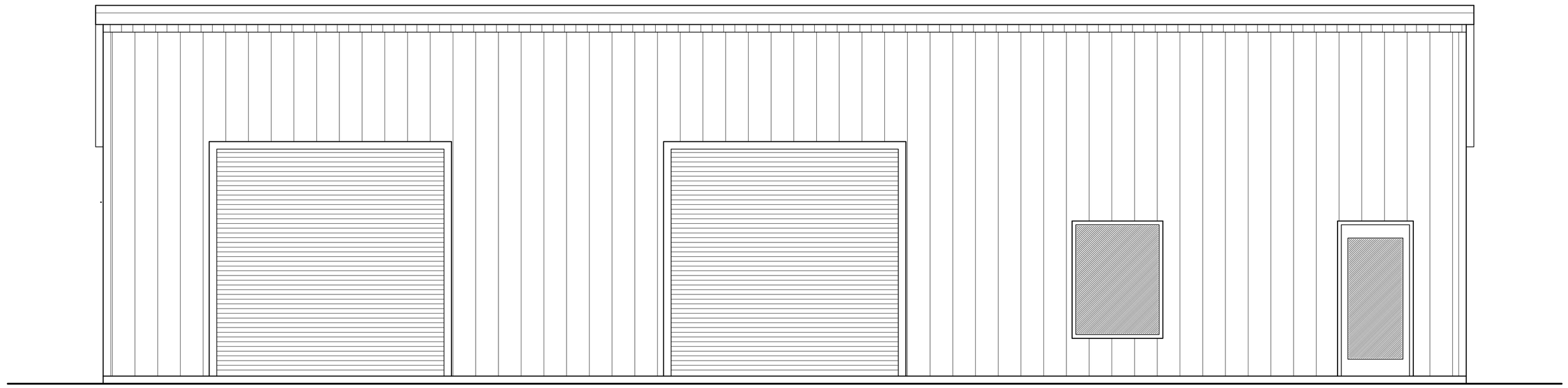

BUSINESS FACILITIES for:

MARK LANE

BAYA AVENUE, LAKE CITY, FLORIDA,

Drawing Index

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BUSINESS FACILITY for
MARK LANE
BAYA AVENUE, LAKE CITY, FLORIDA
COVER SHEET

Celebrating 49 Years of Service
1972 - 2021
N.P. Geisler, Architect
AR0007005

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, Florida
386 — 365 — 4352 / 2055

DATE:
14 SEP 2021

COMM
2K2045

SHEET:
CS.1
1 OF 1

Digitally signed by: N. P. GEISLER
DN: CN = N. P. GEISLER C = US O = AR0007005 OU = ARCHITECT
Date: 2021.11.15 14:56:25 -05'00'

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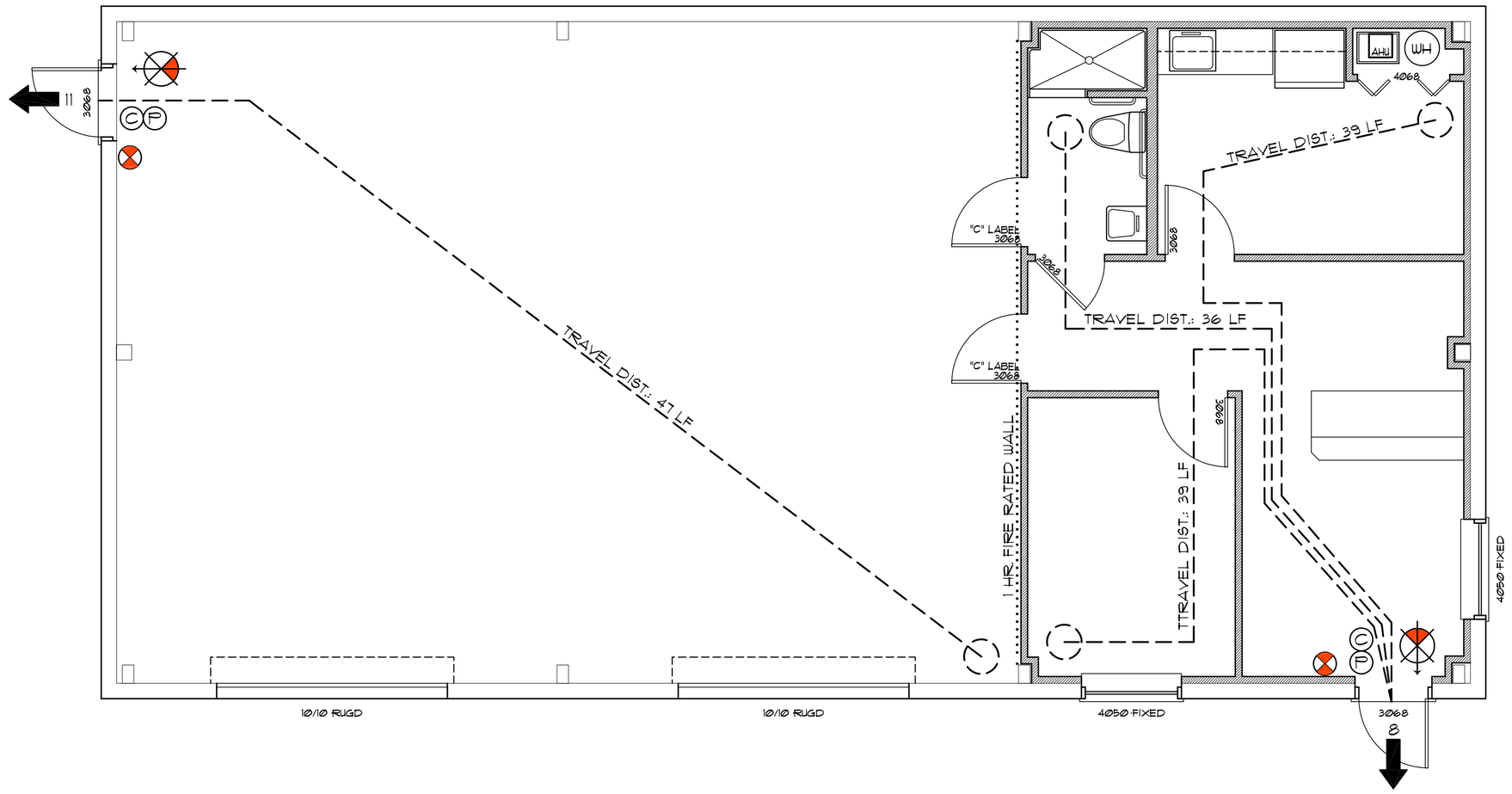

LIFE SAFETY PLAN

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

OCCUPANCY LOAD - BUSINESS

USAGE/BASIS	AREA	OCCUPANTS
RECEPTION AREA 1/100 SF	223.4 SF	3 OCCUPANTS
BREAK ROOM 1/50 SF	118.2 SF	2 OCCUPANTS
RESTROOM 1/50 SF	49.4 SF	1 OCCUPANT
OFFICE/BUSINESS 1/100 SF	108.4 SF	1 OCCUPANT
SHOP AREA 1/100 SF	1123.5 SF	11 OCCUPANTS
BUILDING WALLS 1/500 SF	177.1 SF	1 OCCUPANT
BUILDING TOTALS	18000 SF	19 OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE PER FBC 1015, TABLE 1015.1

OCCUPANCY - BUSINESS
150 FT. (W/O SPRINKLER SYSTEM)
250 FT/ (W/SPRINKLER SYSTEM)

LEGEND

EXIT LIGHT - ARROW REPRESENTS DIRECTION OF EXIT - PER 2020 FBC 1006.3.1, 1006.3.2 & 1006.3.3.1

WALL HUNG "ABC" FIRE EXTINGUISHER

DOOR /CLOSER FOR EXITING OR RATING REASONS

PANIC DEVICE

DUAL HEAD EMERGENCY LIGHTING W/ BAT. PAK PER 2020 FBC 1006.1

999 / 30 — AREA SQUARE FOOTAGE / AREA OCCUPANCY LOAD

PRIMARY EGRESS W/EXIT CAPACITY

24 — ALTERNATE EGRESS W/EXIT CAPACITY

NOTE!
EMERGENCY LIGHTING AND EXIT SIGNS, SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL, AND SHALL BE WIRED PER NEC 700-12F.

