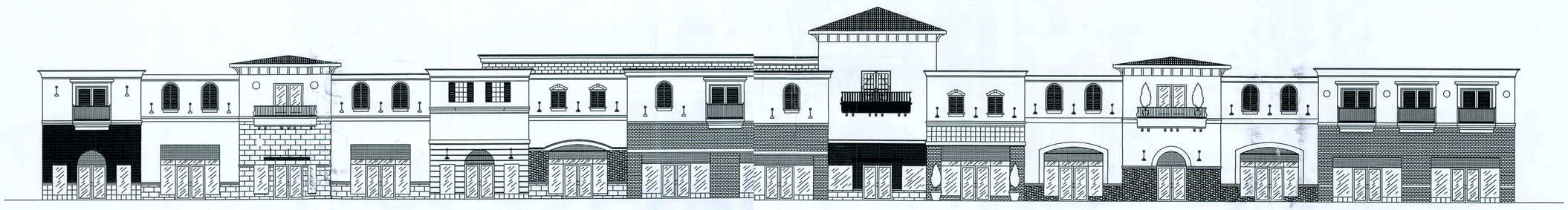
SHOPS AT THE

CROSSROADS



911 Addresses
Building 1 - 151 SW Woolsey Gln, Lake City, Fl 32024
~~Building 2 - 149 SW Woolsey Gln, Lake City, FL 32024~~
Building 3 - 195 SW Woolsey Gln, Lakecity, FL 32024

AREA INDEX:	
BLDG 1:	9,621 S.F.
BLDG 2:	7,175 S.F.
BLDG 3	11,208 S.F.
(1ST FLR: 8,500 S.F. & LOFT: 2,708 S.F.)	
TOTAL (ALL BLDGS):	28,004 S.F.

APPLICABLE CODES
2004 FLORIDA BUILDING CODE (WITH 2006 AND 2007 REVISIONS)
2002 NATIONAL ELECTRIC CODE (NFPA 70)
2004 FLORIDA PLUMBING CODE
2004 FLORIDA MECHANICAL CODE
2004 FLORIDA FIRE PROTECTION CODE
(INCLUDES 2004 LIFE SAFETY CODE)

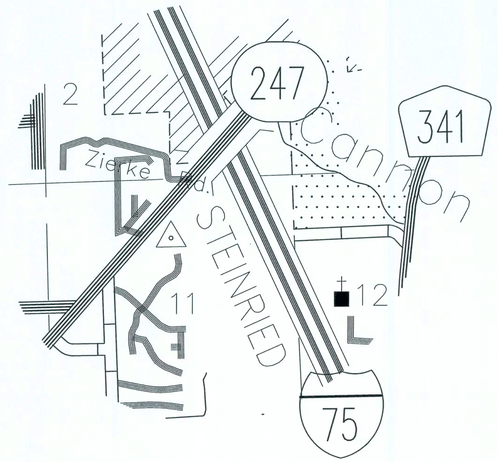
OCCUPANCY CLASS
MERCANTILE (GROUP M)

OCCUPANCY LOADING / EGRESS REQUIREMENTS
MERCANTILE BUILDING 1 – 9,621 / 60 S.F. PER OCCUPANT = 160
MERCANTILE BUILDING 2 – 7,175 / 60 S.F. PER OCCUPANT = 119
MERCANTILE BUILDING 3 – 1ST FLOOR 8,500 / 60 S.F. PER OCCUPANT = 142
STORAGE BUILDING 3 – LOFT / 2708.18 / 300 S.F. PER OCCUPANT = 9

TYPE OF CONSTRUCTION
TYPE V–B

CONSTRUCTION DOCUMENTS
THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES, FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO YOUR SALES REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRACATION OF ANY MATERIALS.

DO NOT SCALE OFF THESE PLANS
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED.



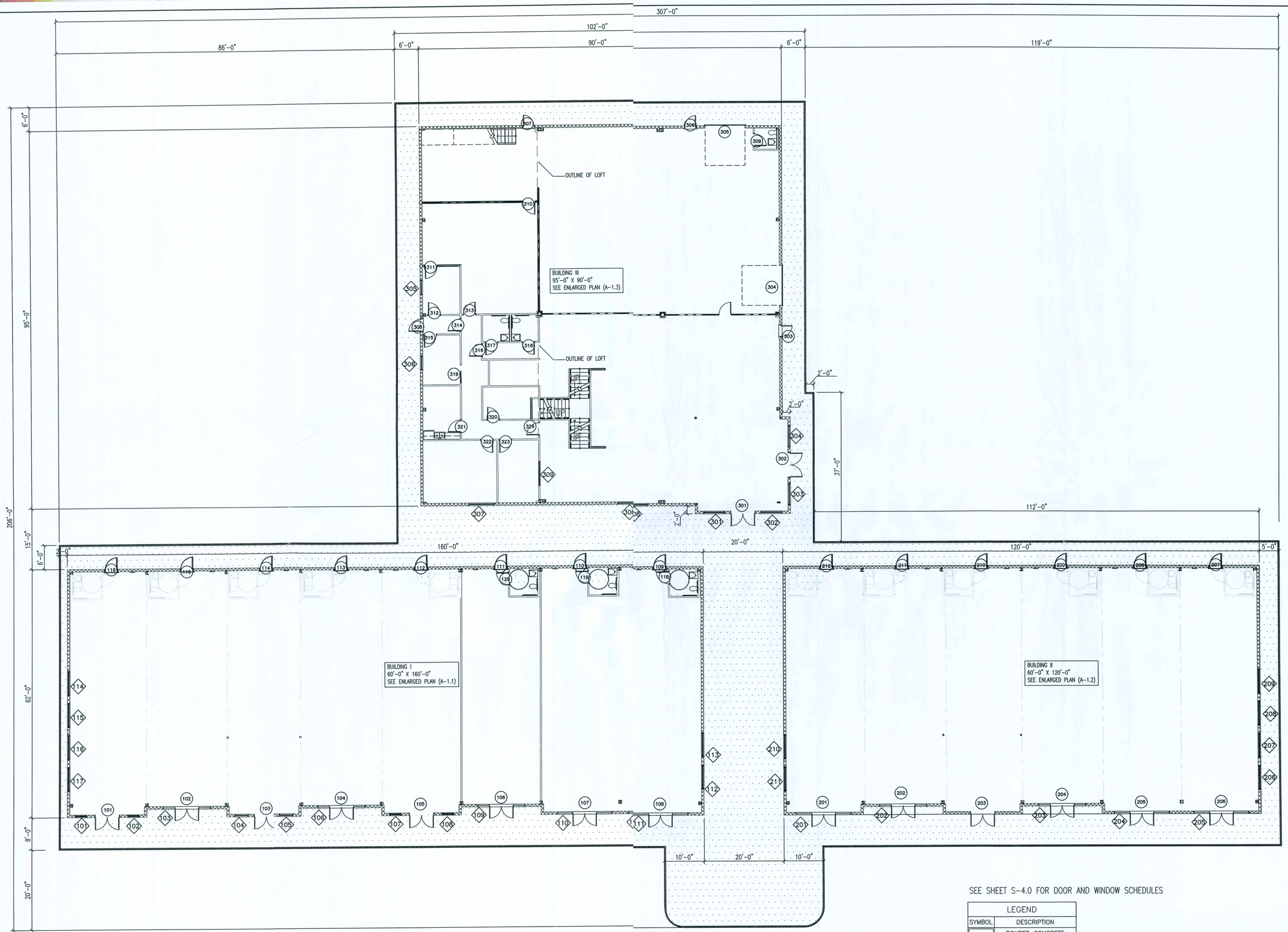
GTC DESIGN GROUP, LLC
STRUCTURAL/CIVIL ENGINEERS

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary Gill, PE 51942
Auth. # 9461

Sheet List Table

Sheet Number	Sheet Title
A-1.0	OVERALL PLAN
A-1.1	BUILDING I FLOOR PLAN
A-1.2	BUILDING II FLOOR PLAN
A-1.3	BUILDING III FLOOR PLAN
A-2.0	ELEVATIONS
A-3.0	REFLECTED CEILING PLAN
S-1.0	FOUNDATION PLAN - OVERALL
S-1.1	FOUNDATION PLAN - BUILDINGS 1 & 2
S-1.2	FOUNDATION PLAN - BUILDING 3
S-2.0	ROOF FRAMING PLAN
S-3.0	SECTIONS - BUILDING 1 & 2
S-3.1	SECTIONS - BUILDING 3
S-4.0	GENERAL NOTES
S-5.0	STRUCTURAL ELEVATIONS BLDG I & II
S-5.1	STRUCTURAL ELEVATION - BLDG III
M-1.0	MECHANICAL PLAN - BUILDING I & II
M-1.1	MECHANICAL PLAN - BUILDING III
E-1.0	ELECTRICAL RISER ELEV
E-2.0	ELECTRICAL
E-3.0	ELECTRICAL LIGHTING
P-1.0	SEWER PLAN - BLDG III
P-2.0	WATER PLAN - BLDG III

12/21/07



OVER ALL PLAN
3/32" = 1'

SEE SHEET S-4.0 FOR DOOR AND WINDOW SCHEDULES

LEGEND	
SYMBOL	DESCRIPTION
	POURED CONCRETE
	THICK SET PAVERS
	CONCRETE CURB BORDER

12/21/10

REV #	DATE	REVISION NOTES
—	—	####

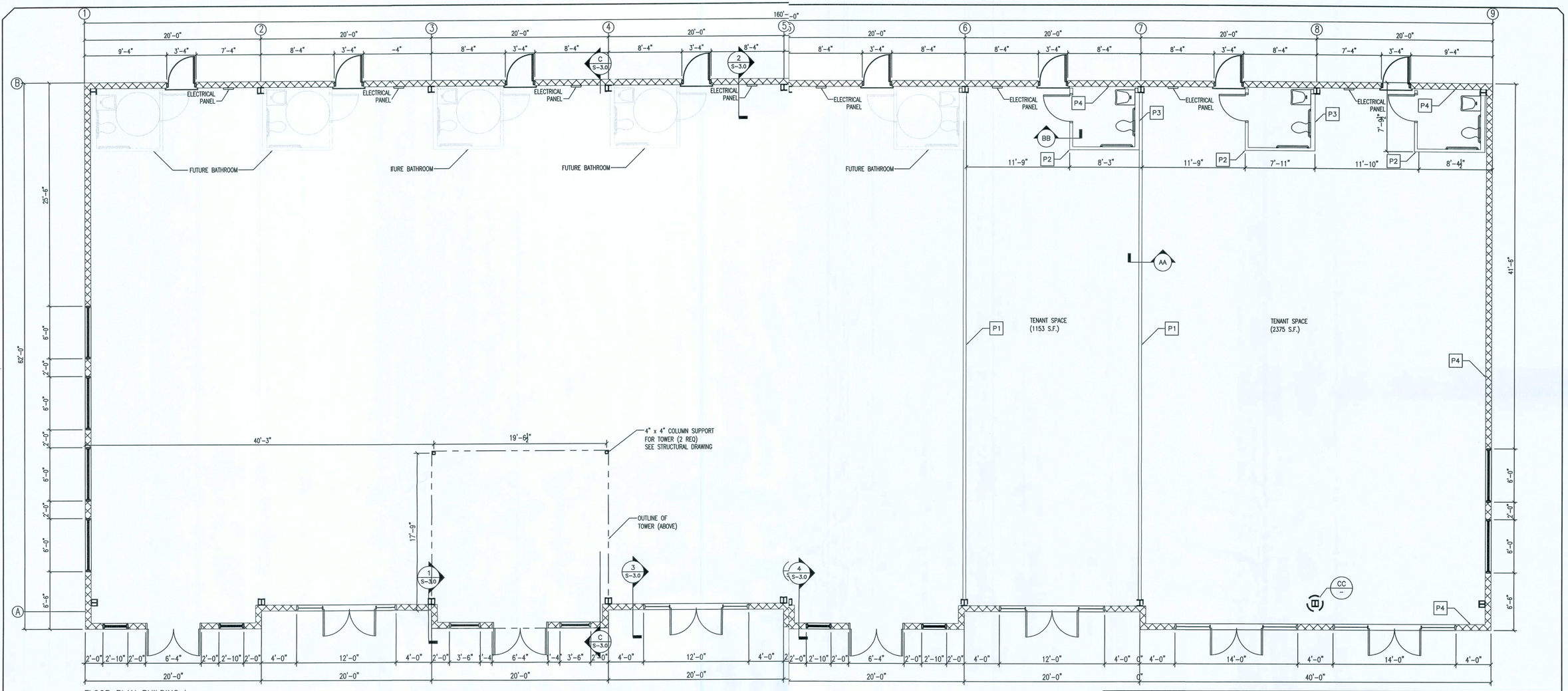
P.O. Box 187
130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS Gary J. Gill, PE 51942
Auth. # 9461

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

OVERALL PLAN

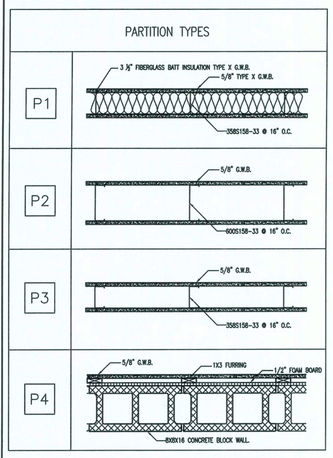
PROJECT NUMBER
PF06-163-S
DRAWN BY
F. VULETICH
CHECKED BY
G.G.

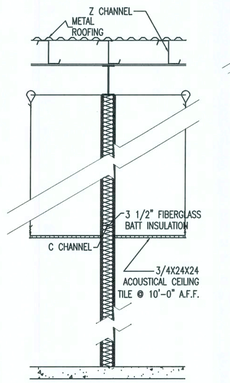
A-1.0



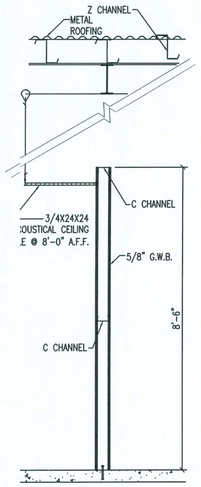
FLOOR PLAN BUILDING I
3/16" = 1'-0"

PARTITION TYPES

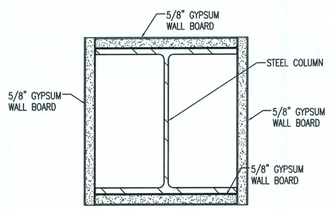




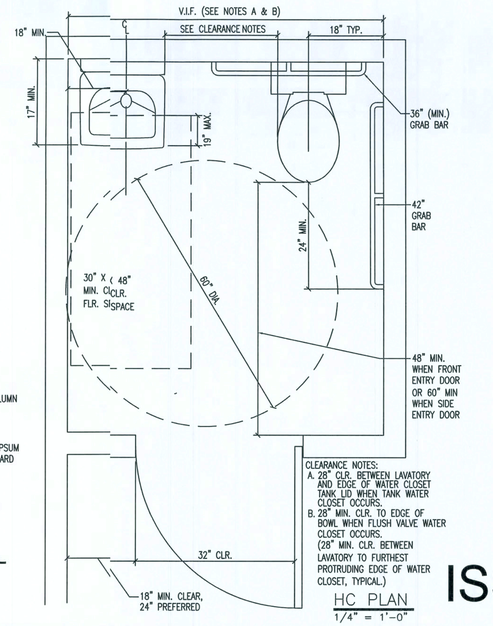
AA 1 HR FIRE RATED PARTITION
1/2" = 1'-0"



BB BATHROOM PARTITION
1/2" = 1'-0"



CC STEEL COLUMN FINISH DETAIL
3" = 1'-0"

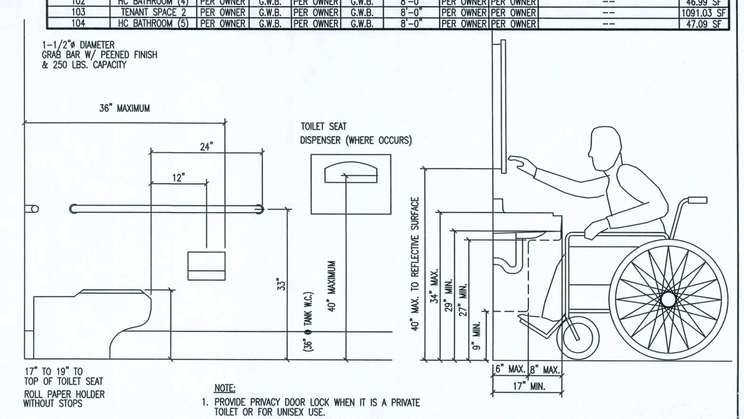


CLEARANCE NOTES:
A. 28" CLR. BETWEEN LAVATORY AND EDGE OF WATER CLOSET TANK LID WHEN TANK WATER CLOSET OCCURS.
B. 28" MIN. CLR. TO EDGE OF BOWL WHEN FLUSH VALVE WATER CLOSET OCCURS.
(28" MIN. CLR. BETWEEN LAVATORY TO FURTHEST PROTRUDING EDGE OF WATER CLOSET, TYPICAL.)

HC PLAN
1/4" = 1'-0"

BLDG I ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR	ALL WALLS		CEILING		BASE		NOTES	AREA
			MATL	FINISH	MATL	HEIGHT	MATL	FINISH		
100	TENANT SPACE 1	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	2249.67 SF
101	HC BATHROOM (3)	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	47.62 SF
102	HC BATHROOM (4)	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	46.99 SF
103	TENANT SPACE 2	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	1091.03 SF
104	HC BATHROOM (5)	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	47.09 SF



NOTE:
1. PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.
2. GRAB BARS; SEE TYPICAL ACCESSIBILITY NOTES SHEET.
3. SEE 3/T-3 & 2/TA-1 FOR MORE INFO.

HC ELEVATION
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

12/21/07

20-Dec-07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS Gary Gill, PE 51942
Auth. # 9461

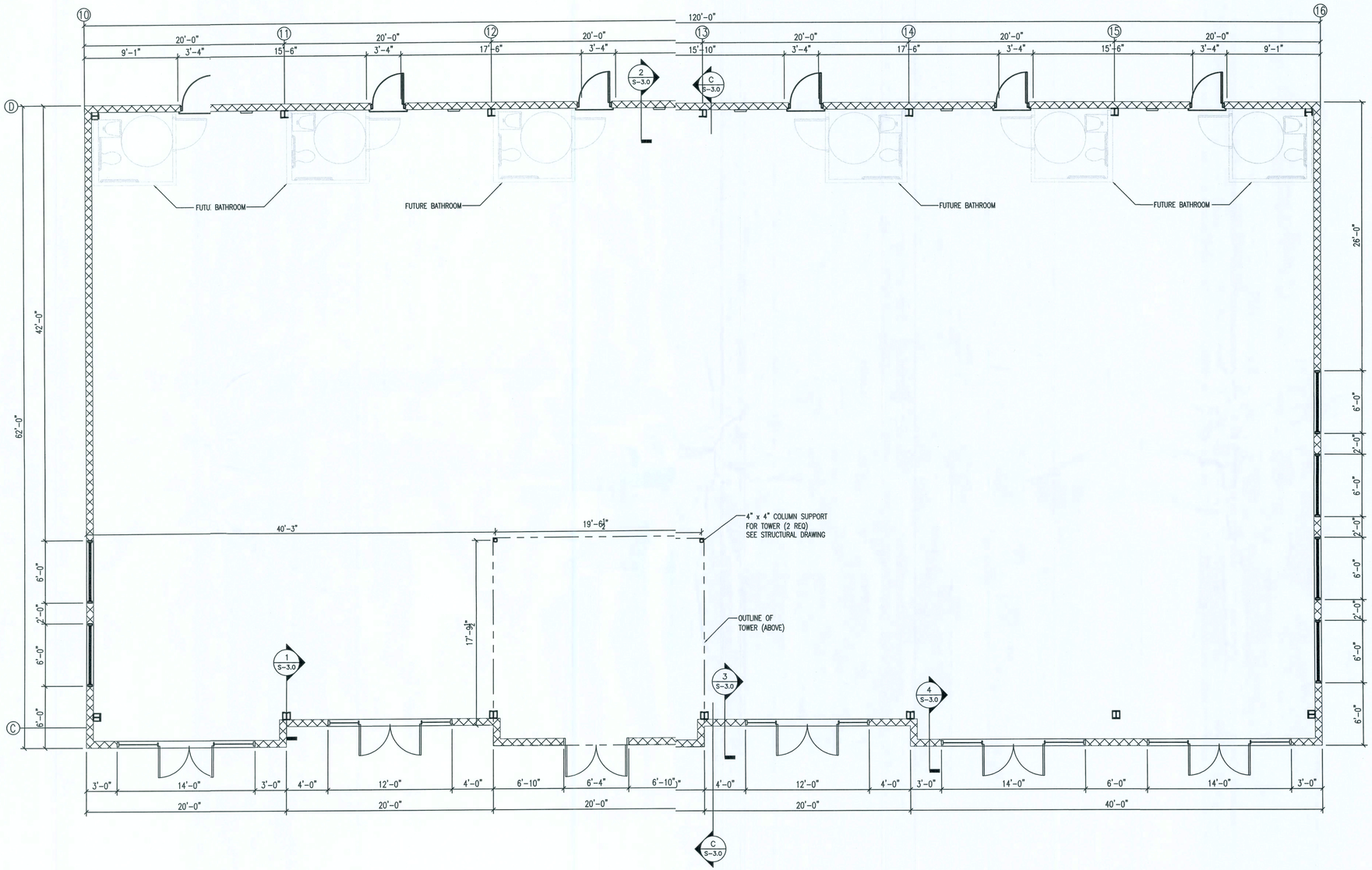
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

BUILDING I FLOOR PLAN

PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

A-1.1

SHEET 2 OF 22



ENLARGEMENT BUILDING II
3/16" = 1'-0"

ISSUED FOR CONSTRUCTION

12/1/07

20-Dec-07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERING
P.O. Box 187
130 West Howard Street
Live Oak FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary Gill, PE 51942
Auth. # 9461

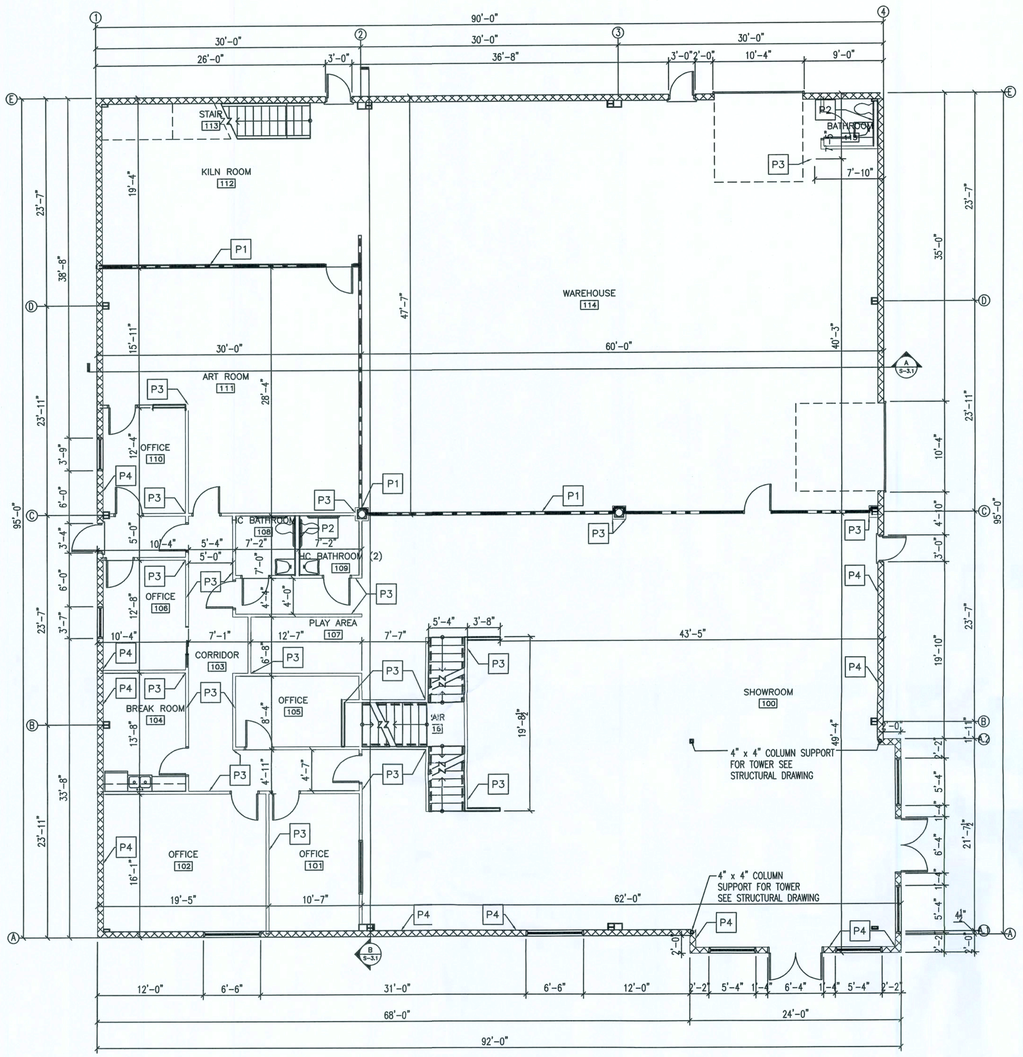
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

BUILDING II FLOOR PLAN

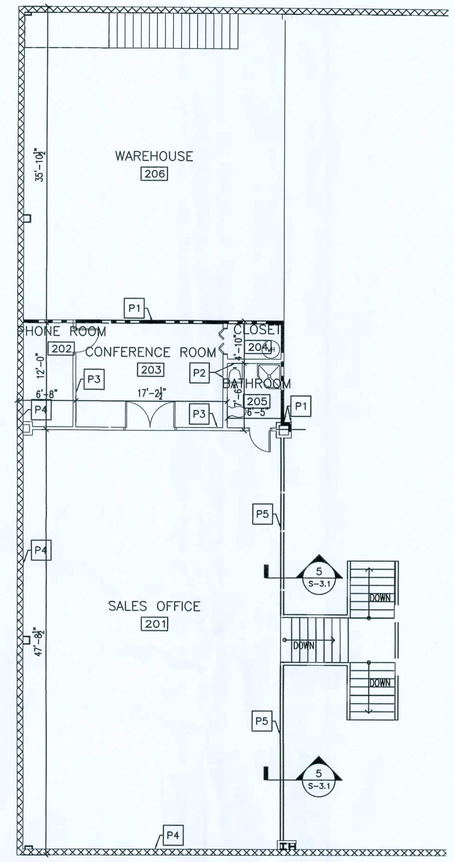
PROJECT NUMBER: PF06-163-S
DRAWN BY: F. VULETICH
CHECKED BY: G.G.

