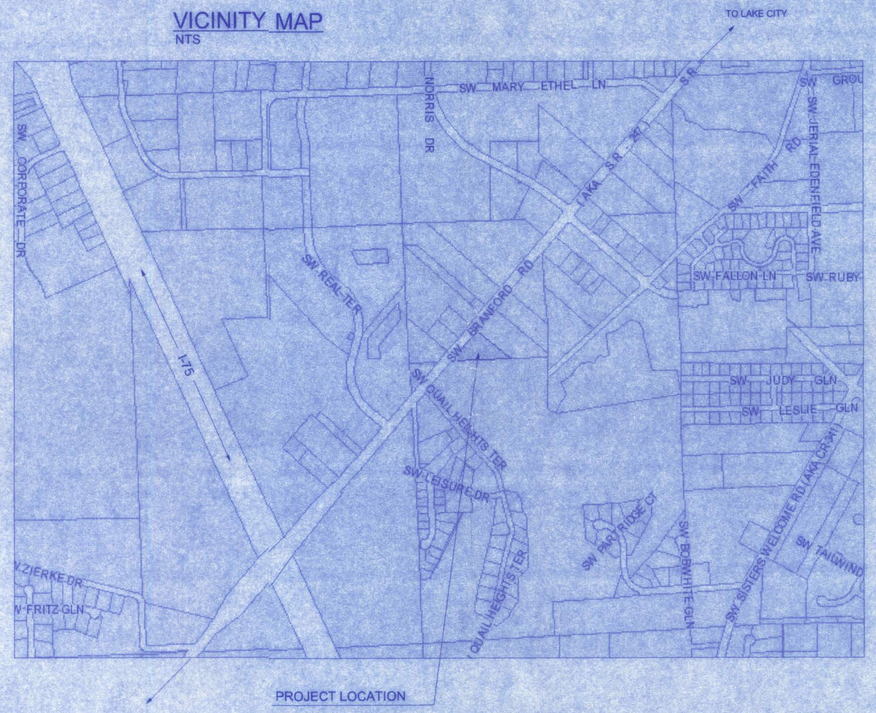
OFFICE BUILDING
FOR
ELAINE TOLAR
CALDWELL BANKER

LAKE CITY, FL. 32055

VICINITY MAP
NTS



SITE DATA

APPLICABLE 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.

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PLANS PREPARED FOR:

ELAINE TOLAR
2716 W US HWY 90
LAKE CITY, FL. 32055

PLANS PREPARED BY:

Freeman Design Group
151 N.W. MADISON STREET
SUITE #102
LAKE CITY, FL. 32055
(386)758-4009

APPROVED
(Subject to Revisions)
Inspection Department
Lake City Fire Dept.
State Fire Inspector
Certificate # 112877
By Jack E Arnold Date: 12/6/06.

Dallas N Freeman
11/1/06

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:

FLOOR LIVE LOADS	
LOBBIES & CORRIDORS	100 PSF
OFFICES	50 PSF
FLOOR DEAD LOADS	20 PSF
FLOOR LIVE LOADS	10 PSF
ASSUMED ALLOWABLE SOIL BEARING CAPACITY	2000 PSF

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

GENERAL

G1 THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION OR START OF CONSTRUCTION.

G2 THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, THE WORK PERSONS, AND OTHER PEOPLE DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION & FOR ALL JOBSITE SAFETY.

G3 NO STRUCTURAL MEMBER SHALL BE CUT NOTCHED OR OTHERWISE REDUCED IN STRENGTH.

G4 THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ANCHORED, EMBEDDED AND SUPPORTED ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS AND NOTIFY THE ARCHITECT/ENGINEER ON ANY DISCREPANCIES

G5 ANY SUBMITTALS RECEIVED BY A/E THAT HAVE NOT BEEN CHECKED BY THE GC AND HIS SUBCONTRACTOR SHALL BE RETURNED WITHOUT REVIEW.

G6 ALL SECTIONS AND DETAILS SHALL BE CONSTRUED TO BE TYPICAL OR SIMILAR UNLESS ANOTHER SECTION OR DETAIL IS NOTED.

G7 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION, INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE A/E FOR RESOLUTION.

FOUNDATIONS

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

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

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

SLABS ON GRADE

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

S2 PROVIDE CONTROL JOINTS (1/4" WIDE BY 1 1/2" DEEP) AS INDICATED ON PLAN. FILL JOINTS WITH POURED RUBBER. IF JOINTS ARE SAWCUT, SAWCUTTING MUST BE DONE THE SAME DAY THE CONCRETE IS PLACED.

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

PRE-FABRICATED WOOD TRUSSES

WT1 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).

WT2 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).

WT3 PERMANENT BRACING SHALL BE INDICATED IN THE TRUSS LAYOUT DRAWINGS AND SHALL BE SUPPLIED AND INSTALLED BY THE FRAMING CONTRACTOR.

WT4 TRUSSES SHALL BE DESIGNED PER ASCE 7-98 FOR THE FOLLOWING LOADS:

DEAD LOAD	10 PSF
LIVE LOAD	20 PSF
WIND	110 MPH W/ 3 SECOND WIND GUST

WT5 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.

WT6 TRUSS BEARING SHALL BE 4" NOMINAL UNLESS NOTED OTHERWISE. BEARING LOCATIONS MUST BE MARKED ON TRUSS BY FABRICATOR TO INSURE PROPER INSTALLATION.

WT7 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.

WT8 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.

WT9 DESIGN OF METAL CONNECTED WOOD ROOF TRUSSES TO COMPLY WITH STANDARD BLDG. CODE NFPA'S "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUBER AND ITS FASTRNINGS", AND TRUSS PLATE INSTITUTE'S "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES".

WT10 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.

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	3,000 PSI
COLUMNS AND SLABS	3,000 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 60. 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 588) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-88/ASCE 6-88)

NOTE:
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION, AND IN ACCORDANCE WITH ASCE-7

BASIC WIND SPEED		110 MPH
IMPORTANCE FACTOR		1.0
BUILDING CATEGORY		2
EXPOSURE		B
INTERNAL PRESSURE COEFFICIENT		+/- 0.18
COMPONENT AND CLADDING PRESSURE	WALLS	+21.8/-29.1 PSF
	ROOF	+12.5/-29.1 PSF
	OVERHANGS	-71.6 PSF
TYPE OF STRUCTURE		ENCLOSED
ROOF DEAD LOAD		10 psf
ROOF LIVE LOAD		20 psf
FLOOR DEAD LOAD		20 psf
FLOOR LIVE LOAD		40 psf

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

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
OCCUPANCY	
BUSINESS OFFICE: 1:100SF GROSS 2688 SF / 100 = 26.88 OR 27	27 OCCUPANTS