NOTE!
SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 90" ABOVE FINISHED FLOOR AND SHALL BE THE IONIZATION TYPE, INTERLOCKED TOGETHER, POWERED FROM EACH STORE PANEL W/BATTERY BACKUP

NOTE!
MAXIMUM COMMON PATH OF EGRESS IS LESS THAN 12'-0" FROM ALL LOCATIONS PER 2020 FBC 1014.3

NOTE!
ALL DOOR NUMBERS AND ROOM SIGNAGE SHALL BE EQUIPTED W/ TACTIAL CHARACTERS IN COMPLIANCE W/ 2010 FAC 1006.3.4

NOTE!
TRAVEL DISTANCES SHOWN ARE MAXIMUM FOR EMERGENCY EGRESS, SECONDARY EM. EGRESS AND NON-EMERGENCY EGRESS - ALL OTHER TRAVEL DISTANCES ARE LESS THAN THAT SHOWN

R/F

8" SQ. MALTESE, CROSS w/ "F/R" IDENTIFIER SIGNAGE, MOUNTED @ 60" ABV. WALKWAY LOCATE AS DIRECTED BY THE FIRE MARSHAL

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BUSINESS FACILITY for
MARK LANE
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LIFE SAFETY PLAN

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GENERAL NOTES:

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.

THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.

3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.

4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.

5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.

6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.

ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.

8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.

9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.

INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.

12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GWB ON 1X3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

AS - BUILT DRAWING REQUIREMENTS:

A. ELECTRICAL "AS-BUILT" DRAWINGS
ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

B. H.V.A.C. "AS-BUILT" DRAWINGS
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONT'R SHALL PROVIDE 1 COPY OF AS-BLT. DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

C. PLUMBING "AS-BUILT" DRAWINGS
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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GENERAL PLUMBING NOTES:

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNERS OPTION SUPPLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 301-72 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNERS OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR P.V.C., SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHASES OR FIRE RATED WALLS / CEILINGS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

GENERAL MILLWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
2. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AND DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, TO THE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BOLTS.
3. ALL APPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. AWI "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'LS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK FIRM AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:
   SOFTWOOD - SOLID STOCK PINE, C OR BETTER
   HARDWOOD - SPECIES AS SELECTED BY OWNER
   PLYWOOD, OPAQUE FINISH - FIR, GRADE A/B
   PLYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
   PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER
   LAM. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER
   LAMINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
7. ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSSIBLE.
8. PROTECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE. UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
9. FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
10. INSTALL HARDWARE IN ACCORDANCE WITH MANUFR'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

ELECTRICAL NOTES

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 1997 EDITION, AND IT'S AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-2014.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, LAUNDRY, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRED FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC FOR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 700-12F.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED TO WHAT IS INCLUDED ON SAID CIRCUIT.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (C.L.) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

AS-BUILT FIELD NOTES:

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BUSINESS FACILITY for MARK LANE
BAYA AVENUE, LAKE CITY, FLORIDA
GENERAL NOTES

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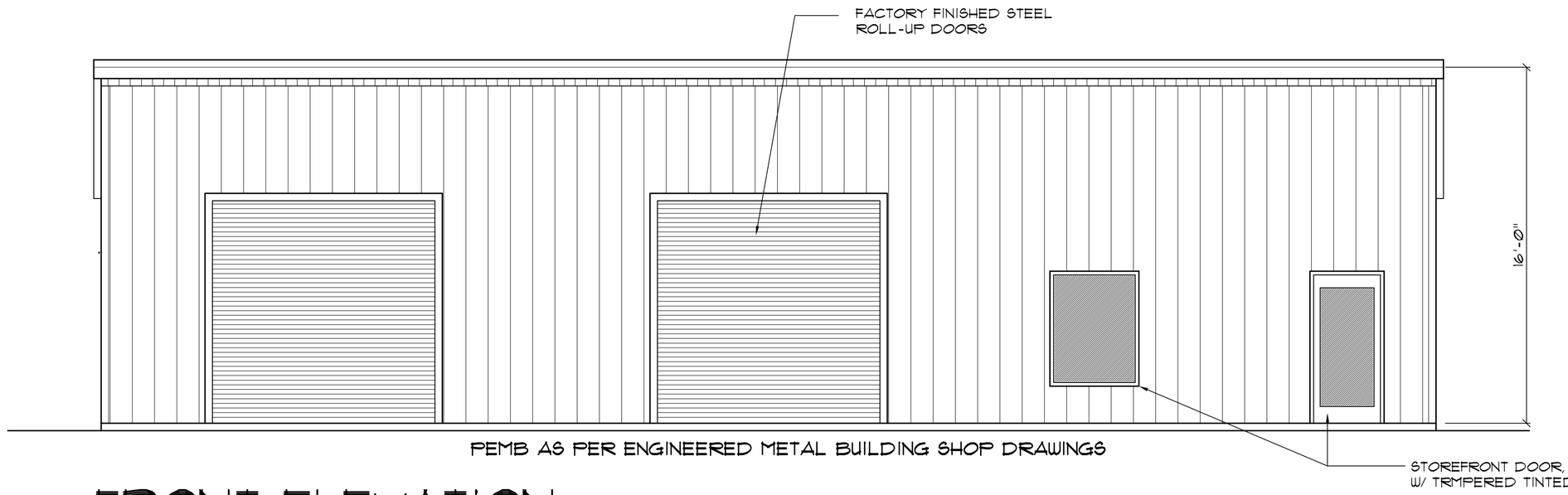
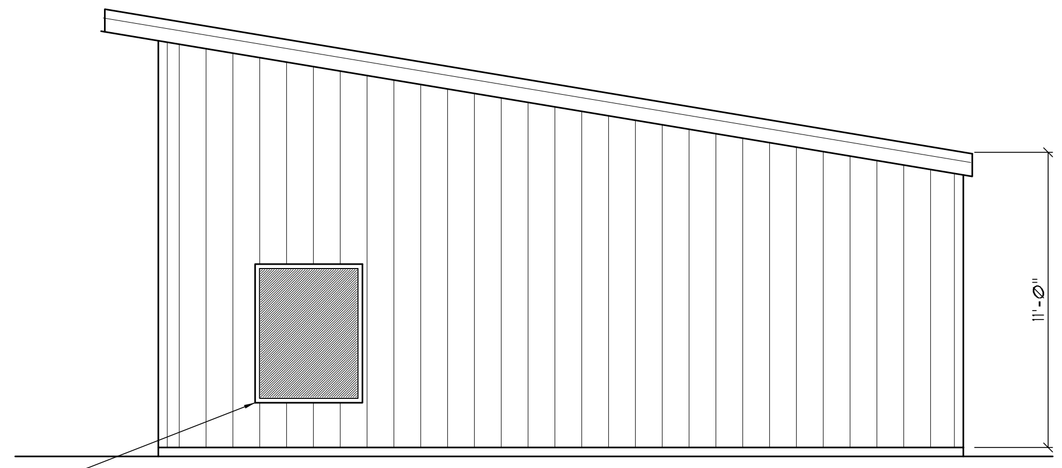


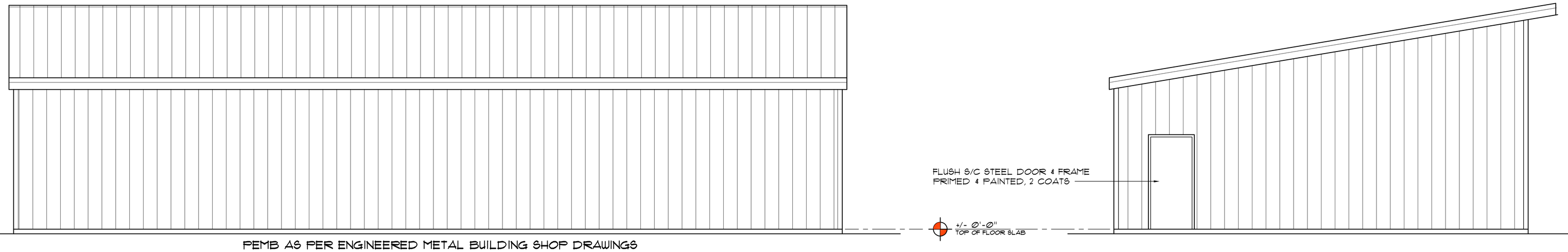
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

