BUILDING CODE SUMMARY:

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NAME OF PROJECT: BRANAN FIELD WALK- BUILDING #1

ADDRESS: BLANDING BVD, MIDDLEBURG , FL

	NAME:	LICENSE #:	TELEPHONE #:
ARCHITECTURAL:	ROY WILLIAMS	AR0014813	904-422 -8986

BUILDING DATA:

OCCUPANCY: ☒ ASSEMBLY- TYPE 2 - FUTURE RESTAURANTS SEATING LESS THAN 300 AT EACH TENANT

CONSTRUCTION TYPE: AND FIRE SEPARATION
TYPE II B - 0 FIRE RATING FOR BUILDING SYSTEM PER TABLE 601, FIRE RETARDANT WOOD IS PERMITTED, NON FIRE RATED WOOD IS NOT PERMITTED EXCEPT AS NOTED IN SECTION 603.1 PER TABLE 602 , FOOTNOTE "G" TABLE 705.8 PERMITS NON LOAD BEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS TO HAVE A FIRE RESISTANCE RATING FOR THE EXTERIOR WALLS OF ZERO EXCEPTION 2 UNDER 705.8.1
TYPE II B UNSPRINLERED UNDER A-2 ALLOWS FOR A 9,500 S.F. BUILDING FOOTPRINT

SPRINKLERED ? ☐ YES ☒ NO

FIRE DISTRICT ? ☐ YES ☒ NO

BUILDING HEIGHT: FEET: 35'-0"
NUMBER OF STORIES: 1

MEZZANINE ? ☐ YES ☒ NO

HIGH RISE ? ☐ YES ☒ NO

GROSS AREA:

NOTE:
N.C. = NON COMBUSTIBLE

EXTERIOR NON-BEARING WALLS:				
NORTH:	0 HRS.	-	-	-
EAST:	0 HRS.	-	-	-
WEST:	0 HRS.	-	-	-
SOUTH:	0 HRS.	-	-	-

		PENETRATIONS:	FOR RATED	ASSEMBLIES:
CEILING - FLOOR ASSEMBLY:	N/A	-	-	-
BEAMS:	0 HRS.	0 HRS.	N/A	NON COMBUSTIBLE
COLUMNS:	0 HRS.	0 HRS.	N/A	NON COMBUSTIBLE
CEILING - ROOF ASSEMBLY:	0 HRS.	0 HRS.	N/A	NON COMBUSTIBLE
VERTICAL SHAFTS: ****	N/A	-	-	-
CHASES - P.E.M.:	N/A	-	-	-
MIXED OCCUPANCY SEPARATION:	N/A	-	-	-

BUILDING CODE SUMMARY CONTINUED

PANIC HARDWARE ☒ YES ☐ NO

EMERGENCY LIGHTING AND EXIT SIGNS ? ☒ YES ☐ NO

EXIT REQUIREMENTS:

DEAD END LIMIT - MAXIMUM CONDITION 20
TRAVEL DISTANCE TO EXIT - MAXIMUM CONDITION 200 FEET PER N.F.P.A. 101

TENANT EXITING REQUIREMENTS TO BE DETERMINED AT TIME TENANTS SUBMIT INTERIOR PERMIT DRAWINGS: AS EXIT REQUIREMENTS ARE BASED ON USE AND SQUARE FOOTAGE

ABBREVIATIONS:

AC. ACOUSTIC
ADD. ADDENDUM
ADD'N. ADDITION
ABC AGGREGATE BASE COURSE
AGG. AGGREGATE
A/C AIR CONDITIONING
AL. ALUMINUM
ALT. ALTERNATE
A.B. ANCHOR BOLT
& AND
ARCH. ARCHITECT
ASP. ASPHALT
@ AT

BSMT. BASEMENT
BM. BEAM
B.M. BENCHMARK
BLKG. BLOCKING
BD. BOARD
BTM. BOTTOM OF
BLDG. BUILDING

CAB'T. CABINET
C.I.P. CAST IN PLACE
C.B. CATCH BASIN
CLG. CEILING
CEM. CEMENT
CG. CENTIGRAM
CM. CENTIMETER
CL. CENTER LINE
CER. CERAMIC
C.T. CERAMIC TILE
CHAN. CHANNEL
CLR. CLEAR
C.O. CLEAN OUT
CLOS. CLOSET
COL. COLUMN
CONC. CONCRETE
CONN. CONNECTION
CONST. CONSTRUCTION
C.J. CONTROL JOINT

