

STARBUCKS SHELL SHELL CONSTRUCTION

2500 MONUMENT ROAD
JACKSONVILLE, FL



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TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

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PROJECT SUMMARY

THE SCOPE OF WORK PROPOSED UNDER THIS PERMIT INCLUDES ALL CONSTRUCTION NECESSARY FOR THE SHELL CONSTRUCTION OF A BUILDING (2,594 SF) FOR ASSEMBLY OCCUPANCY. PLANS FOR CONSTRUCTION INCLUDE ALL STRUCTURAL COMPONENTS (EXCEPT FLOOR SLAB) AND FINISHES THAT COMPRISE THE BUILDING ENVELOPE. PLANS ALSO INCLUDE THE NECESSARY UTILITY STUB-INS FOR SANITARY SEWER AND DOMESTIC WATER AND ELECTRICAL POWER. IT IS ANTICIPATED THAT THE STARBUCKS INTERIOR FINISH-OUT WILL BE CONSTRUCTED SIMULTANEOUSLY, UNDER SEPARATE PERMIT. SAID PLANS AND CONSTRUCTION WILL INCLUDE PERMANENT POWER, EXIT/EMERGENCY LIGHTING, ETC.

UNDER THE TERMS OF THE LEASE WITH STARBUCKS, THE LANDLORD WILL BE RESPONSIBLE FOR ADDITIONAL WORK INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF ROOFTOP HVAC UNITS. IN ORDER TO FULLY AND ACCURATELY DOCUMENT SUCH WORK, PLANS FOR STARBUCKS INTERIOR FINISH-OUT MUST BE COMPLETED (CURRENTLY IN PRODUCTION BY OTHERS). UPON RECEIPT OF TENANT PLANS, REVISIONS WILL BE MADE TO THESE SHELL DOCUMENTS WHICH WILL FULLY DOCUMENT ALL LANDLORD RESPONSIBILITIES. ACCORDINGLY, REVISIONS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. IT IS THE LANDLORD'S INTENT TO BEGIN THE PROCESS FOR REVIEW AND PERMIT OF THE SHELL DOCUMENTS PROVIDED HEREIN IN ORDER TO MEET OBLIGATIONS FOR DELIVERY OF THE BUILDING.

THE ABOVE-MENTIONED CONSTRUCTION DRAWINGS FOR STARBUCKS INTERIOR FINISH-OUT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL AND PERMIT PRIOR TO CONSTRUCTION (BY OTHERS).

FLORIDA PRODUCT DATA INDEX

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	FL APPROVAL NO.	DATE
PANEL WALLS	ALUM STOREFRONT IMPACT	YKK AP AMERICA	FL-1428-FB	02/07/2007
EXTERIOR DOORS	ALUM ENTRANCES IMPACT	YKK AP AMERICA	FL-1654A-FA	02/16/2016
DOORS	COMMERCIAL STEEL DOORS	CEED DOOR PRODUCTS	FL-4659-FB0	07/27/16
ROOFING	SINGLE-PLY ROOFING SYSTEMS (FPI)	FREESTONE BLDG PRODUCTS CO.	FL0054-FB2	06/23/16
WINDOWS	PASS THRU	READY ACCESS	FL 602-FB	06/23/16

THE PRODUCTS LISTED ABOVE ARE THE BASIS OF DESIGN

THE CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR DOCUMENTATION NECESSARY TO VERIFY THAT ALL COMPONENTS REQUIRING PRODUCT APPROVAL PER FS 553.842 ARE IN COMPLIANCE WITH PRODUCT APPROVAL INSTALLATION REQUIREMENTS

PROJECT CODE DATA

APPLICABLE CODES
FLORIDA BUILDING CODE, 5TH EDITION (2014) BUILDING
FLORIDA BUILDING CODE, 5TH EDITION (2014) MECHANICAL
FLORIDA BUILDING CODE, 5TH ED. (2014) ENERGY CONSERVATION
FLORIDA BUILDING CODE, 5TH EDITION (2014) PLUMBING
FLORIDA BUILDING CODE, 5TH EDITION (2014) ACCESSIBILITY
AMERICAN'S W/ DISABILITIES ACT (ADASAD), 2010 ED.