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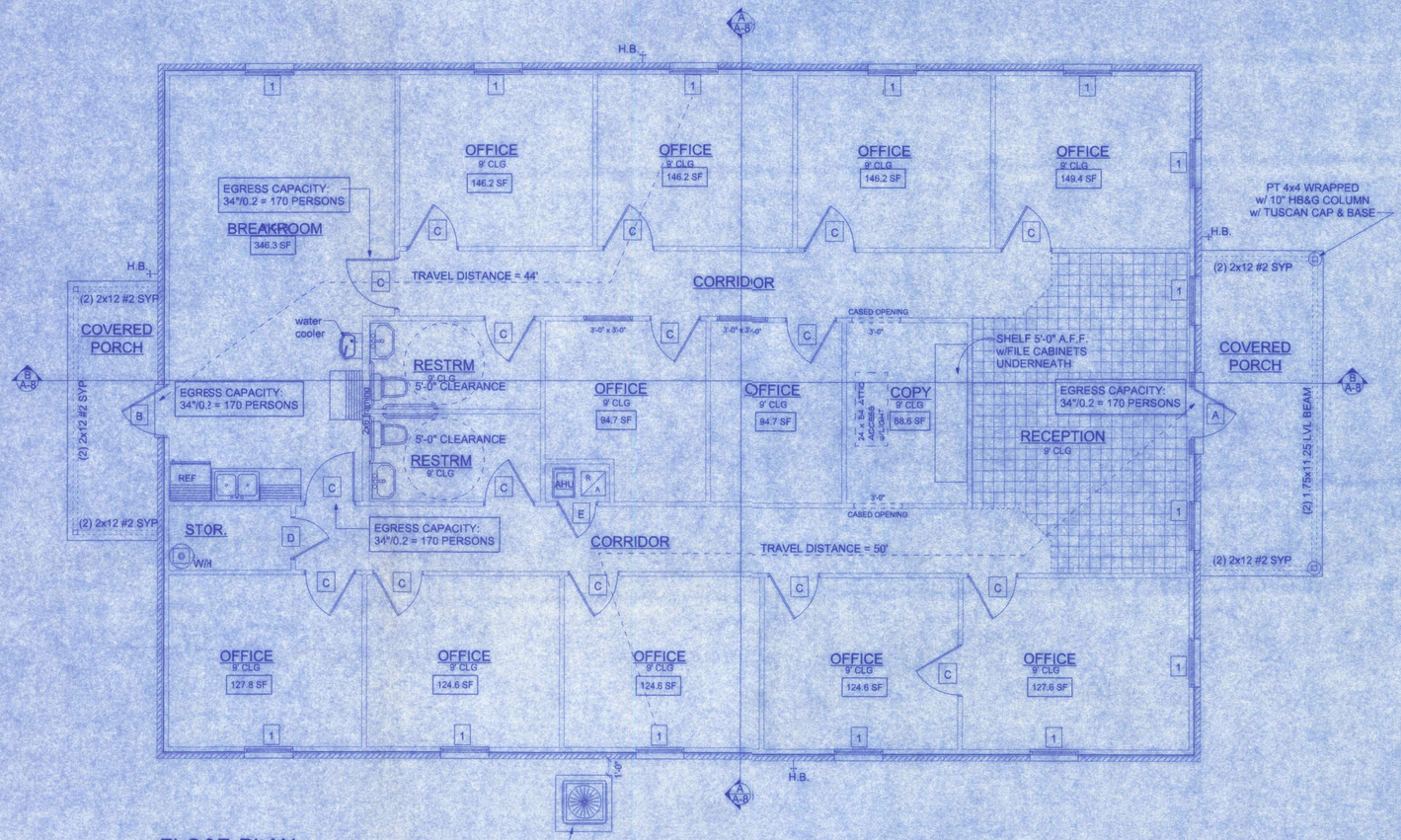
	APPROVED W.H.F.
REVISIONS	
SHEET A-1	
OF 9	
PROJECT NO. 06-C020	



FLOOR PLAN

SCALE 1/4" = 1'-0"

HVAC UNITS SHALL BE MOUNTED TO CONCRETE PAD w/ #14 SCREWS w/ GASKETED WASHERS, (3) PER SIDE

AREA SUMMARY	
CONDITIONED	2,688 SF
COVERED PORCH	216 SF
TOTAL	2,904 SF

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.

NOTE:
SINCE THE OCCUPANT LOAD IS LESS THAN 50, & THE TRAVEL DISTANCE IS LESS THAN 75 FEET, 1-HR CORRIDORS ARE NOT REQUIRED.

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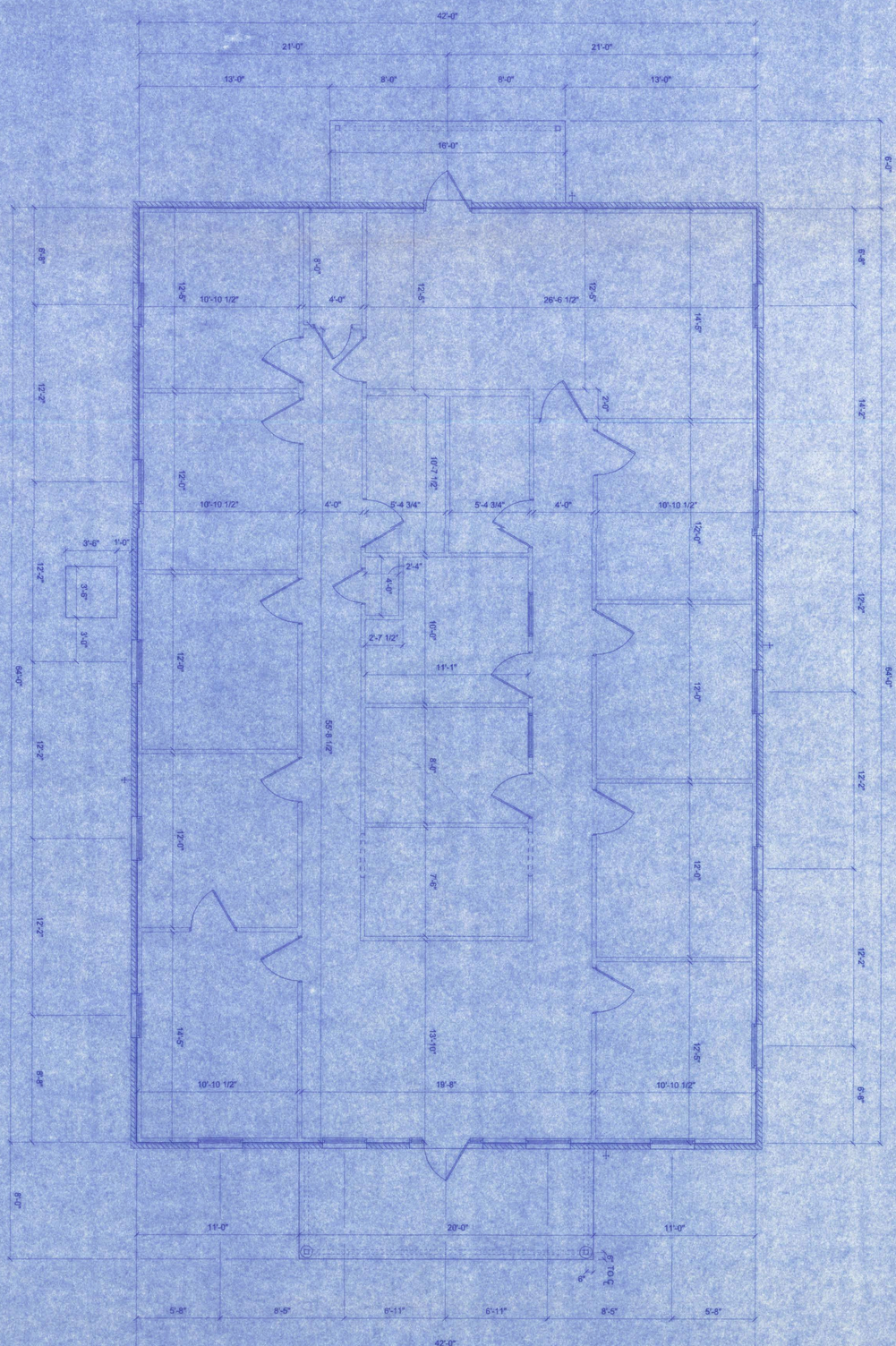
REVISIONS	
SHEET	A-2
OF	9
PROJECT NO.	06 C020

DIMENSION PLAN

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



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REVISIONS

SHEET A-3
OF 9
PROJECT NO. 06-0209

11/1/06

FRONT ELEVATION

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

NOTE:

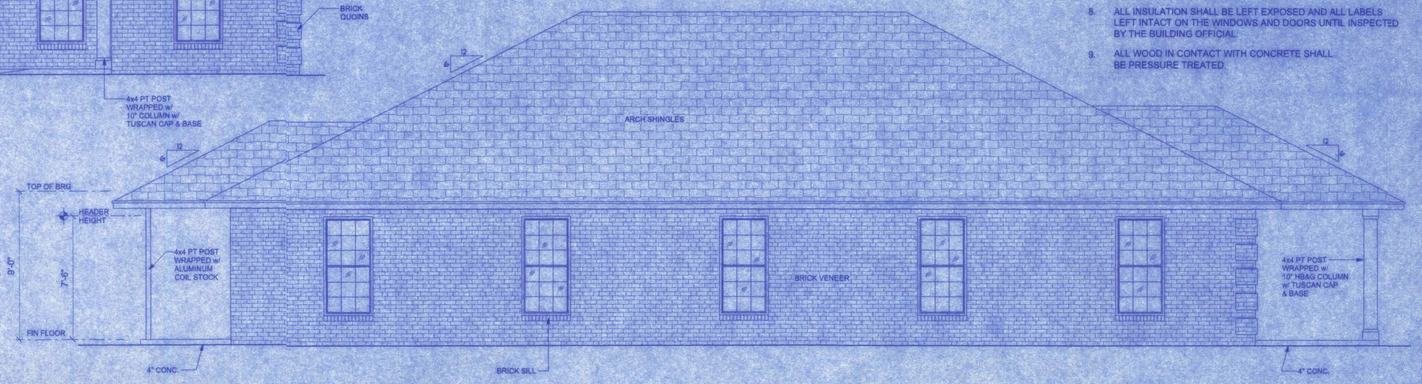
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF HEIGHT DETERMINATION ONLY. DO NOT USE THIS DIMENSION FOR ROOF CONSTRUCTION.

VENTILATION REQUIREMENTS

Total Attic Square Footage	Recommended Length of Cobra Rigid Vent II (Feet)	Minimum Intake Ventilation (Net Free Area in Sq. In.)
1600	21	384
1900	25	456
2200	29	528
2500	33	600
2800	41	744
3100	41	820
3400	45	816

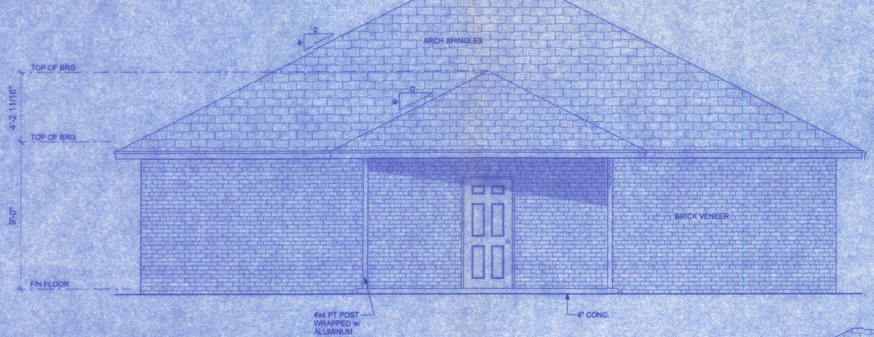
GENERAL NOTES:

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 WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING 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.



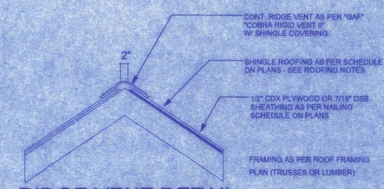
LEFT ELEVATION

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

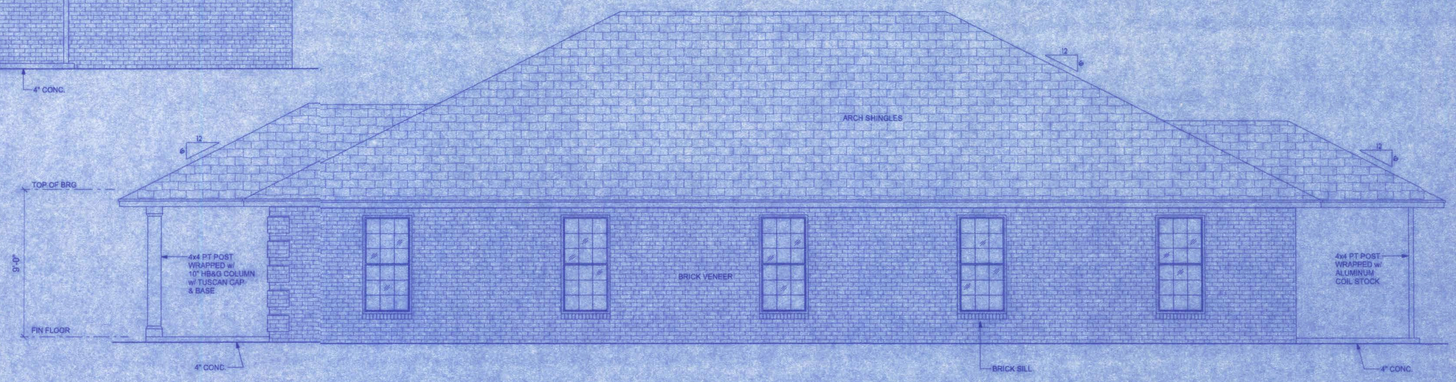


REAR ELEVATION

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



RIDGE VENT DETAIL



RIGHT ELEVATION

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

CONSTRUCTION DOCUMENTS:

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

DO NOT SCALE THESE PLANS:

AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMATIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THES PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.

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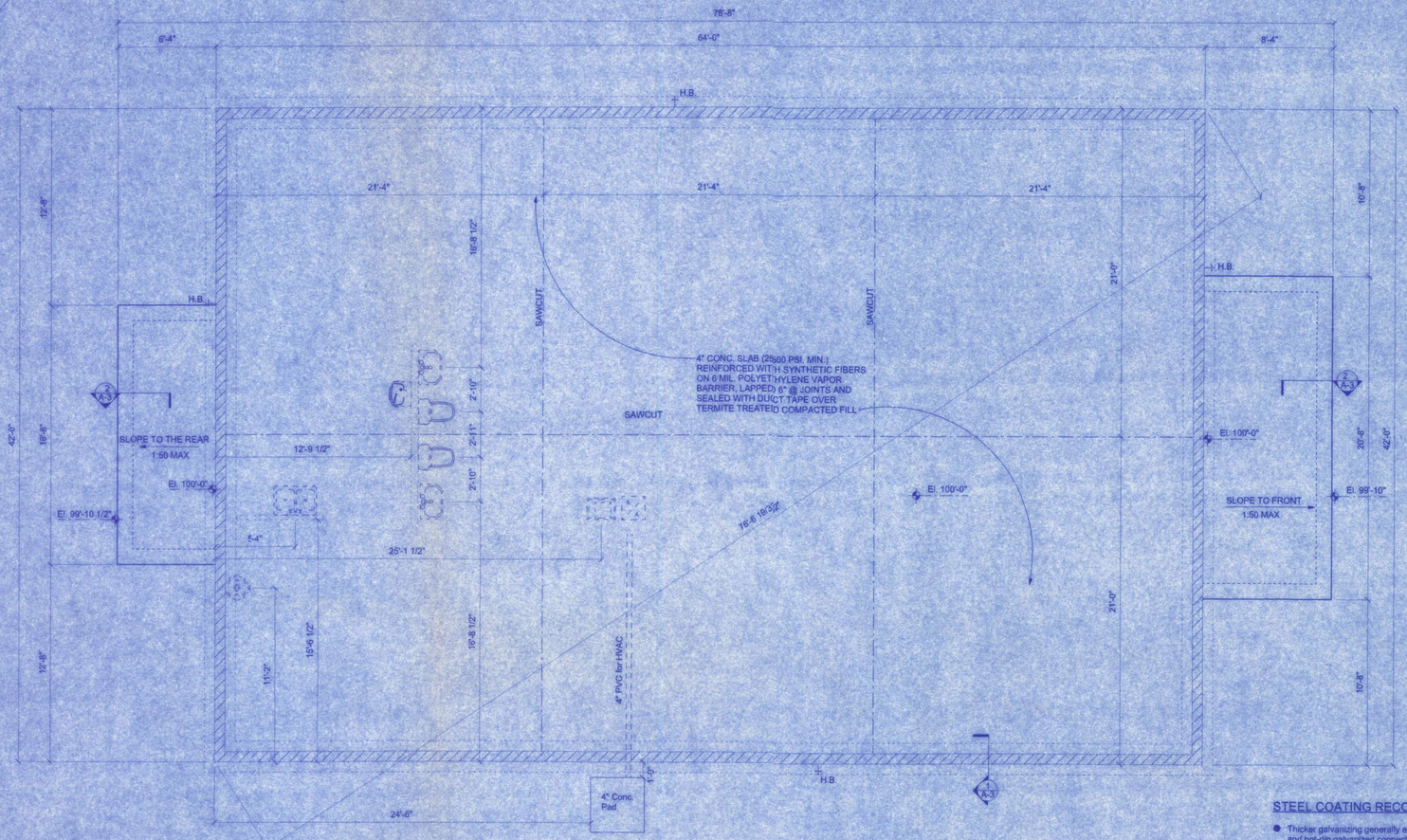
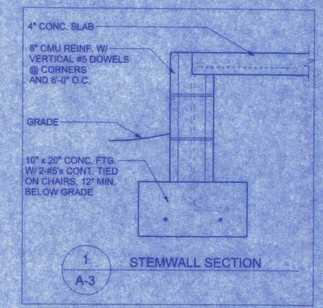
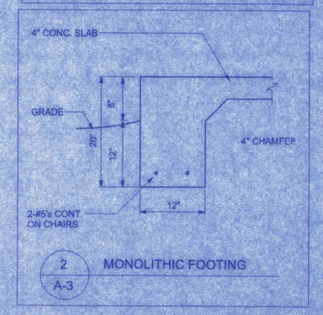
	APPROVED
	W.H.F.
REVISIONS	
SHEET	A-4
OF	9
PROJECT NO.	06.C020