CONT. CONTINUOUS
CONTR. CONTRACTOR
COR'G. CORRUGATED
CTR. COUNTER
CTSK. COUNTERSUNK
C.M.U. CONCRETE MASONRY UNIT

D.P. DAMP PROOFING
DB. DECIBEL
DIAG. DIAGONAL
DIAM. DIAMETER
DIM. DIMENSION
DISP. DISPENSER
DWL. DOWEL
DN. DOWN
D.S. DOWNSPOUT
DWG. DRAWING

EA. EACH
EL. ELECTRIC
E.W.C. ELECTRIC WATER COOLER
ELEV. ELEVATION
EQ. EQUAL
EQUIP. EQUIPMENT
EXH. EXHAUST
EXPAN. EXPANSION
E.J. EXPANSION JOINT
EXIST. EXISTING
EXT. EXTERIOR

FT. FEET
FIN. FINISH
FIXT. FIXTURE
FL. FLASHING
FLR. FLOOR
F.D. FLOOR DRAIN
FLUOR. FLUORESCENT
FTG. FOOTING
FND. FOUNDATION
FR. FRAME
F.H.C. FIRE HOSE CAB.

GA. GAUGE
G.I. GALVANIZED IRON
GL. GLASS
GD. GRADE
G. GRAM
GRL. GRILLE
GRD. GRID
G. GROUND
GYP. GYPSUM
G.B. GYPSUM BOARD

H.R. HAND RAIL
HDN. HARDENER
HDW. HARDWARE
HDWD. HARDWOOD
HTR. HEATER
HT. HEIGHT
H.P. HIGH POINT
H.M. HOLLOW METAL
HORIZ. HORIZONTAL
H.B. HOSE BIBB
H.W. HOT WATER

IN. INCH
I.D. INSIDE DIAMETER
INSUL. INSULATION
INT. INTERIOR
INV. INVERT

JAN. JANITOR
JT. JOINT
JST. JOIST

K.P. KICK PLATE

LAM. LAMINATED
LDG. LANDING
LTH. LATH
LAV. LAVATORY
LG. LENGTH
LT. LIGHT
L.W.C. LT. WT. CONCRETE
LVR. LOUVER

M.O. MAS. OPENING
MATL. MATERIAL
MFR. MANUFACTURER
MAX. MAXIMUM
MECH. MECHANICAL
MET. METAL
M.L. METAL LATH
M. METER
MIN. MINIMUM
MLDG. MOULDING
MULL. MULLION

N.G. NATURAL GRADE
NOM. NOMINAL
N.I.C. NOT IN CONTRACT
N.T.S. NOT TO SCALE
NO. NUMBER

OBS. OBSCURE
O.C. ON CENTER
OPG. OPENING
O.A. OVERALL
O.D. OUTSIDE DIAMETER
O.F.S. OVERFLOW SCUPPER
O.F.D. OVERFLOW DRAIN

PTD. PAINTED
PG. PAGE
PR. PAIR
PNL. PANEL
PTN. PARTITION
d PENNY
PL PLATE
PLBG. PLUMBING
PLY'WD. PLYWOOD

PT. POINT
P.S.I. POUNDS PER SQ. IN.
P.S.F. POUNDS PER SQ. FT.
P.C. PRECAST
P.L. PROPERTY LINE

RAD. RADIUS
REG. REGISTER
REQ'D. REQUIRED
REV. REVISION
R. RISER, RISERS
R.D. ROOF DRAIN
RFG. ROOFING
RM. ROOM
RGH. ROUGH
RD. ROUND

SCR. SCREW
SECT. SECTION
SEL. SELECT
SHT. SHEET
SDG. SIDING
SIM. SIMILAR
SLDG. SLIDING
SM. SMOOTH
SPEC. SPECIFICATION
SPL. SPLASH
SQ. SQUARE
STD. STANDARD
ST.STL. STAINLESS STEEL
STRUC. STRUCTURE
SUSP. SUSPENDED
SW.BD. SWITCHBOARD