FLORIDA FIRE PREVENTION CODE, 5TH EDITION
-NFPA 101 LIFE SAFETY CODE, 2012 FLORIDA ED.
-NFPA 1 UNIFORM FIRE CODE, 2012 FLORIDA ED.
NATIONAL ELECTRIC CODE, 2011 EDITION

BUILDING STATISTICS

OCCUPANCY	GROUP (A-2) ASSEMBLY
CONSTRUCTION TYPE	TYPE VB, UNSPRINKLERED
FIRE SPRINKLERED	NO
FIRE ALARM	NO
ALLOWABLE AREA	6,000 SF PER FLOOR
PROPOSED AREA	2,594 GROSS SQUARE FT.
NO. OF STORIES	1 ALLOWED / 1 PROPOSED
PROPOSED HEIGHT	40'-0" ALLOWED / 22'-8" (TOP OF PARAPET)
OCCUPANT LOAD	OCCUPANT LOAD = 72 (PER TENANT'S PLAN & CALCULATED LOAD)

OCCUPANT LOAD BASED ON MOST RESTRICTIVE VALUES FROM BOTH THE BUILDING AND FIRE CODE. AREAS BASED ON TENANT'S FUTURE PLAN. THE OCCUPANT LOAD WILL BE FULLY DESCRIBED IN THE TENANT'S INTERIOR FINISH-OUT DRAWINGS TO BE SUBMITTED UNDER SEPARATE PERMIT.

MAXIMUM TRAVEL DISTANCE 200' (UNSPRINKLERED)
MAX. DEAD END CORRIDOR 20' (UNSPRINKLERED)
EGRESS WIDTH REQUIRED 2' PER OCCUPANT = 2' X 72 = 14.4'
EGRESS WIDTH PROVIDED 150" (THREE EXITS)
MINIMUM CORRIDOR WIDTH 36" REQUIRED, NOT APPLICABLE, CORRIDORS TO BE PROVIDED BY TENANT UNDER SEPARATE PERMIT
MINIMUM STAIR WIDTH NOT APPLICABLE, SINGLE STORY BUILDING PROPOSED
FIRE RATINGS-TABLE 601
PRIMARY STRUCT. FRAMEWORK 0
BEARING WALLS 0
EXTERIOR WALLS AND OPENINGS (SEE BELOW)
FIRE DIVISION WALLS N/A
INTERIOR BEARING WALLS 0
FLOOR CONSTRUCTION N/A
ROOF CONSTRUCTION 0

TABLE 602 - FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

SEPARATION DISTANCE	FIRE RATING	WALL AREA	OPENING AREA	% OPENINGS ALLOWED	% OPENINGS PROPOSED	WHERE SEPARATION FROM PROPERTY LINES EXCEEDS 90 FEET, THERE ARE NO LIMITS FOR UNSPRINKLERED WALL OPENINGS. CALCULATIONS FOR WALL AREA, OPENING AREA AND PROPOSED OPENING PERCENTAGES NOT PROVIDED IN SUCH INSTANCES
EAST > 30'	0	*	*	NL	*	
NORTH > 30'	0	*	*	NL	*	
WEST > 30'	0	*	*	NL	*	
SOUTH > 30'	0	*	*	NL	*	

MIN. FIRE RESISTANCE OF WALLS, PARTITIONS AND OPNG PROTECTIVES
SHAFT ENCLOSURES NOT APPLICABLE
EXIT ACCESS CORRIDORS NOT APPLICABLE
TENANT SEPARATION NOT APPLICABLE
OCCUPANCY SEPARATION NOT APPLICABLE
FLOOR PENETRATIONS NOT APPLICABLE

MINIMUM PLUMBING FIXTURES TOILET ROOMS AND PLUMBING FIXTURES ARE NOT INCLUDED IN THE PROPOSED SCOPE OF WORK (SHELL CONSTRUCTION ONLY). THESE WILL BE PROVIDED BY THE TENANT UNDER SEPARATE PERMIT.
CONSTRUCTION DRAWINGS FOR THE INTERIOR FINISH-OUT DOCUMENTS SHALL BE PROVIDED BY THE TENANT AND SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL AND PERMIT PRIOR TO CONSTRUCTION.

