMATIC SPRINKLER DRAIN
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION
ASSN	ASSOCIATION
ATC	ACOUSTICAL TILE CEILING
AVG	AVERAGE
AWT	ACOUSTICAL WALL TREATMENT
BALC	BALCONY
BAT	BATTEN
TMB	THE HUMAN BEAN INTERNATIONAL
BD	BOARD
BD FT	BOARD FEET (FOOT)
BDRY	BOUNDARY
BF	BOTH FACES
BFF	BELOW FINISH FLOOR
BITUM	BITUMINOUS
BLDG	BUILDING
BLKHD	BULKHEAD
BLKT	BLANKET
BN	BULLNOSE
BO	BY OWNER
BOH	BACK OF HOUSE
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
BYP	BY PASS
CAB	CABINET
CAC	CEILING ATTENUATION CLASS
CANTIL	CANTILEVER
CB	CORNER BEAD
CBB	CEMENTITIOUS (BACKER) BOARD
CCTV	CLOSED CIRCUIT TELEVISION
CF	CONTRACTOR FURNISHED
CFICI	CONTRACTOR FURNISHED/CONTRACTOR INSTALLED
CFIOI	CONTRACTOR FURNISHED/OWNER INSTALLED
CFE	CONTRACTOR FURNISHED EQUIPMENT
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CH	COAT HOOK
CH BD	CHALKBOARD
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT/ CONTROL JOINT
CK	CORK
CL	CENTER LINE
CLDG	CLADDING
CLG	CEILING
CLKJ	CALKED JOINT
CLL	COLUMN LINE
CLO	CLOSET
CLR	CLEAR
CLRM	CLASSROOM
CLT	CLEAT
CMPST	COMPOSITE
CMU	CONCRETE MASONRY UNIT
CNCL	CONCEALED
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONF	CONFERENCE
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CP	CONTROL PANEL
CPT	CARPET
CSB	CONCRETE SPLASH BLOCK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CUST	CUSTODIAN
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTANCE
DMPF	DAMPPROOFING
DPTN	DEMOUNTABLE PARTITION
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DSPL	DISPOSAL
DW	DISHWASHER
EA	EACH
EC	EDGE OF CURB
EFS	EXTERIOR FINISH SYSTEM
EG	EDGE GRAIN
EGB	EXTERIOR GYPSUM BOARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC
ELEM	ELEMENTARY
ELEV	ELEVATOR
EMER	EMERGENCY
EMER SHR	EMERGENCY SHOWER
ENAM	ENAMEL
ENCL	ENCLOSURE
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EPS	EXPANDED POLYSTYRENE BOARD (INSULATION)
EPX	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ERD	EXISTING ROOF DRAIN
ESCAL	ESCALATOR
EWH	ELECTRIC WATER HEATER
EWS	EYE WASH STATION
EXIST	EXISTING
EXT	EXTERIOR
F1S	FINISHED ONE SIDE
F2S	FINISH TWO SIDES
F4S	FINISH FOUR SIDES
FA	FIRE ALARM
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDCC	FIRE DEPARTMENT CONNECTION CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
FH	FIRE HOSE; FIRE HYDRANT
FIN	FLR FINISH FLOOR
FIN GR	FINISH GRADE
FIXT	FIXTURE
FL	FLOORLINE
FO	FINISHED OPENING
FOC	FACE OF CONCRETE; FACE OF CURB
FOH	FRONT OF HOUSE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FRG	FIBER REINFORCED GYPSUM
FRP	FIBERGLASS REINFORCED PLASTIC
FURN	FURNITURE
FWC	FABRIC WALL COVERING
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GFRC	GLASS-FIBER-REINFORCED CONCRETE
GFRG	GLASS-FIBER-REINFORCED GYPSUM
GFRP	GLASS-FIBER-REINFORCED PLASTER
GFRP	GLASS-FIBER-REINFORCED PLASTIC
GL	GLASS
GLZ	GLAZING
GMP	GUARANTEED MAXIMUM PRICE
GPC	GYPSUM PLASTER CEILING
GR	GROUT
GRAN	GRANITE
GT	GREASE TRAP
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HANDICAPPED
HCWD	HOLLOW CORE WOOD DOOR
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
ID	INSIDE DIAMETER/ INSIDE DIMENSION
INSUL	INSULATION
INSUL PNL	INSULATED METAL PANEL
JAN	JANITOR
JAN CLO	JANITOR CLOSET
KD	KNOCKED DOWN
KIT	KITCHEN
KPL	KICKPLATE
LAM	LAMINATE
LAM GL	LAMINATED GLASS
LAV	LAVATORY
LCD	LINEAR CEILING DIFFUSER
LCMU	LIGHTWEIGHT CONCRETE MASONRY UNIT
LD	LINEAR DIFFUSER
LDG	LANDING
LDR	LEADER
LF	LINEAR FEET (FOOT)
LIB	LIBRARY
LINO	LINOLEUM
LKR RM	LOCKER ROOM
LL GB	LEAD LINED GYPSUM BOARD
LOS	LINE OF SIGHT
LR	LIVING ROOM
LVDR	LOUVER DOOR
LVR	LOUVER
LVT	VINYL TILE (PLANK, SQAURE, PATTERNED)
LWC	LIGHTWEIGHT CONCRETE
MACH RM	MACHINE ROOM
MAINT	MAINTENANCE
MAX	MAXIMUM
MC	METAL-CLAD
MCB	METAL CORNER BEAD
MECH RM	MECHANICAL ROOM
MED	MEDICAL
MEL	MELAMINE
MEZZ	MEZZANINE
MF	MILL FINISH
MFR REC	MANUFACTURER'S RECOMMENDATION
MID	MIDDLE
MIL STD	MILITARY STANDARD
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING (MOULDING)
MLWK	MILLWORK
MO	MASONRY OPENING
MOD BIT	MODIFIED BITUMEN
MOPR	MOP RACK
MR	MOISTURE RESISTANT
MTL	METAL
MW	MICROWAVE
MWP	MEMBRANE WATERPROOFING
NA	NOT APPLICABLE
NCOMBL	NONCOMBUSTIBLE
NIC	NOT IN CONTRACT
NLB	NONLOADBEARING
NO	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OF/OI	OWNER FURNISHED/OWNER INSTALLED
OFS	OUTSIDE FACE OF STUDS
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPR	OPERABLE
OR	OPERATING ROOM
ORD	OVERFLOW ROOF DRAIN
OVFL	OVERFLOW
P	PAINT
PAT	PATTERN
PB	PANIC BAR / PAINTED BASE
PBD	PARTICLEBOARD
PERF	PERFORATED
PERM	PERMANENT
PERP	PERPENDICULAR
PGBD	PEGBOARD
PHAR	PHARMACY
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
POL	POLISHED
PORC	PORCELAIN
PREFAB	PREFABRICATE
PREFIN	PREFINISH
PREFMD	PREFORMED
PT	PRESSURE TREATED
QT	QUARTZ FLOORING
QTB	QUARTZ FLOORING BASE
R	RADIUS
RADN	RADIATION
RB	RESILIANT BASE
RB HK	ROBE HOOK
RBR	RUBBER
RCPTN	RECEPTION
RD	ROOF DRAIN
RDG INS	RIGID INSULATION, SOLID
REBAR	REINFORCING STEEL BARS
REC ROOM	RECREATION ROOM
REF	REFERENCE
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
RESP	RESIN PANEL
REST	RESTROOM
RFG	ROOFING
RFI	REQUEST FOR INFORMATION
RFP	REQUEST FOR PROPOSAL
RH	ROOF HATCH
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RTF	RUBBER TILE FLOOR
RTU	ROOF TOP UNIT
RV	ROOF VENT
RVL	REVEAL
S1S	SURFACED ONE SIDE
S2S	SURFACED TWO SIDES
S4S	SURFACED FOUR SIDES
SAPC	SUSPENDED ACOUSTICAL PLASTER CEILING
SATC	SUSPENDED ACOUSTICAL TILE CEILING
SB	SPLASH BLOCK
SBS	STYRENE BUTADIEN STYRENE
SBSTR	SUBSTRATE
SC	SEALED CONCRETE OR SOLID CORE
SCHED	SCHEDULE
SCRN	SCREEN
SCWD	SOLID CORE WOOD DOOR
SD	SMOKE DETECTOR
SDMPR	SMOKE DAMPER
SHR	SHOWER
SHRD	SHOWER DRAIN
SIM	SIMILAR
SJ	SCORED JOINT/ SLIP JOINT
SKLT	SKYLIGHT
SP	STANDPIPE
SPEC	SPECIFICATION(S)
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SS	SOLID SURFACE
SST	STAINLESS STEEL
ST	STAIR(S)
STC	SOUND TRANSMISSION CLASS
STOR	STORAGE
STN	STAIN
STRM	STOREROOM
SUSP CLG	SUSPENDED CEILING
SV	SHEET VINYL
SVNR	STONE VENEER
SWBD	SWITCHBOARD
SYMM	SYMMETRICAL
T&G	TONGUE AND GROOVE
TD	TRENCH DRAIN
TE	TOP ELEVATION
TEMP	TEMPORARY
TER	TERRAZZO
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
TFF	TOP OF FINISH FLOOR
THRU	THROUGH
TK BD	TACKBOARD
TO	TOP OF
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF SLAB; TOP OF STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VJ	V JOINT
VNR	VENEER
VWC	VINYL WALL COVERING
W	WITH
W O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WF	WASH FOUNTAIN
WH	WATER HEATER
WHSE	WAREHOUSE
WOM	WALK OFF MAT
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XPS	EXTRUDED POLYSTYRENE BOARD (INSULATION)

STANDARD GRAPHICS AND SYMBOLS

LINE TYPES

BEYOND

CENTERLINE

DEMOLISHED

HIDDEN

OVERHEAD

ANNOTATIONS

'X' 'X' FACE DIMENSION

CENTERLINE DIMENSION

COLUMN GRID TAG - NEW

ALIGN ALIGN FACE OF SURFACES

0'-0" SPOT ELEVATION

Name Elevation LEVEL / ELEVATION HEIGHT

REVISION TAG AND CLOUD

ANNOTATIONS

NORTH REFERENCES

PLAN NORTH

TRUE/MAGNETIC NORTH

A WINDOW * CURTAIN WALL TAG

WA WALL TAG

1 KEYNOTE

TA-1 ACCESSORY TAG

CA CASEWORK TAG

F3000 FURNITURE TAG

E123456 EQUIPMENT TAG

S03 SIGNAGE TAG

AL-1 FINISH TAG

D000 DECOR TAG

90'-10" AFF CEILING TAG CEILING HEIGHT

ROOM TAG(S)

ROOM NAME 150 SF — ROOM TAG WITH AREA (NO ROOM #)

DEPT/ PHASE ROOM NAME 00999 — DEPARTMENT OR PHASE (IF SHOWN); ROOM NAME; ROOM # = 2 OR 3 DIGITS; FLOOR # = 1 OR 2 DIGITS

ROOM NAME 00999 150 SF — AREA (IF SHOWN)

DOOR TAG

122A — FLOOR # = 1 OR 2 DIGITS; ROOM # = 2 OR 3 DIGITS; DOOR SEQUENCE (ALPHABETIC); DOOR RATING (IF SHOWN)

VIEW REFERENCE

PLAN VIEW TITLE REFERENCE

A1 / A101 VIEW NAME 1/8" = 1'-0" — PLAN NUMBER; VIEW SCALE; CURRENT SHEET

DETAIL VIEW TITLE REFERENCE

A1 / A101 VIEW NAME 1/8" = 1'-0" — DETAIL NUMBER; CURRENT SHEET

PLAN / DETAIL CALLOUT

1 / A101 SIM — CURRENT SHEET

BUILDING SECTION CALLOUT

1 / A510 SIM; 1 / A510 SIM — REFERENCED SHEET; CURRENT SHEET

WALL SECTION CALLOUT

A5 / A510 SIM — CURRENT SHEET

DETAIL SECTION CALLOUT

1 / A501 SIM — CURRENT SHEET

1 Ref / 1 Ref A510 1 Ref / 1 Ref — INTERIOR/EXTERIOR ELEVATION CALLOUT

TYPICAL MATERIALS

BATT INSULATION; CONCRETE; POROUS FILL (STONE OR GRAVEL); STEEL

BRICK; CONCRETE MASONRY UNIT (CMU); RIGID INSULATION; WOOD - FINISHED

COMPACTED EARTH; PLYWOOD; SAND, PLASTER, CEMENT, GROUT, GYPSUM BOARD; WOOD - ROUGH

STONE; EIFS

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

the HUMAN BEAN™

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	

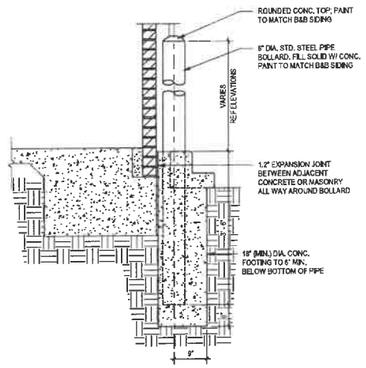
PLANNING AND ZONING REVIEW 07.19/2021

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

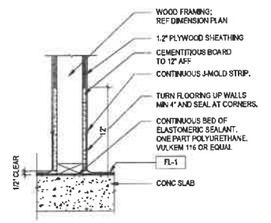
SHEET TITLE:
ABBREVIATION, SYMBOLS AND LEGENDS

SHEET NO. A001

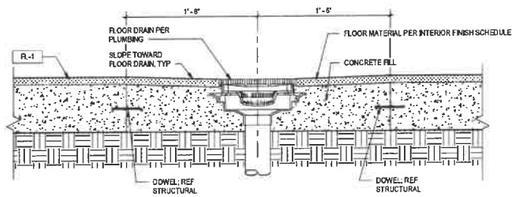
PROJ. NO. 019538.07



C1 A100 TYP. BOLLARD DETAIL
3/4" = 1'-0"



D2 A100 WALL BASE DETAIL AT FRP WALL
1 1/2" = 1'-0"



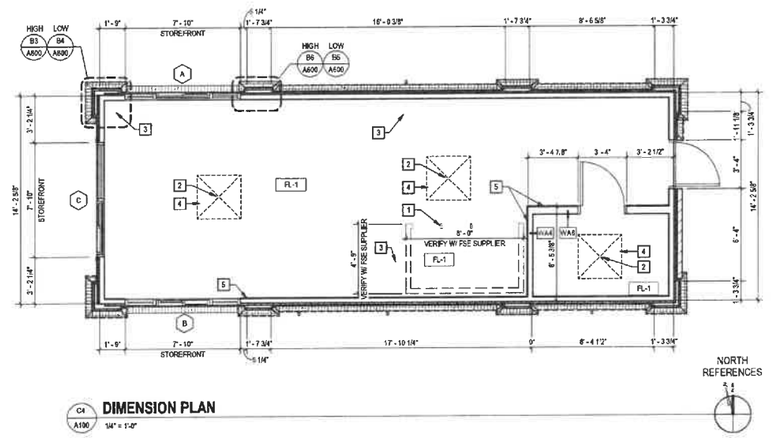
C2 A100 FLOOR DRAIN SLAB LEAVE-OUT DETAIL
1 1/2" = 1'-0"

DIMENSION PLAN GENERAL NOTES

A. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CMU, OR CENTER OF COLUMN UNO
B. ALL WOOD FRAMING IN CONTACT WITH CONCRETE SLAB SHALL BE PRESERVATIVE TREATED.
C. PROVIDE WATERPROOF MEMBRANE EQUIVALENT TO LATICRETE 9235 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'-0" AND ON FLOOR 2'-0".
D. ALL STUDS IN INTERIOR WALLS SHALL BE 16" OC UNO, REF STRUCTURAL FOR STUD SPACING ON EXTERIOR WALLS.
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 8" 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.

