

FLOOR PLAN

5,000 GSF
(2) EQUAL SIZE TENANT SPACES, 2,500 GSF/EACH
1/4" = 1'-0"

NOTES

1. FINISH FLOOR ELEVATION = 10.72' (NVD 12/24)
FINISH FLOOR ELEVATION = 11.66' (NVD 1988)
2. THIS ENTIRE STRUCTURE LIES WITHIN FLOOD ZONE "B" AS PER FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12012-0167C DATED APRIL 17, 1984

KEYNOTES:

1. 5' x 5', 4" THICK REINF CONC SLAB
W/ 6 x 6 W/4 W/4 W/4 ON COMPACTED FILL
ELEV = 94'-11 1/2", LT BRM FIN, (3,000 psi @ 28 DAYS)
2. PROPOSED ELECT PANEL LOCATION SEE ELECT. DWGS
3. 2A20BC WALL MOUNTED FIRE EXTINGUISHER
4. ACCESSIBLE TOILET
AS PER FLA ACC CODE
5. COFFEE BAR: 25" WIDE REFRIG. SPACE
48" LONG - BASE & UPPER CABINET W/
SINGLE BOWL S.S. SINK
PLAS LAM FIN TOP, EDGES & BACKSPLASH
6. 6' x 6' MID POSTE PORCH FRAMING
W/WD NAILERS SECURED TO POST
WRAPPED W/ 5/4" WD TRIM - PT GRADE
FINISHED DIMENSION 10' x 10'
7. CER. TILE/ CARPET JOINT MARBLE STRIP.
8. CER. TILE/ CARPET JOINT METAL STRIP SEE DETAIL #15/A7
9. RETRACTABLE FOLDING STAIR FOR ACCESS TO ATTIC
BESSLER STAIRWAY COMPANY, MODEL 26T
R.O. 22 1/2" x 54" MAX CAPACITY 600#
10. BREAK ROOM: 36" WIDE REFRIG. SPACE
48" LONG - BASE & UPPER CABINET W/
SINGLE BOWL S.S. SINK
PLAS LAM FIN TOP, EDGES & BACKSPLASH
11. DRINKING FOUNTAIN- H.C. "HI-LOW" ACCESSIBLE
- SEE DETAIL SHT A7
12. FLOOR DRAIN-SEE PLUMBING
13. 1-HR FIRE RATED WALL
2x4 MD. STUDS @ 16" O/C MAX SPACING W/
5/8" TYPE 'X' GYP. BRD. (B.S.)
APPLY FINISH ACCORDING TO ROOM
FINISH SCHEDULE
UL RES 905

WALL SYMBOLS LEGEND

- | | |
|--|---|
| | 1-HR FIRE RATED WALL
2x4 MD. STUDS @ 16" O/C MAX SPACING W/
5/8" TYPE 'X' GYP. BRD. (B.S.)
APPLY FINISH ACCORDING TO ROOM
FINISH SCHEDULE
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| | DRINKING FOUNTAIN- H.C. "HI-LOW" ACCESSIBLE
- SEE DETAIL SHT A7 |
| | FLOOR DRAIN-SEE PLUMBING |

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Folio # 003521.4200
JUN 07 2007
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GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.

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FIRM CERT. # AA C002188

CONTRACTOR COPY

RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13053 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

DESIGNED BY :	JRH
DRAWN BY :	JRH
ALCAD FILE # :	HBS641P-05
DATE :	12/20/06
REVISED :	5/25/07
REVISED :	
REVISED :	

HAYDON-RUBIN
DEVELOPMENT, INC
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

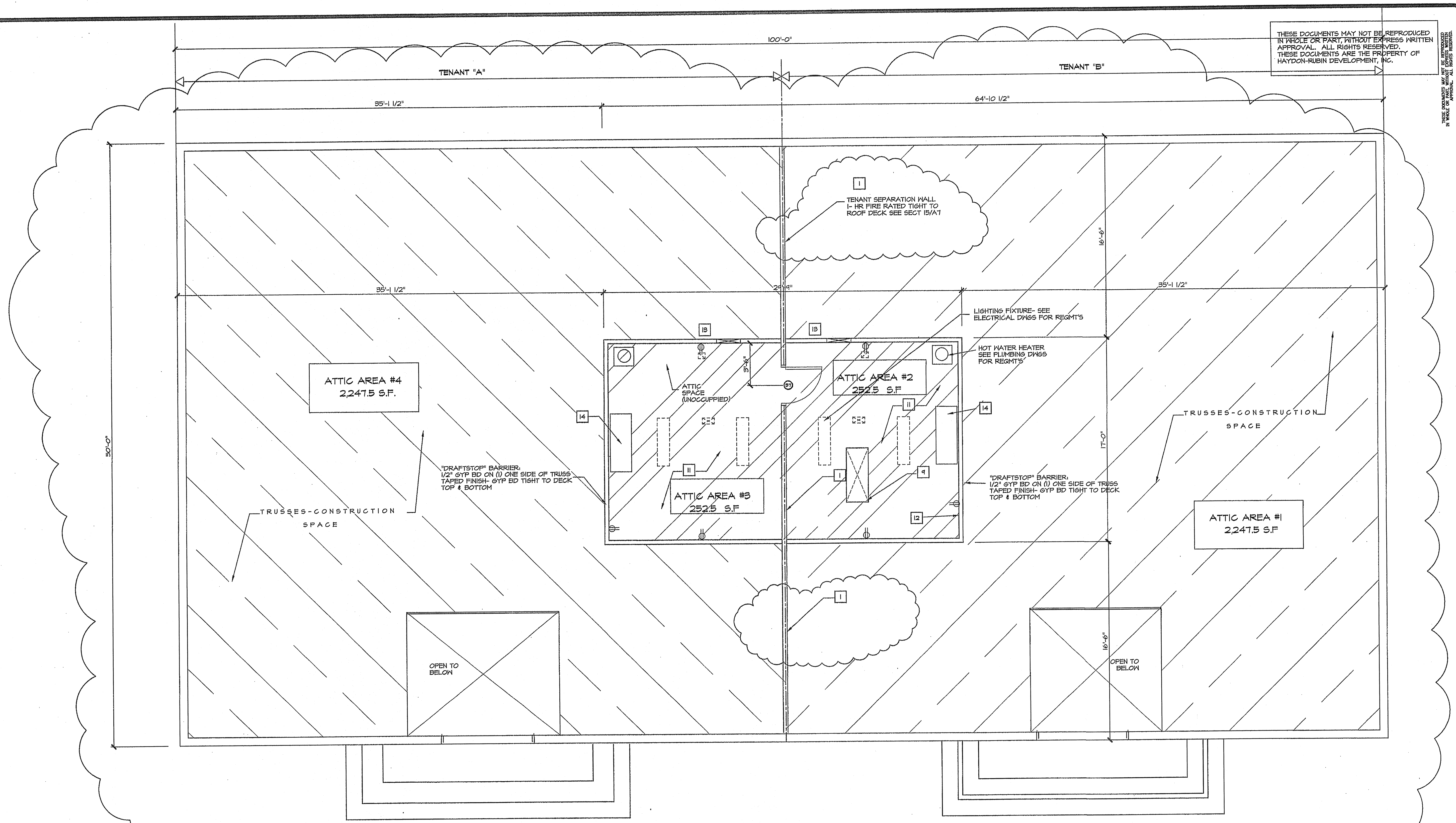
DEVELOPER/BUILDER:
JAMES R. REIL AR 0012711

SHEET:

A1

OF:

12



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ATTIC PLAN

1/4" = 1'-0"

KEYNOTES:

- 1 PROPOSED 1-HR. FIRE RATED TENANT SEPARATION PARTITION SEE WALL SECTION #14/A1 & 9,000 SF DRAFTSTOP
- 9 RETRACTABLE, FOLDING STAIR FOR ACCESS TO ATTIC BESSLER STAIRWAY COMPANY, MODEL 26T R.O. 22 1/2" X 54" MAX CAPACITY 600#
- 11 3/4" T&G PLYMD DECKING OVER PRE-ENG TRUSSES BOTT CHORD SEE STRUCT DWGS FOR DETAILS
- 12 1/2" GYP. BD WALLS- TAPED FINISH (NO PAINT) w/ R-11 BLANKET INSUL 1/2" GYP. BD CLG BD ON CLG- TAPED FINISH (NO PAINT) w/ R-19 INSUL
- 13 22" X 48" ACCESS PANEL INTO UNOCC ATTIC SPACE 1/2" GYP. BD PANEL IN CASED FRAME- SECURED TO VERT TRUSS STRUT w/ CLEATS OR SCREWS
- 14 LOCATION OF HVAC FAN UNIT IN ATTIC. SEE MECH. PLAN

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes
Folio # 003521.4200

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PROPOSED OFFICE BUILDING FOR:
RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13063 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

DESIGNED BY :	JRE
DRAWN BY :	JRE
AutoCAD FILE #	HB64ATTIC-05
DATE :	12/20/06
REVISED :	5/25/07
REVISED :	
REVISED :	

DEVELOPER/BUILDER:
HAYDON-RUBIN DEVELOPMENT, INC
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

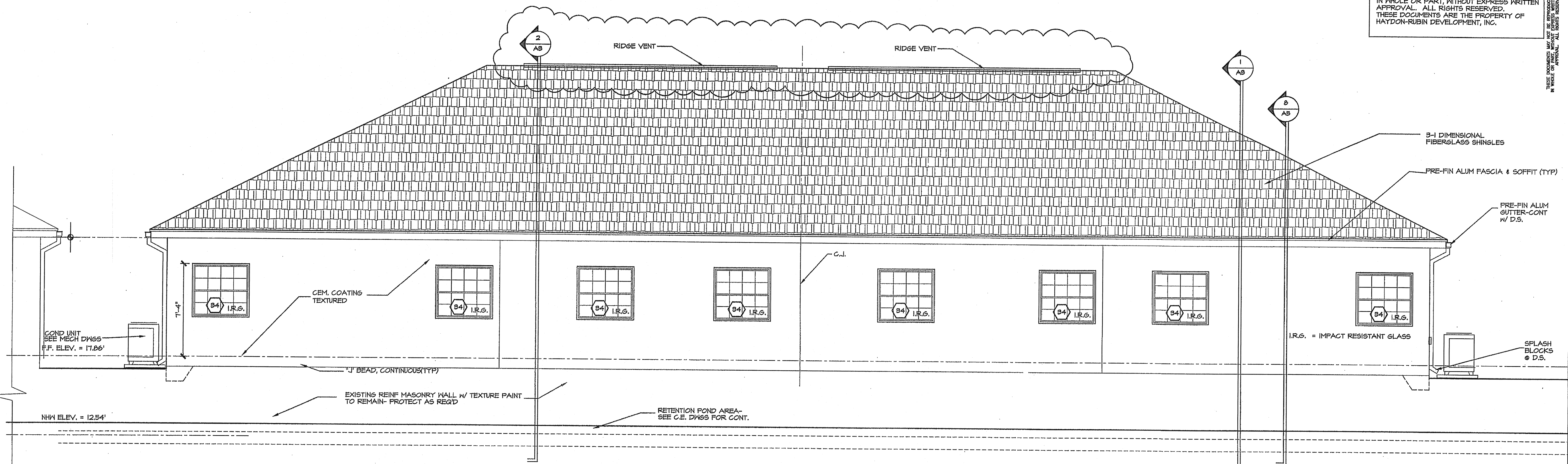
JAMES R. REIL AR 0012711
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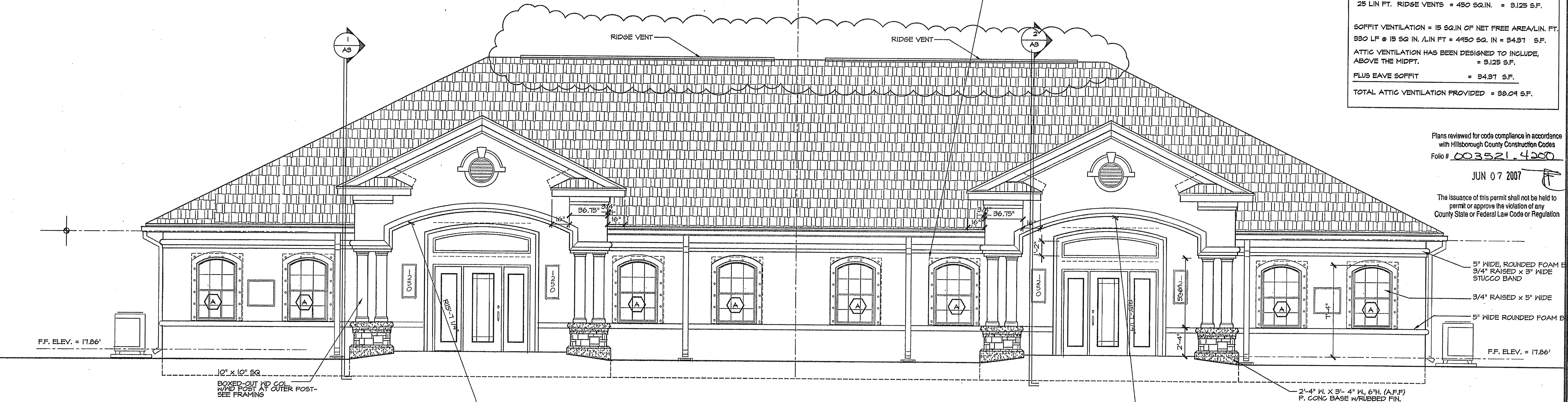


REAR ELEVATION
1/4" = 1'-0"

TEMPORARY SHUTTER REQUIREMENTS-
TYP FOR ALL WINDOWS & DOORS (U.N.O.)
1/2" EXT GR FLYING (APA 48 RATED) TEMP. SHUTTERS ARE PROVIDED FOR ALL WINDOW & DOOR OPENINGS (OVER 144 SQ. IN.) TO BE TURNED OVER TO THE OWNER/TENANT/OCCUPANT IN EA PANEL NUMBERED OR LETTERED WITH LOCATION IDENTIFICATION
S.S. SCREEN INSERTS, VIBRATING-RESISTANT, SHALL BE PRE-DRILLED AND INSERTED IN CMU @ 12" O/C MAX SPACINGS FOR #14 X 2 1/2" METAL SCREENS TO PREVENT HOLES FROM BECOMING CLOGGED WITH DIRT BETWEEN USE- A 1/2" #14 PAN OR FLAT HEAD S.S. SCREEN SHALL BE INSERTED INTO EACH INSERT.

ATTIC VENTILATION CALCULATIONS:
AREA UNDER ROOF: 5640.0 S.F.
5640 / 150 = 37.6 S.F. REQ'D
5640 / 300 = 18.80 S.F. REQ'D
RIDGE VENT: 18 SQ. IN./LIN. FT.
25 LIN. FT. RIDGE VENTS = 450 SQ. IN. = 3.125 S.F.
SOFFIT VENTILATION = 15 SQ. IN. OF NET FREE AREA/LIN. FT.
330 LF @ 15 SQ. IN. /LIN. FT. = 4950 SQ. IN. = 34.37 S.F.
ATTIC VENTILATION HAS BEEN DESIGNED TO INCLUDE, ABOVE THE MIDPT. = 3.125 S.F.
PLUS EAVE SOFFIT = 34.37 S.F.
TOTAL ATTIC VENTILATION PROVIDED = 38.04 S.F.