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS, WORKMANLIKE MANNER ACCORDING TO BEST TRADE PRACTICES. MATERIALS AND EQUIPMENT SHALL BE NEW, AND ALL CONSTRUCTION SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION AND/OR OPENING OF THE DEMISED PREMISES FOR BUSINESS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL AUTHORITIES OR AGENCIES HAVING JURISDICTION AND IN ACCORDANCE WITH THE TENANT'S DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF THE SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING W/ CONSTRUCTION.
- TEMPORARY ELECTRIC POWER AND LIGHTING WILL BE PROVIDED AS REQUIRED. THE TEMPORARY SERVICE MUST MEET ALL APPLICABLE CODE AND SAFETY REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE WORK FOR PUBLIC SAFETY AND AGAINST ACCIDENTS, WEATHER OR ANY OTHER HAZARD WITH LIGHTS AND GUARD RAILS OR BARRICADES AS APPLICABLE.
- ALL EXITS SHALL BE MAINTAINED AND SHALL BE OPERABLE FROM THE INSIDE W/O OUT SPECIAL KNOWLEDGE OR EFFORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONSTRUCTION DOCUMENTS, INCLUDING SHOP DRAWINGS REVISED BY THE ARCHITECT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS, FEES, DEPOSITS, ETC.
- A FIRE EXTINGUISHER IS REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAKE ALL PERSONNEL AWARE OF ITS LOCATION.
- THE CONTRACT DOCUMENTS HAVE BEEN PREPARED TO BE COMPLEMENTARY. WHAT IS REQUIRED BY THE DRAWINGS SHALL BE REQUIRED BY THE SPECIFICATIONS, AND CONVERSELY, IN THE CASE OF DISCREPANCIES BETWEEN THE TWO DOCUMENTS CONCERNING QUALITY AND/OR QUANTITY, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND/OR GREATER QUANTITY UNLESS OTHERWISE DIRECTED IN WRITING BY THE ARCHITECT. WHERE SPECIFICATIONS HAVE BEEN OMITTED FOR PARTICULAR ITEM(S), THE CONTRACTOR SHALL EMPLOY THE HIGHEST STANDARDS ESTABLISHED BY THE MANUFACTURER OF THE ITEM(S) AS THE GUIDELINES FOR PRODUCT HANDLING, INSTALLATION OR ERECTION AND PROTECTION OF THE COMPONENT ONCE IN PLACE.