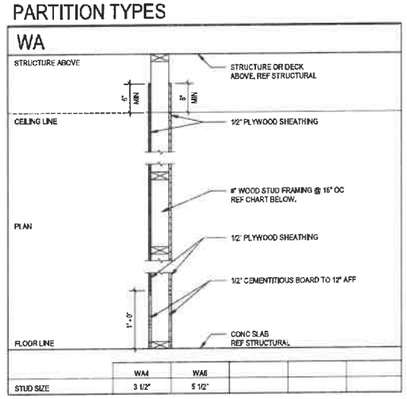
DIMENSION PLAN KEYNOTES

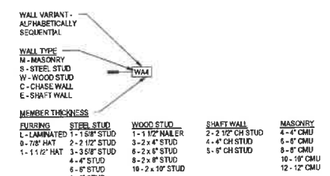
1 WALK-IN COOLER PER OWNER SPECIFICATIONS. REFERENCE FOOD SERVICE EQUIPMENT PLAN.
2 FLOOR DRAIN. REF PLUMBING.
3 FLOOR SINK. REF PLUMBING.
4 SLOPE CONCRETE SLAB 1/4" PER FOOT AT ALL FLOOR DRAINS. REF C2/A100 AND STRUCTURAL.
5 WALLS AT ALL WET AREAS SHALL HAVE THE BOTTOM TRACK/PLATE SET IN A FULL BED OF ELASTOMERIC SEALANT, REF D2/A100.



C4 A100 DIMENSION PLAN
1/4" = 1'-0"

PARTITION TYPES





GENERAL PARTITION NOTES

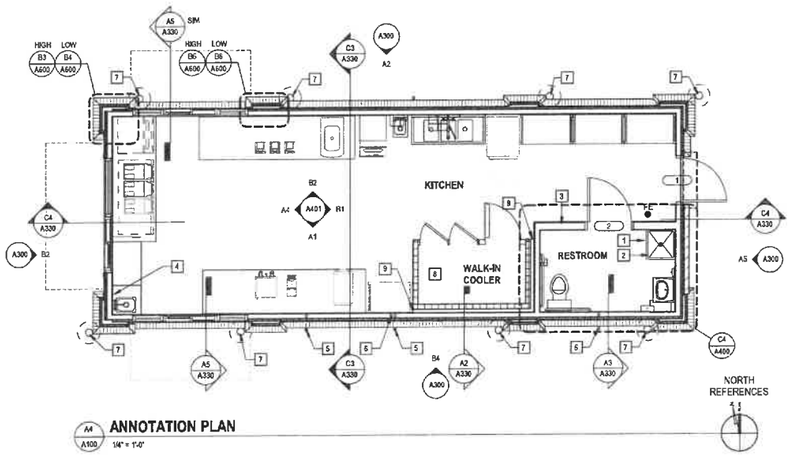
A. PLAN DIMENSIONS ARE FACE OF STUD, CMU OR CENTER OF COLUMN UNLESS SPECIFICALLY NOTED OTHERWISE.
B. PROVIDE MOLD AND MOISTURE RESISTANT GYPSUM BOARD IN ALL TOILET ROOMS.
C. PROVIDE CONTINUOUS ICE AND WATER SHIELD BETWEEN METAL STUD TRACK & CONCRETE OR DECK AT TOP (AND BOTTOM) OF WALL WHERE UNCONDITIONED 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 FIBERGLASS RINFORCED 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 MANUFACTURERS 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.

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 LAMEN TONGUE. REF EXTERIOR ELEVATIONS AND PLUMBING.
6 CONNECT INTERNAL DOWNSPOUTS TO UNDERGROUND STORM DRAIN. REF PLUMBING.
7 PIPE BOLLARD. REF C1/A100, 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.

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 FF&E 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 (NIC)" 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.



A4 A100 ANNOTATION PLAN
1/4" = 1'-0"

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

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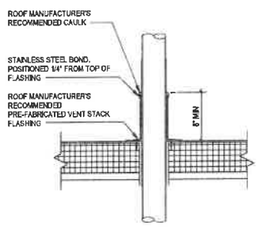
PLANNING AND ZONING REVIEW 07.19/2021

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

SHEET TITLE:
ANNOTATION & DIMENSION PLANS

SHEET NO. A100
PROJ. NO. 019538.07



C2 A200 **ROOF PENETRATION**
1 1/2" = 1'-0"

RCP SYMBOL LEGEND

9'-0" AFF	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 LOGO SCONCE

INTERIOR FINISH SCHEDULE

FLOORING

PVC SHEET FLOORING

TYPE	MANUFACTURER/PRODUCT
FL-1	RELIANCE 25 SERIES BY ALTRO, FOG #D25153, ORIENT PRODUCT SO AS TO ACHIEVE MINIMUM SEAMS, TURN FLOORING UP WALLS MIN 4" AND SEAL AT CORNERS. REF B2/A500 FOR DETAIL AT WALL BASE

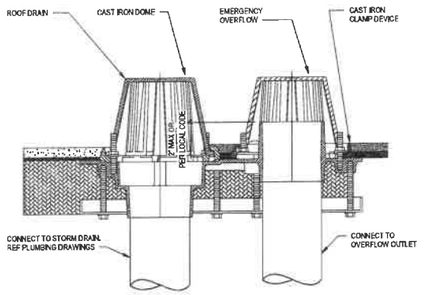
WALLS

TYPE	MANUFACTURER/PRODUCT
FRP-1	PANELS: GLASSBORD SERIES BY CRANE CORP. CLASSIC COLLECTION, WHITE #85, PEBBLED EMBOSSED TEXTURE. MOLDINGS: #8220 KEMLITE 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"x48"x5/8" SQUARE CUT, WHITE. FACTORY PAINTED; SMOOTH TEXTURE. SUSPENSION SYSTEM: PRELUDE XL SERIES BY ARMSTRONG.

NOTE: ALL FINISHES WILL COMPLY WITH NCSBC 803 AND 804



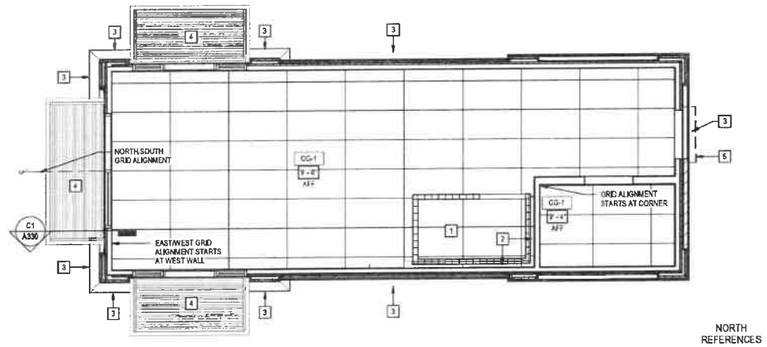
B2 A200 **ROOF DRAIN**
6" = 1'-0"

RCP GENERAL NOTES

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.

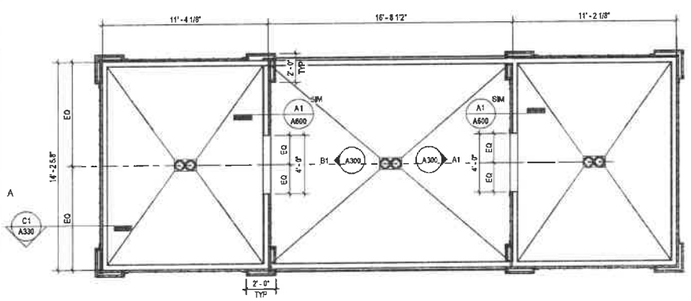
RCP KEYNOTES

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.



B4 A200 **REFLECTED CEILING PLAN**
1/4" = 1'-0"

NORTH REFERENCES



A1 A200 **PARAPET WALL PLAN**
1/4" = 1'-0"

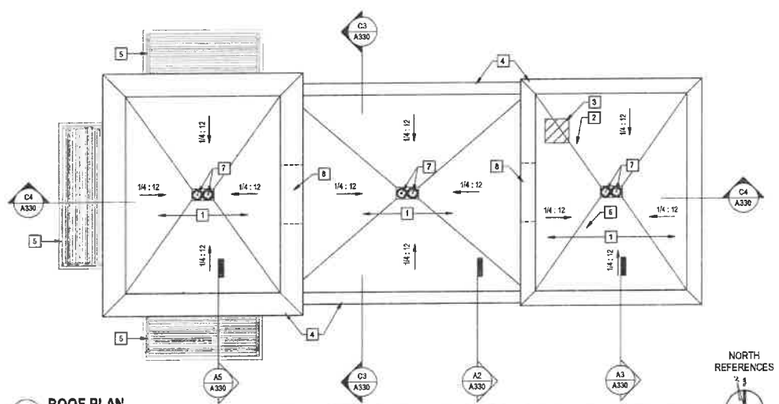
NORTH REFERENCES

ROOF PLAN GENERAL NOTES

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

ROOF PLAN KEYNOTES

1 DURO-LAST TPO WHITE, SINGLE PLY, 60 MIL MEMBRANE ROOF SYSTEM (OR APPROVED EQUAL) WITH 20 YR WARRANTY ON MIN 4" (R-25) TAPERED INSULATION. TURN UP AND OVER TOP OF PARAPET WALLS. SLOPE 1/4" PER FOOT MIN TOWARD DRAINS. CONTRACTOR SHALL PROVIDE SUBMITTAL TO OWNER FOR REVIEW AND APPROVAL.
2 HVAC ROOF TOP UNIT. REF MECHANICAL.
3 ROOF WALK PAD SIZED PER RTU SERVICE AREA. SAME MANUFACTURER AS ROOF SYSTEM. PLACE WALK PAD AT ACCESS PANEL OF UNIT.
4 METAL COPING. REF EXTERIOR ELEVATIONS FOR EXTERIOR FINISH SCHEDULE.
5 PREMANUF. CANOPY BY OTHERS. REF EXTERIOR ELEVATIONS FOR PLACEMENT.
6 VENT. REF C3/A200 AND MECHANICAL.
7 ROOF DRAIN AND INTERNAL DOWNSPOUT. TIE INTO STORM WATER SYSTEM. REF B3/A200. SYSTEM INCLUDES EMERGENCY OVERFLOW SYSTEM DESIGN. REF ZURN RD2138-NH2 OR APPROVED EQUAL. EMERGENCY OVERFLOW TO TIE TO LAMB'S TONGUE DRAIN OUTLET SIZED PER DRAIN PIPE. REF PLUMBING FOR SIZES OF MAIN AND OVERFLOW DRAIN PIPES. REF EXTERIOR ELEVATIONS FOR LOCATIONS.
8 PARAPET WALL OPENING. REF PARAPET WALL PLAN.



A4 A200 **ROOF PLAN**
1/4" = 1'-0"

NORTH REFERENCES

1 2 3 4

mcmillan pazdan smith
ARCHITECTURE
400 AUGUSTA STREET, SUITE 200
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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. A200
PROJ. NO. 019638.07

EXTERIOR FINISH SCHEDULE

EXTERIOR PAINT

TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME
PT-1	MC-29965 CUSTOM MANUAL MATCH	PRODUCT: K33100254 CAC COLORANT 02 32 64 128 WHWHITE - 21 - - BHBLACK 6 37 - - N1 RAW UMBER - 37 - - R2-MAROON - 23 - - BASE ULTRADEEP CAST FORMULA - ONE GALLON	SHERWIN WILLIAMS
PT-2	MC-36940 HUMAN BEAN BROWN	PRODUCT: K33100254 CCE COLORANT 02 32 64 128 WHWHITE - 38 1 1 BHBLACK - 8 1 - R2-MAROON - 5 - - T3-DEEP GOLD - 11 - - QUART DEEP K42W50053 640413373	SHERWIN WILLIAMS

ALUMINUM BRAKE METAL

MT-1	ALUMINUM BRAKE METAL COLOR: DARK BRONZE MANUFACTURER: BERRIDGE
MT-2	ALUMINUM BRAKE METAL COLOR: MED BRONZE MANUFACTURER: BERRIDGE

CEMENT BOARD PRODUCTS

CB-1	PRE-PRIMED CEMENTITIOUS BOARD & BATTEN SIDING COLOR: PT-1
CB-2	PRE-PRIMED CEMENTITIOUS BOARD LAP SIDING COLOR: PT-2
CB-3	PRE-PRIMED CEMENTITIOUS BOARD TRIM (VARIOUS SIZES. REF ELEVATIONS, SECTIONS AND DETAILS) COLOR: PT-2
CB-4	PRE-PRIMED CEMENTITIOUS BOARD TRIM (VARIOUS SIZES, REF ELEVATIONS, SECTIONS AND DETAILS) COLOR: PT-1

BRICK MASONRY

BR-1	BRICK MASONRY WAINSCOT, ROWLOCK SILL AND SOLDIER HEADER MFR/COLOR: PALMETTO BRICK "MOCHA" (PALMETTO BRICK "WALNUT" AS ALTERNATIVE) MORTAR HOLCIM "WHITE"

STOREFRONT

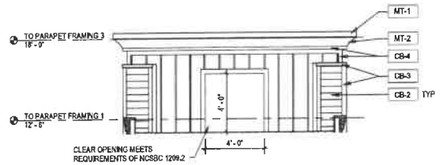
SF-1	STOREFRONT COLOR DARK BRONZE

EXTERIOR ELEVATIONS GENERAL NOTES

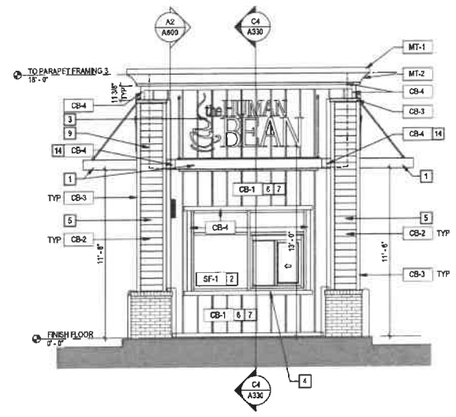
A. SEPARATE PERMIT MAY BE REQUIRED FOR ALL SIGNS.
B. SIGNAGE SHOWN FOR GENERAL LOCATION ONLY. REF APPROVED SIGN DRAWINGS BY SIGNAGE COMPANY.
C. CONTRACTOR TO SUPPLY REQUIRED POWER AND CONNECTION TO SIGN, COORDINATE WITH SIGN CONTRACTOR.
D. VERIFY SQUARE FOOTAGE REQUIREMENTS PER LOCAL ZONING ORDINANCES AND CODES.
E. REF A600 FOR ALUMINUM STOREFRONT INFORMATION AND GLAZING NOTES.