A-1.2

SHEET 3 OF 22

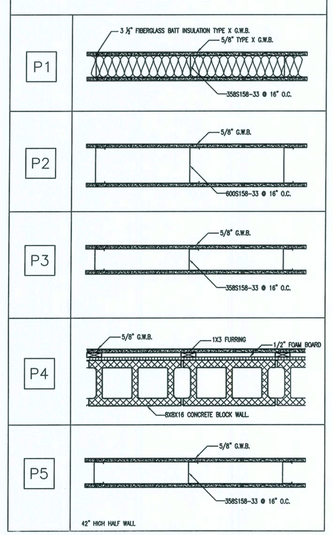


FLOR PLAN – BLDG III
1/8= 1'-0"



LOFT PLAN
1/8" = 1'-0"

PARTITION TYPES



BLDG I ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR	ALL WALLS		CEILING		BASE		NOTES	AREA
			MATL	FINISH	MATL	HEIGHT	MATL	FINISH		
300	SHOWROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	2703.78 SF
301	OFFICE	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	154.87 SF
302	OFFICE	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	293.72 SF
303	CORRIDOR	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	336.11 SF
304	BREAK ROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	128.29 SF
305	OFFICE	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	101.48 SF
306	OFFICE	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	118.40 SF
307	PLAY AREA	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	77.78 SF
308	HC BATHROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	45.49 SF
309	HC BATHROOM (2)	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	45.29 SF
310	OFFICE	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	113.53 SF
311	ART ROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	692.34 SF
312	KILN ROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	7'-6"	PER OWNER	PER OWNER	--	459.95 SF
313	STAIR	PER OWNER	G.W.B.	PER OWNER	G.W.B.	10'-0"	PER OWNER	PER OWNER	--	56.87 SF
314	WAREHOUSE	PER OWNER	G.W.B.	PER OWNER	G.W.B.	14'-0"	PER OWNER	PER OWNER	--	2756.22 SF
315	BATHROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	10'-0"	PER OWNER	PER OWNER	--	29.67 SF
316	STAIR	PER OWNER	G.W.B.	PER OWNER	G.W.B.	10'-0"	PER OWNER	PER OWNER	--	136.95 SF

BLDG III 2ND FLOOR ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR	ALL WALLS		CEILING		BASE		NOTES	AREA
			MATL	FINISH	MATL	HEIGHT	MATL	FINISH		
317	SALES OFFICE	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	1376.29 SF
318	PHONE SYSTEM ROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	65.52 SF
319	CONFERENCE ROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	194.78 SF
320	BATHROOM	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	43.40 SF
321	CLOSET	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	24.35 SF
322	WAREHOUSE	PER OWNER	G.W.B.	PER OWNER	G.W.B.	8'-0"	PER OWNER	PER OWNER	--	1031.95 SF

ISSUED FOR CONSTRUCTION

12/21/07

20-Dec-07

REV #	DATE	REVISION NOTES
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

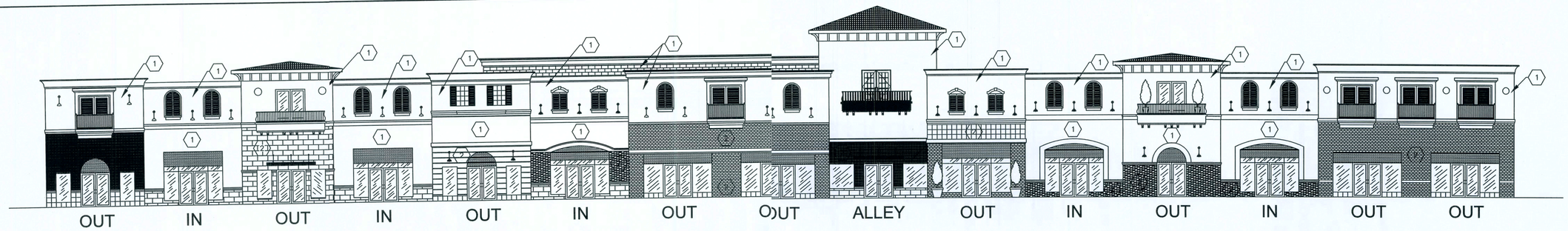
P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS Gary J. Gill, PE 51942
Auth. # 9461

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

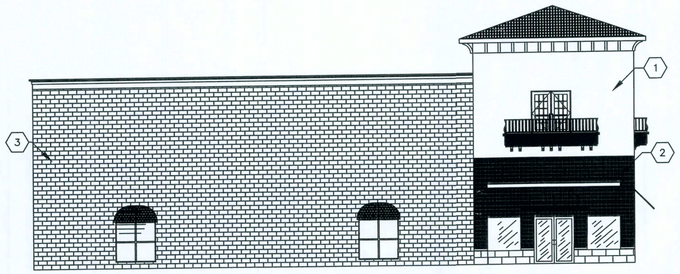
BUILDING III FLOOR PLAN

PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

A-1.3



FRONT ELEVATIONS
3/32" = 1'

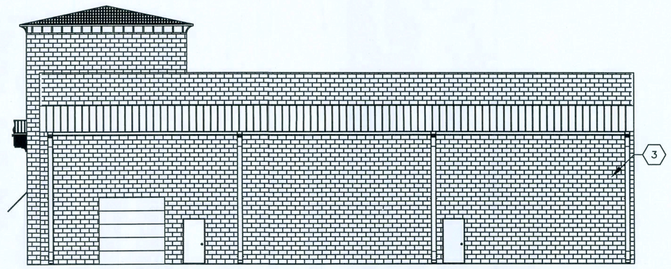


FRONT ELEVATION – BUILDING I
3/32" = 1'

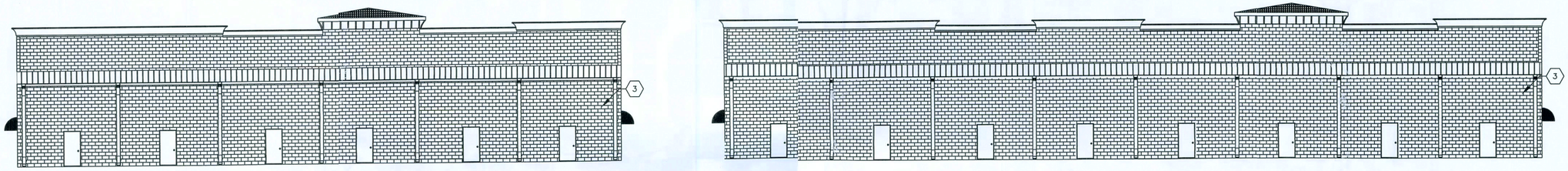
SHEET KEYNOTES

1	SMOOTH STUCCO
2	STONE AND/ OR TILE (PER OWNER)
3	PAINTED CMU (COLORS TO BE DETERMINED)
4	METAL BARREL TILE

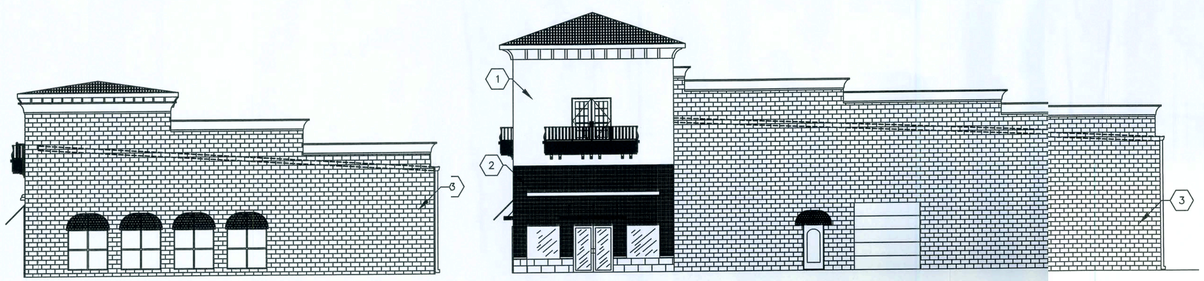
NOTE:
SEE MANUFACTURER SPECIFICATIONS
TO ENSURE PROPER LOCATION
AND SIZE OF GUTTER AND DOWNSPOUTS.



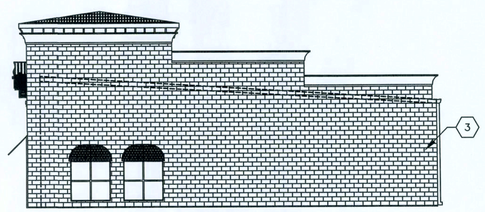
REAR ELEVATION – BUILDING III
3/32" = 1'



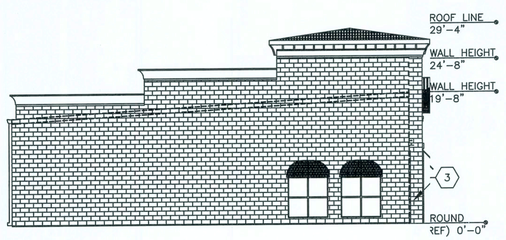
REAR ELEVATIONS – BUILDINGS I AND II
3/32" = 1'



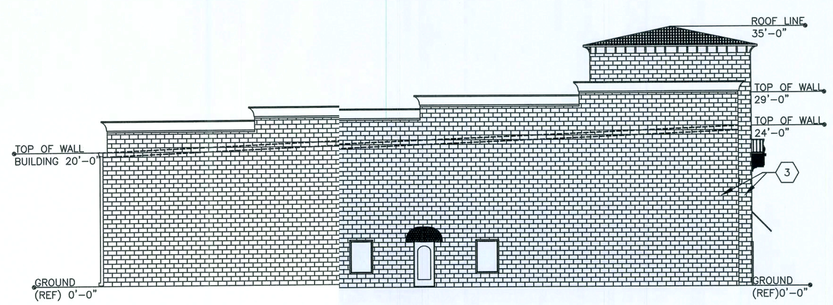
RIGHT ELEVATION– BUILDINGS II AND III
3/32" = 1'-0"

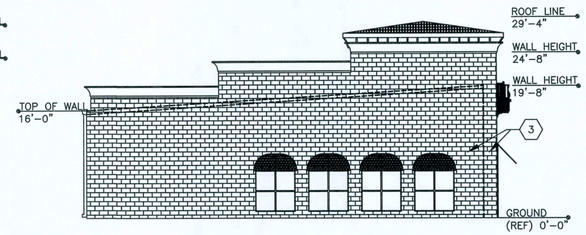


RIGHT ELEVATION – BUILDING I
3/32" = 1'-0"



LEFT ELEVATION – BUILDING II
3/32" = 1'-0"





LEFT ELEVATION – BUILDINGS I AND III
3/32" = 1'-0"

12/21/07

ISSUED FOR CONSTRUCTION

20-Dec-07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary Gill, PE 51942
Auth. # 9461
STRUCTURAL/CIVIL ENGINEERS

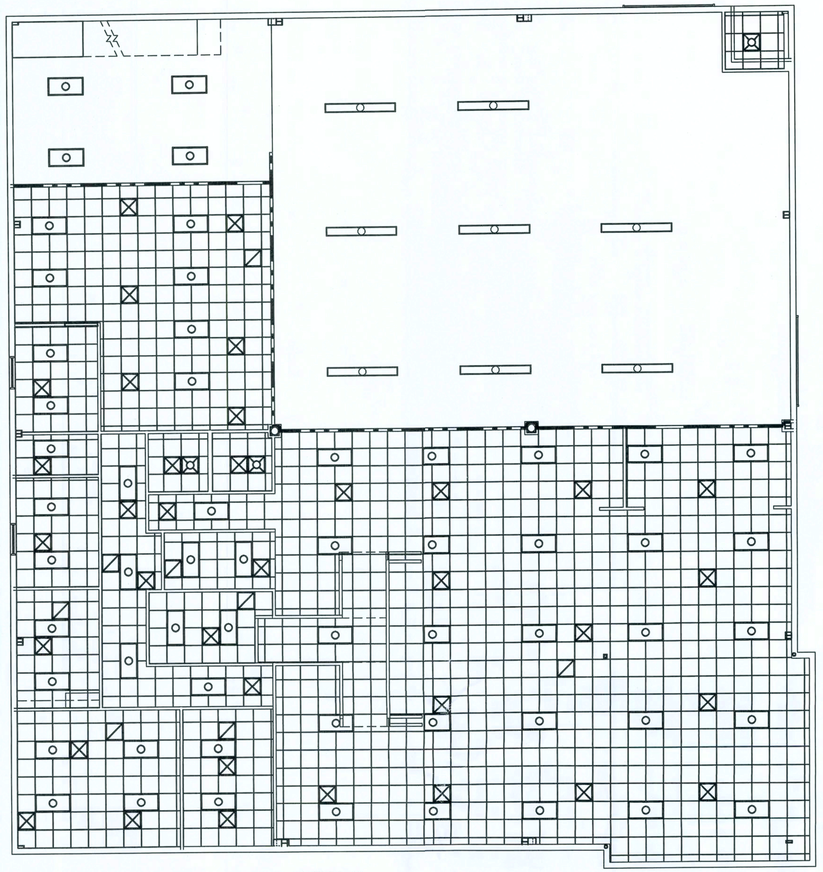
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

ELEVATIONS

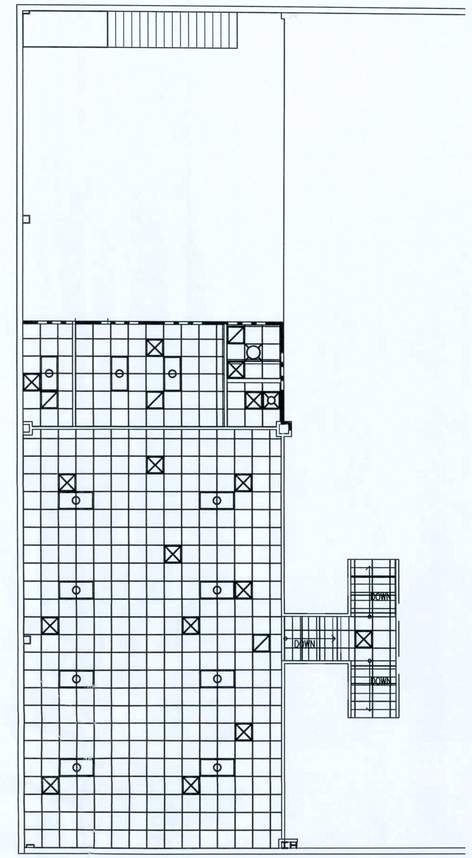
PROJECT NUMBER: PF06-163-S
DRAWN BY: F. VULETICH
CHECKED BY: G.G.

A-2.0

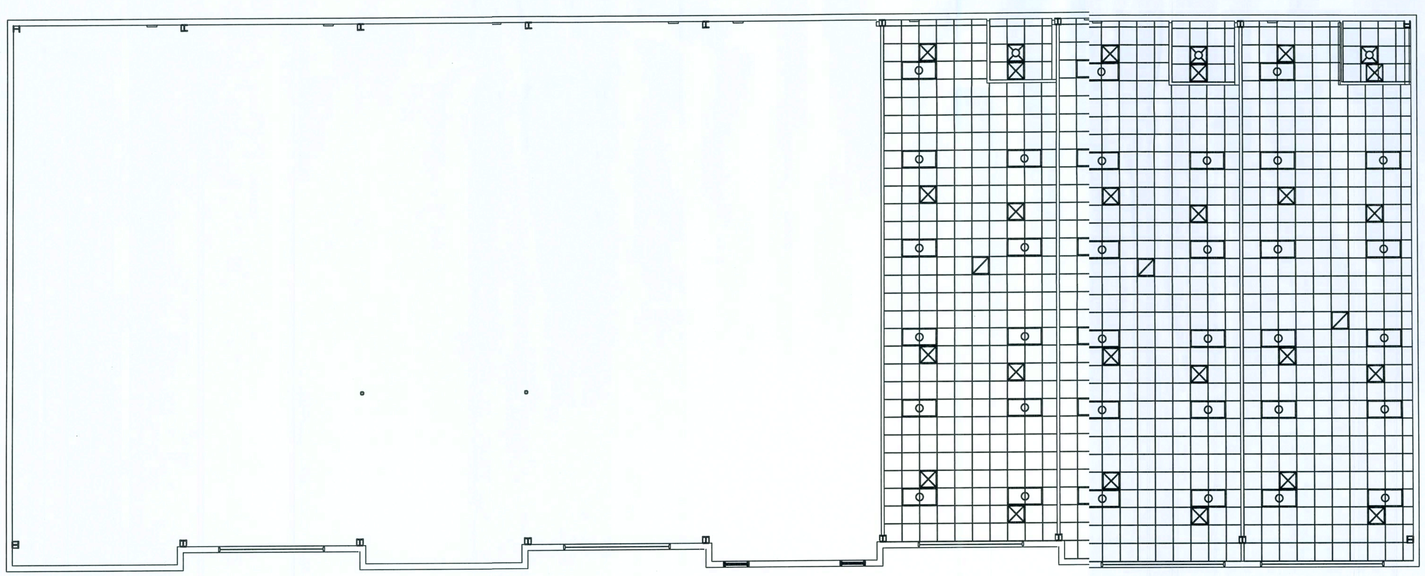
SHEET 5 OF 22



REFLECTED CEILING PLAN BLDG III
1/8" = 1'-0"



REFLECTED CEILING PLAN – LOFT
1/8" = 1'-0"



REFLECTED CEILING PLAN BLDG I
1/8" = 1'-0"

LEGEND		
SYMBOL	QUANTITY	DESCRIPTION
	16	DIFFUSER (RETURN)
	75	DIFFUSER (SUPPLY)
	101	48" FLUORESCENT 4 BULB LIGHT FIXTURE
	8	8'-2 BULB FLUORESCENT FIXTURE
	7	FAN-LIGHT BATH
	1	INCANDESCENT FIXTURE

ISSUED FOR CONSTRUCTION 12/21/07

20-Dec-07

REV #	DATE	REVISION NOTES
—	—	####
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERS
P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Autfr. # 9461

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

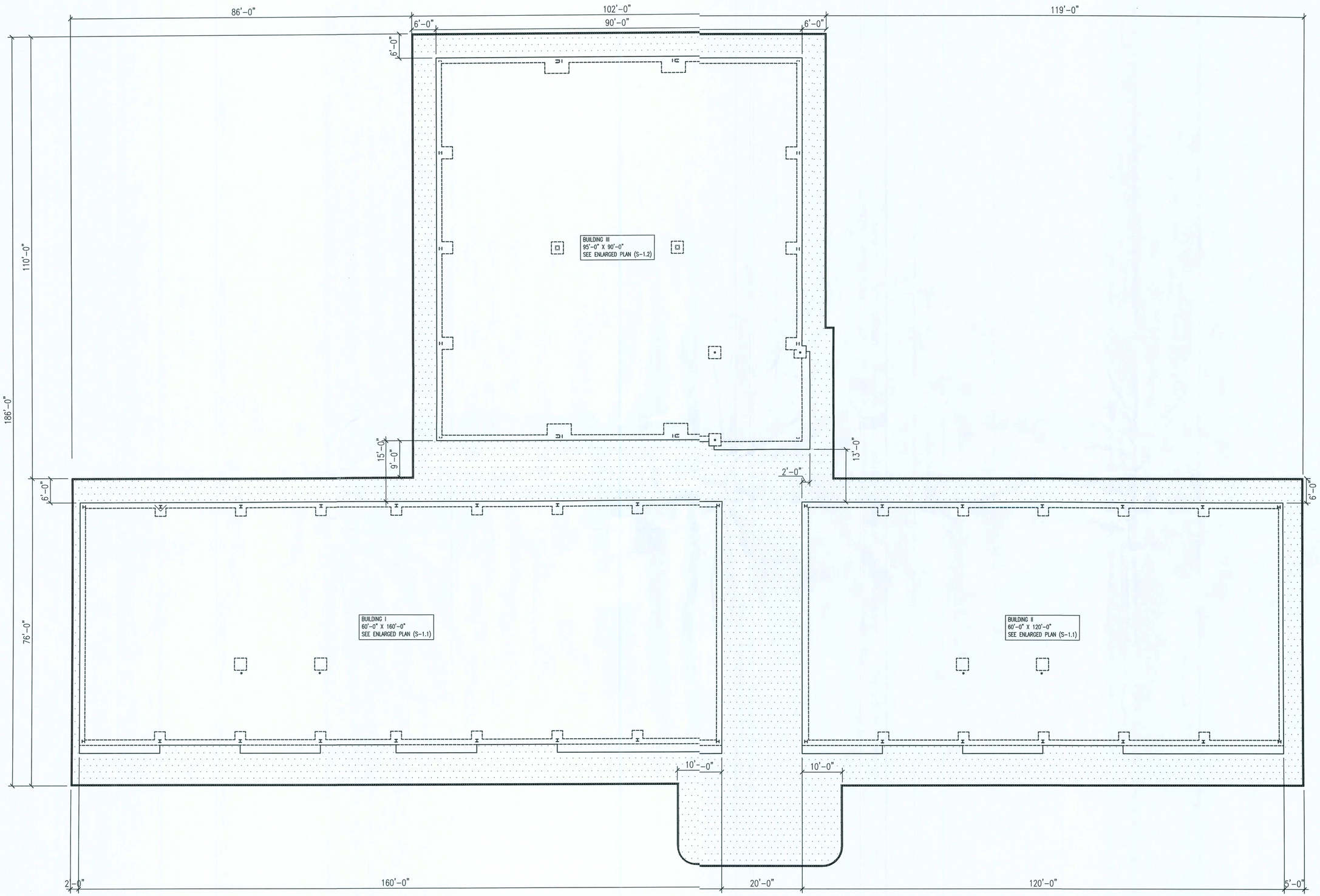
REFLECTED CEILING PLAN

PROJECT NUMBER
PF06-163-S

DRAWN BY
F. VULETICH

CHECKED BY
G.G.

A-3.0



LEGEND	
SYMBOL	DESCRIPTION
	POURED CONCRETE
	THICK SET PAVERS
	CONCRETE CURB BORDER

20-Dec-07

ISSUED FOR CONSTRUCTION

12/21/07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERS
P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary Gill, PE 51942
Auth. # 9461

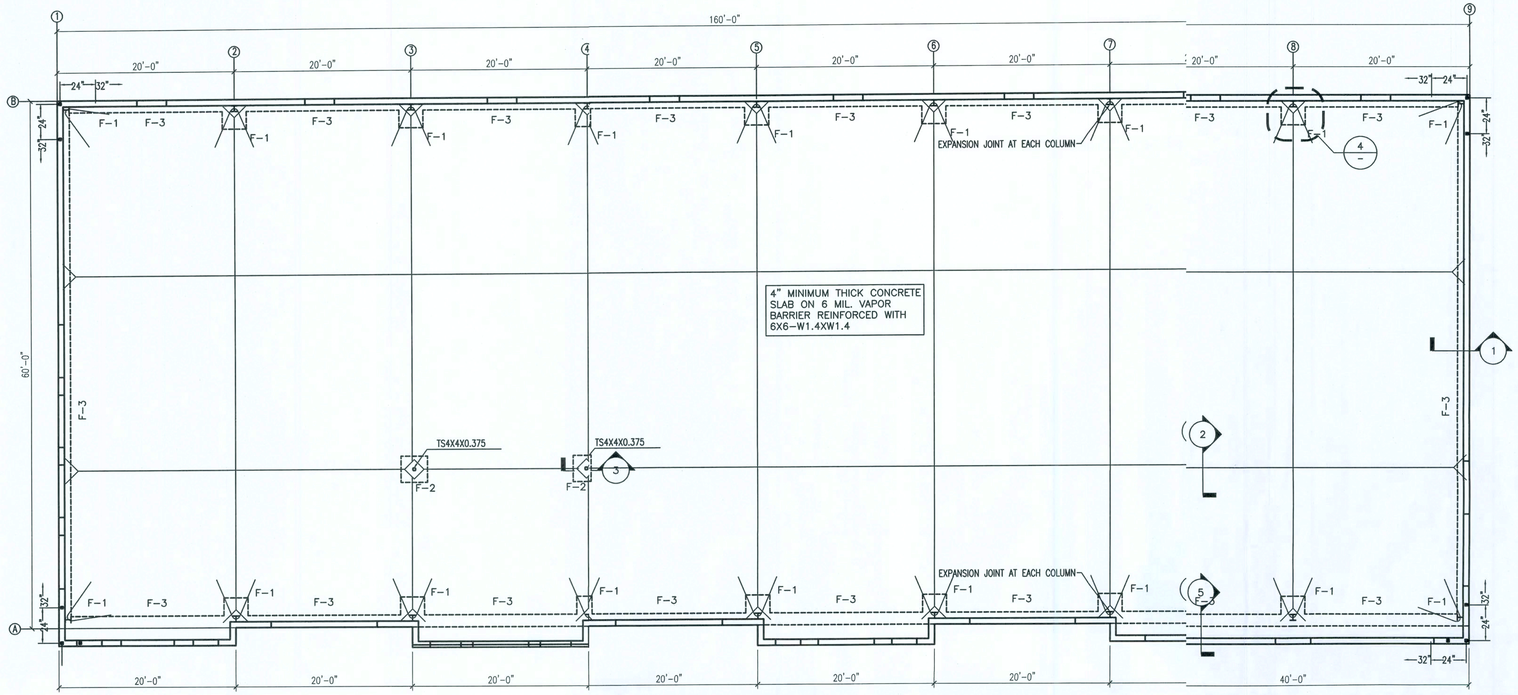
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

FOUNDATION PLAN - OVERALL

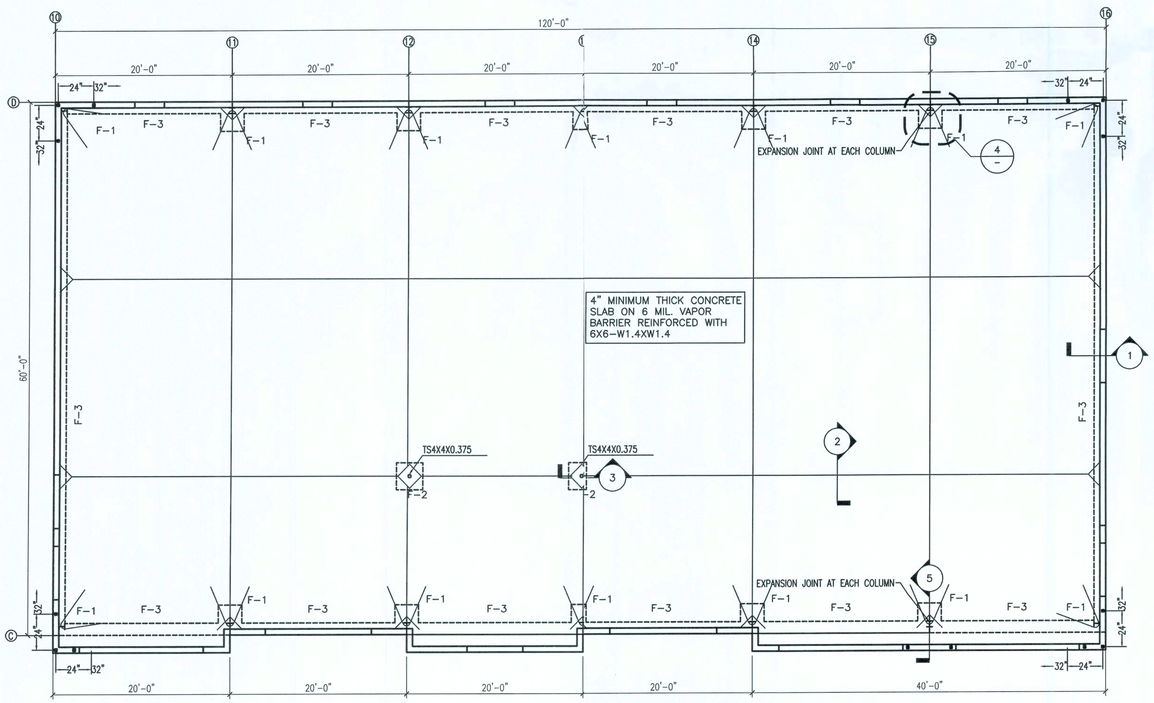
PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

