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SHELL BUILDING
920 STRICKLAND BRIDGE RD.
FAYETTEVILLE, NORTH CAROLINA 28304

Revisions:
▲ REVISION 1 / 09/24/19 / BY MKK
▲ REVISION 2 / 09/24/19 / BY MKK
▲ REVISION 3 / 09/24/19 / BY MKK
▲ REVISION 4 / 11-22-20 / BY MKK
▲ CONTRACTOR COMMENTS

File Name: 19033 AC.1
Project No: 19033
Date: 09/24/19
Drawn By: MKK
Checked By: JMF

SHEET
A0.1
COVER SHEET

CONSTRUCTION DOCUMENTS FOR:

SHELL BUILDING

920 STRICKLAND BRIDGE RD
FAYETTEVILLE, NC 28304

GENERAL NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER DIMENSIONS DETERMINED BY ANY OTHER SOURCE. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES. START OF WORK IS THE CONTRACTOR'S ACCEPTANCE OF THE CONFIGURATIONS REPRESENTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REPORT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS HE MAY DISCOVER PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE LAWS, LOCAL CODES, NFPA-101, AND ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, THE SPECIFICATIONS, APPLICABLE LAWS, AND CODES THE MORE STRINGENT SHALL APPLY.
- ALL PLAN DIMENSIONS ARE TAKEN FROM FINISHED SURFACE TO FINISH SURFACE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY WORKMANSHIP. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO APPROPRIATE NATIONAL TRADE PUBLICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE WOOD BLOCKING AS REQUIRED FOR WALL MOUNTED ITEMS, SUCH AS PLUMBING FIXTURES, TABLES, SHELVING, CABINETS, GRAB BARS, AND ANY OTHER EQUIPMENT NOT SPECIFICALLY MENTIONED. ALL WOOD BLOCKING SHALL BE FIRE-RETARDANT TREATED NON-COMBUSTIBLE WOOD.
- ALL FINISHES SHALL MEET ALL CODES AND REQUIREMENTS.
- NO MATERIAL SUBSTITUTIONS SHALL BE PERMITTED AFTER THE CONTRACTOR HAS BEEN AWARDED THE JOB. SUBSTITUTIONS SHALL BE EQUAL TO OR BETTER, AS DETERMINED BY THE ARCHITECT.
- IT IS THE GENERAL CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO CONTACT THE ARCHITECT CONCERNING ANY ITEMS SHOWN ON THE DRAWINGS THAT ARE UNCLEAR, CONFUSING, OR OTHERWISE SUSPICIOUS TO THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.
- CLOSE AND WEATHERPROOF ANY EXISTING AREA EXPOSED TO THE WEATHER DURING CONSTRUCTION PRIOR TO LEAVING THE SITE EACH DAY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DRAWINGS, COORDINATION, PERMITS, APPROVALS, AND INSTALLATION REQUIRED FOR FIRE SPRINKLER SYSTEM MODIFICATIONS OR INSTALLATION AS WELL AS ANY MODIFICATIONS, OR INSTALLATION OR REPAIRS TO FIRE ALARM SYSTEMS.

BUILDING CODE ANALYSIS

GENERAL PROJECT INFORMATION
BUILDING OWNER: HARTZOG HOLDINGS
PROJECT NAME: SHELL BUILDING
920 STRICKLAND BRIDGE RD
FAYETTEVILLE, NC 28304

LOCAL AUTHORITY HAVING JURISDICTION: FAYETTEVILLE, NC

APPLICABLE BUILDING CODE:
BUILDING CODE: 2018 IBC
MECHANICAL CODE: 2018 IMC
PLUMBING CODE: 2012 IPC
ELECTRICAL CODE: 2017 NEC
FIRE CODE: 2018 IFD
ENERGY CODE: 2012 IECC
ACCESSIBILITY CODE: ANSI 117.1

ZONING: B2
OCCUPANCY CLASSIFICATION: GROUP A-2
BUILDING MAXIMUM HEIGHT: 40'
CONSTRUCTION TYPE CLASSIFICATION: TYPE V B
BUILDING IS UNSPRINKLERED

