BUILDING CODE SUMMARY:

BUILDING CODE SUMMARY

NAME OF PROJECT: BRANAN FIELD WALK– BUILDING #2

ADDRESS: BLANDING BLVD, MIDDLEBURG , FL

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

BUILDING DATA:

OCCUPANCY: ☐ASSEMBLY ☐BUSINESS ☐EDUCATIONAL ☒MERCANTILE ☐HAZARDOUS
☐FACTORY / INDUSTRIAL ☐INSTITUTIONAL (UNRESTRAINED)
☐USE CONDITION _____ ☐INSTITUTIONAL (RESTRAINED)
☐RESIDENTIAL ☐STORAGE S ORDINARY Hazard

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 M ALLOWS FOR A 12,500 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

		PENETRATIONS:	FOR RATED	ASSEMBLIES:
EXTERIOR NON–BEARING WALLS:				
NORTH:	0 HRS.	–	–	–
EAST:	0 HRS.	–	–	–
WEST:	0 HRS.	–	–	–
SOUTH:	0 HRS.	–	–	–
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

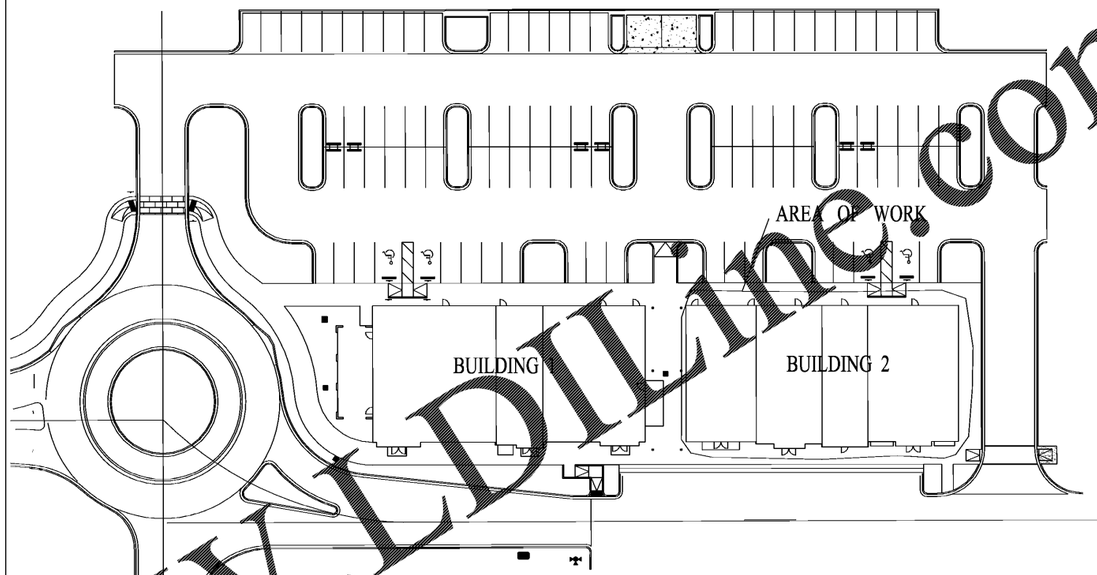
TENANT EXITING REQUIREMENTS TO BE DETERMINED AT TIME TENANTS SUBMIT INTERIOR PERMIT DRAWINGS: AS EXIT REQUIREMENTS ARE BASED ON USE AND SQUARE FOOTAGE

ABBREVIATIONS:

AC.	ACOUSTIC	FT.	FEET	OBS.	OBSCURE
ADD.	ADDENDUM	FIN.	FINISH	O.C.	ON CENTER
ADD'N.	ADDITION	FIXT.	FIXTURE	OPG.	OPENING
ABC	AGGREGATE BASE COURSE	FL.	FLASHING	O.A.	OVERALL
AGG.	AGGREGATE	FLR.	FLOOR	O.D.	OUTSIDE DIAMETER
A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	O.F.S.	OVERFLOW SCUPPER
AL.	ALUMINUM	FLUOR.	FLUORESCENT	O.F.D.	OVERFLOW DRAIN
ALT.	ALTERNATE	FTG.	FOOTING		
A.B.	ANCHOR BOLT	FND.	FOUNDATION	PTD.	PAINTED
&	AND	FR.	FRAME	PG.	PAGE
ARCH.	ARCHITECT	F.H.C.	FIRE HOSE CAB.	PR.	PAIR
ASP.	ASPHALT			PNL.	PANEL
@	AT	GA.	GAUGE	PTN.	PARTITION
		G.I.	GALVANIZED IRON	d	PENNY
BSMT.	BASEMENT	GL.	GLASS	PL.	PLATE
BM.	BEAM	GD.	GRADE	PLBG.	PLUMBING
B.M.	BENCHMARK	G.	GRAM	PLYWD.	PLYWOOD
BLKG.	BLOCKING	GRL.	GRILLE		
BD.	BOARD	GRD.	GRID	PT.	POINT
BTM.	BOTTOM OF	G.	GROUND	P.S.I.	POUNDS PER SQ. IN.
BLDG.	BUILDING	GYP.	GYPSUM	P.S.F.	POUNDS PER SQ. FT.
		G.B.	GYPSUM BOARD	P.C.	PRECAST
				P.L.	PROPERTY LINE
CABT.	CABINET	H.R.	HAND RAIL		
C.I.P.	CAST IN PLACE	HDN.	HARDENER	RAD.	RADIUS
C.B.	CATCH BASIN	HDW.	HARDWARE	REG.	REGISTER
CLG.	CEILING	HDWD.	HARDWOOD	REQ'D.	REQUIRED
CEM.	CEMENT	HTR.	HEATER	REV.	REVISION
CG.	CENTERGRAM	HT.	HEIGHT	R.	RISER, RISERS
CNK.	CENTIMETER	H.P.	HIGH POINT	R.D.	ROOF DRAIN
CL.	CENTER LINE	H.M.	HOLLOW METAL	RFG.	ROOFING
CER.	CERAMIC	HORIZ.	HORIZONTAL	RM.	ROOM
C.T.	CERAMIC TILE	H.B.	HOSE BIBB	RGH.	ROUGH
CHAN.	CHANNEL	H.W.	HOT WATER	RD.	ROUND
CLR.	CLEAR	IN.	INCH	SCR.	SCREW
C.O.	CLEAN OUT	I.D.	INSIDE DIAMETER	SECT.	SECTION
CLOS.	CLOSET	INSUL.	INSULATION	SEL.	SELECT
COL.	COLUMN	INT.	INTERIOR	SHT.	SHEET
CONC.	CONCRETE	INV.	INVERT	SDG.	SIDING
CONN.	CONNECTION			SIM.	SIMILAR
CONST.	CONSTRUCTION	JAN.	JANITOR	SLDG.	SLIDING
C.J.	CONTROL JOINT	JT.	JOINT	SM.	SMOOTH
		JST.	JOIST	SPEC.	SPECIFICATION
CONT.	CONTINUOUS			SPL.	SPLASH
CONTR.	CONTRACTOR	K.P.	KICK PLATE	SQ.	SQUARE
COR'G.	CORRUGATED			STD.	STANDARD
CTR.	COUNTER			ST.STL.	STAINLESS STEEL
CTSK.	COUNTERSUNK	LAM.	LAMINATED	STRUC.	STRUCTURE
C.M.U.	CONCRETE MASONRY UNIT	LDG.	LANDING		SUSPENDED
		LTW.	LIGHTWEIGHT	SWBD.	SWITCHBOARD
		LAV.	LAVATORY		
D.P.	DAMP PROOFING	LG.	LENGTH	T.C.	TOP OF CURB
DB.	DECIBEL	LT.	LIGHT	T.G.	TEMPERED GLASS
DIAG.	DIAGONAL	L.W.C.	LIGHT WEIGHT CONCRETE	T.O.P.	TOP OF PARAPET
DIAM.	DIAMETER		LOUVER	T.S.D.	TOP OF STEEL DECK
DIM.	DIMENSION				TOP OF TAPERED PLYWD.
DISP.	DISPENSER	M.	MAS. OPENING		TYPICAL
DWL.	DOWEL	MATL.	MATERIAL		
DN.	DOWN	MFG.	MANUFACTURE	V.	VENT
D.S.	DOWNSPOUT	MAX.	MAXIMUM	VERT.	VERTICAL
	DRAWING	MECH.	MECHANICAL	V.G.	VERTICAL GRAIN
		MTL.	METAL	VEST.	VESTIBULE
EA.	EACH	M.L.	MIL	V.C.T.	VINYL COMP. TILE
ELEC.	ELECTRIC	MI.	MINERAL	VCP	VITREOUS CLAY PIPE
E.W.C.	ELECTRIC WATER COOLER	MLDG.	MOULDING	W.W.M.	WELDED WIRE MESH
ELEV.	ELEVATOR	MULL.	MULLION	W.C.	WATER CLOSET
EQ.	EQUAL			W.H.	WATER HEATER
EQUIP.	EQUIPMENT			W.F.	WIDE FLANGE
EXH.	EXHAUST	N.G.	NATURAL GRADE	W/	WITH
EXPAN.	EXPANSION	NOM.	NOMINAL	W/O	WITHOUT
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	WD.	WOOD
EXIST.	EXISTING	N.T.S.	NOT TO SCALE	WDO.	WINDOW
EXT.	EXTERIOR	NO.	NUMBER	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 TO BE 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 MANUFACTURER INFORMATION ON ALL SYSTEMS AND (INCLUDING AND NOT LIMITED TO DRYVIT SYSTEM) EQUIPMENT INSTALLED, PRIOR TO 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 PAYING FOR ALL INSPECTIONS AND TESTS INDICATED ON THE DRAWINGS, SPECIFICATIONS RECOMMENDED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNING AGENCIES.
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 RESPONSIBLE FOR BRINGING ALL UTILITY LINES (WATER, SEWER, GAS, AND ELECTRICAL), INTO THE BUILDING FROM TERMINATION POINT 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 CONVENIENCE ONLY. CONTRACTOR SHALL NOTIFY THE ARCHITECT, ENGINEER, AND OWNER OF ANY DISCREPANCY BETWEEN THE 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 CONFORM 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.



BLANDING BLVD

ARCHITECTURAL SITE PLAN
NOT TO SCALE

SHEET NO. SHEET TITLE

ARCHITECTURAL/ELECTRICAL/PLUMBING

C-1 ——— COVER SHEET
C-2 ——— PROJECT INFO
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 ——— NOT USED
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 2
BRANAN FIELD WALK
MIDDLEBURG, FLORIDA

PROJECT INFORMATION

SEAL

Lic#AR0014813

REVISIONS:	NO:	DATE:
RELEASED FOR BID		
RELEASED FOR PERMIT		
RELEASED FOR CONST.		
		DATE -
		DATE -
		DATE -

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