RIGHT SIDE ELEVATION

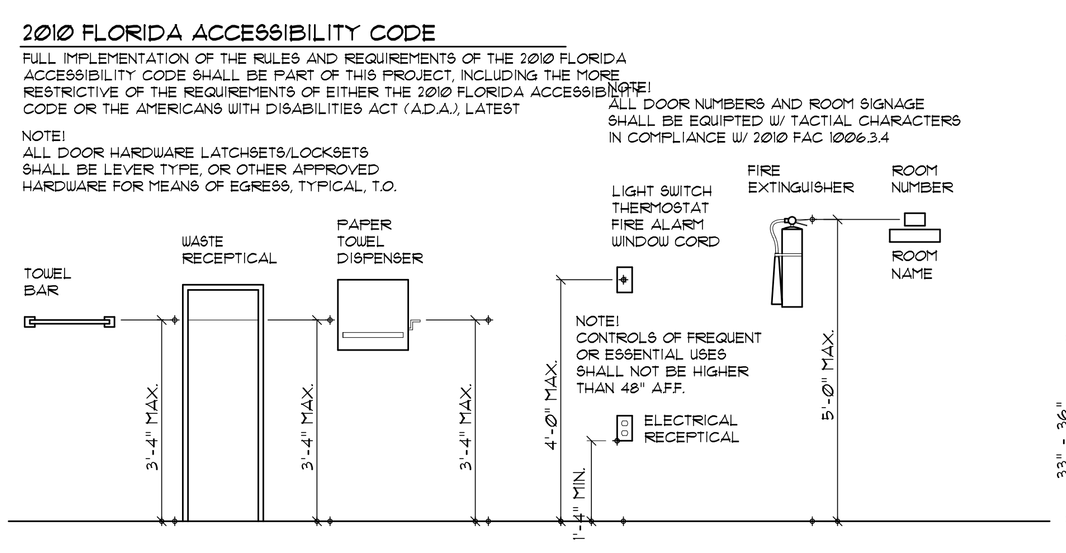
SCALE: 1/4" = 1'-0"

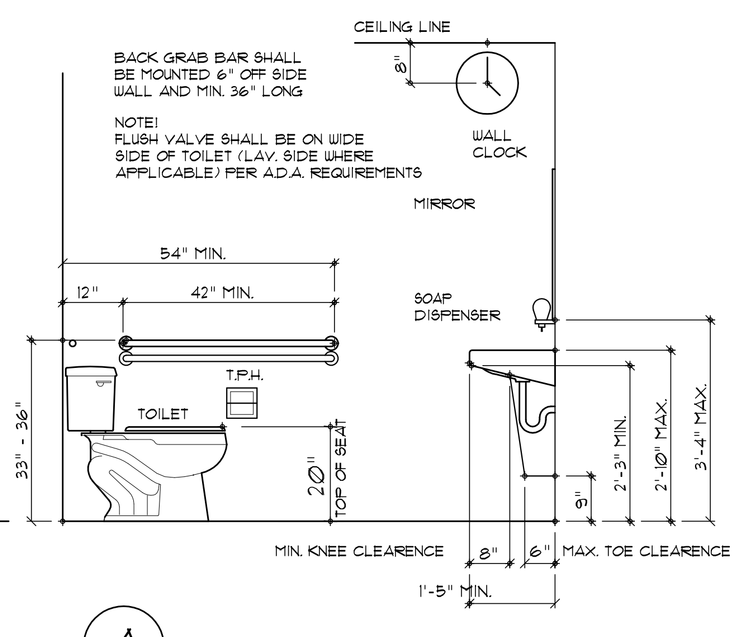
2010 FLORIDA ACCESSIBILITY CODE

FULL IMPLEMENTATION OF THE RULES AND REQUIREMENTS OF THE 2010 FLORIDA ACCESSIBILITY CODE SHALL BE PART OF THIS PROJECT, INCLUDING THE MORE RESTRICTIVE OF THE REQUIREMENTS OF EITHER THE 2010 FLORIDA ACCESSIBILITY CODE OR THE AMERICANS WITH DISABILITIES ACT (A.D.A.), LATEST

NOTE!
ALL DOOR HARDWARE LATCHSETS/LOCKSETS SHALL BE LEVER TYPE, OR OTHER APPROVED HARDWARE FOR MEANS OF EGRESS, TYPICAL, T.O.

NOTE!
ALL DOOR NUMBERS AND ROOM SIGNAGE SHALL BE EQUIPTED W/ TACTIAL CHARACTERS IN COMPLIANCE W/ 2010 FAC 1006.3.4





STANDARD MOUNTING PER A.D.A. REQUIREMENTS

SCALE: 1/2" = 1'-0"

(A)

TOILET ROOM ACCESSORIES			
MANUF'R	ITEM	MODEL Nr.	COMMENTS
BRADLEY	PAPER TOWEL DISP.	2494	SURFACE MOUNTED, 48" A.F.F., BATTERY OPERATION
BOBRICK	HANDICAP RAILING	B-5806.99-36	PEENED GRIP SURFACES
BOBRICK	TOILET TISSUE DISP'R	B-2892	JUMBO DUAL ROLL - 30" A.F.F. TO TOP
BOBRICK	SOAP DISP'R	B-2111	50 7/8" A.F.F. TO TOP
-	MIRROR	-	WALL ABV. VANITY TO RECEIVE FULL MIRROR

BOBRICK WASHROOM ACCESSORIES
100 COMMERCE DRIVE
CLIFFTON PARK, NY 12065-1350
518-877-7444
www.bobrick.com

N O T E ! ! ! MANUFACTURERS LISTED ARE FOR BASIS OF COMPARISON FOR "AS EQUAL" PRODUCTS OTHER MANUFACTURER'S PRODUCTS MAY BE SUBSTITUTED WITH ARCHITECT'S APPROVAL FOR PRODUCTS MEETING OR EXCEEDING THE SPECIFACATIONS FOR THOSE LISTED IN THE SCHEDULE, ABOVE

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BUSINESS FACILITY for
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ELEVATIONS & ADA DETAILS

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1 OF 4

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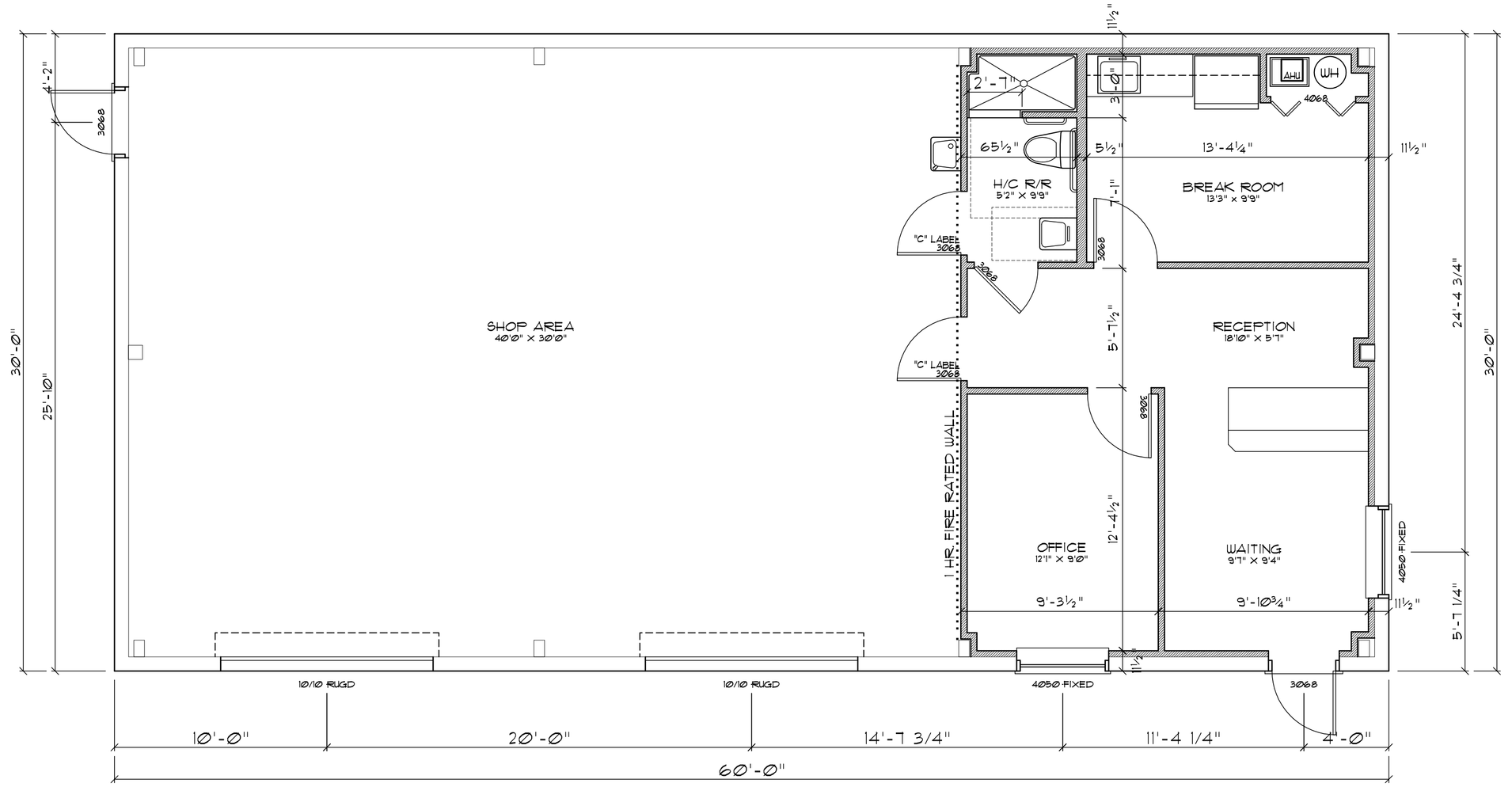