S-1.0

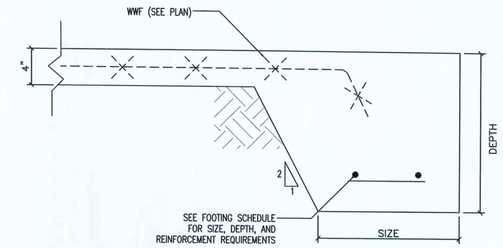
SHEET 7 OF 22



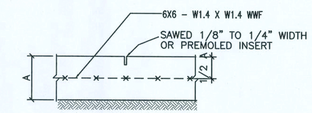
FOUNDATION PLAN – BUILDING 1
1/8" = 1'-0"



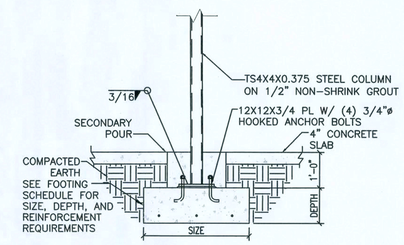
FOUNDATION LAN – BUILDING 2
1/8" = 1'-0"



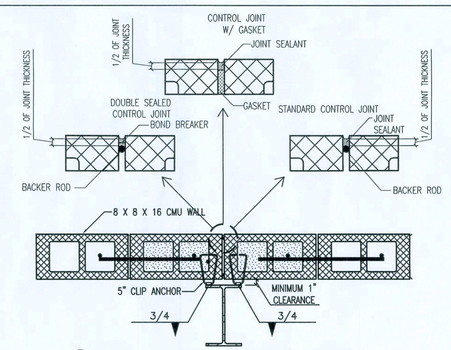
1 FOOTING SECTION
1 1/2" = 1'



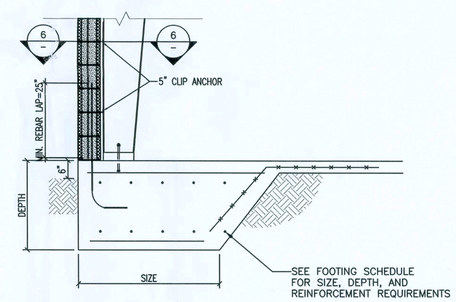
2 JOINT DETAIL
1 1/2" = 1'



3 FOOTING SECTION
1/2" = 1'

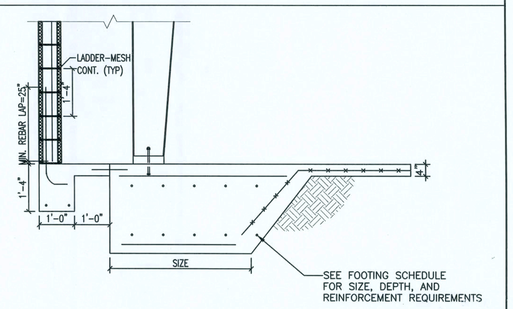


6 BEAM TO BLOCK @ EXPANSION JOINT DETAIL
1" = 1'-0"



4 FOOTING SECTION
1/2" = 1'

FOOTING SCHEDULE							
FOOTING MARK	FOOTING DIMENSIONS		BOTTOM REBAR	TOP REBAR	ANCHOR BOLT		
	SIZE	DEPTH			DIAMETER	TOTAL LENGTH	EMBEDMENT
F-1	4'-0"X4'-0"	2'-6"	(5) #5 E.W.	(5) #5 E.W.			
F-2	3'-0"X3'-0"	2'-6"	(5) #5 E.W.	(5) #5 E.W.			
F-3	1'-4" CONT.	1'-0"	(3) #5 CONT.	N/A			



5 FOOTING SECTION
1/2" = 1'

ISSUED FOR CONSTRUCTION

12/21/07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary Gill, PE 51942
Auth. #9461
STRUCTURAL/CIVIL ENGINEERS

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

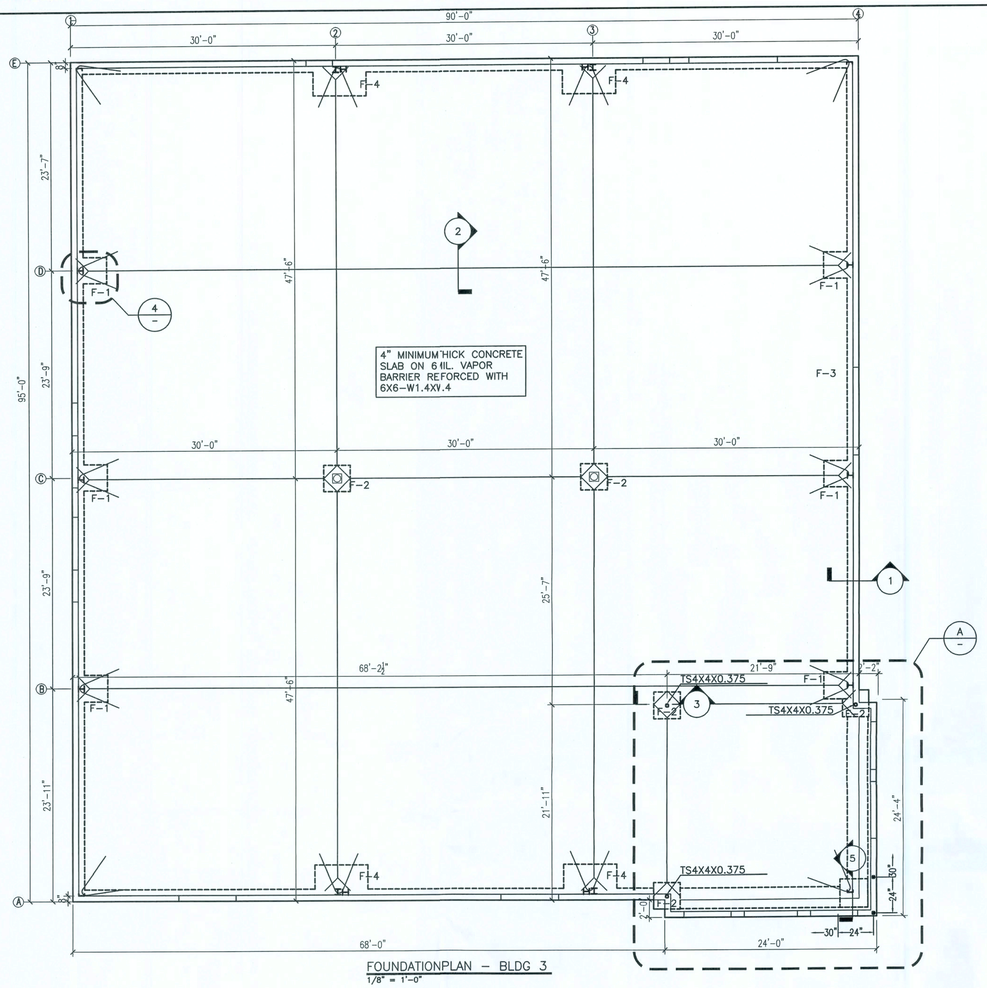
FOUNDATION PLAN
BLDGS II & III

PROJECT NUMBER
2F06-163-S
DRAWN BY
F. VULETICH
CHECKED BY
G.G.

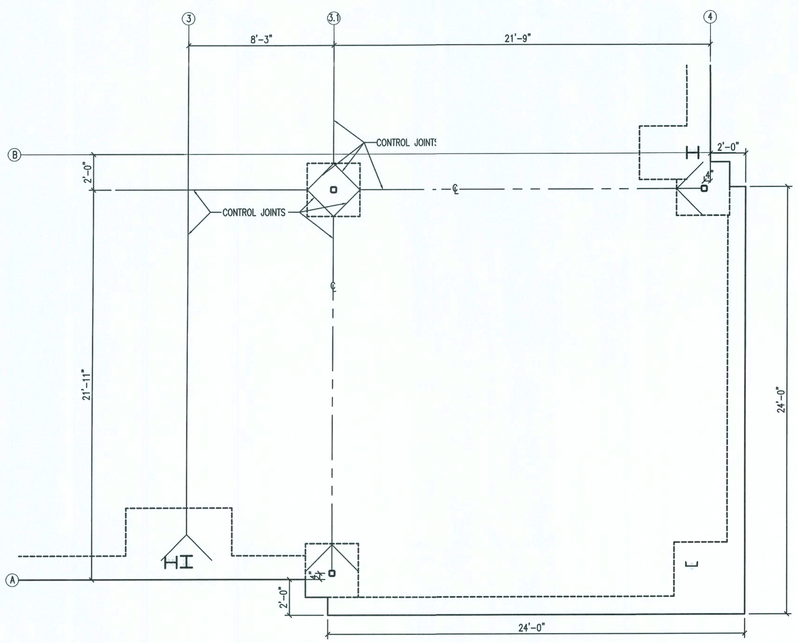
S-1.1

SHEET 1 OF 22

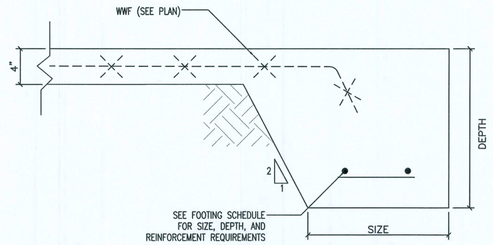
20-Dec-07



FOUNDATIONPLAN – BLDG 3
1/8" = 1'-0"

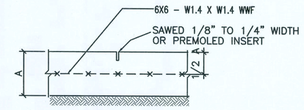


A ENLARGEMENT
1/4" = 1'-0"

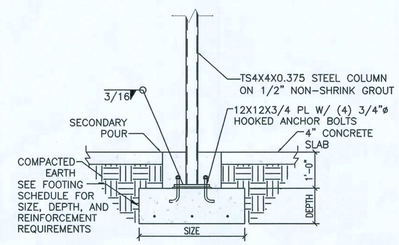


1 FOOTING SECTION
1 1/2" = 1'

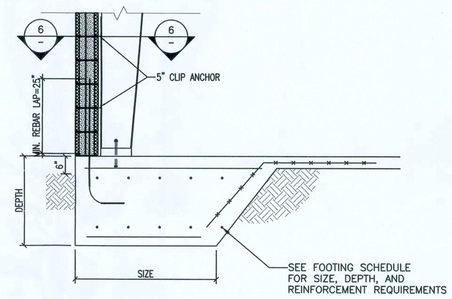
FOOTING SCHEDULE							
FOOTING MARK	FOOTING DIMENSIONS		BOTTOM REBAR	TOP REBAR	ANCHOR BOLT		
	SIZE	DEPTH			DIAMETER	TOTAL LENGTH	EMBED
F-1	4'-0"X4'-0"	2'-6"	(5) #5 E.W.	(5) #5 E.W.	0'-0 3/4"	1'-6"	1'-
F-2	3'-0"X3'-0"	2'-6"	(5) #5 E.W.	(5) #5 E.W.	0'-0 3/4"	1'-6"	1'-
F-3	1'-4" CONT.	1'-0"	(3) #5 CONT.	N/A	0'-0 3/4"	1'-6"	1'-
F-4	6'-0"X4'-0"	2'-6"	#5 @ 12" O.C.	#5 @ 12" O.C.			



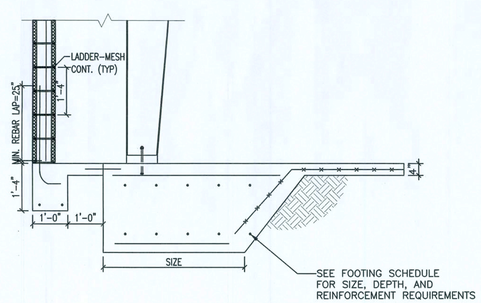
2 JOINT DETAIL
1 1/2" = 1'



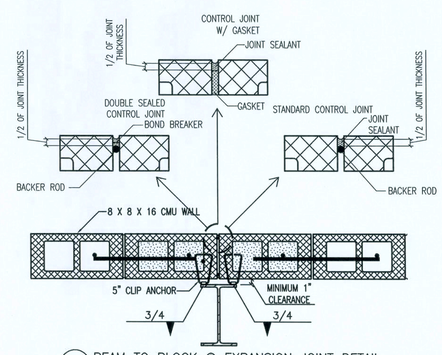
3 FOOTING SECTION
1/2" = 1'



4 FOOTING SECTION
1/2" = 1'



5 FOOTING SECTION
1/2" = 1'



6 BEAM TO BLOCK @ EXPANSION JOINT DETAIL
1" = 1'-0"

20-Dec-07

ISSUED FOR CONSTRUCTION

12/21/07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary Gill PE 51942
Auth. # 9461
STRUCTURAL/CIVIL ENGINEERS

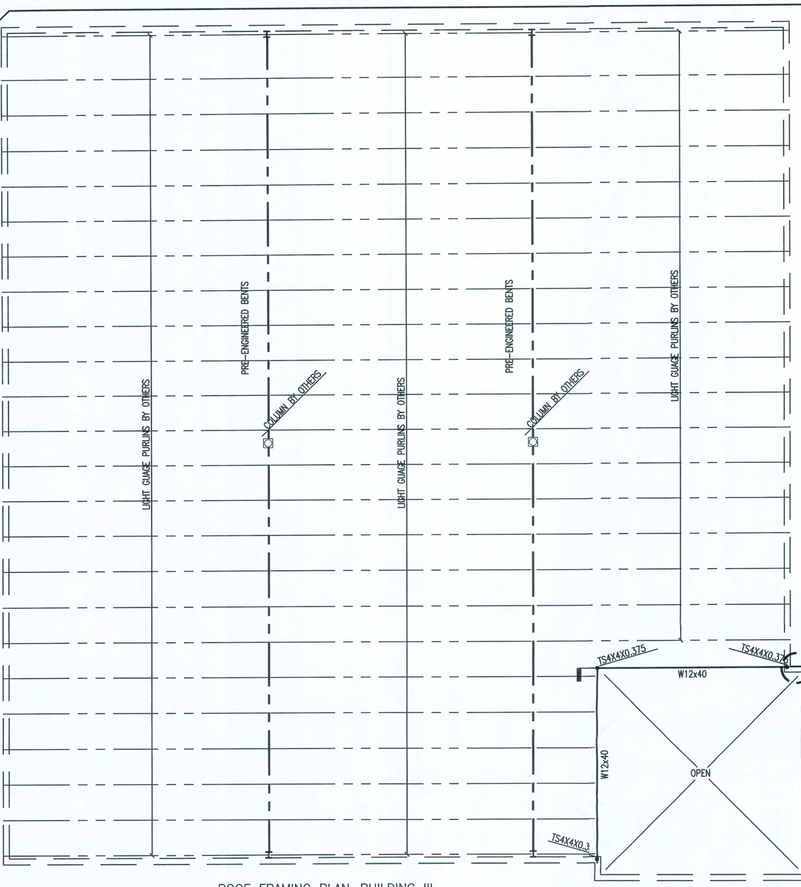
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

FOUNDATION PLAN
BLDG III

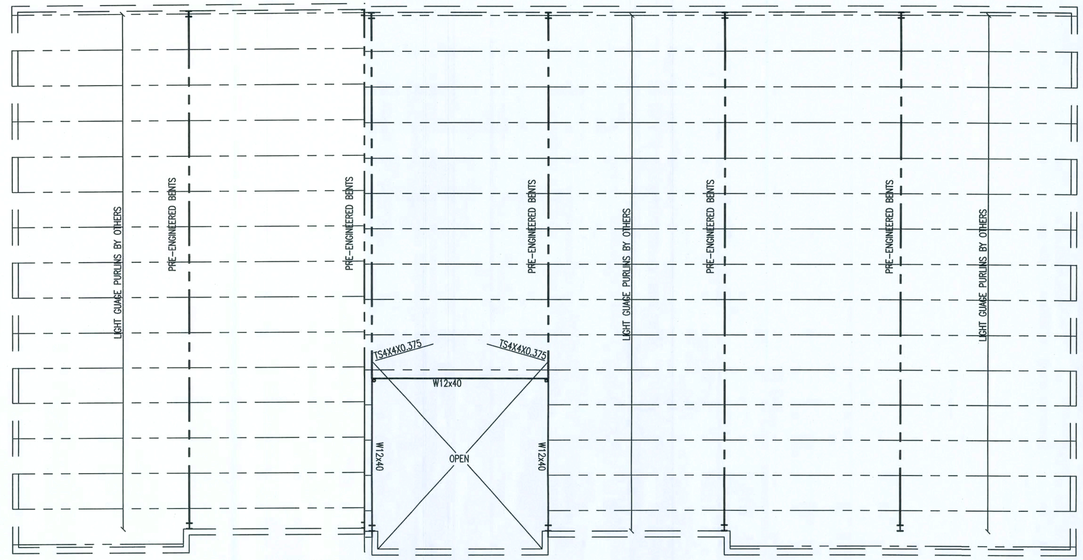
PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

S-1.2

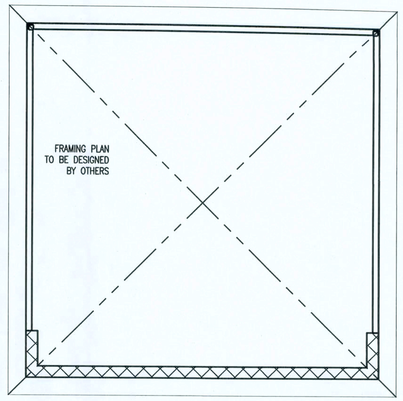
SHEET 9 OF 22



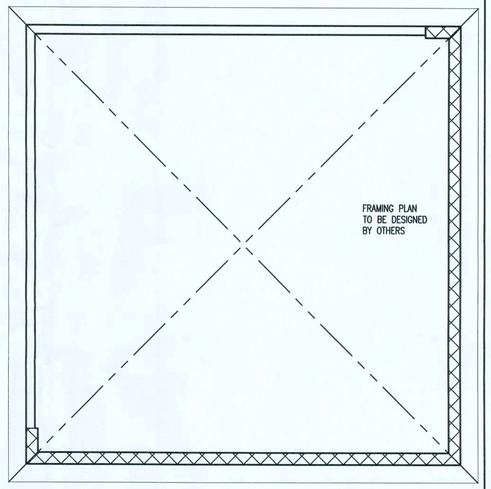
ROOF FRAMING PLAN–BUILDING III
1/8" = 1'-0"



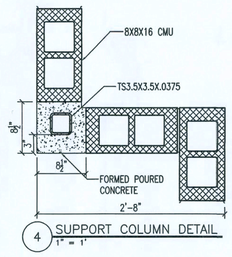
ROOF FRAMING PLAN–BUILDING II
1/8" = 1'-0"



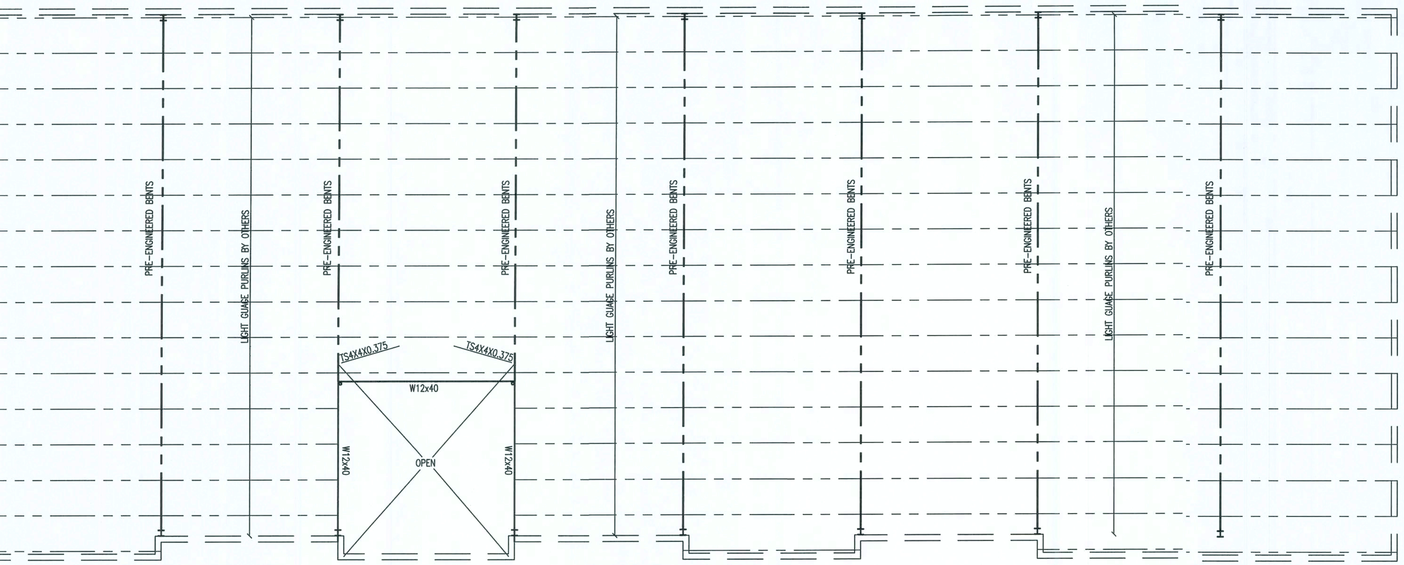
TOWER ROOF FRAMING PLAN–BLDG I & II
1/4" = 1'-0"



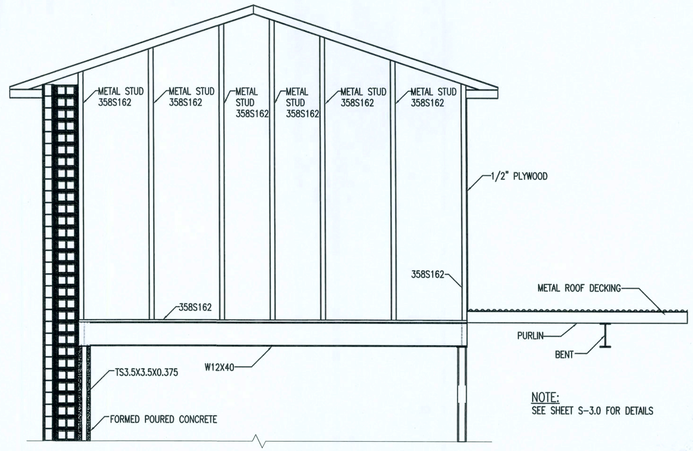
TOWER ROOF FRAMING PLAN–BLDG III
1/4" = 1'-0"



4 SUPPORT COLUMN DETAIL
1" = 1'



OOF FRAMING PLAN–BUILDING I
1/8" = 1'-0"



NOTE:
SEE SHEET S-3.0 FOR DETAILS

3 TOWER SECTION

ISSUED FOR CONSTRUCTION

12/21/0

20-Dec-07

REV #	DATE	REVISION NOTES
B	11-28-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERS
P.O. Box 107
130 West Howard Street
Live Oak, FL 32064-3678
Phone: (386) 362-6133
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461

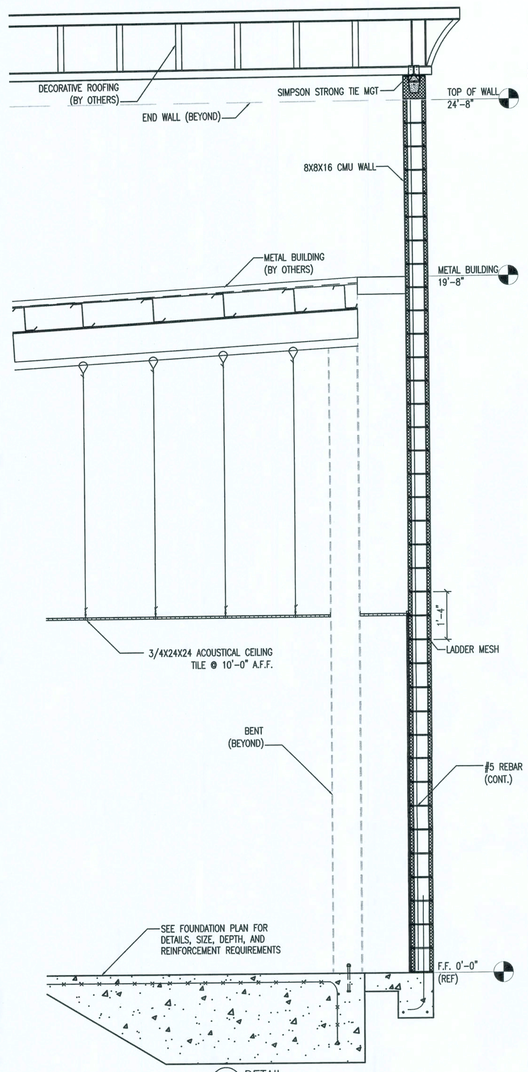
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

ROOF FRAMING PLAN

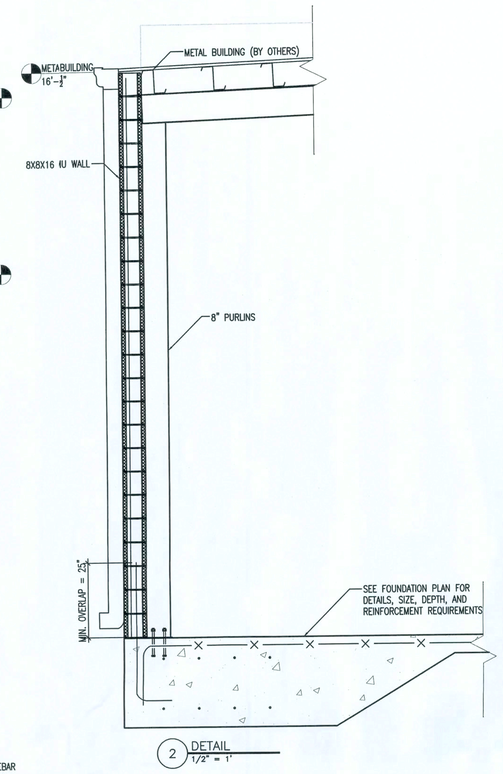
PROJCT NUMBER
PF06-163-S
DRAWN BY
-. VULETICH
CHECKED BY
G.G.