SHEET KEYNOTES

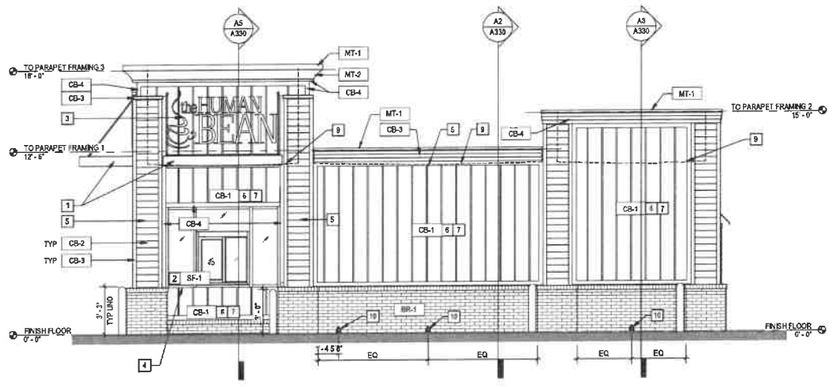
1. EXTRUDED METAL CANOPY BY ELITE AWNING, CENTERED BETWEEN PILASTERS. REF WALL SECTIONS AND SHOP DWGS BY VENDOR, REF DETAIL C1/A330.
2. ALUMINUM STOREFRONT SYSTEM. REF SHEET A600 FOR SCHEDULES AND ELEVATIONS.
3. SIGNAGE CENTERED BETWEEN PILASTERS, SUPPLIED AND INSTALLED BY OTHERS.
4. ALUMINUM BRAKE METAL SILL AND JAMB, COLOR TO MATCH STOREFRONT.
5. EXTERIOR LIGHT FIXTURES, REF ELECTRICAL.
6. CB-1 HARDIEPANEL 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 PLACE 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 B1/A330 AND EXTERIOR ELEVATIONS.
13. 6" PIPE BOLLARD, FILLED WITH DOMED CONCRETE. LOCATE PER PLAN. HEIGHT AS INDICATED ON ELEVATIONS. REF C1/A100.
14. FIBER CEMENT TRIM BOARD TO COVER HARDIEPANEL MATERIAL JOINT. DETAIL INCLUDES FLASHING AT PANEL JOINT. REF A2/A600.
15. TIE THREE ROOF DRAINS INTO ONE LINE AT EXIT FROM BUILDING, USE LAMBS TONGUE DRAIN. REF PLUMBING



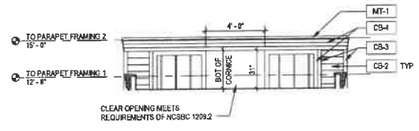
B1 A300 ROOF PARAPET ELEVATION AT FRONT TOWER
1/4" = 1'-0"



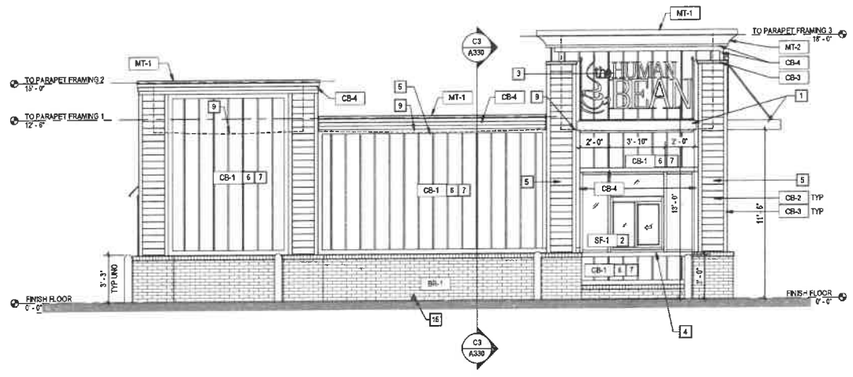
N2 A300 EXTERIOR ELEVATION - PLAN NORTH
1/4" = 1'-0"



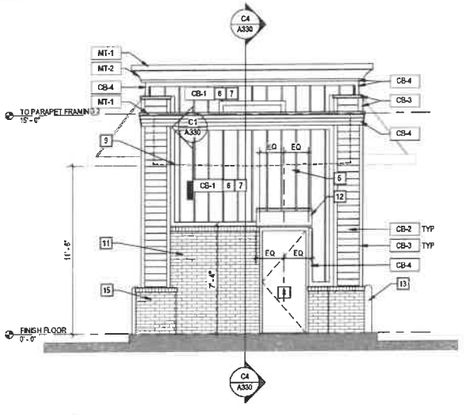
B4 A300 EXTERIOR ELEVATION - PLAN WEST
1/4" = 1'-0"



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



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



A5 A300 EXTERIOR ELEVATION - PLAN SOUTH
1/4" = 1'-0"

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409 AUGUSTA STREET, SUITE 200
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ARCHITECT - NEAL KANIPE

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

SHEET ISSUE:

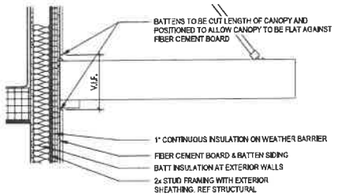
NO.	DATE	DESCRIPTION	BY
0	07/19/2021	PLANNING AND ZONING REVIEW	

PLANNING AND ZONING REVIEW 07.19.2021

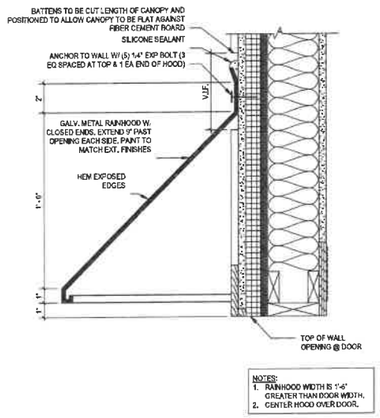
PRINCIPAL IN CHARGE: JMP
PROJECT ARCHITECT: TNK
DRAWN BY: LEB

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO. A300
PROJ. NO. 019636.07

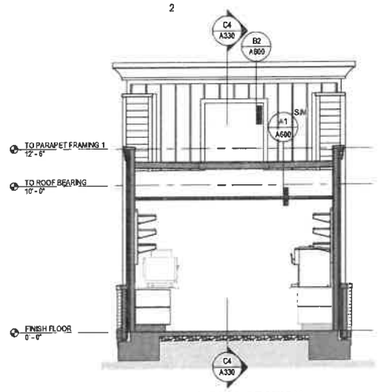


C1 A330 **TYPICAL CANOPY SECTION DETAIL**
1" = 1'-0"

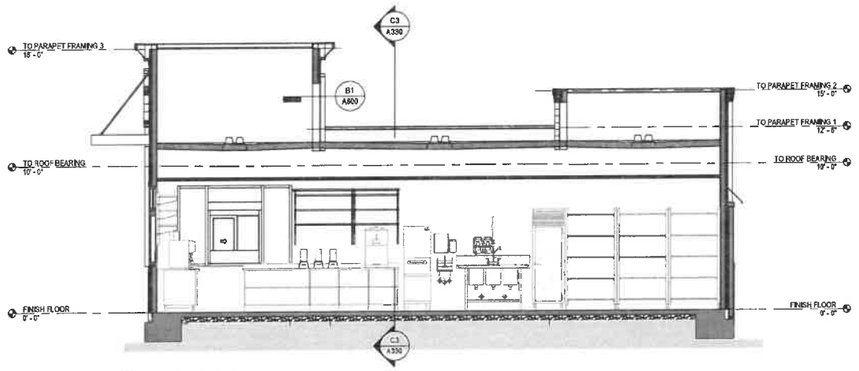


NOTES:
1. RAINHOOD WIDTH IS 1'-6" GREATER THAN DOOR WIDTH.
2. CENTER HOOD OVER DOOR.

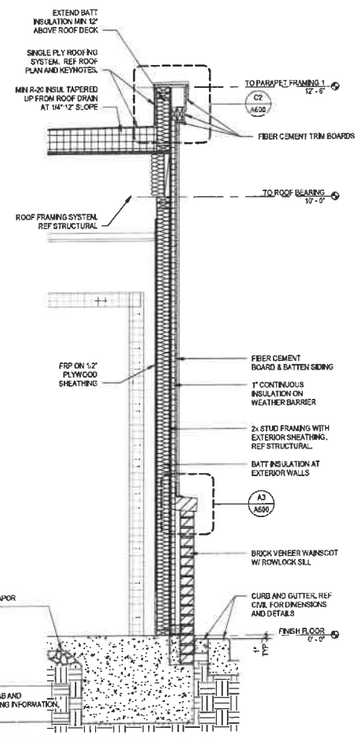
G1 A330 **METAL RAIN HOOD AT ENTRY DOOR**
3" = 1'-0"



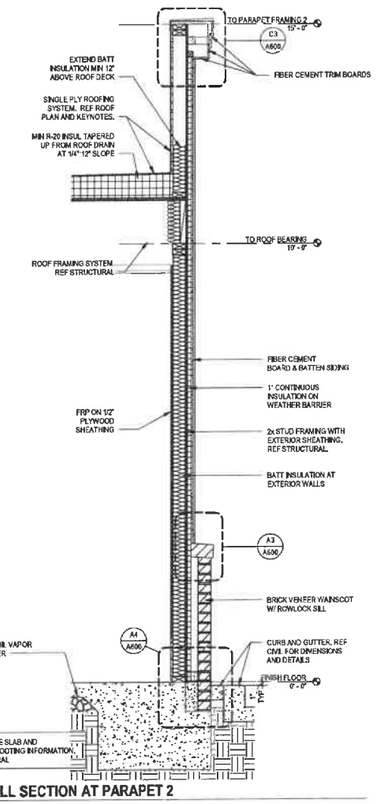
C3 A330 **NORTH - SOUTH BUILDING SECTION**
1/4" = 1'-0"



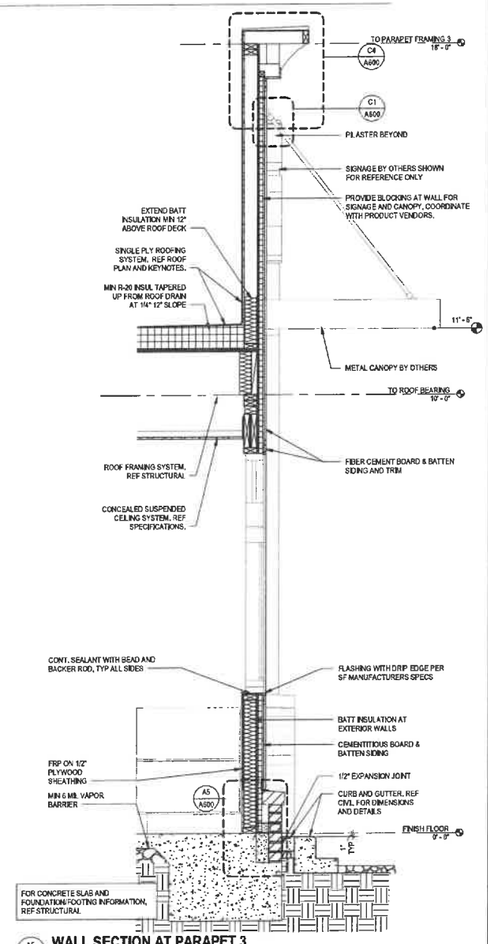
C4 A330 **EAST - WEST BUILDING SECTION**
1/4" = 1'-0"



A2 A330 **WALL SECTION AT PARAPET 1**
3/4" = 1'-0"



A3 A330 **WALL SECTION AT PARAPET 2**
3/4" = 1'-0"



A5 A330 **WALL SECTION AT PARAPET 3**
3/4" = 1'-0"

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ARCHITECT - NEAL KANIPE

CONSULTANT(S) / OTHER

SEALS

the HUMAN BEAN™

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	

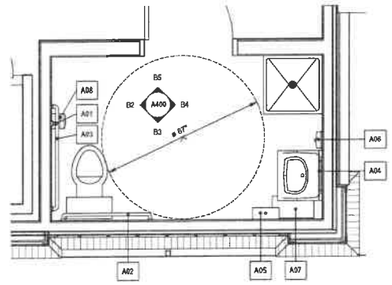
PLANNING AND ZONING REVIEW 07/19/2021

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

SHEET TITLE:
BUILDING AND WALL SECTIONS

SHEET NO. A330

PROJ. NO. 019538.07



C4 / A400 **ENLARGED RESTROOM PLAN**
1/2" = 1'-0"

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 NCSBC 803 AND 804

INTERIOR FINISH SCHEDULE

FLOORING

PVC SHEET FLOORING	
TYPE	MANUFACTURER/PRODUCT
FL-1	RELIANCE 25 SERIES BY ALTRO, POG #D25153. ORIENT PRODUCT SO AS TO ACHIEVE MINIMUM SEAMS. TURN FLOORING UP WALLS MIN 4" AND SEAL AT CORNERS. REF B2/A600 FOR DETAIL AT WALL BASE.

WALLS

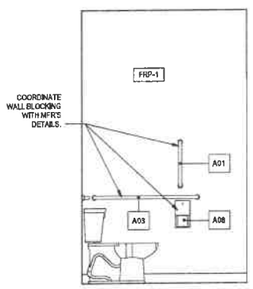
TYPE	MANUFACTURER/PRODUCT
FRP-1	PANELS: GLASBORD SERIES BY CRANE CORP. CLASSIC COLLECTION. WHITE #45. PEBBLED EMBOSSED TEXTURE. MOLDINGS: #K220 KEMLITE SERIES BY CRANE CORP.

CEILINGS

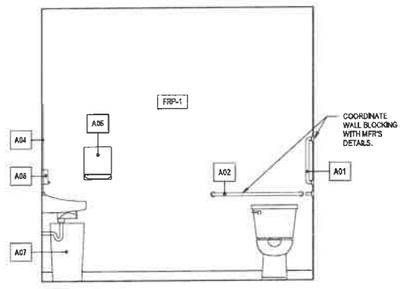
TYPE	MANUFACTURER/PRODUCT
CG-1	TILES: KITCHEN ZONE SERIES BY ARMSTRONG, VINYL-FACED GYP BOARD LAY-IN CEILING PANEL; 24"x48"x5/8" SQUARE CUT; WHITE, FACTORY PAINTED; SMOOTH TEXTURE. SUSPENSION SYSTEM: PRELUDE XL SERIES BY ARMSTRONG.

TOILET ACCESSORY SCHEDULE

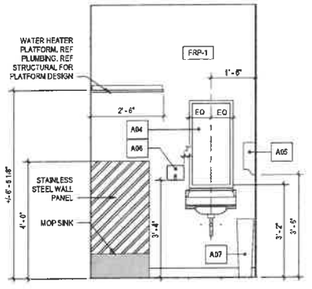
ITEM NO.	ITEM
A01	GRAB BAR - 18"
A02	GRAB BAR - 36"
A03	GRAB BAR - 42"
A04	TILTED MIRROR - STAINLESS
A05	PAPER TOWEL DISPENSER
A06	SURFACE MOUNTED SOAP DISPENSER
A07	WASTE CAN
A08	TOILET PAPER DISPENSER



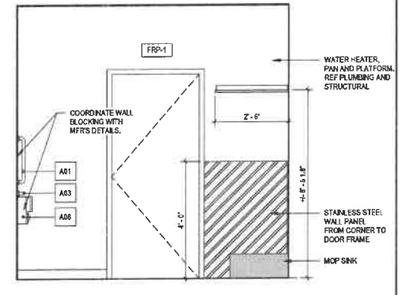
B2 / A400 **RESTROOM ELEVATION - WEST**
1/2" = 1'-0"



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

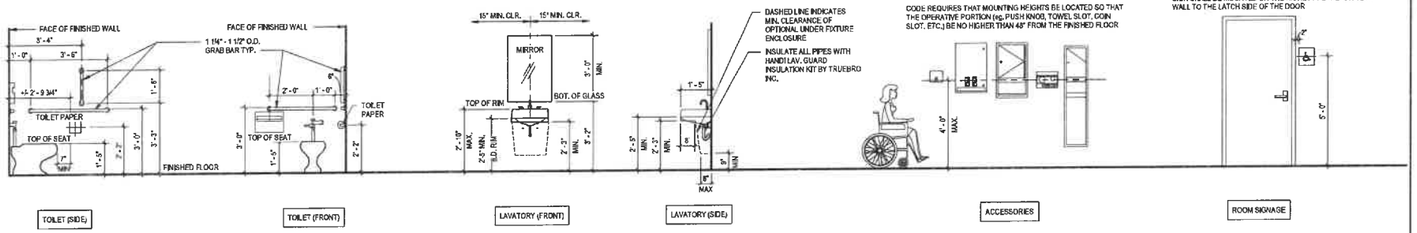


B4 / A400 **RESTROOM ELEVATION - EAST**
1/2" = 1'-0"



B5 / A400 **RESTROOM ELEVATION - NORTH**
1/2" = 1'-0"

TYPICAL HEIGHTS AND ACCESSIBILITY CLEARANCES



TOILET (SIDE) | TOILET (FRONT) | LAVATORY (FRONT) | LAVATORY (SIDE) | ACCESSORIES | ROOM SIGNAGE

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PLANNING AND ZONING REVIEW 07.19/2021

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

SHEET TITLE:
ENLARGED RESTROOM PLAN & ELEVATIONS

SHEET NO. A400
PROJ. NO. 0156.08.07

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 NCSBC 803 AND 804

INTERIOR FINISH SCHEDULE

FLOORING

PVC SHEET FLOORING

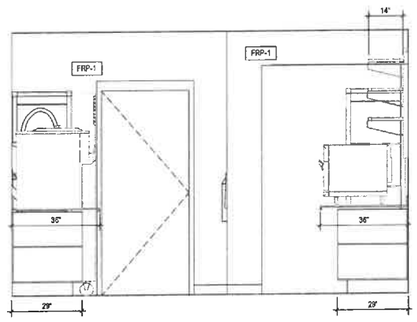
TYPE	MANUFACTURER/PRODUCT
FL-1	RELIANCE 25 SERIES BY ALTRO, FOG #C25153. ORIENT PRODUCT SO AS TO ACHIEVE MINIMUM SEAMS. TURN FLOORING UP WALLS MIN 4" AND SEAL AT CORNERS. REF B2.A600 FOR DETAIL AT WALL BASE.