FLOOR PLAN

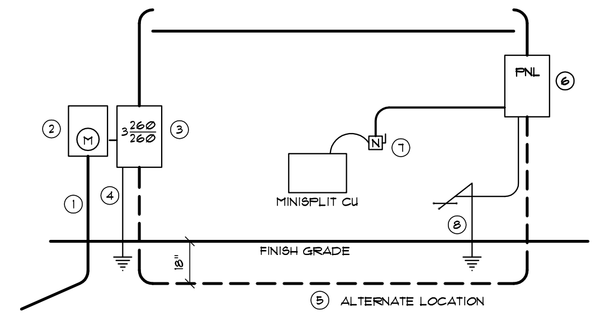
SCALE: 1/4" = 1'-0"

GENERAL INTERIOR FINISH SCHEDULE:

OFFICE FLOOR AREA:	GLU-DOWN CARPET, PATTERN & COLOR AS PER THE OWNER OR VINYL COMP. TILES (VCT) - SEE OWNER FOR CHANGES
BREAK ROOM & R/R FLOOR AREA:	VINYL COMPOSITION TILES, PAT. & COLOR AS SELECTED BY THE OWNER
BASE:	4" VINYL COVE OR 3½" PAINTED WOOD, COLOR AS SELECTED BY THE OWNER
TRIM:	COVES, CROWNS, CASINGS CHAIRRAILS AND THE LIKE AS PER DETAIL, PAINT COLOR AS SELECTED BY THE OWNER
WALLS:	5/8" GWB, PRIMED AND PAINTED 2 COATS LATEX WALL PAINT, COLOR & GLOSS AS SELECTED BY THE OWNER
RESTROOM CEILING:	5/8" GWB, DIRECT HUNG, TAPED & FINISHED, W/ 2 COATS OF LATEX CEILING PAINT - GLOSS AS SELECTED BY THE OWNER
MAIN CEILING:	24" X 48" X 5/8" LAY-IN CEILING TILES IN WHITE PAINTED SUSP'N GRID AS PER "ARMSTRONG" CORTEGE PATTERN
APPLIED FINISHES:	APPLIED FINISHED TO GWB, ie: SPRAY, KNOCK-DOWN, SKIP-TROWEL AND SIMILAR TREATMENTS AS DIRECTED BY THE OWNER
CABNETS:	AS SELECTED BY THE LEASEHOLDER, MINIMUM API GRADE: "CUSTOM" FINISH SHALL BE PLASTIC LAM, AS SELECTED BY THE OWNER

NOTE!
SHOP AREA FINISHES TO BE EXPOSED STRUCTURAL FINISHES UNLESS DIRECTED OTHERWISE BY OWNER

NOTE!
ALL COLORS, TEXTURES, STYLES, FINISHES AND SOFORTH SHALL BE AS SELECTED BY THE OWNER FROM CONTRACTOR SUPPLIED SAMPLES/CUT SHEETS



1. Service/Feeder Entrance Conductors: 2½" rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor, Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
2. Meter Enclosure, weatherproof, UL. Listed.
3. Main Disconnect Switch: fused or Main BRKR, weatherproof, UL. Listed.
4. Service entrance Ground: ¾" ø Iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item 5, below.
5. 200 AMPERE SERVICE, 3-#2/0-Cu, 1-#1/0 THW-Cu-Neut., 1-#3-Cu-GND, 2½" Conduit.
6. House Panel (PNL.), UL. Lised, sized per schedule.
7. Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
8. Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

NOTE!
THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE

NOTE!
THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 10,000 AIC. THIS MAY INCREASE BASED ON MAXIMUM FAULT CURRENT AT SITE - VERIFY W/ POWER UTILITY CO.

NOTE!
EMERGENCY LIGHTING AND EXIT SIGNS, SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL, AND SHALL BE WIRED PER NEC 700-12.

ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ALL RECEPTICALS IN RESTROOMS, WET LOCATIONS AND BREAK ROOM AREAS SHALL BE ON GROUND FAULT INTERRUPTER CIRCUITS (GFIC).

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER.

NOTE!
ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

Electrical SYMBOLS

POWER

- DUPLEX WALL RECEPTACLE
- 240V OUTLET
- GFI GND FAULT INTERRUPTER DUPLEX RECEPT.
- J JUNCTION BOX
- M MOTOR
- PNL ELECTRICAL PANEL
- EXHAUST FAN
- SMOKE DETECTOR, 120V
- NON-FUSED DISC. SWITCH

LIGHTING

- $ SPST WALL SWITCH
- $3 DPDT WALL SWITCH (3-WAY)
- 4 LAMP LED. SURFAXE MTD., W/ ACRYLIC LENSE
- LED. WALL/CLG LIGHT FIXTURE
- HIGH HAT LED. DOWN LIGHT, W/ SPECULAR REFR
- LED HIGH BAY
- EXIT LIGHT W/ GREEN LIGHTED LETTERING
- DBL. HEAD EMERGENCY LIGHT W/ BAT. PACK
- SWITCH/FIXTURE WIRING
- CONTROL WIRE / LOW VOLTAGE
- T/C TIME CLOCK

NFPA 220 SERVICE DEMAND LOAD COMPUTATION:

LOAD	BASIS	DEMAND LOAD
AIR CONDITIONING (HEAT: HEAT PUMP)	7.6BkVA @ 125%	9.50 kVA
LIGHTING	3.5W/SF X 1800 SF	6.30 kVA
RECEPTICLES	25ea X 180VA/ea = 4.50 kVA (10kVA @ 100% + 8kVA @ 50%)	4.50 kVA
EWH	4.5 kW @ 125%	5.63 kVA
TOTAL CONNECTED DEMAND LOAD:		26.03 kVA

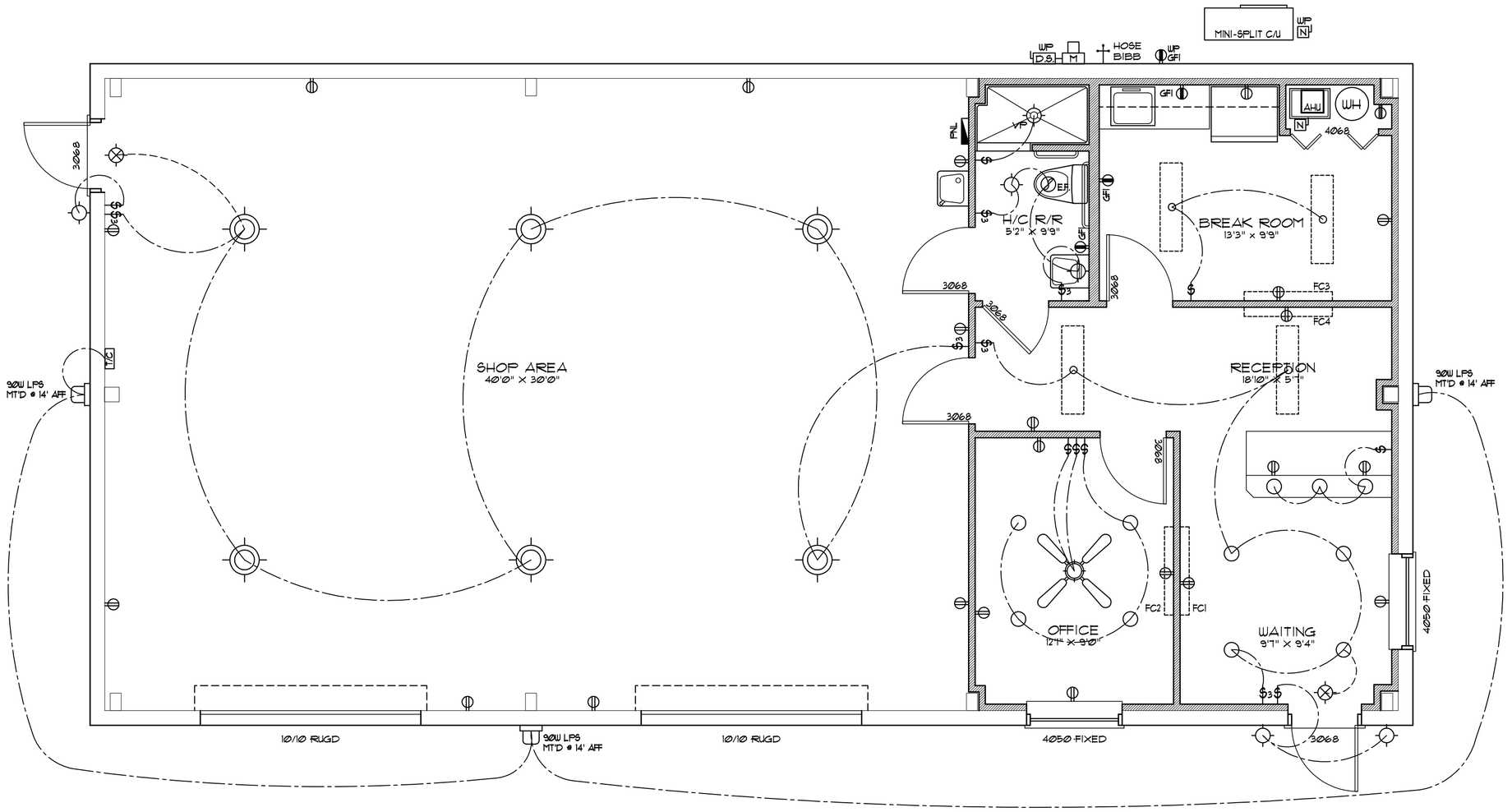
26.03 kVA @ 360V, (3PHASE) = 72.31 AMPERS