BUILDING AREA: 2,496 S.F.
OCCUPANT LOAD:
SEATING: 1182 SF / 15 = 79
KITCHEN: 386 SF / 200 = 2
STORAGE: 582 SF / 300 = 2
ACCESSORY: 346 SF
TOTAL OCCUPANT LOAD: 83 OCCUPANTS

REQ. EGRESS WIDTH: 83 X 2" = 16.6"
1 EXIT @ 36", 1 EXIT @ 72", AND 1 EXIT @ 42" = 150" TOTAL EXIT WIDTH
REQ. PARKING = 1 PER 125 SF = 21 SPACES REQ.
24 PARKING SPACES PROVIDED (2 ACCESSIBLE SPACES PROVIDED)

-SCOPE OF WORK IS FOR A BUILDING SHELL. THE INTERIOR FINISH OUT IS NOT IN THIS CONTRACT.
-IT IS THE RESPONSIBILITY OF THE TENANT'S GENERAL CONTRACTOR TO MAKE USE OF APPLICABLE NOTES AND SPECIFICATIONS LISTED ON THESE SHEETS AS THEY MAY PERTAIN TO THE SPECIFIC PROJECT.
-SIGNAGE UNDER SEPARATE PERMIT APPLICATION
-FIRE ALARM DRAWINGS UNDER SEPARATE COVER

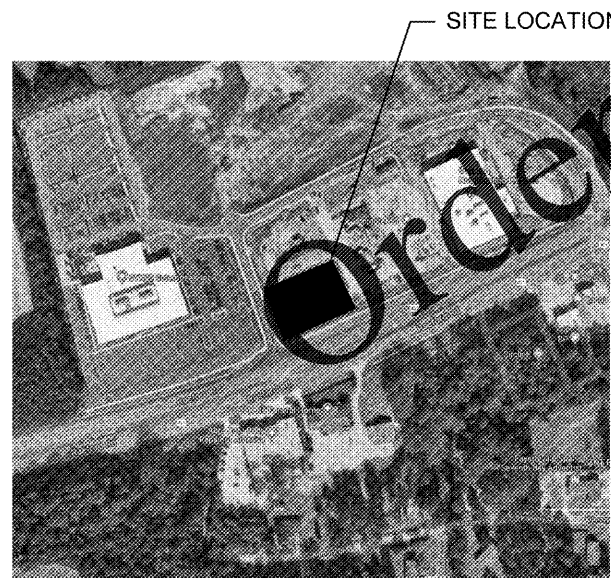
SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SECTION TAG/ELEVATION TAG
	DETAIL TAG
	ELEVATION BENCHMARK
	ROOM TAG
	DOOR TAG
	WINDOW TAG
	REVISION TAG
	COLUMN GRID
	NORTH ARROW (DIRECTION OF NORTH)

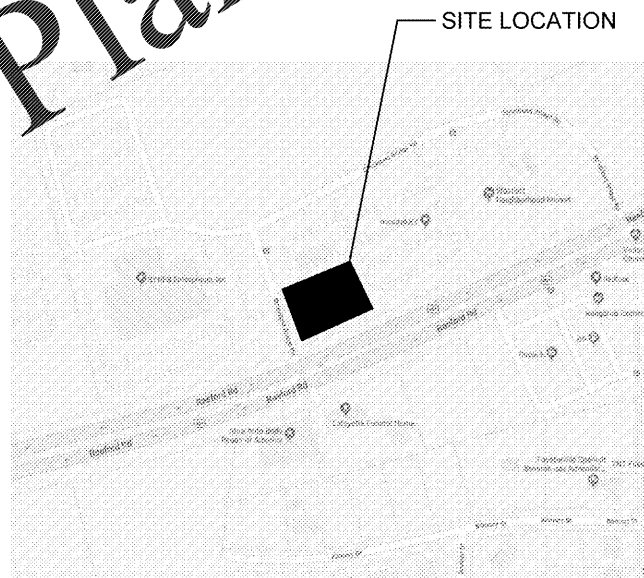
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VICINITY MAP



LOCATION MAP



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