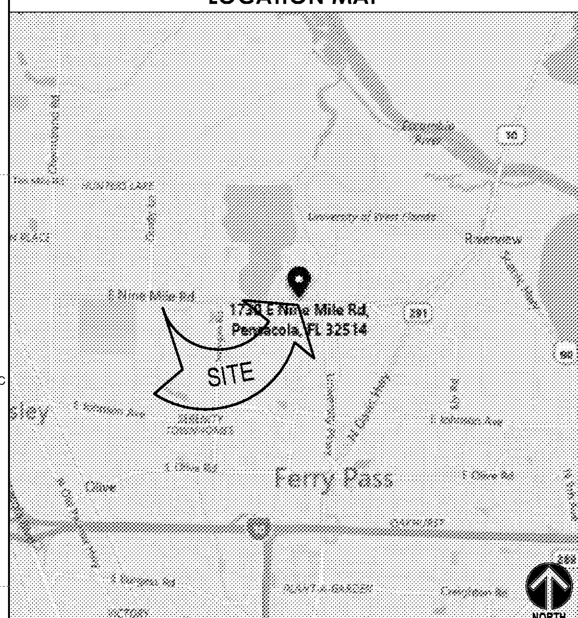
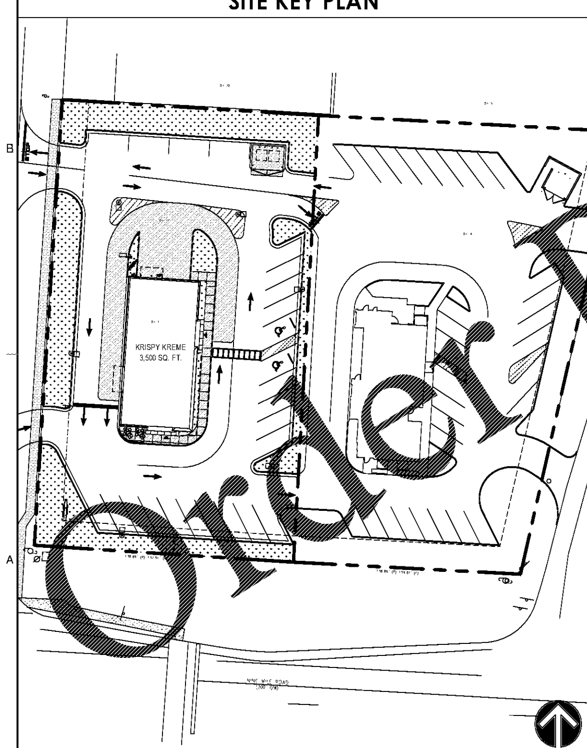
A NEW CONSTRUCTION PROJECT FOR
KRISPY KREME DOUGHNUT CORPORATION
AT
1730 E. NINE MILE RD.
PENSACOLA, FL 32514