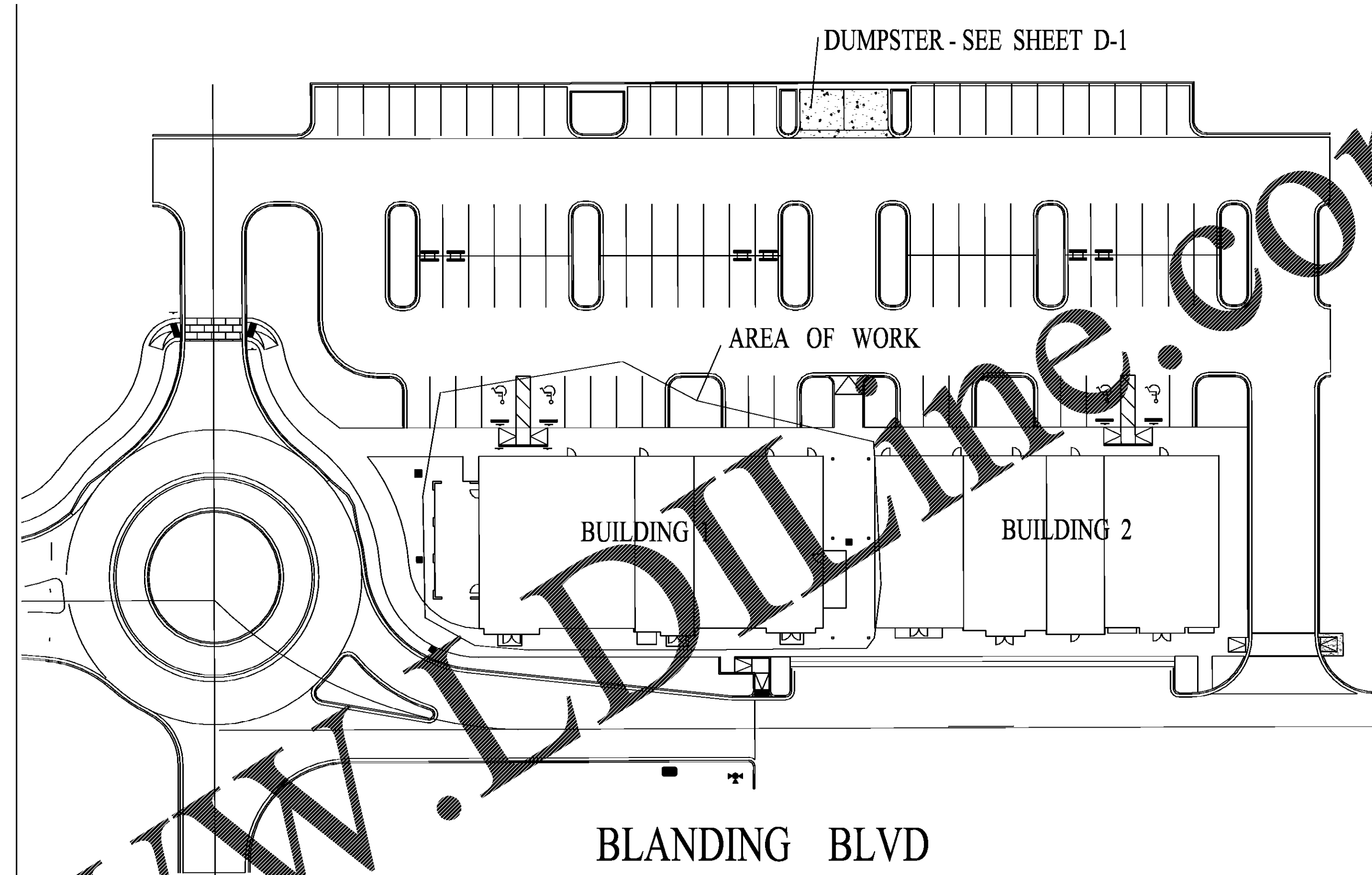
T.C. TOP OF CURB
T.G. TEMPERED GLASS
T.O.P. TOP OF PARAPET
T.S.D. TOP OF STEEL DECK
T.T.P. TOP OF TAPERED PLYWD.
TYP. TYPICAL

V. VENT
VERT. VERTICAL
V.G. VERTICAL GRAIN
VEST. VESTIBULE
V.C.T. VINYL COMP. TILE
VCP VITREOUS CLAY PIPE

W.W.M. WELDED WIRE MESH
W.C. WATER CLOSET
W.H. WATER HEATER
W.F. WIDE FLANGE
W/ WITH
W/O WITHOUT
WD. WOOD
WDO. WINDOW
WT. WEIGHT

GENERAL NOTES:

1. ANY AND ALL REVISIONS FROM THESE PLANS MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. ONCE CONSTRUCTION HAS COMMENCED, ANY REVISIONS IN THE FIELD MUST BE APPROVED BY TENANT'S CONSTRUCTION REPRESENTATIVE AND THE ARCHITECT.
2. ALL WOOD USED IN THIS PROJECT TO BE FIRE RETARDANT TREATED AND AS APPROVED BY THE LOCAL JURISDICTION.
3. CONTRACTOR TO PROVIDE A 1/4" STEEL PLATE WELDED TO THE INSIDE OF THE HOLLOW METAL DOOR FRAMES AT THE HINGE LOCATION TO ACT AS A STIFFENER BACKUP FOR THE HEAVY DUTY HINGES AT ALL EXTERIOR DOORS.
4. CONTRACTOR TO SUBMITT TO CLIENT IN A NEAT AND ORDERLY FASHION ALL WARRANTY INFORMATION ON ALL SYSTEMS AND (INCLUDING AND NOT LIMITED TO DRYVIT SYSTEM) TO EQUIPMENT INSTALLED. ROOF SYSTEM TO BE A 30 YEAR WARRANTY.
5. CONTRACTOR TO REPORT TO ARCHITECT IN WRITING ANY DISCREPANCIES FOUND IN THE DRAWINGS
6. COORDINATE WITH CIVIL DRAWINGS FOR LOCATION OF ELECTRICAL TRANSFORMER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, COORDINATING, AND SCHEDULING OF ALL INSPECTIONS AND TESTS INDICATED ON THE PLANS AND SPECIFICATIONS RECOMMENDED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENTAL AGENCY.
9. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING AS MAY BE INDICATED ON THE PLANS.
10. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GAS, AND ELECTRICAL), INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS READY FOR SERVICE.
11. NO ADDITIONAL ROOF OPENINGS OR ROOF MOUNTED EQUIPMENT ARE ALLOWED BEYOND THAT WHICH IS SHOWN ON THESE PLANS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
12. THE SOILS REPORT ESTABLISHES THE RECOMMENDATIONS FOR EARTHWORK PREPARATIONS & SAID RECOMMENDATIONS FOR EARTHWORK CONSTRUCTION ARE A PART OF THE CONSTRUCTION CONTRACT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FINDINGS AND CONCLUSIONS IN THE SOILS REPORT AND INCLUDES IT IN SPECIFICATIONS FOR REFERENCE ONLY. CONTRACTOR SHALL NOTIFY THE ARCHITECT, ENGINEER, AND OWNER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS PRIOR TO BEGINNING WORK. THE MORE STRINGENT REQUIREMENT SHALL APPLY.
13. THE CONTRACTOR WILL PROVIDE THE OWNER WITH A LETTER OF CERTIFICATION PREPARED IMMEDIATELY AFTER FOOTINGS ARE PLACED, TO CONFIRM THAT THE LOCATION OF FOOTINGS COMPLIES WITH THE APPROVED SITE DRAWINGS. THIS SHALL BE DONE BY THE SITE CIVIL ENGINEER AT THE CONTRACTOR'S EXPENSE. ANY DISCREPANCIES FROM THE APPROVED BUILDING LOCATION WILL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
14. GENERAL CONTRACTOR SHALL NOTIFY OWNER OF ANTICIPATED POURING OF SLAB ONE WEEK IN ADVANCE.
15. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY PER COUNTY AND LOCAL CODE REQUIREMENTS.
16. CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING, AND OTHER TRADES, AS REQUIRED BY CODES.
17. SIGN CONTRACTOR TO OBTAIN SEPARATE APPROVALS AND PERMITS FROM GOVERNING AGENCIES FOR SIGNS.
18. COORDINATE LOCATION, ELEVATION & FINISH OF ALL CONCRETE CURBS AND WALKS WITH CIVIL ENGINEERING DWGS. (UNDER SEPARATE CONTRACT, SEPARATE COVER).
19. THE JOB SUPERINTENDENT SHALL MAINTAIN ON SITE AT THE TRAILER, A LIST OF THE CERTIFIED WELDERS PERFORMING WORK ON THE JOB SITE. INCLUDED ON THE LIST WILL BE NAMES, DATE OF EXPIRATION OF CERTIFICATIONS AND THE TYPE OF WELDING THE INDIVIDUAL IS QUALIFIED TO PERFORM.
20. THE JOB SUPERINTENDENT SHALL MAINTAIN ON SITE AT THE TRAILER A LIST OF THE SPECIAL INSPECTORS CONDUCTING INSPECTIONS ON THIS PROJECT. THE LIST SHALL INDICATE THE NAME OF THE INSPECTOR, DATES AND TIMES PRESENT ON ON THE JOB SITE AND TYPES OF INSPECTIONS BEING CONDUCTED.
21. NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NO EXCEPTIONS! APPROVAL FOR OCCUPANCY IS ONLY GRANTED AFTER ACCEPTANCE BY PUBLIC WORKS, PLANNING, FIRE MARSHAL AND BUILDING OFFICIAL.
22. SEPARATE PERMITS ARE REQUIRED FOR, BUT NOT LIMITED TO, PLUMBING, MECHANICAL, ELECTRICAL, SIGNS AND INTERIORS
23. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO ANY WORK, & SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS REQUIRED DUE TO HIS FAILURE TO DO SO.
24. GENERAL CONTRACTOR TO VERIFY WHETHER A SPECIAL INSPECTOR, THRESHOLD INSPECTOR, ETC. WILL BE REQUIRED BY THE LOCAL BUILDING DEPT. OR ANY OTHER GOVERNMENTAL AGENCY & INCLUDE IT IN THE CONTRACT PRICE, IF REQUIRED.
25. GENERAL CONTRACTOR TO PROVIDE A CERTIFIED FOUNDATION SURVEY WITH THE SQUARE FOOTAGE OF THE BUILDING (FROM OUTSIDE FACE OF MASONRY TO OUTSIDE FACE OF MASONRY) CLEARLY INDICATED.
26. CONTRACTOR TO SUMBITT COLOR AND MATERIAL SAMPES TO THE ARCHITECT FOR APPROVAL. CONTRACTOR TO APPLY THEIR SHOP DRAWINGS STAMP TO ALL SHOP DRAWINGS AND SUBMIT 5 COPIES TO THE ARCHITECT FOR REVIEW.