PNL "A": 200A - MLO - 120/208V - 3Ø - 5W
10K A.I.C. - FLUSH - 42 SLOT

CIR. Nr.	LOCATION	TRIP/ POLES	WIRE SIZE	LOAD	ØA KW	ØB KW	ØC KW	LOAD	WIRE SIZE	TRIP/ POLES	LOCATION	CIR. Nr.
1	WAITG/RECPTN REC.	20A/1P	12Tw	1.08	1.62			Ø.61	14Tw	15A/1P	WAITG/RECPTN LTG.	2
3	SPACE	"	"	Ø.0		1.08		1.08	"	"	IT SERVER REC.	4
5	G.F. REC.	"	"	Ø.54			Ø.72	Ø.18	"	"	SERVICE GFI REC.	6
7	R/R REC.	"	"	Ø.18	Ø.36			Ø.18	"	"	R/R LTG.	8
9	OFFICE REC.	"	"	Ø.72		1.15		Ø.43	"	"	OFFICE LTG/CLG FAN	10
11	EMP. LOUNGE REC.	"	"	Ø.54			Ø.66	Ø.12	"	"	EMP. LOUNGE LTG.	12
13	SHOP ELEC	"	"	Ø.90	1.40			1.50	"	"	REF.	14
15	SIGNAGE	"	"	Ø.90		1.40		Ø.48	"	"	SECURITY LTG	16
17	SHOP REC.	"	"	1.92			3.84	1.92	"	"	SHOP REC.	18
19	"	"	"	1.92	3.84			1.92	"	"	"	20
21	SPARE	-	-	Ø.54		1.26		Ø.54	-	-	SHOP LTG	22
23	"	-	-	Ø.54			1.26	Ø.54	-	-	SPARE	24
25	"	-	-	Ø.54	1.08			Ø.54	-	-	"	26
27	"	-	-	Ø.54		1.08		Ø.54	-	-	"	28
29	"	-	-	Ø.54			1.08	Ø.54	-	-	"	30
31	"	-	-	Ø.54	1.08			Ø.54	-	-	"	32
33	"	-	-	Ø.54		1.08		Ø.54	-	-	"	34
35	MINISPLIT CU	40A/2P	"	3.84			4.38	Ø.54	-	-	"	36
37	"	-	"	3.84	4.38			Ø.54	-	-	"	38
39	EWH	30A/2P	10Tw	2.25		2.75		Ø.54	-	-	"	40
41	"	-	"	2.25			2.75	Ø.54	-	-	"	42
					13.75	9.84	14.55					

ØA 13.75 KW / 120 V = 114.6 AMPERS
ØB 9.84 KW / 120 V = 82.0 AMPERS
ØC 14.55 KW / 120 V = 121.25 AMPERS

DEMAND LOAD FEEDER SIZE: 3 # 2/0 - THW - Cu, 1 # 1/0 - THW - Cu - Neut.
1 # 4 - Cu - GND, 2½" C.



ELECTRICAL PLAN

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

REVISION:

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N.P. Geisler, Architect

DRAWN: npg

BUSINESS FACILITY for
MARK LANE
BAYA AVENUE, LAKE CITY, FLORIDA
FLOOR PLAN & ELECTRICAL PLAN

Celebrating 49 Years of Service
1972 - 2021
N.P. Geisler, Architect
AR0007005

NICHOLAS PAUL GEISLER ARCHITECT
1758 NW Brown Rd.
Lake City, FL 32055

DATE: 14 SEP 2021
COMM: 2K2045
SHEET: A.2
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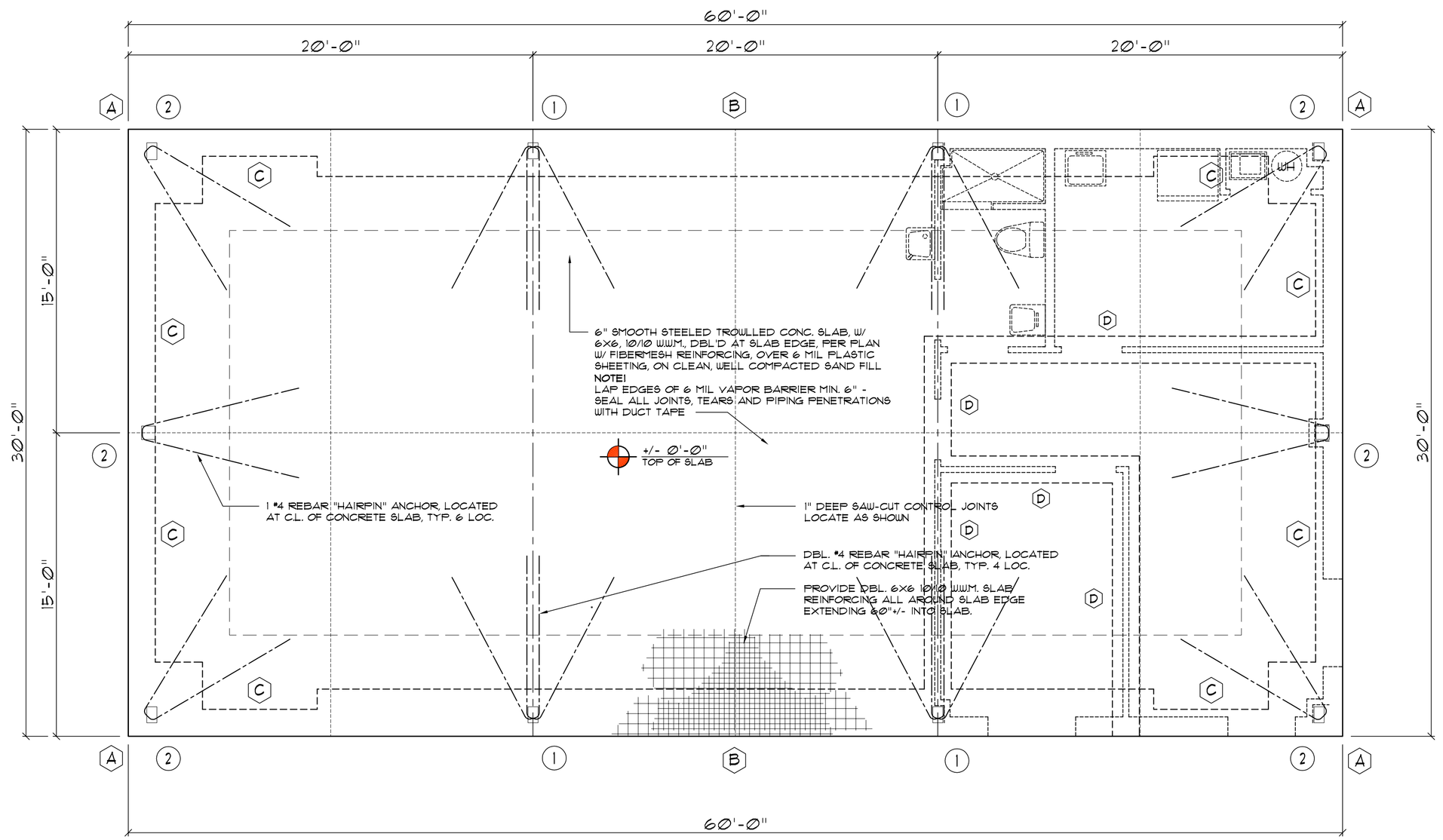

FOUNDATION PLAN

SCALE: 1/4" = 1'-Ø"

NOTE!
REFER TO THE METAL BUILDING SHOP DRAWINGS PREPARED BY UNION LaSTEEL CORPORATION, FOR EXACT LOCATION OF ALL EMBEDDED ANCHOR BOLTS.

