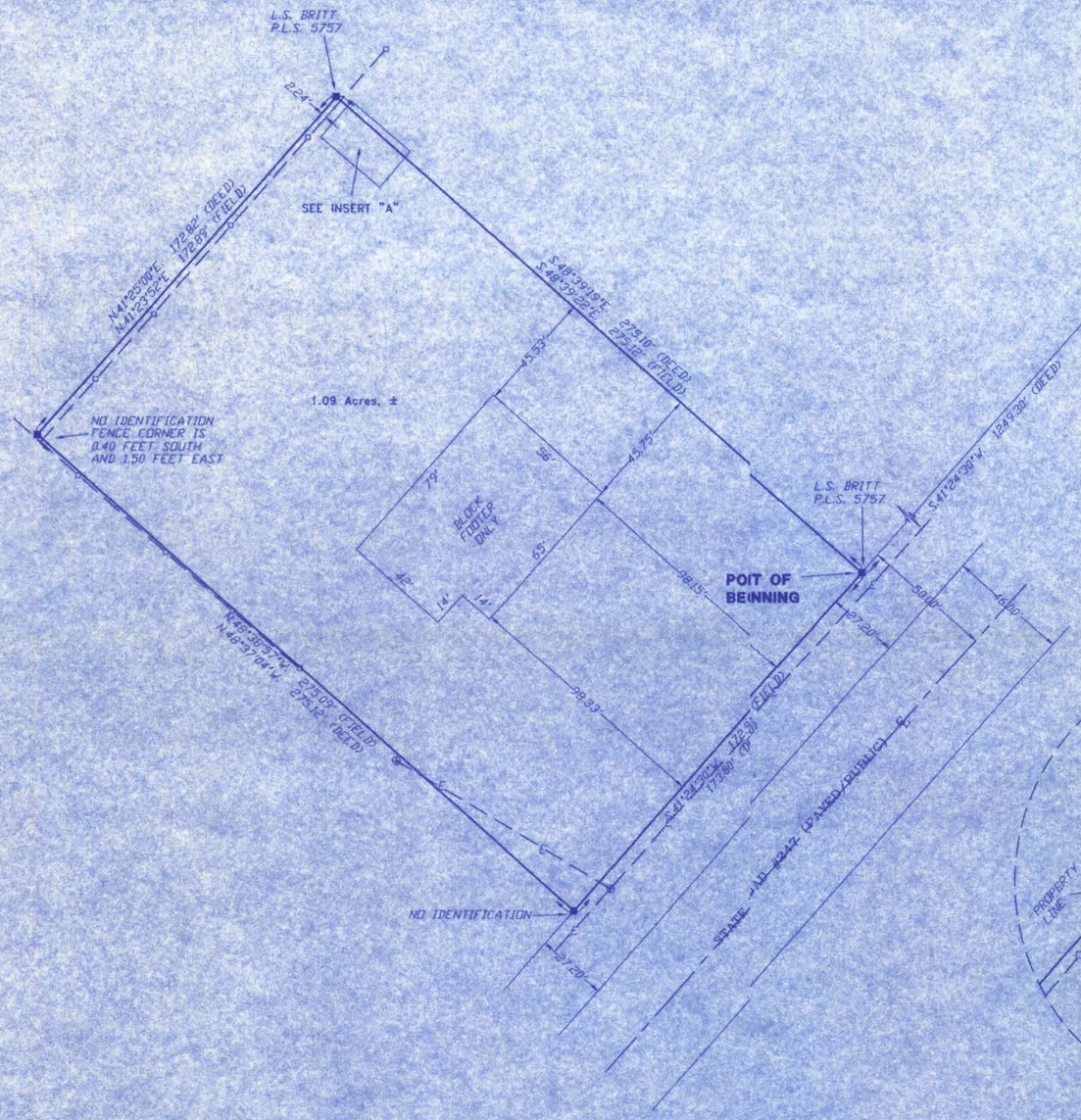
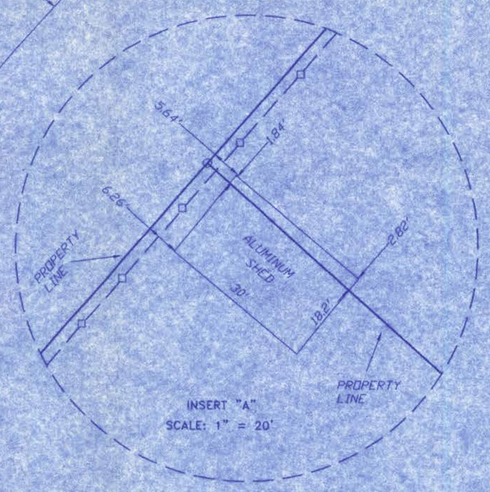
A BOUNDARY SURVEY IN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.





N

SCALE: 1" = 40'

SYMBOL LEGEND:

- ■ 4"X4" CONCRETE MONUMENT FOUND
- □ 4"X4" CONCRETE MONUMENT SET
- ● IRON PIPE FOUND
- ○ IRON PIN AND CAP SET
- ⊕ POWER POLE
- ▲ WATER METER
- ℄ CENTERLINE
- ✱ WELL
- ⊛ SATELLITE DISH
- ⊙ TELEPHONE BOX
- —E— ELECTRIC LINES
- —X— WIRE FENCE
- —o— CHAIN LINK FENCE
- —□— WOODEN FENCE

DESCRIPTION:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #247, AND RUN THENCE S.41°24'30"W., ALONG SAID RIGHT-OF-WAY, 1249.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.41°24'30"W., 173.00 FEET; THENCE N.48°37'04"W., 275.12 FEET; THENCE N.41°25'00"E., 172.82 FEET; THENCE S.48°39'19"E., 275.10 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 1.09 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON PREVIOUS SURVEY DATA BY THIS OFFICE.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.

CERTIFIED TO:

EDUARDO BENOYA
MERCANTILE BANK
A & A, LLC
NORRIS & FOREMAN P.A.

FIELD BOOK: 295 PAGE(S):

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

04/13/07
FIELD SURVEY DATE

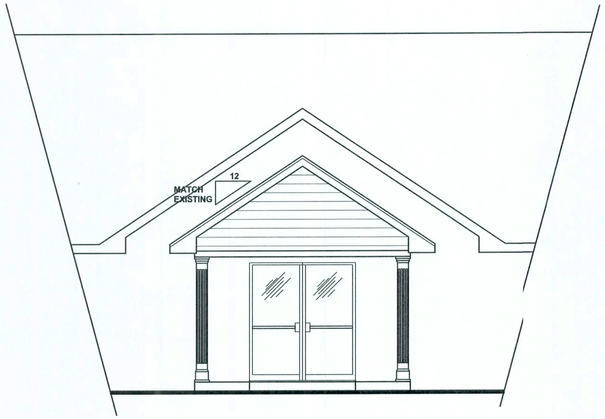
04/15/07
DRAWING DATE

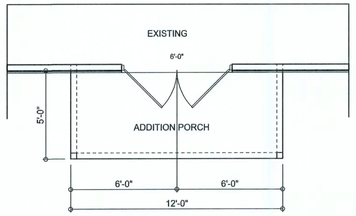
SCOTT BRITT, P.S.M.
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

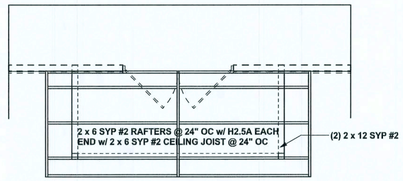
BRITT SURVEYING & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
830 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L- **18332**

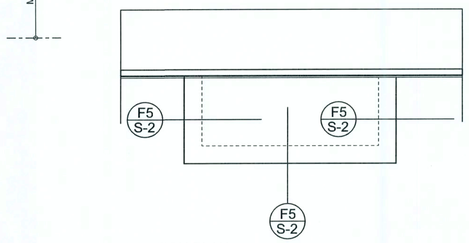




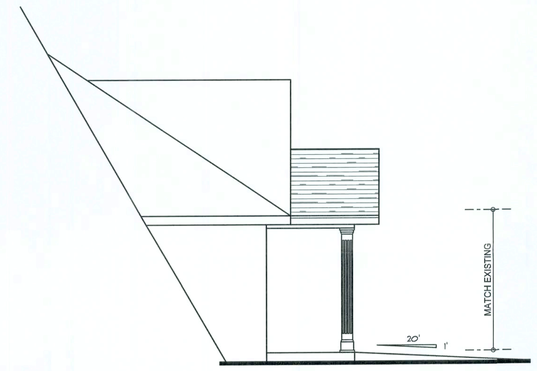
FLOOR PLAN
SCALE: 1/4" = 1'-0"



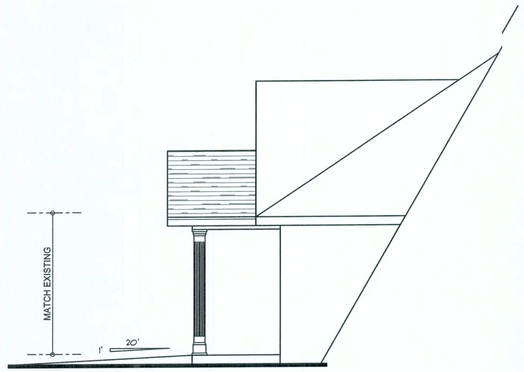
STRUCTURAL LAYOUT
SCALE: 1/4" = 1'-0"



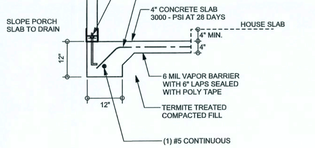
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



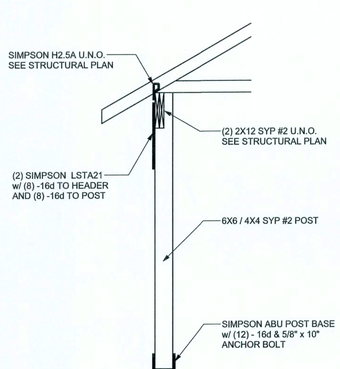
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



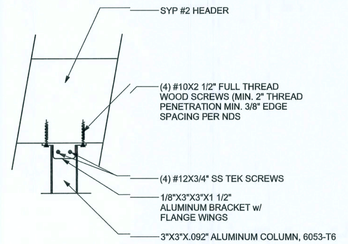
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

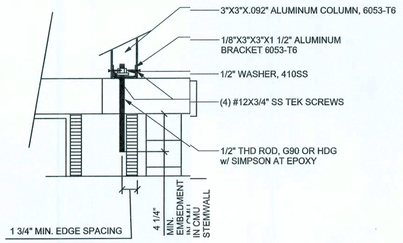


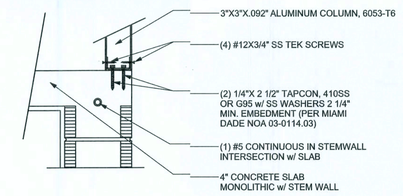
F5
S-2
PORCH FOOTING
SCALE: 1/2" = 1'-0"



4X4 / 6X6 PORCH POST DETAIL
SCALE: 1/2" = 1'-0"







OPTIONAL ALUMINUM PORCH POST & HEADER ANCHORS
SCALE: N.T.S.

ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

UPLIFT LBS. SYP	UPLIFT LBS. SPF	TRUSS CONNECTOR*	TO PLATES	TO RAFTER/TRUSS	TO STUDS
< 420	< 245	H5A	3-8d	3-8d	
< 455	< 265	H5	4-8d	4-8d	
< 360	< 235	H4	4-8d	4-8d	
< 455	< 320	H3	4-8d	4-8d	
< 415	< 365	H2.5	5-8d	5-8d	
< 600	< 535	H2.5A	5-8d	5-8d	
< 950	< 820	H6	8-8d	8-8d	
< 745	< 565	H8	5-10d, 1 1/2"	5-10d, 1 1/2"	
< 1465	< 1050	H14-1	13-8d	12-8d, 1 1/2"	
< 1465	< 1050	H14-2	15-8d	12-8d, 1 1/2"	
< 990	< 850	H10-1	8-8d, 1 1/2"	8-8d, 1 1/2"	
< 760	< 655	H10-2	6-10d	6-10d	
< 1470	< 1265	H16-1	10-10d, 1 1/2"	2-10d, 1 1/2"	
< 1470	< 1265	H16-2	10-10d, 1 1/2"	2-10d, 1 1/2"	
< 1000	< 860	MTS24C	7-10d 1 1/2"	7-10d 1 1/2"	
< 1450	< 1245	HTS24	12-10d 1 1/2"	12-10d 1 1/2"	
< 2900	< 2490	2 - HTS24			
< 2050	< 1785	LGT2	14 -16d	14 -16d	
		HEAVY GIRDER TIEDOWNS*			**TO FOUNDATION**
< 3965	< 3330	MGT		22 -10d	1-5/8" THREADED ROD 12" EMBEDMENT
< 10980	< 6485	HGT-2		16 -10d	2-5/8" THREADED ROD 12" EMBEDMENT
< 10530	< 9035	HGT-3		16 -10d	2-5/8" THREADED ROD 12" EMBEDMENT
< 9250	< 9250	HGT-4		16 -10d	2-5/8" THREADED ROD 12" EMBEDMENT
		STUD STRAP CONNECTOR*			**TO STUDS**
< 435	< 435	SSP DOUBLE TOP PLATE	3 -10d		4 -10d
< 455	< 420	SSP SINGLE SILL PLATE	1 -10d		4 -10d
< 825	< 825	DSP DOUBLE TOP PLATE	6 -10d		8 -10d
< 825	< 600	DSP SINGLE SILL PLATE	2 -10d		8 -10d
< 885	< 760	SPH			6-10d, 1 1/2"
< 1240	< 1065	SPH4			10-10d, 1 1/2"
< 885	< 760	SP6			6-10d, 1 1/2"
< 1240	< 1065	SPH6			10-10d, 1 1/2"
< 1235	< 1165	LSTA18	14-10d		
< 1235	< 1235	LSTA21	16-10d		
< 1030	< 1030	CS20	18-8d		
< 1705	< 1705	CS16	28-8d		
		STUD ANCHORS*	**TO STUDS**		**TO FOUNDATION**
< 1350	< 1305	LTT19	8-16d		1/2" AB
< 2310	< 2310	LTTI31	18-10d, 1 1/2"		1/2" AB
< 2775	< 2570	HD2A	2-5/8" BOLTS		5/8" AB
< 4175	< 3695	HTT16	18 - 16d		5/8" AB
< 1400	< 1400	PAHD42	16-16d		
< 3335	< 3335	HPAHD22	16-16d		
< 2200	< 2200	ABU44	12-16d		1/2" AB
< 2300	< 2300	ABU66	12-16d		1/2" AB
< 2320	< 2320	ABU88	18 - 16d		2-5/8" AB

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR 2004. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS. TRUSS ENGINEERING IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE SIGNED & SEALED BY THE MANUFACTURER'S DESIGN ENGINEER. IT IS THE BUILDER'S RESPONSIBILITY VERIFY THE TRUSS DESIGNER FULLY SATISFIED ALL THE ABOVE REQUIREMENTS AND TO SELECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER IS TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RAFTERS WITH MIN UPLIFT CONNECTION 415LB EACH END; 2X8 RAFTERS 700 LB EACH END.

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN

FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 1000 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, F'c = 3000 PSI.

WELDED WIRE REINFORCED SLAB: 6" x 6" W1.4 x W1.4, FB = 85KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A185; LOCATED IN MIDDLE OF THE SLAB; SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACINGS NOT TO EXCEED 3'.

FIBER CONCRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTH 1/2 INCH TO 2 INCHES. DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 1116. SUPPLIER TO PROVIDE ASTM C 1116 CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY BUILDING OFFICIAL.

CONTROL JOINTS: WHERE SPECIFIED, SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 302. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH / WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.5 AND TYPICAL SPACING OF CUTS TO BE 12FT. DO NOT CUT WWM OR REINFORCING STEEL. (RECOMMENDED LOCATION OF CONTROL JOINTS IS SUBJECT TO OWNER AND CONTRACTOR'S APPROVAL. THE CONTROL JOINTS ARE NOT INTENDED TO PREVENT CRACKS BUT RATHER TO ENCOURAGE THE SLAB TO CRACK ON A GIVEN LINE.)

REBAR: ASTM A 615, GRADE 60, DEFORMED BARS, FY = 60 KSI. ALL LAP SPLICES 48 * DB (30" FOR #5 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-96, U.N.O.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS; 7/16" OSB SHEATHING, UNBLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 8d COMMON NAILS (131), 6"OC PANEL EDGES, 12"OC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY; 4"OC, UNO.

STRUCTURAL CONNECTORS: MANUFACTURERS AND PRODUCT NUMBER FOR CONNECTORS, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT ENDORSEMENT. AN EQUIVALENT DEVICE OF THE SAME OR OTHER MANUFACTURER CAN BE SUBSTITUTED FOR ANY DEVICES LISTED IN THE EXAMPLE TABLES AS LONG AS IT MEETS THE REQUIRED LOAD CAPACITIES. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FOLLOWED TO ACHIEVE RATED LOADS.

ANCHOR BOLTS: A-307 ANCHOR BOLTS WITH MINIMUM EMBEDMENT AS SPECIFIED IN DRAWINGS BUT NO LESS THAN 7" IN CONCRETE OR REINFORCED BOND BEAM OR 15" IN GROUTED CMU.

WASHERS: WASHERS USED WITH 1/2" BOLTS TO BE 2" x 2" x 9/64"; WITH 5/8" BOLTS TO BE 3" x 3" x 9/64"; WITH 3/4" BOLTS TO BE 3" x 3" x 9/64"; WITH 7/8" BOLTS TO BE 3" x 3" x 5/16"; UNO.

NAILS: ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED OR ACCEPTED BY FBC TEST REPORTS AS HAVING EQUAL STRUCTURAL VALUES.

REVISIONS	

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

Permit #25693

GRADE & SPECIES TABLE

		Fb (psi)	E (10^6 psi)
2x8	SYP #2	1200	1.6
2x10	SYP #2	1050	1.6
2x12	SYP #2	975	1.6
GLB	24F-V3 SP	2400	1.8
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2900	2.0
PSL	PARALAM	2900	2.0

BUILDER'S RESPONSIBILITY

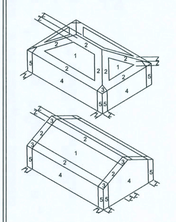
THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH ARE SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK.
CONFIRM SITE CONDITIONS, FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE.
PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBCR 2004 REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.
PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMITS A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY.
VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

ROOF SYSTEM DESIGN

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBCR 2004, SECTION R302.1.2 IS BASED ON REACTIONS, UPLIFTS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WIND LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DETAILS OF THE COMPLETE ROOF SYSTEM DESIGN SUBMITTED BY THE TRUSS MANUFACTURER AND HAVE IT SIGNED, AND SEALED BY A DESIGN PROFESSIONAL FOR CORRECT APPLICATION OF FBCR 2004 REQUIRED LOADS AND ANY SPECIAL LOADS. THE BUILDER IS RESPONSIBLE TO REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM AS A WHOLE AND TO PROVIDE RESTRAINT FOR ANY LATERAL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS SPECIFICALLY NOT RESPONSIBLE FOR THE TRUSS LAYOUT WHICH WAS CREATED BY THE TRUSS MANUFACTURER AND THE TRUSS DESIGNER ALSO DENIES RESPONSIBILITY FOR THE LAYOUT PER NOTES ON THEIR SEALED TRUSS SHEETS.

DESIGN DATA

WIND LOADS PER FLORIDA BUILDING CODE 2004 RESIDENTIAL, SECTION R301.2.1
(ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS; MEAN ROOF HEIGHT NOT EXCEEDING LEAST HORIZONTAL DIMENSION OR 60 FT; NOT ON UPPER HALF OF HILL OR ESCARPMENT 60FT IN EXP. B, 30FT IN EXP. C AND >10% SLOPE AND UNOBSTRUCTED UPWIND FOR 50x HEIGHT OR 1 MILE WHICHEVER IS LESS.)
BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE
BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION
1.) BASIC WIND SPEED = 110 MPH
2.) WIND EXPOSURE = B
3.) WIND IMPORTANCE FACTOR = 1.0
4.) BUILDING CATEGORY = II
5.) ROOF ANGLE = 10-45 DEGREES
6.) MEAN ROOF HEIGHT = <30 FT
7.) INTERNAL PRESSURE COEFFICIENT = N/A (ENCLOSED BUILDING)
8.) COMPONENTS AND CLADDING DESIGN WIND PRESSURES (TABLE R301.2(2))



Zone	Effective Wind Area (ft2)			
	10		100	
1	19.9	-21.8	18.1	-18.1
2	19.9	-25.5	18.1	-21.8
2 O'hg		-40.6		-40.6
3	19.9	-25.5	18.1	-21.8
3 O'hg		-68.3		-42.4
4	21.8	-23.6	18.5	-20.4
5	21.8	-29.1	18.5	-22.6

Doors & Windows Worst Case (Zone 5, 10 ft2)	21.8	-29.1
8x7 Garage Door	19.5	-22.9
16x7 Garage Door	18.5	-21.0

DESIGN LOADS	
FLOOR	40 PSF (ALL OTHER DWELLING ROOMS)
	30 PSF (SLEEPING ROOMS)
	30 PSF (ATTICS WITH STORAGE)
	10 PSF (ATTICS WITHOUT STORAGE, <3:12)
ROOF	20 PSF (FLAT OR =<4:12)
	16 PSF (4:12 TO <12:12)
	12 PSF (12:12 AND GREATER)
STAIRS 40 PSF (ONE & TWO FAMILY DWELLINGS)	
SOIL BEARING CAPACITY 1000PSF	
NOT IN FLOOD ZONE (BUILDER TO VERIFY)	

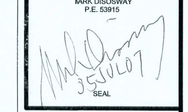
WINDLOAD ENGINEER: Mark Disosway, PE No.53915, IOB 868, Lake City, FL 32056, 386-754-5419

DIMENSIONS:
Stated dimensions supercede scaled dimensions. Rser all questions to Mark Disosway P.E. for resolution.
Do not proceedwithout clarification.