LOCATION MAP



SITE KEY PLAN



GENERAL NOTES

1. THESE SPECIFICATIONS AND THE ACCOMPANYING DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PLACE OF WORK. THEY ARE INTENDED TO BE COOPERATIVE AND WHAT IS CALLED FOR BY EITHER SHALL BE AS BINDING AS IF CALLED FOR BY BOTH. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, NOT WITHSTANDING EVERY ITEM NECESSARILY INVOLVED IS NOT SPECIFICALLY MENTIONED, AND THE CONTRACTOR WILL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESIRED, AND SHALL NOT AVAIL HIMSELF OF ANY MANIFESTLY UNINTENTIONAL ERROR OR OMISSION SHOULD SUCH EXIST. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, SHALL MAKE MENTION OF THE SAME TO THE ARCHITECT IN WRITING FOR PROPER ADJUSTMENT AND IN NO CASE SHALL HE PROCEED WITH THE WORK IN UNCERTAINTY.
2. IN SUBMITTING A PROPOSAL, IT WILL BE CONSTRUED BY THE OWNER THAT THE BIDDER HAS EXAMINED AND FAMILIARIZED HIMSELF WITH THE SITE AND HAS CAREFULLY CHECKED ALL THE DETAILS AND ASSURED HIMSELF THAT THEY CONFORM IN EVERY RESPECT WITH BOTH LOCAL AND STATE REQUIREMENTS. IGNORANCE OR FAILURE ON THE PART OF THE CONTRACTOR OR SUBCONTRACTOR TO EXAMINE OR FAMILIARIZE THEMSELVES WITH THE SITE WILL NOT BE ACCEPTED AS AN EXCUSE FOR CLAIMS TO EXTRA OR ADDITIONAL PAYMENT ABOVE CONTRACT PRICE.
3. ALL CLEARANCES, DIMENSIONS, HEIGHT RESTRICTIONS AND SIGNAGE RELATED TO ACCESSIBILITY ARE TO COMPLY WITH THE CURRENT EDITION OF ICC/ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT. ALL FIXTURES, EQUIPMENT, CONTROLS, ETC., WITHIN THE UNIT ARE TO BE LOCATED AND MAINTAINED IN COMPLIANCE WITH ANSI AND ADA REQUIREMENTS.
4. THE GC SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES IN THE EVENT OF AN OMISSION OF NECESSARY DIMENSIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE DRAWINGS OR FIELD CONDITIONS AND SHALL NOT PROCEED WITH THE WORK UNTIL THE DISCREPANCIES ARE RESOLVED.
5. NO DEVIATION FROM SPECIFICATIONS, DRAWINGS OR INSTRUCTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT.
6. ALL ITEMS SPECIFIED SHALL BE USED AS PART OF THE WORK UNLESS OTHER ITEMS OF EQUAL QUALITY ARE SUBMITTED IN WRITING AND APPROVED BY THE ARCHITECT.
7. ALL WORK SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
8. ALL MATERIAL AND LABOR SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE CODES AS INTERPRETED BY THE GOVERNING AUTHORITIES.
10. CLEAN ALL DOORS, WINDOWS GLASS, FLOORS, CARPETS, AND OTHER SURFACES SOILED DURING CONSTRUCTION. REPAIR OR REPLACE ANY ITEMS OR SURFACES DAMAGED AS A RESULT OF THE CONSTRUCTION.
11. ALL DIMENSIONS ON PLANS UNLESS OTHERWISE NOTED ARE TO FACE OF FINISH TO FACE OF FINISH AND FROM FACE OF INTERIOR FINISH SURFACE TO FACE OF EXTERIOR FINISHED SURFACE.
12. THE GC SHALL PROVIDE SUFFICIENT ATTACHMENT AND IN-WALL [illegible] HIDDEN BLOCKING REQUIRED FOR NEW DOORS, WALL HUNG ITEMS, EQUIPMENT, AND OTHER CONSTRUCTION.
13. THE GC SHALL PROVIDE A DUMPSTER AT LOCATION AS APPROVED BY OWNER AND LOCAL GOVERNING AUTHORITY. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE JOB SITE DAILY AND PLACED IN THE DUMPSTER.
14. THE GC SHALL COORDINATE THE WORK OF SUBCONTRACTORS ON THE JOB SO AS TO PREVENT CONFLICTS DURING CONSTRUCTION. ADDITIONAL WORK CAUSED BY A LACK OF COORDINATION BETWEEN CONTRACTORS SHALL NOT BE AT THE OWNER'S EXPENSE.
15. THE GC TO COORDINATE WITH ARCHITECT PRIOR TO CONSTRUCTION THAT ALL PERMITS AND VARIANCES HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
16. THE GC SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PEOPLE ON OR NEAR THE CONSTRUCTION SITE DURING THE CONSTRUCTION PERIOD. IMPLEMENTATION OF ALL NECESSARY AND PRUDENT SAFETY PRECAUTIONS SHALL BE THE FULL RESPONSIBILITY OF THE GC. METHODS OF CONSTRUCTION AND ERECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE GC'S RESPONSIBILITY.
17. CUTTING OF OR MODIFICATIONS OF THE BUILDING'S STRUCTURE ARE NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT.
18. NOTICE TO BIDDERS: BIDDING QUESTIONS MUST BE COMMUNICATED TO THE ARCHITECT IN WRITING BY THE GENERAL CONTRACTORS BIDDING THE JOB. SUBCONTRACTORS SHOULD NOT CONTACT THE ARCHITECT DIRECTLY. QUESTIONS DIRECTED TO THE ARCHITECT SHALL BE LIMITED TO DRAWING AND DESIGN CLARIFICATIONS ONLY. ALL OTHER QUESTIONS SHOULD BE DIRECTED TO OWNER'S CONTACT PERSON.
19. THE GC AND SUBCONTRACTORS ARE RESPONSIBLE TO USE STANDARD CONSTRUCTION PRACTICES IN THE RESPECTIVE TRADES REPRESENTED IN THIS CONSTRUCTION SET. IF ANY DISCREPANCIES ARE FOUND, IT IS THE RESPONSIBILITY OF GC OR SUBCONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING AND NO WORK SHALL BE PERFORMED UNTIL RESPONDED TO BY THE ARCHITECT.
20. GC TO VERIFY ALL EQUIPMENT SPECIFICATIONS QUANTITIES AND PLUMBING/ELECTRICAL ROUGH-IN REQUIREMENTS/LOCATIONS WITH OWNER'S CONSTRUCTION MANAGER PRIOR TO COMMENCEMENT OF WORK.
21. FINISHES SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CONFIRM ALL FINISH SPECIFICATIONS, QUANTITIES AND LOCATIONS WITH INTERIOR DECOR VENDOR AND OWNER'S CONTACT PERSON PRIOR TO CONSTRUCTION.
22. ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE PERMITTED SEPARATELY BY SIGNAGE VENDOR. G.C. TO COORDINATE INSTALLATION.