PROJECT TEAM

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DRAWING INDEX

SHT. NO.	DRAWING TITLE	REVISION LOG
A0	INDEX, VICINITY MAP AND NOTES	
CIVIL		
C-1	COVER SHEET	
	GENERAL NOTES	
C-1	OVERALL SITE DEVELOPMENT PLAN	
C-3	SOIL EROSION PHASE I AND DEMOLITION PLAN	
C-4	SITE LAYOUT PLAN	
C-5	PAVING AND GRADING PLAN	
C-5.1	CROSS SECTIONS	
C-6	UTILITY PLAN	
C-7	DRAINAGE PLAN	
C-8	SOIL EROSION CONTROL PLAN PHASE II	
C-9	PAVEMENT MARKING AND SIGNAGE PLAN	
V-1	VEHICULAR MOVEMENT PLAN	
D-1	CONSTRUCTION DETAILS	
D-2	CONSTRUCTION DETAILS	
D-3	CONSTRUCTION DETAILS	
D-4	CONSTRUCTION DETAILS	
D-5	CONSTRUCTION DETAILS	
LP-1.01	PLANTING PLAN	
LP-5.01	PLANTING DETAILS	
LP-6.01	PLANTING NOTES	
1 - 3	ALTA/ACSM BOUNDARY AND TOPOGRAPHIC SURVEY	
		CIVIL, LANDSCAPE, IRRIGATION AND SITE LIGHTING DRAWINGS HAVE BEEN SUBMITTED UNDER SEPARATE PERMIT (EN2007-0446). THE SHEETS LISTED HERE ARE FOR REFERENCE ONLY.
ARCHITECTURAL		
A0.1	SPECIFICATIONS	
A0.2	SPECIFICATIONS	
A0.3	KEYNOTE SCHEDULE	
AS.1	ARCHITECTURAL SITE PLAN	
AS.2	MISCELLANEOUS SITE DETAILS	
A1.0	FLOOR PLAN AND NOTES	
A1.1	ROOF PLAN	
A1.2	ROOF DETAILS	
A1.3	CANOPY AND AWNING DETAILS	
A2.0	REFLECTED CEILING PLAN	
A3.0	EXTERIOR ELEVATIONS AND EXTERIOR FINISH SCHEDULE	
A3.1	EXTERIOR ELEVATIONS	
A4.0	FRAME OPENING SCHEDULE	
A4.1	FRAME OPENING DETAILS	
A4.2	ENLARGED PLAN DETAILS	
A5.0	WALL SECTIONS	
A5.1	WALL SECTIONS	
A5.2	WALL SECTIONS	
STRUCTURAL		
S1.1	FOUNDATION PLAN	
S2.1	ROOF FRAMING PLAN	
S3.1	WALL SECTIONS	
S4.1	SECTIONS AND DETAILS	
S4.2	SECTIONS AND DETAILS	
S5.1	STRUCTURAL NOTES	
MECHANICAL		
M1.0	MECHANICAL ROOF PLAN AND SPECIFICATIONS	
M2.0	MECHANICAL DETAILS AND SCHEDULES	
PLUMBING		
P1.0	PLUMBING PLAN AND SPECIFICATIONS	
P2.0	PLUMBING SCHEDULES, RISERS AND DETAILS	
ELECTRICAL		
E0.0	ELECTRICAL PROJECT NOTES AND LEGEND	
E1.0	ELECTRICAL SITE PLAN	
E1.1	PHOTOMETRIC SITE PLAN	
E1.2	FIXTURE INFORMATION	
E2.0	LIGHTING AND POWER PLANS	
E3.0	POWER RISER DIAGRAM	
E4.0	ELECTRICAL SPECIFICATIONS	

PERMIT NOTES

SIGNAGE:
SIGNAGE DEPICTED IN THESE DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY. THERE SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY, EITHER BY THE LANDLORD'S SIGN VENDOR OR BY INDIVIDUAL TENANT SIGN VENDORS. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC WILL BE SUBMITTED FOR PERMIT REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

SHOP DRAWINGS:
IT SHALL BE UNDERSTOOD THAT ENGINEERED SHOP DRAWINGS FOR PRE-ENGINEERED ROOF JOISTS SHALL BE PROVIDED BY MANUFACTURER AND SUBMITTED TO THE BUILDING DEPARTMENT BY THE GENERAL CONTRACTOR. SAID SHOP DRAWINGS SHALL CONTAIN A STATEMENT FROM THE PROFESSIONAL OF RECORD STATING THAT HE/SHE HAS REVIEWED THE DRAWINGS AND THAT DRAWINGS ARE IN COMPLIANCE WITH HIS/HER DESIGN BY NAMING THE MANUFACTURER, JOB NUMBER AND DATE OF THE PLAN.

PERMITS:
SEPARATE PERMITS MAY BE REQUIRED FOR THE SIGNINGS AND TRASH ENCLOSURES. SAID PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK ON ANY OF THE COMPONENTS.