CERTIFICATION: I hereby certify that I have examined this jan, and that the applicable portions of the jan, relating to wind engineering comply with sedion R301.2.1, florida building code residentia2004, to the best of my knowledge.

LIMITATION: Tis design is valid for one building, at spsified location.

MARK DISOSWAY
P.E. 53915



SEAL

BRYAN ZECHER CONSTRUCTION

BEDOYA OFFICE ADDITION

ADDRESS:
8'6 SW SR 247
Lake 'ity, Florida 32025

MarkDisosway P.E.
PO. Box 868
Lake Cty, Florida 32056
Phone:(386) 754 - 5419
Fax: (886) 269 - 4871

IRINTED DATE:
Jul 05, 2007

DRAWN B':	STRUCTURAL BY:
Ben Sparks	Ben Sparks

FINALS DATE:
05 / Jul / 07

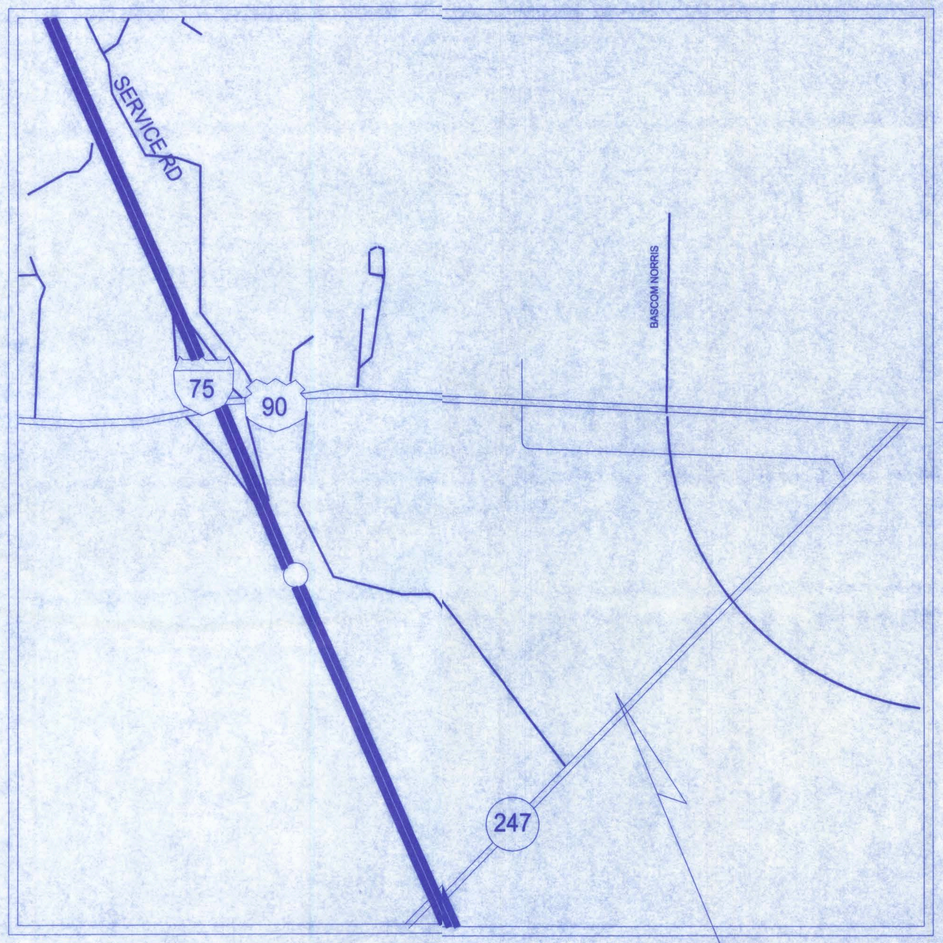
JOB NUMBER:
707025

DRAWING NUMBER

OF 1 SHEETS

EYE CENTER OF NORTH FLORIDA
FOR
DR. EDUARDO BEDOYA, M.D.

HWY 247
LAKE CITY, FLORIDA



LOCATION MAP

INDEX OF SHEETS

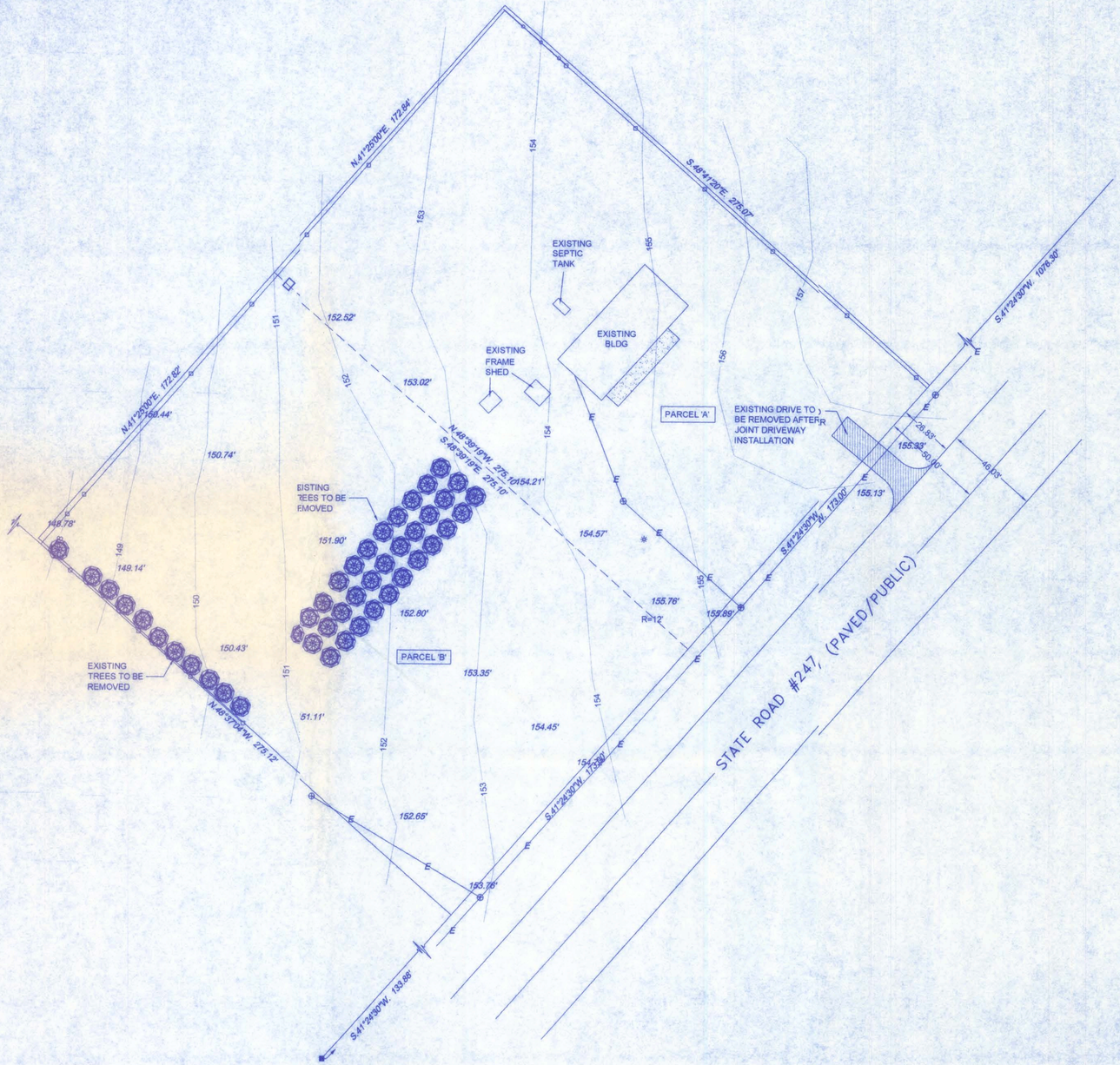
PLANS PREPARED FOR:

DR. EDUARDO BEDOYA
917 W. DUVAL STREET
(386) 755-7595

PLANS PREPARED BY:

Freeman Design Group
161 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL. 32055
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 0000751

William H. Freeman
3/20/07



EXISTING SITE PLAN
SCALE: 1" = 30'

EXISTING SITE DATA

PROJECT:	BEDOYA/KASAK PROPERTY		
LEGAL DESCRIPTION:	REFER TO ATTACHED SURVEY		
ZONING:	COMMERCIAL GENERAL		
AREA COMPUTATIONS:	SQUARE FEET	ACRES	% OF TOTAL
GROSS SITE AREA:	95,137.0155 SF	2.1840 Ac.	100.000 %
IMPERVIOUS AREA:			
BUILDINGS	1,993.6526 SF	0.0458 Ac.	2.097 %
CONCRETE/ASPHALT	353.6000 SF	0.0081 Ac.	0.371 %
TOTAL IMPERVIOUS:	2,347.2526 SF	0.0539 Ac.	2.468 %

N

SCALE: 1" = 30'

0 15 30 60

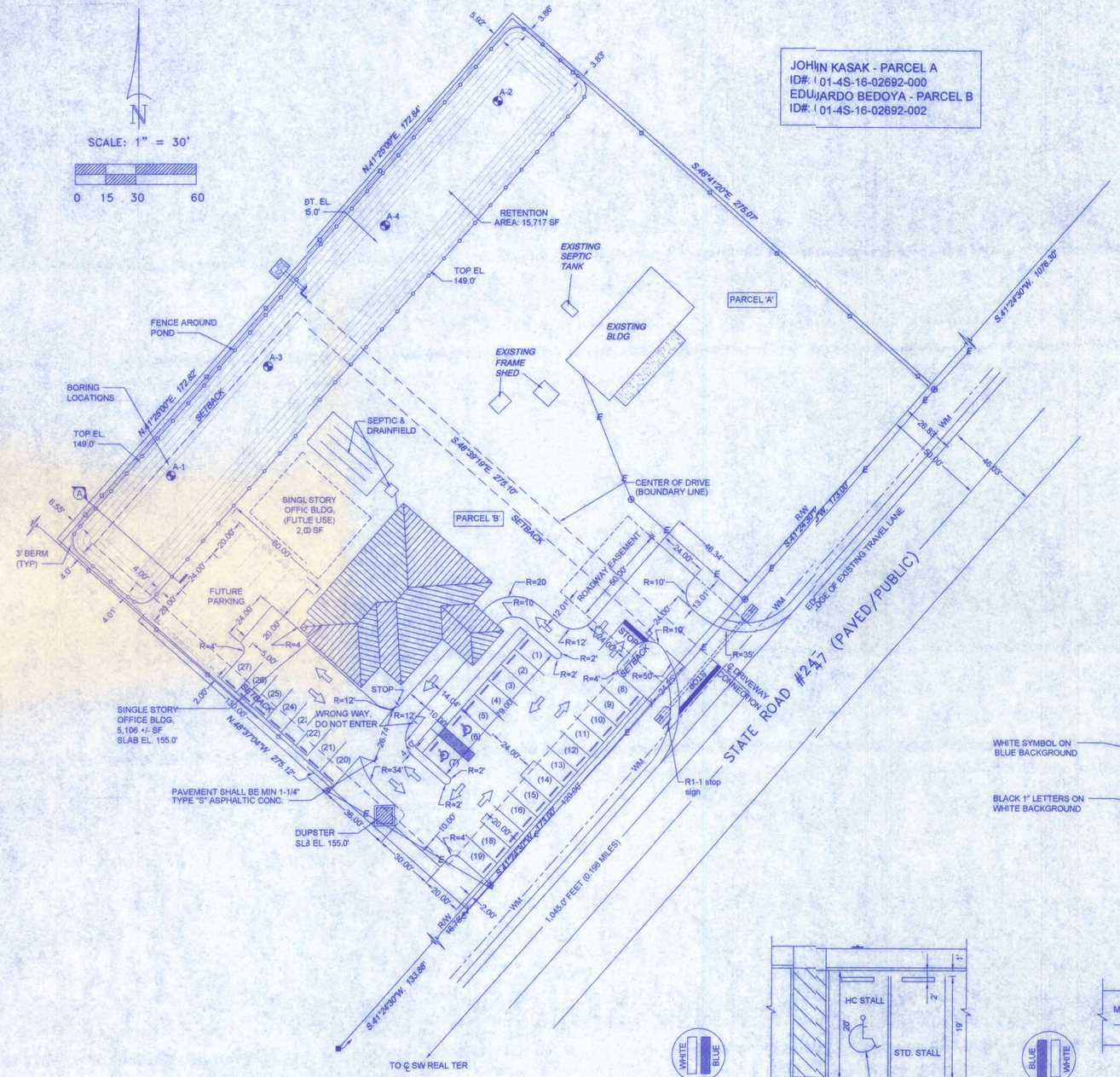
EDUARDO BEDOYA
EYE CENTER OF N. FLORIDA

Added 11 for 3/20/07

Freeman Design Group inc
161 NW MADISON STREET
SUITE #102
LAKE CITY, FL. 32055
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 00008701

DATE	DRAWN BY
8/2/06	W.H.F.
REVISIONS	
SHEET	SP - 1
OF	6
PROJECT NO.	06.C08

JOHN KASAK - PARCEL A
ID#: 01-4S-16-02692-000
EDUARDO BEDOYA - PARCEL B
ID#: 01-4S-16-02692-002



SITE PLAN
SCALE: 1" = 30'

MASTER DRAINAGE PLAN

FOR: DR. BEDOYA AND JOHN KASAK
COLUMBIA COUNTY, FLORIDA

PROJECT:	MASTER DRAINAGE PLAN
LEGAL DESCRIPTION:	REFER TO ATTACHED SURVEY
ZONING:	COMMERCIAL GENERAL

AREA COMPUTATIONS:	SQUARE FEET	ACRES	% OF TOTAL
GROSS SITE AREA:	95,137.0155 SF	2.1840 Ac.	100.000 %
GROSS DEVELOPMENT AREA:	95,137.0155 SF	2.1840 Ac.	100.000 %
IMPERVIOUS AREA:			
60% LOT COVERAGE:	57,082.2093 SF	1.3104 Ac.	60.000 %
PERVIOUS AREA:			
GREEN AREA	22,337.8062 SF	0.5128 Ac.	23.480 %
STORMWATER BASIN	15,717.0000 SF	0.3608 Ac.	16.520 %
TOTAL PERVIOUS AREA:	38,054.8062 SF	0.8736 Ac.	40.000 %

PROPOSED SITE DATA

PROJECT:	MASTER DRAINAGE PLAN
LEGAL DESCRIPTION:	REFER TO ATTACHED SURVEY
ZONING:	COMMERCIAL GENERAL

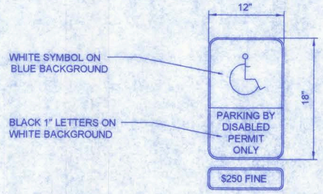
IMPERVIOUS AREA:			
BUILDINGS	7,106.0000 SF	0.1631 Ac.	7.468 %
CONCRETE/ASPHALT	17,871.4357 SF	0.4103 Ac.	18.787 %
TOTAL IMPERVIOUS:	24,977.4357 SF	0.5734 Ac.	26.255 %

PARKING REQUIRED:	
1 PER 150 SF OFFICE	
DR. BEDOYA OFFICE - 3,990 SF	27 - CARS
FUTURE OFFICE - 1,560 SF	10 - CARS
PARKING PROVIDED:	
38 SPACES	38 - REGULAR SPACES
	2 - HANDICAP SPACES

CATEGORY B: 21 - 600 VEHICLE TRIPS PER DAY

MEDICAL OFFICE (ITE CODE - 720)

EXPECTED TRIPS PER 7TH EDITION ITE TRIP GENERATION REPORT: 181 DAILY TRIPS



HC SIGN DETAILS
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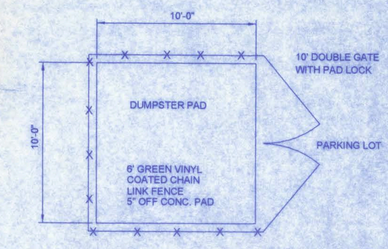

PARKING STALL DETAILS
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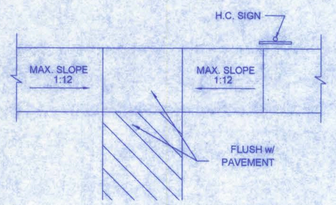

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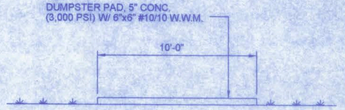

DUMPSTER PAD DETAILS
N.T.S.

EDUARDO BEDOYA
EYE CENTER OF N. FLORIDA

Jeffrey Hunt 3/2007

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SHEET SP - 2
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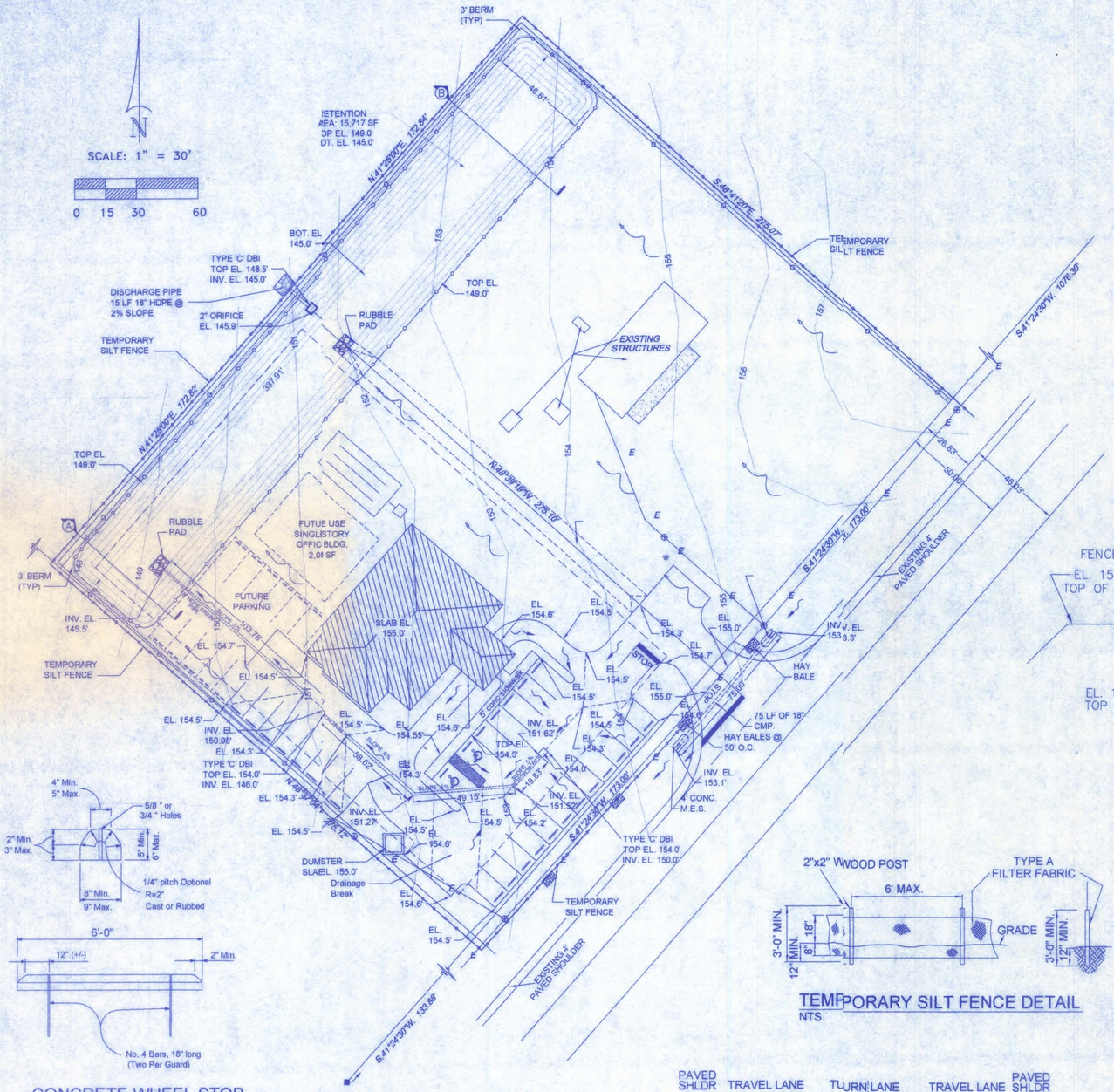
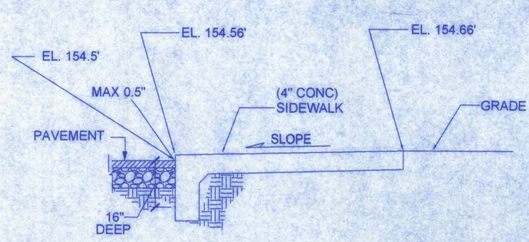
PROJECT NO.
06C008

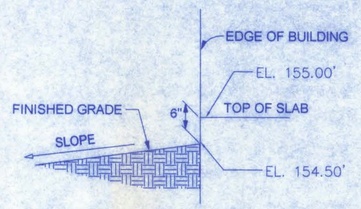


GRADING/EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'

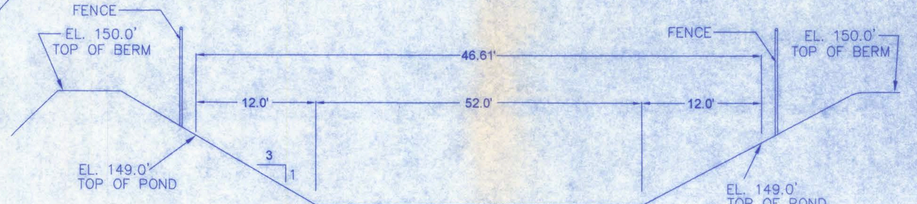
CONCRETE WHEEL STOP
NTS



PAVEMENT SECTION
@ SIDEWALK (TYPICAL)

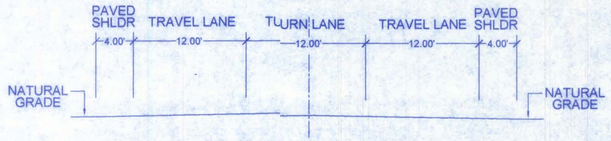


FINISHED GRADE SECTION
@ EDGE OF BUILDING



(A) POND SECTION
N.T.S.