WALLS

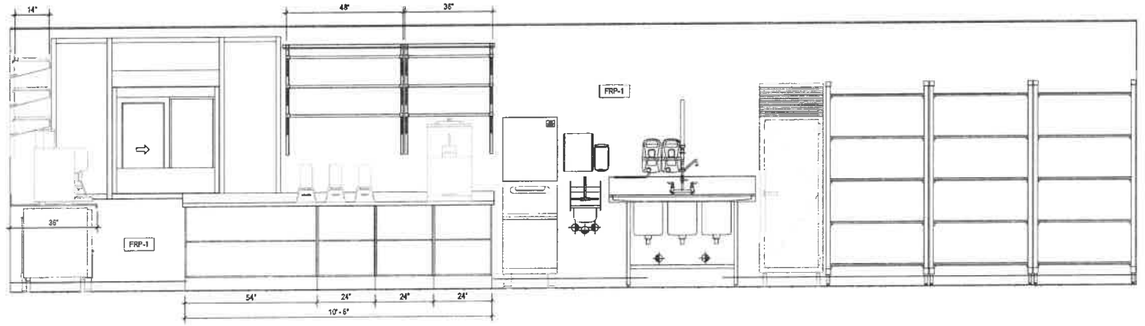
TYPE	MANUFACTURER/PRODUCT
FRP-1	PANELS: GLASBORD SERIES BY CRANE CORP. CLASSIC COLLECTION, WHITE #85, PEBBLED EMBOSSED TEXTURE. MOLDINGS: #6200 KEMLITE SERIES BY CRANE CORP.

CEILINGS

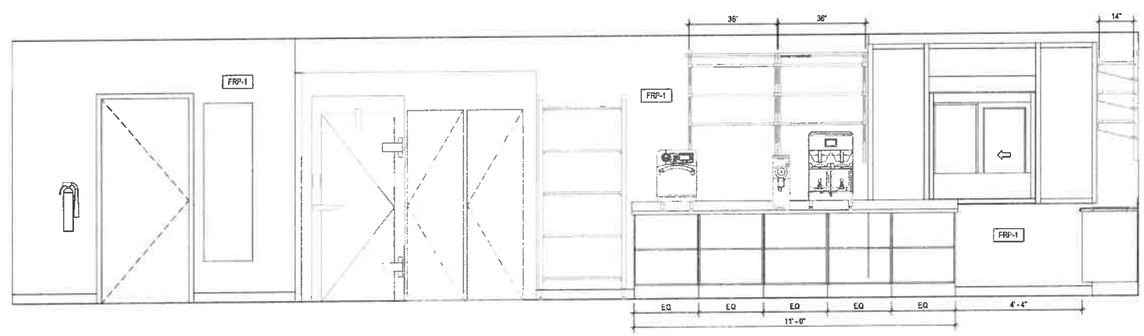
TYPE	MANUFACTURER/PRODUCT
CG-1	TILES: KITCHEN ZONE SERIES BY ARMSTRONG, VINYL-FACED GYPSUM BOARD LAY-IN CEILING PANEL; 24"x48"x5/8" SQUARE CUT; WHITE, FACTORY PAINTED; SMOOTH TEXTURE. SUSPENSION SYSTEM: PRELUDE XL SERIES BY ARMSTRONG.



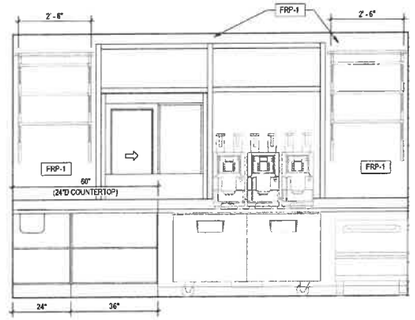
B1 / A401 INTERIOR ELEVATION - EAST
1/2" = 1'-0"



B2 / A401 INTERIOR ELEVATION - NORTH
1/2" = 1'-0"



A1 / A401 INTERIOR ELEVATION - SOUTH
1/2" = 1'-0"



A4 / A401 INTERIOR ELEVATION - WEST
1/2" = 1'-0"

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CONSTR. DOCS

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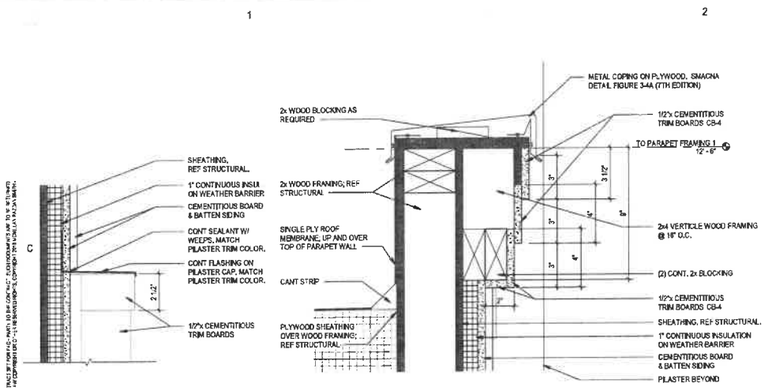
PRINCIPAL IN CHARGE: JMP
PROJECT ARCHITECT: TNK
DRAWN BY: LEB

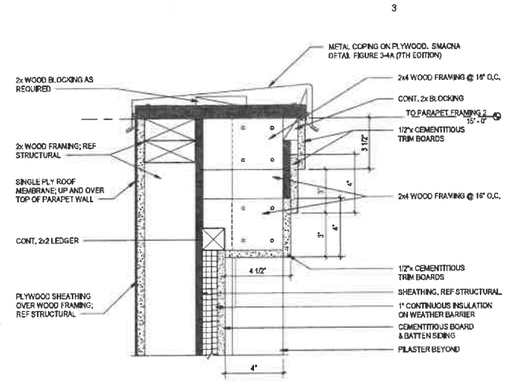
SHEET TITLE:
INTERIOR ELEVATIONS

SHEET NO. A401
PROJ. NO. 0190.00.07

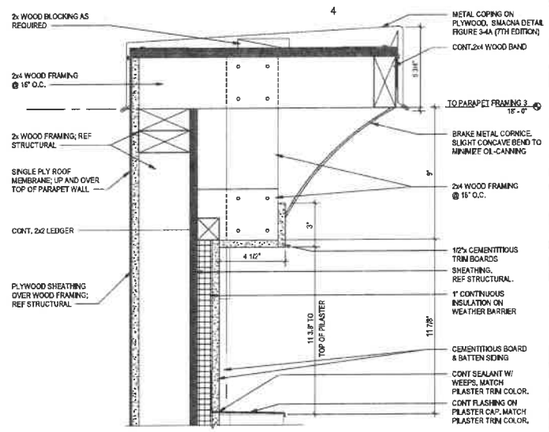


C1 DETAIL - PILASTER CAP
A600 3" = 1'-0"

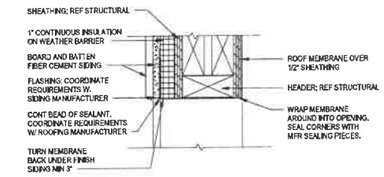
C2 DETAIL - PARAPET AT LEVEL 1
A600 3" = 1'-0"



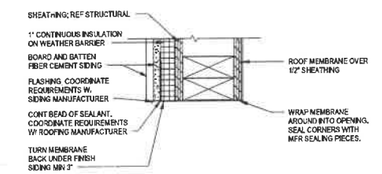
C3 DETAIL - PARAPET AT LEVEL 2
A600 3" = 1'-0"



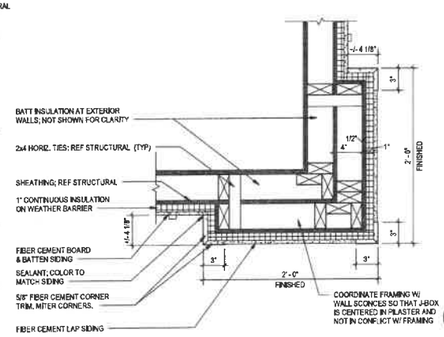
C4 DETAIL - PARAPET AT LEVEL 3
A600 3" = 1'-0"



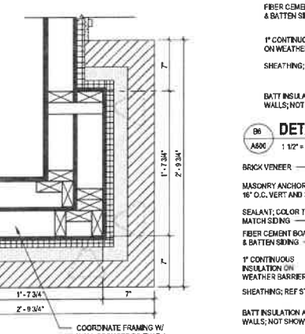
B2 HEAD DETAIL AT ROOF PARAPET OPENING
A600 3" = 1'-0"



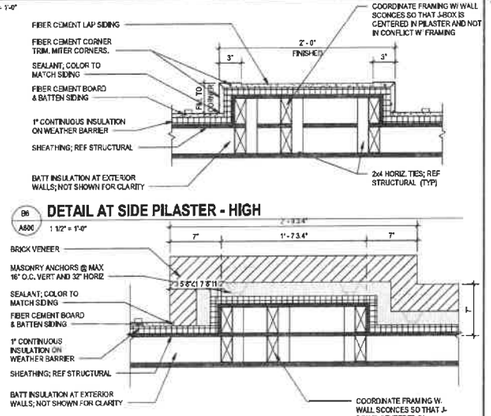
B1 JAMB DETAIL AT ROOF PARAPET OPENING
A600 3" = 1'-0"



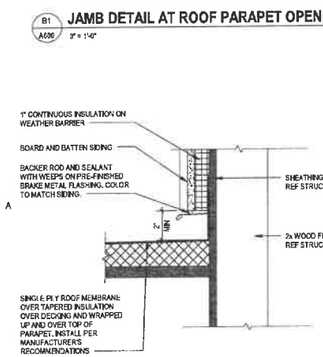
B4 DETAIL AT CORNER PILASTER - LOW
A600 1 1/2" = 1'-0"



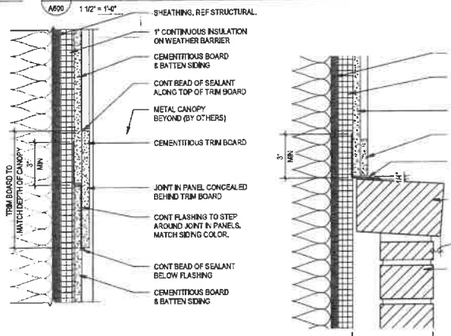
B6 DETAIL AT SIDE PILASTER - HIGH
A600 1 1/2" = 1'-0"

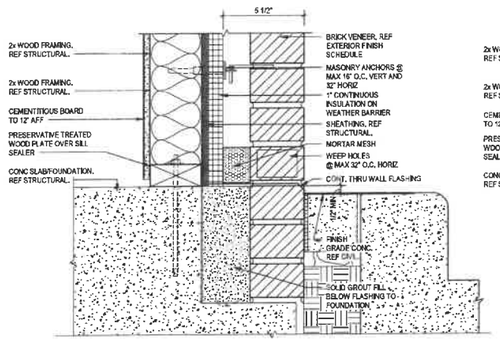


B5 DETAIL AT SIDE PILASTER - LOW
A600 1 1/2" = 1'-0"

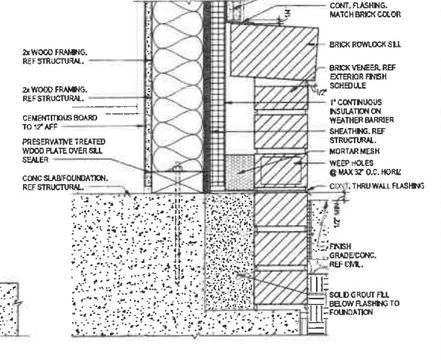


B3 DETAIL AT CORNER PILASTER - HIGH
A600 1 1/2" = 1'-0"





B4 DETAIL AT CORNER PILASTER - LOW
A600 1 1/2" = 1'-0"



B5 DETAIL AT SIDE PILASTER - LOW
A600 1 1/2" = 1'-0"

A1 DETAIL - ROOF AT FINISHED PARAPET SIDING
A600 3" = 1'-0"

A2 DETAIL AT SIDING JOINT TRIM BOARD
A600 3" = 1'-0"

A3 DETAIL AT BRICK ROWLOCK SILL
A600 3" = 1'-0"

A4 DETAIL - BRICK VENEER AT GRADE/CURB
A600 3" = 1'-0"

A5 DETAIL - BATTEN SIDING AND BRICK VENEER AT GRADE
A600 3" = 1'-0"

1 2 3 4

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SHEET ISSUE:

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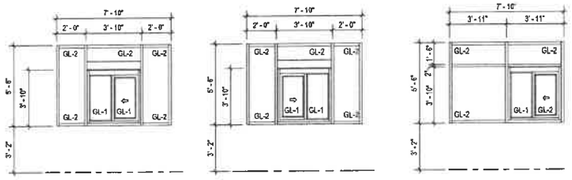
PLANNING AND ZONING REVIEW 07.19.2021

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

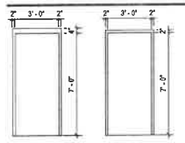
SHEET TITLE:
SECTIONS & DETAILS

SHEET NO. A600
PROJ. NO. 019638.07

STOREFRONT TYPES (AS VIEWED FROM EXTERIOR)



DOOR FRAME TYPES



DOOR NOTES

A. PROVIDE DOOR STOPS AT ALL DOORS AND WALL BUMPERS WHERE REQUIRED AGAINST ADJACENT WALL.
B. ALL INTERIOR HM DOOR FRAMES TO BE 16 GA GALV., UNO.
C. ALL EXTERIOR HM DOORS TO BE 16 GA GALV 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.

GLAZING NOTES

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

DOOR SCHEDULE

DOOR NO.	LOCATION	DOOR WIDTH	DOOR HEIGHT	DOOR THK.	DOOR TYPE	DOOR MATERIAL	HARD WARE TYPE	FRAME FINISH	FRAME MATERIAL	DETAILS HEAD	DETAILS JAMB	REMARKS
1	KITCHEN	3' - 0"	7' - 0"	0' - 1 3/4"	1	METAL	HW-2	P1-1	HM	D5/A800	B5 & C5,A800	
2	RESTROOM	3' - 0"	7' - 0"	0' - 1 3/4"	2	METAL	HW-1		HM	A4/A800	A5/A800	UNDERCUT DOOR 1/2"

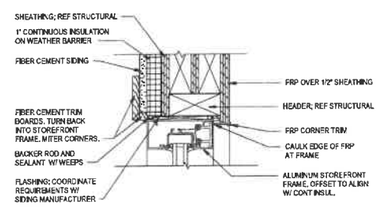
DOOR HARDWARE SCHEDULE

HARDWARE SET HW-1
SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME
EMPLOYEE RESTROOM

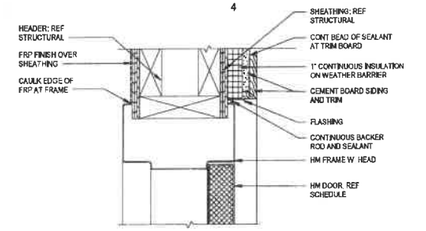
(3) HEAVY DUTY HINGES	BB1168 4 1/2" X 4 1/2"	652	HAGER
(1) PRIVACY SET	ALX05 SAT	626	SCHLAGE
(1) CLOSER X STOP	4040XP CUSH X TS-SRT	689	LCN
(3) SILENCERS	1229A	BLACK	TRIMCO
(1) SIGN (M-W-4WC)	HS-8090-32 6" X 9"	BLACK	DON-JO

HARDWARE SET HW-2
SINGLE 3'-0" X 7'-0" HOLLOW METAL DOOR/HOLLOW METAL FRAME
KITCHEN RECEIVING AREA

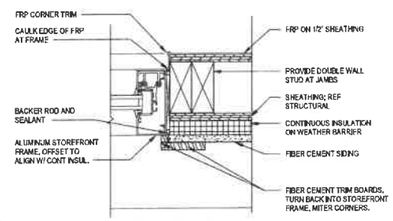
(1) VIEWER	688-716 WIDE ANGLE	AGED BRONZE SCHLAGE	
(1) CONTINUOUS HINGES	112HD X 83" (180 DEG)	US2B	IVES
(1) EXIT DEVICE	99L-4 ONG	626	VON DUPRIN
(1) RIM CYLINDER	20-032 (S123)	626	SCHLAGE
(1) CLOSER X H.O. & STOP	4040XP H-CUSH X TS-SRT	689	LCN
(1) SWEEP	315CN-42"	628	PEMKO
(1) DOOR ALARM	MONITOR 4000	-	SECURITY PRODUCTS
(1) WEATHERSTRIP	303AV 1/40 - 2/94"	AL	PEMKO
(1) THRESHOLD	2280-42"	AL	PEMKO



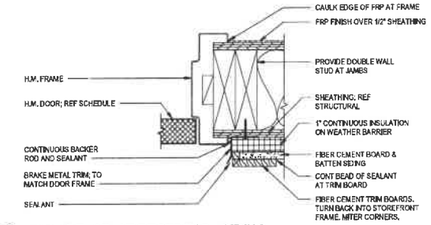
D4 / A800 **HEAD DETAIL AT STOREFRONT**
3" = 1'-0"



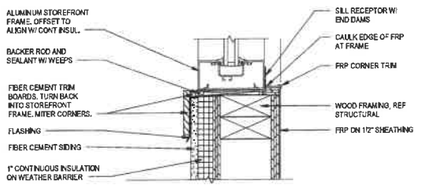
D6 / A800 **HEAD DETAIL AT RECEIVING**
3" = 1'-0"



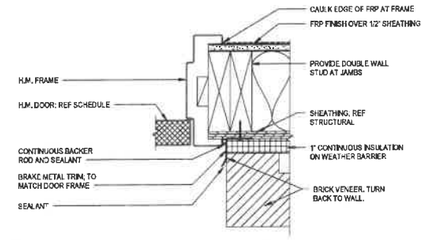
C4 / A800 **JAMB DETAIL AT STOREFRONT**
3" = 1'-0"



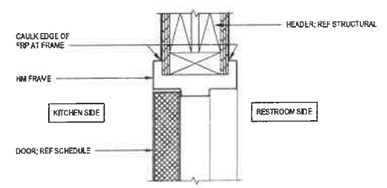
C5 / A800 **JAMB DETAIL AT RECEIVING - SIDING**
3" = 1'-0"



B4 / A800 **SILL DETAIL AT STOREFRONT**
3" = 1'-0"



B5 / A800 **JAMB DETAIL AT RECEIVING - BRICK**
3" = 1'-0"



NOTE: ALL KITCHEN AND RESTROOM WALLS SHALL HAVE FRP FINISH OVER SHEATHING IN LIEU OF GYP DB.