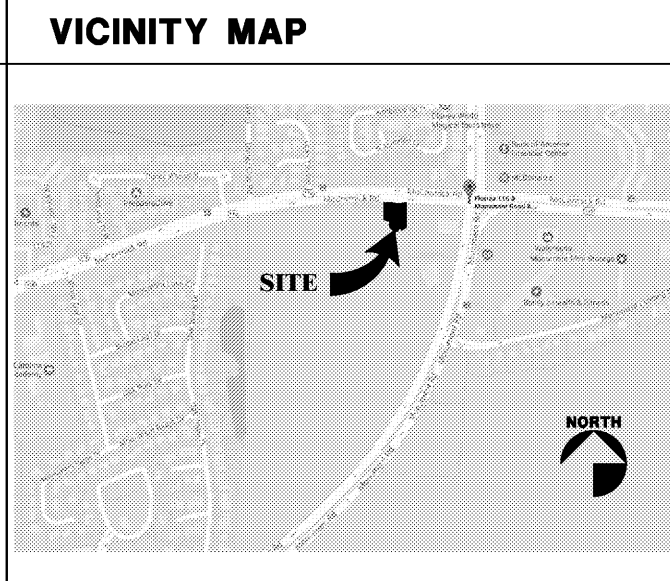
WIND DESIGN CRITERIA

- ULTIMATE WIND SPEED = 130 MPH (FBC FIGURE 1609A)
- WIND EXPOSURE 'B'
- BUILDING RISK CATEGORY II (PER FBC TABLE 1604.5)
- INTERNAL PRESSURE COEFFICIENT (GCp) = +/- 0.18, TOTALLY ENCLOSED (PER ASCE 7-10)
- COMPONENTS AND CLADDING - REFER TO STRUCTURAL DRAWINGS, SHEET 55.1 FOR WIND DESIGN CRITERIA

FINISH NOTES

- CONTRACTORS MUST EXAMINE EACH INSTALLATION AREA FOR CONDITIONS THAT MAY INTERFERE WITH PROPER, TIMELY, OR ACCEPTABLE COMPLETION OF THE WORK AND SHALL NOTIFY THE GENERAL CONTRACTOR OF UNACCEPTABLE CONDITIONS BEFORE FINISH MATERIAL INSTALLATION. PERFORMANCE OF FINISH WORK INDICATES ACCEPTANCE OF ALL SUBSTRATE CONDITIONS AND ASSUMPTION OF RESPONSIBILITY FOR COMPLIANCE WITH MATERIAL INSTALLATION QUALITY STANDARDS.
- CONTRACTOR TO PREPARE FLOOR SUBSTRATE CONDITIONS (WHERE APPLICABLE) AS NECESSARY WHERE DIFFERENT MATERIALS ABUT TO ENSURE SMOOTH AND GRADUAL TRANSITION, FREE FROM TRIP HAZARD OR EXCESSIVE ELEVATION CHANGE. PROVIDE TRANSITION EDGES AS APPROPRIATE. SUBMIT ACCESSORY OPTIONS, INCLUDING AVAILABLE FINISH AND COLOR SELECTIONS FOR APPROVAL.
- WHERE NO FLOOR FINISH IS REQUIRED, CONTRACTOR SHALL PROVIDE A CLEAN SMOOTH SURFACE FOR FINISHES PROVIDED BY TENANT.
- FOR PAINTED / STAINED SURFACES, ADHERE TO INDUSTRY STANDARDS AND USE PRIMERS, PAINT, STAINS, AND OTHER PRODUCTS AS APPROPRIATE FOR THE CONDITIONS AND SUBSTRATES TO WHICH FINISHES ARE BEING APPLIED.
- ALL GMB SURFACES THAT ARE NOT TO BE PAINTED UNDER THE SCOPE OF THIS CONTRACT (PAINT BY TENANT) ARE TO BE TAPED, MUDDIED AND SANDED. WALLS SHALL BE LEFT IN A CONDITION READY FOR TEXTURE AND PAINT BY TENANT.
- ACCEPTABLE PAINT MANUFACTURERS ARE BENJAMIN MOORE OR SHERWIN WILLIAMS. REFER TO SPECIFICATIONS FOR TYPE OF PAINT.
- ALL COLOR SELECTIONS, IF NOT INDICATED ON PLANS, SHALL BE MADE BY THE TENANT FROM THE MANUFACTURER'S STANDARD SELECTIONS PROVIDED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.

ALL WALL AND CEILING FINISHES SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE SECTION 10.2.3 AND SHALL BE CLASS A OR B IN EXITS AND ENCLOSED CORRIDORS FURNISHING ACCESS TO EXITS; AND CLASS A, CLASS B OR CLASS C IN OFFICES.
INTERIOR FLOOR FINISHES SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE SECTION 10.2.7 AND SHALL BE CLASS I OR CLASS II IN CORRIDORS AND EXITS



Order Plans

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JACKSONVILLE, FL

12.13.17
date

17047
comm. no.

INDEX,
VICINITY MAP
AND NOTES

A0