TEMPORARY SILT FENCE DETAIL
NTS



ROADWAY SECTION
NTS

EROSION & SEDIMENT CONTROL NOTES

OPERATION AND MAINTENANCE PLAN

1. HAY BALES AND TEMPORARY GRASS SEED SHALL BE PLACED AS NEEEDED TO PREVENT EROSION. AREAS THAT EXPERIENCE EROSION SHALL BE RESHAPED AND REGRASSED.
2. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL.
3. IF THE DESIGNED EROSION AND SEDIMENT CONTROL PLAN IS DEEMED INEFFECTIVE, THE CONTRACTOR SHALL IMPLEMENT HIS OWN BASED ON THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL.

EROSION & SEDIMENT CONTROL NOTES:

1. TEMPORARY GRASSING SHALL BE USED ON ALL AREAS OF DISTURBED SOIL WITH SLOPES FLATTER THAN 3:1.
2. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION WITH A PROPOSED SLOPE OR FINISHED GRADE SLOPE OF 4:1 OR STEEPER SHALL BE COMPLETELY COVERED WITH CERTIFIED COASTAL BERMUDA GRASS OR AN APPROVED ALTERNATIVE GRASS SOD. THIS PROVISION SHALL BE MET A MINIMUM OF 24 HOURS IN ADVANCE OF ANY PLANNED PAVING OR CONCRETE POUR THAT IS APPROVED UNDER THE FDOT ACCESS OR DRAINAGE PERMIT.
3. PROVIDE SILT FENCE BARRIERS OR STRAW BALES AT ALL LOCATIONS WHERE SHEETFLOW RUNOFF LEAVES THE SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE E & SC PLAN UNTIL AS-BUILTS ARE SUBMITTED.

EDUARDO BEDOYA
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8/2/06	W.H.F.

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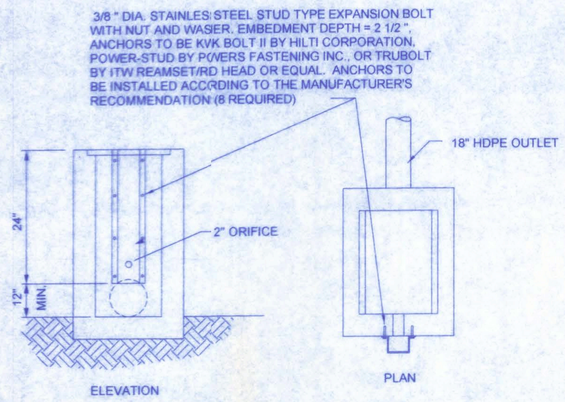
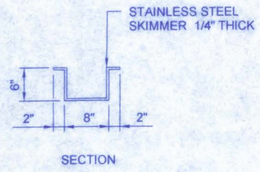
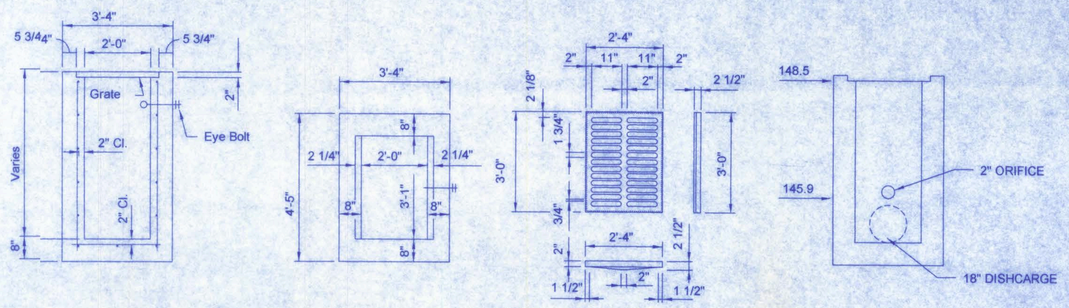
SHEET SP- 3
OF 6

PROJEC NO.
06.C008

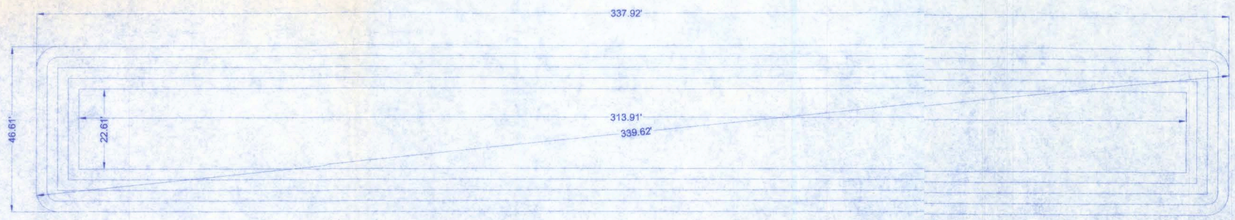


SKIMMER DETAIL, TYP
NTS

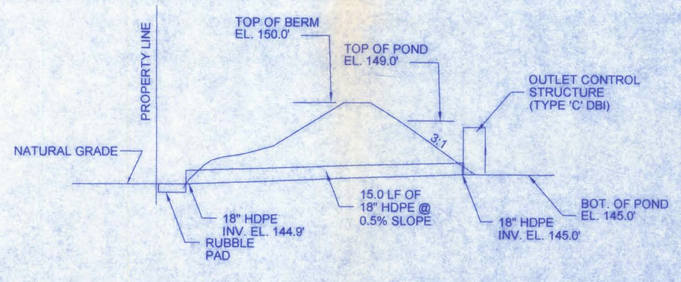




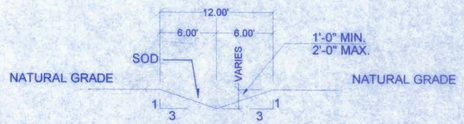
B MODIFIED TYPE "C" DBI
NTS



POND DETAIL, TYP
NTS



A SECTION THRU BERM
NTS



A OUTFALL DITCH, TYP.
NTS

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Freeman Design Group inc

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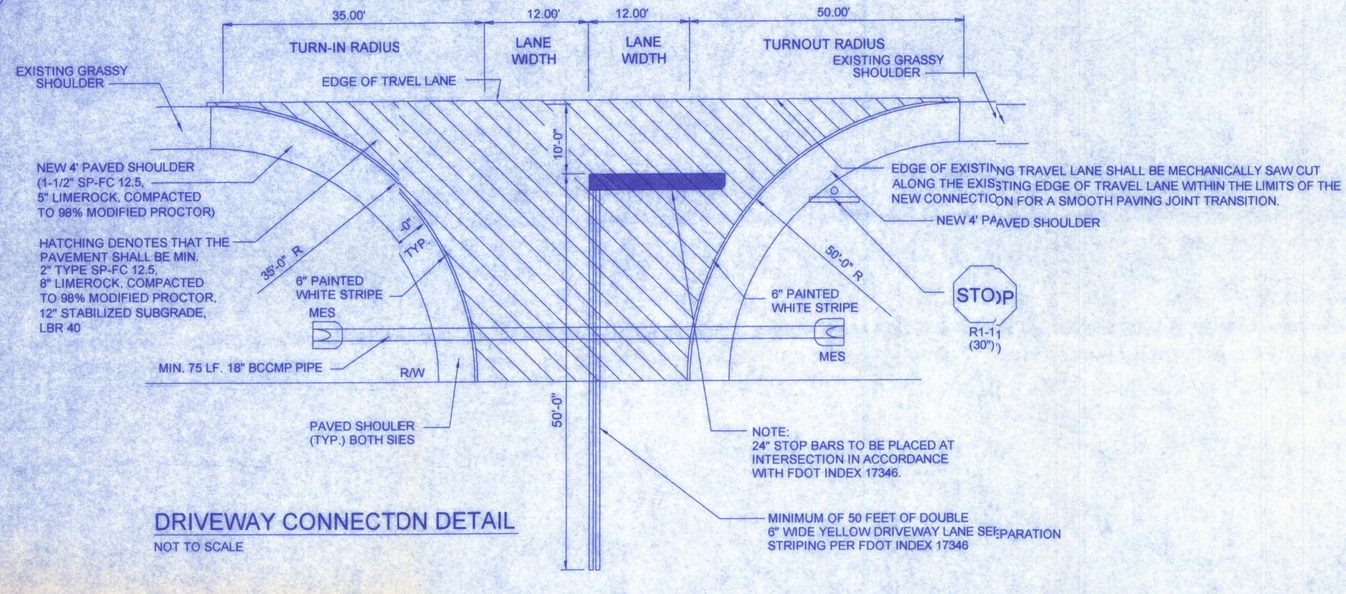
REVISIONS

SHEET SP - 4
OF 6

PROJECT NO.
01.C008

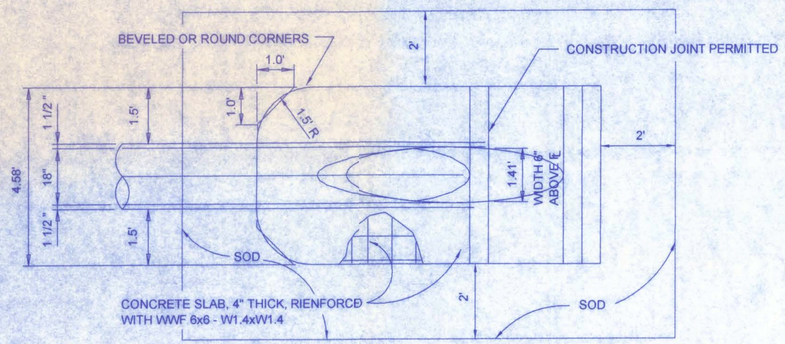


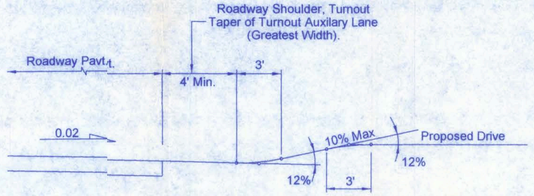
DRIVEWAY CONNECTON DETAIL

NOT TO SCALE

GENERAL NOTES

1. ALL FDOT RIGHT OF WAY RESTORATION, GRASS SOD PLACEMENT AND/ OR SEEDING & STRAW MULCH REQUIRED UNDER THIS APPROVED STATE ACCESS PERMIT SHALL BE IN PLACE AND HAVE RECEIVED TWO WATERINGS AND ALSO HAVE RECEIVED A PASSING INSPECTION FOR PERMIT COMPLIANCE FOR THIS ITEM, BEFORE ANY TYPE OF ASPHALT PAVING OR CONCRETE DRIVEWAYS CAN COMMENCE UPON STATE FDOT RIGHT-OF-WAY.
2. ALL PERMITTED AND PROPOSED WORK/CONSTRUCTION UPON STATE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE STATE OF FLORIDA'S MOST CURRENT ROADWAY AND TRAFFIC DESIGN STANDARDS MANUAL AND THE STATE FDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE APPROVED PERMIT PROVISIONS, COVER LETTER AND GENERAL AND SPECIAL PERMIT PROVISIONS.
3. THE PERMITTEE OR LEGAL REPRESENTATIVE SHALL CONTACT THE LOCAL STATE OF FLORIDA FDOT MAINTENANCE PERMITS OFFICE HAVING JURISDICTION OVER THIS APPROVED PERMIT; A MINIMUM OF 48 HOURS IN ADVANCE OF THE PLANNED ACTIVATION OF SAID ACCESS PERMIT FOR THE EXPLICIT PURPOSE OF SETTING UP THE MANDATORY PRE-CONSTRUCTION MEETING WITH ALL PARTIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. CONTACT CAN BE MADE BY CALLING (386) 961-7180 , 7193, OR 7148 TUESDAY THROUGH FRIDAY, 7:00 A.M. TO 5:00 P.M.
4. ALL AREAS OF THE STATE RIGHT-OF-WAY WITHIN THE LIMITS OF CONSTRUCTION WITH A PROPOSED OR FINISHED GRADE SLOPE OF 1:4 OR STEEPER SHALL BE COMPLETELY COVERED WITH CERTIFIED COASTAL BERMUDA GRASS OR AN FDOT APPROVED ALTERNATIVE GRASS SOD. THIS PROVISION SHALL BE MET A MINIMUM OF 24 HOURS IN ADVANCE OF ANY PLANNED PAVING OR CONCRETE POUR THAT IS APPROVED UNDER THE FDOT ACCESS OR DRAINAGE PERMIT. REFER TO THE ATTACHED PERMIT COVER LETTER AND/OR APPROVED SITE PLAN OR PLAN NOTES ON R/W RESTORATION FOR ADDITIONAL RESTORATION PROVISIONS AND OTHER SODDING SPECIFICATIONS.
5. THE PAVEMENT AND TRAFFIC MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION) AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (CURRENT EDITION) , ACCORDING OT INDEXES 17302 AND 17346. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND CERTIFIED LEAD FREE PAINT.
6. MAINTENANCE OF TRAFFIC SHALL BE PERFORMED IN ACCORDANCE WITH THE FDOT INDEX 622 AND 623.
7. ALL PERMITTED ABOVE GROUND SIGNAGE SHALL CONFORM WITH FDOT INDEX 17302 AND 11860. ABOVE GROUND POSTED SIGNS AND SIGN BRACKET ATTACHMENTS SHALL BE INSTALLED PRIOR TO THE FINAL DRIVEWAY CONSTRUCTION IN ACCORDANCE WITH FDOT INDEXES 11860 AND 1732.
8. THE CONTRACTOR SHALL OBTAIN A MINIMUM THREE DENSITY TESTS PER LIFT ACCORDING TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION). THE LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. A COPY OF THE TESTS SHALL BE SUBMITTED TO THE FDOT PRIOR TO PAVING.

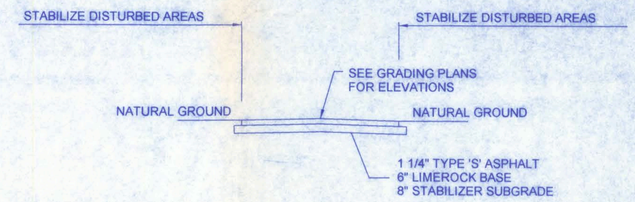




DRIVEWAY CONNECTION PROFILE

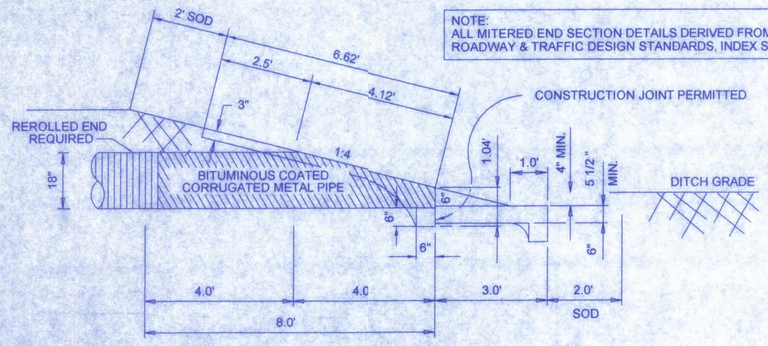
NTS

2" SP-FC 12.5 ASPHALTIC CONC.
8" LIMEROCK BASE, 98% MODIFIED PROCTOR
12" STABILIZED SUBGRADE



PARKING SECTION

NTS

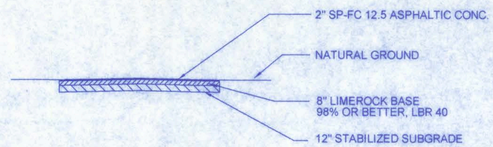


NOTE:
ALL MITERED END SECTION DETAILS DERIVED FROM 2006 ROADWAY & TRAFFIC DESIGN STANDARDS, INDEX STD 273

MITERED END SECTON DETAIL

NTS

NOTE:
ALL MITERED END SECTION DETAILS DERIVED FROM 2006 ROADWAY & TRAFFIC DESIGN STANDARDS



TYPICAL DRIVEWAY CONNECTION DESIGN PROFILE

NTS

NOTE:
IF CONCRETE IS USED, A MINIMUM POURED THICKNESS DEPTH OF 8 INCHES THE FIRST 5 FEET FROM EXISTING ROADWAY PAVEMENT EDGE WITH A MINIMUM 6 INCHES DEPTH THEREAFTER TO THE R/W LINE IS REQUIRED. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

EDUARDO BEDOYA
EYE CENTER OF N. FLORIDA

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CERTIFICATE OF AUTHORIZATION # 00008701

DATE	DRAWN BY
8/2/06	W.H.F.

REVISIONS

SHEET S/ - 5
OF 6

PROJECT NO.
06.C018

FDOT ACESS PLAN NOTES:

THE FOLLOWING SPECIAL PLAN NOTES ARE A LEGAIATTACHMENT TO THE ACCESS PERMIT FOR DR. E. BEDOYA & JOHN KASAK AND AS SUCH SHALL BE ADHERED TO AT ALL TIMES WITH WRITTEN FINAL INPECTION AND PROJECT ACCEPTANCE BY NORTH FLORIDA ENGINEERING SVC, INC., PROJECT ENGINEERS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

1. ALL FDOT RIGHT-OF-WAY RESTORTION, GRASS SOD PLACEMENT AND/OR SEEDING & STRAW MULCH REQUIRED UNDER THIS APPROVE STATE ACCESS PERMIT SHALL BE IN PLACE AND HAVE RECEIVED TWO WATERINGS AND ALSO HAVE RECIVED A PASSING INSPECTION FOR PERMIT COMPLIANCE FOR THIS ITEM, BEFORE ANY TYPE OF ASHPALT PAVING OR CO:CRETE DRIVEWAYS CAN COMMENCE UPON STATE FDOT RIGHT-OF-WAY PROPERTY. **BE AWARE THAT NO RVING OR CONCRETE POURS CAN COMMENCE UNDER THIS APPROVED PERMIT UNTIL ALL OF THE ABOVERESTORATION AND GRASS SODDING PROVISIONS HAVE BEEN MET AND RECEIVED A PASSING INSPECTIOIBY THE LOCAL FDOT PERMITS OFFICE HAVING PERMITTING AUTHORITY OVER SAID PROJECT.**

2. ALL AREAS OF THE STATE RIGHT-F-WAY WITHIN THE LIMITS OF CONSTRUCTION WITH A PROPOSED FINISHED GRADE OF SLOPE 1:4 OFSTEEPER SHALL BE COMPLETELY COVERED WITH CERTIFIED COASTAL BERMUDA GRASS OR AN FDOT APROVED ALTERNATIVE GRASS SOD. THIS PROVISION SHALL BE MET A MINIMUM OF 24 HOURS IN ADVANC OF ANY PLANNED PAVING OR CONCRETE POUR THAT IS APPROVED UNDER THE FDOT ACCESS OR DRINAGE PERMIT.

3. THE PERMITTEE OR LEGAL REPRESENTATIVE SHALL CONTACT THE LOCAL STATE OR FLORIDA FDOT MAINTENANCE PERMITS OFFICE HVING JURISDICTION OVER THIS APPROVED PERMIT A MINIMUM OF 48 HOURS IN ADVANCE OF THE PLANED ACTIVATION OF SAID ACCESS PERMIT FOR THE EXPLICIT PURPOSE OF SETTING UP THE **MANDATORY PRE-CONSTUCTION MEETING WITH ALL PARTIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT**. CONTACT CAN IE MADE BY CALLING 386-961-7180 OR 7193 OR 7148 TUESDAY THROUGH FRIDAY, 7:00 A.M. TO 5:0 P.M. **FAILURE ON THE PERMITTEE'S OR HIS GENERAL CONSTRUCTION CONTRACTOR'S PART TO MAKE AVANCED CONTACT FOR A MUTUALLY AGREED TO PRE-CONSTRUCTION MEETING SHALL BE REASON FORiUSPENSION OF THE APPROVED FDOT ACCESS PERMIT.**

4. ALL PERMITTED AND PROPOSED VORK/CONSTRUCTION UPON STATE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE STATE OF FLORIDA'S MOST CURRNT ROADWAY AND TRAFFIC DESIGN STANDARDS MANUAL AND THE STATE FDOT'S STANDARD SPECIFICATIONS FOR OAD AND BRIDGE CONSTRUCTION AND THE APPROVED PERMIT PROVISIONS, COVER LETTER AND GENERAL AND SPECIL PERMIT PROVISIONS.