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

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PROPOSED OFFICE BUILDING FOR:
RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13053 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

DESIGNED BY :	JRH
DRAWN BY :	JRH
AUTOLOAD FILE #	HR054ELEV-05
DATE :	12/20/06
REVISED :	5/25/07
REVISED :	
REVISED :	

DEVELOPER/ BUILDER:
HAYDON-RUBIN DEVELOPMENT, INC
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

JAMES R. HEIL AR 0012711
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By [Signature]
DATE [Signature]

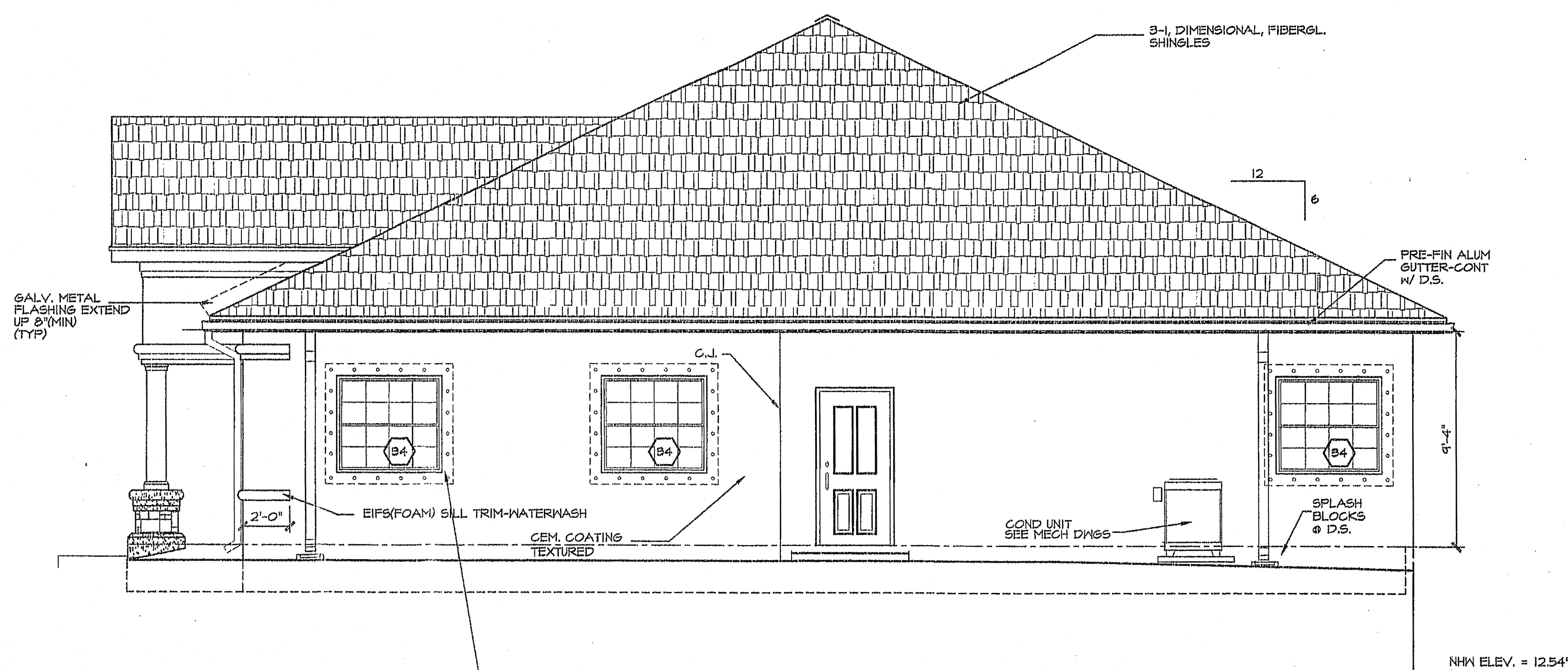
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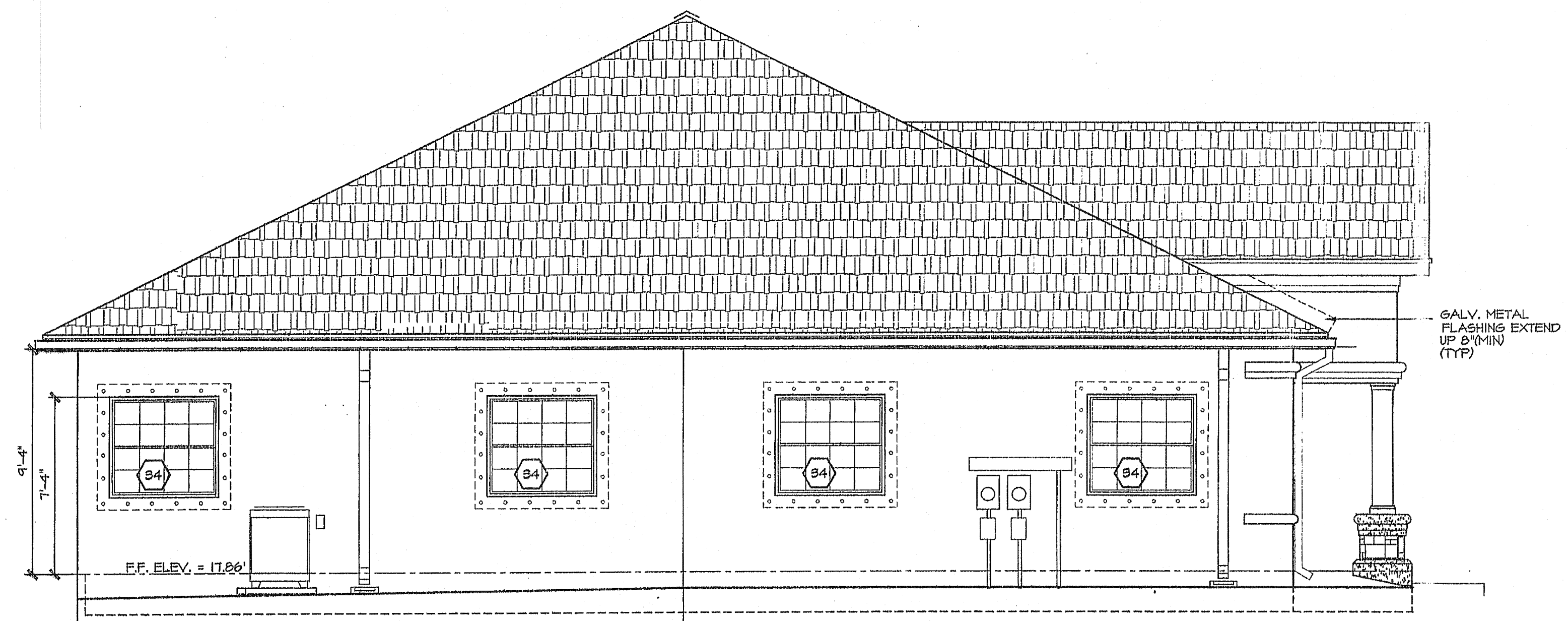
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5640 / 150 = 37.6 S.F. REQ'D
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25 LIN. FT. RIDGE VENTS = 450 SQ. IN. = 3.125 S.F.
SOFFIT VENTILATION = 15 SQ. IN. OF NET FREE AREA/LIN. FT.
350 LF @ 15 SQ. IN. /LIN. FT. = 4500 SQ. IN. = 31.25 S.F.
ATTIC VENTILATION HAS BEEN DESIGNED TO INCLUDE, ABOVE THE MIDPT. = 3.125 S.F.
PLUS EAVE SOFFIT = 34.87 S.F.
TOTAL ATTIC VENTILATION PROVIDED = 38.04 S.F.

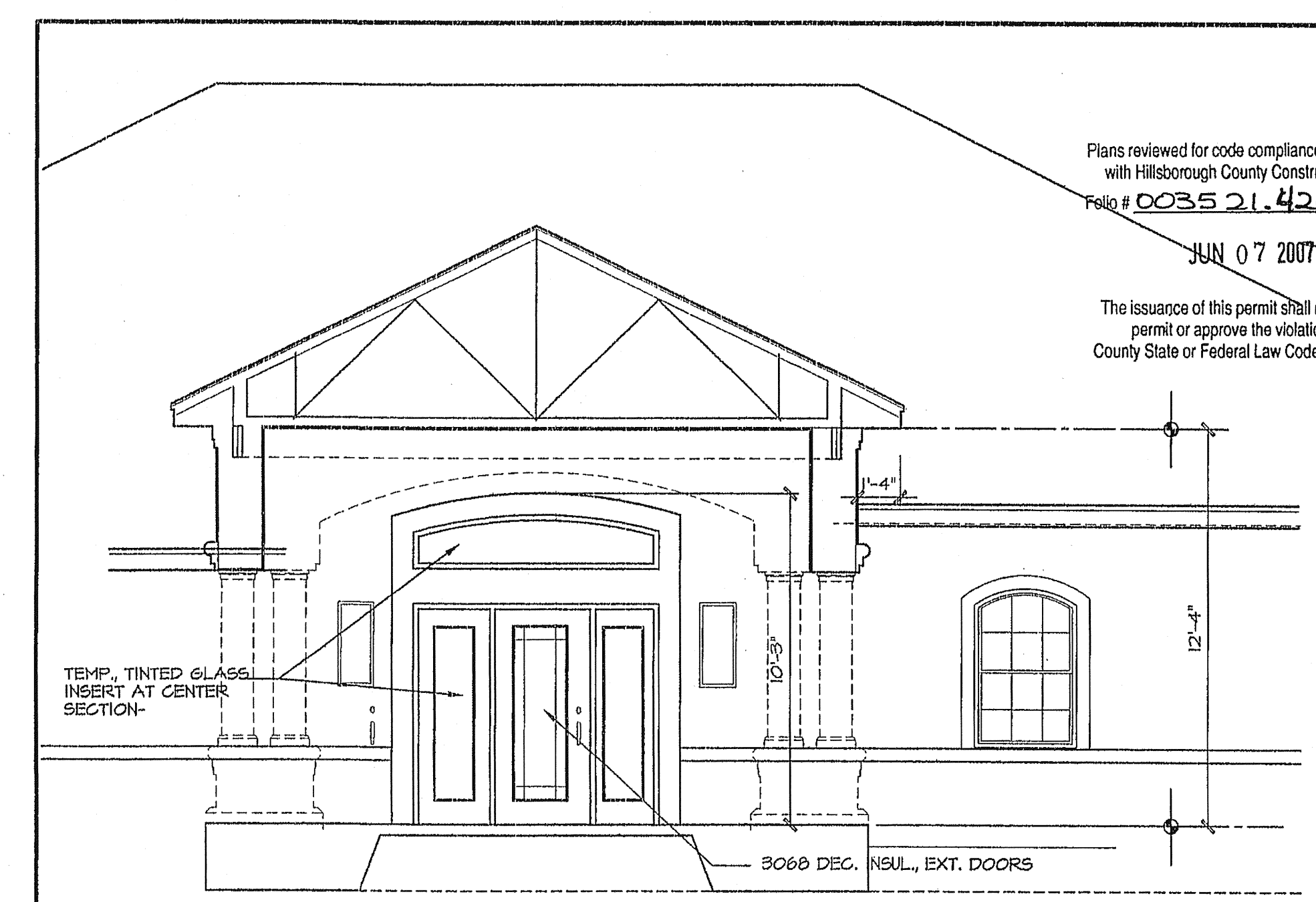


RIGHT SIDE ELEVATION
1/4" = 1'-0"

TEMPORARY SHUTTER REQUIREMENTS-
TYP FOR ALL WINDOWS & DOORS
3/4" EXT. GR. FLYND (APA 40 RATED) TEMP. SHUTTERS ARE PROVIDED FOR ALL WINDOW & DOOR OPENINGS (OVER 144 SQ. IN.) TO BE TURNED OVER TO THE OWNER/TENANT/OCCUPANT W/ EA PANEL NUMBERED OR LETTERED WITH LOCATION IDENTIFICATION -
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LEFT SIDE ELEVATION
1/4" = 1'-0"



PARTIAL FRONT ELEVATION
VIEW UNDER COVERED ENTRY
1/4" = 1'-0"

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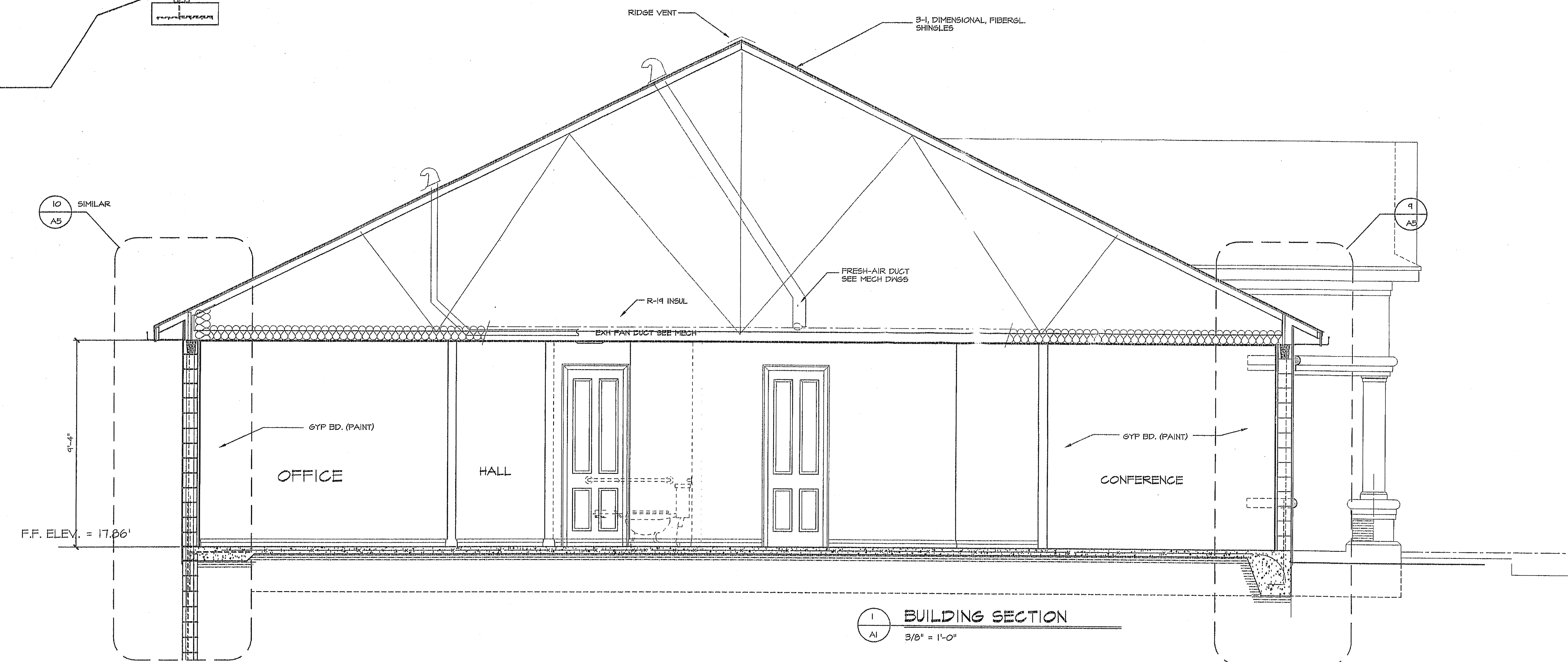
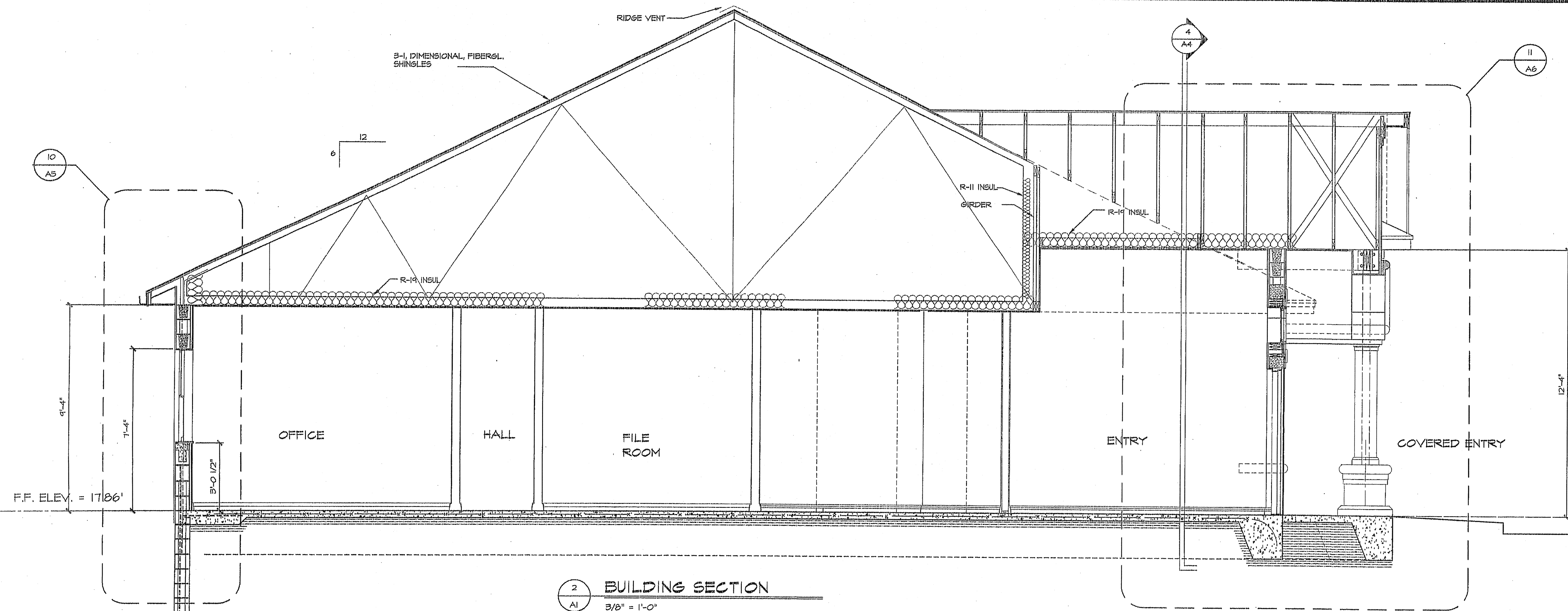
PROPOSED OFFICE BUILDING FOR:
RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13065 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

DESIGNED BY :	JRH
DRAWN BY :	JRH
AutoCAD FILE #	HBB45LE0-05
DATE :	12/29/06
REVISION :	
REVISION :	

DEVELOPER/BUILDER:
HAYDON-RUBIN DEVELOPMENT, INC.
15500 ROOSEVELT BLVD., SUITE 303
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DATE
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DETAILS #1-3
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DESIGNED BY: JRI
DRAWN BY: JRI
ARCHD FILE # HBS4SECTION-05
DATE: 12/20/06
REVISED: 12/20/06
REVISED: 12/20/06
REVISED: 12/20/06

DEVELOPER/BUILDER:
HAYDON-RUBIN DEVELOPMENT, INC
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33780

JAMES R. BEIL AR 0012711
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FIRM CERT. # AA C002186

PROPOSED OFFICE BUILDING FOR:
RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13053 W. LINDBAUGH AVE. TAMPA, FLORIDA 33626

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RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13053 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