NOTE!
ADDED FILL SHALL BE APPLIED IN 12" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 120 MPH PER 2020 FBC 7th ED. 1609, AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
ALL ANCHOR BOLTS ARE ASTM GRADE A36 STEEL ROD, THREADED 3 1/2", BLACK AND FREE FROM RUST AND SCALE

NOTE!
THIS PROJECT IS TYPE 5 UNPROTECTED CONSTRUCTION PER 2020 FBC TABLE 503 AND TABLE 600

FOOTING SCHEDULE

(A) 44" X 44" X 28", FOOTING, W/ 5 #5 REBAR, TOP & BOTTOM, EACH WAY. & BATTER SIDES OF FOOTING MIN. 15° -

(B) 28" X 28" X CONT. FOOTING, W/ 4 #5 REBAR, TOP & BOTTOM, CONT. - BATTER SIDES OF FOOTING MIN. 15° -

(C) 16" X 20" X CONT. FOOTING, W/ 2 #5 REBAR, TOP & BOTTOM, CONT. - BATTER SIDES OF FOOTING MIN. 15° -

(D) 16" X 10" X CONT. FOOTING, W/ 2 #5 REBAR, BOTTOM, CONT. - BATTER SIDES OF FOOTING MIN. 15° -

NOTE!
ALL ANCHOR BOLTS ARE ASTM GRADE A36 STEEL ROD, THREADED 3", OR GRADE A307, BLACK, AND FREE FROM RUST AND SCALE

NOTE!
ALL DOOR/ENTRY OPENINGS INDICATED ARE NET SIZE, AND REQUIRE 2 #3 ANCHOR BOLTS AT EACH SIDE OF THE OPENING REFER TO METAL BUILDING SHOP DRAWINGS FOR DETAIL

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATAGORY: 2, EXPOSURE "C"

BASED ON ANSI/ASCE 7-16. 2020 FBC 1609-A WIND VELOCITY: V_{ULT} = 120 MPH, V_{ASD} = 98 MPH

3. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: . . . . . 20 PSF
SUPERIMPOSED LIVE LOADS: . . . . . 20 PSF

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: . . . . . 25 PSF
SUPERIMPOSED LIVE LOADS:
COMMERCIAL . . . . . 100 PSF
BALCONIES/CORRIDORS . . . . . 80 PSF

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"

	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
ROOF 1° TO 21°	1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3
	1	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31.4
	1	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2
	2	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3 / -56.2
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7
	2	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.7
	3	10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3 / -83.1
	3	20	11.4 /-47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.7
	3	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5
WALL	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2
	4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7
	4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
	5	10	21.8 / -29.1	25.9 / -34.7	30.4 /-40.7	35.3 / -47.2
	5	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.0
	5	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.8

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

Anchor Bolt DET'S

SCALE: 1" = 1'-Ø"

ANCHOR BOLT / FOUNDATION SIZING:

THE ANCHOR BOLT DIAMETERS AND DEVELOPED LENGTHS INDICATED IN THIS DRAWING WERE DETERMINED USING SHEAR FRICTION THEORY AS DESCRIBED IN AISC DESIGN GUIDE No.1, SECTION 9.2, ASSUMING AN ANCHOR BOLT MATERIAL OF ASTM A307 OR A36. THE COMBINED FORCES ACTING AT THE BASE OF THE STEEL FRAME RESULTING IN A VERTICAL REACTION ACTING UPON THE FOUNDATION WERE DEVELOPED AS FOLLOWS:

T = Tcl + Tsf

WHERE
T = TOTAL TENSILE FORCE PER BOLT
Tcl = TENSILE FORCE PER BOLT DUE TO DIRECTLY APPLIED LOAD = P/n
Tsf = TENSILE FORCE PER BOLT DUE TO SHEAR FRICTION = V / (n x u)

WHERE
P = P = TOTAL UPLIFT TO BE RESISTED BY ANCHOR BOLT GROUP
V = V = TOTAL SHEAR FORCE TO BE RESISTED BY ANCHOR BOLT GROUP
n = n = NUMBER OF ANCHOR BOLTS
u = u = COEFFICIENT OF FRICTION (TAKEN AS Ø.1 FOR UNGROUTED BASE PLATES OR Ø.3 FOR GROUTED BASE PLATES)

GENERAL STRUCTURAL NOTES

GENERAL:

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.

4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

SHOP DRAWINGS AND DELEGATED ENGINEERING:

1. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT'S REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN BY DELEGATED ENGINEERS, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY THE ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.

2. BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURER'S DATA AND OTHER RELATED INFORMATION, MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT-OF-RECORD AND APPROVED BY THE BUILDING DEPARTMENT.

3. SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION SHOWN ON THE STRUCTURAL PLANS (RELATED TO THE DELEGATED DESIGN) INCLUDING ALL DESIGN LOADS, IN ADDITION TO THE INFORMATION REQUIRED BY THE DELEGATED ENGINEER'S DESIGN.

4. ARCHITECT WILL REVIEW ALL SUBMITTED SHOP DRAWINGS, PREPARED AND SIGNED AND SEALED BY THE CONTRACTOR'S DELEGATED ENGINEER, ONLY FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT, REQUIRED LOADING AND COORDINATION WITH THE STRUCTURAL DESIGN.

5. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT TWO SETS OF BLUE PRINTS OF THE STRUCTURAL SHOP DRAWINGS FOR ARCHITECT REVIEW, BEFORE STARTING FABRICATION. THE ARCHITECT WILL RETURN ONE MARKED UP AND STAMPED COPY TO THE CONTRACTOR. THE MARKED-UP COPY SHALL BE USED TO MAKE THE PRINTS REQUIRED FOR SHOP DRAWING DISTRIBUTION.

CONSTRUCTION MEANS AND METHODS:

1. THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY, TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.

2. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND APPLICABLE LOCAL, STATE AND FEDERAL LAWS.

3. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.

4. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.

5. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE.

6. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.

FOUNDATIONS: (SPREAD FOOTINGS)

1. FOUNDATIONS ARE DESIGNED TO BEAR ON WELL COMPACTED GRADE OR CLEAN FILL OF AN ALLOWABLE BEARING CAPACITY OF 1,000 PSF MINIMUM. FOR REQUIRED SOIL BEARING CAPASITIES GREATER THAN 1,000 PSF, A CERTIFIED TESTING LABORATORY SHALL BE ENGAGED BY THE OWNER TO VERIFY THAT THE REQUIRED BEARING CAPACITY WAS OBTAINED. SAID SOIL CAPACITY SHALL BE CERTIFIED AND TESTED BY A FLORIDA REGISTERED FOUNDATION ENGINEER, PRIOR TO CASTING OF CONCRETE IN THE FOOTINGS.

2. NATURAL GRADE (OR FILL) BELOW FOOTINGS SHALL BE COMPACTED TO 98 % MODIFIED PROCTOR (ASTM D-1557).

3. TOP OF WALL FOOTINGS TO BE AT THE SAME ELEVATION AS TOP OF COLUMN PAD FOOTINGS. STEP WALL FOOTING FROM HIGHER COLUMN FOOTING TO THE LOWER ONE (AS DETAILED ON THE PLANS).

4. BOTTOM OF ALL FOOTINGS TO BE A MINIMUM 1'-6" BELOW THE TOP OF CONCRETE SLAB ON GRADE (UNLESS OTHERWISE NOTED) OR MINIMUM 1'-0" BELOW FINISHED GRADE, WHICHEVER IS LOWER. IN THE EVENT THAT THE SLAB STEPS ON EACH SIDE OF THE FOOTING, THE FOOTING SHALL BE 1'-6" BELOW TOP OF THE LOWER SLAB.

5. REINFORCING IN THE CONTINUOUS WALL FOOTINGS (MONOLITHIC AND NON-MONOLITHIC) SHALL BE SPLICED 40 BAR DIAMETERS MINIMUM AND SHALL EXTEND CONTINUOUSLY THRU ALL FOOTING PADS.

6. ALL LONGITUDINAL REBARS IN THE CONTINUOUS WALL FOOTINGS, SHALL BE CONTINUED AT BENTS AND CORNERS BY BENDING THE REBARS 48 BAR DIAMETERS AROUND THE CORNERS OR ADDING MATCHING CORNER BARS, EXTENDING 48 BAR-DIAMETERS INTO FOOTING EACH SIDE OF CORNER OR BENT.

7. ALL FOOTINGS SHALL BE 12" MINIMUM THICKNESS.

8. WHEN GEO-TECHNICAL REPORTS ARE PROVIDED, ALL RECOMENDATIONS OF THE SOILS ENGINEER SHALL BE FOLLOWED AND THE DESIGN SOIL BEARING PRESSURE SHALL BE AS RECOMMENDED IN SUCH REPORTS, AND SUPERCEEDS PRESSURES INDICATED HEREIN.