PROJECT CONTACTS

OWNER
KRISPY KREME DOUGHNUT CORPORATION
370 KNOLLWOOD STREET
WINSTON SALEM, NC 27103

OWNER'S CONTACT:
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ARCHITECT
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STRUCTURAL ENGINEER
CORE 4 ENGINEERING, INC.
12308 NORTH CORPORATE PKWY, SUITE 300
MEQUON, WI 53092

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER
JOHN KOWALSKI, P.E.
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ESCAMBIA COUNTY
PERMITTING DEPARTMENT
3363 WEST PARK PLACE
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CONTACT:
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buildinginspections@myescambia.com

ZONING DEPARTMENT
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PLANNING AND ZONING DIVISION
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FIRE DEPARTMENT OFFICIAL
ESCAMBIA COUNTY
OFFICE OF FIRE PREVENTION SERVICES
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HEALTH DEPARTMENT
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE RD.
TALLAHASSEE, FL 32399
PH: (850) 487-1395
FX: (850) 588-5761
dhr.planreview@myfloridalicense.com

CODE SUMMARY

BUILDING CODE:	2017 FLORIDA BUILDING CODE + LOCAL ORDINANCES
STRUCTURAL CODE:	2012 INTERNATIONAL BUILDING CODE (CHAPTER 16)
MECHANICAL CODE:	2017 FLORIDA MECHANICAL CODE
PLUMBING CODE:	2017 FLORIDA PLUMBING CODE (FPC)
ELECTRICAL CODE:	2011 NATIONAL ELECTRICAL CODE
FIRE PREVENTION CODE:	FLORIDA FIRE PREVENTION CODE, SIXTH EDITION
ENERGY CONSERVATION CODE:	2017 FLORIDA ENERGY CONSERVATION CODE
LIFE SAFETY CODE:	2000 NFPA 101 LIFE SAFETY CODE
ACCESSIBILITY:	2017 FLORIDA BUILDING CODE - ACCESSIBILITY; 2009, ICC/ANSI A117.1
ZONING ORDINANCE:	ESCAMBIA COUNTY LAND DEVELOPMENT CODE
HURRICANE:	2017 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HURRICANES

BUILDING SUMMARY

ZONING DISTRICT	C-1 COMMERCIAL
OCCUPANCY GROUP	UNSEPERATED MIXED USE: A-2 ASSEMBLY (RESTAURANTS) S-2 STORAGE (FOOD PRODUCTS)
CONSTRUCTION TYPE	V-B
BUILDING AREA (GROSS) ALLOWED / ACTUAL	9,750 SQ. FT. ALLOWED / 3,500 SQ. FT. ACTUAL
MAX. BUILDING HEIGHT ALLOWED / ACTUAL	40'-0" ALLOWED / 17'-4" ACTUAL (DECK), 23'-6" (PARAPET)
FIRE SPRINKLER SYSTEM	NOT REQUIRED
FIRE ALARM SYSTEM	NOT REQUIRED

OCCUPANCY LOAD CALCULATION

OCCUPANCY/USE: PER (FBC 302)	UNSEPERATED MIXED USE: A-2 ASSEMBLY (RESTAURANTS) S-2 STORAGE (FOOD PRODUCTS)
OCCUPANT LOAD: PER (FBC 1004.1.2)	KITCHEN: 1430 SF/ 200 GROSS = 7 DINING: 530 SF/ 15 NET = 35 QUEUING: 60 SF/ 5 NET = 12 STORAGE: 586 SF/ 300 GROSS = 2 TOTAL: [illegible]
OCCUPANT LOAD: PER (FBC 1004.2)	KITCHEN: EMPLOYEES = 11 DINING: SEATS = 25 QUEUING: PER FBC = 12 TOTAL: = 48