A4 / A800 **HEAD DETAIL AT INTERIOR DOOR**
3" = 1'-0"

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the HUMAN BEAN™

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:
DOOR / WINDOW SCHEDULE AND DETAILS

SHEET NO. A800

PROJ. NO. 019538.07

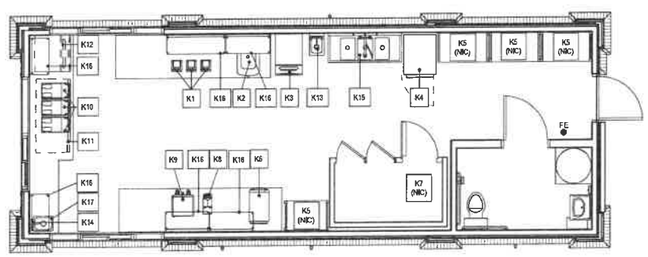
FOR REFERENCE ONLY

FOOD SERVICE EQUIPMENT GENERAL NOTES

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

FOOD SERVICE EQUIPMENT SCHEDULE

ITEM NO.	ITEM	MANUF.	ITEM/MANUFACTURER NO.	REMARKS
K1	BLENDER	HAMILTON BEACH	HBH750 ECLIPSE	PROVIDED BY OWNER
K2	FROZEN BEVERAGE FREEZER	TAYLOR	340	PROVIDED BY OWNER
K3	ICE MAKER AND BIN	MANITOWOC	IT0420 / 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	G1	PROVIDED BY OWNER
K9	COFFEE BREWER	CURTIS	G4GEMXTIBT10A1000	PROVIDED BY OWNER
K10	ESPRESSO MACHINE	RANCILIO	EGRO ZERO	PROVIDED BY OWNER
K11	DOUBLE UNDERCOUNTER REFRIGERATOR	TRUE	TUC-60	PROVIDED BY OWNER
K12	UNDERCOUNTER ICE MAKER	MANITOWOC	UDF-0210W	PROVIDED BY OWNER
K13	HAND SINK - WALL MOUNT	SELECTION BY OWNER		SPLASH GUARDS ON BOTH SIDES; PROVIDED BY THOMAS EQUIPMENT
K14	WATER FILTER	DITTTLIRE	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



A4 / K100 **FOOD SERVICE EQUIPMENT PLAN**
1/4" = 1'-0"

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COMMENT CODE

SEALS

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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:
FOOD SERVICE EQUIPMENT PLAN & SCHEDULE

SHEET NO. K100

PROJ. NO. 019638.07

HVAC SYMBOLS AND CONVENTIONS

SYMBOL	DESCRIPTION
	TURNING VANES
	VOLUME DAMPER
FD	FIRE DAMPER
FSD	FIRE/SMOKE DAMPER
	SMOKE DETECTOR (BY EC)
	MOTOR OPERATED DAMPER
T	DUCTWORK TEMPERATURE SENSOR
H	DUCTWORK HUMIDITY SENSOR
SP	DUCTWORK STATIC PRESSURE SENSOR
	SUPPLY DUCT
	RETURN DUCT
	EXHAUST DUCT
	FLEX DUCT
H	HUMIDISTAT/HUMIDITY SENSOR
T	THERMOSTAT
S	SPACE TEMPERATURE SENSOR
C	CARBON DIOXIDE SENSOR
UCD	UNDERCUT DOOR
	AIRFLOW DIRECTION
	AIRFLOW DIRECTION
DP	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
BBD	BOTTOM BLOWDOWN PIPING
BD	BLOWDOWN PIPING
CD	AC CONDENSATE DRAIN PIPING
CF	CHEMICAL FEED PIPING
CGR	CHILLED GLYCOL RETURN PIPING
CGS	CHILLED GLYCOL SUPPLY PIPING
CR	CONDENSER WATER RETURN PIPING
CS	CONDENSER WATER SUPPLY PIPING
CWR	CHILLED WATER RETURN PIPING

HVAC SYMBOLS AND CONVENTIONS

SYMBOL	DESCRIPTION
CWS	CHILLED WATER SUPPLY PIPING
D	DRAIN PIPING
FOR	FUEL OIL RETURN PIPING
FOS	FUEL OIL SUPPLY PIPING
FOV	FUEL OIL VENT PIPING
FW	FEEDWATER PIPING
FWR	FEEDWATER RECIRC PIPING
GR	CONDENSER GLYCOL RETURN PIPING
GS	CONDENSER GLYCOL SUPPLY PIPING
HCWR	HEATING & CHILLED WATER RETURN PIPING
HCWS	HEATING & CHILLED WATER SUPPLY PIPING
HPR	HIGH PRESSURE CONDENSATE RETURN PIPING
HPS	HIGH PRESSURE STEAM PIPING
HWR	HEATING WATER RETURN PIPING
HWS	HEATING WATER SUPPLY PIPING
LPR	LOW PRESSURE CONDENSATE RETURN PIPING
LPS	LOW PRESSURE STEAM PIPING
MPR	MEDIUM PRESSURE CONDENSATE RETURN PIPING
MPS	MEDIUM PRESSURE STEAM PIPING
PCD	PUMPED AC CONDENSATE DRAIN PIPING
PCWR	PRIMARY CHILLED WATER RETURN PIPING
PCWS	PRIMARY CHILLED WATER SUPPLY PIPING
PHWR	PRIMARY HEATING WATER RETURN PIPING
PHWS	PRIMARY HEATING WATER SUPPLY PIPING
PSC	PUMPED STEAM CONDENSATE
RFR	RADIANT FLOOR RETURN PIPING
RFS	RADIANT FLOOR SUPPLY PIPING
RG	REFRIGERANT GAS PIPING
RHGB	REFRIGERANT HOT GAS BYPASS PIPING
RHWR	RADIATION HEATING WATER RETURN PIPING
RHWS	RADIATION HEATING WATER SUPPLY PIPING
RL	REFRIGERANT LIQUID PIPING
RS	REFRIGERANT SUCTION PIPING
RV	REFRIGERANT VENT PIPING
SBD	SURFACE BLOWDOWN PIPING
SE	SAFETY ESCAPE VALVE PIPING (STEAM)
SCWR	SECONDARY CHILLED WATER RETURN PIPING
SCWS	SECONDARY CHILLED WATER SUPPLY PIPING
SHWR	SECONDARY HEATING WATER RETURN PIPING
SHWS	SECONDARY HEATING WATER SUPPLY PIPING
SMR	SNOW MELT RETURN PIPING
SMS	SNOW MELT SUPPLY PIPING
SW	SOFTENED WATER PIPING
SV	STEAM VENT PIPING

EQUIPMENT TAGGING LEGEND

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

AIR SYSTEM SPECIFIC ABBREVIATIONS

AC	AIR CONDITIONING	IH	INTAKE HOOD
ACC	AIR COOLED CONDENSER	LAT	LEAVING AIR TEMPERATURE
ACCU	AIR COOLED CONDENSATING UNIT	LUVR	LOUVER
ACD	AUTOMATIC CONTROL DAMPER	LUVD	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
DIFF	DIFFUSER	RL	REFRIGERANT LIQUID
DX	DIRECT EXPANSION	RLF	RELIEF
(E)	EXISTING	RR	RETURN REGISTER
EDH	ELECTRIC DUCT HEATER	RS	REFRIGERANT SUCTION
EF	EXHAUST FAN	RTU	ROOFTOP UNIT
EG	EXHAUST GRILLE	SA	SUPPLY AIR
ER	EXHAUST REGISTER	SD	SMOKE DAMPER
ERHC	ELECTRIC REHEAT COIL	SDET	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	FINS 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	VD	VOLUME DAMPER
HC	HEATING COIL	WMS	WIRE MESH SCREEN
HV	HEATING AND VENTILATING UNIT		

GENERAL MECHANICAL NOTES:

1. WORK SHALL CONFORM TO ALL CURRENT CODES AND AUTHORITY HAVING JURISDICTION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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 D2672. 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.
9. MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
11. 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.
12. RADIUSED DUCTWORK ELBOWS SHALL HAVE A CENTERLINE RADIUS OF 1.5 TIMES THE DUCT WIDTH (OR DIAMETER) UNLESS NOTED OTHERWISE.
13. EXHAUST DUCTWORK SHALL BE INSULATED UNLESS NOTED OTHERWISE.
14. 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.
15. 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				HEAT PUMP (OUTSIDE UNIT)							AIR HANDLING UNIT (INSIDE UNIT)							
						COOLING			HEATING									
OUTSIDE UNIT	INSIDE UNIT	AREA SERVED	MANUF.	MODEL	TONS	TOTAL CAP.	SENS. CAP.	SEER	BTU AT 47 F	HSPF	WEIGHT	MODEL	TYPE	SUPPLY AIR CFM	OUTSIDE AIR CFM	ESP	WEIGHT	ELECTRICAL DATA	NOTES
HP-1	AHU-1	KITCHEN	DAIKIN	RZQ24TAVJU	2.0	24,000	17,100	16.60	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 95 F DB AND 67 F WB (SUMMER) AND 17 F (WINTER)
2. COOLING COIL CAPACITY INCLUDES FAN 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

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/JAN/ELEC	EXHAUST	CEILING	100	0.125	950	DIRECT	SEE ELECTRICAL DRAWINGS		--	1-11

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

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LAKE CITY, FLORIDA 32024

SHEET ISSUE:

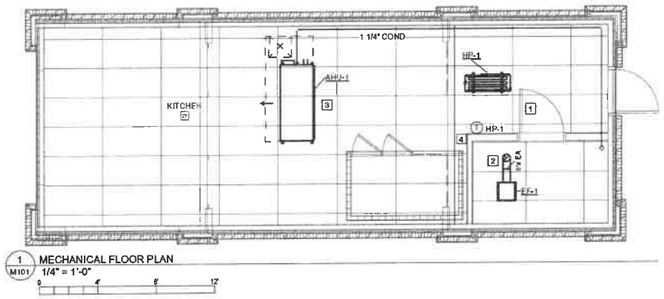
NO.	DATE	DESCRIPTION

PRINCIPAL IN CHARGE: DRW
CHECKED BY: CJC
DRAWN BY: DGC

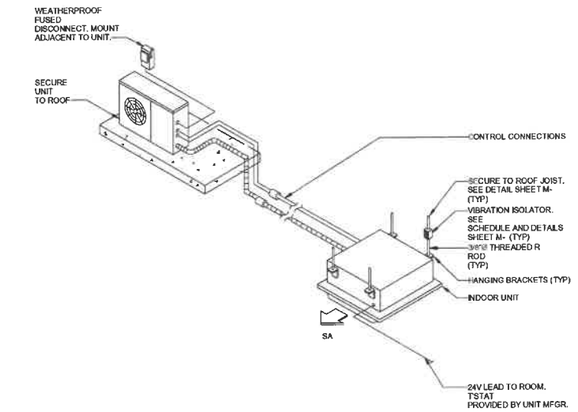
SHEET TITLE:
MECHANICAL LEGEND, NOTES AND DETAILS

SHEET NO. M001

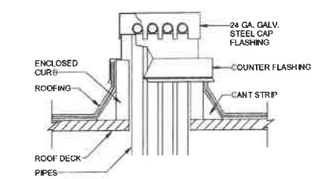
PROJ. NO. 019538.07



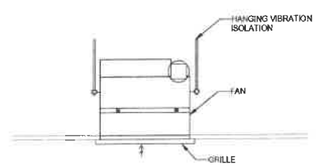
1 M101 MECHANICAL FLOOR PLAN
1/4" = 1'-0"



2 M101 DUCTLESS AIR CONDITIONER UNIT
NOT TO SCALE



3 M101 PIPE THRU ROOF DETAIL
NOT TO SCALE



4 M101 EXHAUST FAN CEILING MOUNTED
NOT TO SCALE

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 AHU 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(48"A.F.F.). COORDINATE EXACT LOCATION WITH ARCHITECT.

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SHEET ISSUE:

NO.	DATE	DESCRIPTION

PRINCIPAL IN CHARGE: DRW
CHECKED BY: CJC
DRAWN BY: DGC

SHEET TITLE:
MECHANICAL FLOOR PLAN AND DETAILS

SHEET NO. M101

PROJ. NO. 019536.07

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
A-1	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 HANDLE TIES ARE PROVIDED ON CIRCUIT BREAKERS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE SAME TIME. MAXIMUM OF (6) #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
E101	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 6" ABOVE COUNTER, UNO. NEMA 5-20R.
	QUADRUPLEX RECEPTACLE MOUNTED 6" 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: GFI - 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
J	JUNCTION BOX - MOUNTING HEIGHT AND SIZE AS REQUIRED BY CODE OR AS NOTED ON DRAWINGS
30A3P120/1	SAFETY DISCONNECT SWITCH. "30" INDICATES AMP RATING, "3P" INDICATES NUMBER OF POLES, "20" INDICATES FUSE SIZE, "1" INDICATES NEMA ENCLOSURE RATING (1, 3R, 4X, ETC). HEAVY DUTY SAFETY SWITCH UNLESS NOTED OTHERWISE. "NF" INDICATES NON-FUSED.
S_x	20A SWITCH AT 44" CL AFF, UNO FOR SWITCH ABOVE, SUBSCRIPT DEFINITION AS FOLLOWS: a,b - SWITCHING SCHEME D - DIMMER m - MOTOR RATED P - PILOT LIGHT 3 - 3-WAY SWITCH 4 - 4-WAY SWITCH o - OCCUPANCY SENSOR v - VACANCY SENSOR
NL	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	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.
SC	SECURITY CAMERA. COORDINATE REQUIREMENTS WITH OWNER.
AP	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
EWC	ELECTRIC WATER COOLER
FLA	FULL LOAD AMPS
FU	FUSE
FWE	FURNISHED WITH EQUIPMENT
GC	GENERAL CONTRACTOR
GFI/GFCI	GROUND FAULT INTERRUPTER DEVICE
HPS	HIGH PRESSURE SODIUM
IG	ISOLATED GROUND
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING(L)
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MH	METAL HALIDE
MLO	MAIN LUG ONLY
MOCP	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
W/	WITH
WH	WATER HEATER
WP	WEATHER PROOF
XFMR	TRANSFORMER

LIGHTING CIRCUITING GUIDE

SYMBOL	DESCRIPTION
B / X-1 (a)	LIGHTING TYPE AND CIRCUIT DESIGNATION X: REFER TO PANEL SCHEDULE, PER DRAWING 1: CIRCUIT NUMBER B: LIGHT FIXTURE TYPE, REFER TO LIGHT FIXTURE SCHEDULE (a): SWITCHING SCHEME OR ZONE

POWER CIRCUITING GUIDE

SYMBOL	DESCRIPTION
X-1 XXXP	POWER CIRCUITING DESIGNATION X: REFER TO PANEL SCHEDULE, PER DRAWING 1: CIRCUIT NUMBER XXXP: 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 240VAC OR 600VAC 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 HEXNUT, 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, 600 VOLTS, THHN-THWN, 75°C 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 SOUND PROOFING 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.

