

COLUMBIA  
COUNTY

# CONSTRUCTION DOCUMENTS FOR: LAKE CITY MINI STORAGE EXPANSION COLUMBIA COUNTY, FL SECTION 18, TOWNSHIP 4S, RANGE 17E

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BUILDING 6 ELEVATIONS

BUILDING INFORMATION	
2017 FLORIDA BUILDING CODE, SIXTH EDITION	
USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)	STORAGE, GROUP S-2
ALLOWABLE BUILDING HEIGHT & # OF STORIES (SECTION 504)	60 FT - 2 STORIES
ALLOWABLE BUILDING AREA (SECTION 506)	13,500 SQ. FT.
TYPE OF CONSTRUCTION (SECTION 602)	TYPE V-B
OCCUPANT LOAD (SECTION 1004) STORAGE: 300 GROSS = 5,042 SQ. FT. / 300 = 16.8 TOTAL OCCUPANT LOAD 17 PERSONS	

## PLANS PREPARED FOR:

MINI STORAGE & RECORD  
STORAGE OF LAKE CITY  
442 SW SAINT MARGARET ST  
LAKE CITY, FL 32025  
386-752-7092



## COVER SHEET

JOB NUMBER: L180115MIN		
DESIGNED BY: RB	DRAFTED BY: LH	CHECKED BY: RB
ENGINEER OF RECORD: ROBERT PHILLIP BISHOP JR. P.E. NO. 38546		

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CONSTRUCTION NOTES

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS SHOWN. NOTIFY THE ENGINEER OF ANY CHANGES OR MODIFICATIONS TO THE PLANS.
2. ALL CONSTRUCTION, EQUIPMENT AND FINISHES SHALL MEET OR EXCEED ALL LOCAL CODES, FLORIDA BUILDING CODE, NFPA 101 LIFE SAFETY CODE, NATIONAL ELECTRIC CODE, AND ALL OTHER GOVERNING CODES AND REVISIONS.
3. DO NOT USE ANY MATERIALS CONTAINING ASBESTOS.
4. SEE OWNERS PRE-FABRICATED METAL BUILDING PLANS FOR DIMENSIONS AND LOCATIONS OF STRUCTURAL ELEMENTS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO INSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED AND ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
6. ANY WOOD OR TIMBER THAT COMES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
7. SEE STRUCTURAL DRAWINGS FOR ALL SIZES, SHAPES AND CONDITIONS OF ALL STRUCTURAL MEMBERS, CONNECTIONS FOOTINGS, BRACING, AND REINFORCING
8. ALL INTERIOR FINISHES SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND LIFE SAFETY CODE, NFPA 101 SECTION 7.14.
9. ALL FLOOR FINISHES SHALL BE LEVEL AND SHALL AVOID ANY CHANGES IN ELEVATION GREATER THAN 1/2" INCLUDING DOOR THRESHOLDS AND STEP DOWNS AT EXTERIOR AND INTERIOR DOORS.
10. FOUNDATION WATER-PROOFING AND MOISTURE BARRIER TO CONSIST OF 6-MIL PLASTIC POLYETHYLENE. ALL LAPS SHALL BE A MINIMUM OF 12".
11. FINAL LOCATION, SIZE AND PLACEMENT OF ALL PLUMBING, ELECTRICAL AND MECHANICAL COMPONENTS SHALL BE DETERMINED BY A LICENSED ELECTRICAL OR MECHANICAL CONTRACTOR IN ACCORDANCE WITH CHAPTER 471 FLORIDA STATUTES.