5. IF DRAINAGE CONNECTION HAS BEN PERMITTED AND IS REQUIRED AS A PROVISION OF THE APPROVED FDOT SITE PLAN AND PHYSICAL DRAINAGE CINNECTION IS REQUIRED INTO EXISTING FDOT STRUCTURE(S); THEN THE ACTUAL ENTRY SHALL BE MADE BY SMOOTH CORE METHOD ONLY, WITH NO MORE THAN A MAXIMUM OF 0:500 OF AN INCH OVERBORE ALLOWED. THE PERMITEE SHALL MAKE ADVANCE PREPARATIONS TO HAVE THE FDOT PERMITS INSPECTOR ON SITE AT THE TIME F COMMENCEMENT OF ENTRY TO ENSURE WATER TIGHT SEAL IS MADE TO FDOT STANDARDS. NEITHER THE PERMITEE NOR ANY REPRESENTATIVE OF THE PERMITTE SHALL CONDUCT THIS PHASE OF THE PROJECT WITHOUT AN FDT INSPECTOR BEING ON SITE. ALL PERMITTED AND APPROVED OR REQUIRED PAVEMENT MARKINGS SHALL BE ONSTRUCTED WITH LEAD-FREE, THERMOPLASTIC MATERIALS IN ACCORDANCE WITH FDOT INDEX NO. 17346 UNDER SPEIAL PAVEMENT MARKINGS.

6. ALL PERMITTED ABOVEGROUND SSNAGE SHALL CONFORM TO FDOT INDEX NO. 11860 AND 17302. ABOVEGROUND POSTED SIGNS AND SIGN BRACKE ATTACHMENTS SHALL BE INSTALLED PRIOR TO THE FINAL DRIVEWAY CONSTRUCTION IN ACCORDANCE VITH FDOT INDEXES 11860 AND 17302.

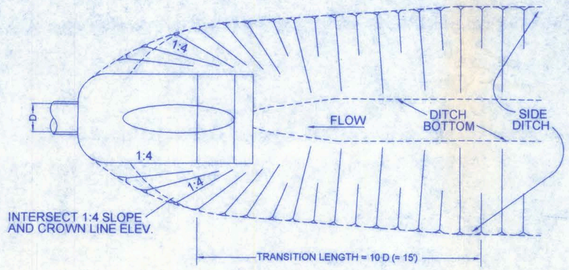
7. **FAILURE TO ABIDE BY THE ATTACIED GENERAL, SPECIAL PERMIT PROVISIONS AS WELL AS THE ATTACHED COVER LETTER (A LEGAL PART OITHE PERMIT), SHALL BE REASON TO SUSPEND ANY OR ALL FDOT APPROVED PERMITTED ACTIVITIE UNTIL SUCH TIME THAT THE SITUATION HAS BEEN CORRECTED TO FDOT SATISFACTION.**

NOTE: THE ABOVE PLAN NOTES A:E LEGAL REQUIREMENTS OF THE APPROVED ACCESS PERMIT AND AS SUCH, THESE SPECIAL PLAN NOTES & PRC/ISIONS SHALL BE ADHERED TO DURING THE ENTIRE CONSTRUCTION PHASE WHILE UPON THE FDOT RIGI'-OF-WAY. THEY ARE A LEGAL PART OF THE BEFORE-MENTIONED ACCESS PERMIT AND SHALL BE COMLETED AS A NORMAL AND LEGAL PART OF THE PERMIT CONSTRUCTION REQUIREMENTS.

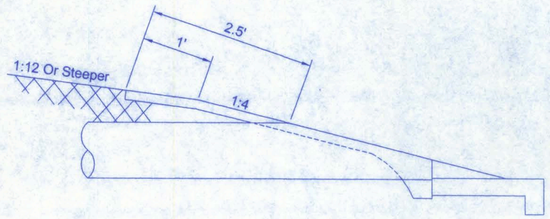
FIOT INDEX OF STANDARD DRAWINGS	
INDEX NO.	DESCRIPTION
17302 (1 OF 1), 11860,11861	SIGN PLACEMENT/DETAILS/SPECIFICS (STOP SIGN)
300, 304 (2 OF 6)	CURB AND CURB TRANSITIONS, CURB RAMPS
602, 603, 616 (1 OF 3), 00	SPECIFICATIONS FOR WORK ON/AROUND HWY
515	TURNOUTS
17346, 1 OF 13	SPECIAL MARKING AREAS (STRIPING)
102	TEMPORARY EROSION & SEDIMENT CONTROL

SIGNING AND MARKING GENERAL NOTES

1. ALL FLORIDA ROUTE MARKERS MUST CONFORM TO STANDARD INDEX NO. 17355.
2. PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE PLANS AND TRAFFIC DESIGN STANDARDS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LENGTH OF COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
4. ALL ROUTE MARKERS AUXILIARIES SHALL MATCH THE COLOR COMBINATION OF THE ROUTE MARKER WHICH THEY SUPPLEMENT.
5. REFER TO STANDARD INDEX NO. 17352 FOR RPM PLACEMENT DETAILS.
6. UNLESS OTHERWISE NOTED IN PLANS, ALL EXISTING SIGNS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL REMAIN.
7. IT SHOULD BE NOTED THAT EXISTING SIGNAGE REFLECTS INVENTORY DATA COLLECTED DURING PLANS PREPARATION, AND IT IS POSSIBLE THAT ADDITIONAL SIGNS MAY BE PRESENT AT THE TIME OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE DISPOSITION OF SUCH SIGNS WITH THE PROJECT ENGINEER.
8. ALL STRIPING/PAVEMENT MARKINGS SHALL BE WITH CERTIFIED LEAD-FREE THERMOPLASTIC MATERIALS ONLY.
9. SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS WHICH ARE IN CONFLICT WITH LIGHTING, UTILITIES, DRIVEWAYS, WHEELCHAIR RAMPS, ETC. MAY BE ADJUSTED SLIGHTLY AS DIRECTED BY THE ENGINEER. ANY ADJUSTMENTS, AS DIRECTED BY THE ENGINEER, SHALL BE IN ACCORDANCE WITH THE UTILITY ACCOMMODATION MANUAL.
10. FOR SIGN DETAILS SEE THE MANUAL ON STANDARD HIGHWAY SIGNS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORATION FEDERAL HIGHWAY ADMINISTRATION, LATEST EDITION.



DITCH TRANSITION
NTS



PERMISSIBLE PAVEMENT MODIFICATION
NTS

EDUARDO BEDOYA
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CERTIFICATE OF AUTHORIZATION # 00008701

DATE	DRAWN BY
8/2/06	W.H.F.

REVISIONS

SHEET SP - 6
OF 6

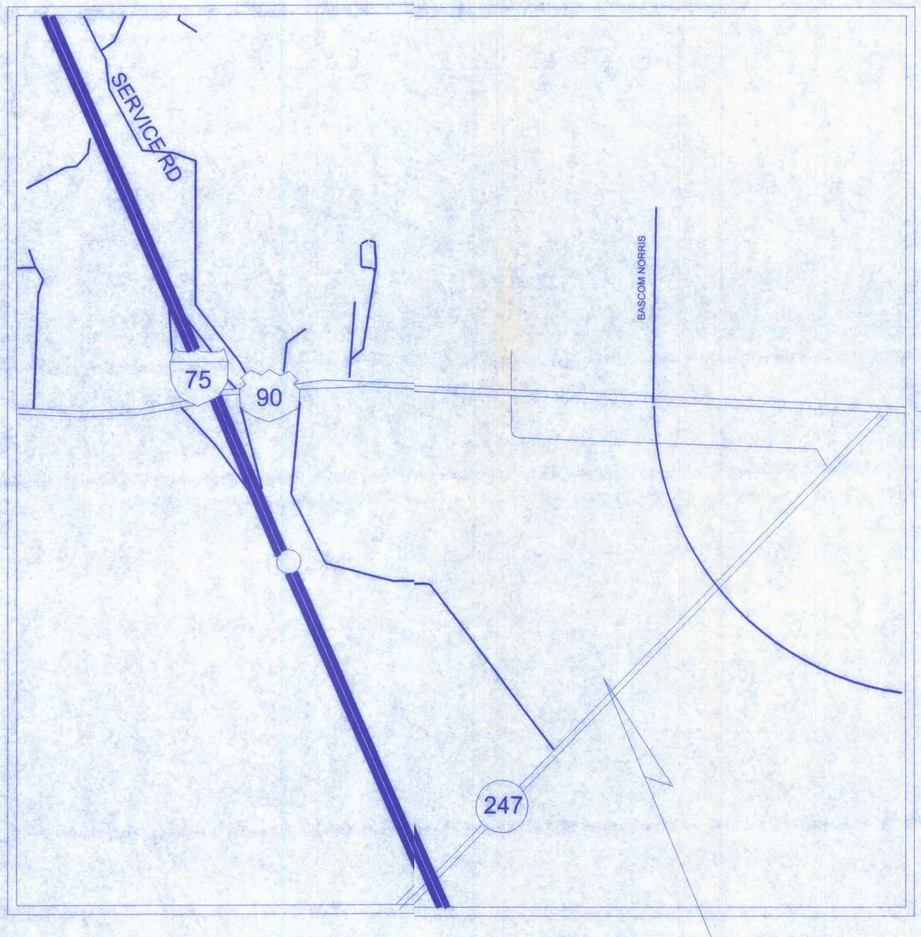
PROJECT NO.
06.008

EYE CENTER OF NORTH FLORIDA

FOR

DR. EDUARDO BEDOYA, M.D.

HWY 247
LAKE CITY, FLORIDA



TO LIVE OAK

TO LAKE CITY

PROJECT LOCATION

LOCATION MAP

INDEX OF SHEETS

SHEET	DESCRIPTION
A-1	GENERAL NOTES
A-2	FLOOR PLAN
A-3	DIMENSION PLAN
A-4	SCHEDULES
A-5	ELEVATIONS
A-6	FOUNDATION PLAN
A-7	ROOF PLAN
A-8	SECTIONS & DETAILS
A-9	FRAMING DETAILS
E-1	ELECTRICAL PLAN
E-2	REFLECTED CEILING PLAN
E-3	ELECTRICAL DETAILS
M-1	PLUMBING PLAN
M-2	HVAC PLAN

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PLANS PREPARED BY:

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3/20/07

GENERAL NOTES

DESIGN CRITERIA

D1 ALL WORK SHALL CONFORM TO AT LEAST THE MINIMUM STANDARD OF THE FOLLOWING CODES:
2004 FLORIDA BUILDING CODE, BUILDING
2004 FLORIDA BUILDING CODE, FUEL GAS
2004 FLORIDA BUILDING CODE, MECHANICAL
2004 FLORIDA BUILDING CODE, PLUMBING
2004 FLORIDA FIRE PREVENTION CODE
2002 NATIONAL ELECTRIC CODE.

D2 DESIGN LOAD VALUES:

ROOF LIVE LOADS	20 PSF
ROOF DEAD LOADS	10 PSF
ASSUMED ALLOWABLE SOIL BEARING CAPAITY	2000 PSF

D3 THE STRUCTURAL PLANS AND WIND SPEED HAV BEEN DESIGNED IN ACCORDANCE WITH SECTION 1609OF THE FLORIDA BUILDING CODE 2004 EDITION.

GENERAL

G1 THE GENERAL CONTRACTOR SHALL BE RESPOSIBLE FOR GETTING ALL NECESSARY PERMITS REQUIED PRIOR TO START OF CONSTRUCTION.

G2 THE GENERAL CONTRACTOR SHALL REVIEW AN DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEB ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRIATION OR START OF CONSTRUCTION.

G3 THE GENERAL CONTRACTOR SHALL PROVIDE A MEASURES NECESSARY TO PROTECT THE STRUCTURE, TH WORK PERSONS, AND OTHER PEOPLE DURING CONSTRUCTION. E SHALL SUPERVISE AND DIRECT THE WORK AND BE REPONSIBLE FOR ALL CONSTRUCTION & FOR ALL JOBSITE SAFET

G4 NO STRUCTURAL MEMBER SHALL BE CUT, NOTHED, OR OTHERWISE REDUCED IN STRENGTH.

G5 THE GENERAL CONTRACTOR SHALL COORDINAE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOANCHORED, EMBEDDED AND SUPPORTED ITEMS WHICH AFFCT THE STRUCTURAL DRAWINGS AND NOTIFY THE ARCHITECT/ENGINER ON ANY DISCREPANCIES

G6 ANY SUBMITTALS RECEIVED BY A/E THAT HAVE OT BEEN CHECKED BY THE GC AND HIS SUBCONTRACTO SHALL BE RETURNED WITHOUT REVIEW.

G7 ALL SECTIONS AND DETAILS SHALL BE CONSTRED TO BE TYPICAL OR SIMILAR UNLESS ANOTHER SECTIO OR DETAIL IS NOTED.

G8 THE CONTRACTOR IS SOLELY RESPONSIBLE FC VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMESIONS PRIOR TO COMMENCING CONSTRUCTION, INCLUDING FABICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE /E FOR RESOLUTION.

G9 TEMPORARY POWER, SANITATION, AND A CONTINER FOR CONSTRUCTION DEBRIS SHALL BE FURNISED AND MAINTAINED BY THE BUILDER/GENERAL CQTRACTOR.

FOUNDATIONS

F1 A GEOTECHNICAL REPORT FOR THIS PROJECT 'AS NOT PROVIDED BY THE OWNER. THESE PLANS ARE BASED UPON AN ASSUMED ALOWABLE BEARING CAPACITY OF 2000 PSF. THE CONTRACTOR SHALL ENGAG A QUALIFIED AND CERTIFIED GEOTECHNICAL ENGINEER TO DETERMINE THELLOWABLE SOIL BEARING CAPACITY A COPY OF THE REPORT SHALL BE PROVIDED T THE A/E. IF THE DETERMINED ALLOWABLE BEARING CAPACITY IS LESS THAN HE ASSUMED VALUE, MODIFICATIONS TO THE FOUNDATIONS MAY BE REQUIRED.

F2 THE GEOTECHNICAL ENGINEER SHALL MAKE A ELD INVESTIGATION TO DETERMINE IF ANY SOIL CONDITIONS ARE PRESENT THAT MY ADVERSELY AFFECT THE PROJECT. THE CONTRACTOR SHALL REMOVE AL SUCH MATERIAL AND REPLACE IT WITH APPROVED FILL.

F3 SUBGRADE UNDER FOOTINGS AND SLABS SHALBE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXMIMUM DR DENSITY (ASTM D1557). SUBMIT DENSITY TESTS TO THE A/E.

SLABS ON GRADE

S1 PROVIDE 6 MIL POLYETHYLENE SHEETING UNCR ALL SLABS ON GRADE.

S2 PROVIDE CONTROL JOINTS (1/4" WIDE BY 3/8" DEP) AS INDICATED ON PLAN. FILL JOINTS WITH POURED RUBBER. IF OINTS ARE SAWCUT, SAWCUTTING MUST BE DONE THE SAME DAY TE CONCRETE IS PLACED.

S3 PROVIDE 1/2" EXPANSION JOINTS AT ALL LOCAONS WHERE SLABS ABUT STRUCTURES (WALLS, COLUMNS, ETC.)

CONCRETE AND REINFORCING

C1 THE GENERAL CONTRACTOR SHALL ENGAGE A CERTIFIED TESTING AGENCY TO PERFORM INDUSTRY STANDARD TESTING INCLUDING SLUMP TESTS AND CYLINDER BREAKS TO ENSURE CONFORMANCE WITH PLANS. SUBMIT REPORTS TO A/E.

C2 CONCRETE WORK & MIX DESIGN SHALL CONFORM TO ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". MIXING SHALL BE IN ACCORDANCE WITH ASTM C94.

C3 MINIMUM 28-DAY COMPRESSIVE STRENGTH:

FOOTINGS AND TIE BEAMS	2,500 PSI
COLUMNS AND SLABS	2,500 PSI

C4 SPLICES OF REINFORCING (EXCEPT AS SHOWN ON PLANS)

#4 BARS	20 INCHES
#5 BARS	27 INCHES
WELDED WIRE MESH:	6"

C5 AT ALL CORNERS OF TIE BEAMS AND WALL FOOTINGS, PROVIDE CORNER BARS (30 INCH MINIMUM LEGS) TO MATCH HORIZONTAL BARS.

C6 REINFORCING BARS SHALL CONFORM TO ASTM A615-96a GRADE 40. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185. LAP WELDED WIRE MESH ON MESH + 2" WHERE SPLICED.

C7 MINIMUM COVER FOR REINFORCING SHALL BE AS FOLLOWS UNLESS OTHEWISE NOTED.

LOCATION	MIN. COVER
BOTTOM OF FOOTINGS	3"
SIDES OF FOOTINGS	3"
COLUMNS	1 1/2"
TIE BEAMS	1 1/2"
SLABS	AS NOTED

MASONRY

M1 MASONRY CONSTRUCTION SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-88/ASCE 5-88) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-88/ASCE 6-88)

BUILDING USE: CLASSIFICATION & OCCUPANCY AS PER TABLES 503 & 1004.1.2, FLORIDA BUILDING CODE, 2004 ED.

BUILDING GROUP OCCUPANCY	GROUP B
TABLE 500 TYPE OF CONSTRUCTION	TYPE V - B
TABLE 500 AREA/HEIGHT LIMITATIONS	9 KSF/2 STORY/40 FT
OCCUPANCY	
BUSINESS OFFICE: 1,100SF GROSS 4263 SF / 100 = 42.63 OR 43	43 OCCUPANTS

PER FBC 1006, < 50 OCCUPANTS - NO EXIT LIGHTS REQ'D

NOTE:
FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555 AND SHALL BEAR THE LABEL OF AN APPROVED TESTING AGENCY. FIRE DAMPERS SHALL BE CLASSIFIED AND IDENTIFIED FOR USE IN EITHER:
1. STATIC SYSTEMS THAT AUTOMATICALLY SHUT DOWN IN THE EVENT OF FIRE.
2. DYNAMIC SYSTEMS THAT OPERATE IN THE EVENT OF FIRE.

NOTE:
FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS IN THE FOLLOWING LOCATIONS.
1. DUCTS PENETRATING WALLS OR PARTITIONS HAVING A FIRE RESISTANCE RATING OF 1 HOUR OR MORE.
2. DUCTS PENETRATING SHAFT WALLS HAVING A FIRE RESISTANCE RATING OF 1 HOUR OR MORE.

PRE-FABRICATED WOOD TRUSSES

WT1 GENERAL CONTRACTOR SHALL ENGAGE A CERTIFIED TESTING AGENCY TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS. SUBMIT REPORTS TO A/E.

WT2 WOOD TRUSSES SHALL BE DESIGNED, SIGNED & SEALED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSSES SHALL BE FABRICATED IN CONFORMANCE WITH THE THE "QUALITY CONTROL MANUAL" BY TRUSS PLATE INSTITUTE (TPI).

WT3 HANDLING, ERECTION AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH "HANDLING AND ERECTING WOOD TRUSSES" (HET80) AND "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS" (BWT-76) BY THE TRUSS PLATE INSTITUTE (TPI).

WT4 PERMANENT BRACING SHALL BE INDICATED IN THE TRUSS LAYOUT DRAWINGS AND SHALL BE SUPPLIED AND INSTALLED BY THE FRAMING CONTRACTOR.

WT5 TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

DEAD LOAD	10 PSF
LIVE LOAD	20 PSF
WIND	110 MPH

WT6 PRE-FABRICATED WOOD TRUSSES SHALL BE FABRICATED FROM SOUTHERN PINE (SPIB) KILN DRIED #2 GRADE OR BETTER FOR CHORD AND #3 GRADE OR BETTER FOR WEBS.

WT7 TRUSS BEARING SHALL BE 4" NOMINAL UNLESS NOTED OTHERWISE. BEARING LOCATIONS MUST BE MARKED ON TRUSS BY FABRICATOR TO INSURE PROPER INSTALLATION.

WT8 SHOP DRAWINGS SHALL BE SUBMITTED WHICH INDICATE DESIGN LOADS, DURATION FACTOR TRUSS LAYOUT, TRUSS CONFIGURATION AND TRUSS TO TRUSS CONNECTION. SHOP DRAWINGS SHALL SHOW PIECE MARKS, MEMBER SIZE AND GRADE AND CONNECTION DETAILS.

WT9 NO WANE KNOTS, SKIPS OR OTHER DEFECTS SHALL OCCUR IN THE PLATE CONTACT AREA OR SCARFED AREA OF WEB MEMBERS. PLATES SHALL BE CENTERED WITH ONE REQUIRED EACH SIDE OR TRUSS.

WT10 DESIGN OF METAL CONNECTED WOOD ROOF TRUSSES TO COMPLY WITH STANDARD BLDG. CODE NFPA'S "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LMUBER AND ITS FASTENINGS", AND TRUSS PLATE INSTITUTE'S "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES".

WT11 WOOD BLOCKING AT TRUSS BEARING SHALL BE LAP SPLICED 4'-0" MIN. AND NAILED WITH (20) 10d NAILS AT SPLICE, 10d NAILS @ 16" O.C. ELSEWHERE.

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
rafters having slopes greater than 2/12 with no finished ceiling attached to rafters	L/180
interior walls and partitions	H/180
floors and plastered ceilings	L/360
all other structural members	L/240
exterior walls with plaster or stucco finish	H/360
exterior walls - wind loads with brittle finishes	L/240
exterior walls - wind loads with flexible finishes	L/120

12/7/06
P.E. #50001

EYE CENTER OF NORTH FLORIDA
DR. EDUARDO BEDOYA, M.D.