CONCRETE AND REINFORCING:

1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318 - LATEST EDITION) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" - (A.C.I. 315 - LATEST EDITION).

2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301 - LATEST EDITION). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 305R - LATEST EDITION).

3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH OF 3,000 P.S.I. AT 28 DAYS. MAXIMUM SLUMP 5".

4. ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.

5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:

FOOTINGS:	(BOTTOM). . . . . 3"
	(TOP & SIDES) . . . . . 2"
SLABS ON GRADE:	CENTERED W/SLAB

6. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES. BOTTOM BARS SPLICED ONLY AT SUPPORTS, TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NONCONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.).

7. ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS).

8. SEE PLAN FOR MINIMUM SIZE CONCRETE TIE BEAM REQUIREMENTS.

REVISION:

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BUSINESS FACILITY for
MARK LANE
BAYA AVENUE, LAKE CITY, FLORIDA
PEMB FOUNDATION PLAN

Celebrating 49 Years of Service
1972 - 2021
N.P. Geisler, Architect
AR0007005

NICHOLAS PAUL GEISLER ARCHITECT
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1758 NW Brown Rd.
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DATE: 14 SEP 2021

COMM: 2K2045

SHEET: A.3
3 OF 4

AR0007005

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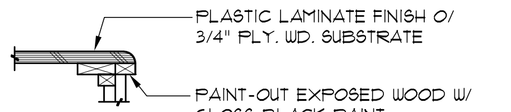
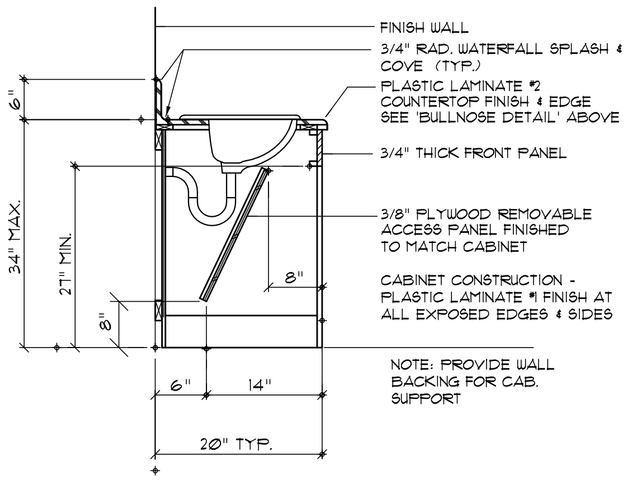
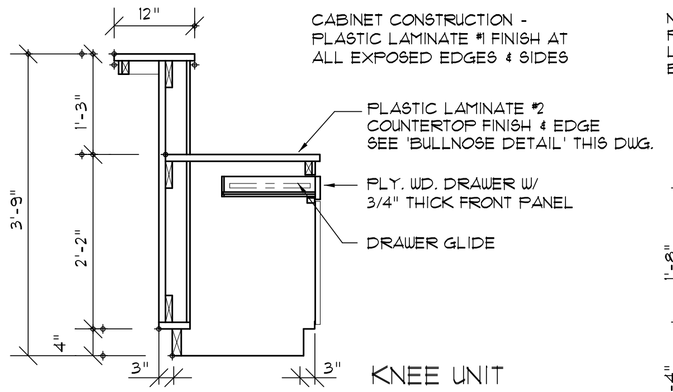


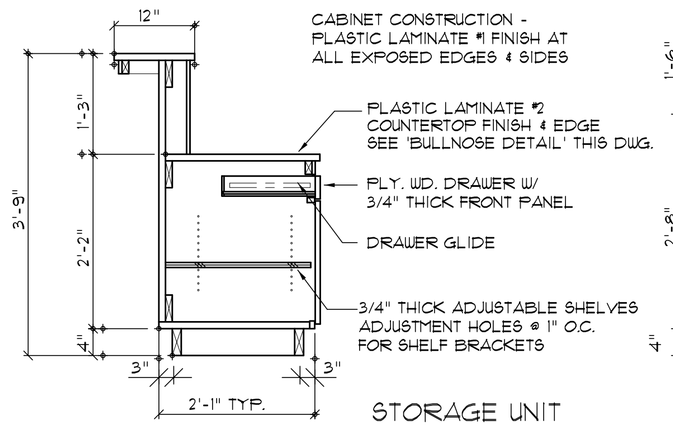
BULLNOSE DETAIL



R/R Vanity Cab.

SCALE 3/4" = 1'-0"

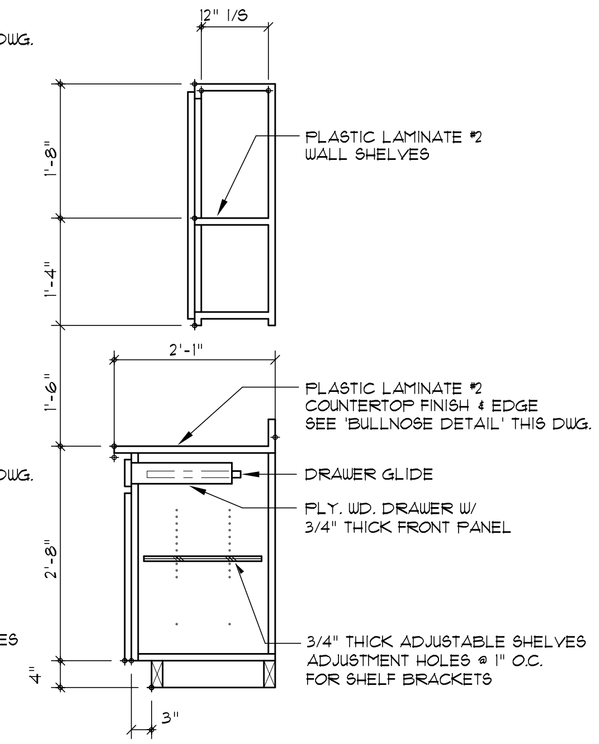




Desk W/ Walk-up Counter

SCALE 3/4" = 1'-0"

NOTE!
PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 7'-0" AFF.



Base & O/H Cab.

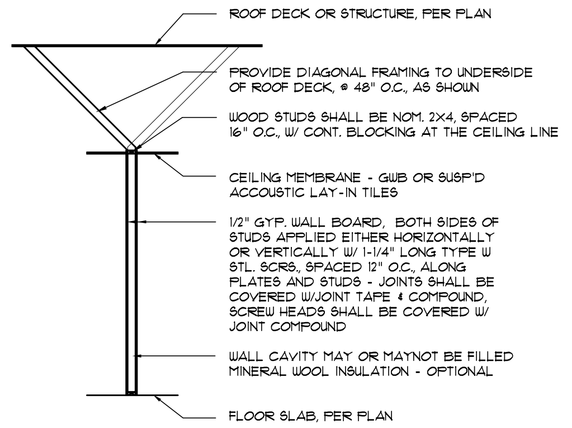
SCALE 3/4" = 1'-0"

NOTE!
THESE COUNTER DETAILS ARE GENERAL IN NATURE AND PROVIDE A BASIS FOR ACTUAL CABINET CONSTRUCTION.

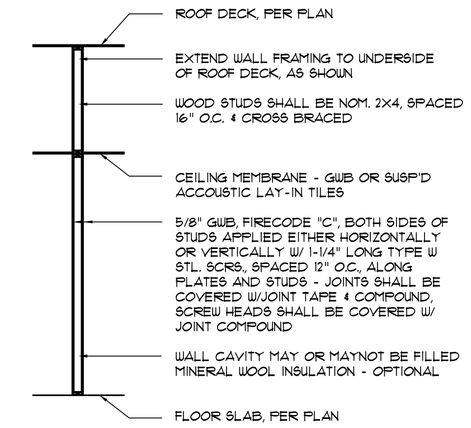
Typical Cabinet DETAILS

SCALE 3/4" = 1'-0"