FOUNDATION NOTES

COVER OVER REINFORCING STEEL:
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFROCING BARS SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETI 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 CLEARDISTANCE 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 WAIL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BEGALVANIZED 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.

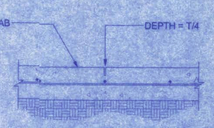
REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

BEARING CAPACITY:
THE FOOTING IS DESIGNED FOR SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF. THE FOOTINGS SHALL REST ON JNDISTURBED 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 PLAN

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

NOTE:
SAW CUT SHALL BE MADE WITHIN 24 HOURS OF: POUR



SAWCUT DETAIL

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

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 NASO ₄	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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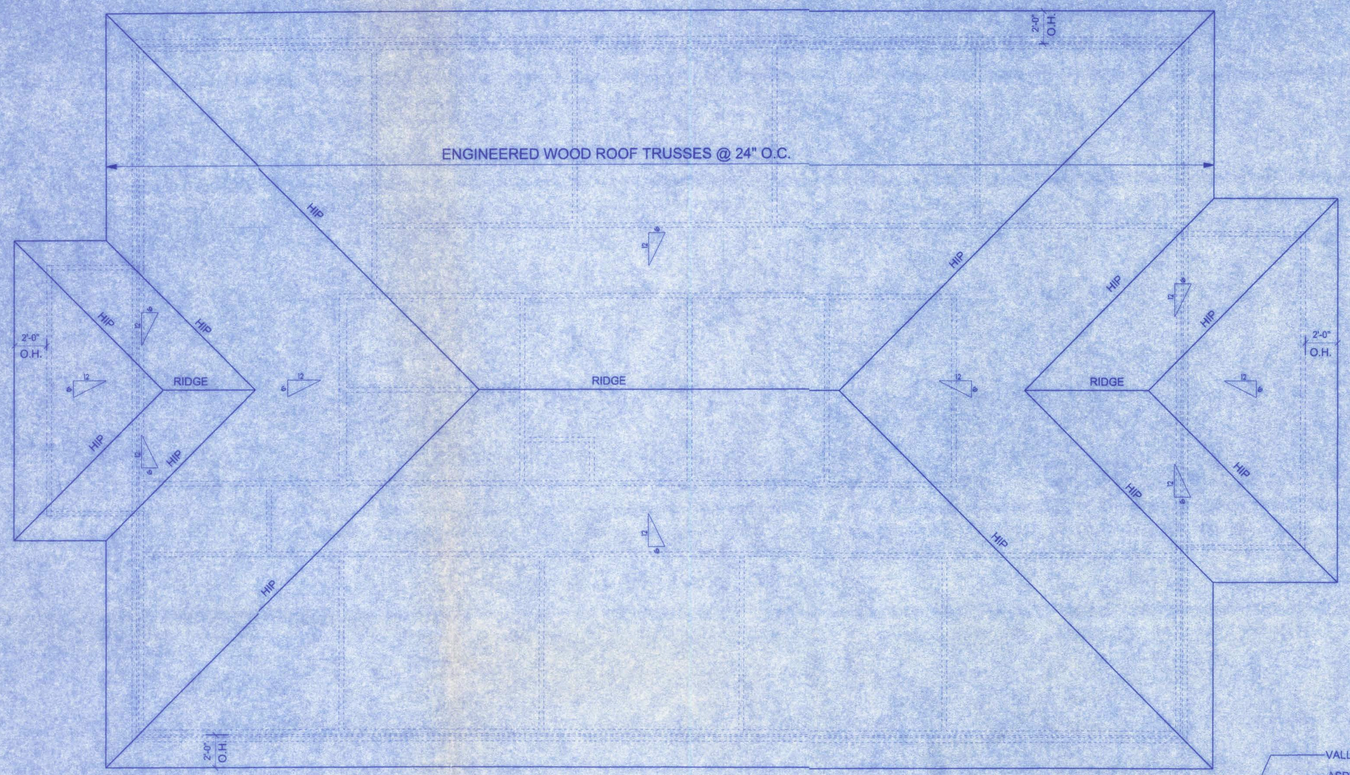
DATE 11/01/06 | DRAWN BY J.T.D. | APPROVED W.H.F.

REVISIONS

SHEET A-5
OF 9

PROJECT NO. 06:C020

PROFESSIONAL OFFICE FOR ELAINE TOLAR



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

ROOFING NOTES

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.

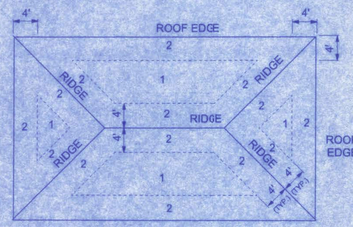
BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET.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

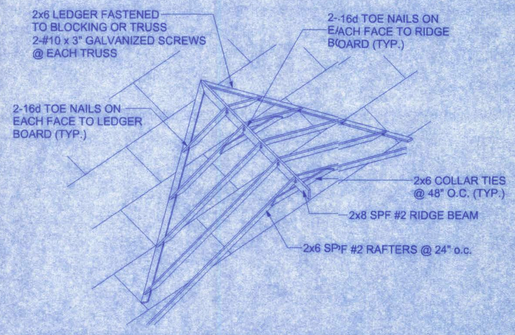
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (LB)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20

ROOF SHEATHING FASTENINGS

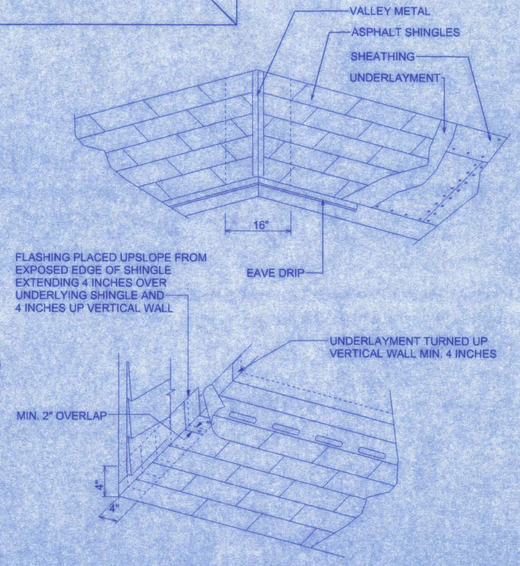
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2" O.S.B. OR C.D.X.	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD

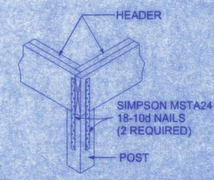


ROOF SHEATHING NAILING ZONES (HIP ROOF)



ROOF INTERSECTION CONNECTION DETAIL
NTS





CORNER POST/HEADER DETAIL
NTS

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CERTIFICATE OF AUTHORIZATION # 0000870

Freeman Design Group

DATE 11/01/08	DRAWN BY J.T.D.
	APPROVED W.H.F.
REVISIONS	
SHEET	A-6
OF	9
PROJECT NO.	08.C020

INTERIOR FINISH SCHEDULE

ROOM	FLOORING	BASE	WAINSCOT	WALLS	CEILING	CLG. HEIGHT
RECEPTION	12" CERAMIC TILE	3 1/4" 3 step		HARD COAT	KNOCKDOWN	9'-0"
COPY	12" V.C.T.	4" VINYL COVE		HARD COAT	KNOCKDOWN	9'-0"
OFFICES 1-11	CARPET	4" VINYL COVE		HARD COAT	KNOCKDOWN	9'-0"
RESTROOM 1	12" V.C.T.	4" VINYL COVE		HARD COAT	KNOCKDOWN	9'-0"
RESTROOM 2	12" V.C.T.	4" VINYL COVE		HARD COAT	KNOCKDOWN	9'-0"
BREAKROOM	12" V.C.T.	4" VINYL COVE		HARD COAT	KNOCKDOWN	9'-0"
STORAGE	12" V.C.T.	4" VINYL COVE		HARD COAT	KNOCKDOWN	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 LATEX PAINT.
COLORS BY OWNER.
FLOORING NOTES:
CARPET SHALL BE CUT PILE, 100% CONTINUOUS FILAMENT ZEFTRON NYLON
28 OZ. PER SQUARE YARD, CLASS 1 RADIANT TESTING, GLUE DOWN WITH 8 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 COLOR)

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	6 PANEL	STEEL	WOOD	4 5/8	ENTRY LOCK DEAD BOLT	X			X		20 MIN
B	REAR EXIT	3/0 X 6/8 X 1 3/4	6 PANEL	STEEL	WOOD	4 5/8	DEAD BOLT	X			X		20 MIN
C	OFFICES	3/0 X 6/8 X 1 3/8	6 PANEL	MASONITE	WOOD	4 5/8	PASSAGE	X				X	
C	BREAKROOM	3/0 X 6/8 X 1 3/8	6 PANEL	MASONITE	WOOD	4 5/8	PASSAGE					X	
C	RESTROOMS	3/0 X 6/8 X 1 3/8	6 PANEL	MASONITE	WOOD	4 5/8	PRIVACY	X				X	
C	BETWEEN OFFICE 1 & 2	3/0 X 6/8 X 1 3/8	6 PANEL	MASONITE	WOOD	4 5/8	PRIVACY					X	
D	STORAGE	2/8 X 6/8 X 1 3/8	6 PANEL	MASONITE	WOOD	4 5/8	PRIVACY					X	
E	HVAC CLOSET	2/4 X 6/8 X 1 3/8	6 PANEL	MASONITE	WOOD	4 5/8	PRIVACY					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 MOUNTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED HANDICAP MOUNTING HEIGHT.

WINDOW SCHEDULE

NO.	CALL SIZE	WINDOW SIZE: WIDTH	WINDOW SIZE: HEIGHT	MATERIAL: FRAME	MATERIAL: GLASS	QUANTITY PER OPENING	ROUGH OPENING: WIDTH	ROUGH OPENING: HEIGHT	WIND PRESS. @ EA. WINDOW	REMARKS
①	3068	36"	72"	ALUM.	DBL. PANE	1	36"	72"	+48 PSF -52 PSF	PRODUCT CONTROL DATA ATTACHED
②	1068	12"	80"	ALUM.	DBL. PANE	1	12"	80"	+48 PSF -52 PSF	SIDE LITES @ FRONT ENTRY

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

GENERAL NOTES - DOORS

1. ALL INTERIOR DOORS SHALL BE 6 PANEL MASONITE 6/8 x 1 3/8" PREHUNG UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR DOORS SHALL BE 6 PANEL METAL, 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.

FIXTURE SCHEDULE

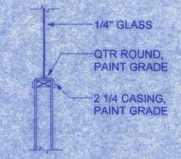
BREAKROOM

QYT.	DESCRIPTION
1	STERLING STAINLESS STEEL DBL SINK #B335
1	STERLING KITCHEN FAUCET # C826R W/ WRIST BLADE HANDLES

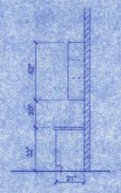
H.C. RESTROOM (2 RESTROOMS)

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.

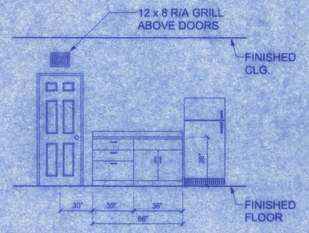
WATER COOLER - OASIS MODEL PLF8FPM WATER COOLER



INDOOR OFFICE WINDOW SECTION
SCALE: 3/4" = 1'-0"

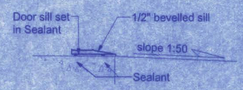


CABINET SECTION
SCALE: 1/4" = 1'-0"

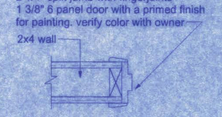


BREAKROOM
SCALE: 1/4" = 1'-0"

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



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



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

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	APPROVED W.H.F.

REVISIONS

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OF 9

PROJECT NO.
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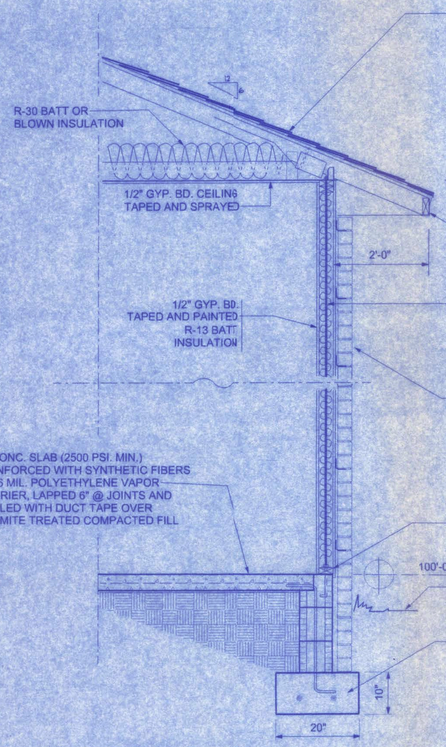
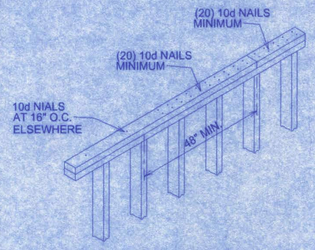