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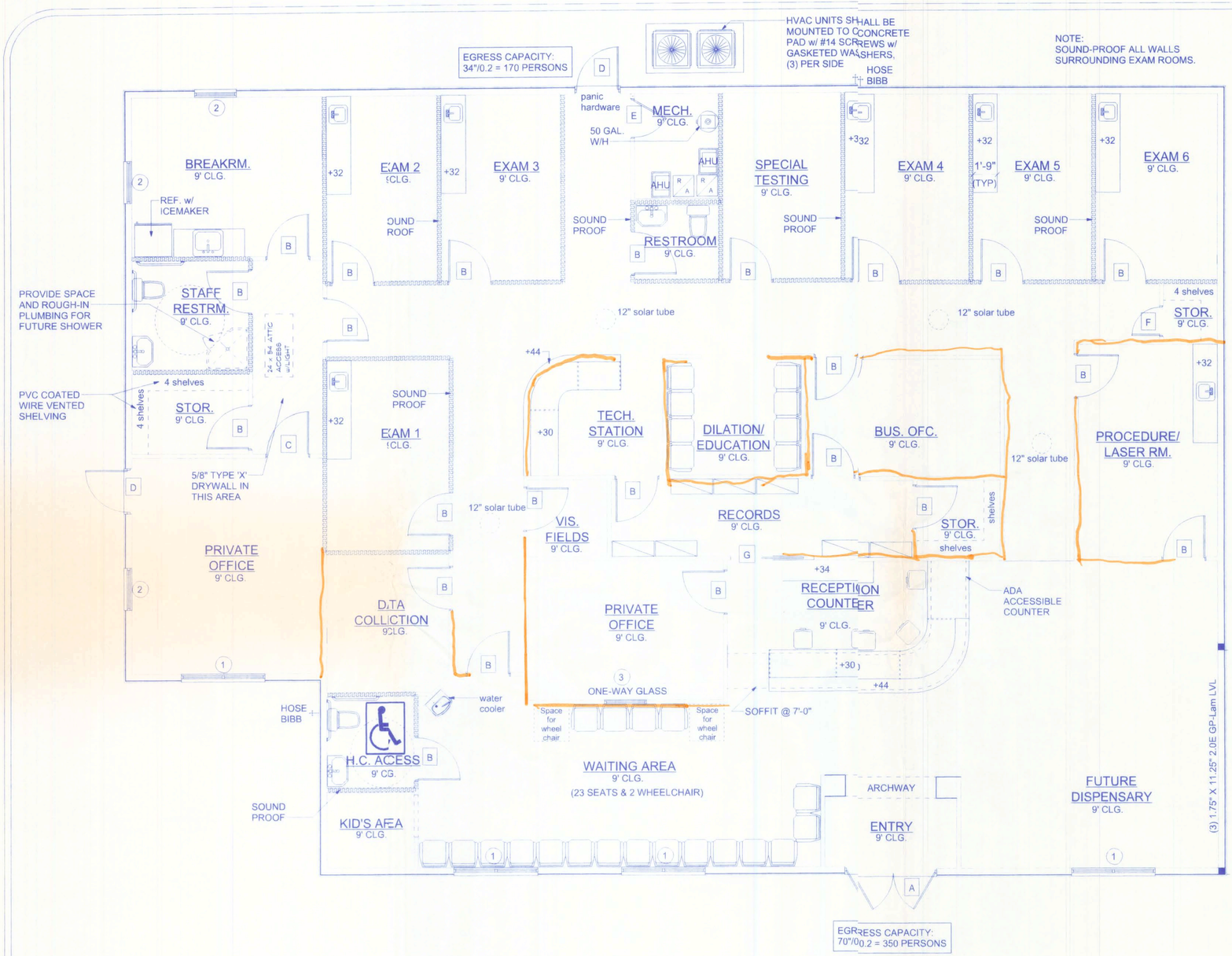
Freeman Design Group inc

DATE 12/7/06
DRAWN BY T.D.
APPROVED V.H.F.
REVISIONS
SHEET A-1
OF 1
PROJECT NO. 06.C008



CONDITIONED.....4,263 SF

TOTAL.....4,263 SF

FLOOR PLAN

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

NOTE:
EXITS AND EXIT ACCESS CORRIDORS SHALL NOT SERVE AS SUPPLY, RETURN, EXHAUST, RELIEF OR VENTILATION AIR DUCTS OR PLENUMS

NOTE:
BATHROOM EXHAUST SHALL BE DIRECTED TO OUTSIDE OF BUILDING. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS IF TERMINATING OUT DOORS.

NOTE:
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

NOTE:
CONDENSATE LINES AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM THE STRUCTURE SIDEWALL. IN CASES WHERE THE ROOF EAVE IS LESS THAN 6 INCHES, GUTTERS MUST BE INSTALLED AND DIRECT WATER A MINIMUM OF 1 FOOT FROM THE STRUCTURE.

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA/NWWDA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

NOTE:
PERMANENT IDENTIFICATION SHALL BE PROVIDED IN CONCEALED SPACES OR ABOVE DECORATIVE CEILINGS WITH SUGGESTED WORDING, "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS"

NOTE:
provide a readily visible sign on or adjacent to all egress doors stating: THIS EXIT TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED. the sign shall have 1" lettering with contrasting background.

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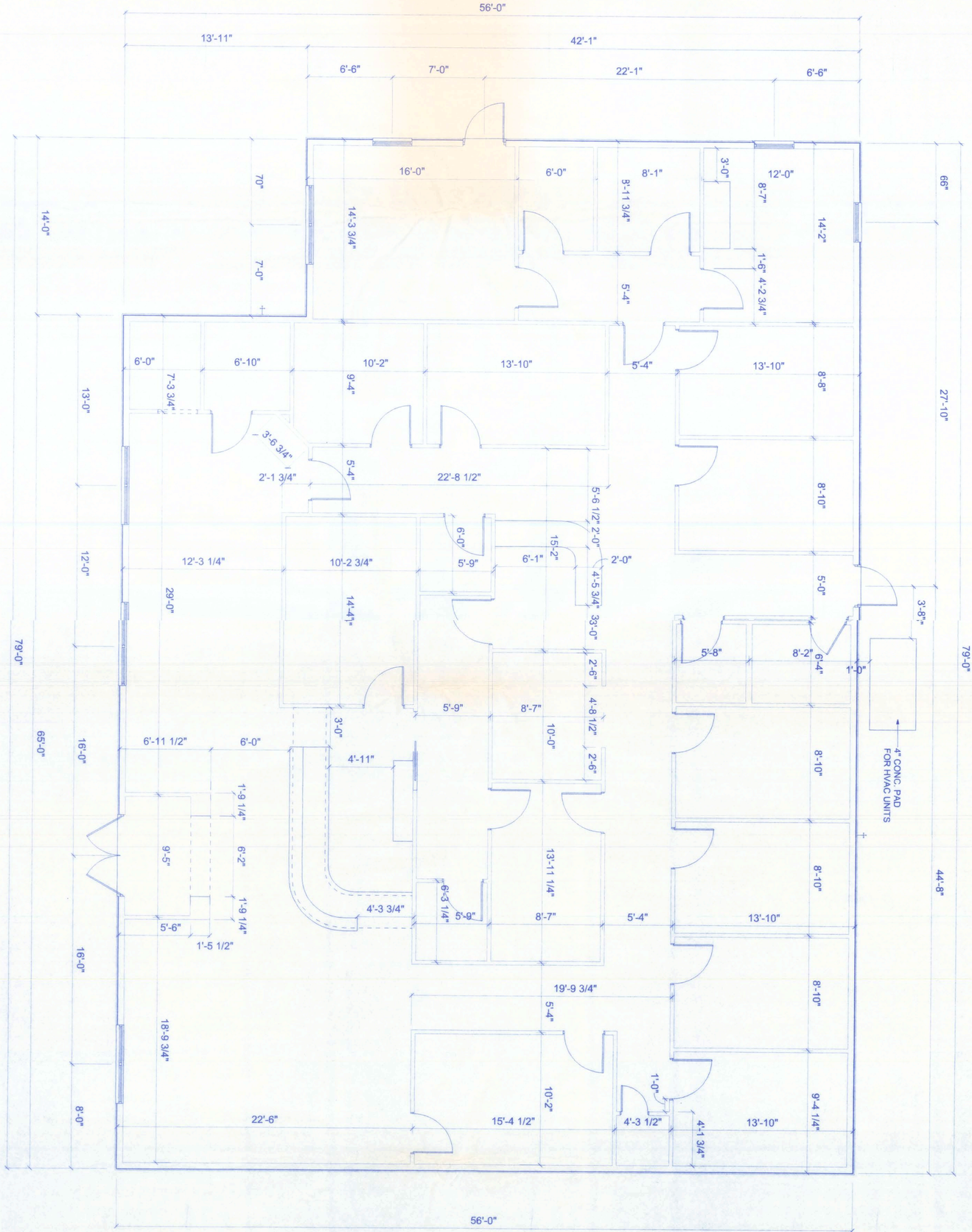
DATE 12/7/06
DRAWN BY J.T.D.
APPROVED W.H.F.
REVISIONS
SHEET A-2
OF 8
PROJECT NO. 06.C008

DIMENSION PLAN

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



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DR. EDUARDO BEDOYA, M.D.

3/20/07
P.E. #56001

PROJECT NO. 06.C108
SHEET A-3
OF 9
DATE 12/7/06
DRAWN BY J.T.D.
APPROVED W.H.F.
REVISIONS

INTERIOR FINISH SCHEDULE

ROOM	FLOORING	BASE	WAINSCOT	WALLS	CEILING	CLG. HEIGHT
ENTRY	VINYL WOOD PLANK	3 1/4" 3 step		ORANGE PEEL	ACC. TILE	9'-0"
WAITING ROOM	VINYL WOOD PLANK	3 1/4" 3 step		ORANGE PEEL	ACC. TILE	9'-0"
KID'S AREA	VINYL WOOD PLANK	3 1/4" 3 step		ORANGE PEEL	ACC. TILE	9'-0"
WOMEN'S	12" V.C.T.	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
DATA COLLECTION	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
MD OFFICE	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
STORAGE	12" V.C.T.	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
STAFF RESTROOM	12" V.C.T.	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
BREAKROOM	12" V.C.T.	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
EXAM ROOM'S 1-6	12" V.C.T.	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
MECHANICAL	12" V.C.T.	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
MEN'S	12" V.C.T.	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
TECH STATION	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
DILATION/EDUCATION	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
VIS. FIELDS	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
PRIVATE OFFICE	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
RECEPTION	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
RECORDS	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
SPECIAL TESTING	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
BUSINESS OFFICE	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
PROCEDURE/LASER	12" V.C.T.	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"
FUTURE DISPENSARY	VINYL WOOD PLANK	3 1/4" 3 step		ORANGE PEEL	ACC. TILE	9'-0"
HALLWAY/CORRIDOR	CARPET	4" VINYL COVE		ORANGE PEEL	ACC. TILE	9'-0"

NOTE:
ALL WOOD TRIM SHALL BE PAINT GRADE FINGER JOINTED

NOTE:
ALL WALLS SHALL RECEIVE ONE PRIMER COAT AND 2 FINISH COATS OF LAEX PAINT.
COLORS BY OWNER. ALL WALLS, DOORS AND TRIM TO BE PAINTED: 2 COLRS FOR
THE WALLS AND 1 COLOR FOR THE TRIM.
FLOORING NOTES:

CARPET SHALL BE CUT PILE, 100% CONTINUOUS FILAMENT ZEFTRON NYLO
28 OZ. PER SQUARE YARD, CLASS 1 RADIANT TESTING, GLUE DOWN WITH LB 1/4" PADDING.
CARPET SHALL HAVE A 10 YEAR WARRANTY, COLORS BY OWNERS.
ALL FLOOR TILE SHALL BE 12" VINYL COMPOSITION TILE - TYPE 1 (SOLID CLOR)

WINDOW SCHEDULE

NO.	CALL SIZE	WINDOW SIZE		MATERIAL		QUANTITY PER	ROUGH OPENING		WIND PRESS.	REMARKS
		WIDTH	HEIGHT	FRAME	GLASS	OPENING	WIDTH	HEIGHT	@ EA. WINDOW	
1	6060	72"	72"	VINYL	DBL. PANE	1	72"	66"	+48 PSF -52 PSF	MARBLE SILL/DRYWALL WRAP
2	3050	36"	60"	VINYL	DBL. PANE	1	36"	60"	+48 PSF -52 PSF	MARBLE SILL/DRYWALL WRAP
3	3030	36"	36"	VINYL	DBL. PANE	1	36"	36"	+48 PSF -52 PSF	MARBLE SILL/ONE-WAY GLASS

NOTES:
1- GENERAL CONTRACTOR SHALL VERIFY ALL ROUGH OPENING DIMENONS PRIOR TO COMMENCEMENT OF WORK

FIXTURE SCHEDJLE

H.C. RESTROOMS

QYT.	DESCRIPTION
1	GERBER #21-718, 17" HIGH ELONGATED BOWL, WHITE.
1	GERBER #22-554 24"x20" LAV. W/ PEDESTAL, WHITE.
1	GERBER 44-051 SERIES LAVATORY FAUCETS W/ WRIST BLADE HANDLES.
1	1 1/2" X 36" GRAB BAR ON WALL BEHIND TOILET.
	1 1/2" X 42" GRAB BAR ON WALL RIGHT SIDE OF TOILET.

EMPLOYEE RESTROOMS

QYT.	DESCRIPTION
1	GERBER #21-712, ELONGATED BOWL, WHITE.
1	GERBER OVAL LAVATORY
	GERBER 44-051 SERIES LAVATORY FAUCETS
1	GERBER #22-554 24" x 20" LAV W/ PEDESTAL WHITE
1	GERBER 43-412 SERIES LAVATORY FAUCETS W/ STANDARD METAL HANDLES

EXAM ROOMS

QYT.	DESCRIPTION
1	STERLING B155K BAR SINK 15"x15"
1	GERBER 44-051 SERIES LAVATORY FAUCETS W/ WRIST BLADE HANDLES

BREAKROOM

QYT.	DESCRIPTION
1	STERLING STAINLESS STEEL DBL SINK #B335 (OR EQUAL), 8" DEEP
1	DELTA KITCHEN FAUCET # 400 (OR EQUAL) W/ WRIST BLADE HANDLES

PROCEDURE ROOM

QYT.	DESCRIPTION
1	STERLING B155K BAR SINK 15"x15"
1	GERBER 44-051 SERIES LAVATORY FAUCETS W/ WRIST BLADE HANDLES

NOTES:

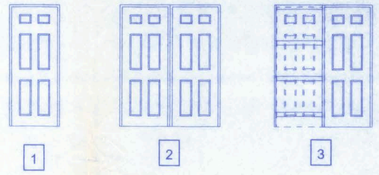
1) ALL FIXTURES STATED CAN BE SUBSTITUTED WITH ANY FIXTURE OF EQUAL VALUE AND QUALITY AT THE DISCRETION OF OWNER

2) WATER COOLER - OASIS MODEL PLF8FPM RECESSED WATER COOLER

DOOR SCHEDULE

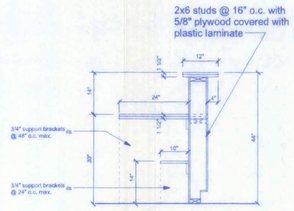
NO.	LOCATION	DOOR SIZE	TYPE	MATERIAL	JAMB MATERIAL	JAMB SIZE	LOCKS	DOOR CLOSER	PULL PLATE	PUSH PLATE	KICK PLATE	DOOR BUMPER	FIRE RATING
A	FRONT ENTRY	PR 3/0 X 6/8 X 1 3/4	2	FIBERGLASS	WOOD	6 5/8	ENTRY LOCK DEAD BOLT	X				X	20 MIN.
B	RESTROOM	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY	X					
B	H.C. RESTROOM	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY	X				X	
B	PRIVATE OFFICE	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
B	TECH STATION	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
B	EXAM ROOMS	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
B	CORRIDOR ENTRANCE	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
B	PROCEDURE/LASER (1)	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
B	SPECIAL TESTING	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
B	VISUAL FIELDS	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
B	CORRIDOR (WEST END)	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PASSAGE					X	
B	PROCEDURE/LASER (2)	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
B	STORAGE	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PASSAGE					X	
B	STAFF RESTROOM	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY	X					
B	BREAK ROOM	3/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PRIVACY					X	
C	DR. BEDOYA'S OFFICE	3/0 X 6/8 X 1 3/8	1(SOLID CORE)	MASONITE	WOOD	4 5/8	LOCK					X	
D	REAR EXIT	3/0 X 6/8 X 1 3/4	1	FIBERGLASS	WOOD	6 5/8	PANIC H/W					X	20 MIN.
D	DR. BEDOYA EXIT	3/0 X 6/8 X 1 3/4	1	FIBERGLASS	WOOD	6 5/8	LOCK					X	20 MIN.
E	MECHANICAL	2/8 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PASSAGE					X	
F	CORRIDOR CLOSET	2/0 X 6/8 X 1 3/8	1	MASONITE	WOOD	4 5/8	PASSAGE					X	
G	RECORDS/RECEPTION	3/0 X 6/8 X 1 3/8	3	MASONITE	WOOD		PASSAGE					X	

ENTRY LOCK - 400 TCP-3 BB
DEAD BOLT - 665 CP-3 BB
PRIVACY - 300 TCP-3 BB
PASSAGE - 200 TCP-3 BB
PUSH PLATE - 4"X16" BB
PULL PLATE - 4"X16" #132X70C BB
WALL DOOR BUMPER #407 1/2 - BB
- ALL LEVER TYPE HARDWARE SHALL BE KWIKSET (OR EQUAL), MOUNTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED HANDICAP MOUNTING HEIGHT.

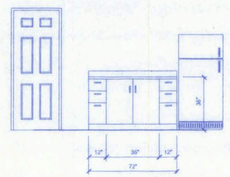


GENERAL NOTES - DOORS

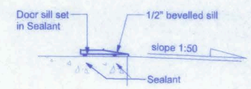
1. ALL INTERIOR DOORS SHALL BE 6 PANEL MASONITE (OR EQUAL) 6/8 x 1 3/8" PREHUNG UNLESS NOTED OTHERWISE, WITH 2" CASING TRIM AND RUBBER COVE BASE THROUGHOUT.
2. ALL EXTERIOR DOORS SHALL BE 6 PANEL FIBERGLASS, PREHUNG 6/8 X 1 3/4" - WOOD JAMBS WEATHERSTRIPPING, AND THRESHOLD FACTORY INSTALLED UNLESS NOTED OTHERWISE.
3. IF REQUIRED, UNDERCUT DOORS FOR RETURN AIR. COORDINATE WITH MECHANICAL SUB-CONTRACTOR AS PER FINAL DESIGN.
4. CONFIRM DEPTHS OF ALL WOOD FLAT JAMBS. COORDINATE WITH CORRESPONDING WALL SECTIONS, PARITION TYPES, AND WALL MODIFICATION DETAILS.
5. PAINT ALL EXTERIOR SURFACES OF EXTERIOR METAL DOORS AND THE SOLID WOOD DOOR FRAME. COLOR SELECTION BY OWNER.
6. PAINT ALL INTERIOR SURFACES OF EXTERNAL METAL DOORS AND THE SOLID WOOD DOOR FRAME. COLOR SELECTION BY OWNER.
7. PAINT ALL INTERIOR WOOD FLAT JAMBS. COLOR SELECTION BY OWNER.
8. PAINT ALL INTERIOR DOORS. COLOR SELECTION BY OWNER.



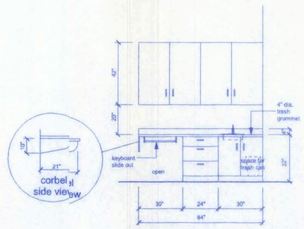
RECEPTION/TECH STATION
SCALE: 1/2" = 1'-0"



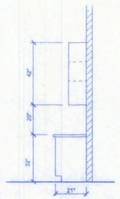
BREAKROOM
SCALE: 1/4" = 1'-0"



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

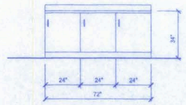


ROOM COUNTER
SCALE: 1/4" = 1'-0"

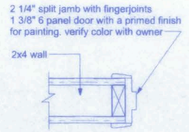


CABINET SECTION
SCALE: 1/4" = 1'-0"

NOTE:
all surfaces shall be covered with plastic laminate. verify color with owner.