ELECTRICAL NOTES

1. THIS TRADE SHALL COORDINATE FULLY WITH ALL OTHER TRADES ASSOCIATED WITH THIS PROJECT TO VERIFY THE LOCATION AND ELEVATION OF ALL EQUIPMENT, PIPES, CONDUITS, AND DUCTS TO PREVENT CONFLICTS DURING CONSTRUCTION. ANY RELOCATION OR REROUTING OF EQUIPMENT, PIPES, CONDUITS, OR DUCT RESULTED FROM A LACK OF COORDINATION BETWEEN TRADES SHALL BE AT THE CONTRACTORS EXPENSE.
2. EQUIPMENT ROUGH-INS ARE ACCURATE TO THE BEST OF THE DESIGNERS KNOWLEDGE; HOWEVER IN SOME INSTANCES THE OWNER OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT ITEM MAY VARY FROM WHAT IS SHOWN ON THE PLANS. THE CONTRACTOR OR HIS TRADESMAN SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER OR SUPPLIER PRIOR TO BEGINNING CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY ON THE CONTRACTOR.
3. THE SUBMISSION OF A PROPOSAL BY THE CONTRACTOR OR A TRADESMAN SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR OR TRADESMAN HAS FAMILIARIZED HIMSELF WITH THE PLANS AND EXISTING SITE CONDITIONS. ANY SUBSEQUENT CLAIMS FOR AN INCREASE IN THE COST OF MATERIALS AND/OR LABOR RESULTING FROM DIFFICULTIES THAT COULD HAVE BEEN REASONABLE FORESEEN HAD A PROPER EXAMINATION BEEN MADE WILL BE DENIED.
4. THE CONTRACTOR AND HIS TRADES SHALL VISIT THE SITE AND THOROUGHLY INSPECT ALL EXISTING CONDITIONS TO ASSURE THAT THE WORK REPRESENTED IN THE PLANS AND SPECIFICATIONS AND EQUIPMENT PURCHASED WILL FIT INTO THE SPACE ALLOCATED AND CAN BE INSTALLED AS INDICATED.
5. THE CONTRACTOR SHALL OBTAIN AN PAY FOR ALL PERMITS, LICENSES, DOCUMENTS AND SERVICES RELATED TO THE INSTALLATION OF THE WORK.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE ELECTRICAL SYSTEM TO INCLUDE LABOR, MATERIALS (INCLUDING BULBS), EQUIPMENT AND TOOLS NECESSARY FOR A COMPLETELY OPERATIONAL SYSTEM, INCLUDING ANY APPURTENANCES CUSTOMARILY INCLUDED IF NOT SPECIFICALLY CALLED OUT. AT THE COMPLETION OF THE INSTALLATION, THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY TEST THE SYSTEM TO ENSURE IT IS OPERATING PROPERLY.
8. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND ALL APPLICABLE INDUSTRY STANDARDS.
9. ALL ELECTRICAL WORK SHALL BE LOCATED SO AS TO AVOID CONFLICT WITH OTHER TRADES AND PROVIDE ADEQUATE CLEARANCES FOR THE ARCHITECTURAL DESIGN ELEMENTS AND PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT.
10. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A STATUTORY AFFIDAVIT AS PROVIDED BY THE OWNER. HE SHALL WARRANT AND GUARANTEE ALL HIS MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.
11. ALL WIRING SHALL BE COPPER.
12. ALL PANELS, DISCONNECTS, WIRING, & CONDUIT TO BE SIZED BY A LICENSED ELECTRICAL CONTRACTOR.
13. BATTERY BACKUP TO BE PROVIDED & INSTALLED BY ELECTRICAL CONTRACTOR
14. PROVIDE FIRESTOP CAULKING @ ALL FIREWALL PENETRATIONS.

STRUCTURAL NOTES

1. ALL WORK HAS BEEN DESIGNED FOR THE FOLLOWING LOADS AND SPECIFICATIONS APPLIED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ACI 318.

STRUCTURAL DESIGN CRITERIA

LIVE LOADS:	ROOF	20 PSF
	FLOOR	60 PSF
WIND DESIGN INFORMATION	WIND SPEED: 130 MPH	
RISK CATEGORY: II	EXPOSURE: B	
SOIL BEARING = 2500 PSI		

ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION. CONTRACTOR SHALL PROVIDE SOIL REPORTS PRIOR TO CONSTRUCTION IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.

CONSULT STEEL MANUFACTURER DRAWINGS FOR ADDITIONAL DESIGN CRITERIA

CONCRETE NOTES

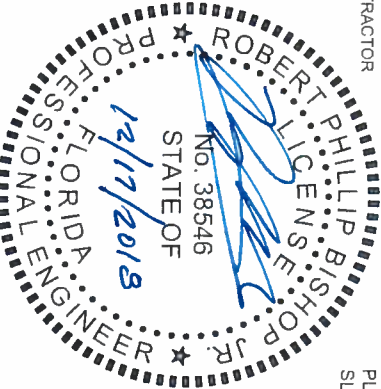
1. FILL AND COMPACTION: ALL FILL MATERIAL SHALL BE CLEAN, WELL DRAINED SAND WITH NOT MORE THAN 10% PASSING THE No. 200 STANDARD SIEVE. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED MAXIMUM DRY DENSITY AS DETERMINED BY ASTM 1-180.
2. CONCRETE COMPRESSIVE STRENGTH AND SLUMP: THE MINIMUM 28-DAY COMPRESSIVE STRENGTH AND SLUMP OF CONCRETE SHALL BE AS FOLLOWS:  