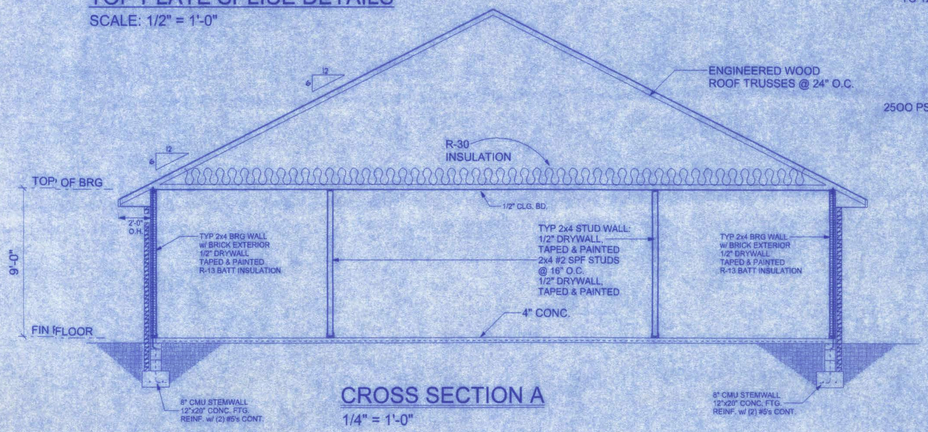
TYPICAL WALL SECTION

3/4" = 1'-0"



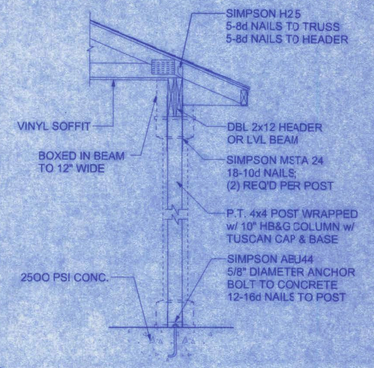
TOP PLATE SPLICE DETAILS

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



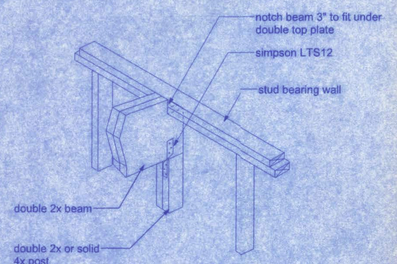
CROSS SECTION A

1/4" = 1'-0"



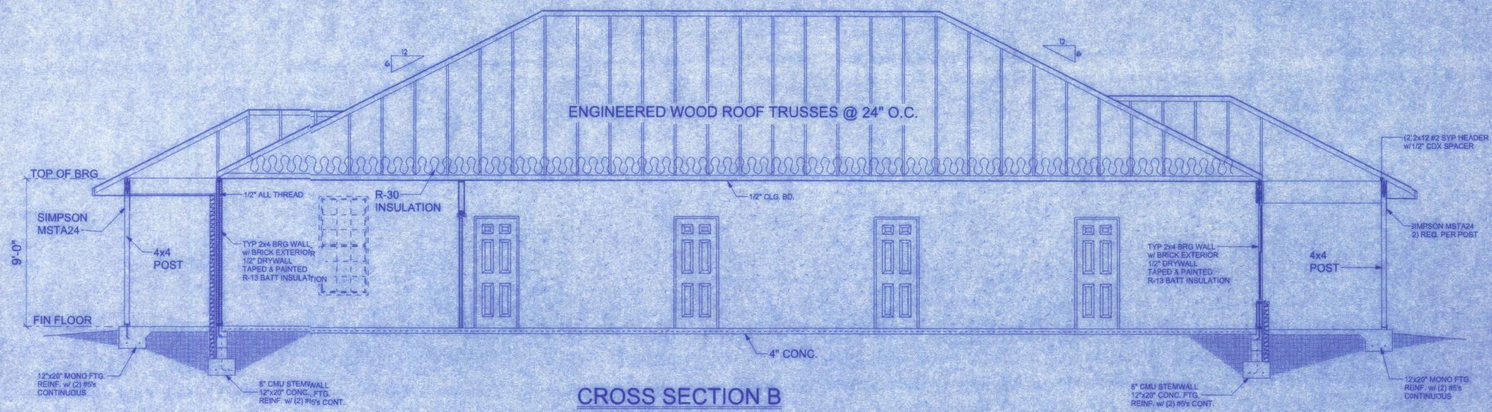
PORCH SECTION

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



BEAM/WALL CONNECTION

NTS



CROSS SECTION B

1/4" = 1'-0"

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Added 11 Trim 11/1/06

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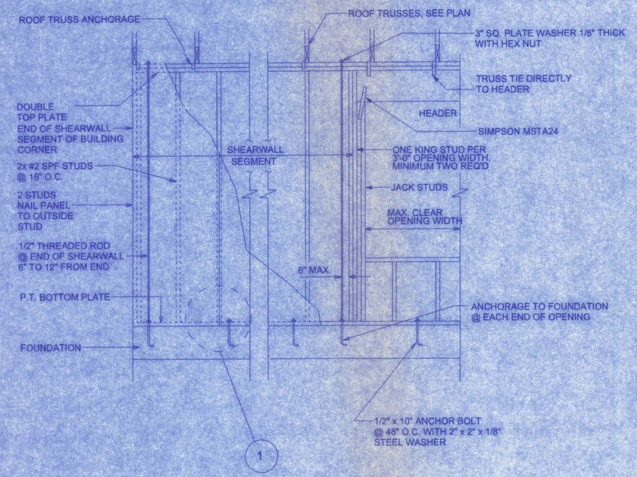
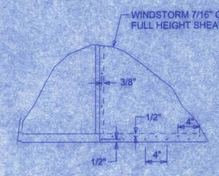
PROJECT NO. 06.C020	



SHEARWALL DETAILS

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

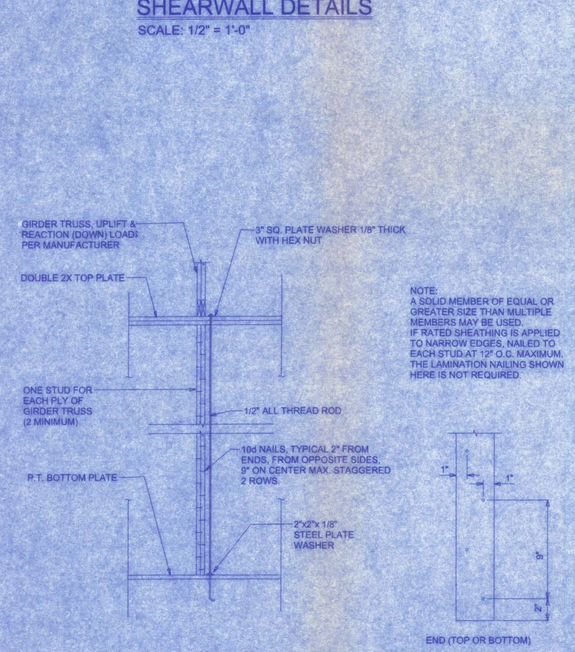


1 DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

UPLIFT CAPACITY = 474 plf (TABLE 305S1 SSTD10-99)

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



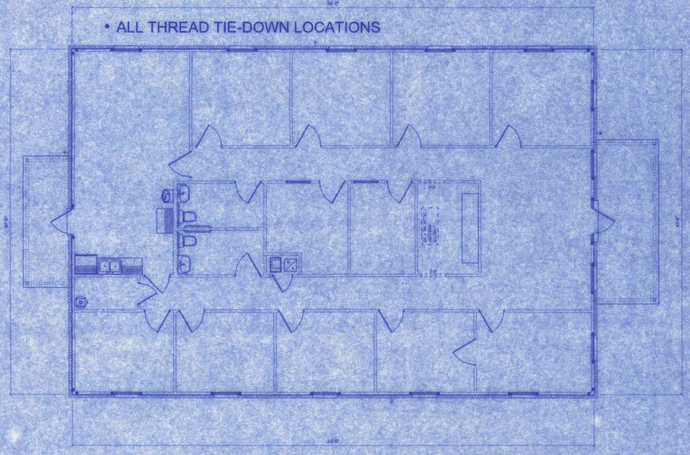
GIRDER COLUMN DETAIL

SCALE: 1/2" = 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"	(6) 2x4 OR (2) 2x6	3