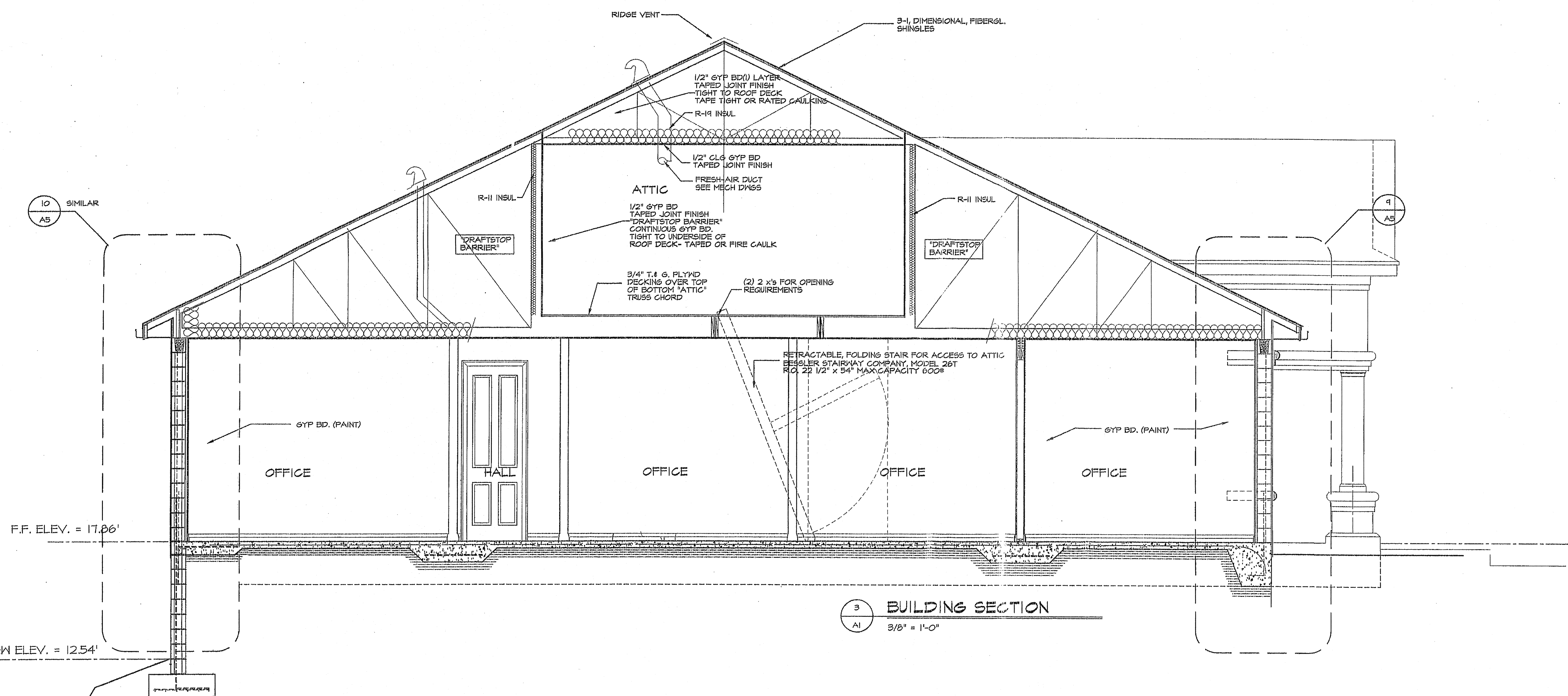
PROPOSED OFFICE BUILDING FOR:

DESIGNED BY :	JRH
DRAWN BY :	JRH
ARCHD FILE #	HR05INT-05
DATE :	12/20/05
REVISED :	
REVISED :	

DEVELOPER/BUILDER:
**HAYDON-RUBIN
DEVELOPMENT, INC**
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

JAMES R. HILL AR 0012741
PERMIT
JUN 07 2007
JUN 07 2007
JUN 07 2007

SHEET:
A3.1
OF: 12



BUILDING SECTION
3/8" = 1'-0"

Plans reviewed for code compliance in accordance
with Hillsborough County Construction Codes
Folio # **003521-4200**

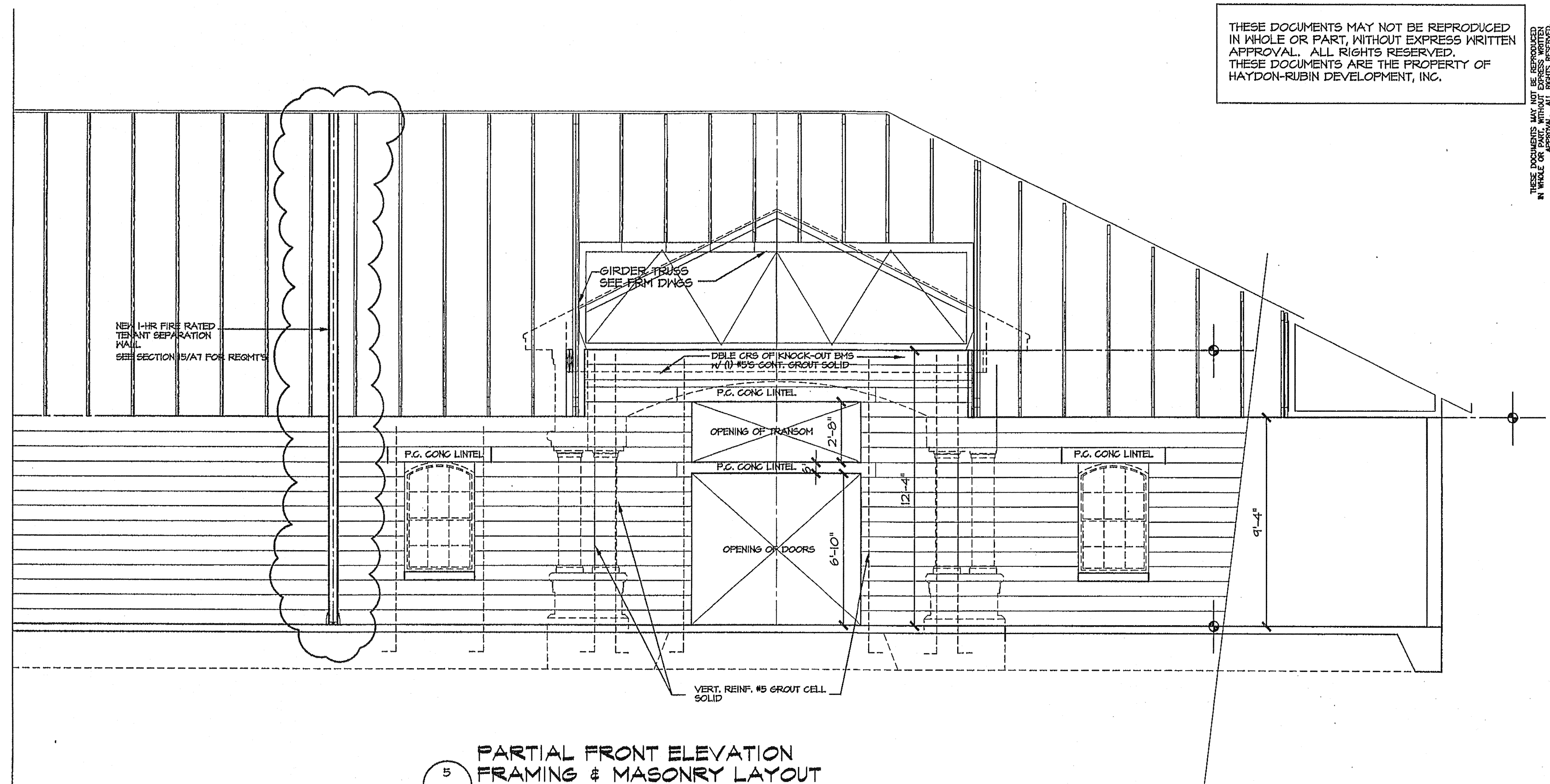
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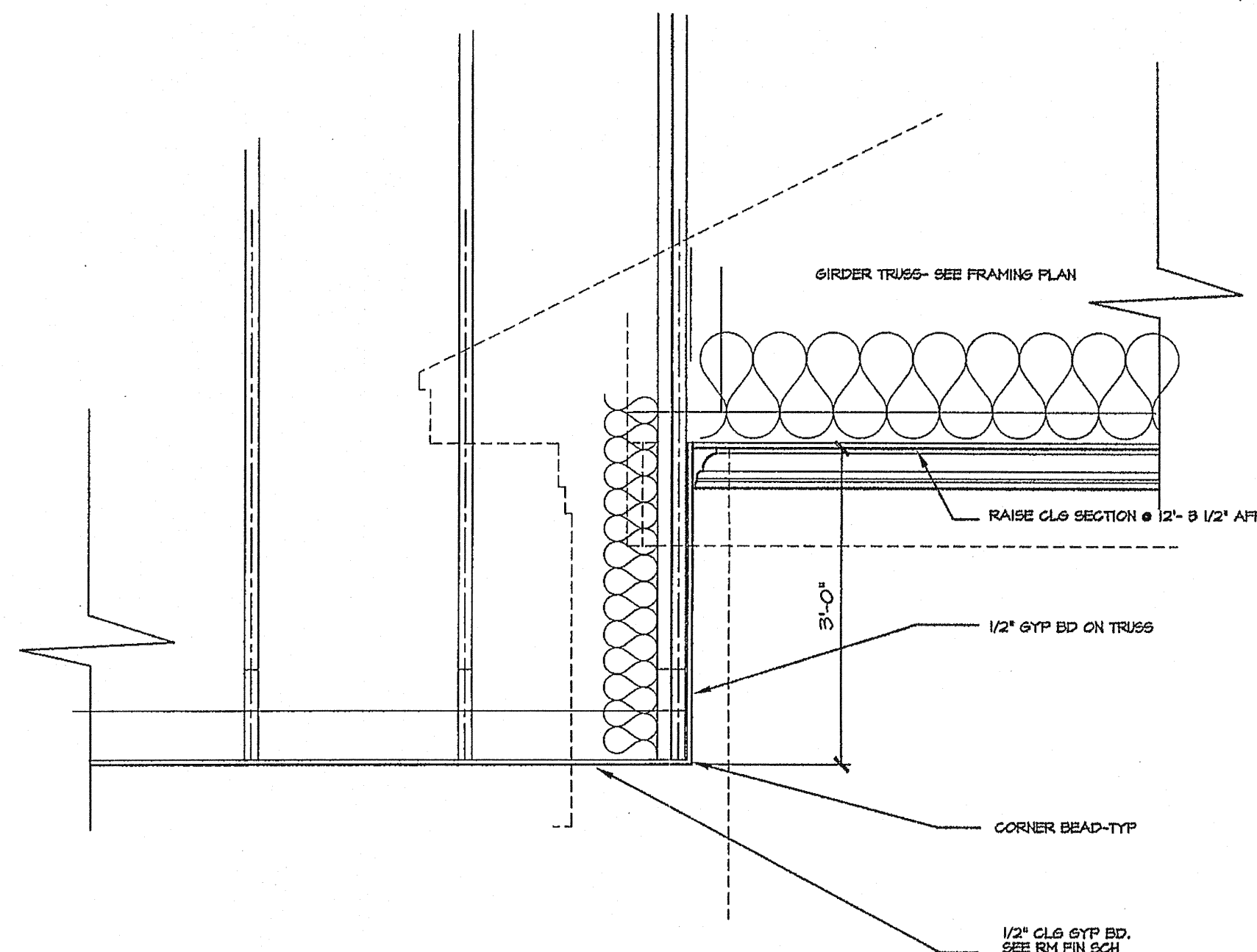
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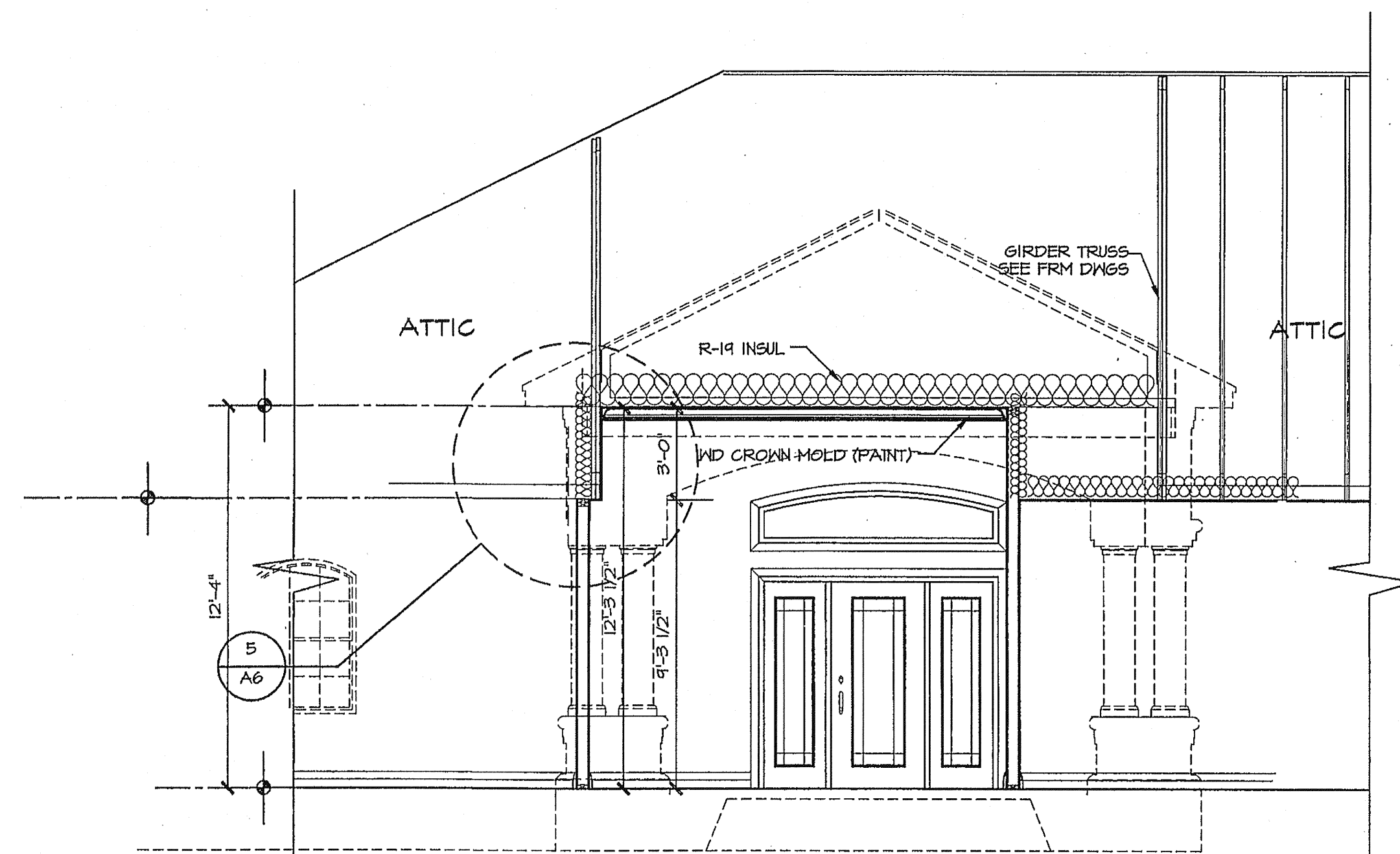
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5
A6
PARTIAL FRONT ELEVATION
FRAMING & MASONRY LAYOUT



5
A6
SOFFIT DETAIL
3/4" = 1'-0"



4
A6
PARTIAL FRONT ELEVATION
FRAMING & MASONRY LAYOUT
1/4" = 1'-0"

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Folio # 003521.4200

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PROPOSED OFFICE BUILDING FOR:
RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13053 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

DESIGNED BY :	JRH
DRAWN BY :	JRH
AUTOCAD FILE #	HR04INT-05
DATE :	12/20/06
REVISED :	5/25/07
REVISED :	
REVISED :	

DEVELOPER/BUILDER:
HAYDON-RUBIN
DEVELOPMENT, INC
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

JAMES R. HILL AR 0018711
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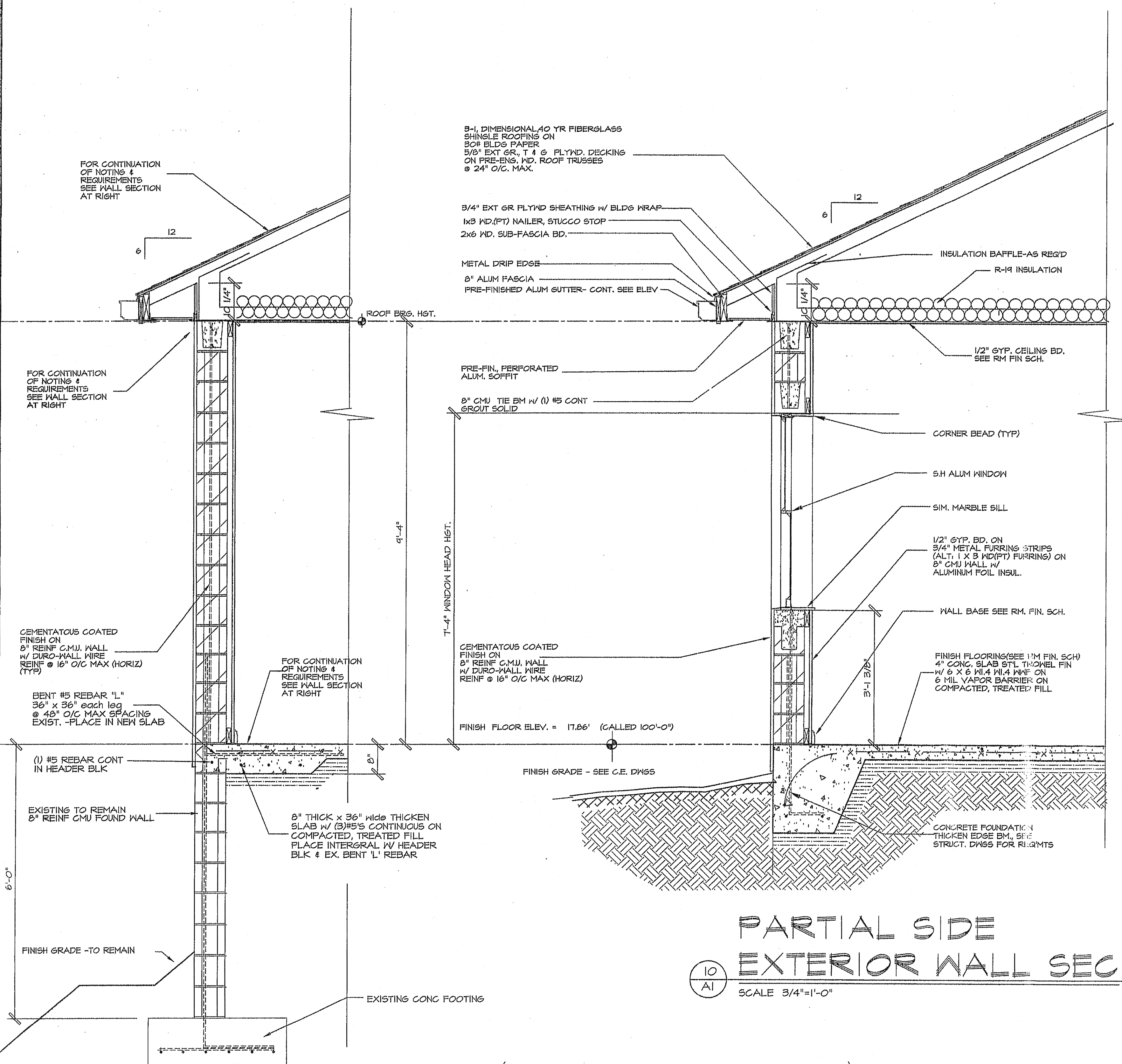
A4