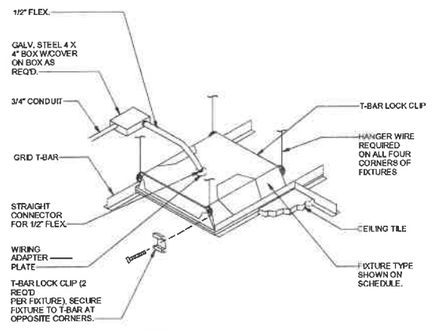
THE METALLIC CONDUIT SYSTEM SHALL BE USED AS PERMITTED BY THE ELECTRICAL CODE FOR EQUIPMENT AND ENCLOSURE GROUNDING SYSTEM. PROVIDE, AS DEFINED BY THE ELECTRICAL CODE, GROUNDING LUGS, STRAPS AND GREEN INSULATED COPPER GROUNDING CONDUCTORS EACH UTILIZED AND SIZED ACCORDING TO THE ELECTRICAL CODE.

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.

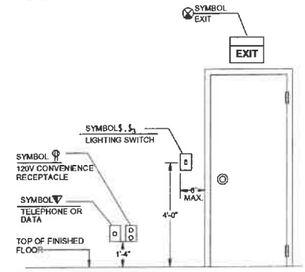
ALL WORK SHALL HAVE PROPER LABELING. ALL CIRCUITS SHALL BE LABELED AT PANELS AND ON RECEPTACLE & DEVICE OUTLET PLATES. ALL PANELS AND DISCONNECTS SHALL BE PERMANENTLY MARKED WITH NAME OR EQUIPMENT SERVED. ALL PANELS SHALL BE PROVIDED WITH TYPEWRITTEN PANEL SCHEDULES.

ALL EQUIPMENT, FIXTURES, DEVICES, AND MATERIALS SHALL BE FREE OF CORROSION, DIRT, PAINT, SPLATTER 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.



NOTE:
2' X 4' FIXTURE MOUNTING IS THE SAME.

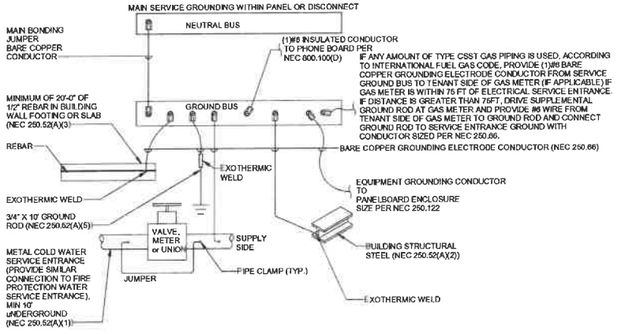
1 E001 TYPICAL RECESSED FIXTURE MOUNTING
NOT TO SCALE



2 E001 TYPICAL DEVICE MOUNTING HEIGHTS
NOT TO SCALE

GROUNDING NOTES:

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



3 E001 SERVICE GROUNDING DETAIL
NOT TO SCALE

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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: RAG
DRAWN BY: HDW

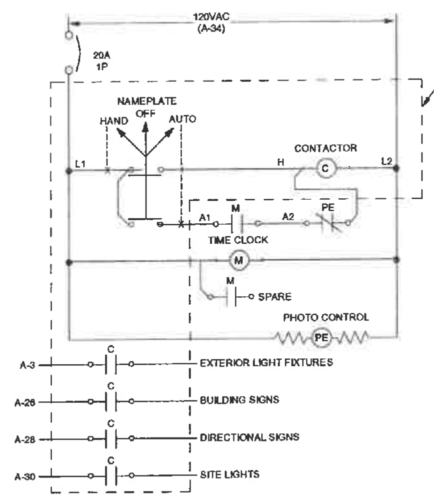
SHEET TITLE:
ELECTRICAL LEGEND, NOTES AND DETAILS

SHEET NO. E001
PROJ. NO. 019538.07

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 2X4 4000LM 35K M2	
LAE	2'x4' LED FLAT PANEL WITH EMERGENCY BATTERY BACK UP	LED 3500K	120	40	CEILING RECESSED	LITHONIA LIGHTING: CPX 2X4 4000LM 35K M2 WITH PS1055CP 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 2X2 3200LM 35K M4 WITH PS1055CP BATTERY PACK	PROVIDE ALL MOUNTING HARDWARE, INSTALL PER MANUFACTURERS INSTRUCTIONS
LE	CUSTOM SCONCE - 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	26	SURFACE	LITHONIA LIGHTING: DSXW1 20C 700 40K T3S MVOLT	
LDE	SAME AS 'LD' ABOVE, EXCEPT WITH INTEGRAL EMERGENCY BACKUP	LED 4000K	120-277	26	SURFACE	LITHONIA LIGHTING: DSXW1 20C 700 40K T3S MVOLT ELCW	
X	EXIT SIGN, WHITE THERMOPLASTIC WITH RED LETTERS	LED	120-277	5	WALL OR CEILING	LITHONIA LIGHTING: LQM S 3 R 120/277 ELN	

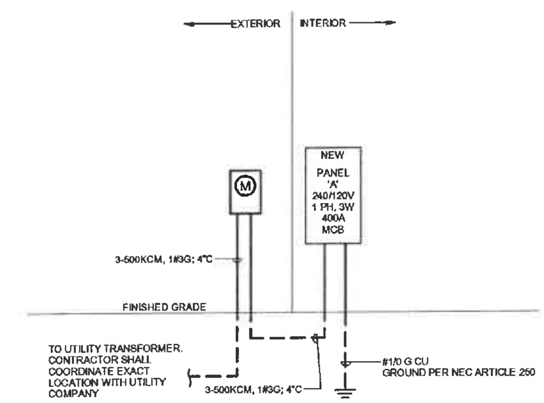
NOTE: LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.



NOTES:

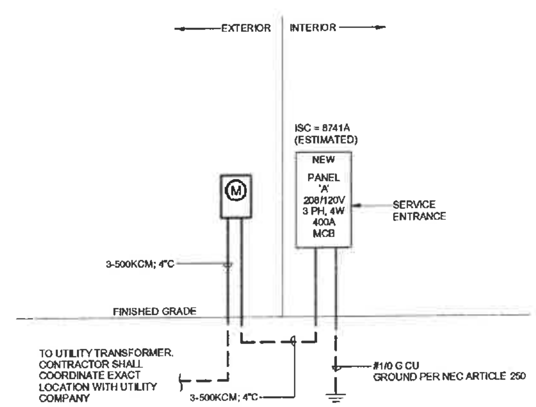
1. OUTDOOR LIGHTING CONTROLLDER SHALL BE IN A NEMA TYPE 3R ENCLOSURE SIZED AS REQUIRED. PROVIDE ENGRAVED NAMEPLATE ON DOOR.
2. H-O-A SWITCH SHALL BE SQUARE D # 9001KS43B, OIL TIGHT TYPE OR APPROVED EQUAL. MOUNT SWITCH ON DOOR AND PROVIDE NAMEPLATE ENGRAVED AS SHOWN.
3. CONTACTOR SHALL BE SQUARE D CLASS 8903 TYPE L ELECTRICALLY HELD LIGHTING CONTACTOR OR APPROVED EQUAL. CONTACTS ARE TO BE 30A CONTINUOUS RATED, QUANTITY AS INDICATED.
4. TIME CLOCK SHALL BE PARAGON CAT. NO. EC4005P/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, 200W, SPST OR APPROVED EQUAL. MOUNT ON HIGHEST PRACTICAL POINT FACING NORTH.
6. LOCATE CONTROLLER ADJACENT TO PANELBOARD.

1 E002 OUTDOOR LIGHTING CONTROLLER
NOT TO SCALE



2 E002 RISER DETAIL
NOT TO SCALE

ALTERNATE



3 E002 ALTERNATE 3-PHASE POWER RISER
NOT TO SCALE

Panel: A

Remarks:

Voltage: 120/208 Wye
Phases: 3
Wires: 4
Enclosure: NEMA1
Min SCCR: 22K
Mounting: RECESSED
Feeder Rating: 300 A
Panel Rating: 400 A Type: MCB

BRKR		Notes	Circuit Description	CKT	A (VA)		B (VA)		C (VA)		CKT	Circuit Description	Notes		BRKR
20 A	1		INTERIOR LIGHTING	1	206	4500					2	WATER HEATER		2	60 A
20 A	1	C	EXTERIOR LIGHTING	3			111	4500			4				
20 A	1	G	GRINDER (K9)	5					1090	[illegible]	6	TURBOCHEF MICROWAVE (K8)	G	2	30 A
30 A	2	G	COFFEE BREWER (K6)	7	2880	2880					8				
				9			2880	2880			10	ESPRESSO MACHINE (K10a)	G	2	20 A
20 A	1	G	FROZEN BEVERAGE (K2b)	11					2400	2880	12				
20 A	1	G	UC REFRIGERATOR (K11)	13	812	2880					14	ESPRESSO MACHINE (K10b)	G	2	20 A
20 A	1	G	UC ICE MACHINE (K12)	15			1200	[illegible]			16				
20 A	1	G	FROZEN BEVERAGE (K2a)	17					3400	2880	18	ESPRESSO MACHINE (K10c)	G	2	20 A
20 A	1	G	BLENDER (K1a)	19	1032	2880					20				
20 A	1	G	BLENDER (K1b)	21			1032	0			22	CEILING RECEPTACLES	G	1	20 A
20 A	1	G	BLENDER (K1c)	23					1032	1200	24	CONVENIENCE RECEPTACLE	G	1	20 A
20 A	1	G	REACH-IN FREEZER (K4)	25	1248	1800					26	BUILDING SIGNS	C	1	20 A
20 A	1		EXTERIOR RECEPTACLES	27			360	400			28	DIRECTIONAL SIGNS	C	1	20 A
20 A	1	V	WALK-IN COOLER LIGHTS (K7.2)	29					100	600	30	SITE LIGHTS	C	1	20 A
15 A	2	LF; V	WALK-IN COOLER CONDENSER (K7)	31	600	0					32	SPACE (FOR SITE IF NEEDED)	--	-	--
				33			[illegible]	300			34	TIME CLOCK	LD	1	20 A
15 A	1		WALK-IN COOLER EVAP (K7.1)	35					110	360	36	CONVENIENCE RECEPTACLE	G	1	20 A
20 A	1		SPARE	37	0	1000					38	CONVENIENCE RECEPTACLE	G	1	20 A
25 A	2		HP-1	39			1980	180			40	ICE MACHINE (K3)	G	1	15 A
				41					1980	0	42	SPARE		1	20 A
--	--	-	SPACE	43	0	180					44	AHU-1		2	15 A
--	--	-	SPACE	45			0	180			46				
--	--	-	SPACE	47					0	0	48	SPACE	--	--	--
--	--	-	SPACE	49	0	0					50	SPACE	--	--	--
--	--	-	SPACE	51			0	0			52	SPACE	--	--	--
--	--	-	SPACE	53					0	0	54	SPACE	--	--	--
					[illegible] VA		[illegible] VA		[illegible] VA						

	Lighting	HVAC	Motors	Receptacle	Refrig	Kitchen	Misc
Connected Load	3185 VA	4292 VA		12180 VA	1170 VA	31338 VA	9610 VA
Demand Factor	125.00%	100.00%		NEC	100.00%	[illegible]	100.00%
Demand Load	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]

PANEL TOTALS:	
Total Conn. Load:	[illegible]1679 VA
Total Est. Demand:	[illegible]
Total Conn. Current:	171 A
Total Est. Demand Current:	140 A

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CHECKED BY: RAG
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SHEET TITLE
ELECTRICAL SCHEDULES, RISER AND DETAILS

SHEET NO. PROJ. NO. 019538.07

E002

Panel: A

Voltage: 120/240 Single | Min SCCR: 22K
Phases: 1 | Mounting: RECESSED
Wires: 3 | Feeder Rating: 380 A
Enclosure: NEMA1 | Panel Rating: 400 A | Type: MCB

Remarks:

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
			7			2600	2880	8				
30 A	2	COFFEE BREWER (K9)	9	2600	2880			10	ESPRESSO MACHINE (K10a)		2	20 A
20 A	1	FROZEN BEVERAGE (K2b)	11			2400	2880	12				
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			1200	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			360	400	28	DIRECTIONAL SIGNS	C	1	20 A
20 A	1 V	WALK-IN COOLER LIGHTS (K7.2)	29	100	600			30	SITE LIGHTS	C	1	20 A
15 A	2 LF; V	WALK-IN COOLER CONDENSER (K7)	31			588	0	32	SPACE (FOR SITE IF NEEDED)	--	--	
			33	588	300			34	TIME CLOCK	LO	1	20 A
15 A	1	WALK-IN COOLER EVAP (K7.1)	35			110	360	36	CONVENIENCE RECEPTACLE		1	20 A
20 A	1	SPARE	37	0	1080			38	CONVENIENCE RECEPTACLE		1	20 A
			39			1980	160	40	ICE MACHINE (K3)		1	15 A
25 A	2	HP-1	41	1980	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						

	Lighting	HVAC	Motors	Receptacle	Refrig	Kitchen	Misc
Connected Load	3220 VA	10292 VA		12720 VA	1176 VA	31338 VA	510 VA
Demand Factor	125.00%	100.00%		NEC	100.00%	65.00%	100.00%
Demand Load	4025 VA	10292 VA		11360 VA	1176 VA	20368 VA	510 VA

PANEL TOTALS:
Total Conn. Load: 59254 VA
Total Est. Demand: 47731 VA
Total Conn. Current: 247 A
Total Est. Demand Current: 199 A

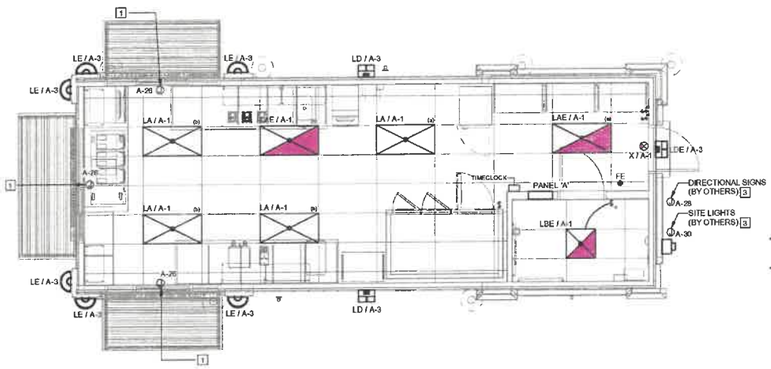
KITCHEN EQUIPMENT SCHEDULE

TAG	VOLTS	PH	LOAD NAME	PNL/CKT	CONDUCTORS/ CONDUIT	DEVICE	HEIGHT	REMARKS
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 8,8	2#10,1#10G;3/4"C	NEMA 6-30R	8" ACH	
K7	240 V	1	WALK-IN COOLER COND.	A 31,33	2#10,1#10G;3/4"C	30A/2P/NF/3R		1
K7.1	120 V		WALK-IN EVAPORATOR	A 35	2#10,1#10G;3/4"C	JUNCTION BOX		1
K7.2	120 V	1	WALK-IN COOLER LIGHTS	A 29	2#12,1#12G;3/4"C	JUNCTION BOX		1
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 L14-30R	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	

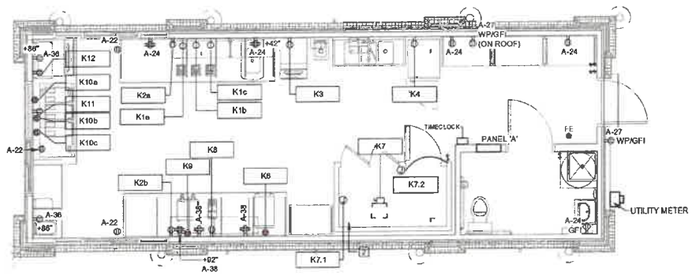
REMARKS:
1. FIELD COORDINATE ALL REQUIREMENTS WITH WALK-IN PROVIDED.