A



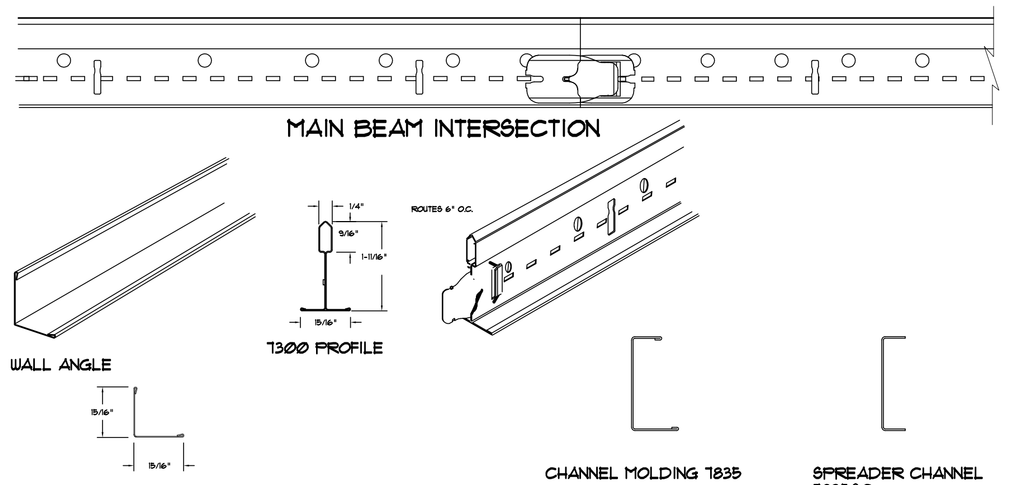
TYPE 3
NON-BEARING INTERIOR PARTITION, FRAMING TOP SUPPORTED TO STRUCTURE ABOVE W/ ALTERNATING DIAGONAL BRACES



TYPE 1
1 HOUR FIRE RESISTIVE WALL BETWEEN TENNENT AREAS EQUAL TO UL Des. U333 - NON-BEARING

TYP. INT. PARTITIONS

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



SUSPENDED CEILING REQUIREMENTS:

A. CeilingPanels:
1. Armstrong World Industries, Inc.

ACOUSTICAL CEILING UNITS

A. Acoustical Panels Type ACT-1:
1. Surface Texture: Medium
2. Composition: Mineral Fiber
3. Color: White
4. Size: 24in X 24in X 5/8in
5. Edge Profile: Angled Tegular for interface with Prelude ML 15/16" Exposed Tee.
6. Noise ReductionCoefficient (NRC): ASTM C 423‡ Classified with UL label on product carton, 0.55.
7. Ceiling Attenuation Class (CAC): ASTM C 1414‡ Classified with UL label on product carton, 33
8. Flame Spread: ASTM E 1264‡ Class A (UL)
9. Light Reflectance (LR): ASTM E 1477‡ White Panel: Light Reflectance: 0.82.
10. Dimensional Stability: Standard .
11. Acceptable Product: Cortega Tile & Lay-In, 704 as manufactured by Armstrong World Industries.

SUSPENSION SYSTEMS

A. Components: All main beams and cross tees shall be commercial quality hot-dipped galvanized (galvanized steel, aluminum, or stainless steel) as per ASTM A 653. Main beams and cross tees are double-web steel construction with type exposed flange design. Exposed surfaces chemically cleansed, capping pre-finished galvanized steel (aluminum or stainless steel) in baked polyester paint. Main beams and cross tees shall have rotary stitching (exception: extruded aluminum or stainless steel).
1. Structural Classification: ASTM C 635 HD.
2. Color: White and match the actual color of the selected ceiling tile, unless noted otherwise.
3. Acceptable Product: Prelude ML 15/16" Exposed Tee as manufactured by Armstrong World Industries, Inc.

B. High Humidity Finish: Comply with ASTM C 635 requirements for Coating Classification for Severe Environment Performance where high humidity finishes are indicated.
1. 88 Prelude Plus by Armstrong World Industries, Inc. - 100% Type 304 STAINLESS Steel.
2. AL Prelude Plus by Armstrong World Industries, Inc. - all ALUMINUM
3. Prelude Plus XL Fire Guard by Armstrong World Industries, Inc., G-60 Hot dipped galvanized /aluminum capping
4. Structural Classification: ASTM C 635 duty class.
5. Color: 316stainless for SS only‡3‡4White aluminum‡8 ‡4Clear Anodized Aluminum‡8

C. Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung unless otherwise indicated.

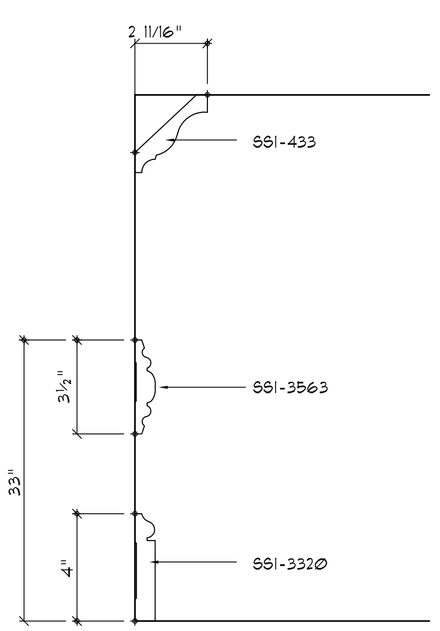
D. Wire for Hangers and Ties: ASTM A 641, Class 1 zinc coating, soft temper, pre-stretched, with a yield stress load of at least time three design load, but not less than 12 gauge.

E. Edge Moldings and Trim: Metal or extruded aluminum of types and profiles indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations, including light fixtures, that fit type of edge detail and suspension system indicated. Provide moldings with exposed flange of the same width as exposed runner.

NOTE!
ALL CEILING HEIGHTS SHALL BE + 9'-0" A.F.F. UNLESS NOTED OTHERWISE.

GWB CEILING (RESTROOMS):
5/8" GWB, DIRECT HUNG OR SUSPENDED, TAPED & FINISHED, W/ 2 COATS OF LATEX CEILING PAINT, COLOR & GLOSS AS SELECTED BY THE OWNER

2X4 CEILING:
ARMSTRONG Nr.1129 FINE FISSURED, SQUARE EDGE, 24" X 24" RECTANGULAR CEILING TILES IN WHITE FINISHED "PRELUDE XL" 15/16" EXPOSED TEE SUSPENSION GRID



T1 / T2 TRIM

NOTE ! ! !
ALL PROFILES AS PER S4S CRAFTSMAN, INC., TAMPA FLORIDA
PAINTED TRIM WOOD SPECIES SHALL BE "POPLAR"
STAINED TRIM WOOD SPECIES SHALL BE "CHERRY"

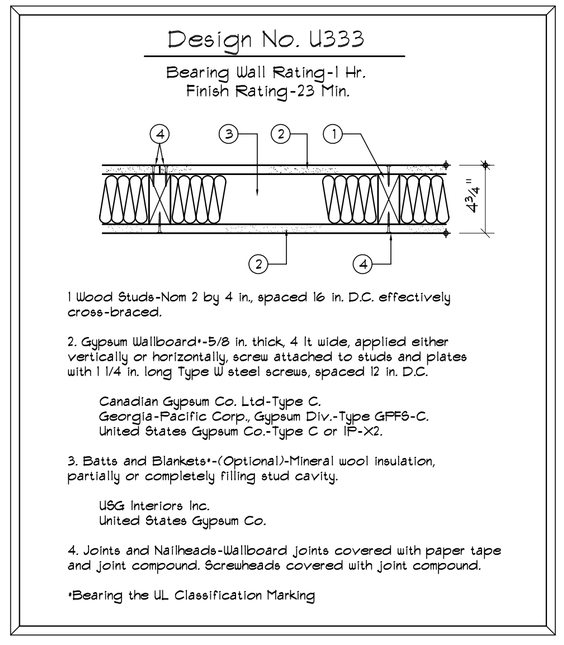
Trim PROFILES

SCALE: 3" = 1'-0" @ OWNER'S OFFICE

B

ALTERNATE:
FOR TRIM TYPES T1 AND T2, 2" DENTAL MOULDING MAY BE INSERTED BETWEEN 551-456 AND 551-3349

EXTENT OF TRIM:
THE EXTENT OF ALL INTERIOR STANDING AND RUNNING TRIM SHALL BE AS DIRECTED BY THE OWNER



1 Wood Studs-Nom 2 by 4 in. spaced 16 in. O.C. effectively cross-braced.

2. Gypsum Wallboard*-5/8 in. thick, 4 ft. wide, applied either vertically or horizontally, screw attached to studs and plates with 1 1/4 in. long Type W steel screws, spaced 12 in. O.C.

Canadian Gypsum Co. Ltd-Type C.
Georgia-Pacific Corp., Gypsum Div.-Type GFF5-C.
United States Gypsum Co.-Type C or IP-X2.

3. Batts and Blankets*-(Optional)-Mineral wool insulation, partially or completely filling stud cavity.

USG Interiors Inc.
United States Gypsum Co.

4. Joints and Nailheads-Wallboard joints covered with paper tape and joint compound. Screwheads covered with joint compound.

*Bearing the UL Classification Marking

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BUSINESS FACILITY for
MARK LANE
BAYA AVENUE, LAKE CITY, FLORIDA
ARCHITECTURAL DETAILS

Celebrating 49 Years of Service
1972 - 2021
N.P. Geisler, Architect
AR0007005

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DATE: 14 SEP 2021

COMM: 2K2045

SHEET: A.4
4 OF 4

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