FOUNDATIONS AND FLOOR SLAB:       $f_c = 3000$  PSI    SLUMP: 2"-5"

SIDEWALKS AND CONCRETE PAVEMENT:     $f_c = 2500$  PSI    SLUMP: 3"-6"
3. ALL CONCRETE SHALL BE MIXED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 315 AND ACI 318.
4. REINFORCING STEEL:  

ALL LAP SPLICES SHALL BE A MINIMUM OF 24" OR AS SPECIFIED ON THE PLANS. REINFORCING STEEL BARS - ASTM A-615 GRADE 40

WELDED WIRE FABRIC - ASTM A-185
5. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SLABS ON GRADE SHALL BE REINFORCED WITH ONE LAYER OF 6X6X10/10 WELDED WIRE FABRIC PLACED AT 1/3 THE THICKNESS OF THE SLAB FROM THE BOTTOM OF THE SLAB.



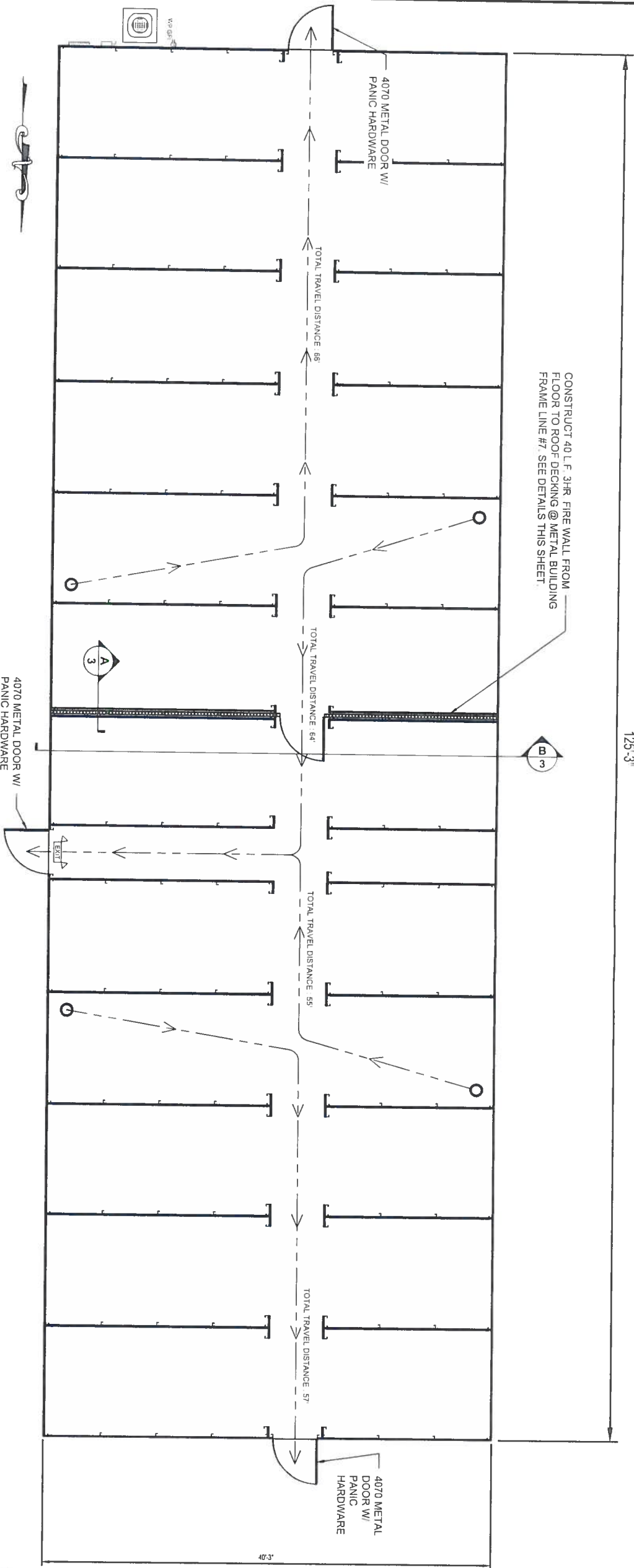
GENERAL NOTES  
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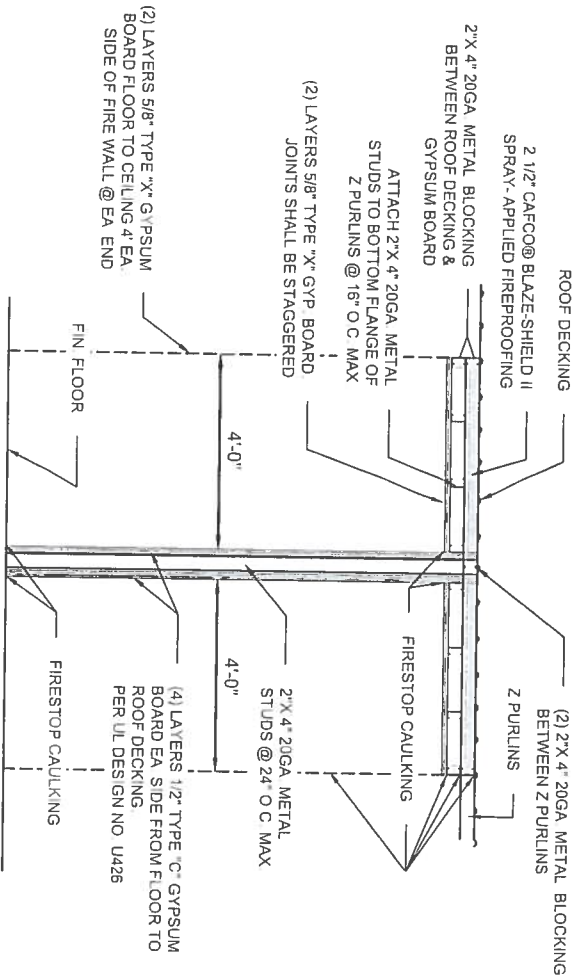
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RB	LH	RB
ENGINEER OF RECORD ROBERT PHILLIP BISHOP JR. P E NO 38546		