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



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

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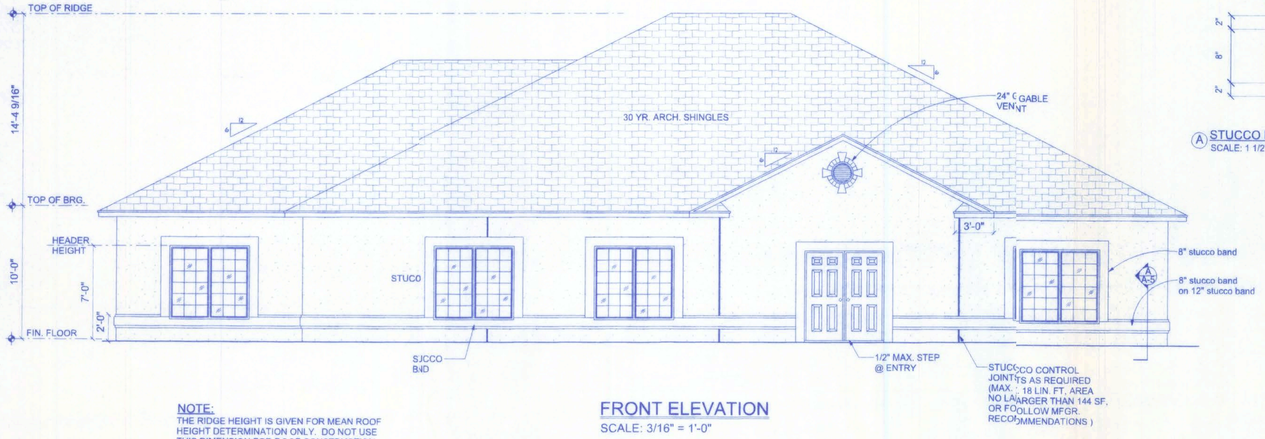
CERTIFICATE OF AUTHORIZATION # 00008701

Freeman Design Group

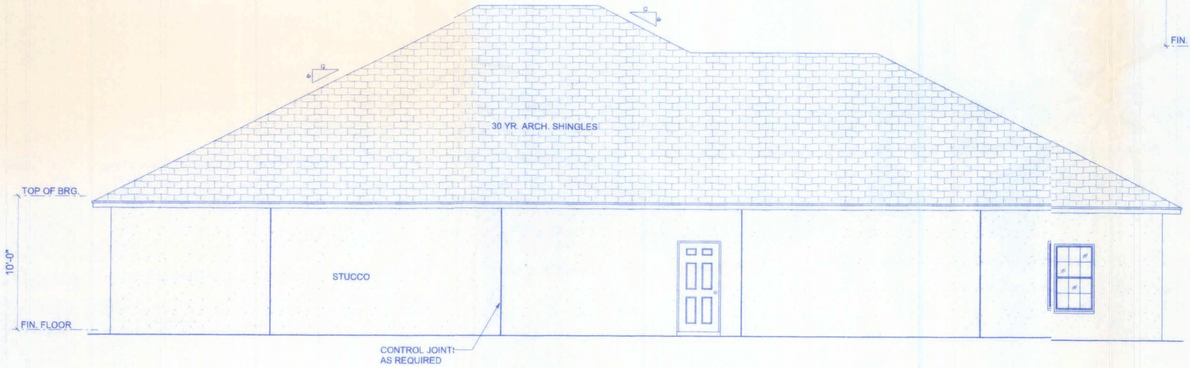
DATE 12/7/06	DRAWN BY J.T.D.
	APPROVED W.H.F.
REVISIONS	
SHEET	A-4
OF	9
PROJECT NO.	06.C108



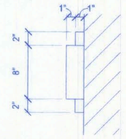
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF HEIGHT DETERMINATION ONLY. DO NOT USE THIS DIMENSION FOR ROOF CONSTRUCTION.

NOTE: VENTILATE ROOF TO 1/300TH THE INSULATED ATT.
(4,263 SF / 300 = 14.21 SF * 144 SQ.IN./SF = 2,046.24 SQ. IN



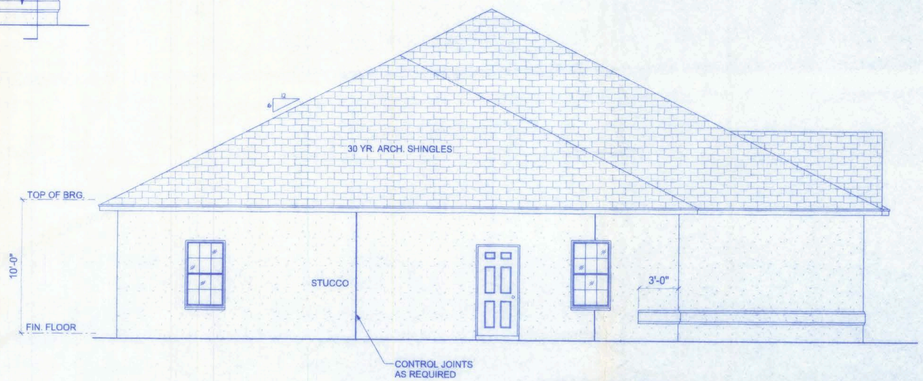
REAR ELEVATION
SCALE: 3/16" = 1'-0"



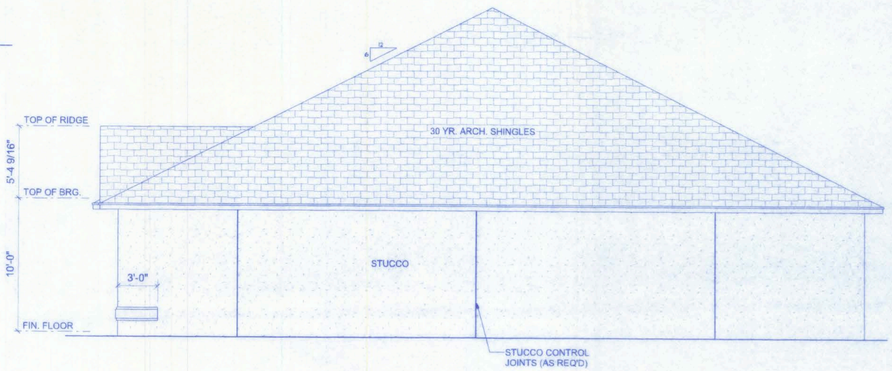
A STUCCO BAND SECTION
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FORM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE WORK DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORK-MANSHIP 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 OF 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, CONTACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH 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 LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

CONSTRUCTION DOCUMENTS:
THE CUSTOMER IS RESPONSIBLE FOR DELIVERIN THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISJING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE COTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND 'RIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL SCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FO RESOLUTION.

DO NOT SCALE THESE PLANS:
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS.O LOCATE ALL ITEMS. SIMPLE ARITHMATIC MAY BE USED TO DE'ERMIN THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGS TO THES PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. 'E OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RIULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIJS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.

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DATE 12/7/06	DRAWN BY J.T.D.
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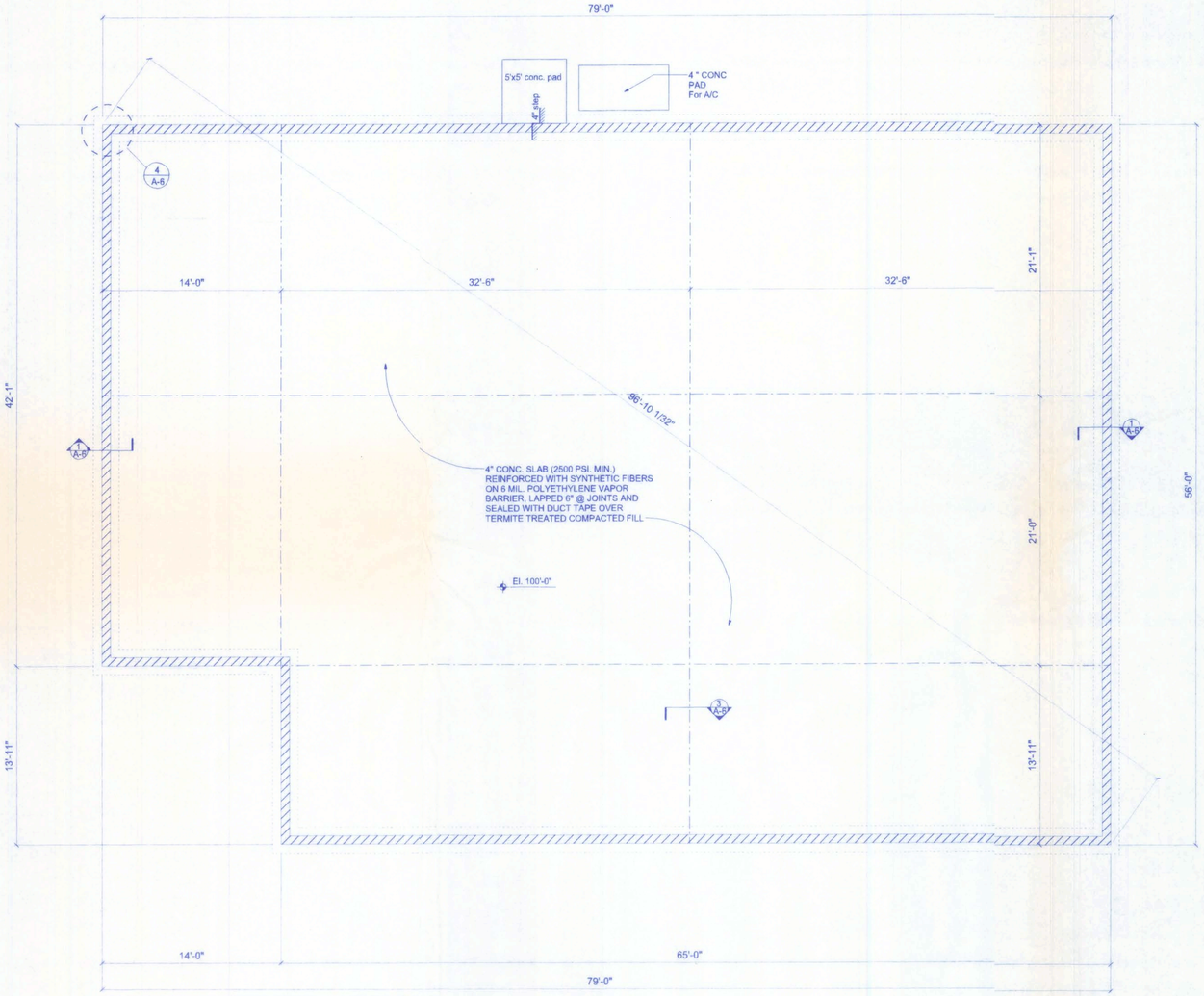
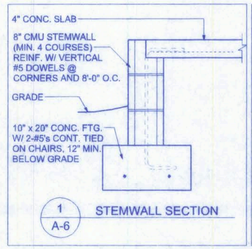
REVISIONS	
SHEET A-5	
OF 9	
PROJECT NO 06.C008	

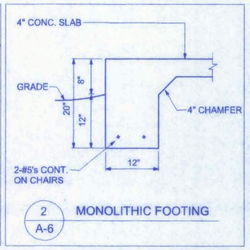


FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

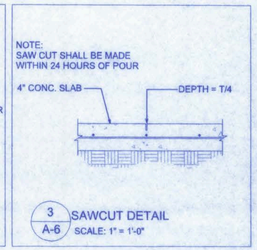
NOTE:
CONCRETE SLABS, WALKS, DRIVES AND PATIOS CAN DEVELOP HAIRLINE CRACKS THAT WILL NOT AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. THERE IS NO KNOWN METHOD OF ELIMINATING THIS CONDITION, WHICH IS CAUSED BY THE CHARACTERISTICS OF EXPANSION AND CONTRACTION THAT OCCURS IN ALL CONCRETE APPLICATIONS. IT DOES NOT AFFECT THE STRENGTH OF THE BUILDING, AND IT IS NOT A CONDITION COVERED BY ANY WARRANTY.



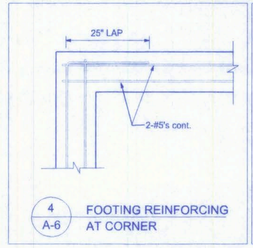
1 A-6 STEMWALL SECTION



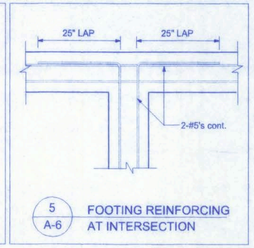
2 A-6 MONOLITHIC FOOTING



3 A-6 SAWCUT DETAIL
SCALE: 1" = 1'-0"



4 A-6 FOOTING REINFORCING AT CORNER



5 A-6 FOOTING REINFORCING AT INTERSECTION

BEARING CAPACITY:
THE FOOTING IS DESIGNED FOR SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF. THE FOOTINGS SHALL REST ON UNDISTURBED OR COMPACTED SOIL OF UNIFORM DENSITY AND THICKNESS. AT THE OWNER'S REQUEST, COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR AND COMPACTED IN LIFTS NOT TO EXCEED 12 INCHES.

FOUNDATION NOTES

COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFROCING BARS SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN:
2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER
1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

STEEL COATING RECOMMENDATIONS IN PRESSURE TREATED WOOD:

- Thicker galvanizing generally extends service life of a product. The treated wood industry recommends use of Stainless Steel and hot-dip galvanized connectors and fasteners with treated wood.
- Due to the uncertainties, which are out of the specifiers control, in regard to the chemicals used in pressure treated wood, Simpson recommends the use of stainless steel fasteners, anchors and connectors with treated wood when possible. At a minimum, customers should use ZMAX (G185 HDG per ASTM A653), Batch/Post Hot-Dip Galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners), or mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods.
- G60 galvanized products should not be used with treated woods.
- G90 galvanized connectors can be used with Sodium Borate (DOT - Disodium Octaborate Tetrahydrate) treated woods. Sodium Borate Treated woods are not suitable for applications where moisture exposure is likely. They are suitable for mudsill applications when transported, stored, and installed appropriately.
- When using stainless steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.

Simpson Strong-Tie Product Finishes	Untreated Wood	Chromated Copper Arsenate (CCA-C)	DOT Sodium Borate (SBX)	Alkaline Copper Quat ACQ-C and ACQ-D (Carbonate)	Copper Azole (CBA-A and CA-B)	SBX (DOT) with $NASIO_2$	Ammoniacal Copper Zinc Arsenate (ACZA)	Other Pressure Treated Woods
Standard (G90)	X	X	X					
ZMAX (G185)	X	X	X	X	X	X		
Post Hot-Dip Galvanized (HDG)	X	X	X	X	X	X	X	X
SST300 (Stainless Steel)	X	X	X	X	X	X	X	X

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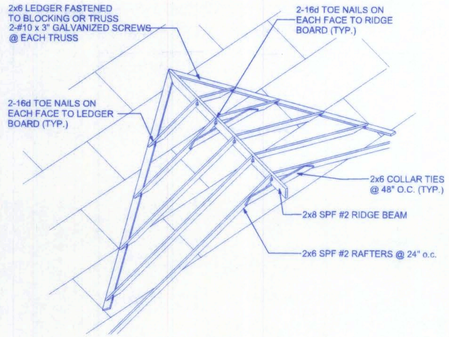
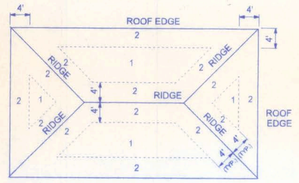
DRAWN BY T.D.
APPROVED V.H.F.
REVISION
SHEET A-6
OF 9
PROJECT NO. 06.C018



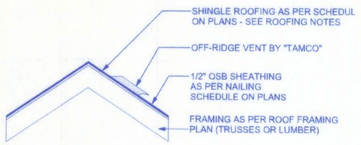
ROOF INTERSECTION CONNECTION DETAIL
NTS

ROOF SHEATHING FASTENINGS

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2 OSB	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES (HIP ROOF)

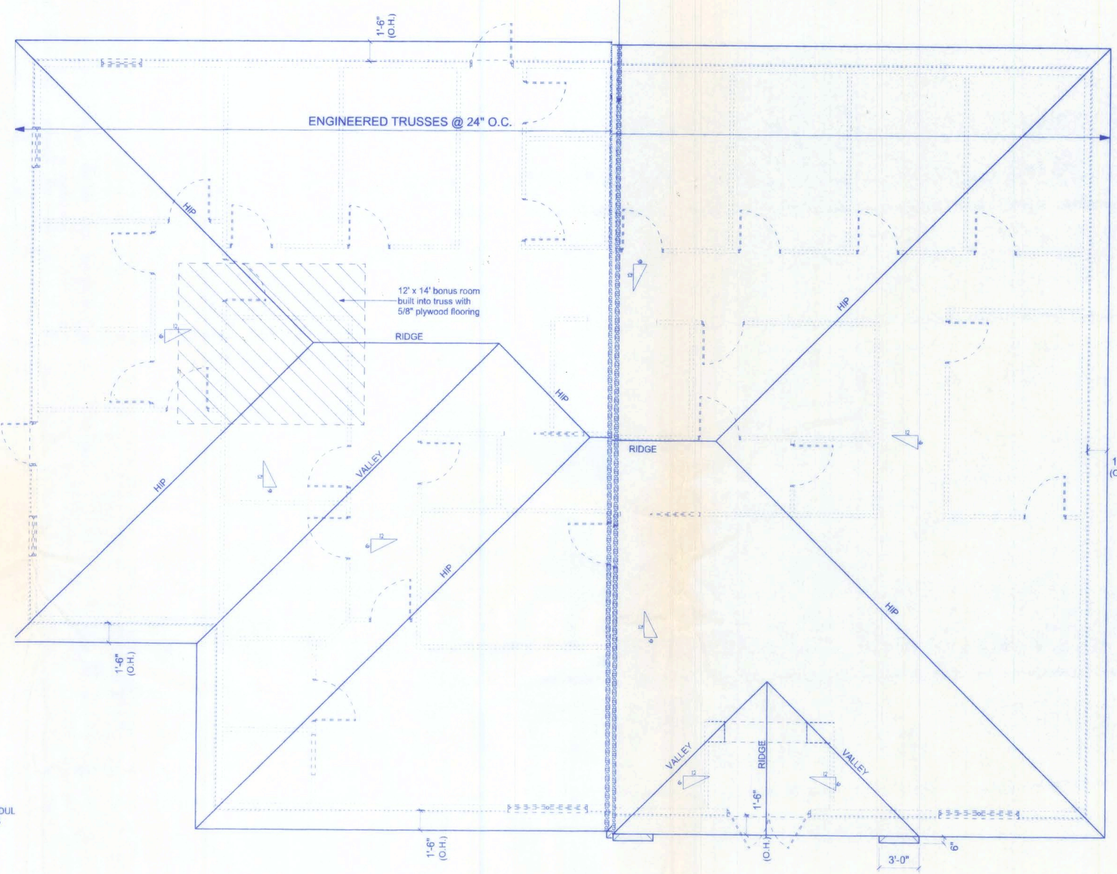


OFF-RIDGE VENT DETAIL

OFF-RIDGE VENT SPECIFICATIONS

SIZE	LENGTH "L"	Area Net Free SQ IN	HEIGHT "H"	Cut Out Size
4'	46.25	138	5.5"	46" x 3"
6'	70.25	210	5.5"	70" x 3"
8'	94.25	282	5.5"	94" x 3"
10'	118.25	354	5.5"	118" x 3"

DRAFT STOPPING:
PROVIDE 1/2" GYPSUM WALL BOARD DRAFT STOPPING IN ATTIC AND CONCEALED ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3000 SQ. FT.



ROOF PLAN
SCALE: 3/16" = 1'-0"

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DOUBLE UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE 1, OR ASTM D 4869, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH ASTM D 1970.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

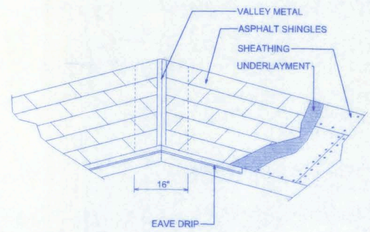
UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

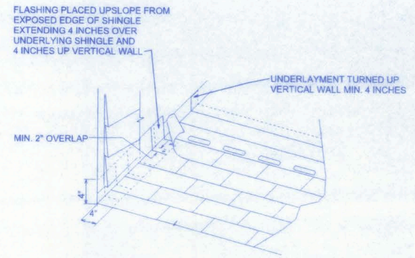
FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
   1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
   2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
   3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (LB)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20





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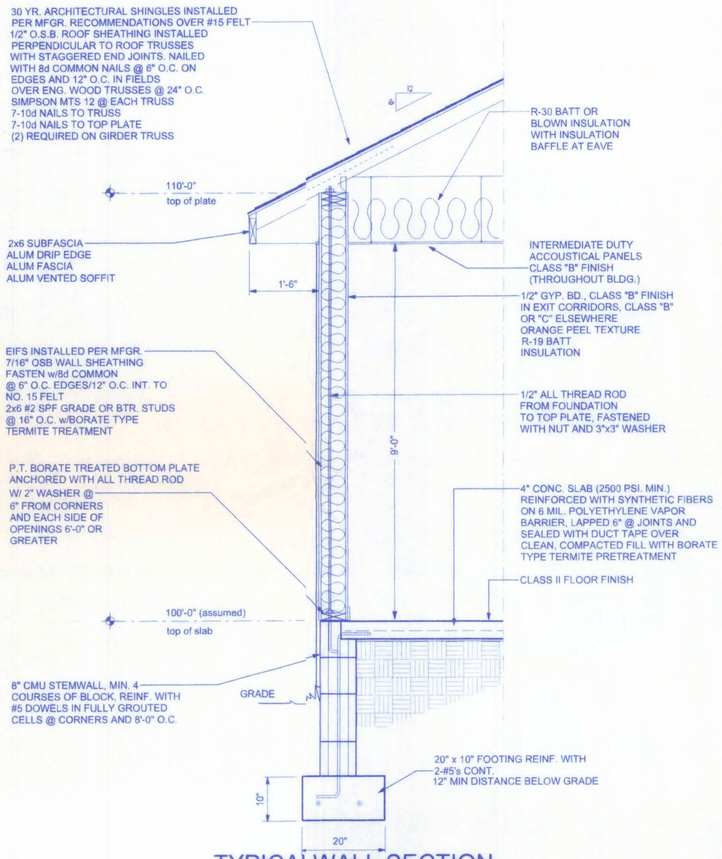
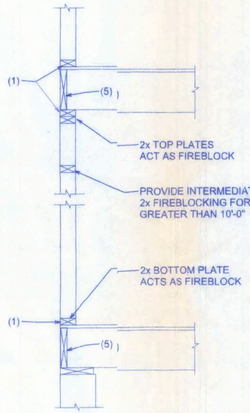
DRAWN BY J.T.D.
APPROVED W.H.F.
REVISIONS
SHEET A-7
OF 9
PROJECT NO. 06.C008



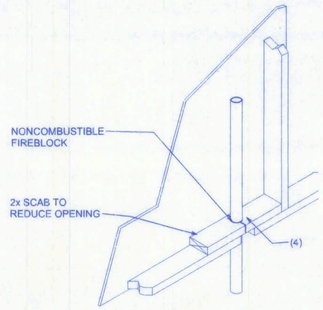
TYPICAL WALL SECTION

3/4" = 1'-0"

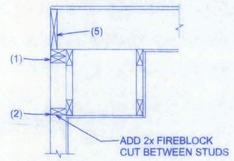


PLATFORM FRAMING

NOTE:
R-19 BATT FIBERGLASS INSULATION FOR ALL THE EXTERIOR WALLS OF THE OFFICE AND ALL OF THE INTERIOR WALLS THAT REQUIRE INSULATION (AS PER PLANS) AND R-30 FIBERGLASS INSULATION WILL BE PROVIDED FOR THE CEILING THROUGHOUT THE ENTIRE BUILDING ABOVE THE ACOUSTICAL CEILING SHALL BE PROVIDED.