SHEARWALL DETAILS

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

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11/1/08

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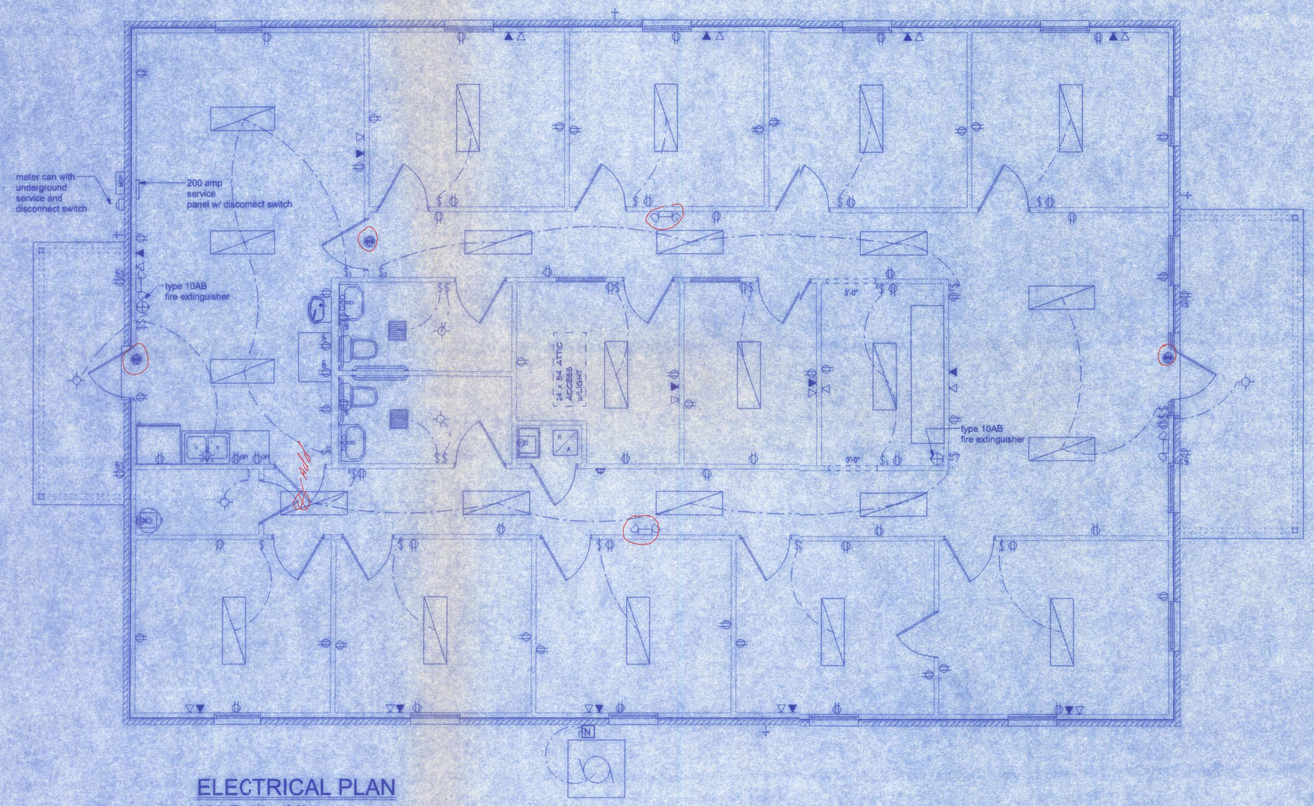
Freeman Design Group inc

CERTIFICATE OF AUTHORIZATION # 28000277

DATE 11/01/08	DRAWN BY J.T.D.
	APPROVED W.H.F.
REVISIONS	
SHEET A-9	
OF 9	
PROJECT NO. 08.C020	



ELECTRICAL PLAN

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

NOTE:
PROVIDE 1" CONDUIT TO EXTERIOR FOR LIGHTING

ELECTRICAL	SYMBOL
ceiling lamp large	
electric motor	
electrical panel	
emergency light	
fire extinguisher	
main distribution panel	
meter can	
non-fused disconnect	N
thermostat	t
50 cfm exhaust fan	
LAN connection	
exit light	
light	
outlet	
outlet 220v	
outlet gfi	
switch	$
switch 3 way	$3
telephone	
weatherproof gfi	

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 2A10BC 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 PLAN NOTES

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

CONSULT THE OWNER FOR THE NUMBER OF SEPARATE 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 CONTR 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 CK'S 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.

MAIN OFFICE AREA

LOAD CALCULATIONS:

	CONNECTED LOAD	DEMAND FACTOR	DEMAND LOAD
CONTINUOUS			
LIGHTING	9.0 kVA	1.25	11.25 kVA
OUTSIDE LIGHTING	1.0 kVA	1.25	1.25 kVA
		CONT. TOTAL:	12.5 kVA
NON-CONTINUOUS			
RECEPTACLES	9.6 kVA	1.0	9.6 kVA
WATER HEATER	4.5 kVA	1.0	4.5 kVA
HVAC	18.0 kVA	1.0	18.0 kVA
		NON-CONT. TOTAL:	32.1 kVA
	(CONT. + NON-CONT.)	OVERALL TOTAL:	44.6 kVA
		@ 120/240 1 PHASE	
			185.83 AMPS
		PROVIDED SERVICE	200 AMPS

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PROJECT NO. 06.C020	

PANEL BOARD SCHEDULE

PANEL: PNL 2 LOCATION: BREAKROOM

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 AMPS FEEDER SIZE: 3 - 2/0 THW

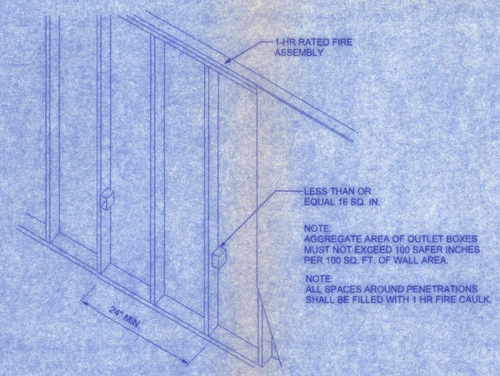
FEED TOP: X BOTTOM:

MOUNTING / SURFACE: PLUSH: X

CABINET / STANDARD: X

TOTAL KW LOAD: 44.6

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"	RECEPT.		5	20/1	20/1	6		RECEPT.	1/2"	12	12
12	12	1/2"	RECEPT.		7	20/1	20/1	8		RECEPT.	1/2"	12	12
8	8	1"	AIR HANDLER		9	60/2	40/2	10		A/C COMP.	3/4"	10	8
					11			12					
12	12	1/2"	BATHROOM		13	20/1	30/1	14		WATER HEATER	1/2"	12	10
12	12	1/2"	BATHROOM		15	20/1		16					
12	12	1/2"	EXT. LIGHTING		17	20/1	20/1	18		EXT. LIGHTING	1/2"	12	12
			SPACE		19			20		SPACE			
			SPACE		↓			↓		SPACE			
			SPACE		39			40		SPACE			



NOTE:
AGGREGATE AREA OF OUTLET BOXES MUST NOT EXCEED 100 SAFER INCHES PER 100 SQ. FT. OF WALL AREA.

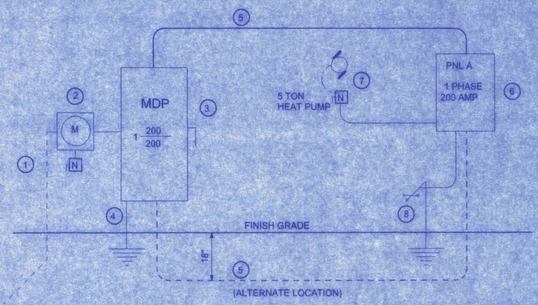
NOTE:
ALL SPACES AROUND PENETRATIONS SHALL BE FILLED WITH 1 HR FIRE CAULK.