MEANS OF EGRESS FBC CHAPTER 10			
OCCUPANCY CLASSIFICATION	UNFURNISHED & UNPROTECTED	REQUIRED PROVIDED	
GROUP S-2			
EXIT ACCESS TRAVEL DIST	300 FT	66 FT	
(FBC 1017)			
MAX DEAD END CORRIDOR	20 FT	NONE	
(FBC 1020)			
TOTAL # OF EXITS	2	3	
(FBC 1009)			
MIN WIDTH OF EXIT ACCESS	36"	57"	
(FBC 1020)			
MIN EXIT DOOR WIDTH	32"	48"	
(FBC 1010)			

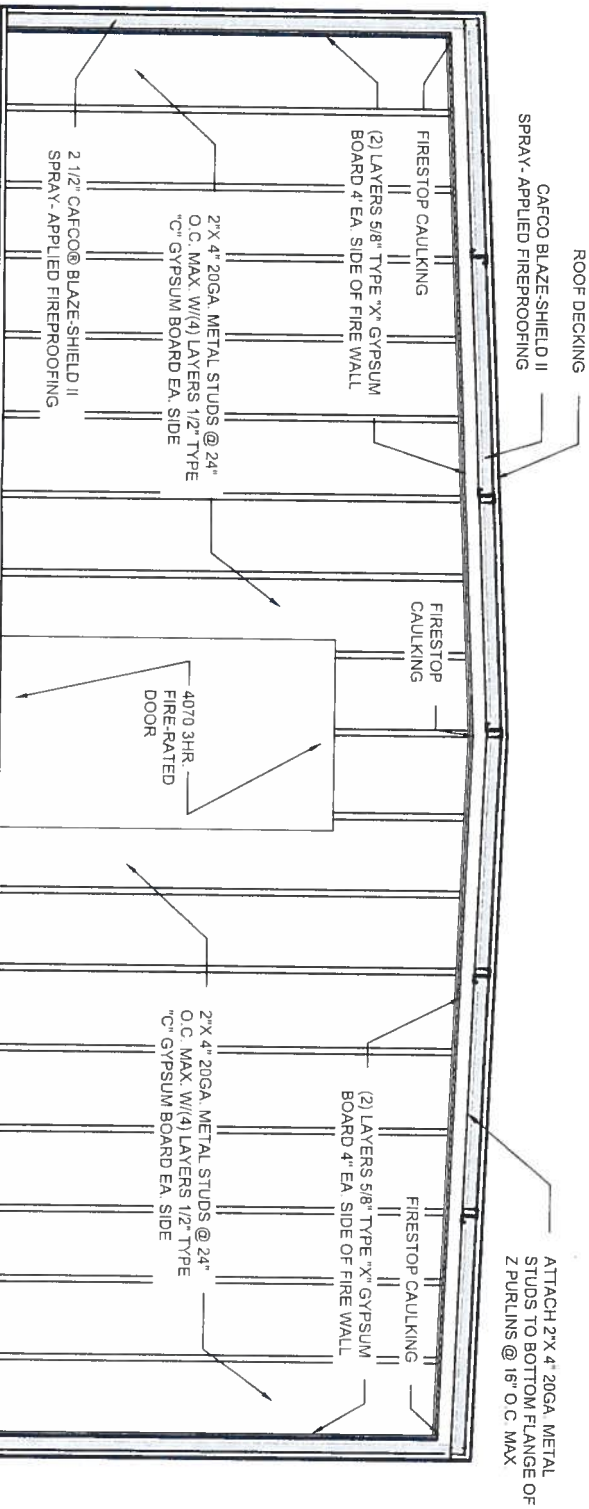
LIFE SAFETY PLAN BLDG. 6

SCALE: 3/32" = 1'-0"