ARCHITECTURAL SITE PLAN
NOT TO SCALE

ARCHITECTURAL/ELECTRICAL/PLUMBING

C-1 COVER SHEET
C-2 PROJECT INFO
D-1 DUMPSTER PLAN
A-1 SHELL FLOOR PLAN / FRONT ELEVATION
A-1.1 ENLARGED FRONT ELEVATION
A-2 EXTERIOR ELEVATIONS
A-3 ROOF PLAN
A-4 WALL SECTION S
A-5 WALL SECTION S
A-6 WALL SECTION S
A-7 WALL SECTION S
A-8 WALL TYPE / SCHEDULES/DOOR AND WINDOW TYPES
A-9 MISCELLANEOUS DETAILS
A-10 MISCELLANEOUS DETAILS
A-11 MISCELLANEOUS DETAILS
A-12 MISCELLANEOUS DETAILS
F-1 BUILDING FINISHED, COLORS, DECORATIVE ITEMS
F-2 BUILDING FINISHED, COLORS, DECORATIVE ITEMS
E-1 POWER AND LIGHTING PLAN
E-2 RISER DIAGRAM, NOTES AND PANEL SCHEDULE
P-1 PLUMBING PLAN

STRUCTURAL

S0.0 DESIGN CRITERIA AND GENERAL NOTES
S0.1 GENERAL NOTES
S1.01 FOUNDATION AND GROUND FLOOR PLAN
S1.11 ROOF FRAMING PLAN
S1.21 UPPER ROOF FRAMING PLAN
S2.0 FOUNDATION SECTIONS AND DETAILS
S3.0 TYPICAL ROOF SECTIONS AND DETAILS
S3.1 MISCELLANEOUS DETAILS
S3.2 SPECIAL JOIST LOADING
S4.01 STEEL FRAMING ELEVATIONS
S4.11 STEEL FRAMING ELEVATIONS
S5.0 WALL SECTIONS
S5.1 WALL SECTIONS
S5.2 WALL SECTIONS
S6.0 PARAPET BRACING

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BUILDING 1
BRANAN FIELD WALK
MIDDLEBURG , FLORIDA

PROJECT INFORMATION

SEAL

Lic#AR0014813

RELEASED FOR BID ____ DATE -
RELEASED FOR PERMIT ____ DATE -
RELEASED FOR CONST. ____ DATE -

No:	DATE:	REVISIONS:
1		

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