S-2.0

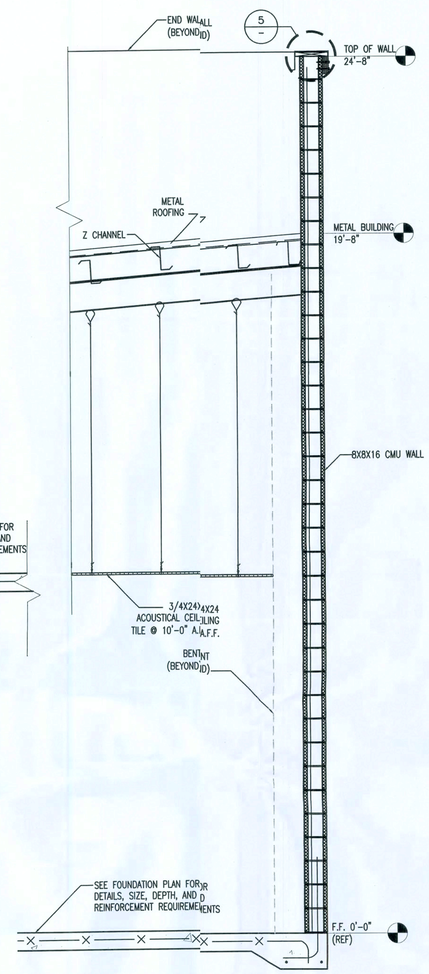
SHEET 10 OF 22



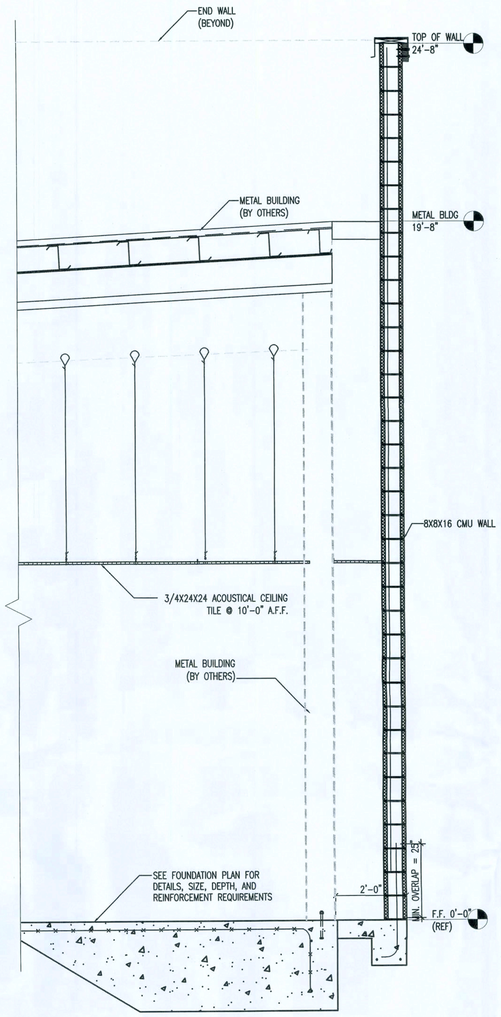
1 DETAIL
1/2" = 1'



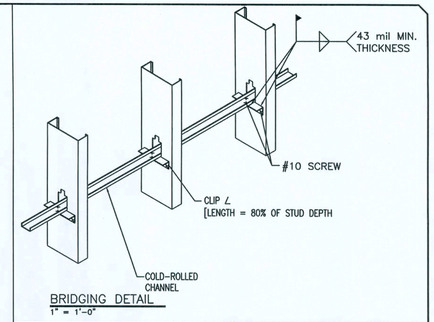
2 DETAIL
1/2" = 1'



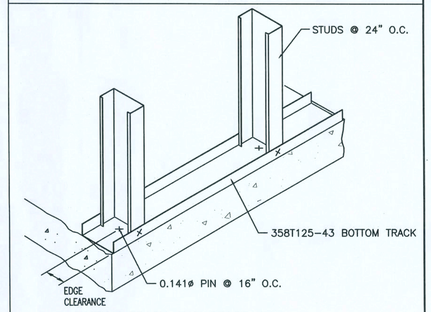
3 DETAIL
1/2" = 1'



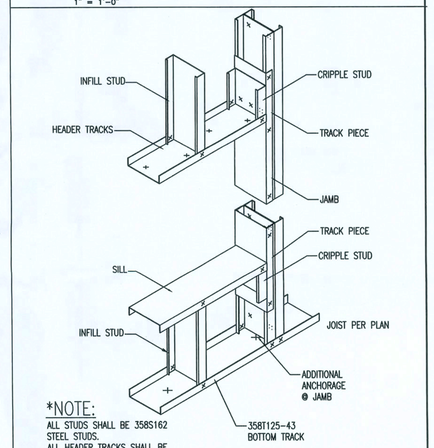
4 EXTENSION SECTION
1/2" = 1'



BRIDGING DETAIL
1" = 1'-0"

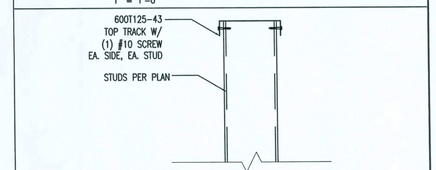


BOTTOM TRACK ANCHORAGE DETAIL
1" = 1'-0"

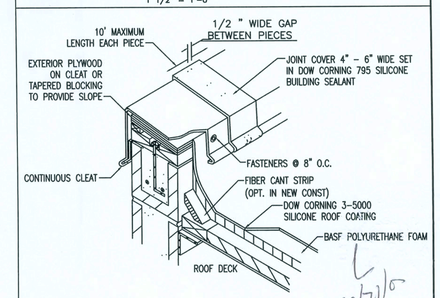


*NOTE:
ALL STUDS SHALL BE 358S162 STEEL STUDS.
ALL HEADER TRACKS SHALL BE 358T125-43 STEEL TRACK STUDS

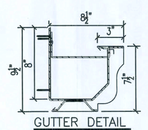
TYPICAL NON-LOAD BEARING OPENING DETAIL
1" = 1'-0"



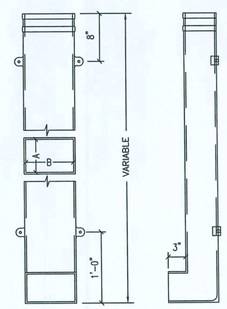
TOP TRACK CONNECTION DETAIL
1 1/2" = 1'-0"



5 LIGHT METAL PARAPET
N.T.S.

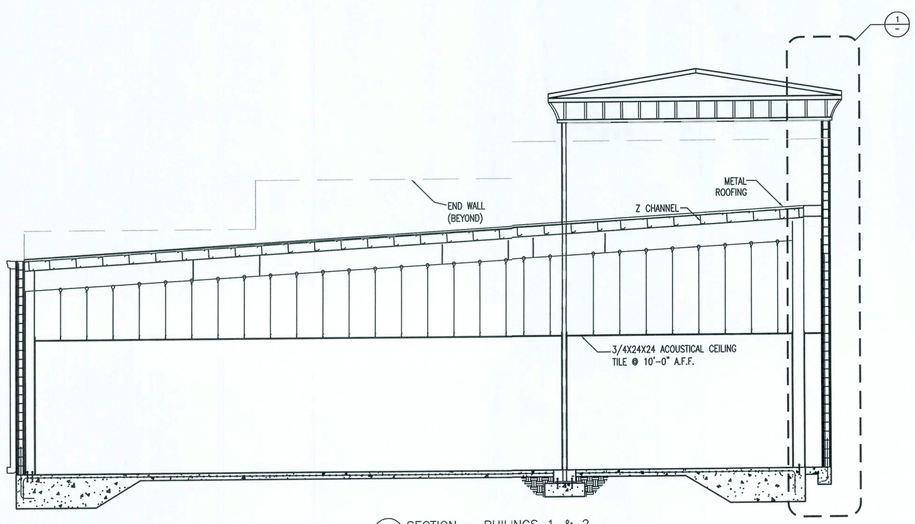


GUTTER DETAIL
1 1/2" = 1'-0"



DOWNSPOUT DETAIL
1" = 1'

NOTE:
SEE MANUFACTURER SPECIFICATIONS TO ENSURE PROPER LOCATION AND SIZE OF GUTTER AND DOWNSPOUTS.



C SECTION - BUILINGS 1 & 2
3/16" = 1'

ISSUED FOR CONSTRUCTION

20-Dec-07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS
Gary Gill, PE 51942
Auth. # 9461

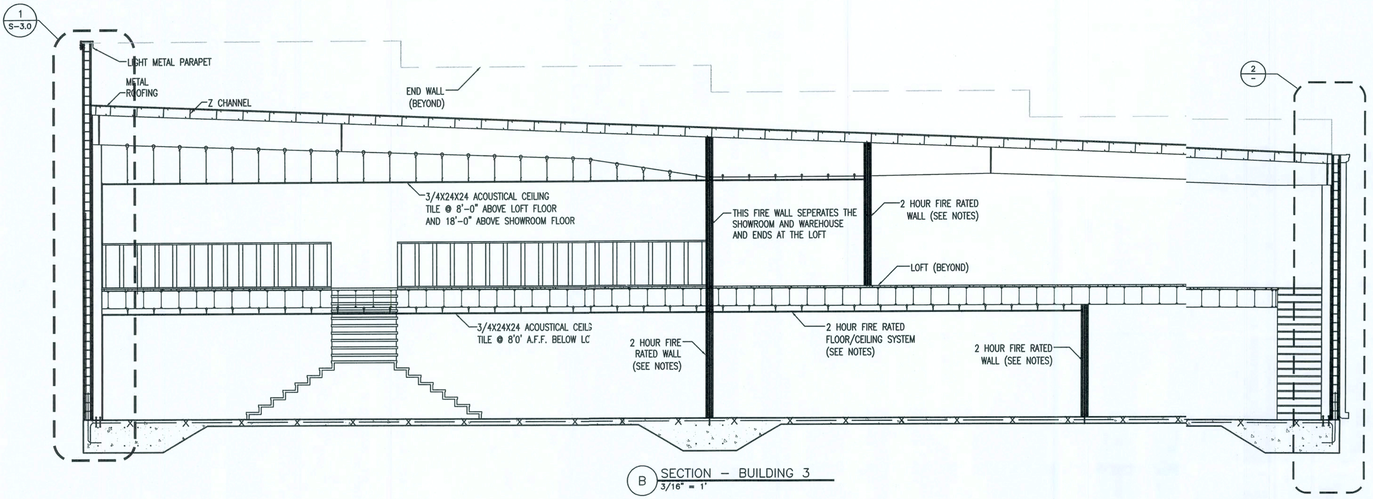
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

SECTIONS - BUILDING 1 & 2

PROJECT NUMBER: PF06-163-S
DRAWN BY: F. VULETICH
CHECKED BY: G.G.

S-3.0

SHEET 12 OF 22

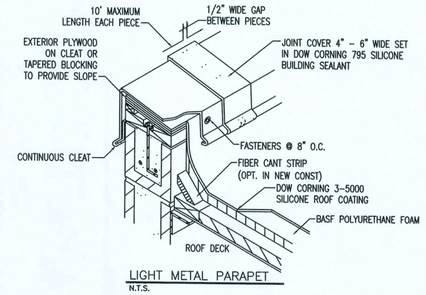


B SECTION – BUILDING 3
3/16" = 1'

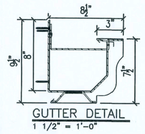
FIRE RATED NOTES

2 HOUR FIRE RATED CEILING UL DESGN NO. R3501
ONE LAYER 1/2" PROPRIETARY TYPE X G.W.B. OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RIGID FURRING CHANNELS 24" O.C. W/ 1" TYPE S DRYWALL SCREWS 12" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNEL 54" LONG WITH SCREWS AT 12" O.C. FURRING CHANNELS ATTACHED WITH 18 GAGE WIRE TIES 48" O.C. TO OPEN WEB JOISTS 24" O.C. SUPPORTING ⅜" METAL LATH OR 3/4" DEEP 28 GAGE CORRUGATED STEEL AND 2 ½" CONCRETE SLAB MEASURED FROM THE TOP OF FLUTE. FURRING CHANNELS MAY BE ATTACHED TO 1 ½" COLD ROLLED CARRYING CHANNELS 48" O.C. SUSPENDED FROM JOISTS BY 8 GAGE WIRE HANGERS NOT OVER 48" O.C.. (TWO HOUR RESTRAINED AND UNRESTRAINED)

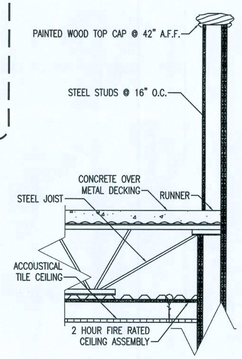
2 HOUR FIRE RATED WALL UL DESIGN NO. ULC 75T208
BASE LAYER:
1/2" PROPRIETARY TYPE X G.W.B. APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2 ½" STEEL STUDS @ 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
FACE LAYER:
5/8" PROPRIETARY TYPE X G.W.B. APPLIED PARALLEL TO EACH SIDE WITH VERTICAL JOINTS MIDWAY BETWEEN STUDS FACE LAYER ATTACHED TO BASE LAYER ONLY WITH 1 ½" TYPE G DRYWALL SCREWS 12" O.C. AT VERTICAL JOINTS AND CENTERLINE OF FACE LAYER GYPSUM BOARD, ⅜" TO ½" DIAMETER ADHESIVE BEADS AROUND PERIMETER OF FACE BOARD, 2" FROM EACH EDGE AND END, AND IN THE FORM OF AN X JOINING THE CORNERS OF THE PERIMETER BEADS, ARE OPTIONAL. JOINTS STAGGERED 24" EACH LAYER AND SIDE.



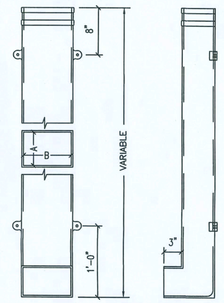
LIGHT METAL PARAPET
N.T.S.



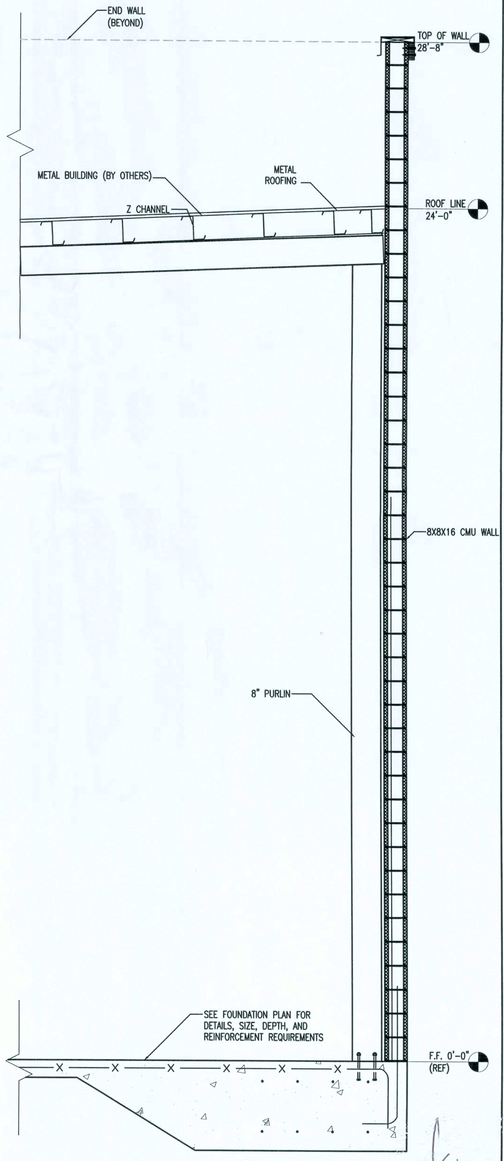
GUTTER DETAIL
1 1/2" = 1'-0"



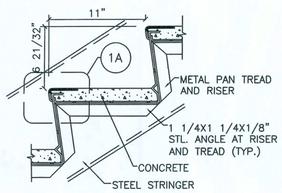
5 HALF WALL DETAIL
3/4" = 1'-0"



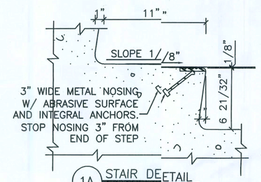
DOWNSPOUT DETAIL
1" = 1'



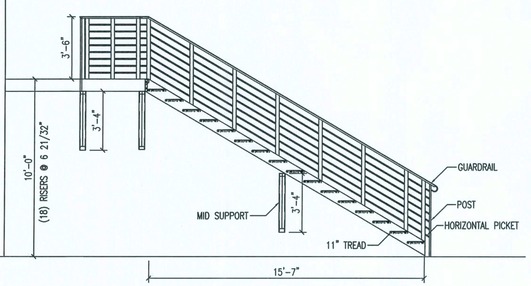
1 SECTION
1/2" = 1'



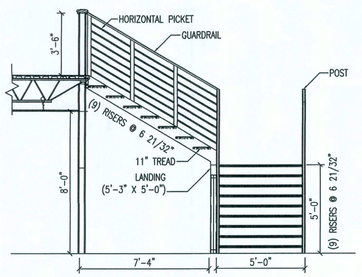
METAL STAIR DETAIL
1 1/2" = 1'-0"



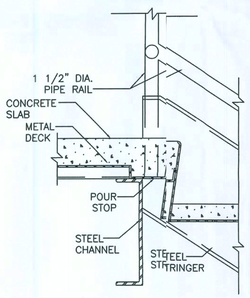
1A STAIR DETAIL
1 1/2" = 1'-0"



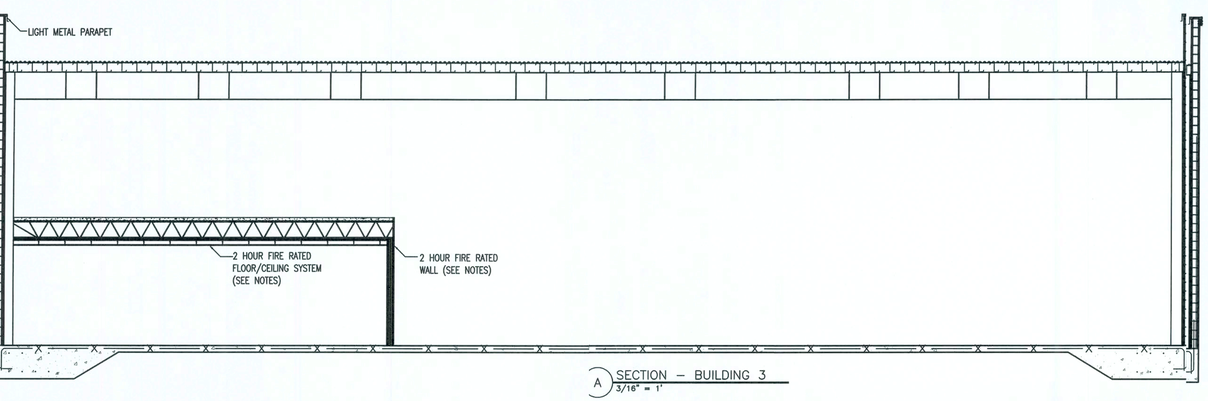
BACK STAIR ELEVATION
1/4" = 1'-0"



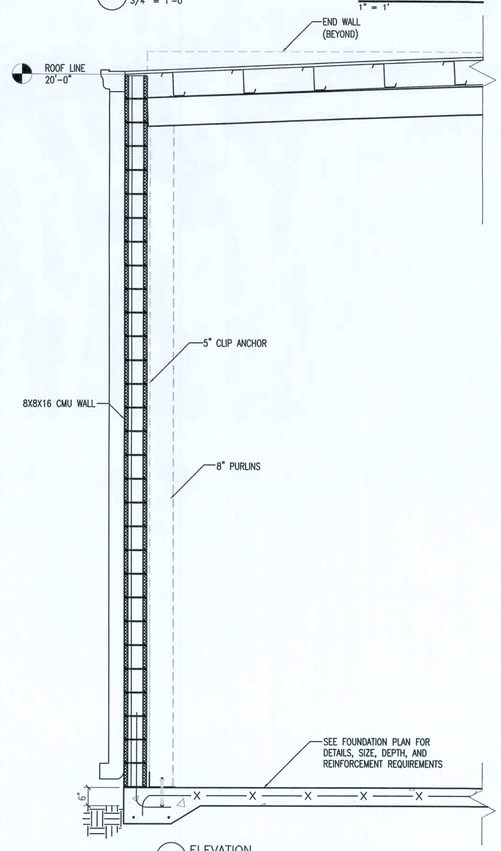
FRONT STAIR ELEVATION
1/4" = 1'-0"



LANDING DETAIL
1 1/2" = 1'-0"



A SECTION – BUILDING 3
3/16" = 1'



2 ELEVATION
1/2" = 1'

ISSUED FOR CONSTRUCTION

12/21/07

20-Dec-07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
0	11-26-07	ISSUED FOR REVIEW
1	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERS
P.O. Box 187
130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-6078
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

SECTIONS – BUILDING 3

PROJEC NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKEI BY G.G.

S-3.1

SHEET 11 OF 22

DESIGN CRITERIA

DESIGN PER 2004 FLORIDA BUILDG CODE,
UNLESS OTHERWISE NOTED.

LIVE LOADS:
ROOFS AND CANOPIES:
0 TO 200 SF 16PSF
201 TO 600 SF 14PSF
OVER 600 SF 12PSF
STAIRS.....100PSF
FLOORS.....50PSF
CORRIDORS.....80PSF
LOBBIES.....80PSF
BALCONIES.....60PSF
PARTITION LOAD (DEAD LOAD).....20PSF
WIND LOADS:
BASIC WIND SPEED: (ASCE 7).....110 MPH
MEAN ROOF HEIGHT.....21 FT
WIND IMPORTANCE FACTOR (CATEGORY II).....1.0
WIND
EXPOSURE.....B
ENCLOSURE CLASSIFICATION.....ENCLOSED
INTERNAL PRESSURE COEFFICIENT.....±0.18
DIRECTIONALITY FACTOR(Kd).....0.85
SHAPE FACTORS.....PER CODE

THIS BUILDING IS NOT LOCATED I THE WIND BORNE DEBRIS REGION. IMPACT EISISTANT GLAZING IS NOT REQUIRED.

DESIGN WIND PRESURES FOR COMPONENTS & CLADDING:

WALL & WALL OPENINGS

TRIBUTARY AREA	INERIOR ZONE (>6.3 ft FROM BLDG. CORNER)	END ZONE (<6.3 ft FROM BLDG. CORNER)
10 sf	-23.61 /21.7	-29.2 / 21.77
25 sf	-22.31 / 20.5	-26.55 / 20.5

(LINEARLY INTEPOLATE BETWEEN STATED VALUES)

ROOF &ROOF OPENINGS

TRIBUTARY AREA	ITERIOR ZONE (>6.3 ft FROM BLDG. CORNER)	END ZONE (>6.3 ft FROM BLDG. CORNER)
10 sf	-:.77/19.92	-25.46 / 19.92
25 sf	-).30 / 19.19	-23.99 / 19.19

(LINEARLY INTEPOLATE BETWEEN STATED VALUES)

CONCRETE (DESIGN PER CURREN EDITION ACI 318)
SLAB ON GRADE.....F'C= 3000 PSI
FOOTINGS.....F'C= 3000 PSI
ALL OTHER CONCRETE.....F'C= 3000 PSI
ALL REINFORCING STEEL ASTM A615 GRADE 60
ALL WELDED WIRE FABRIC ASTM 185
CONCRETE MASONRY (DESIGN PE CURRENT EDITION ACI 530)
COMPRESSIVE STRENGTH.....F'M= 1500 PSI
STRUCTURAL STEEL (DESIGN PERCURRENT EDITION AISC), UNLESS OTHERWISE NOTED
MATERIALS SHALL BE AS FOLLOW
W-SHAPES.....ASTM 992, Fy=50 KSI
OTHER SHAPES & PLATES.....ASTM A36, Fy=36 KSI
HSS SQUARE & RECTANGULR SHAPES.....ASTM A500 GRADE B, Fy= 46 KSI
HSS ROUND SHAPES.....ASTM A500 GRADE B, Fy= 42 KSI
STEEL PIPES.....ASTM A53 GRADE B, Fy= 35 KSI
WELDING ELECTRODES.....AWS A5.1 OR A5.5 SERIES E70
HIGH-STRENGTH BOLTS.....¾"ø ASTM A325
ANCHOR RODS.....GRADE 36 ASTM F1554
WELDED STUDS.....ASTM A108
DEFORMED BARS.....ASTM A496
PAINT & PROTECTION.....SSPC PAINT 25
SOIL BEARING (DESIGNMAXIMUM).....1000PSF

GENERAL NOTES
CONCRETE
UNLESS OTHERWISE NOTED ON TE DRAWINGS, MINIMUM COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS.....3"
PILE CAPS.....SEE TYPICAL DETAIL
GRADE BEAMS.....3"
COLUMNS AND PEDESTALS OVER VERTICAL REINF).....2"
SLABS AND WALLS (EXPOSE TO EARTH, LIQUID OR WEATHER).....2"
SLABS AND WALLS (NOT EXOSED TO EARTH, LIQUID OR WEATHER).....¾"
CANOPY SLABS.....1 ½"
BEAMS (OVER MAIN REINFOCING).....1 ½"
SLABS ON GRADE.....2" FROM TOP
ALL REINFORCING SHALL BE HEL SECURELY IN POSITION WITH STANDARD ACCESSORIES IN CONFORMANCE ITH CRSI MANUAL OF STANDARD PRACTICE AND ACI 315 DURING THE PLACEMENT OFCONCRETE.
MIN. WWF FOR SLAB ON GRADE HALL BE 6X6-W1.4X1.4.
UNLESS OTHERWISE NOTED, SPLICS IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS:
WELDED WIRE FABRIC (MIN. YIELI STRENGTH OF 65,000 PSI).....WIRE SPACING PLUS 6"
REINFORCING BARS.....40 BAR DIAMETERS
ALL HOOKS IN REINFORCING BAR SHALL BE AN ACI STANDARD HOOK, UNLESS OTHERWISE NOTED.
A VAPOR RETARDER CONSISTING OF 6 MIL MINIMUM POLYETHYLENE WITH JOINTS LAPPED 6 INCHES AND SEALED TH 2" APPROVED TAPE OR MASTIC, OR OTHER APPROVED MATERIALS HAVING A AXIMUM PERM RATING OF 0.5.
SOIL UNDER FOOTINGS, FOUNDAINS AND CONCRETE SLABS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AN FOREIGN MATTERS REMOVED PROR TO THEIR CONSTRUCTION.
CONCRETE SLAB SHALL HAVE A INIMUM ALLOWABLE SLOPE TO ALLOW FOR WATER DRAINAGE FROM SHOWERS.
FOUNDATIONS
IF FOOTING EVALUATIONS SHOWNOCCUR IN A DISTURBED, UNSTABLE, OR UNSUITABLE SOIL, THE ENGINEER SHALL BE OTIFIED.
STEPS IN WALL FOOTINGS SHALLNOT EXCEED A SLOPE OF (1) VERTICAL TO TWO (2) HORIZONTAL.
PROVIDE A MINIMUM OF TWO #4 BARS IN TOP OF CONTINUOUS WALL FOOTINGS AT DOOR AND OTHER OPENINGS 4'-" LONGER THAN THE OPENING.