PENETRATIONS



SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROPANEL MULTIFLEX SEALANT
5. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

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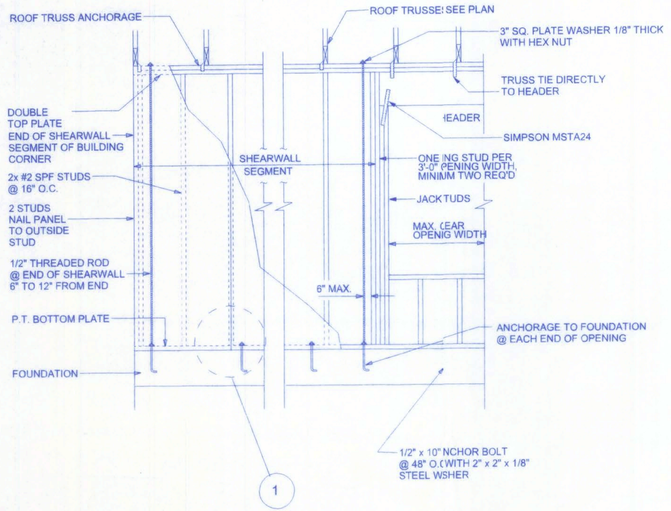
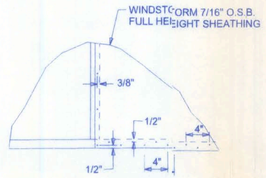


SHEARWALL DETAILS

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

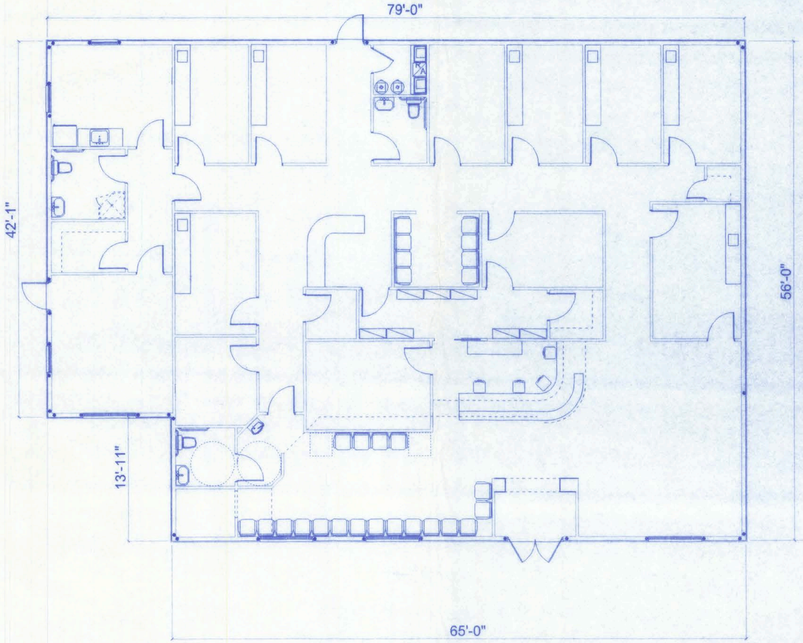
OPENING CONNECTION REQUIREMENTS				
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD



1 DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

UPLIFT CAPACITY = 474 plf (TABLE 3055 SSTD10-99)

• ALL THREADS TIE DOWN LOCATIONS



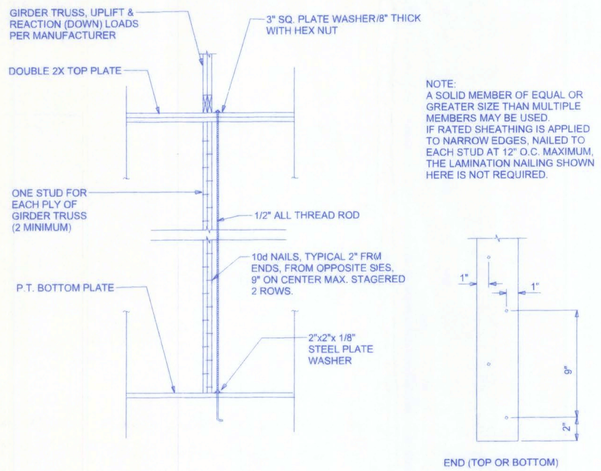
SHEARWALL DETAIL

SCALE: 1/8" = 1'-0"

SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 ie. FOR 8'-0" WALLS - (2'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED.
IF RATED SHEATHING IS APPLIED TO NARROW EDGES, NAILED TO EACH STUD AT 12" O.C. MAXIMUM, THE LAMINATION NAILING SHOWN HERE IS NOT REQUIRED.

END (TOP OR BOTTOM)

GIRDER COLUMN DETAIL

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

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REVISION:

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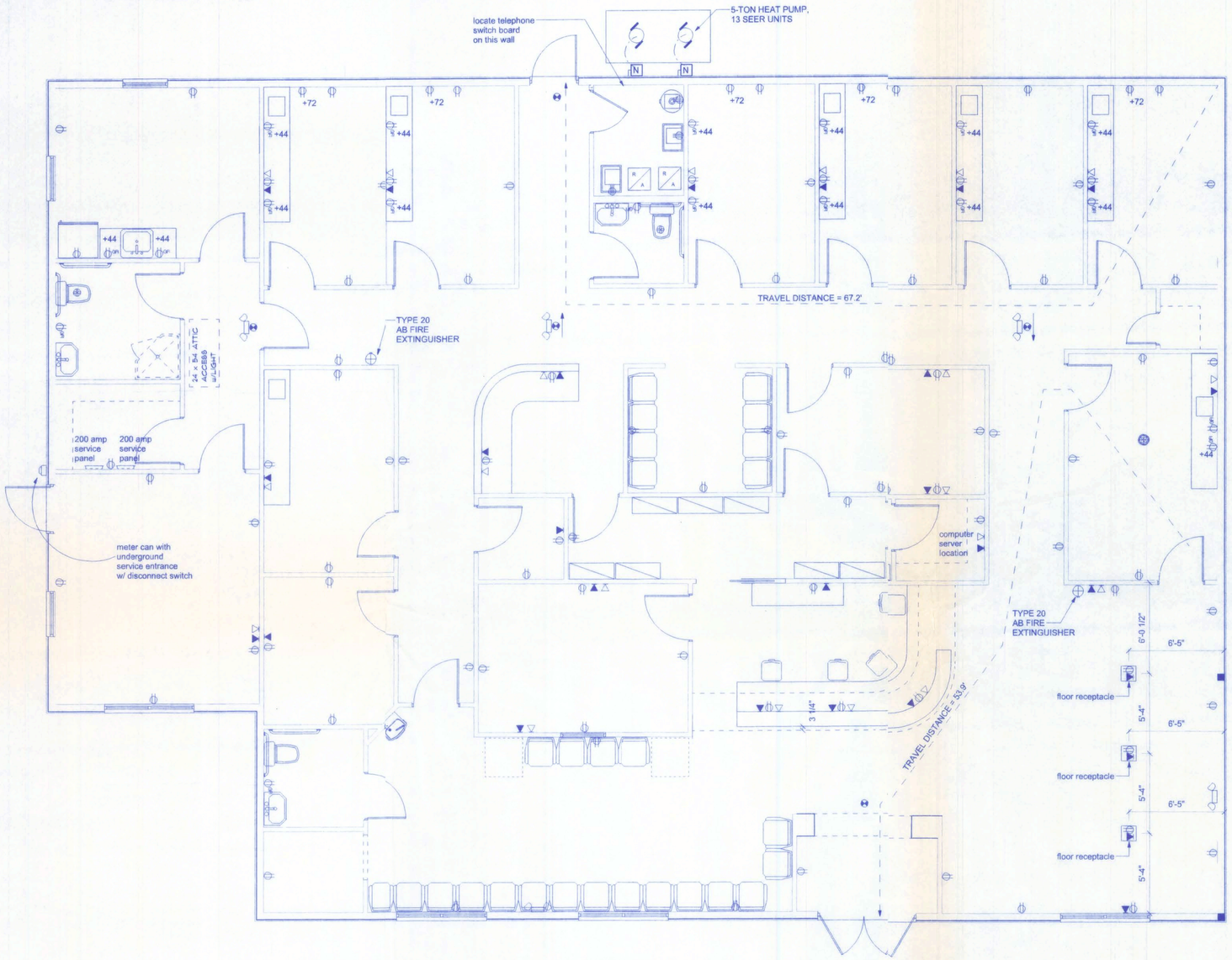
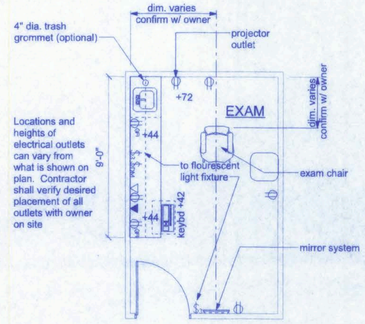
PROJECT NO. 06.C008



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



EXAM ROOM ELEC. PLAN
SCALE: 1/4" = 1'-0"

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.

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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.

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 PROVIDED PER LOCAL BUILIDNG CODE AND CONSTRUCTION DRAWINGS/PLANS PROVIDED - 400 AMP SERVICE. UNDERGROUND METER CAN WITH THE EXPENSE FROM THE OFFICE TO THE ELECTRICAL SERVICE REQUIRED BY THE OWNER.

NOTE:
ALL COMPUTER OUTLETS SHALL CONSIST OF A SINGLE RECEPTACLE ON A DEDICATED CIRCUIT WITH SEPARATE CAT5e NETWORK CABLE OUTLET

NOTE:
PRE-WIRE STRUCTURE FOR SECURITY SYSTEM

NOTE:
ALL PHONE, TV, AND SECURITY WIRES WILL BE SUPPLIED BY THE OWNER.

LIFE SAFETY NOTES

ALL EXIT AND EMERGENCY LIGHTING SHALL BE INSTALLED PER NEC 700-12, 2001 EDITION.

ACCESS TO EXITS SHALL BE MARKED BY APPROVED READILY VISIBLE SIGNS IN ALL CASES WHERE THE EXIT OR WAY TO REACH THE EXIT IS NOT READILY APPARENT TO THE OCCUPANTS. SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN THE EXIT ACCESS CORRIDOR IS MORE THAN 100 FT FROM THE NEAREST EXTERNALLY ILLUMINATED SIGN AND IS NOT IN EXCESS OT THE MARKED RATING FOR INTERNALLY ILLUMINATED SIGNS.

ALL FIRE EXTINGUISHERS SHALL BE TYPE 20AB AND SHALL BE LOCATED SO THAT NO POINT IN THE DIRECTION OF TRAVEL FROM ANY POINT IS MORE THAN 75 FT TO THE FIRE EXTINGUISHER.

ELECTRICAL	SYMBOL
HVAC motor	
Meter can	
electrical panel	
emergency light	
exit	
fire extinguisher	
non-fused disconnect	N
100 cfm exhaust fan	
50 cfm exhaust fan	
GFI receptacle	
LAN connection	
dimmer switch	$DM
outlet	
outlet 220v	
outlet gfi	
switch 3 way	$3
telephone	

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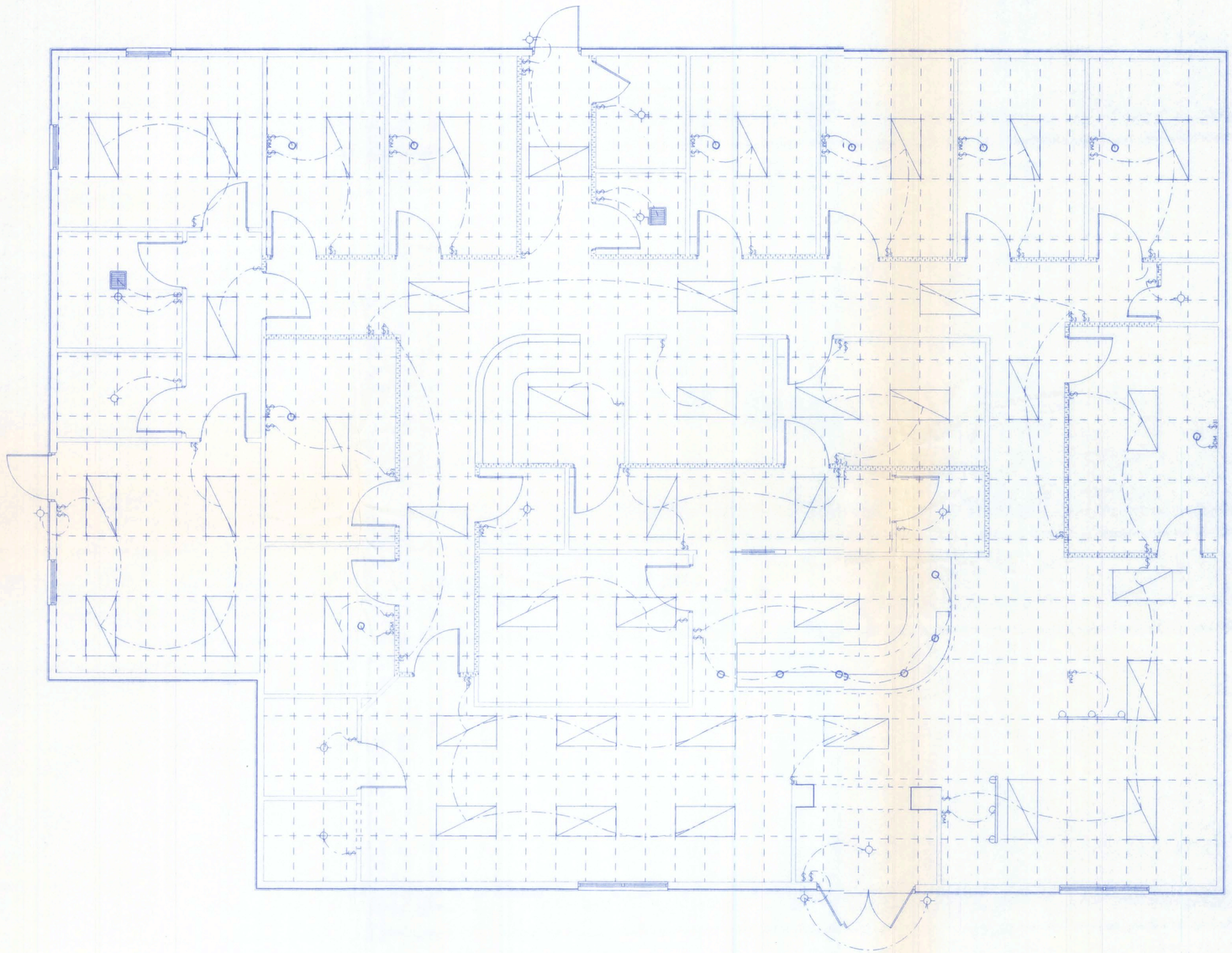

LIGHTING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
PRE-WIRE FOR ALARM.

LIGHTING NOTES:
ALL EXAM ROOMS REQUIRE INCANDESCENT DOWN LIGHT OVER COUNTER AND OVERHEAD FLOURESCENT LIGHT WITH 3-WAY SWITCHES AT DOOR AND COUNTER. FLOURESCENT LIGHT FIXTURES WILL BE NATIONAL (OR EQUAL) 4-BULB, 2x4 FLOURESCENT LAY-IN LIGHTS (SEE NOTE BELOW).

RETAIL AREA REQUIRES FLOURESCENT GENERAL LIGHTING AND LOW VOLTAGE HALOGEN TRACK LIGHTING TO HIGHLIGHT MERCHANDISE

WIRING NOTES:
WIRING, DISTRIBUTION EQUIPMENT AND DEVICES
A. CONDUCTORS: Copper, in accordance with ASTM Standards, size reference AWG. Conductors No. 10 and smaller size solid, No. 8 and Larger, Stranded. Insulation of conductor thermoplastic, type THHN (min. size No. 12) any wire installed outside, underground, in slabs or exposed to moisture shall have THWN insulation.
B. RACEWAYS: RIGID STEEL CONDUIT, full weight pipe galvanized, threaded, and minimum 1/2 inch except as noted or required for wiring. ELECTRICAL METALLIC TUBING (EMT), thin wall pipe, galvanized, threadless, compression fittings, and minim 1/2" size except as noted or required for wiring. FLEXIBLE STEEL CONDUIT: continuous single strip, galvanized, and minimum 1/2" size except as noted or required for wiring. PVC CONDUIT, heavy duty type, size as indicated. Separate raceways shall be used for each voltage system.
C: DISCONNECT SWITCHES: General Duty, horsepower rated for motor loads 250 volt rating, fused or non-fused as noted; number of poles as indicated. Enclosure NEMA 1 for indoor use and NEMA 3R for weatherproof applications. Switch to be Square "D" or equal.
D: CIRCUIT BREAKERS: molded case, thermal-magnetic, quick make, quick break, bolt-on type with manually operated insulated trip-free handle. Multi-pole types with internal common trip bar. Terminals suitable for copper or aluminum conductors. Interrupting capacity minimum 10,000 RMS symmetrical amperes circuit circuit breakers to be Square "D", Siemens or equal, type as required.
E: PANELBOARDS: Voltage, phasing, and ampere ratings as indicated, circuit breaker type as indicated, buss bars of hard drawn copper, minimum 98% conductivity, galvanized steel back box, door and trim. All corners lapped and welded, hardware chrome plated with flush lock and catch. Hinges semi-concealed, 5 knuckles steel with nonferrous pins. 180 degree openings. Minimum gutter space 5-3/4" sides, top and bottom. Increase size where required by code. Directory holder complete with clear plastic transparent cover indicating typwritten list of feeder cables, conduit sizes, circuit number, outlets of equipment supplied, and their location. Circuit breaker type panelboards to be Square "D" type NQOD or I-Line, or equal. A plastic label shall be located on exterior of panelboard identifying the system voltage, phase, and current rating.
F: WIRING DEVICES: All devices their product of the same manufacturer. Wall switches and receptacles to be 20 amp, 125 volt, unless noted otherwise. Color to be selected by Architect.
G: DEVICE PLATES: provide for all outlets where devices are installed. Provide engraved marking for special outlets (where noted). Provide blank plates for empty or future outlet boxes. DEVICE AND DEVICE PLATE COLORS TO BE VERIFIED WITH ARCHITECT AND OWNER.

GROUNDING SYSTEM:
a. EQUIPMENT: Ground non-current carrying metal parts of panel board, receways and all lighting fixtures. All conduit shall have equipment grounding conductors.

INSTALLATION:
A. Secure all supports to building structure as specified under raceways. Support horizontal runs of metallic conduit not more than 10 feet apart Run exposed raceways parallel with or at right angles to walls.
B. Pass raceways over water, steam or other piping when pull boxes are not required. no raceway within 3 inches of steam or hot water pipes, or appliances. expect crossing where the raceway shall be at least 2 inches from pipe cover.
C. Cut conduit ends square , ream smooth. Paint male threads of field threaded conduit with Graphite based pip compound. Draw up tight with conduit couplings.
D. Leave wire sufficiently long to permit making final connections. In raceway over 50 feet in which wiring is not installed. furnish pull wire.
E. Verify locations of outlets and switches.
F. Support panel, junction and pull boxes independently to building structure with no weight bearing on conduits.
G. Connect conduit to motor conduit terminal bases with flexible conduit; minimum 18 inches in length and 50% slack. Do not terminate in or fasten raceways to motor foundation.
H. This contractor shall provide a temporary electrical distribution system as required; 120/208 volt, 1 phase, 100 amp, for new construction. All temporary work shall be installed in a neat and safe manner.
I. Contractor to remove and salvage all abandoned electrical equipment.
J. This contractor shall warrant all labor and materials for one year from date of final written acceptance.

LAY-IN FIXTURE:
National (Or Equal) Lay-In Troffer Recessed fluorescent fixture.
Clear prismatic acrylic diffuser, flush steel door, rotary action cam latches & durable, highly reflective white finish.
For suspended T-grid ceilings. Dims: 2' x 4'; Uses (4) 40W bulbs.