A FIREWALL SECTION

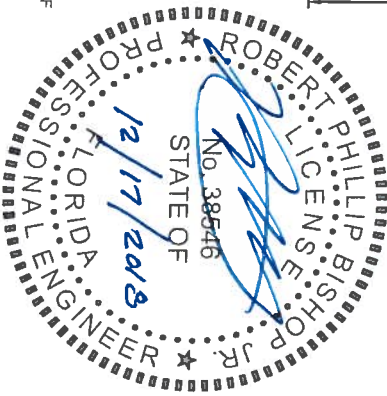
SCALE: 1/4" = 1'-0"



B FIREWALL SECTION

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

NOTE:  
1. PROVIDE FIRESTOP CAULKING @ ALL FIRE WALL PENETRATIONS



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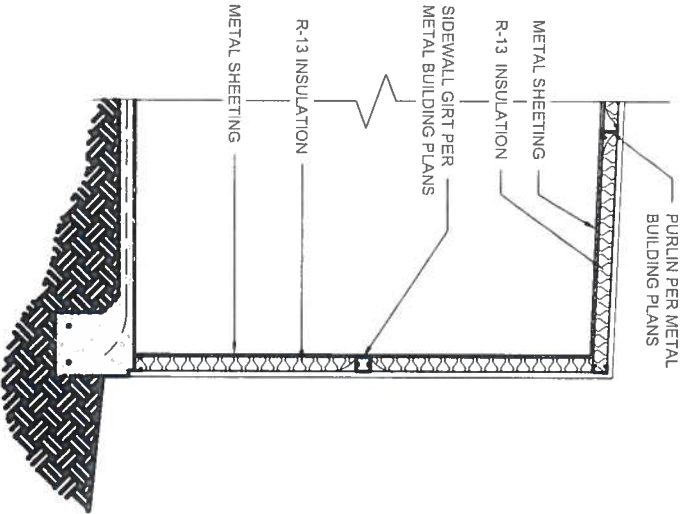
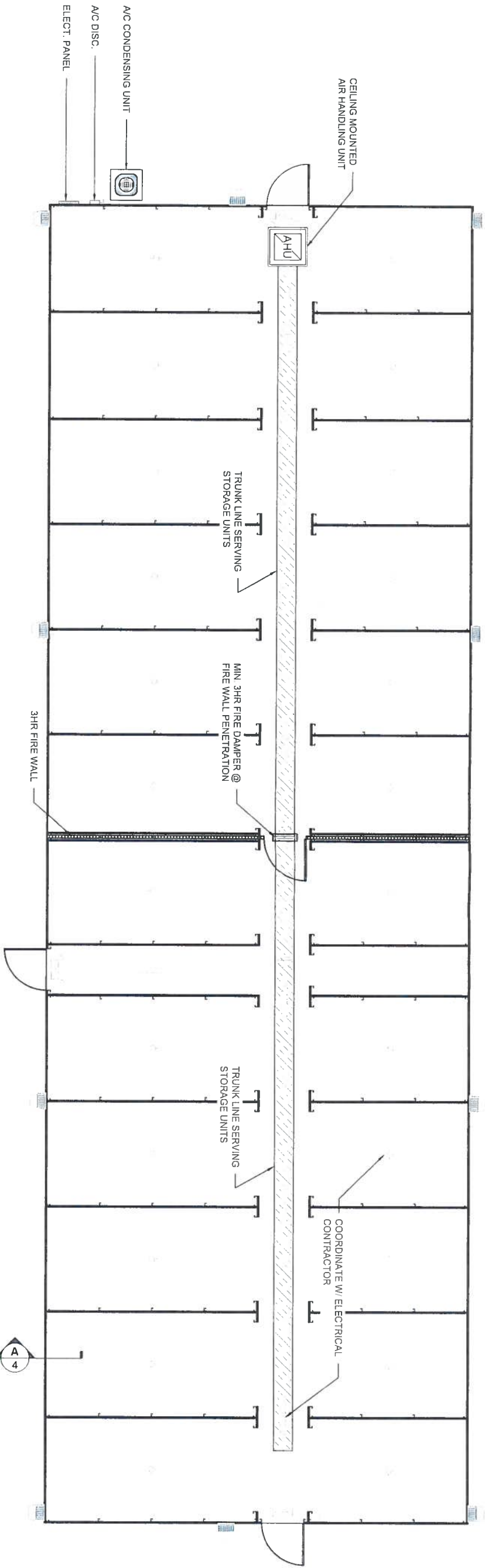
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SHEET NO. 3