NOTES:
1) ALL CONNECTORS LISTED ARE SIMPSON STRONG-TIE, UON. OTHER MANUFACTURERS MAY BE SUBSTITUTED. SCREW SIZE AND NUMBER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CATALOG. ROOF TRUSS CLIPS SHALL BE SELECTED TO PROVIDE THE UPLIFT RESISTANCE SHOWN ON THE ROOF TRUSS SHOP DRAWINGS.
2) TRUSS ENGINEER MAY PROVIDE ALTERNATE CONNECTIONS.

SUPPLEMENTARY NOTES
PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THE STRUCTURE SHOULD NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN CONSTRUCTED.
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.
ALL STRUCTURAL OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH STRUCTURAL WORK AFFECTED.
EMBEDMENT FOR EXPANSION BOLTS SHALL BE 3 ¼"ø MINIMUM FOR ¾" BOLTS IN CONCRETE, 5 ¼" IN GROUTED MASONRY. HILTI KWIK BOLT II OR EQUAL.
EPOXY GROUT SHALL BE POWER FAST CARTRIDGE SYSTEM BY RAWL, HY150 CARTRIDGE SYSTEM BY HILTI: (HILTI RE500, IF HOLE IS CORED INSTEAD OF DRILLED) OR APPROVED EQUAL, UON. EMBEDMENT SHALL BE 12 BAR DIAMETERS MINIMUM, UON. HOLES SHALL BE ¼" LARGER THAN REBAR SIZE, AND ⅛" LARGER THAN THREADED ROD SIZE. HOLE SHALL BE BRUSHED OUT WITH BOTTLE BRUSH AND THEN BLOWN OUT WITH AIR USING A COMPRESSOR WITH A FUNCTIONAL OIL TRAP. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.
ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE OF THE PROJECT.
GENERAL CONTRACTOR MUST REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT / ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP OR HAVE BEEN MERELY "RUBBER STAMPED" SHALL BE RETURNED WITHOUT REVIEW.
CHANGES TO THE CONTRACT DOCUMENTS SHALL BE CLOUDED ON SHOP DRAWINGS OR REQUESTED IN WRITING. THE CONTRACTOR IS LIABLE FOR ANY DEVIATIONS UNLESS REVIEWED AND ACKNOWLEDGED BY THE ENGINEER. SHOP DRAWING SUBMITTALS SHALL ONLY BE CHECKED FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS.
SPECIFICATIONS
CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION). EXCEPT AS MODIFIED BY REQUIREMENTS OF THE CONTRACT DOCUMENTS.
MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AND AWS D1.1" "STRUCTURAL WELDING CODE", EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
A GEOTECHNICAL TESTING AND INSPECTION FIRM SHALL BE EMPLOYED TO PERFORM A SOIL SURVEY FOR SATISFACTORY SOIL MATERIALS, SAMPLING AND TESTING FOR QUALITY CONTROL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THIS PROJECT. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL TESTING FIRM.

TERMITE PROTECTION NOTES:
SOIL CHEMICAL BARREIER METHOD:
A PERMANNENT SIGN THAT IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1042.6
CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
IRRIGATION/SPRINKLERS SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN ⅝" THICK ADHERED DIRECTLY TO FOUNDATION WALL. FBC 1816.1.1
INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS, PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ILIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
MINIMUM 6 MIL VAPOR RETATRDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
CONCRTE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC. 1816.1.5
SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1916.1.6
ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. FBC 1816.1.6
A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLTET TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 503.1.3
NO WOOD, VEGETATION , STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 3203.1.4

DOOR SCHEDULE

MARK	SIZE WD	SIZE HGT	MATERIAL	NOTES
101	6'-0"	7'-0"	HOLLOW METAL	--
102	6'-0"	8'-10"	HOLLOW METAL	--
103	6'-0"	7'-0"	HOLLOW METAL	--
104	6'-0"	8'-10"	HOLLOW METAL	--
105	6'-0"	7'-0"	HOLLOW METAL	--
106	6'-0"	8'-10"	HOLLOW METAL	--
107	6'-0"	8'-10"	HOLLOW METAL	--
108	6'-0"	8'-10"	HOLLOW METAL	--
109	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
110	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
111	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
112	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
113	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
114	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
115	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
116	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
117	6'-0"	6'-8"	HOLLOW METAL	NON-OPENING DECORATIVE
118	3'-0"	6'-8"	WOOD	--
119	3'-0"	6'-8"	WOOD	--
120	3'-0"	6'-8"	WOOD	--
201	6'-0"	8'-10"	HOLLOW METAL	--
202	6'-0"	8'-10"	HOLLOW METAL	--
203	6'-0"	7'-0"	HOLLOW METAL	--
204	6'-0"	8'-10"	HOLLOW METAL	--
205	6'-0"	8'-10"	HOLLOW METAL	--
206	6'-0"	8'-10"	HOLLOW METAL	--
207	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
208	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
209	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
210	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
211	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
212	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
213	6'-0"	6'-8"	HOLLOW METAL	NON-OPENING DECORATIVE
301	6'-0"	7'-0"	HOLLOW METAL	--
302	6'-0"	7'-0"	HOLLOW METAL	--
303	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
304	10'-0"	10'-0"	COMMERCIAL STYLE ROLL UP	SECTIONAL
305	10'-0"	10'-0"	COMMERCIAL STYLE ROLL UP	SECTIONAL
306	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
307	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
308	3'-0"	6'-8"	SOLID COMMERCIAL METAL	--
309	3'-0"	6'-8"	WOOD	--
310	3'-0"	6'-8"	WOOD	--
311	3'-0"	6'-8"	WOOD	--
312	3'-0"	6'-8"	WOOD	--
313	3'-0"	6'-8"	WOOD	--
314	3'-0"	6'-8"	WOOD	--
315	3'-0"	6'-8"	WOOD	--
316	3'-0"	6'-8"	WOOD	--
317	3'-0"	6'-8"	WOOD	--
318	3'-0"	6'-8"	WOOD	--
319	3'-0"	6'-8"	WOOD	POCKET DOOR
320	3'-0"	6'-8"	WOOD	--
321	3'-0"	6'-8"	WOOD	--
322	3'-0"	6'-8"	WOOD	--
323	3'-0"	6'-8"	WOOD	--
324	3'-0"	6'-8"	WOOD	--
325	3'-0"	6'-8"	WOOD	--
326	3'-0"	6'-8"	WOOD	--
327	3'-0"	6'-8"	WOOD	--
328	2'-8"	6'-8"	WOOD	--
329	6'-0"	6'-8"	WOOD	--
330	4'-0"	6'-8"	WOOD	BI-FOLD
331	6'-0"	6'-8"	HOLLOW METAL	NON-OPENING DECORATIVE
332	6'-0"	6'-8"	HOLLOW METAL	NON-OPENING DECORATIVE

WINDOW SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	NOTES
101	2'-10"	6'-0"	PICTURE	CLAD LX	--
102	2'-10"	6'-0"	PICTURE	CLAD LX	--
103	12'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
104	3'-6"	6'-0"	PICTURE	CLAD LX	--
105	3'-6"	6'-0"	PICTURE	CLAD LX	--
106	12'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
107	2'-10"	8'-0"	PICTURE	CLAD LX	--
108	2'-10"	8'-0"	PICTURE	CLAD LX	--
109	12'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
110	14'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
111	14'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
112	6'-0"	6'-0"	PICTURE	CLAD LX	--
113	6'-0"	6'-0"	PICTURE	CLAD LX	--
114	6'-0"	6'-0"	PICTURE	CLAD LX	--
115	6'-0"	6'-0"	PICTURE	CLAD LX	--
116	6'-0"	6'-0"	PICTURE	CLAD LX	--
117	6'-0"	6'-0"	PICTURE	CLAD LX	--
118	2'-6"	4'-0"	PICTURE	CLAD LX	UPPER WINDOW
119	2'-6"	4'-0"	PICTURE	CLAD LX	UPPER WINDOW
201	14'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
202	12'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
203	12'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
204	14'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
205	14'-0"	8'-0"	WINDOW ASSEMBLY	CLAD LX	--
206	6'-0"	6'-0"	PICTURE	CLAD LX	--
207	6'-0"	6'-0"	PICTURE	CLAD LX	--
208	6'-0"	6'-0"	PICTURE	CLAD LX	--
209	6'-0"	6'-0"	PICTURE	CLAD LX	--
210	6'-0"	6'-0"	PICTURE	CLAD LX	--
211	6'-0"	6'-0"	PICTURE	CLAD LX	--
301	5'-0"	6'-0"	PICTURE	CLAD LX	--
302	5'-0"	6'-0"	PICTURE	CLAD LX	--
303	5'-0"	6'-0"	PICTURE	CLAD LX	--
304	5'-0"	6'-0"	PICTURE	CLAD LX	--
305	3'-5"	5'-0"	PICTURE	CLAD LX	--
306	3'-3"	5'-0"	PICTURE	CLAD LX	--
307	6'-6"	6'-0"	PICTURE	CLAD LX	--
308	6'-6"	6'-0"	PICTURE	CLAD LX	--
309	6'-0"	4'-0"	PICTURE	WOOD	INTERIOR

12/21/07

ISSUED FOR CONSTRUCTION

20-Dec-07

REV #	DATE	REVISION NOTES
A	09-11-07	ISSUED FOR REVIEW
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS Gary Gill, PE 51942
Auth. # 9461

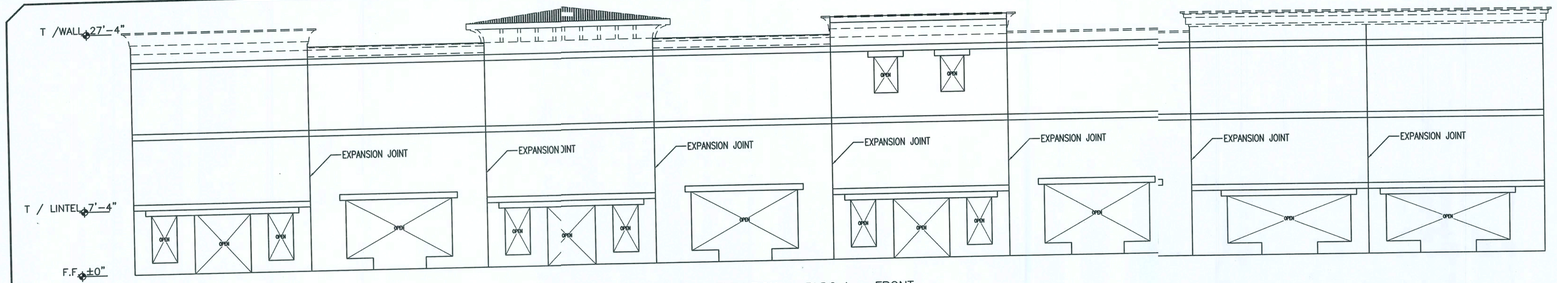
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

GENERAL NOTES

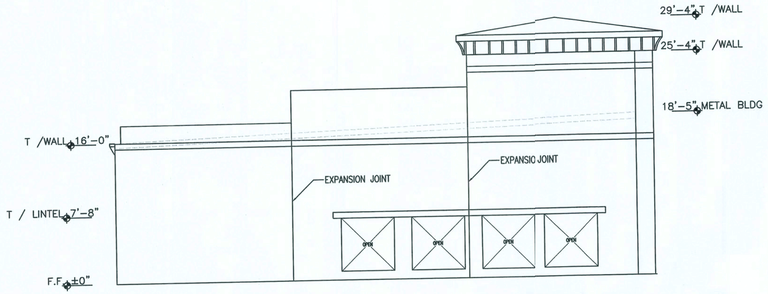
PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

S-4.0

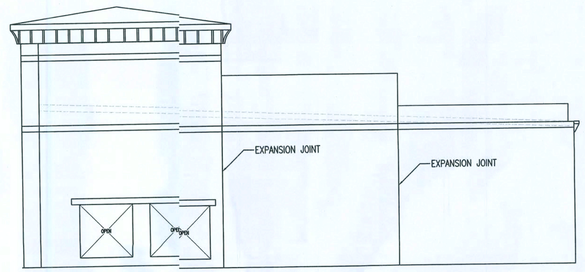
SHEET 14 OF 22



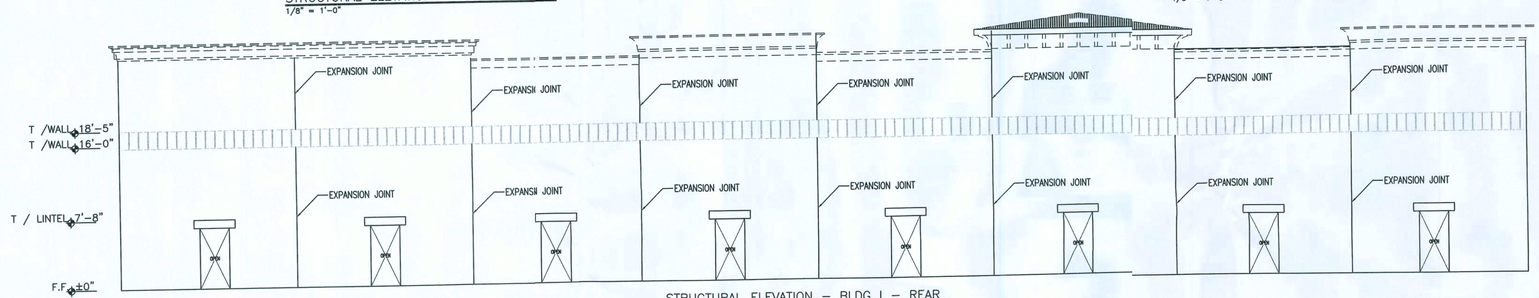
STRUCTURAL ELEVATION – BLDG I – FRONT
1/8" = 1'-0"



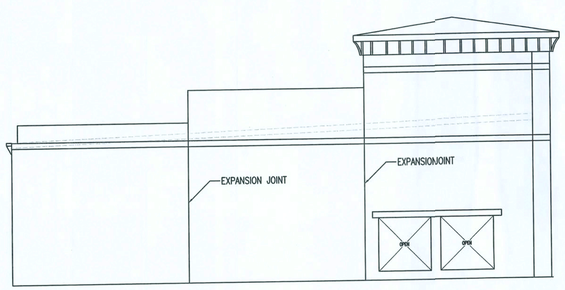
STRUCTURAL ELEVATION – BLDG I – LFT
1/8" = 1'-0"



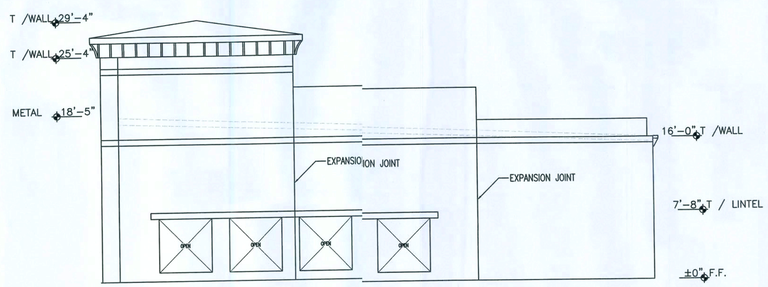
STRUCTURAL ELEVATION – BLDG I – RIGHT
1/8" = 1'-0"



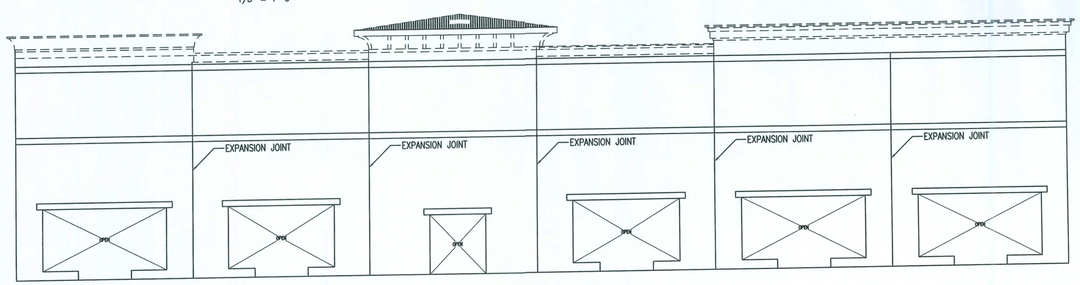
STRUCTURAL ELEVATION – BLDG I – REAR
1/8" = 1'-0"



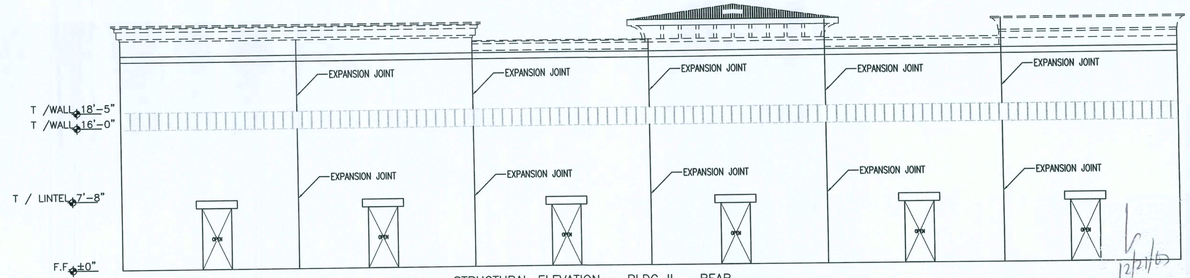
STRUCTURAL ELEVATION – BLDG II – LEFT
1/8" = 1'-0"



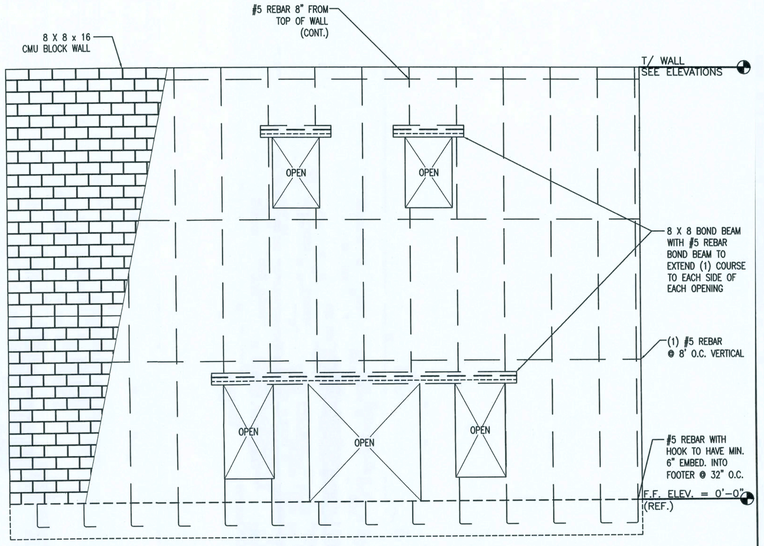
STRUCTURAL ELEVATION – BLDG II – RIGHT
1/8" = 1'-0"



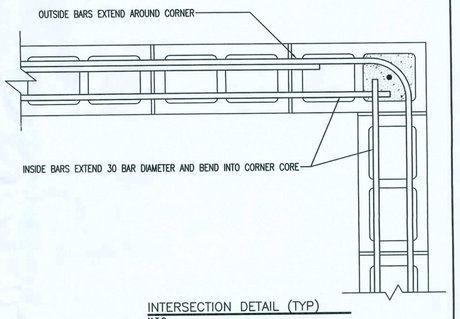
STRUCTURAL ELEVATION – BLDG II – FRONT
1/8" = 1'-0"



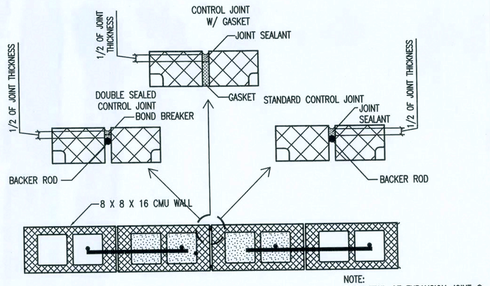
STRUCTURAL ELEVATION – BLDG II – REAR
1/8" = 1'-0"



MASONRY ELEVATION
1/4" = 1'



INTERSECTION DETAIL (TYP)
N.T.S.



NOTE:
FOR DETAIL OF EXPANSION JOINT @ METAL BEAMS SEE SHEET S-1.1

EXPANSION JOINT DETAIL
1" = 1'-0"

ISSUED FOR CONSTRUCTION

REV #	DATE	REVISION NOTES
—	—	####
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461
STRUCTURAL/CIVIL ENGINEERS

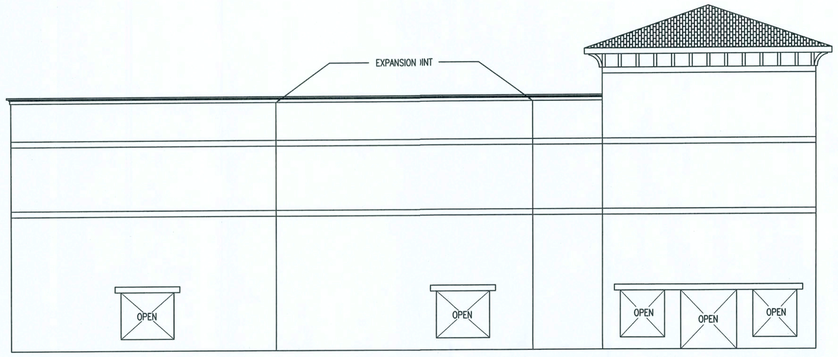
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

STRUCTURAL ELEVATIONS BLDG I & II

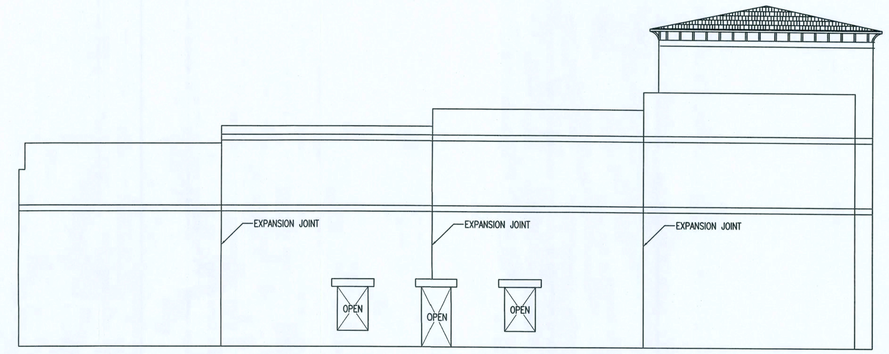
PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

S-5.0

20-Dec-07

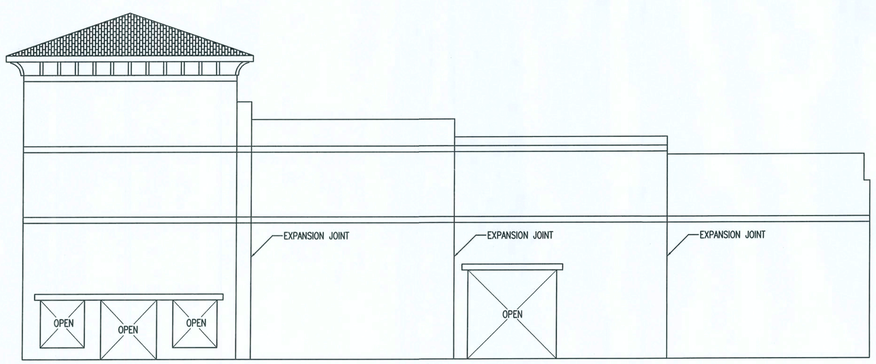


FRONT ELEVATION – BLDG III
1/8" = 1'-0"

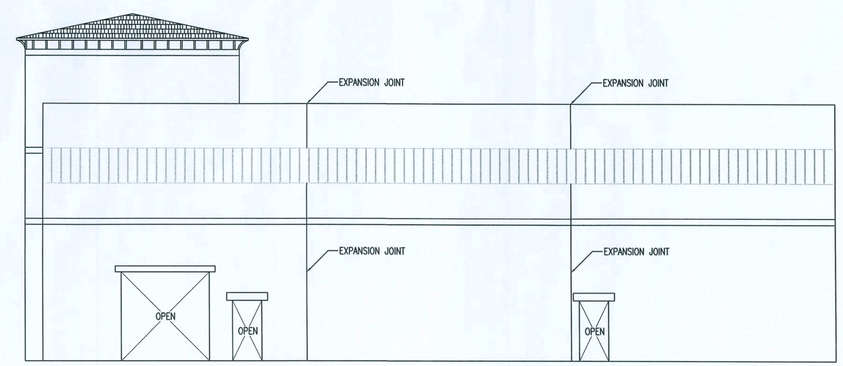


LEFT ELEVATION – BLDG III
1/8" = 1'-0"

NOTE:
SEE PAGE S-5.0
FOR DETAILS AND
MASONRY ELEVATION



RIGHT ELEVATION – EDG III
1/8" = 1'-0"



REAR ELEVATION – BLDG III
1/8" = 1'-0"

ISSUED FOR CONSTRUCTION

12/21/07

20-Dec-07

REV #	DATE	REVISION NOTES
—	#####	—
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERS
P.O. Box 187
130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

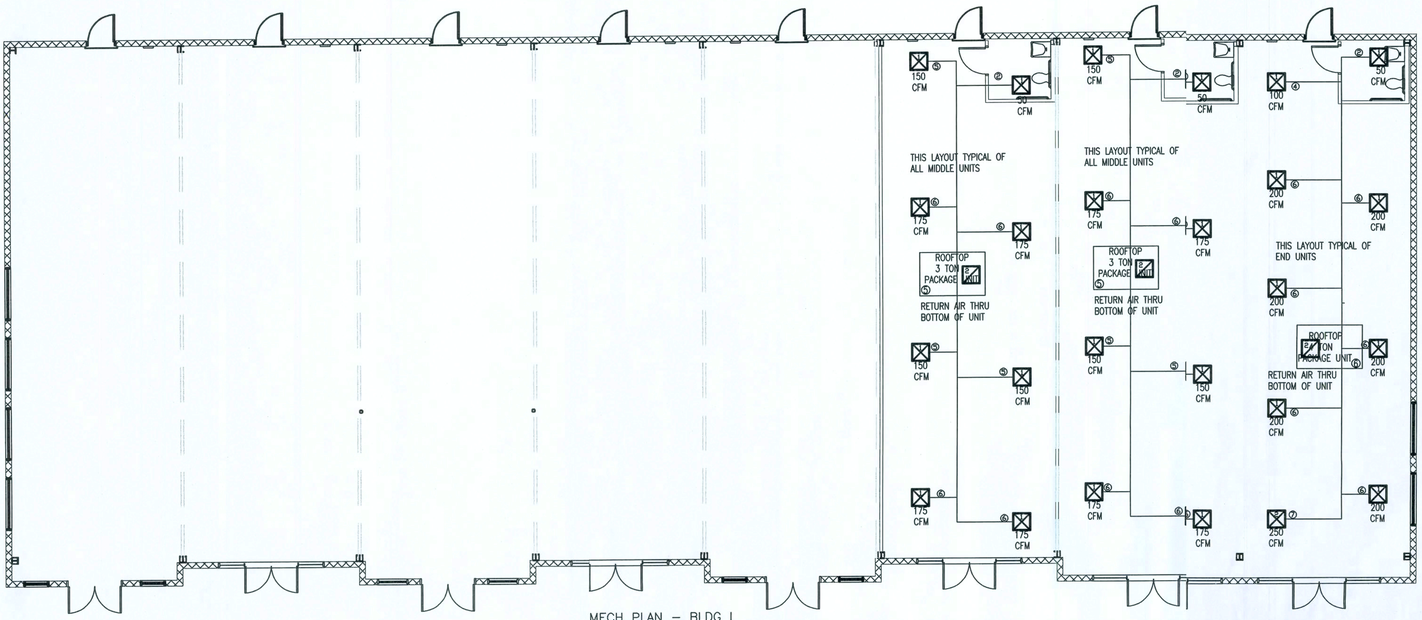
STRUCTURAL ELEVATION - BLDG III

PROJECT NUMBER
PF06-163-S

DRAWN BY
F. VULETICH

CHECKED BY
G.G.