MECHANICAL EQUIPMENT SCHEDULE

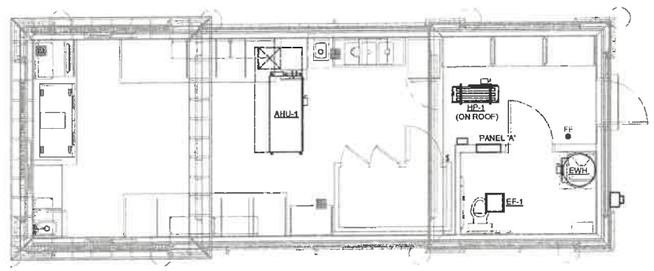
TAG	VOLTAGE	PHASE	LOAD kW	LOAD HP	LOAD FLA	CONDUCTORS & CONDUIT	DISCONNECT	CIRCUIT PANEL	CIRCUIT NO.	REMARKS
AHU-1	240	1	-	-	1.3	2#12,1#12G;3/4"C	30A/2P/NF	A	44,46	
EF-1	120	1	-	-	.16	2#12,1#12G;3/4"C	MOTOR RATED SW	A	1	
HP-1	240	1	-	-	15.3	2#10,1#10G;3/4"C	30A/2P/NF/3R	A	39,41	
EWH	240	1	6	-	-	2#8,1#10G,1"C	60A/2P/NF	A	2,4	



1 E101 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"



2 E101 ELECTRICAL POWER PLAN
1/4" = 1'-0"



3 E101 ELECTRICAL EQUIPMENT PLAN
1/4" = 1'-0"

GENERAL NOTES

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

☐ SHEET KEYNOTES

1. 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.
2. CONDENSING UNIT FOR WALK-IN COOLER MOUNTED ON ROOF. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. PROVIDE 1" CONDUIT FROM PANEL TO SITE LIGHTING AND DIRECTIONAL SIGNS. FIELD COORDINATE ALL REQUIREMENTS AND ROUTING WITH OWNER AND SIGN PROVIDER.

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SEALS

FOR REVIEW ONLY

the HUMAN BEAN™

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: RAG
DRAWN BY: HDW

SHEET TITLE:
ELECTRICAL PLANS AND SCHEDULES

SHEET NO. PROJ. NO. 019538.07

E101

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER MODEL	DESCRIPTION
DCVA	DOUBLE CHECK VALVE ASSEMBLY	WATTS SERIES 007	BRONZE BODY, REPLACEABLE RUBBER DISCS, REPLACEABLE SEATS, PROVIDE WITH QUARTER TURN, FULL PORT BALL VALVES AND TEST COCKS
FPWH	FREEZE PROOF WALL HYDRANT	WOODFORD MODEL B65P	CHROME PLATED BRASS BODY, WITH ANTI-SIPHON VACUUM BREAKER, FREEZE PROOF, LOOSE TEE KEY ACCESSORIES: CHROME PLATED VALVE BOX WITH HINGED DOOR, CYLINDER LOCK
LAV	LAVATORY WALL HUNG	AMERICAN STANDARD AQUALYN 0355.012	WALL HUNG ADA LAVATORY, 20x18 OVAL, 4" CENTER FAUCET HOLE, VITREOUS CHINA, SELF RIMMING, FRONT OVERFLOW. FAUCET: AMERICAN STANDARD 5500.175.002, BELOW DECK THERMOSTATIC MIXING VALVE, 0.5 GPM VANDAL RESISTANT AERATOR. SUPPLIES: MCGUIRE 170LK, CHROME PLATED BRASS ANGLE VALVE, LOOSE KEY, CHROME PLATED COPPER RISER. P-TRAP: MCGUIRE 8902 CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT, 17 GAUGE, 1-1/4" INLET, 1-1/2" OUTLET, BRASS SLIP NUTS, CHROME ESCUTCHEON PLATE. PROVIDE A 1-1/4" GRID STRAINER, MCGUIRE MODEL 149.
TMV	THERMOSTATIC MIXING VALVE	LEONARD 170	POINT OF USE THERMOSTATIC MIXING VALVE WITH TEMPERATURE ADJUSTMENT VALVE
ET	EXPANSION TANK	AMTROL ST-5-C	WATER EXPANSION TANK 2.0 GALLONS TOTAL VOLUME, MAX ACCEPTANCE FACTOR 0.45
WC1	WATER CLOSET HANDICAPPED	AMERICAN STANDARD 211AA.104	FLOOR MOUNTED, WHITE, ELONGATED BOWL, 1.28 GAL. PER FLUSH, 16-1/2" RIM HEIGHT, FLUSH HANDLE LOCATED ON OPEN SIDE OF TANK SEAT: AMERICAN STANDARD CHAMPION 5325010 CHROME TRIP LEVER, 1.28 GPF
WHA	WATER HAMMER ARRESTOR	SIOUX CHIEF HYDRA-RESTER	TYPE I, COPPER CHAMBER, THREADED CONNECTION, LUBRICATED PISTON WITH O-RINGS, SIZED AND LOCATED IN ACCORDANCE WITH PLUMBING DETAILS AND MANUFACTURER'S INSTRUCTIONS PROVIDE AT ALL AUTOMATIC CLOSING VALVE DEVICES. NOT SHOWN FOR CLARITY.
MS	MOP SINK	MUSTEE DURASTONE 63M	ONE-PIECE, IMPACT RESISTANT DURASTONE, 24x24x10, 3" DRAIN. WHITE. PROVIDE FD-1 AND SPEAKMAN #SC-5811 FAUCET WITH VACUUM BREAKER, INTEGRAL STOPS, WALL BRACE, PAIL HOOK AND HOSE THREAD ON SPOUT.
BFP	BACK FLOW PREVENTER	WATTS LF7	DUAL CHECK BACKFLOW PREVENTER AT ALL AUTOMATIC VALVE EQUIPMENT, ASSE 1024 APPROVED.
GT	GREASE TRAP	ZURN Z1171-500	GREASE TRAP, LOW PROFILE INTERCEPTOR WITH ACCUMULATING CONE AND FLOW CONTROL TEE, PDI G-101 SIZE 20, 20 GAL WATER CAPACITY, 40 LBS GREASE CAPACITY, 3" INLET / OUTLET, 2 MINUTE RETENTION TIME. SIZED PER CITY OF COLUMBIA GREASE TRAP AND GREASE INTERCEPTOR SIZING GUILD PART A (NON-COOKING INTENSIVE FOOD SERVICE ESTABLISHMENT.

DRAIN SCHEDULE

MARK	DUTY TYPE	MANUFACTURER	MODEL	DRAIN GRATE TYPE	DRAIN BODY SIZE	P-TRAP PIPE SIZE	NOTES
FD	FLOOR	ZURN	ZN 415B-P 1/2"	6" ROUND NICKEL BRONZE	3"	3"	A
FS	FLOOR	ZURN	FD-2370-PV4-DS-Y	12"x12" - FULL GRATE	4"	4"	A
RD	ROOF	ZURN	ZC-100	CI-DOME STRAINER	4"	-	B
OF	OVER FLOW	ZURN	ZC-100-W3	CI-DOME STRAINER	4"	-	B
RDN	ROOF	ZURN	Z-100	NOZZLE	4"	-	B

NOTES:
A. PROVIDE ALL FLOOR DRAINS WITH TRAP PRIMERS & DEEP SEAL TRAPS.
B. PROVIDE ALL HORIZONTAL PIPING WITH 2" THICK FIBERGLAS INSULATION WITH ASJ JACKET ABOVE CEILING.
C. PROVIDE WITH 2 INCH HIGH EXTENSION ADAPTER.

WATER FIXTURE LOAD CALCULATIONS

MARK	FIXTURE/EQUIPMENT	QUANTITY	WATER			
			CW F.U. PER FIXTURE	HW F.U. PER FIXTURE	TOTAL WSFU PER TYPE	TOTAL F.U. PER FIXTURE
WC	TOILET	1	2.2	-	2.2	2.2
MS	MOP SINK	1	2.25	2.25	3.0	3.0
LAV	LAVATORY	1	0.5	0.5	0.7	0.7
K3	ICE MACHINE	1	1.0	-	1.0	1.0
K9	COFFEE BREWER	2	0.5	-	0.5	1.5
K10	ESPRESSO MACHINE	3	0.5	-	0.5	1.0
K12	ICE MAKER	1	0.5	-	0.5	0.5
K13	HAND SINK	2	0.5	0.5	0.7	1.4
K15	3 COMP. SINK	1	3.0	3.0	4.0	4.0
	TOTALS					15.3
MAXIMUM WATER DEMAND AT 15.3 F.U. = 17.5 GPM = 1" WATER MAIN SUPPLY						
FIXTURE UNITS BASED ON 2015 I.P.C. (FLUSH VALVES)						

PLUMBING SYMBOLS LEGEND

PIPING LEGEND

- DOMESTIC COLD WATER - CW
- FILTERED WATER - FW
- EXISTING DOMESTIC COLD WATER (E)CW
- DOMESTIC HOT WATER - HW - 110°F
- DOMESTIC HOT WATER - HW - 140°F
- EXISTING DOMESTIC HOT WATER (E)HW
- DOMESTIC HOT WATER RETURN - HWR
- DOM. HOT WATER RETURN - 140°F
- EXISTING HOT WATER RETURN (E)HWR
- TEMPERED WATER - TW
- VENT PIPING ABOVE FLOOR - V
- EXIST. VENT PIPING ABOVE FLOOR (E)V
- SANITARY SEWER PIPING - SS
- EXISTING SANITARY SEWER PIPING (E)SS
- GREASE PIPING - GW
- EXISTING GREASE LADEN PIPING (E)GW
- STORM DRAIN PIPING - SD
- EXISTING STORM DRAIN PIPING (E)SD
- CONDENSATE DISCHARGE PIPING - CD
- EXIST. CONDENSATE DISCHARGE (E)CD
- FIRE PROTECTION PIPING - F
- EXISTING FIRE PROTECTION PIPING (E)F
- NATURAL GAS PIPING - G
- EXISTING NATURAL GAS PIPING (E)G
- COMPRESSED AIR PIPING - CA
- EXISTING COMPRESSED AIR PIPING (E)CA
- OIL PIPING - O
- SODA/BEER PIPING CHASE

SYMBOL LEGEND		ABBREVIATIONS	
	CONNECT TO EXISTING	AFF	ABOVE FINISHED FLOOR
#	PLUMBING NOTE	BFP	BACKFLOW PREVENTER
		CD	CONDENSATE DRAIN PIPING
XX-1	FIXTURE DESIGNATION	CW	DOMESTIC COLD WATER
	FLOOR DRAIN	ECO	EXTERIOR CLEAN OUT
	HUB DRAIN	EWC	ELECTRIC WATER COOLER
	FLOOR/GRADE CLEANOUT	FCO	FLOOR CLEAN OUT
	WALL CLEANOUT	FD	FLOOR DRAIN
	P-TRAP	FPWH	FROSTPROOF WALL HYDRANT
	PIPING TURNING UP	G	GAS PIPING
	PIPING TURNING DOWN	HB	HOSE BIBB
	VENT THRU ROOF	HD	HUB DRAIN
	BALL VALVE	HW	DOMESTIC HOT WATER
	GATE VALVE	PRV	PRESSURE REDUCING VALVE
	PRESS. REDUCING VALVE	RD	ROOF DRAIN
	BACKFLOW PREVENTER	RL	ROOF LEADER
	STRAINER	SD	STORM DRAIN
	UNION	SS	SANITARY SEWER
	WALL HYDRANT	TD	TRENCH DRAIN
	PIPE CAP	TMV	THERMAL MIXING VALVE
	FLOW INDICATOR	TP	TRAP PRIMER
	REDUCER	VTR	VENT THRU ROOF
	T & P VALVE	WCO	WALL CLEAN OUT
	CHECK VALVE	WH/WHY	WALL HYDRANT
		WHA	WATER HAMMER ARRESTER

(NOT ALL SYMBOLS ARE USED)

ELECTRIC WATER HEATER SCHEDULE

MARK	LOCATION	MANUFACTURER	MODEL	TANK CAPACITY	INPUT (KW)	RECOVERY RATE (80°F RISE)	ELECTRICAL V/PH/HZ	NOTES
EWH	ABOVE MOP SINK	A.O. SMITH	DEL-50	50 GALLON	6	30 GPH	REFER TO ELEC. DWGS	A THRU G

NOTES:
A. EQUIPMENT AND ALL ASSOCIATED WATER SIDE PIPING, VALVES, AND ACCESSORIES SHALL BE PROVIDED BY PLUMBING CONTRACTOR.
B. EQUIPMENT SHALL MEET ASHRAE 90.1 STANDARDS FOR THERMAL EFFICIENCY AND STANDBY LOSS.
C. PROVIDE FACTORY INSTALLED ANODE ROD(S) TO PREVENT ELECTROLYTIC CORROSION OF TANK.
D. PROVIDE FACTORY INSTALLED TEMPERATURE AND PRESSURE SAFETY RELIEF VALVE (T&P VALVE).
E. PLUMBING CONTRACTOR SHALL PROVIDE HAND COPPER DRAIN LINE FROM T&P VALVE DOWN TO AN APPROVED RECEPTOR WITH AIR GAP. PIPING TO BE FULL SIZE OF T & P VALVE DISCHARGE CONNECTION.
F. DISCONNECT SWITCH TO BE PROVIDED BY ELECTRICAL CONTRACTOR. PLUMBING CONTRACTOR TO COORDINATE INSTALLATION WITH ELECTRICAL CONTRACTOR.
G. REFER TO WATER HEATER DETAIL FOR ADDITIONAL INSTALLATION INFORMATION.

SAN. SEWER FIX. LOAD CALC.