- HVAC NOTES:
1. HVAC CONTRACTOR SHALL SIZE CONDENSING UNIT, AIR HANDLER, DUCT SYSTEM AND DIFFUSERS. PROVIDE AS-BUILT DUCT LAYOUT WITH SIZING TO THE OWNER.
  2. CONTRACTOR TO PROVIDE MANUAL N WITH ALL ENERGY EFFICIENCY CALCULATIONS REQUIRED BY THE PERMITTING AUTHORITY.
  3. DUCT SMOKE DETECTORS SHALL BE WIRED TO SHUT DOWN UPON DETECTION OF SMOKE.
  4. ANY FIRE WIRE PENETRATIONS IN ADDITION TO THE FIRE DAMPER SHALL BE SEALED WITH FIRESTOP CAULK.

HVAC PLAN BUILDING 6

SCALE: 3/32" = 1'-0"



4 EXTERIOR WALL INSULATION (TYP.)

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

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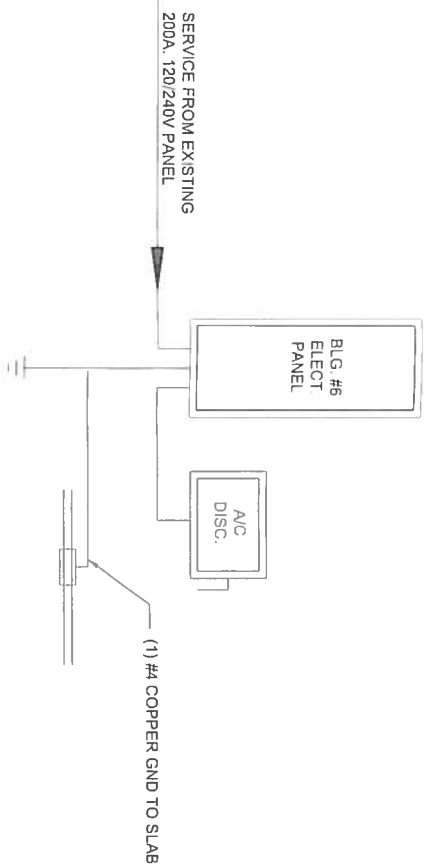
HVAC  
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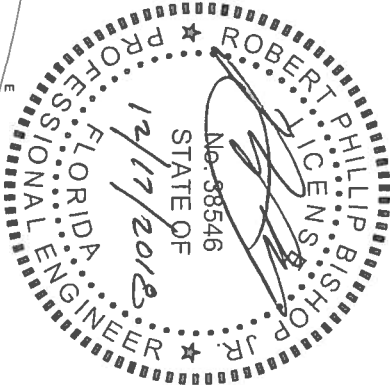
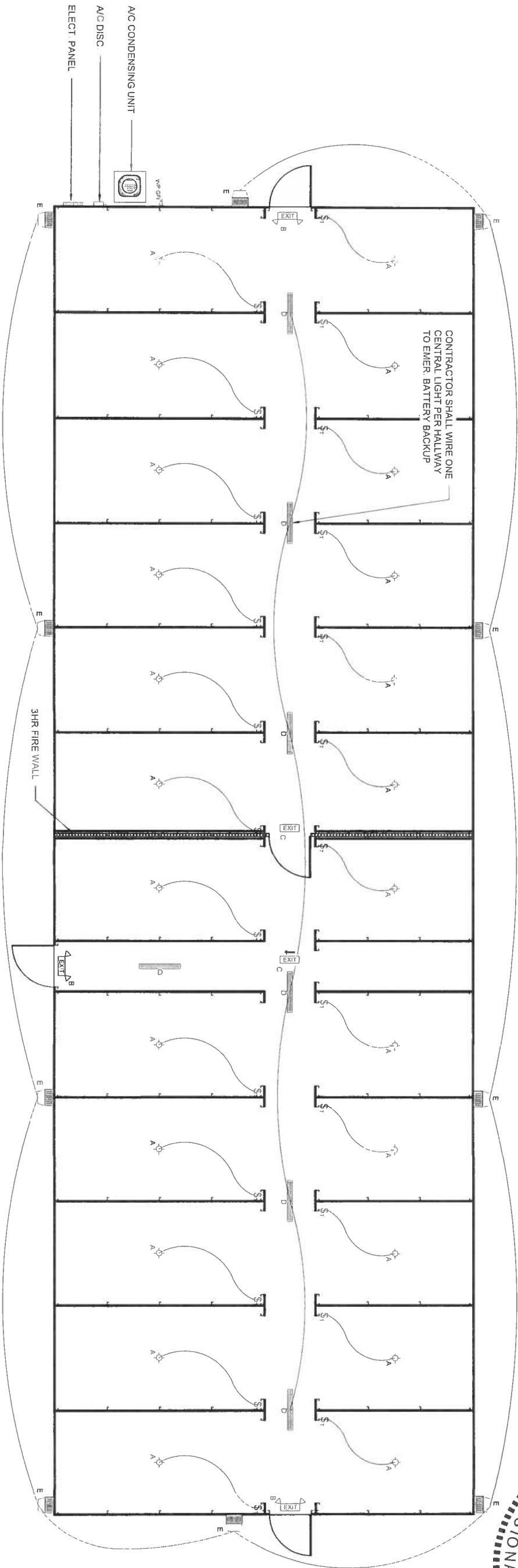
LIGHT FIXTURE NOTES:

- A - LIGHT FIXTURE AS CHOSEN BY OWNER, CONTROLLED BY SINGLE SWITCH W/ TIMER