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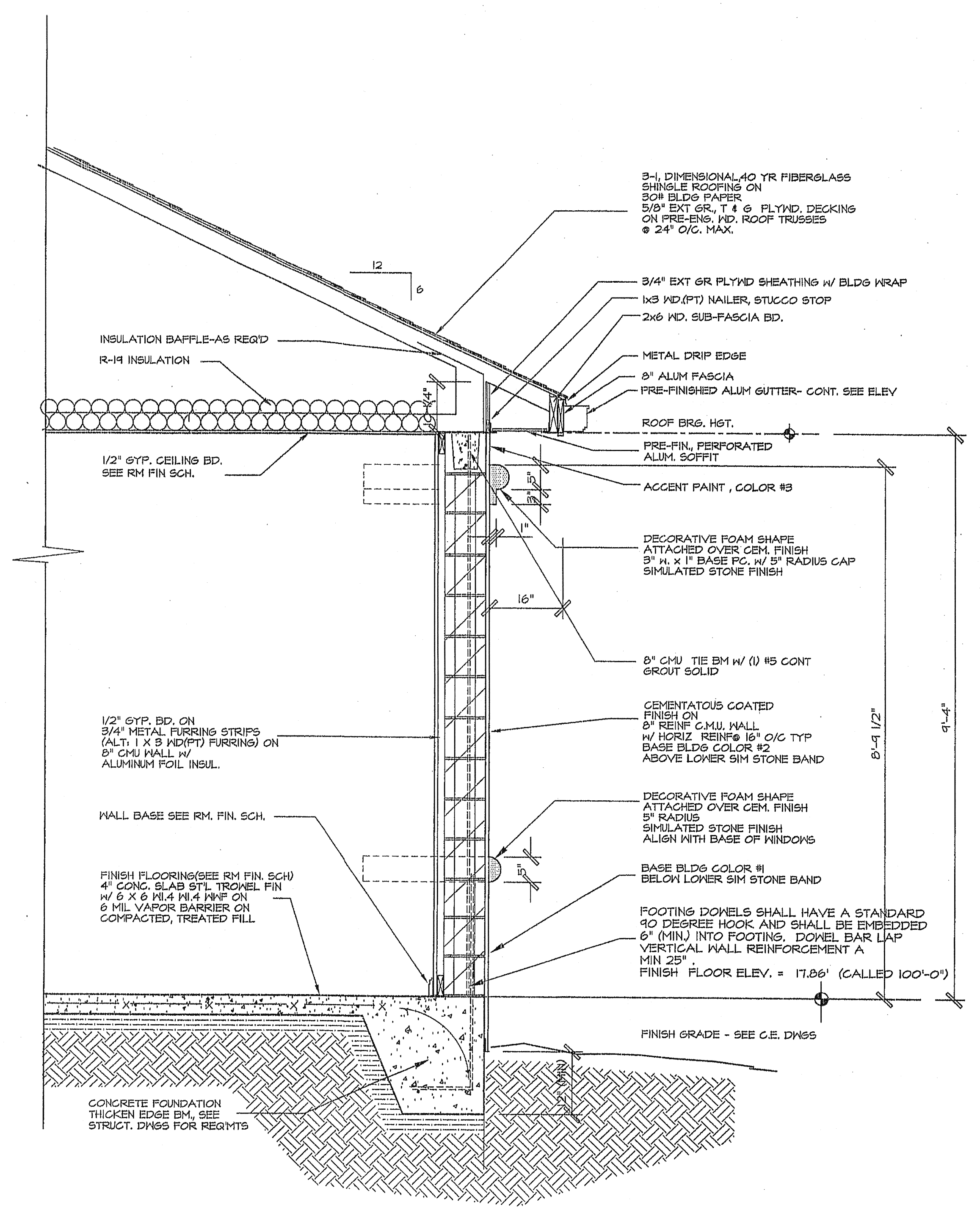
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PARTIAL SIDE EXTERIOR WALL SEC.
SCALE 3/4"=1'-0"



FRONT WALL SEC.
SCALE 3/4"=1'-0"

REAR (PARTIAL EXISTING) EXTERIOR WALL SEC.
SCALE 3/4"=1'-0"

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes
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PROPOSED OFFICE BUILDING FOR:
RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13053 W. LINEAUGH AVE., TAMPA, FLORIDA 33626

DESIGNED BY :	JRI
DRAWN BY :	JRI
AUG/CAD FILE #	HRB54WS21-05
DATE :	12/20/06
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REVISION :	
REVISION :	

DEVELOPER/BUILDER:
HAYDON-RUBIN DEVELOPMENT, INC
15500 ROOSEVELT BLVD., SUITE 303
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RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13053 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

DESIGNED BY :	JRH
DRAWN BY :	JRH
AUTOCAD FILE # :	H0547502-05
DATE :	12/20/05
REVISED :	
REVISED :	

DEVELOPER/BUILDER:
HAYDON-RUBIN DEVELOPMENT, INC
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

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OF:

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3-1, DIMENSIONAL 40 YR FIBERGLASS
SHINGLE ROOFING ON
30# BLDG PAPER
5/8" EXT GR. T & G FLYND. DECKING
ON PRE-ENG. MD. ROOF TRUSSES
@ 24" O/C MAX.

R-19 INSUL.

1/2" GYP. CEILING BD.
SEE RM FIN SCH.
DBLE CRS OF 8" KNOCK-OUT
BMS. W/ (1) #5 CONT., GROUT SOLID

CLG DROP AT LOW TRUSS

1/2" GYP. BD. ON
3/4" METAL FURRING STRIPS
(ALT. 1 X 3 W/ (PT) FURRING) ON
8" CMU WALL W/
ALUMINUM FOIL INSUL.

WALL BASE SEE RM. FIN. SCH.

FINISH FLOORING (SEE RM FIN. SCH.)
4" CONC. SLAB STL. TROWEL FIN
W/ 6 X 6 W/4 W/4 W/4 ON
6 MIL VAPOR BARRIER ON
COMPACTED, TREATED FILL

CONCRETE FOUNDATION
THICKEN EDGE BM. SEE
STRUCT. DWGS FOR REQMTS

**COVERED ENTRY
EXTERIOR WALL SEC.**

SCALE 3/4"=1'-0"

2x MD OUTLOOKERS @ 24" O/C MAX

METAL DRIP EDGE

2x6 MD. SUB-FASCIA BD.

6" ALUM RAKE BD

PRE-FIN. PERFORATED
ALUM. SOFFIT
ROOF BRG. HGT.

(3) 2x12 MD BM
S.P. #2, KD 15 Fb = 1250 psi
W/ SIMPSON COT POST CAP
CCT 66

6x6 MD POST
S.P. #2, KD 15 Fb = 1250 psi

CEMENT TEXTURED
FINISH OVER GALV.
METAL LATH ON BLDG
WRAP OVER 1/2" EXT
GRADE FLYND SHEATHG
2 X 4 MD STUDS @ 16" O/C

10"x10" WOOD COLUMN
5/4 WOOD COLUMN TRIM (PAINT)
OVER 6x6 MD POST

SIMPSON PBS 66 (14-16d)

5/4 x 3" MD BASE TRIM (PAINT GR)

3" THICK P.C. CONC CAP

SAND FINISH STUCCO TRIM BANDS
PROJECTED 3/4" x 3" WIDE ON
PAPERBACKED, GALV. METAL LATH ON
P.T. MD NAILERS

2" THICK SIMULATED STONE VENEER
APPLIED OVER CMU BASE

FINISH FLOOR ELEV. = (CALLED 100'-0")

3-1, DIMENSIONAL 40 YR FIBERGLASS
SHINGLE ROOFING ON
30# BLDG PAPER
5/8" EXT GR. T & G FLYND. DECKING
ON PRE-ENG. MD. ROOF TRUSSES
@ 24" O/C MAX.

2x MD OUTLOOKERS @ 24" O/C MAX

2x MD BLOCKING

METAL DRIP EDGE

2x6 MD. SUB-FASCIA BD.

6" ALUM RAKE BD

PRE-FIN. PERFORATED
ALUM. SOFFIT

2x4 MD X-BRACING @ 48" O/C, AT GABLE END
SEE FRAMING DWGS

CEMENT TEXTURED
FINISH OVER GALV.
METAL LATH ON BLDG
WRAP OVER 1/2" EXT
GRADE FLYND SHEATHG

HIGH ROOF BRG. HGT. EL. = 12'-4"

(3) 2x12 MD BM
S.P. #2, KD 15 Fb = 1250 psi
INTO (2) 2x12 MD BM BEYOND @ 6x6 POST

CEMENT TEXTURED
FINISH OVER GALV.
METAL LATH ON BLDG
WRAP OVER 1/2" EXT
GRADE FLYND SHEATHG
2 X 4 MD STUDS @ 16" O/C

8" WIDE x 3/4" RAISED STUCCO BAND

1/2" GYP. CEILING BD.
SEE RM FIN SCH.

DBLE CRS OF 8" KNOCK-OUT
BMS. W/ (1) #5 CONT., GROUT SOLID

P.C. CONC LINTEL

CORNER BEAD (TYP)

CAULKING (TYP)

CORNER BEAD (TYP)

1/2" GYP. BD ON
2 X MD FRAMING
(PRESS. TREATED)

P.C. CONC LINTEL

INSULATED, EXTERIOR DOOR
IN HM FRAME (PAINT)

1/2" GYP. BD. ON
3/4" METAL FURRING STRIPS
(ALT. 1 X 3 W/ (PT) FURRING) ON
8" CMU WALL W/
ALUMINUM FOIL INSUL.

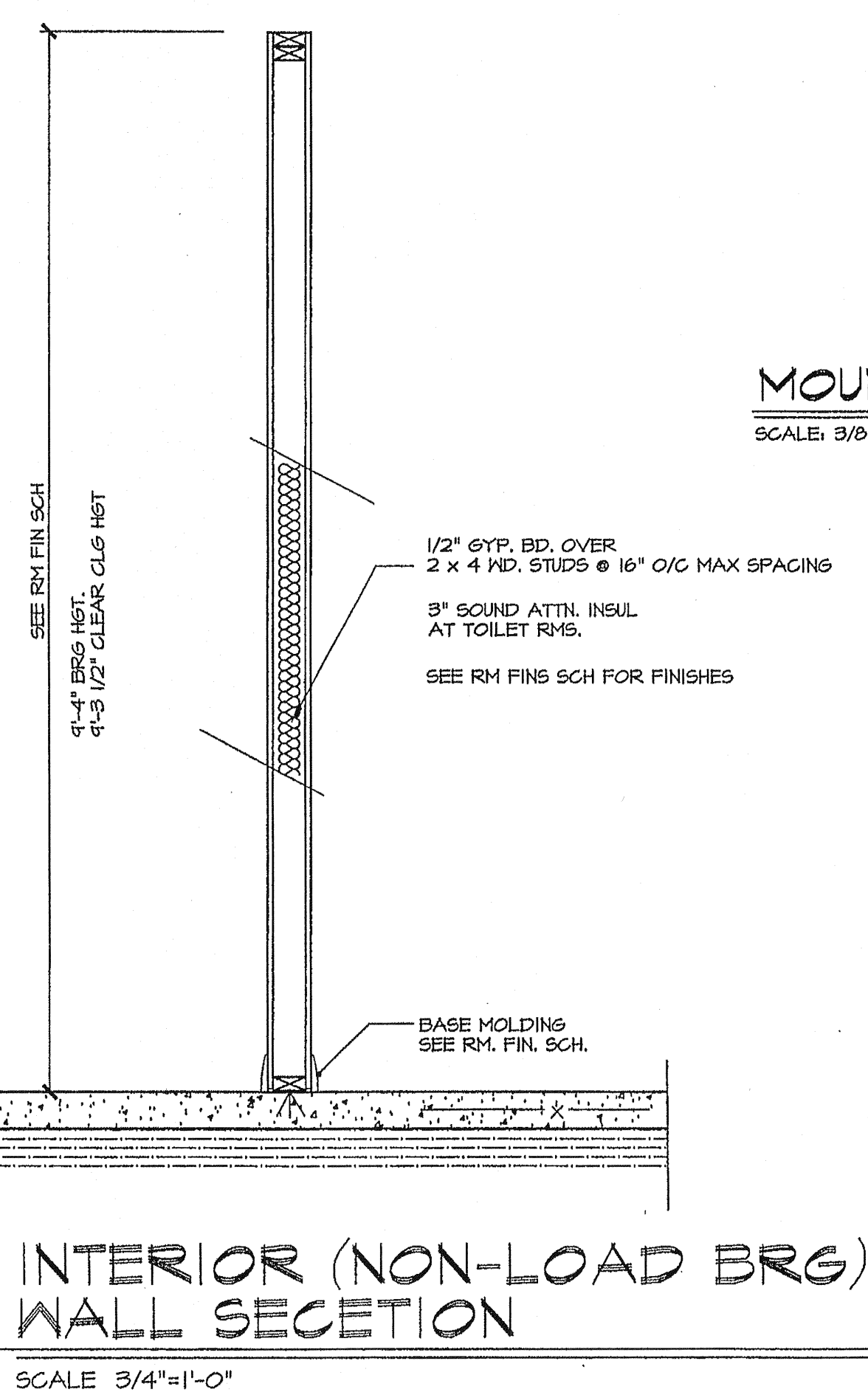
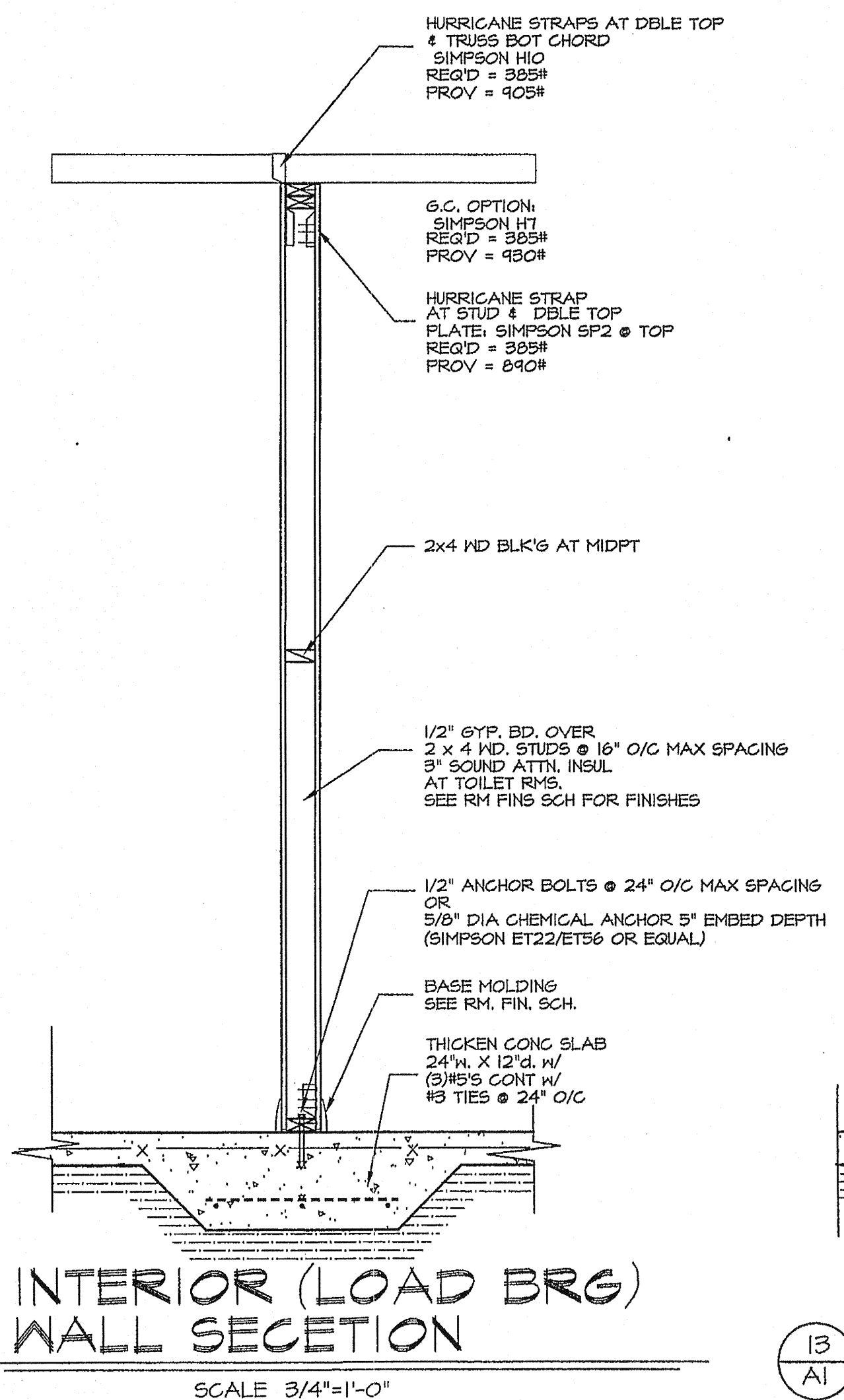
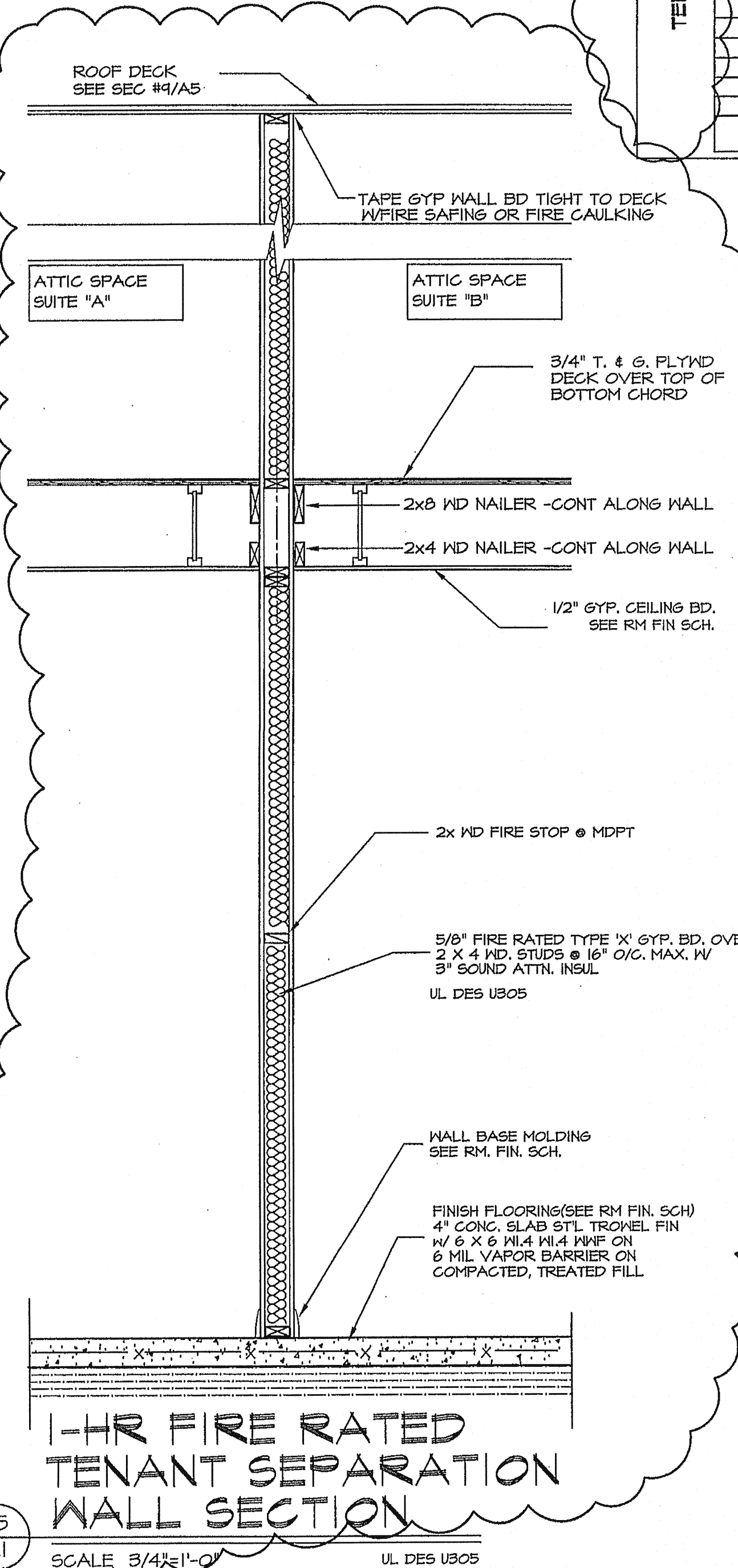
WALL BASE SEE RM. FIN. SCH.