S-5.1



MECH PLAN – BLDG I
1/8" = 1'-0"

DUCT INSULATION

DUCT TYPE	DUCT LOCATION	INSULATION	NOTES
SUPPLY	ABOVE CEILING	2" THICK INSULATION, 1 LB DENSITY, R=4.2 MIN INSTALLED	2
RETURN	ANY WHERE	NO INSULATION	--
OUTSIDE AIR	ANY WHERE	2" INSULATION, 3/4 LB DENSITY, R=6.0	1
FLEX SUPPLY	ABOVE CEILING	1.5" THICK INSULATION, R=6.0	--

NOTES:
1. UNCONDIDTIONED OUTDOOR AIR
2. INSULATE EVEN IF LINED

FANS

SYMBOL	TAG	PENN MODEL	TYPE	DUTY	CFM	ESP	MAX HP	RPM	MAX SONES	DIE	WEIGHT, LABS	NOTES	ACCESSORIES
	TEF-G	ZJ1	CEILING MTD	TOILET EXHAUST	75	0.15	1/10	1050	2.0	DIRT	17	1,2	1,2

NOTES:
1. SONE VALUES ARE VALUES MEASURED 5 FT FROM THE FAN – OPEN ENDED. SONE VALUES MUST NOT EXCEED SCHEDULED AMOUNT BY MORE THAN 10%
2. FAN TO OPERATE BY SWITCH. SEE ELECTRICAL

ACCESSORIES:
1. BACKDRAFT DAMPER AT FAN DISCHARGE
2. PROVIDE ALUMINUM WALL CAP CONSISTING OF A SLANTED HOOD THAT IS PRIMED PAINTED (WHITE) READY FOR FINISH COAT. CAP SHALL BE CABLE OF EXHAUSTING 75 CFM @ 0.1" S.P.
3. PROVIDE SPEED CONTROLLER AT UNIT

BASIS OF DESIGN: AS NOTED:
EQUAL BY: COOK, PENN, ACME

PACKAGE UNITS – ELECTRIC HEAT – BUILDINGS I & II

QUANTITY	TAG	AREA SERVED	YORK MODEL #'S ROOFTOP PACKAGE UNITS	NOMINAL TONS	TOTAL CFM	OA CFM	COIL EAT DB/WB	ESP	MAX FAN HP	TOTAL COOL MBH	SENS. COOL MBH	SEER / EER	HEAT ELEC KW 240V	HEAT ELEC NO. OF STAGES	MAX CU WEIGHT LBS	NOTES	ACCESSORIES
2	UNIT 5	FUTURE TENANTS–BLDG I	R-410-A AFFINTY BHZ036	3.0	1200	195	80/67	0.5	3/4	44.4	21.0	13 / 11.00	3.1	5	390	1,2,3,4,5	1,2,3,4,5
0	UNIT 5	FUTURE TENANTS–BLDG II															
1	UNIT 6	FUTURE TENANTS–BLDG I	R-410A PREDATOR BHZ048	4.0	1600	?	80/67	0.5	3/4	44.4	21.0	13 /	5	2	920	1,2,3,4,5	1,2,3,4,5
0	UNIT 6	FUTURE TENANTS–BLDG II															

NOTES:
1. COOLING CAPACITIES BASED ON 95' F db AIR ENTERING OUTDOOR UNIT.
2. FAN COIL UNIT SHALL HAVE A SINGLE POINT POWER CONNETION (FAN&HEAT).
3. COOLING CAPACITIES SCHEDULED ARE MINIMUM VALUES. ALTERNATIVE EQUIPTMENT MUST MEET SCHEDULED VALUES.
4. SEER VALUE IS BASED ON ARI STANDARD 210.
5. ELECTRIC HEAT SHALL BE MOUNTED IN THE REHEAT POSITION.

ACCESSORIES
1. PROGRAMMABLE 7 DAY THERMOSTAT, WITH NIGHT SETBACK (55' HEATING, 85' COOLING), AUTO CHANGEOVER FOR HEAT–COOL, 5 DEGREE DEADBAN ADJUSTMENT. BETWEEN HEAT AND COOL OPERATION
2. PROVIDE (2) SETS OF STANDARD 1" THICK PLEATED THROW–AWAY FILTERS. (1) DURING CONSTRUCTION, (1) AFTER CONSTRUCTION COMPLETION.
3. PROVIDE FILTER DRYER
4. PROVIDE LONG LINE REFRIGERATION LINE SET WHERE REQUIRED BY MANUFACTURER,– LINES SHALL BE SIZED BY MANUFACTURER TO MAINTAIN SCHEDULED CAPACITY, SHOW MANUFACTURER'S RECOMMENDED LINE SET SIZE IN SUBMITTALS. MANUFACTURER SHALL DETERMINE IF LONG LINE APPLICATION KIT IS REQUIRED.
5. LOW AMBEINT OPERATION KIT TO ALLOW OPERATION DOWN TO 42 DEGREES

BASIS OF DESIGN: AS NOTED:
EQUAL BY: TRANE: YORK: LENNOX

GRILLS, REGISTERS, DIFFUSERS AND FLEXIBLE DUCT SIZING CHART

INSTALL DIFFUSERS PER SCHEDULE BELOW. DO NOT EXCEED MAXIMUM CFM INDICATED. ALL SUPPLY GRILLS TO BE TITUS 150C OR EQUIVALENT, MAX 25 NC.

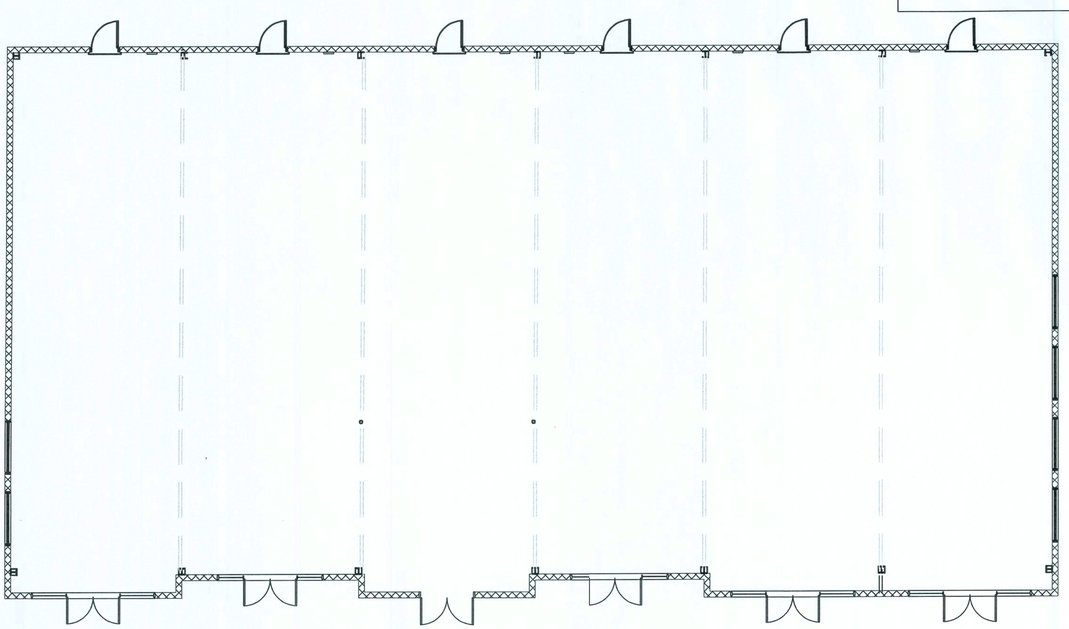
NECK SIZE	RD NECK SIZE	MAX CFM	DESIGNATOR	WITH J
9 X 9	8" DIA	225		
12 X 12	10" DIA	400		
15 X 15	14" DIA	600		
18 X 18	16" DIA	700		
21 X 21	21" X 21"	1500		
24 X 24	24" X 24"	2000		

INSTAL RETURN GRILLS PER SCHEDULE BELOW. DO NOT EXCEED MAXIMUM CFM INDICATED. ALL RETURN AIR GRILLS TO BE TITUS 350 RS OR EQUIVALENT, MAX 25 NC.

MODULE	NECK SIZE	MAX CFM	DESIGNATOR	WITH J
24 X 12	12" X 22"	1100		
24 X 24	22" X 22"	1800		

NOTE: SIZES OF FLEXIBLE DUCT SHOWN BELOW, DO NOT EXCEED CFM LIMITS. SELECT FLEX DIAGRAM SHALL BE A MINIMUM OF 8' LONG AND MATCH THE NECK SIZE OF THE DIFFUSER OR GRILL.

DUCT SIZE	MAX CFM	DESIGNATOR
4"	20	1
5"	50	2
6"	75	3
7"	120	4
8"	180	5
9"	220	6
10"	300	7
12"	500	8
14"	700	9
16"	1000	10
18"	1400	11
20"	1800	12
22"	2300	13
24"	3000	14



20-Dec-07

GENERAL MECHANICAL NOTES

1. THE MECHANICAL/HVAC CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE (HEATING, COOLING, AIR EXCHANGE) SYSTEM. ALL WORK SHALL BE DONE TO CONFORM TO THE APPLICABLE BUILDING CODE AND ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES AND THE LATEST ADDITION OF THE FOLLOWING PUBLICATIONS, ASHREA, NFPA 90A, 90B, 91, AND ANSI B–9.1 MECHANICAL REFRIGERATION.
2. THE MECHANICAL/HVAC CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK. THE MECHANICAL/HVAC CONTRACTOR SHALL SUPPLY THE OWNER AND ENGINEER/ARCHITECT WITH AS BUILT DRAWINGS UPON COMPLETION OF THIS PROJECT.
3. THE MECHANICAL/HVAC CONTRACTOR SHALL SUBMIT FOR APPROVAL FIVE (5) COPIES OF MANUFACTURER'S DRAWING FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
4. ALL MATERIAL SHALL BE NEW OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED BY A WORKMANLIKE MANNER BY A SKILLED MECHANICAL/HVAC WORKMAN.
5. ALL AIR CONDITIONING DUCT SHALL BE OF 1–1/2" STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURER'S LOGO PRINTED ON THE VAPOR BARRIER. ALL FLEX TO BE R–8 WITH NO FLEX RUN MORE THAN 8'.
6. ALL EXHAUST DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS. DUCT SIZES SHOWN ARE INSIDE DIMENSIONS. THE MECHANICAL/HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONDENSATE DRAIN LINES TO A LOCATION TO BE DETERMINED BY THE OWNER OR CONSTRUCTION SUPERINTENDENT.
7. ALL AIR DEVICES (DIFFUSERS, REGISTERS, AND GRILLS) SHALL BE ALL WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY OWNER OR ENGINEER/ARCHITECT. DEVICES SHALL BE TITUS, METALAIRE, AND AIRGUIDE. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.
8. THERMOSTAT SHALL BE ELECTRONIC 7–DAY PROGRMMABLE WITH COMBINATION COOLING/HEATING, WITH SYSTEM "COOL–AUTO–HEAT–OFF" AND FAN "ON–AUTO" SELECTOR SWITCHES.
9. REFRIGERANT LINES SHALL BE COPPER, TYPE "L" HARD DRAWN WITH WROUGHT COPPER SOLDER–JOINT TYPE FITTINGS, USE 95/5 SOLDER. REFRIGERANT LINES SHALL BE SIZED AS PER MANUFACTURER RECOMMENDATIONS.
10. ARMAFLEX 3/4" INSULATION SHALL BE USED FOR SUCTION AND CONDENSATE DRAIN LINES, FILTER/DRYER AND SIGHT GLASS SHALL BE PROVIDED AT LIQUID LINES.
11. ALL BRANCH TAKE–OFFS TO BE PROVIDED W/MANUAL VOLUME DAMPERS. ALL ELBOWS AND TEE'S MUST BE FURNISHED W/TURNING VANES. PROVIDE 45 DEGREES BRANCH TAKE–OFF AS PER BRANCH DUCT TAKE–OFF DETAIL.
15. PROVIDE NEW FILTERS FOR ALL AIR CONDITIONING EQUIPMENT BEFORE STARTING THEM. REPLACE THEM PRIOR TO ACCEPTANCE BY OWNER.
16. PROVIDE SMOKE DETECTORS WITH ACCESS DOORS IN ALL SUPPLY AIR DUCTS FOR FANS AND AHU'S SERVING A COMMON PLENUM OF 2000 CFM OR ABOVE. ALL SMOKE DETECTORS SHALL BE BY ONE MANUFACTURER, COORDINATE VOLTAGE ETC. WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SYSTEM BEFORE ORDERING.
17. PROVIDE TYPE "B" FIRE DAMPERS IN ALL DUCTS OR OPENINGS PENETRATING FIRE RATED WALLS, MECHANICAL AND ELECTRICAL ROOMS, TENANT SEPARATION, PARTITIONS, FLOOR OR ROOF SLABS AND AT O/A INTAKES. PROVIDE RADIATION DAMPERS IN RATED CEILING FOR ALL CEILING OPENING, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY.
18. HVAC CONTRACTOR SHALL PROVIDE AN INDEPENDENT TEST AND BALANCE REPORT FOR ALL MECHANICAL EQUIPMENT, AIR DEVICE, DAMPERS, AHU'S AND FANS. THE T&B SHALL BE IN ACCORDANCE WITH THE AIR BALANCE COUNCIL STANDARDS AND SHALL INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLS, RETURN GRILLS, AND EXHAUST GRILLS AND LEAVING AND ENTERING AIR TEMPERATURE FROM THE SUPPLY GRILLS AND EVAPORATORS.
19. THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER AND ENGINEER/ARCHITECT BY INSTALLATION.
20. ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 50/50.
21. MECHANICAL/HVAC PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
22. NO COMBUSTIBLE MATERIALS ARE ALLOWED IN RETURN AIR PLENUMS OR ABOVE CEILINGS USED AS RETURN AIR PLENUM. IF SPACE WITH RETURN AIR PLENUM HAS ANY DECK PARTITION, AIR TRANSFER DUCTS MUST BE INSTALLED.
23. THE MECHANICAL/HVAC CONTRACTOR SHALL VISIT JOB SITE PRIOR TO CONSTRUCTION AND COORDINATE ALL FIELD CONDITIONS. OWNER, CONSTRUCTION SUPERINTENDENT, ENGINEER/ ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
24. THE MECHANICAL/HVAC CONTRACTOR SHALL INSTALL ALL OUTDOOR EQUIPMENT TO WITHSTAND A SUSTAINED 120 MPH WIND WITH A GUST FACTOR OF 30% (156MPH). MECHANICAL/HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE CERTIFICATION OF ROOF MOUNTING.
25. PROVIDE ALL NECESSARY CONTACTS, RELAYS, ETC., FOR A COMPLETE OPERATING HEAT, A/C, AIR EXCHANGE SYSTEM. THE MECHANICAL/HVAC CONTRACTOR SHALL PROVIDE ALL BATHROOM AIR EXCHANGE/VENTING SYSTEMS

12/21/07

ISSUED FOR CONSTRUCTION

REV #	DATE	REVISION NOTES
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

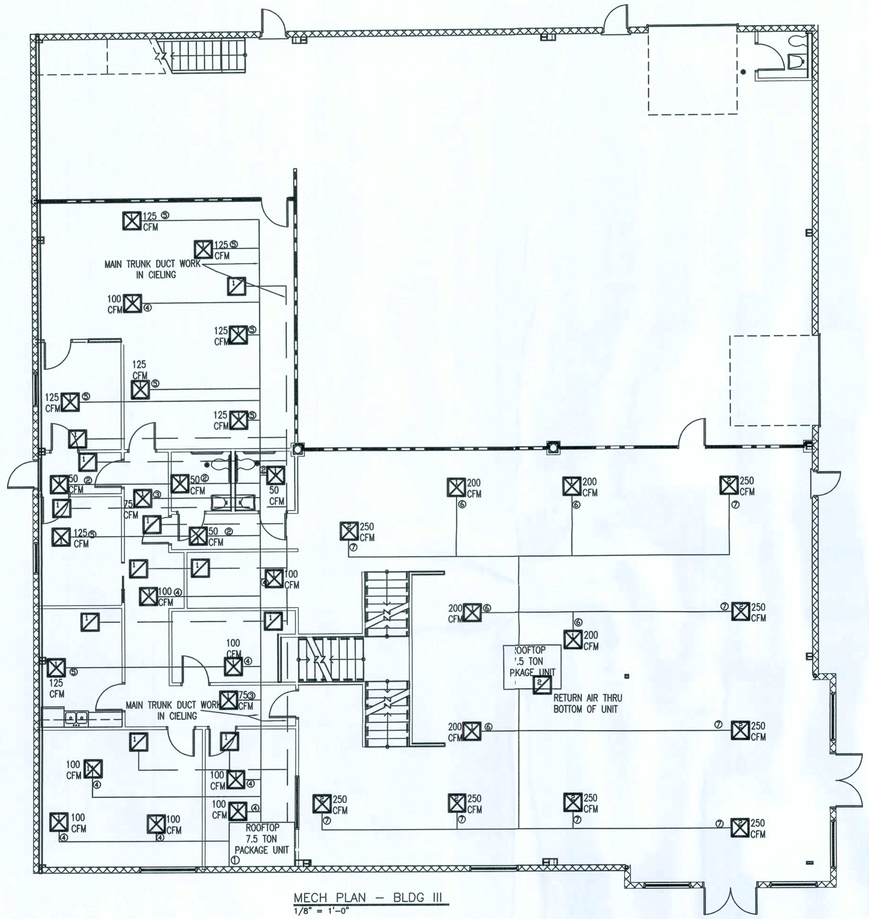
STRUCTURAL/CIVIL ENGINEERS
P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

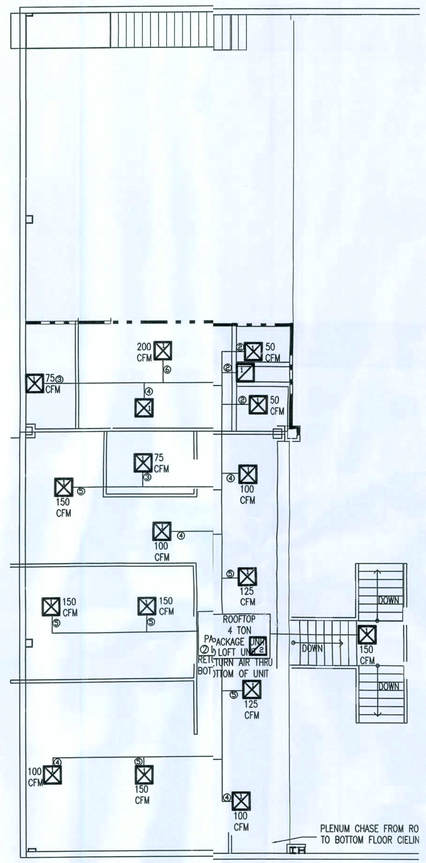
MECHANICAL PLAN - BUILDING I & II

PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

M-1.0



MECH PLAN – BLDG III
1/8" = 1'-0"



MECH PLAN–LOFFT
1/8" = 1'-0"

PACKAGE UNITS – ELECTRIC HEAT

QUAN.	TAG	AREA SERVED	YORK MODEL #'S ROOFTOP PACKAGE UNITS	NOMINAL TONS	TOTAL CFM	OA CFM	COIL EAT DB/WB	ESP	MAX FAN HP	ARI NET CAP. BTU	SENS. HEAT	EER	HEAT KW 240V	ELEC NO. OF STAGES	MAX CU WEIGHT LBS	NOTES	ACCESSORIES
1	UNIT–1	OFFICES	R–410A PREDATOR ZH090	7.5	3000	?	80/67	0.5	3	9000	144 K,BTU	11.4	5	2	920	1,2,3,4,5	1,2,3,4,5
1	UNIT–3	SHOWROOM	R–410A PREDATOR ZH090	7.5	3000	?	80/67	0.5	3	9000	144 K,BTU	11.4	10/15	2	920	1,2,3,4,5	1,2,3,4,5
1	UNIT–2	LOFT	R–410A PREDATOR BHZ048	4.0	1600	?	80/67	0.5	3/4	44.4	21.0	13	10/15	2	920	1,2,3,4,5	1,2,3,4,5

NOTES:
1. COOLING CAPACITIES BASED ON 95° F db AIR ENTERING OUTDOOR UNIT.
2. FAN COIL UNIT SHALL HAVE A SINGLE POINT POWER CONNECTION (FAN&HEAT).
3. COOLING CAPACITIES SCHEDULED ARE MINIMUM VALUES. ALTERNATIVE EQUIPTMENT MUST MEET SCHEDULED VALUES.
4. SEER VALUE IS BASED ON ARI STANDARD 210.
5. ELECTRIC HEAT SHALL BE MOUNTED IN THE REHEAT POSITION.

ACCESSORIES
1. PROGRAMMABLE 7 DAY THERMOSTAT, WITH NIGHT SETBACK (55° HEATING, 85° COOLING), AUTO CHANGEOVER FOR HEAT–COOL, 5 DEGREE DEADBAN ADJUSTMENT BETWEEN HEAT AND COOLING OPERATION.
2. PROVIDE (2) SETS OF STANDARD 1" THICK PLEATED THROW–AWAY FILTERS. (1) DURING CONSTRUCTION, (1) AFTER CONSTRUCTION COMPLETION.
3. PROVIDE FILTER DRYER
4. PROVIDE LONG LINE REFRIGERATION LINE SET WHERE REQUIRED BY MANUFACTURER,– LINES SHALL BE SIZED BY MANUFACTURER TO MAINTAIN SCHEDULED CAPACITY, SHOW MANUFACTURER'S RECOMMENDED LINE SET SIZE IN SUBMITTALS. MANUFACTURER SHALL DETERMINE IF LONG LINE APPLICATION KIT IS REQUIRED.
5. LOW AMBEINT OPERATION KIT TO ALLOW OPERATION DOWN TO 42 DEGREES

BASIS OF DESIGN: AS NOTED:
EQUAL BY: TRANE: YORK: LENNOX

GRILLS, REGISTERS, DIFFUSERS AND FLEXIBLE DUCT SIZING CHART

INSTALL DIFFUSERS PER SCHEDULE BELOW. DO NOT EXCEED MAXIMUM CFM INDICATED. ALL SUPPLY GRILLS TO BE TITUS TDC OR EQUIVALENT. MAX 25 NC.

NECK SIZE	RD NECK SIZE	MAX CFM	DESIGNATOR	WITH #
9 X 9	8" DIA	225		
12 X 12	12" DIA	400		
15 X 15	14" DIA	600		
18 X 18	16" DIA	700		
21 X 21	21" X 21"	1500		
24 X 24	24" X 24"	2000		

INSTAL RETURN GRILLS PER SCHEDULE BELOW. DO NOT EXCEED MAXIMUM CFM INDICATED. ALL RETURN AIR GRILLS TO BE TITUS 350 RS OR EQUIVALENT. MAX 25 NC.

MODULE	NECK SIZE	MAX CFM	DESIGNATOR	WITH #
24 X 12	12" X 22"	1100		
24 X 24	22" X 22"	1800		

USE SIZES OF FLEXIBLE DUCT SHOWN BELOW. DO NOT EXCEED CFM LIMITS. NOTE: FLEX DUCTWORK SHALL BE A MAXIMUM OF 8' LONG AND MATCH THE NECK SIZE OF THE DIFFUSER OR GRILL.

DUCT SIZE	MAX CFM	DESIGNATOR
4"	20	1
5"	50	2
6"	75	3
7"	120	4
8"	160	5
9"	220	6
10"	300	7
12"	500	8
14"	700	9
16"	1000	10
18"	1400	11
20"	1800	12
22"	2300	13
24"	3000	14

ISSUED FOR CONSTRUCTION

12/21/07

20-Dec-07

REV #	DATE	REVISION NOTES
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERS
P.O. Box 197
130 West Howard Street
Live Oak FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461

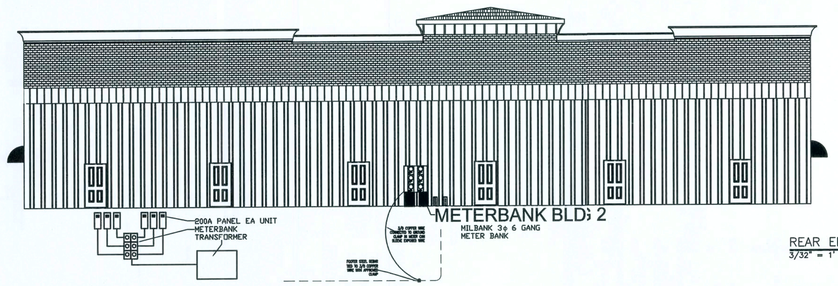
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

MECHANICAL PLAN - BUILDING III

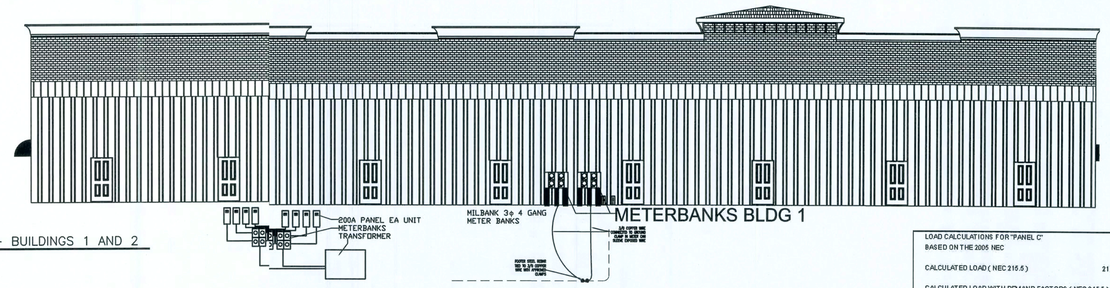
PROJECT NUMBER: PF06-163-S
DRAWN BY: F. VULETICH
CHECKED BY: G.G.