OCCUPANT LOAD FOR EGRESS/EXITING IS : **56 OCCUPANTS** (SEE NOTES)

EXITING REQUIREMENTS

	SPACE	EXITS REQUIRED	EXITS PROVIDED
MINIMUM NUMBER OF EXITS (PER FBC 1006)	DINING ROOM	2	2
	KITCHEN	1	2
	STORAGE	1	1

TRAVEL DISTANCE REQUIREMENTS

		ALLOWED	ACTUAL
ALLOWABLE TRAVEL DISTANCE TO EXIT (PER FBC 1016)		200'-0"	55'-9"
DEAD END CORRIDOR LIMIT		20'-0"	19'-0"
PANIC HARDWARE	YES - AT DINING AREA EXIT DOORS ONLY		

NOTES:
SEE EGRESS PLAN ON SHEET T2.0

PLUMBING FIXTURE LOAD REQUIREMENTS

PER 2017 FPC (SECTION 403 TABLE 403.1)	MALE		FEMALE	
56 OCCUPANTS = 28 MALE / 28 FEMALE	REQ.	PROV.	REQ.	PROV.
WATER CLOSETS	1	1	1	1
URINALS	0	0	N/A	N/A
LAVATORIES	1	1	1	1
SERVICE SINK	1 REQUIRED / 1 PROVIDED			
3-COMPARTMENT SINK	1 REQUIRED / 1 PROVIDED			
DRINKING FOUNTAINS	1* REQUIRED / 0* PROVIDED (SEE NOTES BELOW)			

NOTES:
PER 2017 FPC SECTION 410.4, IF THE RESTAURANT PROVIDES DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS ARE NOT REQUIRED.

CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWINGS WITHIN THIS SET WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL THE REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF **PENSACOLA** AND THE STATE OF **FLORIDA**.

TO THE BEST OF MY KNOWLEDGE, THE DRAWINGS WITHIN THIS SET COMPLY WITH THE CURRENT ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT AND ICC/ANSI A117.1