MARK	FIXTURE/EQUIPMENT	QUANTITY	WASTE	
			WASTE F.U. PER FIXTURE	TOTAL F.U. PER FIXTURE
FD	FLOOR DRAIN	3	5.0	15.0
FS	FLOOR SINK	3	5.0	15.0
MS	MOP SINK	1	2.0	2.0
K13	HAND SINK	2	1.0	2.0
WC	TOILET	1	3.0	3.0
LAV	LAVATORY	1	1.0	1.0
	TOTALS			38.0
MAXIMUM WASTE DEMAND AT 38.0 F.U. = 4" SANITARY SEWER WASTE				

GREASE TRAP SIZING GUIDE PER CITY OF COLUMBIA WASTEWATER TREATMENT PLANT

NON-COOKING INTENSIVE FOOD ESTABLISHMENT

FORMULA:
(# OF COMPARTMENTS x L in. x W in. x D in.) x 7.48 x 0.80 / 1,728

CALCULATION:
(3 x 12 in. x 18 in. x 12 in.) x 7.48 x 0.80 / 1,728 = 26.928

PLUMBING GENERAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND HEALTH REGULATIONS HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL FEES AND PERMITS REQUIRED.
2. CONTRACTOR SHALL GUARANTEE INSTALLATION AGAINST DEFECTS IN WORKMANSHIP, EQUIPMENT AND MATERIAL FURNISHED ON PROJECT FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. PROVIDE EXTENDED GUARANTEES FOR EQUIPMENT SUCH AS WATER HEATERS WHEN REQUIRED.
3. SUBMIT FOR APPROVAL THE NUMBER OF SHOP DRAWINGS AND MANUFACTURERS LITERATURE ON ALL PLUMBING FIXTURES & MATERIALS AS REQUIRED TO THE ARCHITECT OR OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL VISIT THE JOB SITE AND EXAMINE PREMISES AT AND ADJACENT TO PROPOSED WORK. VERIFY EXISTING PIPE SIZES, LOCATION AND SUITABILITY FOR CONNECTION TO THE NEW SYSTEM PRIOR TO BID.
5. DRAWINGS ARE DIAGRAMMATIC AND INTEND TO SHOW APPROXIMATE LOCATION OF PIPING, FIXTURES, ETC. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS AND COORDINATE WITH OTHER TRADES FOR PIPE ROUTING AND EQUIPMENT PLACEMENT. INSTALL ALL WORK WITHOUT CONFLICT WITH OTHER TRADES AND MAKE MINOR ALTERATIONS AS REQUIRED WITHOUT ADDITIONAL COST TO OWNER.
6. CONTRACTOR SHALL COOPERATE FULLY WITH OWNER IN SCHEDULING AND MAKING CONNECTIONS TO EXISTING SERVICE LINES SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE AND SHORTEST POSSIBLE INTERRUPTION OF SERVICE.
7. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR ALL VOLTAGES, ELECTRICAL LOADS, ETC., OF ELECTRICALLY OPERATED EQUIPMENT PRIOR TO PURCHASING EQUIPMENT. ALL EQUIPMENT SHALL BE U.L. AND NEMA APPROVED.
8. MAINTAIN A MINIMUM CLEARANCE OF 3'-0" IN FRONT OF ALL ELECTRICAL PANELS AND 1'-0" EITHER SIDE OF PANEL TO STRUCTURE. ALL PIPING SHALL BE ROUTED AROUND THIS AREA.
9. CONTRACTOR SHALL FURNISH ACCESS PANELS, TO BE INSTALLED BY THE GENERAL CONTRACTOR, AS REQUIRED FOR PLUMBING INSTALLATIONS.
10. ALL SANITARY VENT ROOF PENETRATIONS SHALL BE A MINIMUM DISTANCE OF 10'-0" AWAY FROM ALL ROOFTOP MECHANICAL EQUIPMENT OR OTHER AIR INTAKE DEVICES.
11. ALL HORIZONTAL AND VERTICAL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. SUPPORTS SHALL SECURELY HOLD PIPING, PREVENT VIBRATION, COMPENSATE FOR STATIC AND OPERATIONAL CONDITIONS OF THE VARIOUS SYSTEMS, AND SHALL NOT BE SUBJECT TO ELECTROLYTIC ACTION.
12. CONTRACTOR TO COORDINATE AND INSTALL IF REQUIRED FOR THIS PROJECT, NEW WATER METER AS PER REQUIREMENTS OF LOCAL UTILITY COMPANY. CONTRACTOR SHALL INCLUDE ALL TAP FEES AND COSTS INTO BID FOR A COMPLETE INSTALLATION.
13. DOMESTIC WATER PIPING OUTSIDE OF THE BUILDING BURIED BELOW GRADE SHALL BE TYPE "K" SOFT COPPER. WATER PIPING PASSING THROUGH OR UNDER FOOTINGS OR FOUNDATION WALLS SHALL BE SLEEVED OR OTHERWISE PROTECTED. COPPER PIPING PASSING UNDER AND THROUGH CONCRETE SLAB SHALL BE PROTECTED BY A PROTECTIVE SHEATHING OR WRAPPING TO PREVENT CORROSION TO THE COPPER PIPING.
14. ALL DOMESTIC HOT WATER AND COLD WATER PIPING ABOVE SLAB SHALL BE TYPE "L" HARD COPPER WITH WROUGHT COPPER FITTINGS USING "NO-LEAD" SOLDER. DOMESTIC WATER PIPING BELOW CONCRETE SLAB SHALL BE TYPE "K" SOFT COPPER. NO SOLDER JOINTS ARE ALLOWED BELOW CONCRETE SLAB. COPPER PIPING PASSING UNDER AND THROUGH CONCRETE SLAB OR WALLS SHALL BE PROTECTED WITH A PROTECTIVE SHEATHING OR WRAPPING TO PREVENT CORROSION TO THE COPPER PIPING.
15. VALVES SERVING DOMESTIC WATER SYSTEMS SHALL BE BALL VALVES OR APPROVED EQUAL. ALL VALVES SHALL BE LOCATED SO AS TO BE ACCESSIBLE BY MAINTENANCE PERSONNEL.
16. PROVIDE 1" THICK FIBERGLASS PIPE INSULATION WITH SERVICE JACKET ON ALL DOMESTIC WATER PIPING. DOMESTIC COLD WATER PIPE INSULATION SHALL HAVE A CONTINUOUS VAPOR BARRIER.
17. ALL WATER PIPING SHOWN ROUTED IN EXTERIOR WALLS SHALL BE LOCATED INSIDE THE BUILDING INSULATION AND FINISHED WALL TO PREVENT FREEZE DAMAGE.
18. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND INVERT AT THE POINT OF CONNECTION TO THE SEWER SYSTEM BEFORE DETERMINING FINAL ROUTING OF SOIL, WASTE AND VENT PIPING.
19. ALL SOIL, WASTE AND VENT PIPING SHALL BE SERVICE WEIGHT CAST IRON OR SCHEDULE 40 PVC DWV PLASTIC PIPE WHERE ALLOWED BY LOCAL AUTHORITY HAVING JURISDICTION FOR THIS INSTALLATION. PROVIDE 3M FIRE BARRIER CAULK CP-25 CAULKING, OR U.L. APPROVED EQUAL, AT ANY PENETRATION OF FIRE RATED ASSEMBLIES.
20. ALL SOIL, WASTE AND VENT PIPING SHALL BE UNIFORMLY GRADED AND SHALL HAVE A SLOPE OF NOT LESS THAN 1/4" PER FOOT FOR PIPING 3" IN DIAMETER AND SMALLER AND 1/8" PER FOOT FOR PIPE LARGER THAN 3" IN DIA.

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the HUMAN BEAN™

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

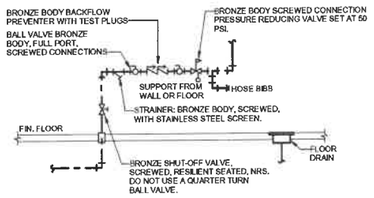
SHEET ISSUE:
NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE: DRW
CHECKED BY: CJC
DRAWN BY: LTB

SHEET TITLE:
PLUMBING LEGEND AND NOTES

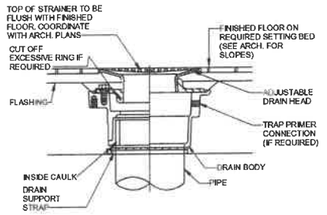
SHEET NO. P001

PROJ. NO. 019538.07

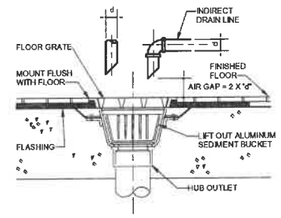


PROVIDE BACKFLOW PREVENTER OF TYPE AND MANUFACTURER APPROVED BY LOCAL AUTHORITIES AND DEPARTMENT OF NATURAL RESOURCES. INSTALL BACKFLOW PREVENTER ONLY IN HORIZONTAL UPRIGHT POSITION. PROVIDE REGULATOR ONLY IF PRESSURE EXCEEDS 80 PSI - VERIFY. STRAINER AND REDUCING VALVE MAY BE INSTALLED IN VERTICAL PIPE IF SPACE LIMITATIONS REQUIRE IT. CLEAN STRAINER BEFORE TURNING BUILDING OVER TO OWNER. PROVIDE ANY REQUIRED CERTIFICATION OF TEST OF BACKFLOW PREVENTER TO LOCAL AUTHORITIES.

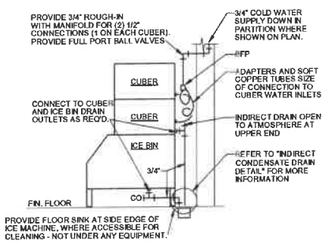
1 P002 DOMESTIC WATER SERVICE ENTRY
NOT TO SCALE



2 P002 FLOOR DRAIN FITTING - FD
NOT TO SCALE

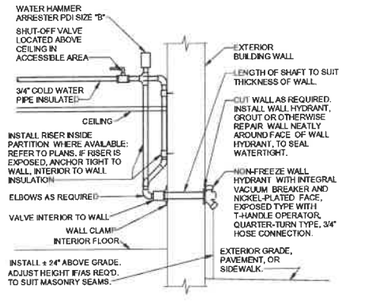


3 P002 FLOOR SINK FITTING - FS
NOT TO SCALE

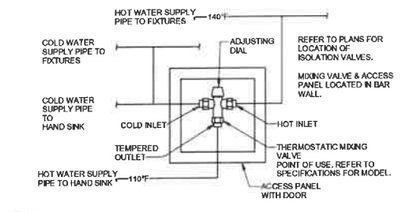


PROVIDE COLD WATER ROUGH-IN AT TOP OF ICE MACHINE. ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT CONDITIONS. VERIFY CONNECTIONS WITH MANUFACTURER.

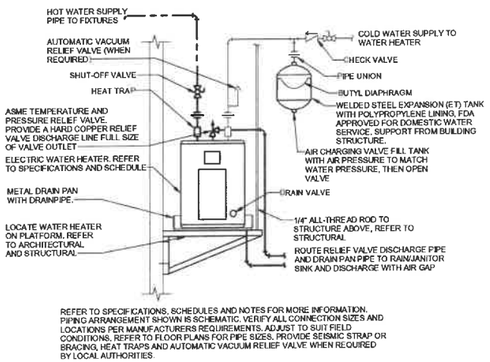
4 P002 ICE MACHINE CONNECTION
NOT TO SCALE



5 P002 NON-FREEZE WALL HYDRANT - NFWH
NOT TO SCALE

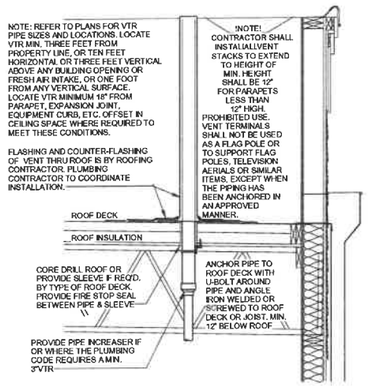


6 P002 THERMOSTATIC MIXING VALVE IN WALL
NOT TO SCALE

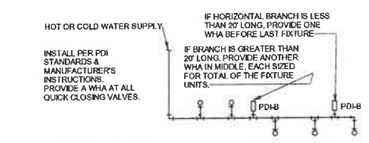


REFER TO SPECIFICATIONS, SCHEDULES AND NOTES FOR MORE INFORMATION. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. VERIFY ALL CONNECTION SIZES AND LOCATIONS PER MANUFACTURERS REQUIREMENTS. ADJUST TO SUIT FIELD CONDITIONS. REFER TO FLOOR PLANS FOR PIPE SIZES. PROVIDE SEISMIC STRAP OR BRACING, HEAT TRAPS AND AUTOMATIC VACUUM RELIEF VALVE WHEN REQUIRED BY LOCAL AUTHORITIES.

7 P002 SHELF MOUNTED WATER HEATER WITH HWR
NOT TO SCALE



8 P002 VENT THRU ROOF WITH PARAPET - VTR
NOT TO SCALE



SINGLE/DOUBLE FIXTURE

PDI UNITS	CONN. SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1"	61-113
E	1"	114-154
F	1"	155-330

MULTIPLE FIXTURES

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB/DF	2	2

FOR BATTERIES OF FIXTURES, PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON & O-RING CONSTRUCTION, WHICH MUST MEET STANDARD PDI-WH-201, ASSE #1010 & ANSI #A112.26.1M 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 P002 WATER HAMMER ARRESTERS - WHA
NOT TO SCALE

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LAKE CITY, FLORIDA 32024

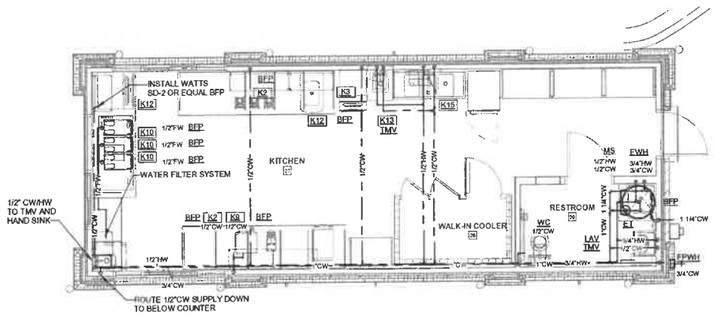
SHEET ISSUE:

NO.	DATE	DESCRIPTION

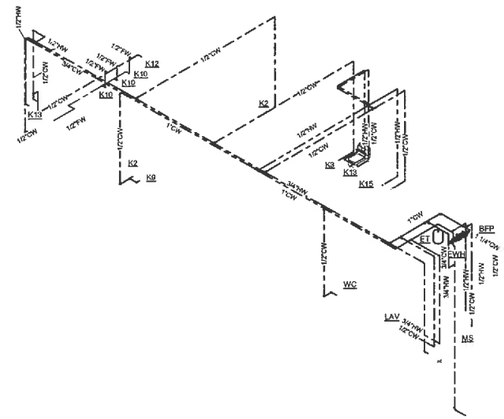
PRINCIPAL IN CHARGE: DRW
CHECKED BY: CJC
DRAWN BY: LTE

SHEET TITLE:
PLUMBING DETAILS

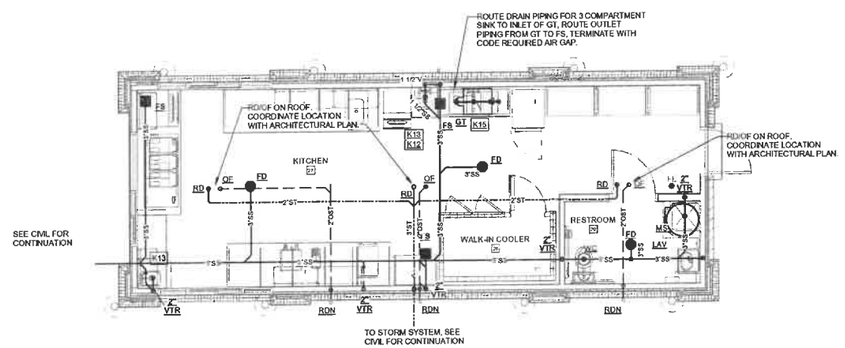
SHEET NO. P002
PROJ. NO. 019538.07



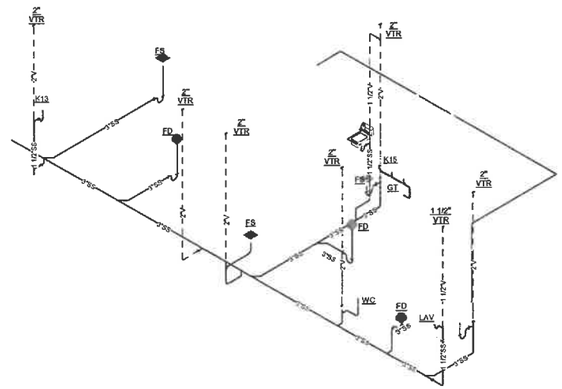
1 P101 FIRST FLOOR PLUMBING PLAN - DOMESTIC WATER
1/4" = 1'-0"



2 P101 DOMESTIC WATER RISER DIAGRAM
NOT TO SCALE



3 P101 FIRST FLOOR PLUMBING PLAN - WASTE & VENT
1/4" = 1'-0"



4 P101 SANITARY WASTE AND VENT RISER DIAGRAM
NOT TO SCALE

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SHEET ISSUE:
NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE: DRW
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DRAWN BY: LTB

SHEET TITLE
PLUMBING PLANS AND RISERS

SHEET NO. P101
PROJ. NO. 019538.07

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

September 07, 2021

Planning and Zoning Board, Board of Adjustments, Historical Preservation Agency

Reference: Member Mr. Bruce Naylor

Mr. Naylor has missed the last five (5) meetings and it appears that Mr. Naylor will be missing several more meetings. Per Article Three of the Land Development Regulations, Section 3.1.1.5 Removal for Absenteeism, that any member of the board(s) who is absent from three (3) consecutive, regularly scheduled meetings of the Planning and Zoning Board shall be declared vacant by the City Council.

This is being presented to the Planning and Zoning Board, Board of Adjustments, Historical Preservation Agency members for their approval to bring this forward to the City Council for Mr. Naylor's seat to be declared vacant.

David C. Young, CBO, Director