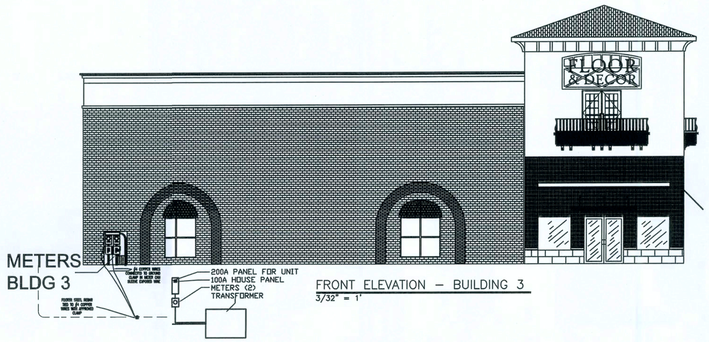
M-1.1

SHEET 17 OF 22

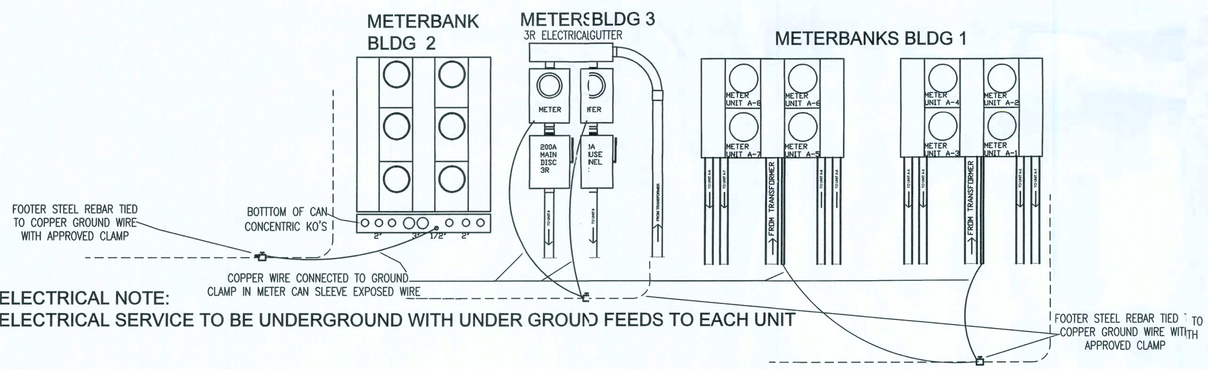


REAR ELEVATIONS – BUILDINGS 1 AND 2
3/32" = 1'





FRONT ELEVATION – BUILDING 3
3/32" = 1'



ELECTRICAL NOTE:
ELECTRICAL SERVICE TO BE UNDERGROUND WITH UNDER GROUND FEEDS TO EACH UNIT

THREEϕ Y 120/208 GENERAL LOAD CALCULATIONS FOR 6 UNITS

PANEL	MAIN DISCONNECT	FEEDER	
FED FROM	TRANSFORMER	NUMBER OF CONDUITS	2
# CIRCUITS	42	FEEDER CONDUIT	2 1/2"
HI VOLTAGE	208	WIRE SIZE L1	#250
LOW VOLTAGE	120	WIRE SIZE L2	#250
PHASE	3Y	WIRE SIZE L3	#250
DESIGN LOAD AMPS	600	WIRE SIZE NEUTRAL	#250
NEUTRAL BUS	YES	WIRE SIZE GROUND	#2
GROUND BUS	YES		
AVAILABLE FAULT CURRENT AT THIS PANEL	34,550		
MAIN BREAKER SIZE AMPS	600		
		P06-163S	
		FLOOR N DECOR	
		3 PHASE CALCS	

#	BKR	CIRCUIT DESCRIPTION	H	I	VA		VA	I	H	CIRCUIT DESCRIPTION	BKR	#
1		GEN LIGHTING		G	9,600	L1	2,400	G		OUTLINE LIGHTING		2
3		GEN LIGHTING		G	9,600	L2	2,400	G		OUTLINE LIGHTING		4
5		GEN LIGHTING		G	9,600	L3	2,400	G		OUTLINE LIGHTING		6
7		WATER HEATER		G	9,000	L1	16,000	G		AC 5 TON X6		8
9		WATER HEATER		G	9,000	L2	16,000	G		AC 5 TON X6		10
11		WATER HEATER		G	9,000	L3	16,000	G		AC 5 TON X6		12
13		AH 10HP X 6		G	20,000	L1		G				14
15		AH 10HP X 6		G	20,000	L2		G				16
17		AH 10HP X 6		G	20,000	L3		G				18
19				G		L1		G				20
21				G		L2		G				22
23				G		L3		G				24
25				G		L1		G				26
27				G		L2		G				28
29				G		L3		G				30
31				G		L1		G				32
33				G		L2		G				34
35				G		L3		G				36
37				G		L1		G				38
39				G		L2		G				40
41				G		L3		G				42

THREEϕ Y 120/208 GENERAL PANEL SCHEDULE FOR ALL UNITS BUT "C"

PANEL	PARRY	FEEDER	
FED FROM	MER	NUMBER OF CONDUITS	1
# CIRCUITS	32	FEEDER CONDUIT	2"
HI VOLTAGE	208	WIRE SIZE L1	#1/0
LOW VOLTAGE	120	WIRE SIZE L2	#1/0
PHASE	3Y	WIRE SIZE L3	#1/0
DESIGN LOAD AMPS	150	WIRE SIZE NEUTRAL	#1/0
NEUTRAL BUS	YES	WIRE SIZE GROUND	#6
GROUND BUS	YES		
AVAILABLE FAULT CURNT AT THIS PANEL	25,400		
MAIN BREAKER SIZE AMS	150		
		FLOOR N DECOR UNITS A - B	
		1180 SF - 1195SF	
		GEN SERVICE EST MATES	

#	BKR	CIRCUIT DESCRIPTION	H	I	VA		VA	I	H	CIRCUIT DESCRIPTION	BKR	#
1	20A/1P	REPTICLES		D	1,180	L1	533	G		SIGN OUTLINE LIGHTS	20A/1P	2
3	20A/1P	REPTICLES-LIGHTS		D	1,180	L2	533	G		SIGN OUTLINE LIGHTS	20A/1P	4
5	20A/1P	LICS		G	1,180	L3	533	G		SIGN OUTLINE LIGHTS	20A/1P	6
7	20A/1P	SHICASE LIGHTS		G	400	L1	3,040	G		AC-6 TON	XXX	8
9	20A/1P	SHICASE LIGHTS		G	400	L2	3,040	G		AC-6 TON	40A/3P	10
11	20A/1P	SHICASE LIGHTS		G	400	L3	3,040	G	X	AC-6 TON	XXX	12
13				G		L1		G		AH-HEAT	XXX	14
15				G		L2		G		AH-HEAT	XXX	16
17				G		L3		G		AH-HEAT	XXX	18
19				G		L1		G				20
21				G		L2		G				22
23				G		L3		G				24
25				G		L1		G				26
27				G		L2		G				28
29				G		L3		G				30
31				G		L1		G				32

LOAD CALCULATIONS FOR "PANEL C"
BASED ON THE 2005 NEC — BASED ON THE 2005 NEC

	L1	L2	L3
CALCULATED LOAD (NEC 215.5)	21,168 VA	21,168 VA	18,768 VA
CALCULATED LOAD WITH DEMAND FACTORS (NEC 215.5)			
GENERAL LOAD	14,284 VA	14,284 VA	11,884 VA
RECEPTACLE LOAD (NEC 220.14)			
1ST 10,000W	3,333 VA	3,333 VA	3,333 VA
REMAINDER @ 50 %	1,776 VA	1,776 VA	1,776 VA
CONTINUOUS LOAD (NEC 215.2)	0 VA	0 VA	0 VA
PLUS 25 %	0 VA	0 VA	0 VA
MOTOR LOAD (NEC 430.24)	0 VA	0 VA	0 VA
PLUS 25 % OF LARGEST MOTOR	0 VA	0 VA	0 VA
KITCHEN LOAD (NEC 220.56)			
L1 (0 X 1) =	0 VA		
L2 (0 X 1) =		0 VA	
L3 (0 X 1) =			0 VA
TOTAL BALANCED LOAD (3-PHASE)	16,993 VA	16,993 VA	16,993 VA
TOTAL BALANCED LOAD (1-PHASE)	2,400 VA	2,400 VA	0 VA
TOTAL UNBALANCED LOAD (1-PHASE)	0 VA	0 VA	0 VA
LINE AMPS BALANCED (3-PHASE)	141.5 A	141.5 A	141.5 A
LINE AMPS BALANCED (1-PHASE)	23.1 A	23.1 A	0.0 A
LINE AMPS UNBALANCED (1-PHASE)	0.0 A	0.0 A	0.0 A
TOTALS	164.6 A	164.6 A	141.5 A
ADJUSTMENT FACTOR	0.0 A	0.0 A	0.0 A
TOTAL DESIGN LOAD	164.6 A	164.6 A	141.5 A

VOLTAGE DROP CALCULATIONS
Three Phase (2 X 40' L X 0.0766 R X 164.6 A ÷ 1,000 X 0.866) = 0.9 VD
Voltage Drop % (0.9 VD ÷ 208 V X 100) = 0.4 % VD

HARMONIC CURRENT CALCULATION (NEC 310.15 B (4) C)
(Harmonic Load 0 VA ÷ Connected Load 61,104 VA) X 100 = 0 %
Harmonic Load Does Not Exceed 50 %

FAULT CURRENT CALCULATIONS
Available Fault Current at Starting Point ((50,000 AFC X 1.00 UA) + 0 MC) = 50,000 AFC
Conductor Factor CF - Formula (1.732 X 40 L X 50,000 AFC) ÷ (13.923 C X 1 N X 208 V) = 1.196 CF
Conductor Multiplier CM - Formula (1) ÷ (1 + 1.196 CF) = 0.455 CM
Conductor Let Through Current CLC - Formula (50,000 AFC X 0.455 CM) = 22,750 CLC

A - Amps
AFC - Available Fault Current
C - Conductor Constant
CF - Conductor Factor
CLC - Conductor Let-Through Current
CM - Conductor Multiplier
L - Length of Conductor
MC - Motor Contribution
N - Number of Conductors Per Phase
R - Resistance
UA - Utility Adjustment 1.1
V - Voltage
VA - Volt Amps
VD - Voltage Drop

Prepared With Panel 2007 Software - Copyright Durand & Associates

THREEϕ Y 120/208 GENERAL LOAD CALCULATIONS FOR 6 UNITS

LOAD CALCULATIONS FOR "PANEL MAIN DISCONNECT"
BASED ON THE 2005 NEC — BASED ON THE 2005 NEC

	L1	L2	L3
CALCULATED LOAD (NEC 215.5)	55,000 VA	55,000 VA	55,000 VA
CALCULATED LOAD WITH DEMAND FACTORS (NEC 215.5)			
GENERAL LOAD	55,000 VA	55,000 VA	55,000 VA
RECEPTACLE LOAD (NEC 220.14)			
1ST 10,000W	0 VA	0 VA	0 VA
CONTINUOUS LOAD (NEC 215.2)	0 VA	0 VA	0 VA
PLUS 25%	0 VA	0 VA	0 VA
MOTOR LOAD (NEC 430.24)	0 VA	0 VA	0 VA
PLUS 25% OF LARGEST MOTOR	0 VA	0 VA	0 VA
KITCHEN LOAD (NEC 220.56)			
L1 (0 X 1) =	0 VA		
L2 (0 X 1) =		0 VA	
L3 (0 X 1) =			0 VA
TOTAL BALANCED LOAD (3-PHASE)	55,000 VA	55,000 VA	55,000 VA
TOTAL BALANCED LOAD (1-PHASE)	0 VA	0 VA	0 VA
TOTAL UNBALANCED LOAD (1-PHASE)	0 VA	0 VA	0 VA
LINE AMPS BALANCED (3-PHASE)	468.0 A	468.0 A	468.0 A
LINE AMPS BALANCED (1-PHASE)	0.0 A	0.0 A	0.0 A
LINE AMPS UNBALANCED (1-PHASE)	0.0 A	0.0 A	0.0 A
TOTALS	468.0 A	468.0 A	468.0 A
ADJUSTMENT FACTOR	0.0 A	0.0 A	0.0 A
TOTAL DESIGN LOAD	468.0 A	468.0 A	468.0 A

VOLTAGE DROP CALCULATIONS
Three Phase (2 X 40' L X 0.0258 R X 468.0 A ÷ 1,000 X 0.866) = 0.8 VD
Voltage Drop % (0.8 VD ÷ 208 V X 100) = 0.4 % VD

HARMONIC CURRENT CALCULATION (NEC 310.15 B (4) C)
(Harmonic Load 0 VA ÷ Connected Load 165,000 VA) X 100 = 0 %
Harmonic Load Does Not Exceed 50%

FAULT CURRENT CALCULATIONS
Available Fault Current at Starting Point ((50,000 AFC X 1.00 UA) + 0 MC) = 50,000 AFC
Conductor Factor CF - Formula (1.732 X 40 L X 50,000 AFC) ÷ (19.594 C X 2 N X 208 V) = 0.448 CF
Conductor Multiplier CM - Formula (1) ÷ (1 + 0.448 CF) = 0.691 CM
Conductor Let Through Current CLC - Formula (50,000 AFC X 0.691 CM) = 34,550 CLC

A - Amps
AFC - Available Fault Current
C - Conductor Constant
CF - Conductor Factor
CLC - Conductor Let-Through Current
CM - Conductor Multiplier
L - Length of Conductor
MC - Motor Contribution
N - Number of Conductors Per Phase
R - Resistance
UA - Utility Adjustment 1.1
V - Voltage
VA - Volt Amps
VD - Voltage Drop

Prepared With Panel 2007 Software - Copyright Durand & Associates

THREEϕ Y 120/208 GENERAL CALCULATIONS FOR ALL UNITS BUT C

LOAD CALCULATIONS FOR "PANEL PRIMARY"
BASED ON THE 2005 NEC — BASED ON THE 2005 NEC

	L1	L2	L3
CALCULATED LOAD (NEC 215.5)	5,153 VA	5,153 VA	5,153 VA
CALCULATED LOAD WITH DEMAND FACTORS (NEC 215.5)			
GENERAL LOAD	3,973 VA	3,973 VA	5,153 VA
RECEPTACLE LOAD (NEC 220.14)			
1ST 10,000W	1,180 VA	1,180 VA	0 VA
CONTINUOUS LOAD (NEC 215.2)	0 VA	0 VA	0 VA
PLUS 25%	0 VA	0 VA	0 VA
MOTOR LOAD (NEC 430.24)	0 VA	0 VA	0 VA
PLUS 25% OF LARGEST MOTOR	0 VA	0 VA	0 VA
KITCHEN LOAD (NEC 220.56)			
L1 (0 X 1) =	0 VA		
L2 (0 X 1) =		0 VA	
L3 (0 X 1) =			0 VA
TOTAL BALANCED LOAD (3-PHASE)	5,153 VA	5,153 VA	5,153 VA
TOTAL BALANCED LOAD (1-PHASE)	0 VA	0 VA	0 VA
TOTAL UNBALANCED LOAD (1-PHASE)	0 VA	0 VA	0 VA
LINE AMPS BALANCED (3-PHASE)	42.9 A	42.9 A	42.9 A
LINE AMPS BALANCED (1-PHASE)	0.0 A	0.0 A	0.0 A
LINE AMPS UNBALANCED (1-PHASE)	0.0 A	0.0 A	0.0 A
TOTALS	42.9 A	42.9 A	42.9 A
ADJUSTMENT FACTOR	10.7 A	10.7 A	10.7 A
TOTAL DESIGN LOAD	53.6 A	53.6 A	53.6 A

VOLTAGE DROP CALCULATIONS
Three Phase (2 X 20' L X 0.1220 R X 42.9 A ÷ 1,000 X 0.866) = 0.2 VD
Voltage Drop % (0.2 VD ÷ 208 V X 100) = 0.1 % VD

HARMONIC CURRENT CALCULATION (NEC 310.15 B (4) C)
(Harmonic Load 0 VA ÷ Connected Load 15,459 VA) X 100 = 0 %
Harmonic Load Does Not Exceed 50%

FAULT CURRENT CALCULATIONS
Available Fault Current at Starting Point ((50,000 AFC X 1.00 UA) + 0 MC) = 50,000 AFC
Conductor Factor CF - Formula (1.732 X 20 L X 50,000 AFC) ÷ (9.319 C X 1 N X 208 V) = 0.894 CF
Conductor Multiplier CM - Formula (1) ÷ (1 + 0.894 CF) = 0.528 CM
Conductor Let-Through Current CLC - Formula (50,000 AFC X 0.528 CM) = 26,400 CLC

A - Amps
AFC - Available Fault Current
C - Conductor Constant
CF - Conductor Factor
CLC - Conductor Let-Through Current
CM - Conductor Multiplier
L - Length of Conductor
MC - Motor Contribution
N - Number of Conductors Per Phase
R - Resistance
UA - Utility Adjustment 1.1
V - Voltage
VA - Volt Amps
VD - Voltage Drop

Prepared With Panel 2007 Software - Copyright Durand & Associates

12/21/07

ISSUED FOR CONSTRUCTION

REV #	DATE	REVISION NOTES
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS Gary J. Gill, PE 51942
Auth. # 9461

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

ELECTRICAL RISER ELEVATION

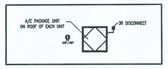
PROJECT NUMBER P06-163-S
DRAWN BY F.VULETICH
CHECKED BY G.G.

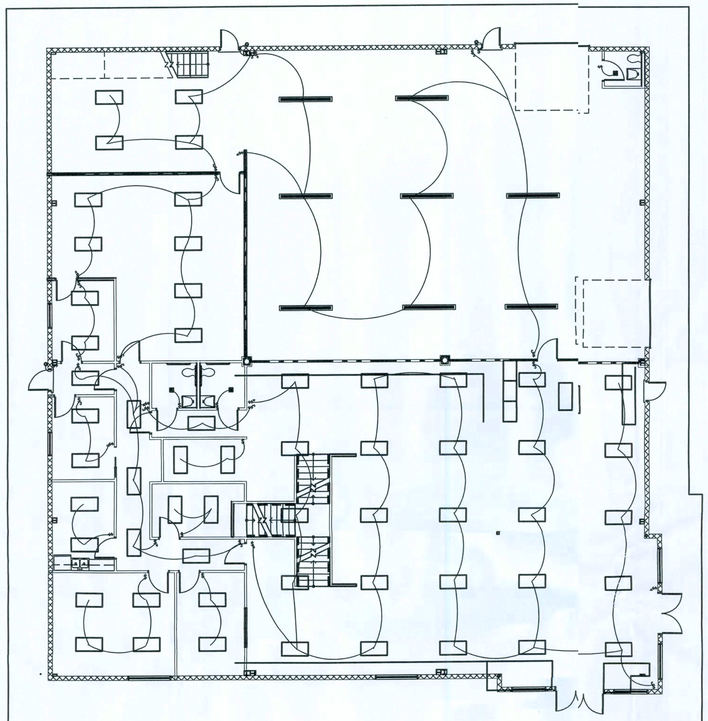
E-1.0

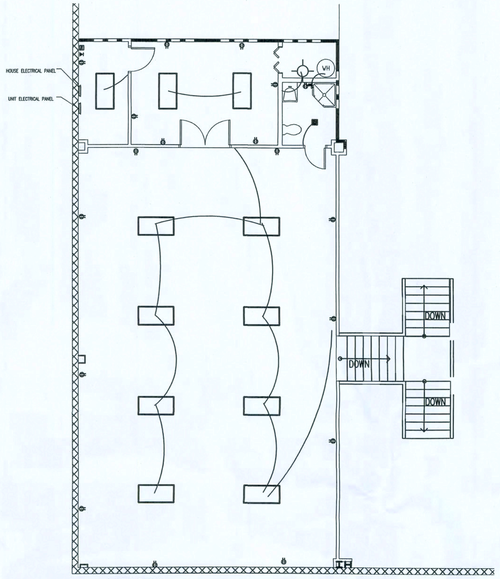
SHEET 18 OF 22

20-Dec-07

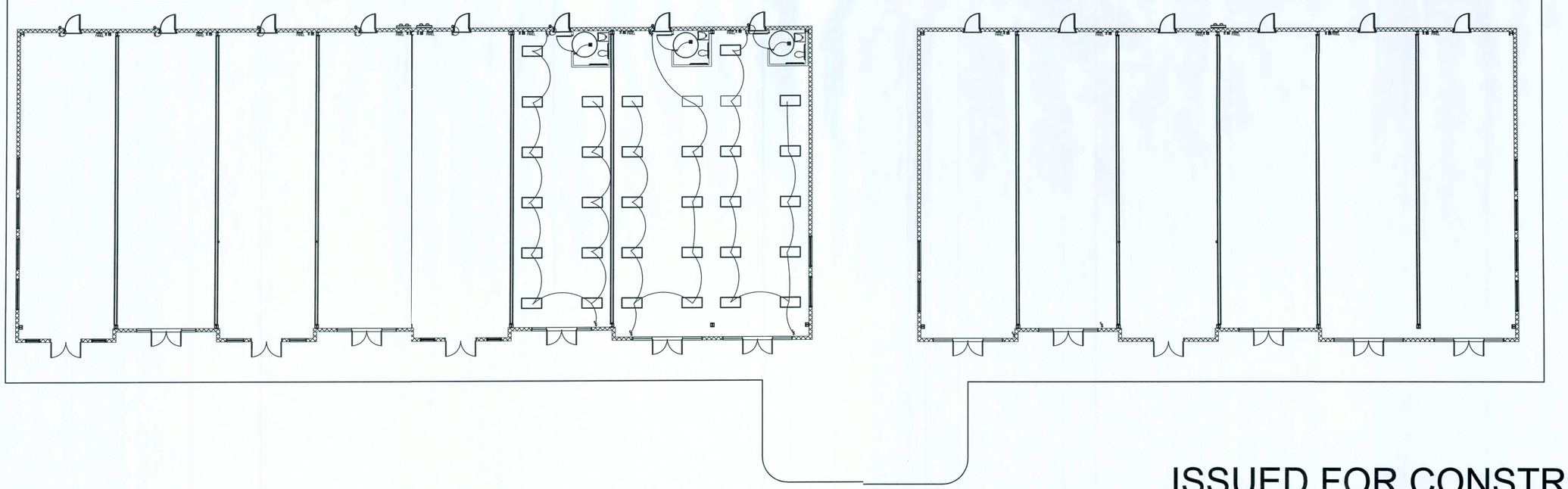
ELECTRICAL LEGEND		
SYMBOL	QUANTITY	DESCRIPTION
		SINGLE POLE SWITCH
		3-WAY SWITCH
		4-WAY SWITCH
		48" FLUORESCENT 4 BULB LIGHT FIXTURE
		8'-2 BULB FLUORESCENT FIXTURE
		FAN-LIGHT BATH







LOFT PLAN
1/8" = 1'-0"



12/21/07

ISSUED FOR CONSTRUCTION

20-Dec-07

REV #	DATE	REVISION NOTES
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

P.O. Box 107
130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS Gary J. Gill, PE 51942
Auth. # 9461

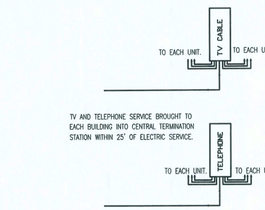
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

ELECTRICAL PLAN

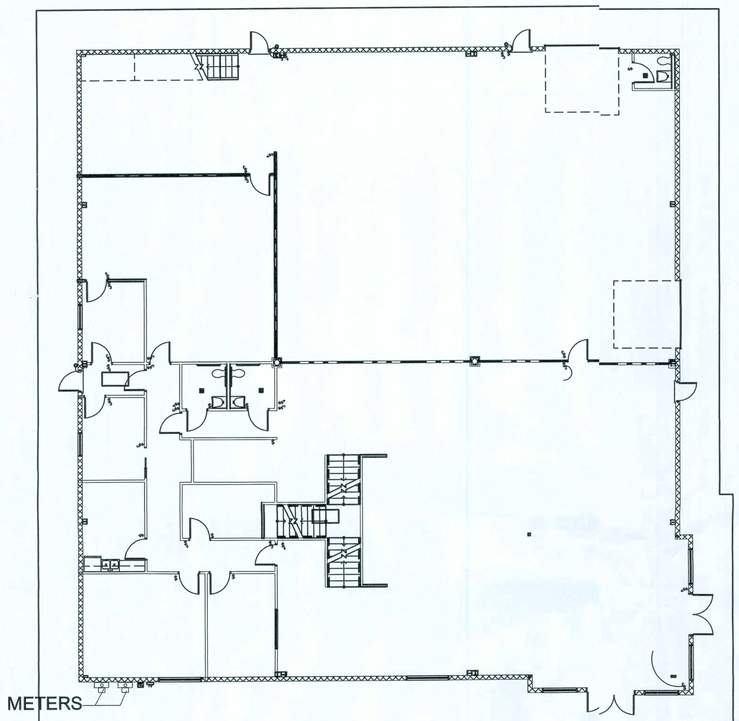
PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