P.E. #56001

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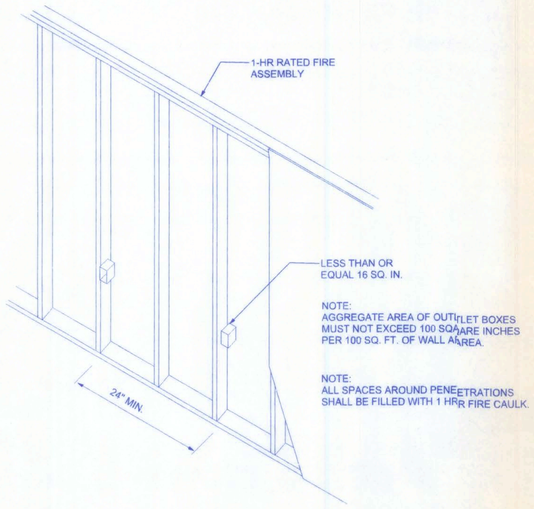
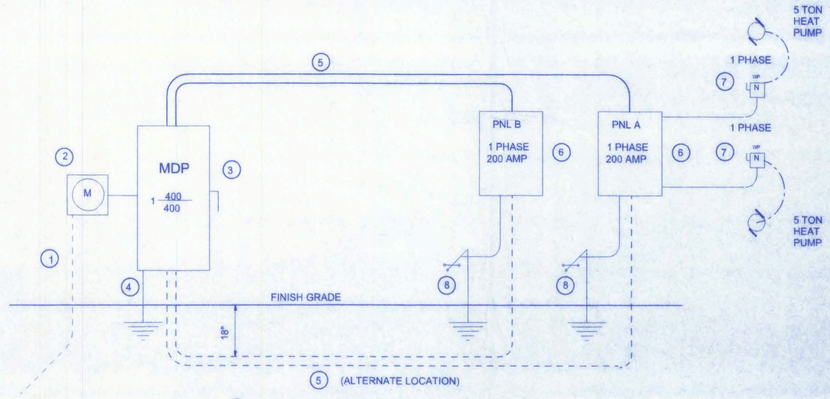


NOTE:
PROVIDE STUBOUT FOR LANDSCAPE, PARKING AND BUILDING LIGHTING. PROVIDE LIGHTING FOR FRONT SIGNAGE AT DRIVEWAY ENTRANCE.

NOTE:
The minimum AIC rating for panel boards, breakers and disconnect switches shall be 22,000 AIC.



(1) Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min 18" deep, w. continuous ground bonding conductor, Service/Entrance Conductors shall not be spliced except that bolted conections at the Meter, Disconnectiong Devices and Panel shall be allowed.

(2) Existing Meter Enclosure, weatherproof, U.L. Listed.

(3) Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.

(4) Service entrance ground: 5/8" diameter 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 Feeder: 3-3/0-THW-Cu, 1-#2-Cu-GND, 2 1/2" Conduit.

(6) House Panel (PNL), U.L. Listed, sized per schedule.

(7) Equipment Disconnect Switch: non-fused, in weather proof enclosure, size according to Panel Schedule loads.

(8) Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

LOAD CALCULATIONS:

	CONNECTED LOAD	DEMAN FACTOR	DEMAND LOAD
LIGHTING	14,900 VA	1.3	18,625 VA
RECEPTACLES	20,880 VA	1.	20,880 VA
		TOTAL	39,505 VA
		@ 120/240 1 PHASE	164.60 AMPS
		PROVIED SERVICE	200 AMPS

LOAD CALCULATIONS:

	CONNECTED LOAD	DEMAND FACTOR	DEMAND LOAD
HVAC	28,600 VA	1.25	35,750 VA
WATER HEATER	4,500 VA	1.25	5,625 VA
		TOTAL	41,375 VA
		@ 120/240 1 PHASE	172.40 AMPS
		PROVIDED SERVICE	200 AMPS

PANEL BOARDSCHEDULE

PANEL: PNL A — LOCATION: EQUIPMT ROOM
TYPE: SQ D 'NQOD' — MAIN LUGS: ONLY — MN BREAKER: X — AMPS: 200
VOLTS: 120/240 — PHASE: 1 — WIRE: 3 — SINGLE POLES: 40
A.I.C. RATING: 22,000 KVA — FEEDER SIZE: 3 - 3/0 THW
FEED : TOP: X — BOTTOM:
MOUNTING / SURFACE: — FLUSH: X
CABINET / STANDARD: X
TOTAL KW LOAD: 39.505

WIRE	GND.	COND.	APPLICATION	LOAD	CIR.	BRK.		BRK.	CIR.	LOAD	APPLICATION	COND.	GND.	WIRE
12	12	1/2"	LIGHTING		1	20/1		20/1	2		LIGHTING	1/2"	12	12
12	12	1/2"	LIGHTING		3	20/1		20/1	4		LIGHTING	1/2"	12	12
12	12	1/2"	LIGHTING		5	20/1		20/1	6		LIGHTING	1/2"	12	12
12	12	1/2"	LIGHTING		7	20/1		20/1	8		LIGHTING	1/2"	12	12
12	12	1/2"	LIGHTING		9	20/1		20/1	1(		LIGHTING	1/2"	12	12
12	12	1/2"	RECEPT.		11	20/1		20/1	1;		RECEPT.	1/2"	12	12
12	12	1/2"	RECEPT.		13	20/1		20/1	1,		RECEPT.	1/2"	12	12
12	12	1/2"	RECEPT.		15	20/1		20/1	1(		RECEPT.	1/2"	12	12
12	12	1/2"	RECEPT.		17	20/1		20/1	1(		RECEPT.	1/2"	12	12
12	12	1/2"	RECEPT.		19	20/1		20/1	2(		RECEPT.	1/2"	12	12
12	12	1/2"	EM. LIGHTS		21	20/1		20/1	22		BATHROOM	1/2"	12	12
			SPACE								SPACE			
			SPACE		39				40		SPACE			

PANEL BOARD SCHEDULE

PANEL: PNL B — LOCATION: EQUIPMENT ROOM
TYPE: SQ D 'NQOD' — MAIN LUGS: ONLY — MAIN BREAKER: X — AMPS: 200
VOLTS: 120/240 — PHASE: 1 — WIRE: 3 — SINGLE POLES: 40
A.I.C. RATING: 22,000 KVA — FEEDER SIZE: 3 - 3/0 THW
FEED / TOP: X — BOTTOM:
MOUNTING / SURFACE: — FLUSH: X
CABINET / STANDARD: X
TOTAL KW LOAD: 41,375

WIRE	GND.	COND.	APPLICATION	LOAD	CIR.	BRK.		BRK.	CIR.	LOAD	APPLICATION	COND.	GND.	WIRE
8	10	1"	5 TON HEAT PUMP		1	40/2		40/2	2		5 TON HEAT PUMP	1"	10	8
					3				4					
6	10	1 1/4"	AIR HANDLER UNIT		5	60/2		60/2	6		AIR HANDLER UNIT	1 1/4"	10	6
					7				8					
10	12	1/2"	50 GAL WATER HEATER		9	30/2								
					11									
			SPACE		39				40		SPACE			

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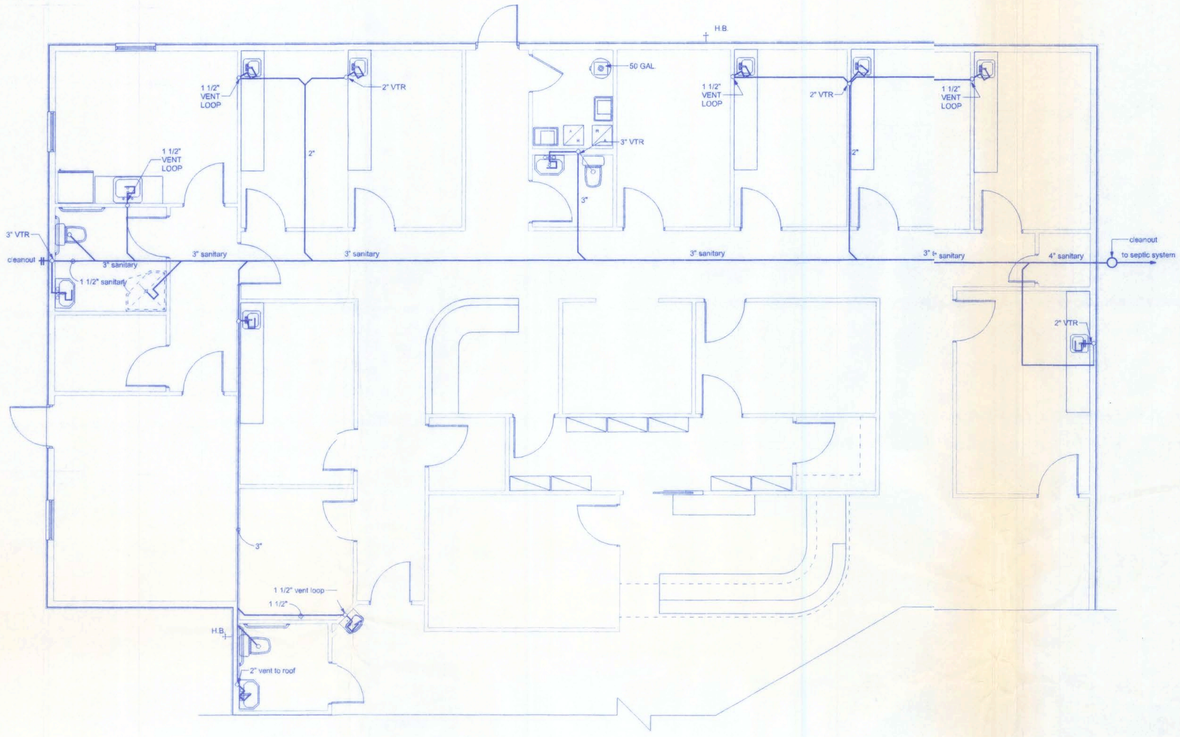
DATE 12/7/06 | DRAWN BY I.T.D. | APPROVED W.H.F.

REVISIONS

SHEET E-3
OF 3

PROJECT NO. 06.C008



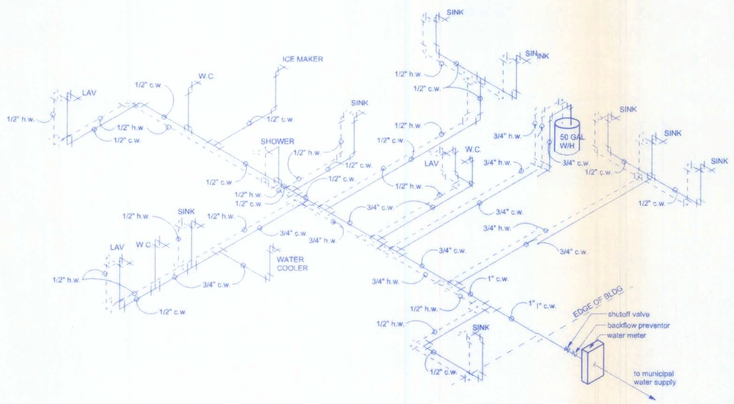
PLUMBING PLAN
SCALE: 3/16" = 1'-0"

NOTES:
PROVIDE CONNECTIONS TO THE WATER TAP FROM THE CITY OF LAKE CITY WITHIN 50', AND PROVIDE SEPTIC CONNECTION WITHIN 20'

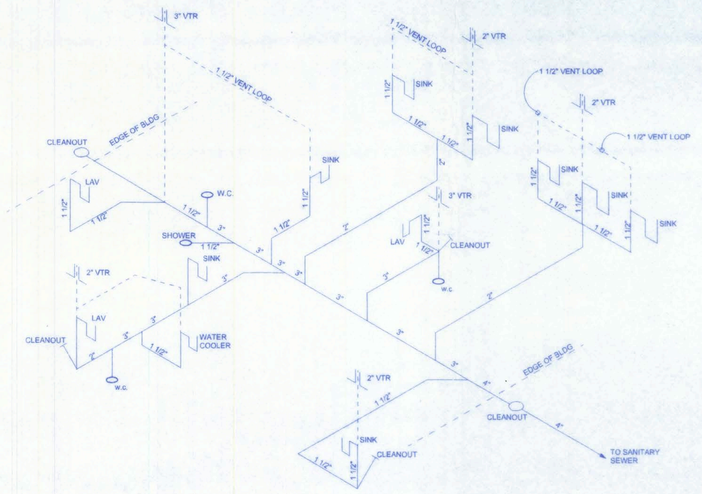
NOTES:
THE SUCCESSFUL PLUMBING CONTRACTOR SHALL SUBMIT SHOP DRAWINGS
IF DIFFERENT FROM PLANS, ADD CUT SHEETS ON ALL FIXTURES AND FAUCETS
TO BE USED.
ALL PLUMBING SHALL BE BID AS SPECIFIED OR OF EQUAL VALUE.

NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

NOTE:
PROVIDE PLUMBING CLEAN-OUTS AT THE BASE OF ALL STACKS, A MAXIMUM OF 75' O.C. ALONG ALL MAIN DRAIN RUNS AND THE UP-STREAM ENDS OF MAIN DRAIN RUNS, WHERE THE MAIN BUILDING DRAIN EXITS THE BUILDING AND AT 75' INTERVALS TO THE DISPOSAL SITE.



SUPPLY RISER
NTS



SANITARY RISER
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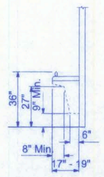
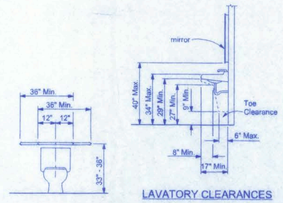
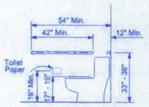


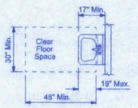
WATER COOLER CLEARANCES



LAVATORY CLEARANCES

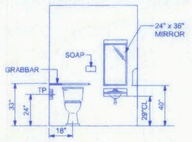


GRAB BARS AT WATER CLOSETS



CLEAR FLOOR SPACE AT LAVATORIES

HANDICAPPED ACCESSIBLE CONSTRUCTION DETAILS



TYP. - HC STALL

NOTE:
CONTRACTOR SHALL INSTALL TOILET PAPER AND PAPER TOWEL DISPENSERS, AS WELL AS A SOAP DISH IN ALL RESTROOMS.

PLUMBING NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD BUILDING CODE AND LOCAL REGULATION.
2. ALL PLUMBING SHALL BE BID AS SPECIFIED OR OF EQUAL VALUE.
3. PROVIDE COLD WATER TO ALL PLUMBING FIXTURES AND HOT WATER TO ALL LAVATORIES.
4. PROVIDE DRAIN TO WATER HEATERS.
5. PROVIDE A SLOPE ON ALL WASTE LINES OF 1/8" PER FOOT OF RUN (MINIMUM), UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL WASTE LINES SHALL BE PVC DWV.
7. ALL WATER LINES SHALL BE CPVC PIPE AND FITTINGS.
8. INSTALL AIR CHAMBERS AS NEEDED.
9. WATER SERVICE SHALL BE SCH. 40 PVC 1 1/4" OR AS NECESSARY TO PROVIDE NECESSARY WATER PRESSURE FOR PLUMBING FIXTURES TO WORK PROPERLY.
10. ALL ROOF FLASHING SHALL BE GALVANIZED WITH NEOPRENE COLLARS.
11. ALL WATER PIPES, WHERE PASSING THROUGH MASONRY WALL OR CONCRETE SHALL HAVE PROTECTIVE SLEEVES.
12. PROVIDE PIPE SLEEVES OR CONCRETE RELIEVING ARCH AT ALL LOCATIONS WHERE SANITARY PIPES PASS UNDER OR THROUGH CONCRETE FOOTINGS OR FOUNDATION ALL IN ACCORDANCE WITH THE STANDARD PLUMBING CODE.
13. ALL PVC PIPE SHALL BE SCHEDULE 40.
14. SPECIFY IN BID HOW MANY FEET OF SEWER AND WATER PIPE IS INCLUDED IN BID. SPECIFY PRICE PER FOOT FOR ADDITIONAL SEWER AND WATER PIPE.
15. ALL PLUMBING FIXTURES AND LABOR SHALL HAVE A STANDARD ONE YEAR WARRANTY FROM ISSUANCE OF CERTIFICATE OF OCCUPANTS.
16. ANY CHANGES TO THE PLUMBING THAT WILL RESULT IN PRICE INCREASE OR DECREASE SHALL NOT BE DONE UNTIL A WRITTEN CHANGE ORDER IS IN PLACE.

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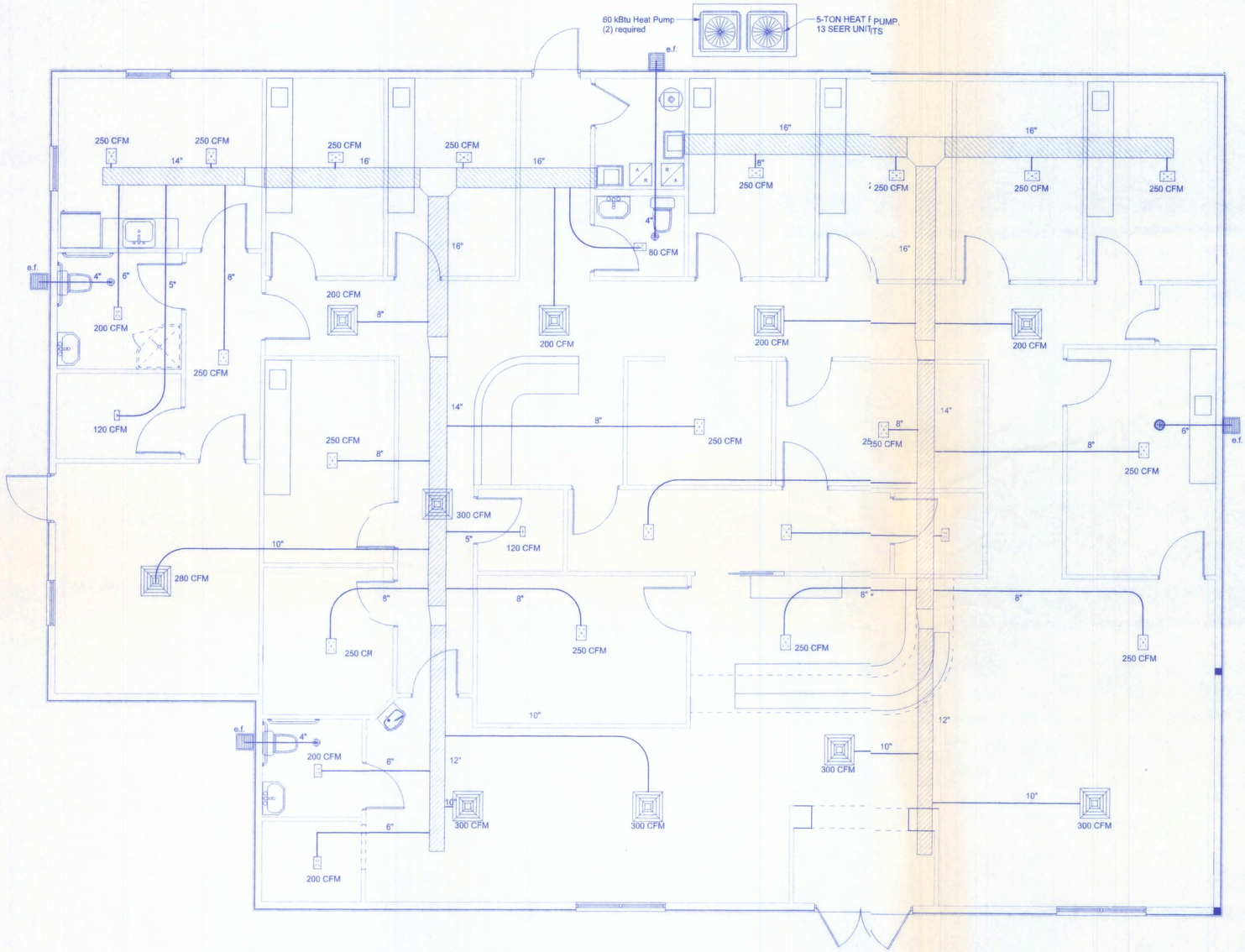
	APPROVED V.H.F.
REVISION!	
SHEET M-1 OF 2	
PROJECT NO. 06.C008	



REQUIRED OUTDOOR VENTILATION PER TABE 403.3 FMC.

LOCATION	CFM/PERSON	TOTAL CFM
TOILET AREA	50 CFM/W.C.	150
OFFICE AREA	10 PERSONS/1000 SF = 46 25 CFM/PERSON	1,150
GRAND TOTAL		1,300

HVAC PLAN

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

HVAC NOTES

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE HVAC SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED) OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 1 3/4 LB. DENSITY FIRBERGLASS INSULATION AND SHALL BE U.L. LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINER & WRAPPED W/ 1 3/4 L. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R4.3/R6.0 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURERS SHALL BE TITUS, METALAIRE, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
9. IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGNED AND SEALED BY A REGISTERED ENGINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MANUFACTURER.
11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSION.
12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDRANCE TO COMPLETION OF THE JOB
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1.2" THICK ARMAFLEC INSULATION.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15 PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, TO ASSURE SUITABLE SIZES OF BREAKER, SWITCHES AND WIRING.

NOTE:

FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555 AND SHALL BEAR THE LABEL OF AN APPROVED TESTING AGENCY. FIRE DAMPERS SHALL BE CLASSIFIED AND IDENTIFIED FOR USE IN EITHER:
1. STATIC SYSTEMS THAT AUTOMATICALLY SHUT DOWN IN THE EVENT OF FIRE.
2. DYNAMIC SYSTEMS THAT OPERATE IN THE EVENT OF FIRE.

NOTE:

FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
1. DUCTS PENETRATING WALLS OR PARTITIONS HAVING A FIRE RESISTANCE RATING OF 1 HOUR OR MORE.
2. DUCTS PENETRATING SHAFT WALLS HAVING A FIRE RESISTANCE RATING OF 1 HOUR OR MORE.

NOTE:
BATHROOM EXHAUST SHALL BE DIRECTED TO OUTSIDE OF BUILDING. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS IF TERMINATING OUT DOORS.

NOTE:
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

NOTE:
CONDENSATE LINES AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM THE STRUCTURE SIDEWALL. IN CASES WHERE THE ROOF EAVE IS LESS THAN 6 INCHES, GUTTERS MUST BE INSTALLED AND DIRECT WATER A MINIMUM OF 1 FOOT FROM THE STRUCTURE.

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REVISIONS

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OF 2

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