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 uss 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 typewritten 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, raceways 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 lpip 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.



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 bonded conections at the Meter, Disconnecting Devices and Panel shall be allowed.
2. 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: 3-2/0-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.

Grounding
(2) 5/8" x 8 ft galv. ground rod
also connect to UFER and/or
water pipe (if available)

NOTE:
ALL WIRING TO BE THHN/THWN Cu Str. UNLESS OTHERWISE NOTED.
ALL CONDUIT TYPE AND INSTALLATION TO CONFORM WITH NEC 2002.

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John 11/06
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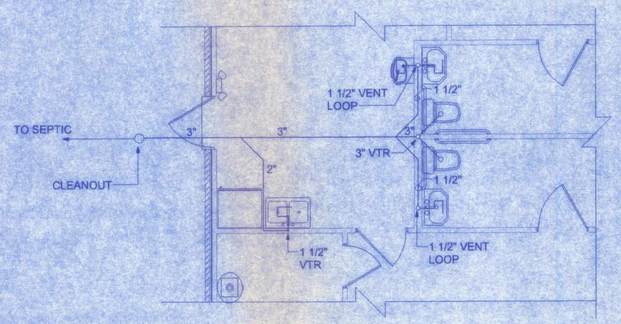
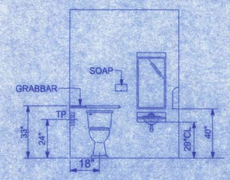


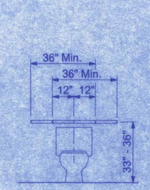
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

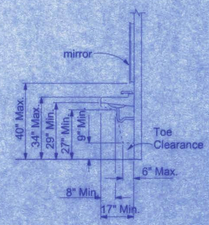
NOTE!
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE CONPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

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.

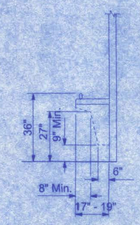


TYP. - HC STALL

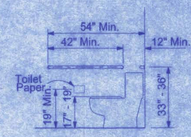




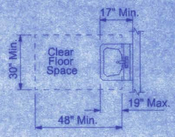
LAVATORY CLEARANCES



WATER COOLER CLEARANCES

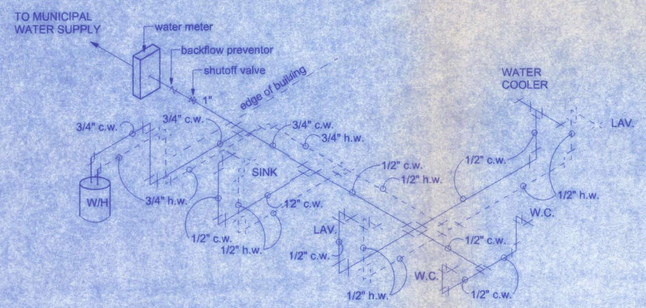


GRAB BARS AT WATER CLOSETS

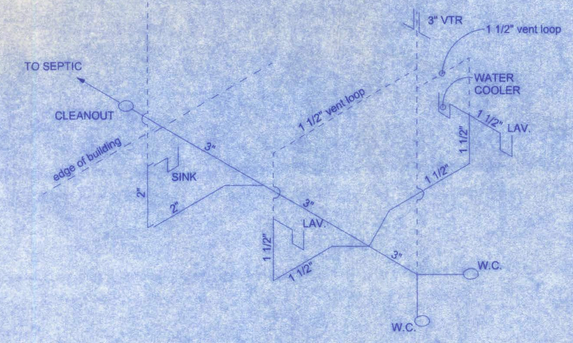


CLEAR FLOOR SPACE AT LAVATORIES

HANDICAPPED ACCESSIBLE CONSTRUCTION DETAILS



SUPPLY RISER
NTS



SANITARY RISER
NTS

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

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.

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

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11/1/06

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SHEET M-1
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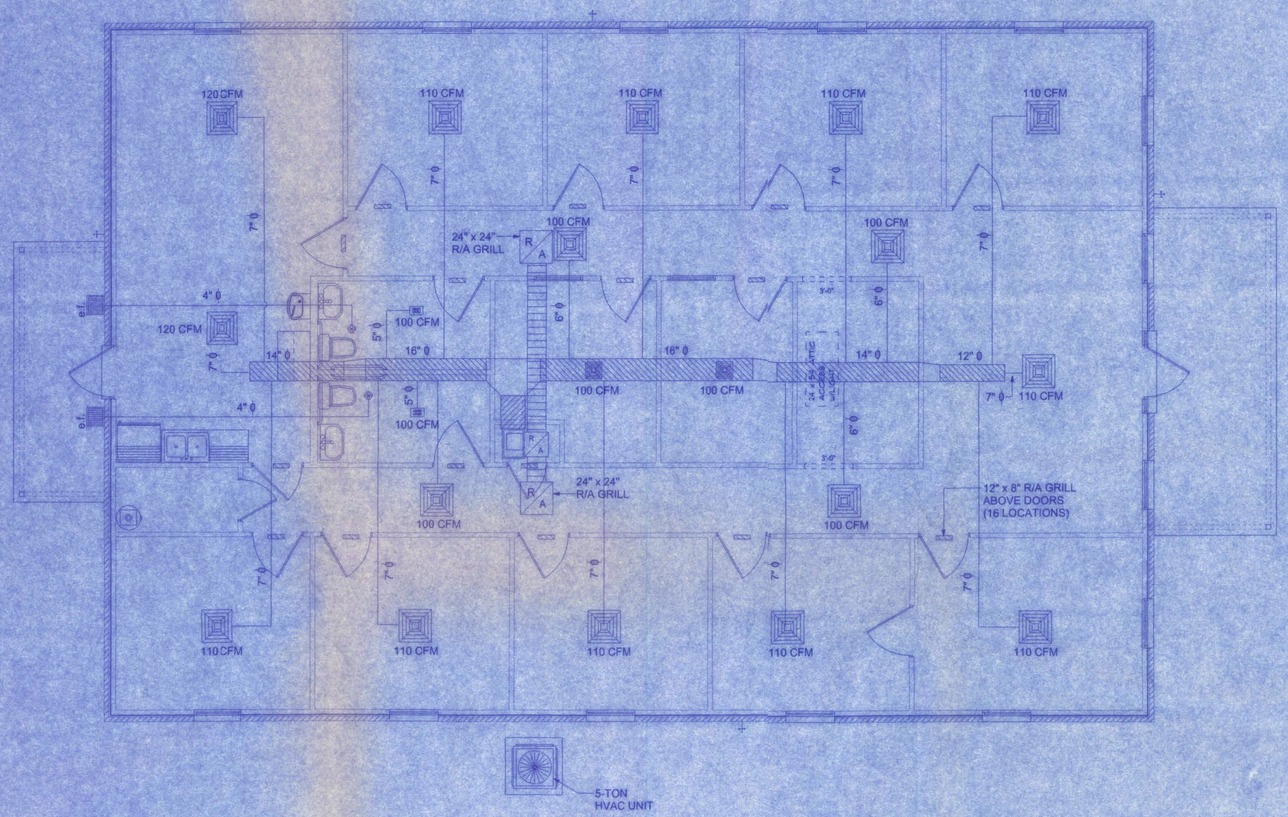

HVAC PLAN

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 FIBERGLASS 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.

REQUIRED OUTDOOR VENTILATION PER TABLE 403.3 FMC.

LOCATION	CFM/PERSON	TOTAL CFM
TOILET AREA	50 CFM/W.C.	100
OFFICE AREA	10 PERSONS/1000 SF = 27 25 CFM/PERSON	675
GRAND TOTAL		775

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.

Draft 11/1/06

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