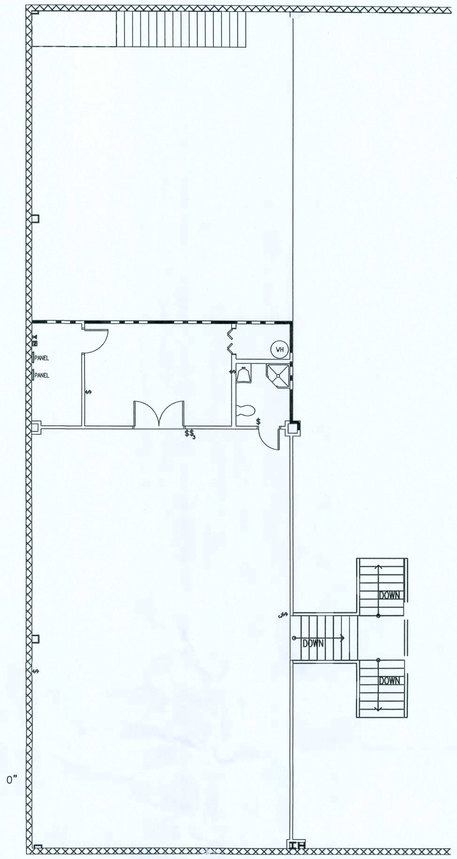
E-2.0

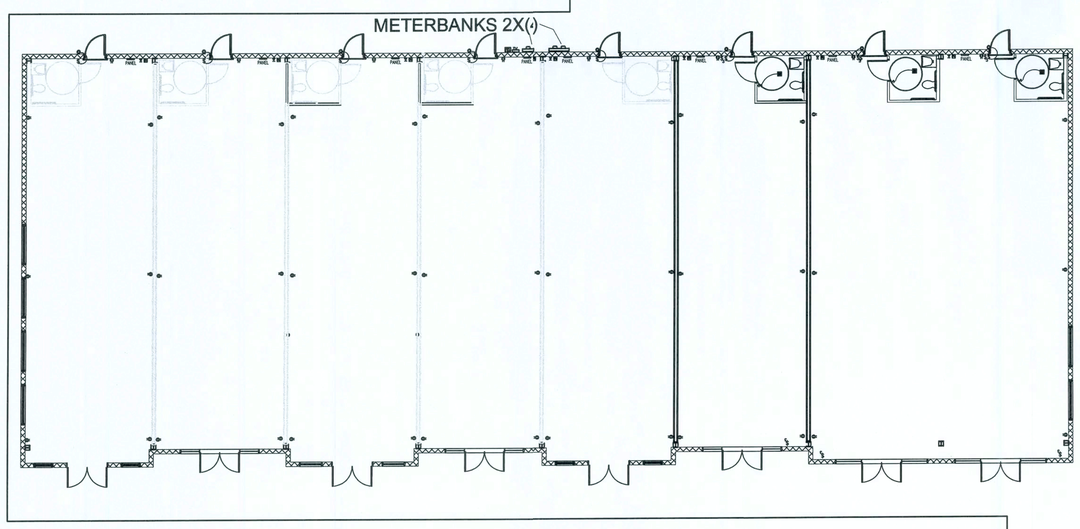
SHEET 19 OF 22

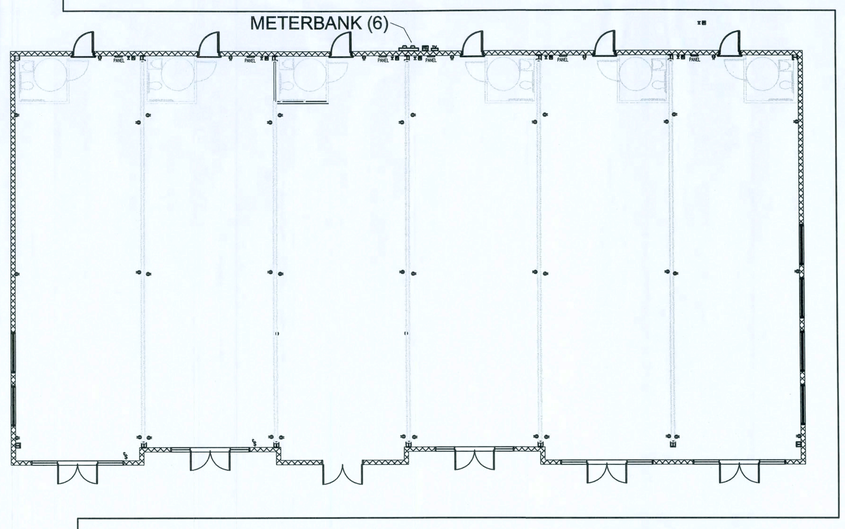


ELECTRICAL LEGEND		
SYMBOL	QUANTITY	DESCRIPTION
		SINGLE POLE SWITCH
		3-WAY SWITCH
		4-WAY SWITCH
		ELECTRICAL OUTLET-GFI PROTECTED
		WEATHER-PROOF ELECTRICAL OUTLET-GFI PROTECTED
		ELECTRICAL OUTLET
		TELEPHONE CENTRAL LOCATION (INSIDE EACH UNIT)
		TV CABLE CENTRAL LOCATION (INSIDE EACH UNIT)
		TV CABLE CENTRAL TERMINATION STATION
		TELPHONE CABLE CENTRAL TERMINATION STATION









L
12/21/07

ISSUED FOR CONSTRUCTION

20-Dec-07

REV #	DATE	REVISION NOTES
B	11-28-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERS
P.O. Box 187
130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461

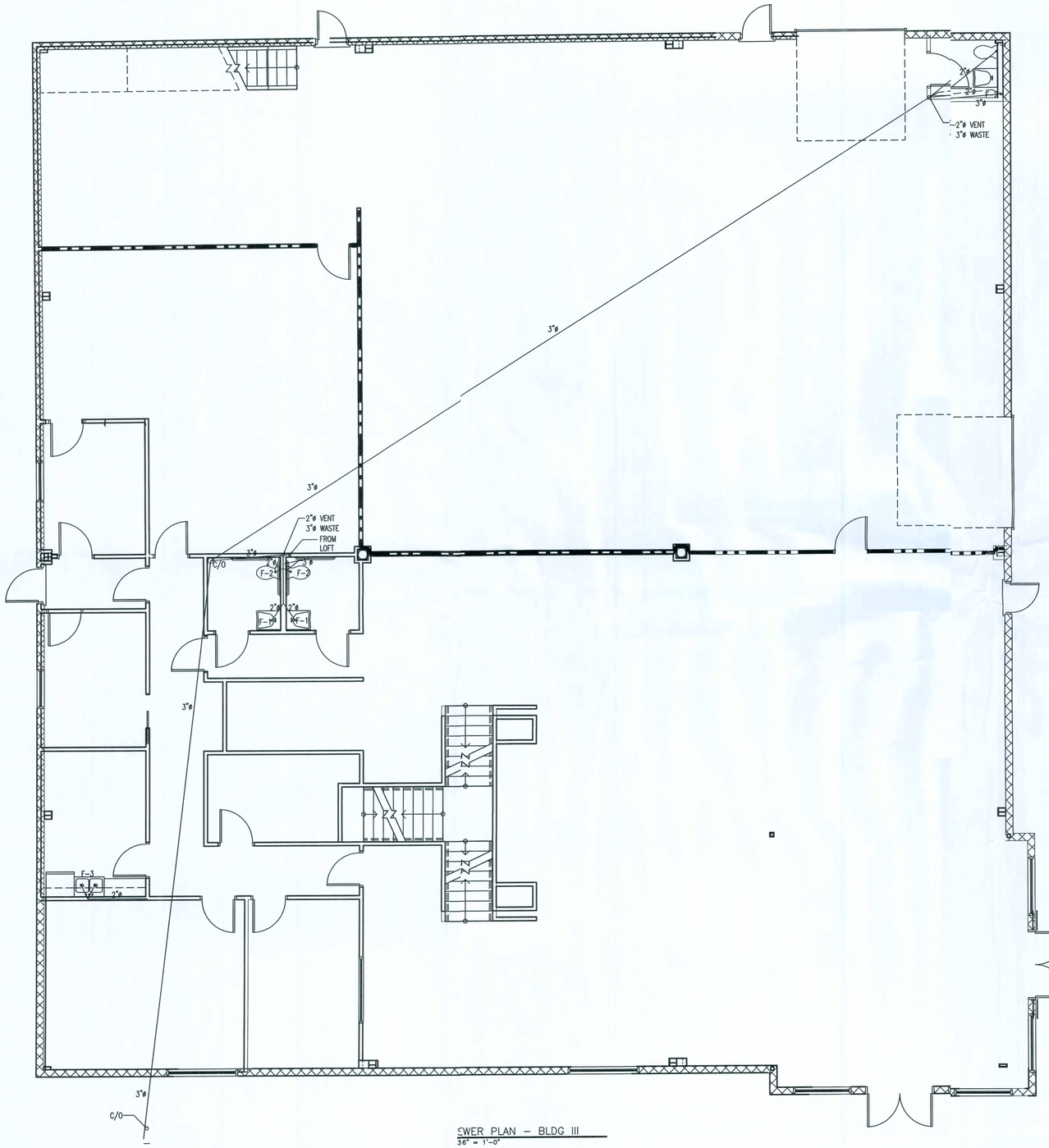
SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

ELECTRICAL LIGHTING PLAN

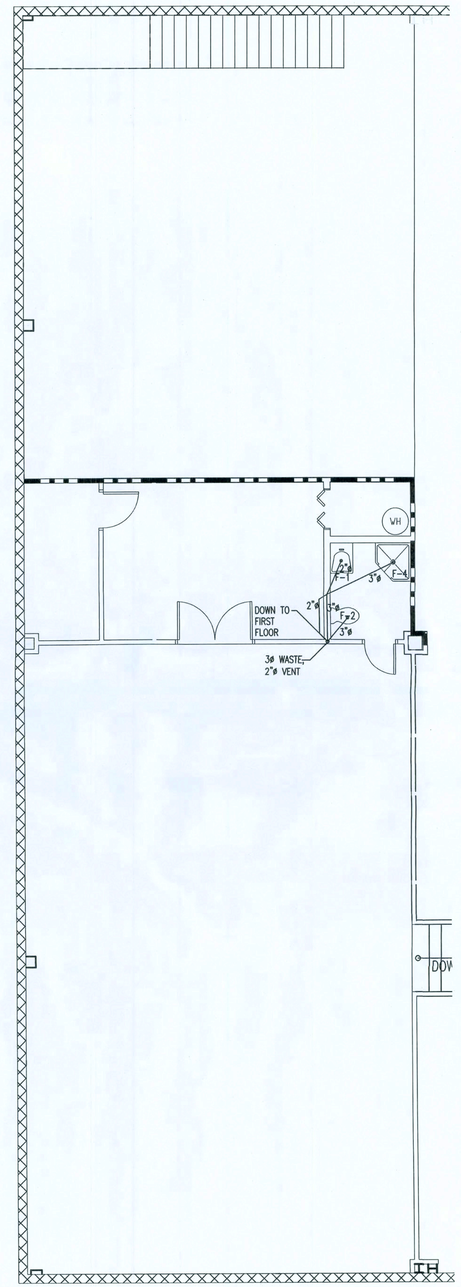
PROJECT NUMBER PF06-163-S
DRAWN BY F. VULETICH
CHECKED BY G.G.

E-3.0

SHEET 20 OF 22



SEWER PLAN – BLDG III
3/16" = 1'-0"



SEWER PLAN – BLDG III LOFT
3/16" = 1'-0"

PLUMBING FIXTURE SCHEDULE

F-1
SHALL BE AN AMERICAN STANDARD MODEL RONDALYN 0491.019 VITREOUS CHINA SELF-RIMMING STYLE CLASSIC ROUND SHAPE. PROVIDE A 5401.172H HERITAGE CENTERSET FAUCET WITH 4" WRIST BLADE HANDLES TO INCLUDE AN OMNI PRESSURE COMPENSATING 0.5 GPM FLOW RESTRICTOR AQUASEAL VALVE AND CHROME FINISH, GRIP DRAIN: OFFSET PERFORATED WHEELCHAIR LAVATORY DRAIN ASSEMBLY WITH 1-1/2" TAILPIECE. MCGUIRE #155WC.

F-2
SHALL BE AN AMERICAN STANDARD MODEL NEW CADET II AQUAMETER 2216.143 ELONGATED 18" HIGH, 1.6 GPF, VITREOUS CHINA, SIPHON ACTION BOWL, CLOSE-COUPLED TANK, SPEED CONNECT TANK/BOWL COUPLING SYSTEM TOILET AND AN OLSONITE #95 OPEN SEAT LESS COVER.

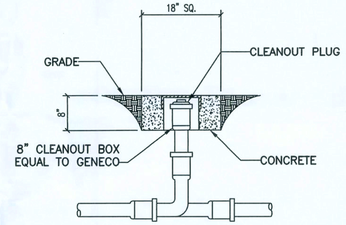
F-3
SHALL BE AN AMERICAN STANDARD MODEL 7502.103 CULINAIRE TOP MOUNT DOUBLE BOWL SINK, PROVIDE A 4137.100 CULINAIRE CENTERSET FAUCET TO INCLUDE AN OMNI PRESSURE COMPENSATING 2.2 GPM FLOW RESTRICTOR AQUASEAL VALVE AND CHROME FINISH

F-4
SHALL BE AN AMERICAN STANDARD 32" X 34" X 72" WHITE STERLING SHOWER STALL MADE WITH SOLID VIKRELL MATERIAL. STERLING MODEL # 6201.

HOSE BIBB

SHALL BE A JOSAM 71000-95 SERIES CAST BRONZE BOX TYPE NON-FREEZE VANDAL PROOF WALL HYDRANT WITH COVER AND CONTROL KEY.

NOTES:
1. ALL PLUMBING FIXTURES SHALL BE AS SPECIFIED OR APPROVED EQUAL.
2. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURE FOR INDIVIDUAL SHUT-OFF.
3. ALL HANDICAP PLUMBING FIXTURES SHALL BE INSTALLED PER THE LATEST ADA REQUIREMENTS.
4. ALL FLOOR DRAINS SHALL BE SELF PRIMED.



CLEANOUT UP TO GRADE
SCALE: NONE

GENERAL PLUMBING NOTES

1. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC,. PLUMBING CONTRACTOR SHALL FURISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.
2. ALL WORK AND MATERIAL SHALL COMPLY WITH THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISICTION.
3. THE PLUMBING CONTRACTOR SHALL VISIT THE SITE AND THROUGHLY FAMILLARIZE HIMSELF WITH ALL EXISTING CONDITIONS. ALL EXECUTION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
4. ALL MATERIAL SHALL BE NEW.
5. ALL WORK SHALL BE PREFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERAIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
6. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILTY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
7. THE PLUMBING CONTRACTOR SHALL SECURE AND PAY ALL PERMIT FEES, INSPECTIONS, AND TESTS.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
9. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) ON YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGES AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE IN THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
10. VERTIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. ADVISE ENGINEER/ARCHITECT OF ANY DISCREPANCIES.
11. ALL FIXTURES SHALL BE PROVIDED WITH READILY ACCESSALE STOPS.
12. WATER PIPING SHALL BE CPVC.
13. SOIL, WAASTE, AND VENT PIPING SHALL BE PVC SCHEDULE 40 DMV. WASTE AND VENT PIPING ABOVE SLAB SHALL BE PVC.
14. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE PVC SCHEDULE 40. INSULATE ALL CONDENSATE PIPING EXCEPT EXTERIAL PIPING. ALL PIPING TO BE INSTALLED PER LOCAL CODE.
15. FURISH AND INSTALL APPROVED AIR CHAMBERSAT EACH PLUMBING FIXTURE AND PDI APPROVED SHACK ARRESTERS ON MAIN LINE AND RISERS.
16. PROVIDE CHROME PLATED COMBINATION COVERED PLATE AND CLEANOUT PLUG FOR ALL WALL CLEANOUTS, JOSAM #58890.
17. INSULATE LINES AS FOLLOWS:
    a. WATER SUPPLY AND RETURNS: 1" THICK ARMAFLEX
    b. CONDENSATE DRAIN: ½" THICK ARMAFLE X

12/21/07

ISSUED FOR CONSTRUCTION

20-Dec-07

REV #	DATE	REVISION NOTES
—	—	####
B	11-26-07	ISSUED FOR REVIEW
0	12-03-07	ISSUED FOR CONSTRUCTION

STRUCTURAL/CIVIL ENGINEERS
P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

SEWER PLAN - BLDG III

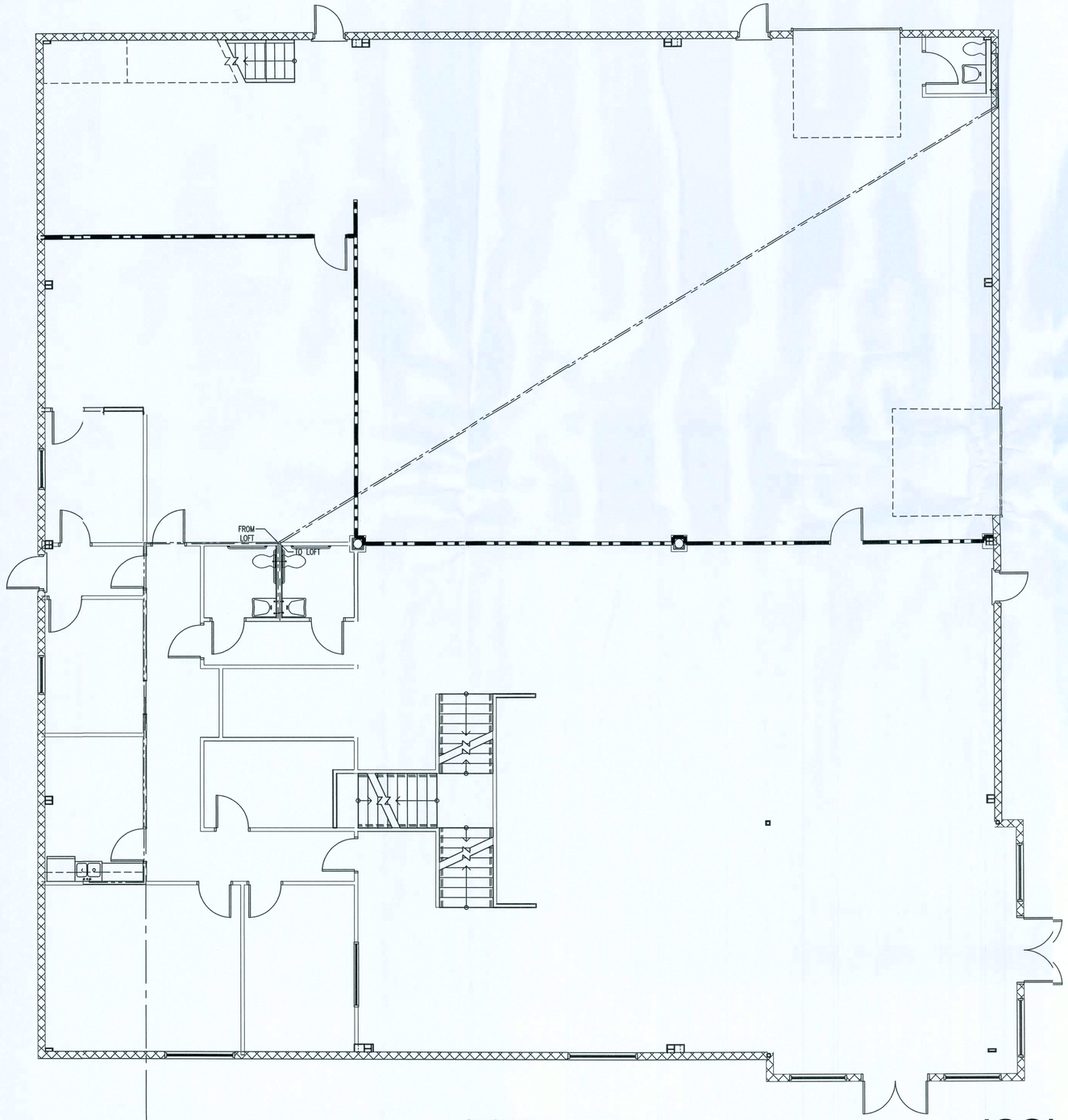
PROJECT NUMBER
PF06-163-S
DRAWN BY
F. VULETICH
CHECKED BY
G.G.

P-1.0

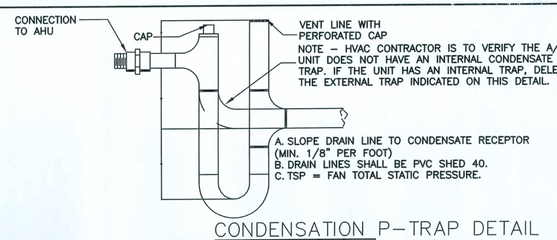
LEGEND	
	COLD WATER
	HOT WATER
	VENT
	WASTE

ELECTRIC WATER HEATER SCHEDULE

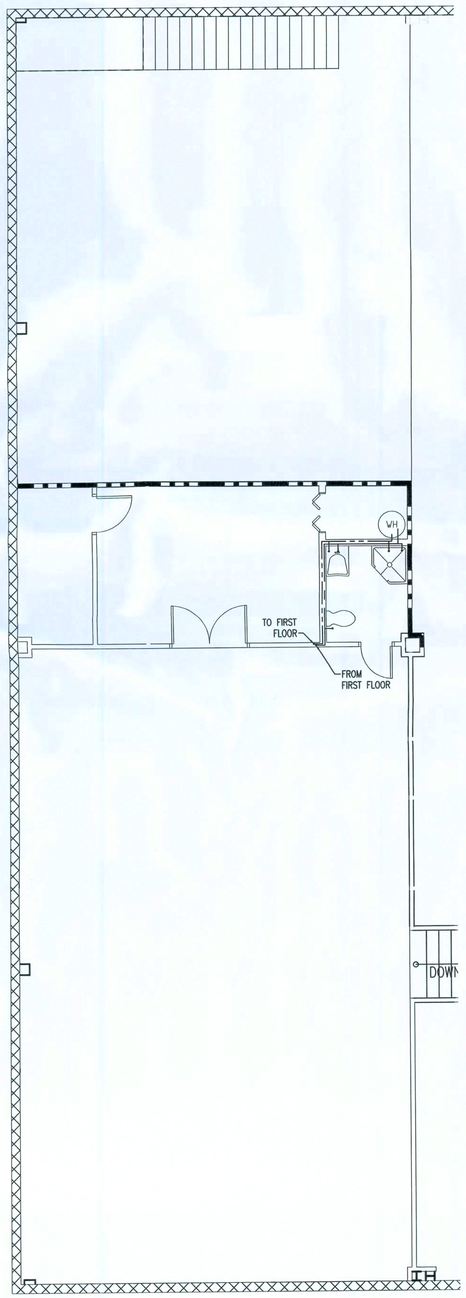
MARK	LOCATION	TYPE	INPUT KW	RECOVERY GPH (90°F TEMP. RISE)	NOMINAL STORAGE GALLONS	BASIS OF DESIGN	EXPANSION TANKS	REMARKS
WH	BREAK ROOM	TANK TYPE	4.50000	22	40	A.O. SMITH PROMAX ECT-40 OR APPROVED EQUAL	FLEXCON WH-B	FLOOR MOUNTED



PLUMBING PLAN – BLDG III
3/16" = 1'-0"



CONDENSATION P-TRAP DETAIL
SCALE: NONE



PLUMBING PLAN – BLDG III – LOFT
3/16" = 1'-0"

GENERAL PLUMBING NOTES

1. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC., PLUMBING CONTRACTOR SHALL FURISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.
2. ALL WORK AND MATERIAL SHALL COMPLY WITH THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISICTION.
3. THE PLUMBING CONTRACTOR SHALL VISIT THE SITE AND THROUGHLY FAMILLARIZE HIMSELF WITH ALL EXISTING CONDITIONS. ALL EXECUTION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
4. ALL MATERIAL SHALL BE NEW.
5. ALL WORK SHALL BE PREFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERAIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
6. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
7. THE PLUMBING CONTRACTOR SHALL SECURE AND PAY ALL PERMIT FEES, INSPECTIONS, AND TESTS.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
9. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) ON YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGES AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE IN THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
10. VERTIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. ADVISE ENGINEER/ARCHITECT OF ANY DISCREPANCIES.
11. ALL FIXTURES SHALL BE PROVIDED WITH READILY ACCESSALE STOPS.
12. WATER PIPING SHALL BE CPVC.
13. SOIL, WAASTE, AND VENT PIPING SHALL BE PVC SCHEDULE 40 DMV. WASTE AND VENT PIPING ABOVE SLAB SHALL BE PVC.
14. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE PVC SCHEDULE 40. INSULATE ALL CONDENSATE PIPING EXCEPT EXTERIAL PIPING. ALL PIPING TO BE INSTALLED PER LOCAL CODE.
15. FURISH AND INSTALL APPROVED AIR CHAMBERSAT EACH PLUMBING FIXTURE AND PDI APPROVED SHACK ARRESTERS ON MAIN LINE AND RISERS.
16. PROVIDE CHROME PLATED COMBINATION COVERED PLATE AND CLEANOUT PLUG FOR ALL WALL CLEANOUTS, JOSAM #58890.
17. INSULATE LINES AS FOLLOWS:
    a. WATER SUPPLY AND RETURNS: 1" THICK ARMAFLEX
    b. CONDENSATE DRAIN: ½" THICK ARMAFLE X

PLUMBING FIXTURE SCHEDULE

F-
SHLL BE AN AMERICAN STANDARD MODEL RONDALYN 0491.019 VITREOUS CHINA SE"-RIMMING STYLE CLASSIC ROUND SHAPE, PROVIDE A 5401.172H HERITAGE CETERSET FAUCET WITH 4" WRIST BLADE HANDLES TO INCLUDE AN OMNI PRESSURE COMPENSATING 0.5 GPM FLOW RESTRICTOR AQUASEAL VALVE AND CHOME FINISH, GRIP DRAIN: OFFSET PERFORATED WHEELCHAIR LAVATORY DRAIN ASEMBLY WITH 1-1/2" TAILPIECE. MCGUIRE #155WC.

F-
SHLL BE AN AMERICAN STANDARD MODEL NEW CADET II AQUAMETER 2216.143 ELVATED 18" HIGH, 1.6 GPF, VITREOUS CHINA, SIPHON ACTION BOWL, CLSE-COUPLED TANK, SPEED CONNECT TANK/BOWL COUPLING SYSTEM TOILET AN AN OLSONITE #95 OPEN SEAT LESS COVER.

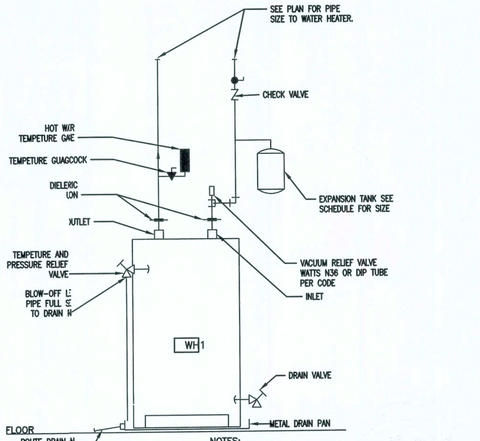
F-
SHLL BE AN AMERICAN STANDARD MODEL 7502.103 CULINAIRE TOP MOUNT DOBLE BOWL SINK, PROVIDE A 4137.100 CULINAIRE CENTERSET FAUCET TO INLUDE AN OMNI PRESSURE COMPENSATING 2.2 GPM FLOW RESTRICTOR AQASEAL VALVE AND CHROME FINISH

F-
SHLL BE AN AMERICAN STANDARD 32" X 34" X 72" WHITE STERLING SHOWER STL MADE WITH SOLID VIKRELL MATERIAL. STERLING MODEL # 6201.

HOL BIBB

SHLL BE A JOSAM 71000-95 SERIES CAST BRONZE BOX TYPE NON-FREEZE VADAL PROOF WALL HYDRANT WITH COVER AND CONTROL KEY.

NOES:
1. ALL PLUMBING FIXTURES SHALL BE AS SPECIFIED OR APPROVED EQUAL.
2. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURE FOR INDIVIDUAL SHUT-OFF.
3. ALL HANDICAP PLUMBING FIXTURES SHALL BE INSTALLED PER THE LATEST ADA REQUIREMENTS.
4. ALL FLOOR DRAINS SHALL BE SELF PRIMED.



NOTES:
1. SUPPORT EXPANSION TANK WITH HANGER FROM ROOF STRUCTURE ABOVE OR WITH A WALL SUPPORT STRAP/HANGER.
DO NOT SUPPORT FROM PLUMBING PIPE.

WATER HEATER DETAIL
SCALE: NONE

12/21/07

ISSUED FOR CONSTRUCTION

20-Dec-07

REV #	DATE	###	REVISION NOTES
—	—	—	
B	11-26-07		ISSUED FOR REVIEW
0	12-03-07		ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak, FL 32064
Phone (386) 362-3878
Fax: (386) 362-6133
Gary J. Gill, PE 51942
Auth. # 9461
STRUCTURAL/CIVIL ENGINEERS

SHOPS AT THE CROSSROADS
NEW STRIP MALL
LAKE CITY, FLORIDA

WATER PLAN - BLDG III

PROJECT NUMBER: PF06-163-S
DRAWN BY: F. VULETICH
CHECKED BY: G.G.

P-2.0

SHEET 22 OF 22