FINISH FLOORING (SEE RM FIN. SCH.)
4" CONC. SLAB STL. TROWEL FIN
W/ 6 X 6 W/4 W/4 W/4 ON
6 MIL VAPOR BARRIER ON
COMPACTED, TREATED FILL

CONCRETE FOUNDATION
THICKEN EDGE BM. SEE
STRUCT. DWGS FOR REQMTS

COVERED ENTRY SECTION

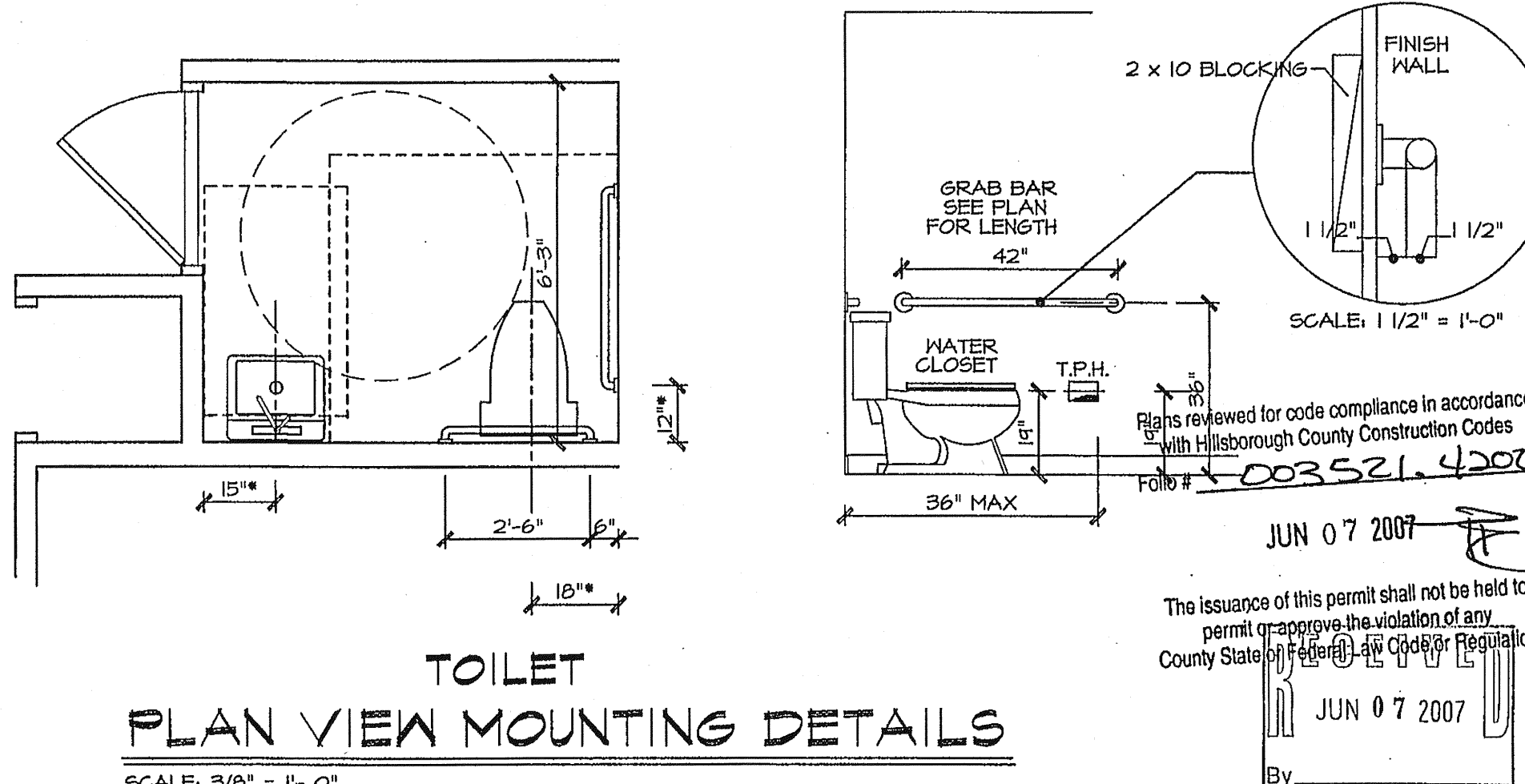
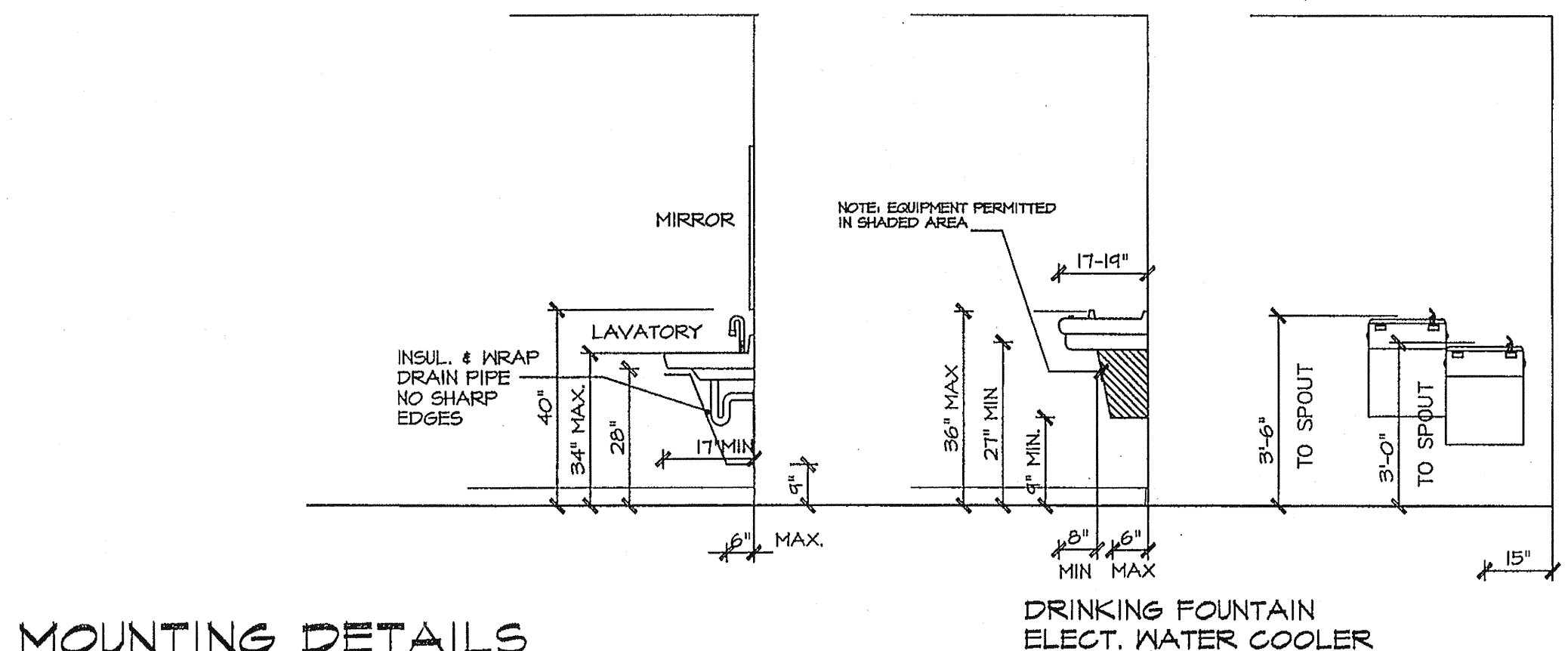
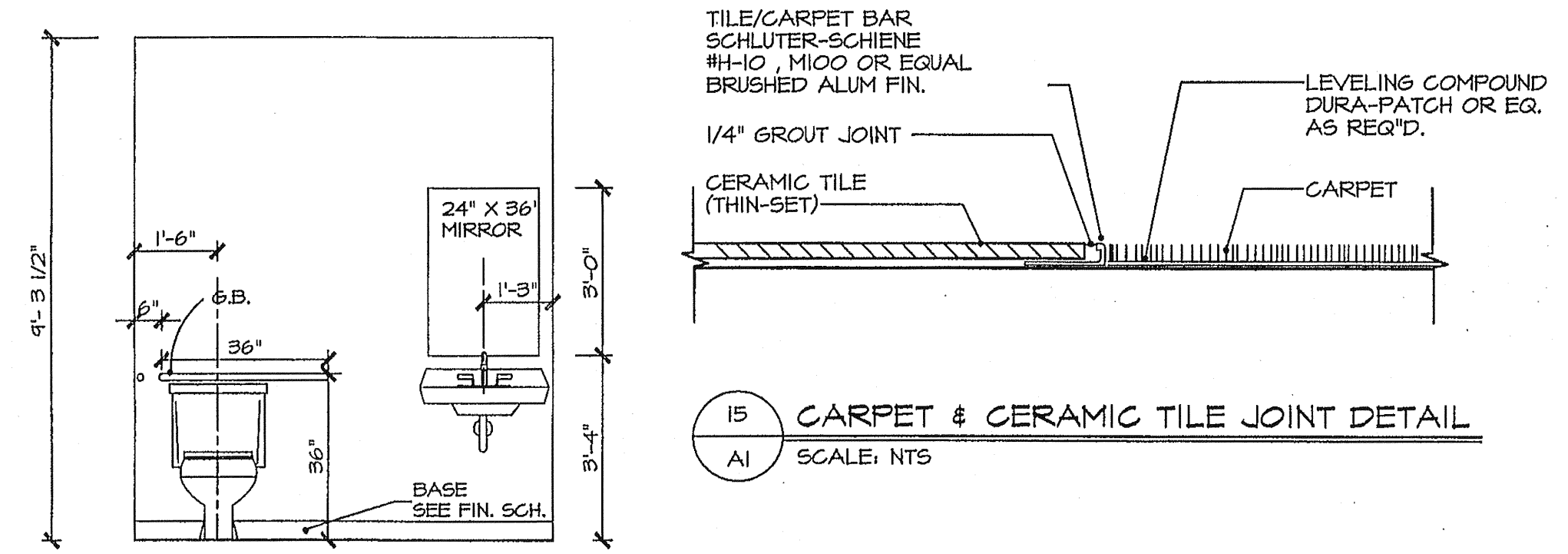
SCALE 3/4"=1'-0"



MARK	ROOM NAME	FLOOR	BASE	WALLS			CEILING		REMARKS
				MAT'L	FINISH	CROWN MOLD	MATERIAL	HEIGHT	
100	ENTRY/RECEPT	CER. TILE	MD	GYP. BD.	PT	NONE	GYP. BD.	12'-3 1/2"	9'-3 1/2" DROPPED CLG
101	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
102	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
103	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
104	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
105	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
106	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
107	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
108	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
109	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
110	OFFICE	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
111	TELECOMM	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
112	BUSINESS CNT	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
113	BREAK ROOM	CER. TILE	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
114	CLOSET	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
115	TOILET	CER. TILE	CER. TILE	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
116	TOILET	CER. TILE	CER. TILE	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
117	CLOSET	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
118	HALL	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
119	HALL	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
120	HALL	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
121	CLOSET	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
122	OFFICE	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
123	OFFICE	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
124	OFFICE	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
125	OFFICE	MD	MD	GYP. BD.	PT	YES	GYP. BD.	9'-3 1/2"	PAINTED CROWN MOLDING
126	CLOSET	CPT	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
127	BREAK ROOM	CER. TILE	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
128	OFFICE	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
129	OFFICE	MD	MD	GYP. BD.	PT	YES	GYP. BD.	9'-3 1/2"	PAINTED CROWN MOLDING
130	RECEPTION	CER. TILE	MD	GYP. BD.	PT	YES	GYP. BD.	12'-3 1/2"	PAINTED CROWN MOLDING; 9'-3 1/2" DROPPED CLG
131	OFFICE	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
132	OFFICE	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
133	HALL	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
134	OPEN OFFICE	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
135	WORK ROOM	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
136	TOILET	CER. TILE	CER. TILE	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
137	WASHER/DRYER CLOSET	CER. TILE	CER. TILE	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
138	FILE ROOM	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
139	HALL	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	
140	HALL	MD	MD	GYP. BD.	PT	NONE	GYP. BD.	9'-3 1/2"	

ITEM	MFR.	MFR NO.	REMARKS
1 1/2" DIAM. PEENED FINISHED GRAB BAR	BOBRICK	B-6206.99X42 # 36	
SURFACE MT. ROLL TOILET TISSUE DISPENSER	BOBRICK	B-2140	
STAINLESS STEEL CHANNEL FRAME MIRROR	BOBRICK	B-165 2436	

- FINISH NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES.
 - ALL CONSTRUCTION SHALL COMPLY WITH:
 - NFPA-701, FLORIDA FIRE PREVENTION CODES-2004, NFPA LIFE SAFETY-101 2003, PER FAC 61A-9.01(2)
 - FLORIDA MECHANICAL CODE-2004, NFPA #10, AND NEC-2003.
 - FLORIDA BUILDING CODE 2004
 - FLORIDA STATUTE #633 WHICH INCLUDES THE STATE FIRE MARSHAL'S RULES AND REGULATIONS.
 - INTERIOR FINISHES IN THE HALL SHALL COMPLY WITH CLASS B, AS PER FBC 803.5
 - ALL FINISHES SHALL BE SELECTED FROM "BUILDER'S STANDARDS"
 - A. CERAMIC TILE SHALL BE "DALTILE SERIES RIDGEVIEW OR GOLD RUSH" STANDARD COLOR AND STANDARD SIZE OF 12" X 12" (NOMINAL) 11 13/16" X 11 13/16" (ACTUAL)
 - B. PAINT COLOR SHALL BE SELECTED FROM BUILDER'S STANDARD PAINT SELECTION.
 - C. PLASTIC LAMINATE COLORS SHALL BE SELECTED FROM BUILDER'S STANDARDS "MILSONART LAMINATE"



* INDICATES DIMENSION THAT MUST BE HELD-NO DEVIATION!