DATE 08/10/2018

GEORGE SARFATTY #AR-0016932 LICENSE EXPIRES 02/28/2019

INDEX OF DRAWINGS

		08/10/18 ISSUED FOR 90% REVIEW	08/23/18 ISSUED FOR BID
GENERAL			
T1.0	TITLE SHEET	●	●
T1.1	GENERAL NOTES	●	●
T2.0	EGRESS PLAN	●	●
T2.1	WALL TYPES	●	●
CIVIL (FOR BID ONLY - UNDER SEPERATE PERMIT)			
1 OF 8	CIVIL COVER SHEET		●
2 OF 8	GENERAL NOTES		●
3 OF 8	EXISTING CONDITIONS / INITIAL EPSC / CONSTRUCTION FACILITIES PLAN		●
4 OF 8	SITE PLAN		●
5 OF 8	UTILITY PLAN		●
6 OF 8	GRADING, DRAINAGE, + FINAL EPSC PLAN		●
7 OF 8	DETAILS		●
8 OF 8	DETAILS		●
1 OF 2	LANDSCAPE PLAN		●
2 OF 2	LANDSCAPE NOTES		●
1 OF 1	PHOTOMETRIC PLAN		●
1 OF 2	IRRIGATION PLAN		●
2 OF 2	IRRIGATION PLAN		●
STRUCTURAL			
S0.0	3D VIEWS AND TITLE SHEET	●	●
S0.1	GENERAL NOTES	●	●
S0.2	SCHEDULES	●	●
S1.0	FOUNDATION	●	●
S2.0	ROOF FRAMING PLAN	●	●
S3.0	SECTIONS AND DETAILS	●	●
S3.1	SECTIONS AND DETAILS	●	●
S6.0	SECTIONS AND DETAILS	●	●
S6.1	SECTIONS AND DETAILS	●	●
S6.2	SECTIONS AND DETAILS	●	●
ARCHITECTURAL			
SP1.0	SITE PLAN	●	●
SP1.1	SITE DETAILS	●	●
SP1.2	SITE DETAILS	●	●
SP1.3	SITE DETAILS	●	●
A1.0	FLOOR PLAN	●	●
A2.0	REFLECTED CEILING PLAN	●	●
A3.0	ENLARGED REFLECTED CEILING PLAN	●	●
A4.0	FINISH FLOOR PLAN & SCHEDULE	●	●
A5.0	ROOF PLAN	●	●
A5.1	ROOF DETAILS	●	●
A6.0	EXTERIOR ELEVATIONS	●	●
A6.1	EXTERIOR ELEVATIONS	●	●
A7.0	BUILDING SECTIONS	●	●
A8.0	WALL SECTIONS	●	●
A9.0	WALL SECTIONS	●	●
A10.0	WALL SECTIONS	●	●
A11.0	WALL SECTIONS	●	●
A12.0	WALL SECTIONS	●	●
A13.0	WALL DETAILS	●	●
A14.0	WALL DETAILS	●	●
A14.1	WALL DETAILS	●	●
A14.2	WALL DETAILS		
A15.0	RESTROOM PLAN & ELEVATIONS	●	●
A16.0	INTERIOR ELEVATIONS	●	●
A16.1	INTERIOR ELEVATIONS	●	●
A16.2	INTERIOR ELEVATIONS	●	●
A17.0	W.I.B. DETAILS	●	●
A18.0	DOOR & WINDOW SCHEDULES	●	●
EQUIPMENT			
EQ1.0	EQUIPMENT PLAN	●	●
EQ2.0	EQUIPMENT SCHEDULE	●	●
EQ4.0	PRODUCTION LINE DETAIL	●	●
EQ5.0	CABINETRY SHOP DETAILS		
EQ6.0	CABINETRY SHOP DETAILS		
EQ7.0	CABINETRY SHOP DETAILS		
EQ8.0	EQUIPMENT ELEVATIONS	●	●
PLUMBING			
P1	PLUMBING NOTES, SCHEDULES AND DETAILS	●	●
P2	PLUMBING WASTE/VENT PLAN	●	●
P3	PLUMBING WATER SUPPLY PLAN	●	●
P4	PLUMBING ROOF PLAN	●	●
P5	PLUMBING ROUGH-IN PLAN	●	●
P7	PLUMBING WASTE/VENT RISER	●	●
P8	PLUMBING WATER AND GAS RISER	●	●
P9	PLUMBING DETAILS	●	●
MECHANICAL			
M1	MECHANICAL SCHEDULES	●	●
M2	MECHANICAL FLOOR AND ROOF PLANS	●	●
M3	MECHANICAL DETAILS	●	●
M4	MECHANICAL DETAILS	●	●
H1	HOOD DETAILS	●	●
H2	HOOD DETAILS	●	●
ELECTRICAL			
E1	ELECTRICAL GENERAL NOTES AND LEGENDS	●	●
E2	ELECTRICAL POWER PLAN	●	●
E3	ELECTRICAL LIGHTING PLAN	●	●
E4	ELECTRICAL DETAILS	●	●
E5	ELECTRICAL ROOF PLAN	●	●
E6	ELECTRICAL SCHEDULES AND DETAILS	●	●
E7	ELECTRICAL ROUGH-IN ELEVATIONS	●	●
E8	ELECTRICAL DROP DOWN PLAN	●	●
E9	CPI DETAILS	●	●
ES1	ELECTRICAL SITE PLAN	●	●
ES2	SITE PHOTOMETRIC PLAN	●	●
SPECIFICATIONS			
SC1	SPECIFICATIONS - ARCHITECTURAL	●	●
SC2	SPECIFICATIONS - ARCHITECTURAL	●	●
SC3	SPECIFICATIONS - ARCHITECTURAL	●	●
SC4	SPECIFICATIONS - ARCHITECTURAL	●	●
SC5	SPECIFICATIONS - ARCHITECTURAL	●	●
SC6	SPECIFICATIONS - FIRE SPRINKLER SYSTEMS AND MECHANICAL	●	●
SC7	SPECIFICATIONS - MECHANICAL AND ELECTRICAL	●	●
SC8	SPECIFICATIONS - EARTHWORK AND EXTERIOR IMPROVEMENTS	●	●
SC9	SPECIFICATIONS - UTILITIES	●	●

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PENSACOLA, FL 32514

SEAL:

DATE:	08/23/18
PROJECT NO.:	18-004
CHECKED BY:	Checker
DRAWN BY:	Author
SHEET TITLE:	TITLE SHEET
SHEET NO.:	T1.0

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