- B - ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTS WIRED TO EMERGENCY BATTERY BACKUP
- C - ILLUMINATED EXIT SIGN W/ DIRECTION ARROWS AS SHOWN
- D - 48" LED LINEAR LIGHT WIRED TO MOTION SENSOR W/ TIMER, WALL MOUNT WHERE POSSIBLE & COORDINATE LOCATIONS W/ HVAC CONTRACTOR
- E - EXTERIOR LED FLOOD LIGHT WIRED TO SINGLE PHOTOCELL, PHOTOCELL LOCATION TO BE CHOSEN BY ELECTRICAL CONTRACTOR



ELECTRIC RISER DIAGRAM  
SCALE: NTS

ELECTRICAL LEGEND	
TYPE	DESCRIPTION
	STANDARD DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTER RECEPTACLE
	STANDARD SINGLE POLE SWITCH
	SINGLE POLE SWITCH W/ TIMER
	LIGHT FIXTURE
	SMOKE DETECTOR
	DISCONNECT (SIZE VARIES)
	LED LINEAR LIGHT
	ELECTRICAL PANEL
	ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHT
	ILLUMINATED EXIT SIGN
	FIRE EXTINGUISHER (RECESSED) - TYPE ABC, 5 LBS MINIMUM



ELECTRICAL PLAN BLDG. 6

SCALE: 3/32" = 1'-0"

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ELECTRIC PLAN  
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