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES.
- ALL CONSTRUCTION SHALL COMPLY WITH:
 - NFPA-2000, FLORIDA FIRE PREVENTION CODES-2004/NFPA LIFE SAFETY-101 2000.
 - FLORIDA BUILDING CODE 2004
 - FLORIDA STATUTE #633 WHICH INCLUDES THE STATE FIRE MARSHAL'S RULES AND REGULATIONS.

DETAILS # 13-18
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ARCHITECTURE • PLANNING • INTERIORS

4917 ERLICH ROAD, SUITE 201
TAMPA, FLORIDA 33624

(813) 265-3939 FAX (813) 265-3819

FIRM CERT. # AA C002188

PROPOSED OFFICE BUILDING FOR:

RAGER EQUITY HOLDINGS, LLC

WESTCHASE COMMONS
BUILDING #4

13053 W. LINEBAUGH AVE. TAMPA, FLORIDA 33626

DESIGNED BY: JEH

DRAWN BY: JEH

AUG-CAD FILE # HRR64NT-06

DATE: 12/20/06

REVISED: 5/25/07

REVISED:

REVISED:

DEVELOPER/BUILDER:

HAYDON-RUBIN DEVELOPMENT, INC

15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

JAMES R. HEIL AR 0018711

PRINTED

SHEET:

A7

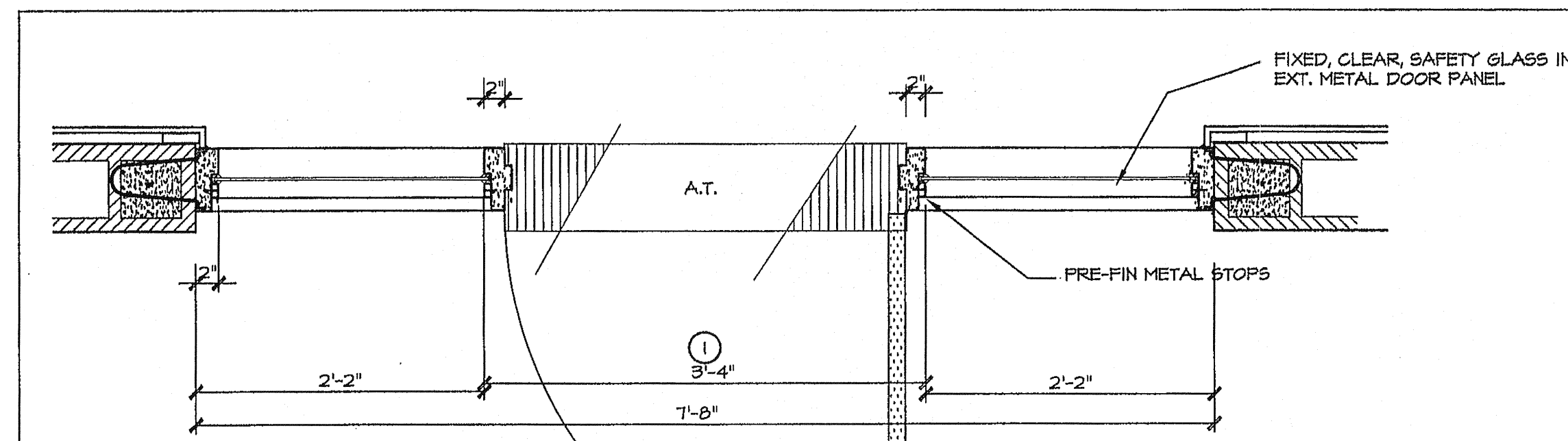
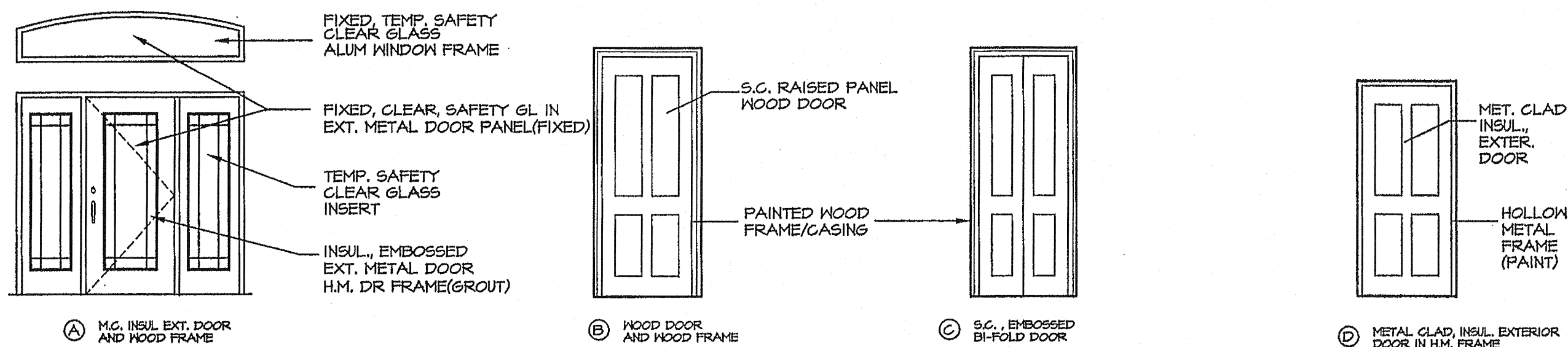
OF:

12

DOOR SCHEDULE

ROOM	DOOR NO.	DOOR				FRAME				DETAIL				HARDWARE SCHEDULE SET #	REMARKS
		SIZE	HEIGHT	THICK	TYPE	MAT'L.	FIN.	GL. TYPE	TYPE	MAT'L.	FIN.	HEAD	JAMB	SILL	
ENTRY/RECP	1	3'-0"	8'-0"	1-3/4" S.C.	A	M.C.	PAINT	TEMP.	WD.	PAINT	24/AB	20/AB	19/AB	1	
CONF. RM.	2	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	3	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	4	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	4	
OFFICE	5	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	6	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	7	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	8	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	9	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	10	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	11	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
TELECOM RM.	12	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
BREAK RM.	13	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	4	
BUSINESS CNT	14	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
BUSINESS CNT	15	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
CLOSET	16	2'-6"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
TLT.	17	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	9	
TLT.	18	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	9	
CLOSET	19	2'-6"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
CLOSET	20	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	21	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	22	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	23	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	24	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
CLOSET	25	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
BREAK RM.	26	3'-0"	8'-0"	1-3/4" S.C.	D	WD.	PAINT	NONE	M.C.	PAINT	21/AB	20/AB	19/AB	1	
BREAK RM.	27	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	4	
CONF. RM.	28	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
CONF. RM.	29	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	30	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	31	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
OFFICE	32	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
TLT.	33	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	9	
WD CLOSET	34	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	4	
FILE RM.	35	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
FILE RM.	36	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	
ATTIC	37	3'-0"	8'-0"	1-3/4" S.C.	B	WD.	PAINT	NONE	WD.	PAINT	24/AB	28/AB	-	2	22 MIN FIRE RATED DOOR & FRAME LOCKSET SHALL REMAIN UNLOCKED FROM SPACE "A"

DOOR TYPE LEGEND

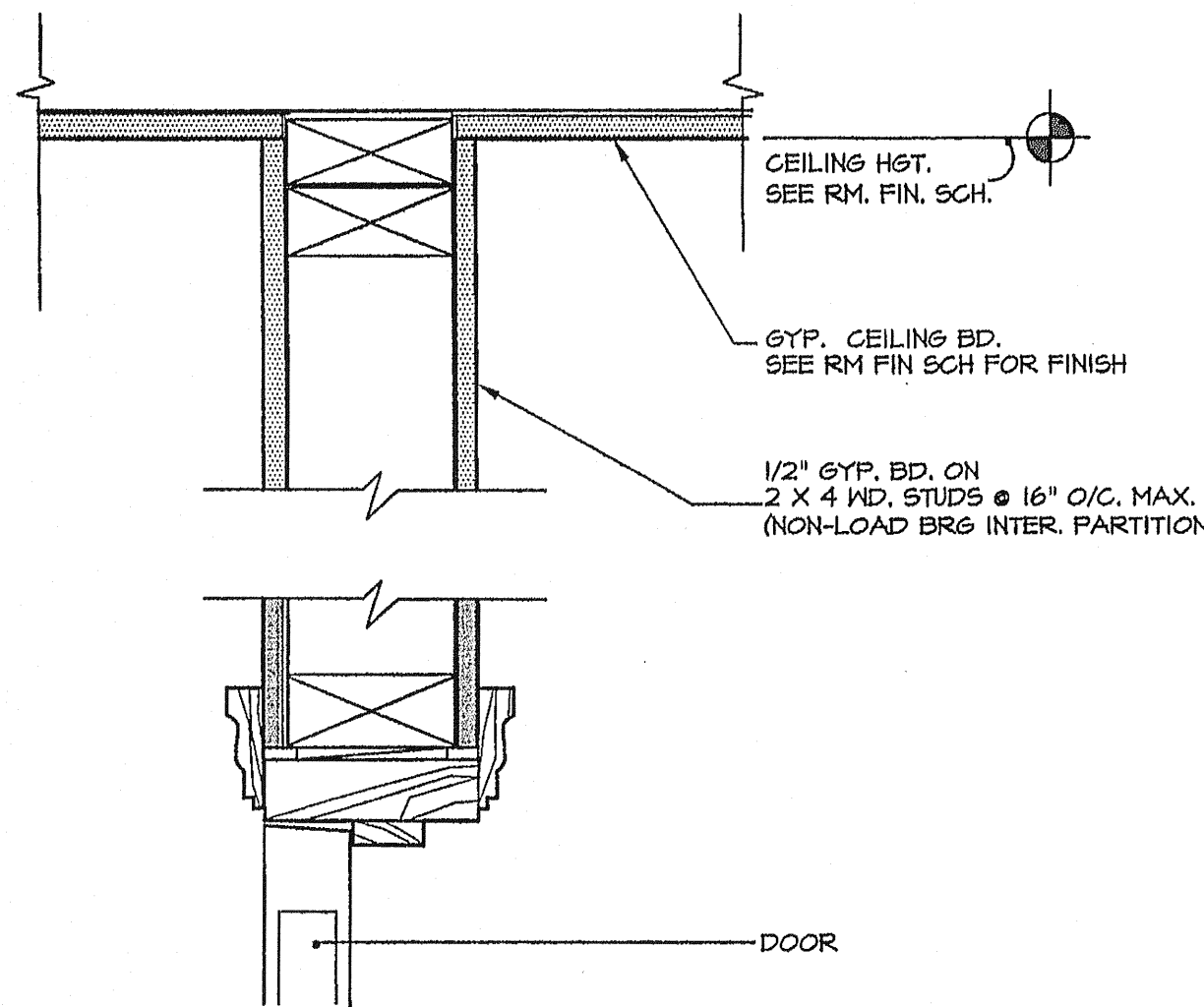


22 PARTIAL PLAN @ ENTRY DOORS
1" = 1'-0"

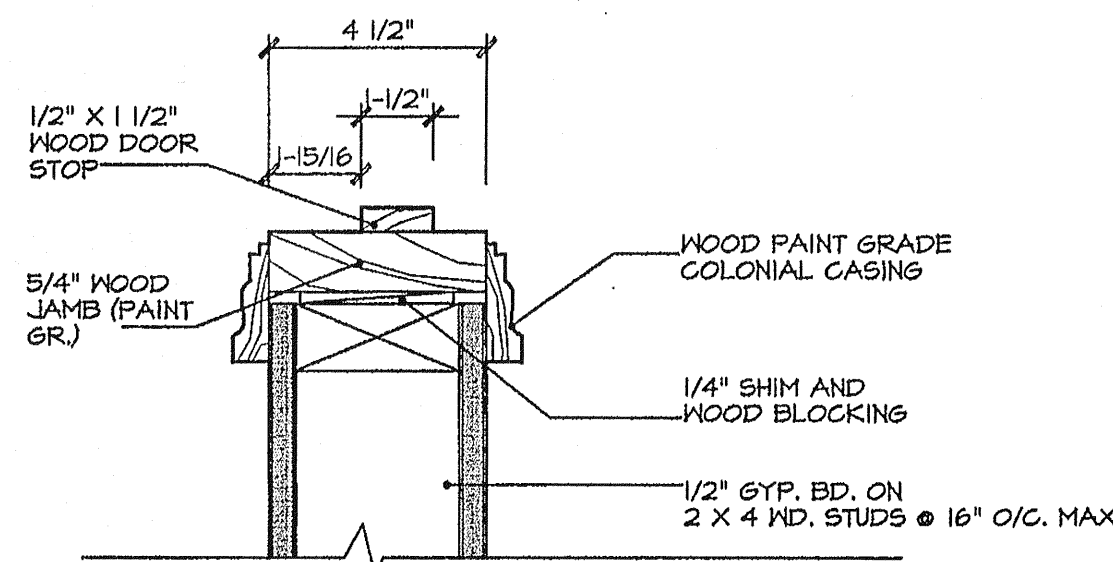
EXTERIOR DOORS REQUIREMENTS:

- ALL EXTERIOR DOORS SHALL DISPLAY SEAL INDICATING COMPLIANCE WITH FBC, SECTION 1707.4.2.1, 1707.4.4.2 & 1707.4.5 FOR WIND RESISTANCE.
- ALL EXTERIOR DOORS WITH MULLION ASSEMBLIES SHALL DISPLAY SEAL INDICATING COMPLIANCE WITH FBC, SECTION 1707.4.2.1, 1707.4.4.2 & 1707.4.5 FOR WIND RESISTANCE.
- GARAGE DOOR SHALL DISPLAY SEAL INDICATING COMPLIANCE WITH FBC, SECTION 1606.

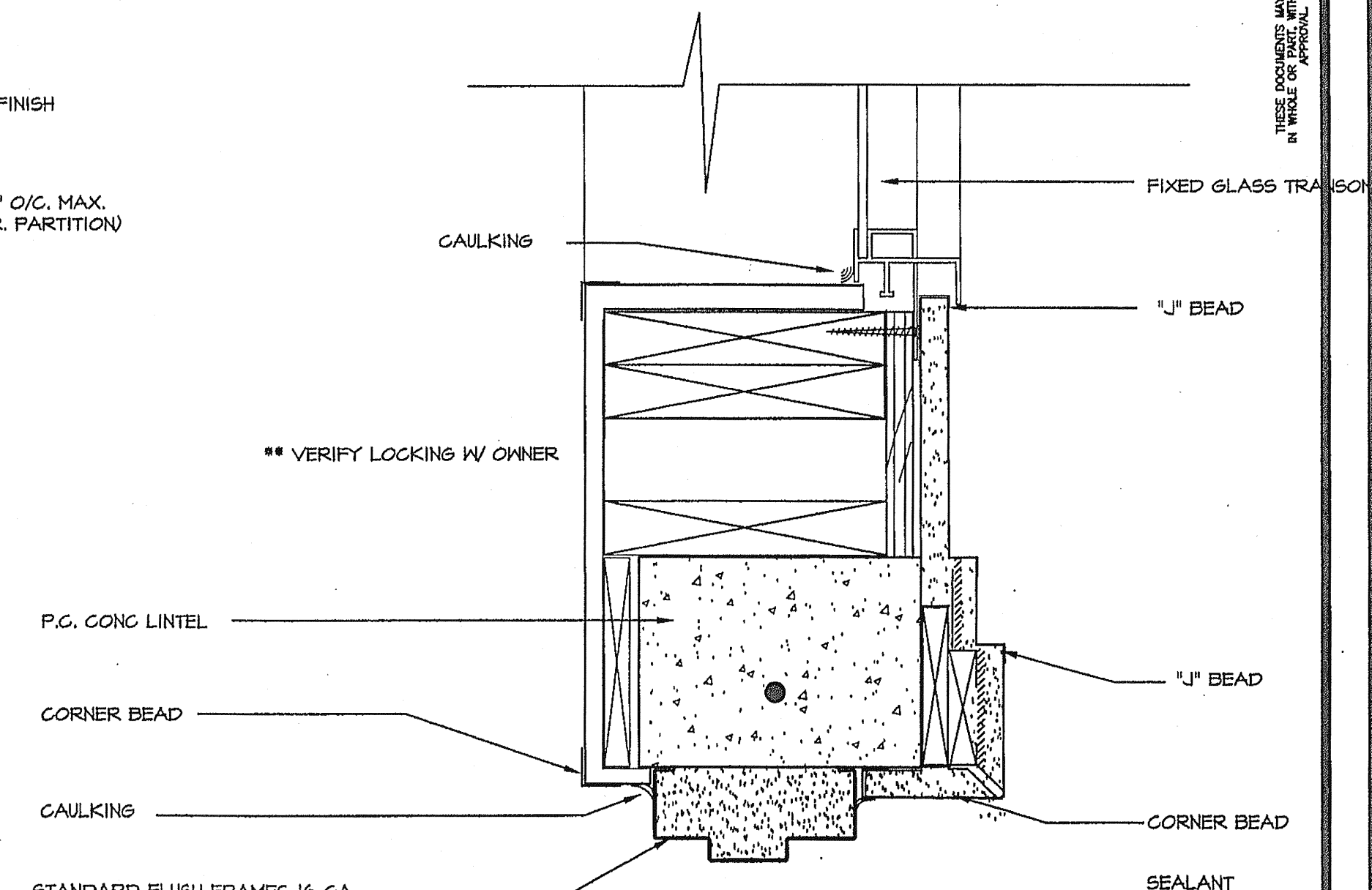
FINISH HARDWARE SCHEDULE				ALL NEW FINISH HARDWARE SHALL COMPLY WITH THE STATE OF FL. ACCESS CODE & THE ADA			
SET 1	BUTT HINGES (1 1/2 PR)	STANLEY	FBB 1714 1/2" X 4 1/2"	605 BRIGHT BRASS	605	ENTRY	
	LOCKSET	THE HAVSFORD SERIES	9800XU53KD	605			
	CLOSURE DEVICE	LCH	1460				
	ALUM THRESHOLD	PEMCO	2005AT				
	WEATHERSTRIP KIT	PEMCO					
SET 2	BUTT HINGES (1 1/2 PR)	STANLEY	FBB 1714 1/2" X 4 1/2"	605 BRIGHT BRASS	605	OFFICE LOCK	
	LOCKSET	THE HAVSFORD SERIES	9800XU53KD	605			
	DOOR STOP	GLYNN-JOHNSON	50M				
SET 3	BUTT HINGES (1 1/2 PR)	STANLEY	FBB 1714 1/2" X 4 1/2"	605 BRIGHT BRASS	605	PRIVACY	
	LOCKSET	THE HAVSFORD SERIES	9800XU53KD	605			
	DOOR STOP	GLYNN-JOHNSON	50M				
SET 4	BUTT HINGES (1 1/2 PR)	STANLEY	FBB 1714 1/2" X 4 1/2"	605 BRIGHT BRASS	605	PASSAGE	
	LOCKSET	THE HAVSFORD SERIES	9800XU53KD	605			
	DOOR STOP	GLYNN-JOHNSON	50M				
SET 5	BUTT HINGES (3 PR)	STANLEY	FBB 1714 1/2" X 4 1/2"	605 BRIGHT BRASS	605	PAIR	
	LOCKSET	THE HAVSFORD SERIES	9800XU53KD	605			
	PAIR DOOR TRIM	THE HAVSFORD SERIES	9800XU53KD	605			
	DOOR STOP	GLYNN-JOHNSON	50M				
	FLUSH BOLT						



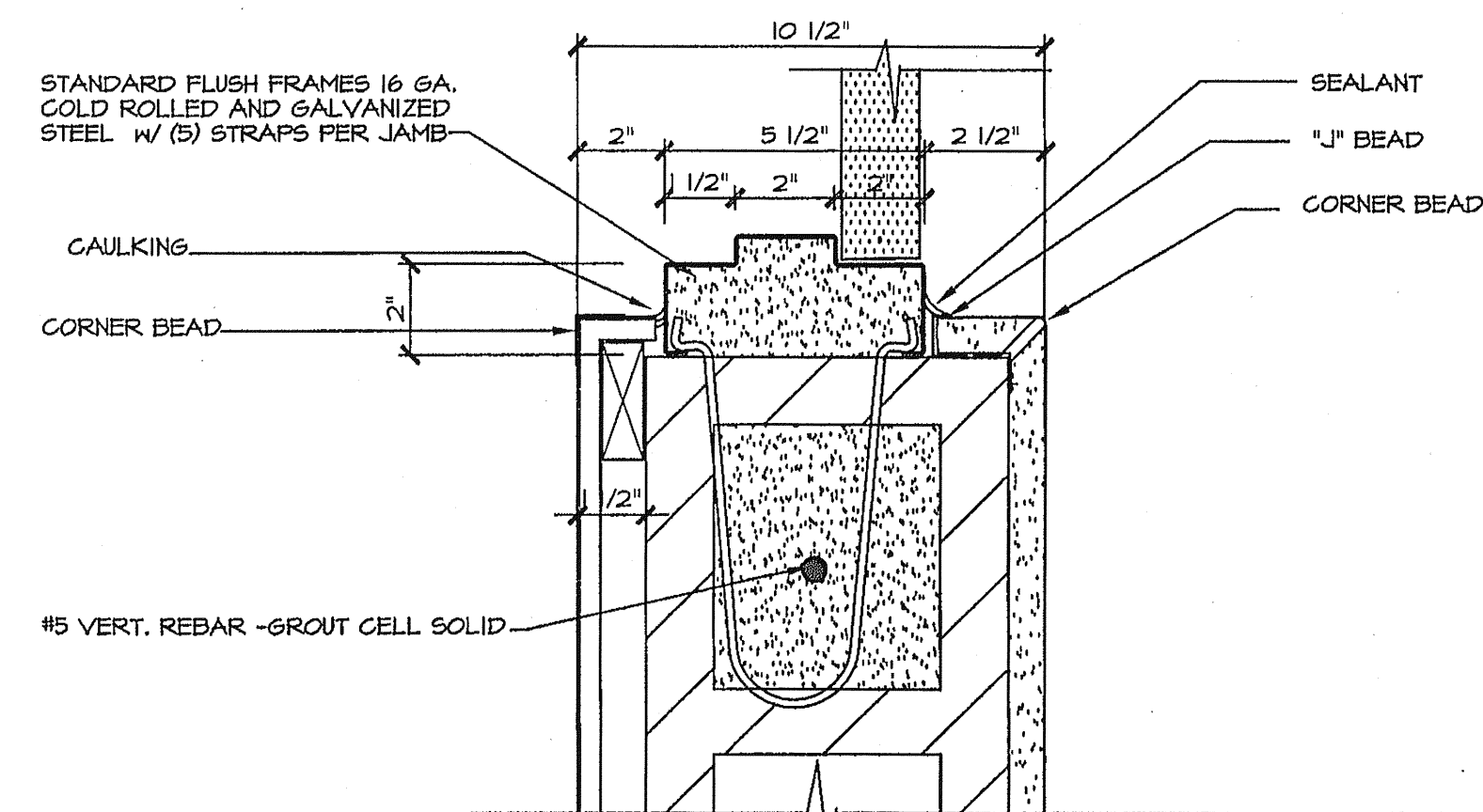
24 TYP. INTERIOR DR HEAD
3" = 1'-0"



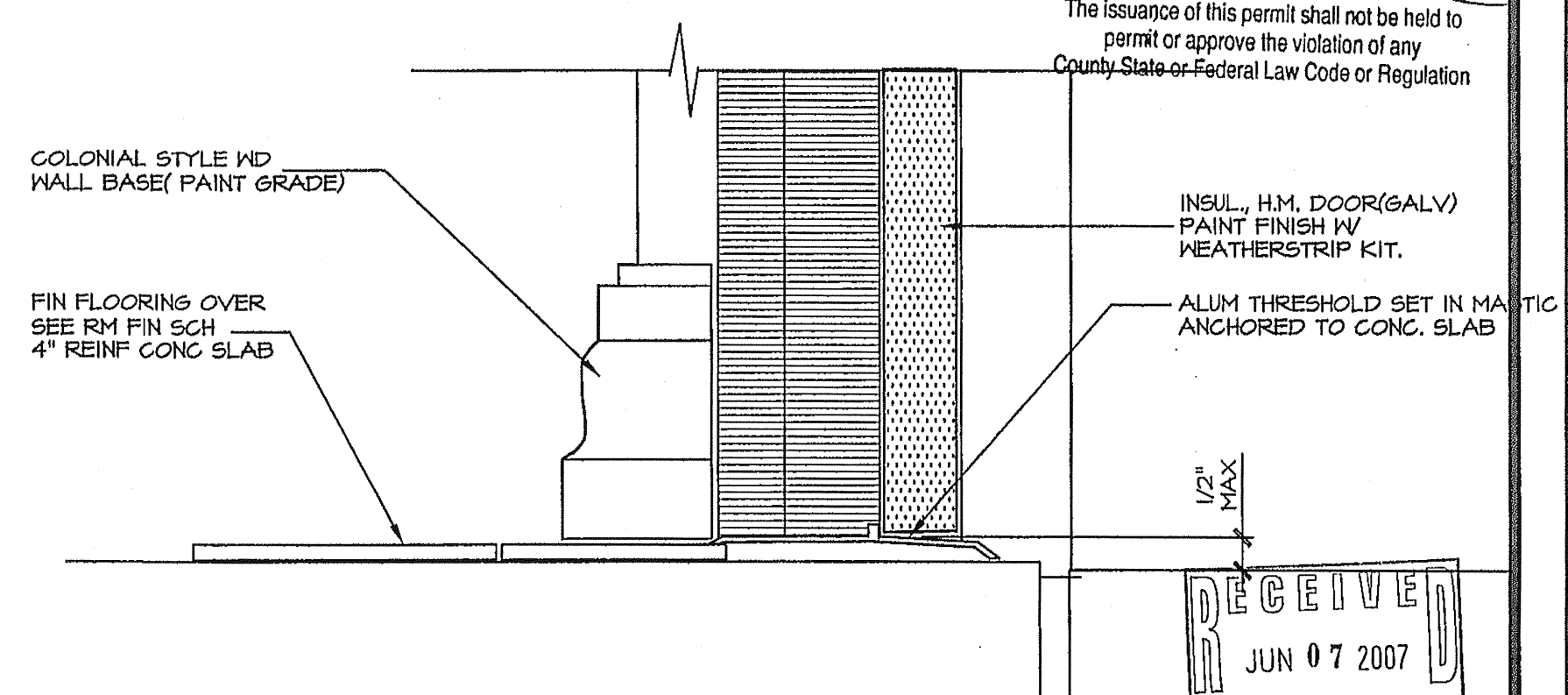
23 TYP. INTERIOR DR JAMB
3" = 1'-0"



21 H.M. HEAD DETAIL @ EXTERIOR
3" = 1'-0"



20 H.M. JAMB DETAIL @ EXTERIOR
3" = 1'-0"



19 SILL DETAIL @ EXTERIOR WALL
3" = 1'-0"

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FIRM CERT. # AA C00288

PROPOSED OFFICE BUILDING FOR:
RAGER EQUITY HOLDINGS, LLC
WESTCHASE COMMONS
BUILDING #4
13053 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

DESIGNED BY :	JRH
DRAWN BY :	JRH
AutoCAD FILE # :	HR2401-05
DATE :	12/20/06
REVISED :	5/25/07
REVISED :	
REVISED :	

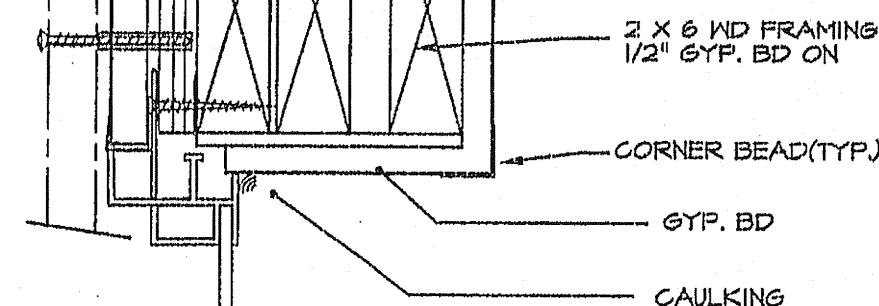
HAYDON-RUBIN DEVELOPMENT, INC.
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

JAMES R. HEIL AR 012711
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RECEIVED
JUN 07 2007

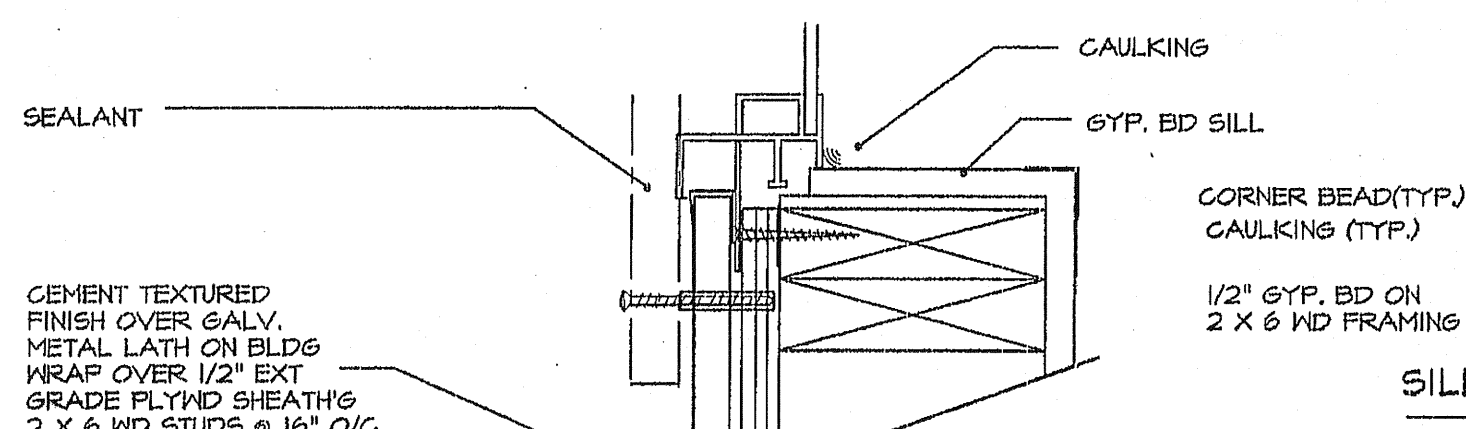
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OF: 11

DETAILS # 19-29
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CEMENT TEXTURED
FINISH OVER GALV.
METAL LATH ON BLDG
WRAP OVER 1/2" EXT
GRADE PLYND SHEATH'S
2 X 6 WD STUDS @ 16" O/C

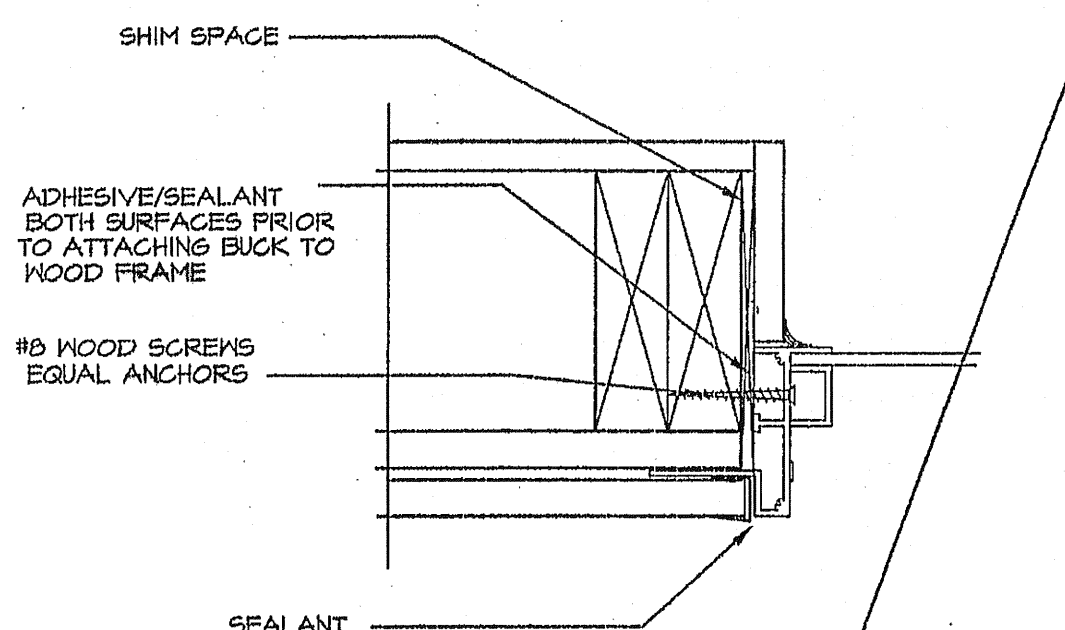


HEAD DETAIL



SILL DETAIL

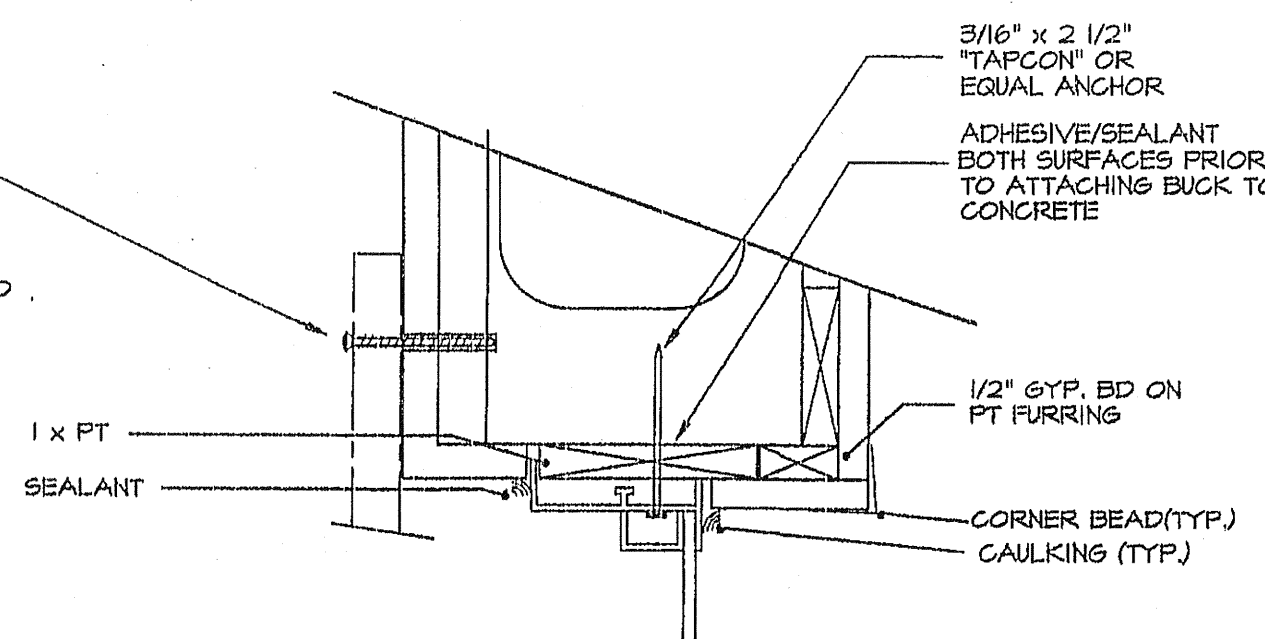
THE SILL WILL NOT HAVE
SCREWS UNLESS THE 24"
CENTER TO CENTER
DISTANCE IS EXCEEDED



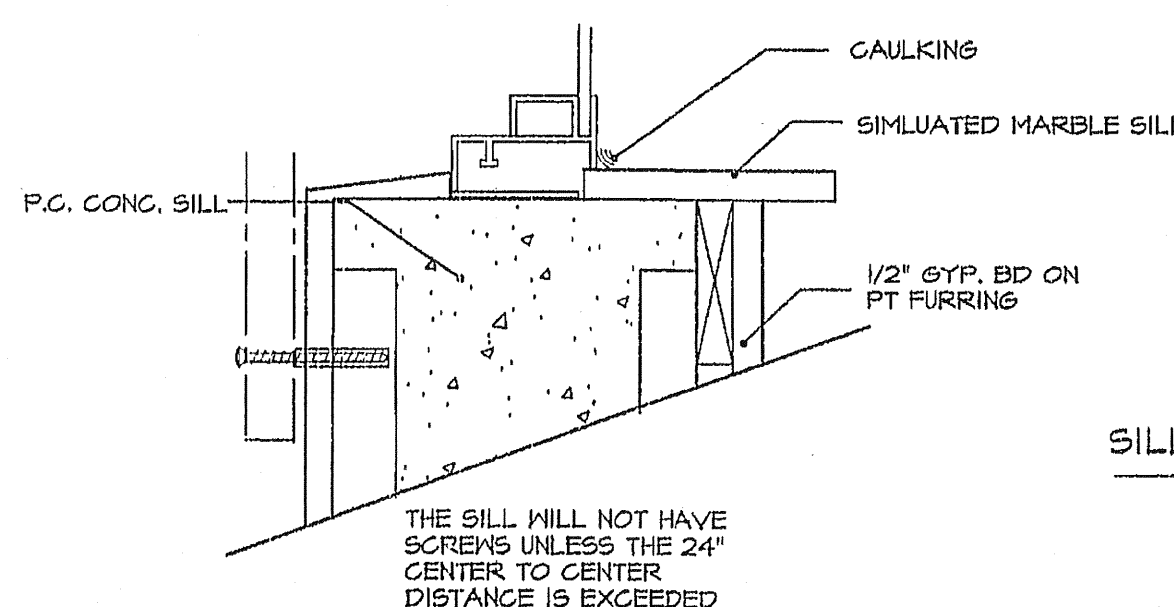
JAMB DETAIL

TEMPORARY SHUTTER REQUIREMENTS- TYP FOR ALL WINDOWS & DOORS

1/2" EXT GR PLYND (APA 48 RATED) TEMP. SHUTTERS ARE
PROVIDED FOR ALL WINDOW & DOOR OPENINGS (OVER 144 SQ. IN.)
TO BE TURNED OVER TO THE OWNER/TENANT/OCCUPANT
W/ EA PANEL NUMBERED OR LETTERED WITH LOCATION
IDENTIFICATION -
S.S. SCREEN INSERTS, VIBRATIN-RESISTANT, SHALL BE PRE-DRILLED AND INSERTED
IN CMU @ 12" O/C MAX SPACING FOR #14 X 2 1/2" METAL SCREWS
TO PREVENT HOLES FROM BECOMING CLOGGED WITH DIRT BETWEEN
USE- A 1/2" #14 PAN OR FLAT HEAD S.S. SCREEN SHALL BE INSERTED
INTO EACH INSERT.



HEAD DETAIL



SILL DETAIL

THE SILL WILL NOT HAVE
SCREWS UNLESS THE 24"
CENTER TO CENTER
DISTANCE IS EXCEEDED

ADHESIVE/SEALANT
BOTH SURFACES PRIOR
TO ATTACHING BUCK TO
CONCRETE

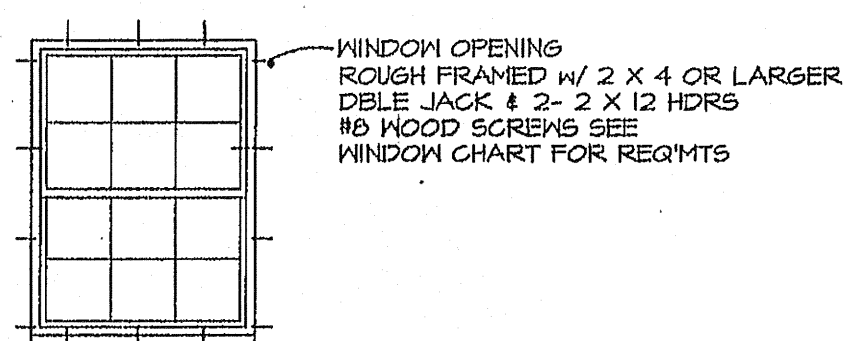
3/16" X 2 1/2"
"TAPCON" OR
EQUAL ANCHORS
1 X PT

SEALANT

JAMB DETAIL

WOOD FRAMED WINDOW DETAILS

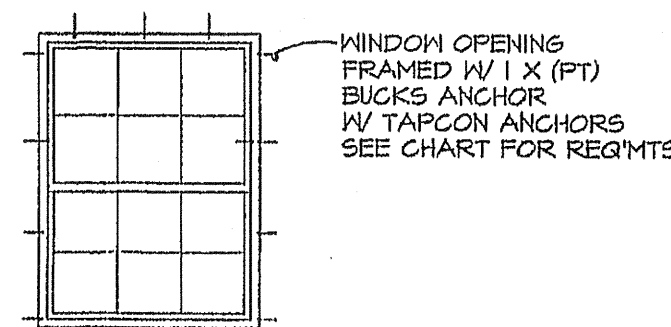
SCALE: 3" = 1'-0"



WINDOW ANCHOR DETAIL-ELEVATION

MASONRY CONSTRUCTION WINDOW DETAILS

SCALE: 3" = 1'-0"



WINDOW ANCHOR DETAIL-ELEVATION

EXTERIOR WINDOW REQUIREMENTS:

1. ALL WINDOWS, OPERABLE & FIXED SHALL DISPLAY
SEAL INDICATING COMPLIANCE WITH
FBC, SECTION 1714.5 FOR WIND RESISTANCE.
2. ALL WINDOWS AND GLASS DOORS SHALL BE TESTED IN ACCORDANCE WITH
ANSI/AMMAN/WDIA/101/52 STANDARDS AND HAVE CERTIFICATION LABEL ATTACHED
VERIFYING COMPLIANCE AND APPROVED PRODUCT TESTING ENTITY.

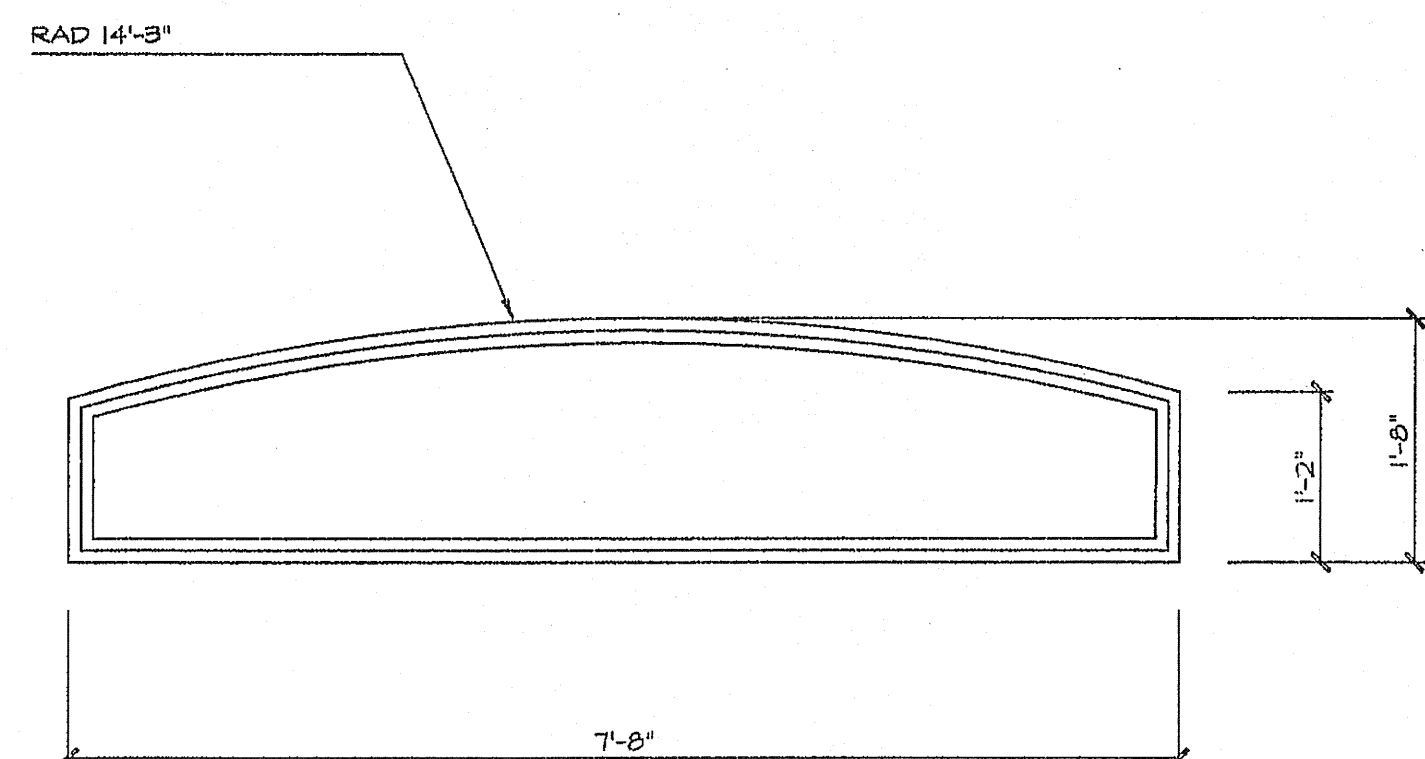
Plans reviewed for code compliance in accordance
with Hillsborough County Construction Codes
Folio # 003521.4200

JUN 07 2007

The issuance of this permit shall not be held to
permit or approve the violation of any
County State or Federal Law Code or Regulation

NOTES:

1. SIZES AND ROUGH OPENINGS (R.O.) ARE IN REFERENCE TO
"KINCO", MARK 40 SERIES
2. WINDOWS AND SLIDING GLASS DOORS SHALL BE WHITE FINISHED.
3. WINDOWS SHALL DISPLAY SEAL INDICATING COMPLIANCE
WITH FBC 1600
4. COMPLIANCE TEST REPORT ON FILE WITH STATE.



WINDOW "B" ELEV. FIXED GLASS

3/4" = 1'-0"

WINDOW SCHEDULE

KEY	SIZE	R. O. (WIDTH X HEIGHT)	FRAME TYPE	STYLE	ANCHORS 3/16" X 2 1/2" TAPCONS	REMARKS
A	CUSTOM	37 3/4" X 13"	1/2" FLANGE FOR MAS	S.H.	(2) @ HD (2) @ EA SIDE	W/ COLONIAL MULLINS RADIUS HEAD
B4	34	54" X 50 5/8"	1/2" FLANGE FOR MAS	S.H.	(2) @ HD (2) @ EA SIDE	W/ COLONIAL MULLINS
B	CUSTOM	74" X 20"	1" FIN FOR WD	FIXED	(4) @ HD (1) @ EA SIDE	FIXED GLASS W/ SPANDREL SECTION AT CENTER MULTIPLE TENANTS

DETAILS # 30-40
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FIRM CERT. # AA 0002188

PROPOSED OFFICE BUILDING FOR:

RAGER EQUITY HOLDINGS, LLC

WESTCHASE COMMONS
BUILDING #4

13053 W. LINEBAUGH AVE., TAMPA, FLORIDA 33626

DEVELOPER/BUILDER:

HAYDON-RUBIN
DEVELOPMENT, INC

15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760

JAMES R. HEIL AR 001271

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DATE

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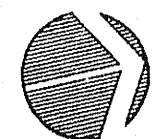
OF:

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CEILING LEGEND	
	2' x 4' LAY-IN FLUOR. LIGHT
	RECESSED CAN
	SUSPENDED PENDANT
	EXIT LIGHTS
	EMERGENCY WALL PACK LIGHTING
	CEILING SUPPLY DIFFUSER
	CEILING RETURN
	EXHAUST FAN
	VENTED ALUM OR VINYL SOFFIT PRE-FINISHED
	SUSPEND FRAMING w/ 1/2" CEILING GYP. BD SEE RM FIN SCH
	SURFACE MTD FLUORESCENT

GENERAL NOTES:

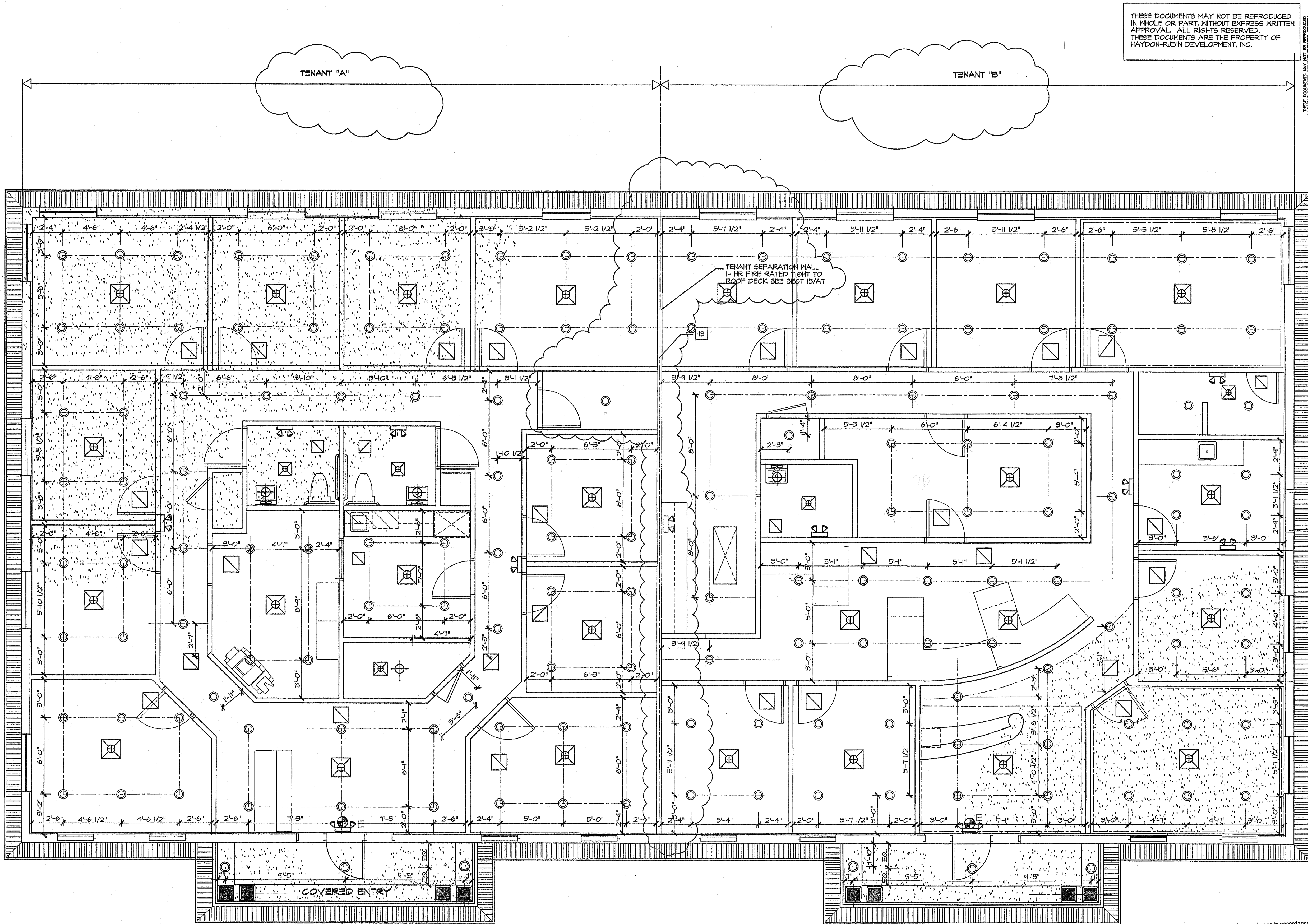
- DO NOT SCALE DRAWINGS
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENTLY ADOPTED, APPLICABLE BLDG. & FIRE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS OF STANDARD MECHANICAL CODE, OCCUPATIONAL SAFETY AND HEALTH ACT AND THE FIRE PROTECTION ASSOCIATION.



REFLECTIVE CEILING PLAN

5,000 GSF

1/4" = 1'-0"



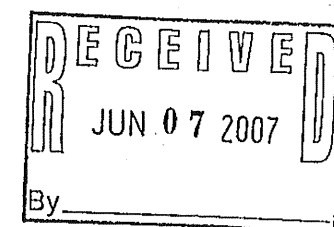
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Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes
Folio # 003521.4200

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FIRM CERT. # AA C002185

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BUILDING #4

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DEVELOPER/BUILDER:

HAYDON-RUBIN
DEVELOPMENT, INC

15500 ROOSEVELT BLVD., SUITE 303
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