



10-10-19

**John Franz Architect**  
ARCHITECTURE, INTERIOR ARCHITECTURE, PLANNING (817) 737-8678  
405 INTERNATIONAL PLAZA, SUITE 100 FORT WORTH, TEXAS 76109

**SHELL BUILDING**  
1855 CEDAR CREEK ROAD  
FAYETTEVILLE, NORTH CAROLINA 28312

Revisions:  
REVISION 1 / 10-23-19 / BY MNK  
REVISION 2 / 1-14-20 / BY MNK  
REVISION 3 / 1-22-20 / BY MNK  
CONTRACTOR COMMENTS

File Name: 19086 AC.1  
Project No: 19086  
Date: 10/10/19  
Drawn By: MNK  
Checked By: JWF

SHEET  
**A0.1**  
COVER SHEET

# CONSTRUCTION DOCUMENTS FOR: SHELL BUILDING

1855 CEDAR CREEK RD  
FAYETTEVILLE, NC 28312

### 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 THE 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  
 1855 CEDAR CREEK RD  
 FAYETTEVILLE, NC 28312

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 IFC  
 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 = 20 SPACES REQ.  
 29 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  
 -BUILDING CONSTRUCTION TO COMPLY WITH NORTH CAROLINA DEPARTMENT OF INSURANCE REQUIREMENTS FOR CATASTROPHIC AREAS.

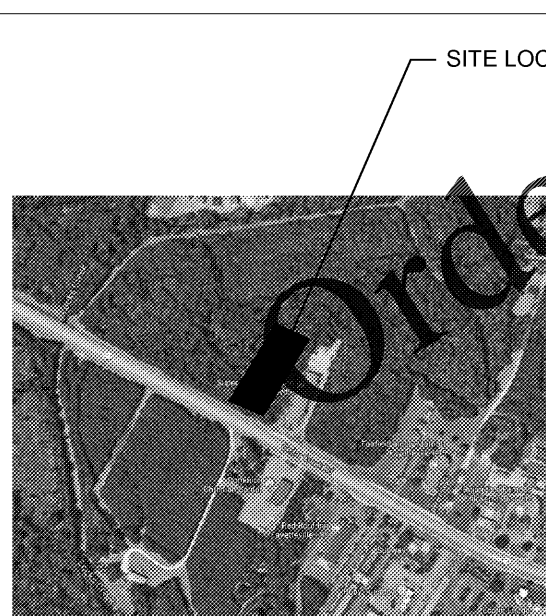
### SYMBOL LEGEND

SYMBOL	DESCRIPTION
(X/XXX)	SECTION TAG/ELEVATION TAG
(X/AX.X)	DETAIL TAG
(+)	ELEVATION BENCHMARK
(XXX)	FLOOR TAG
(X)	DOOR TAG
(XX)	WINDOW TAG
(X)	REVISION TAG
(X)	COLUMN GRID
(N)	NORTH ARROW (DIRECTION OF NORTH)

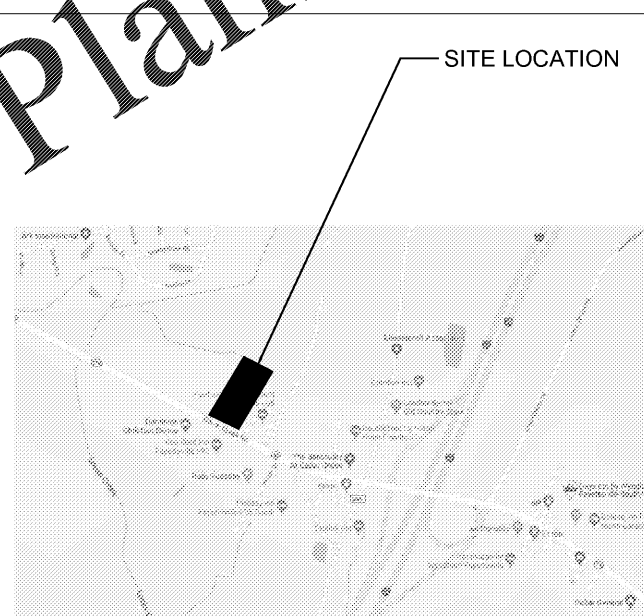
### SHEET INDEX

NO.	DESCRIPTION	REVISIONS
A0.1	COVER SHEET	10/23/19
LLWL	LANDLORD WORK LETTER	1/14/20
C0.0	COVER SHEET	1/22/20
D1.0	EXISTING CONDITIONS PLAN	
C1.0	SITE PLAN	
C1.1	GRADING & DRAINAGE PLAN	
C1.2	UTILITY PLAN	
C1.2A	PUBLIC SEWER PLAN & PROFILE	
C1.3A	UTILITY DETAILS	
C1.3B	UTILITY DETAILS	
C1.4A	CONSTRUCTION DETAILS	
C1.4B	CONSTRUCTION DETAILS	
C1.5A	STORM DRAINAGE DETAILS	
C1.5B	STORMWATER MANAGEMENT DETAILS	
C1.6	EROSION CONTROL PLAN	
C1.6A	NC CONSTRUCTION GENERAL PERMIT (NCG01) NOTES	
C1.7A	EROSION CONTROL DETAILS	
C1.7B	EROSION CONTROL DETAILS	
C1.8	LANDSCAPE PLAN	
A1.1	SITE PLAN AND DETAILS	
A1.2	SITE DETAILS	
A2.1	FLOOR PLAN AND DETAILS	
A2.2	DOOR AND WINDOW SECTIONS AND DETAILS	
A2.3	ROOF PLAN AND DETAILS	
A3.1	EXT. ELEVATIONS / EXTERIOR FINISH SCHEDULE	
A3.2	EXT. ELEVATIONS / EXTERIOR FINISH SCHEDULE	
A4.0	BUILDING SECTIONS	
A4.1	WALL SECTIONS	
A4.2	WALL SECTIONS	
A4.3	WALL SECTIONS	
A4.4	SECTION DETAILS	
ADA1	ADA ACCESSIBILITY STANDARDS	
ADA2	ADA ACCESSIBILITY STANDARDS	
ADA3	ADA ACCESSIBILITY STANDARDS	
S1	GENERAL NOTES	
S2	FOUNDATION PLAN	
S3	ROOF FRAMING PLAN	
S4	FOUNDATION DETAILS	
S5	FRAMING DETAILS	
S6	FRAMING DETAILS	
MEP101	COVER SHEET SYMBOLS	
MEP102	COVER SHEET NOTES	
M201	MECHANICAL FLOOR PLAN	
M301	MECHANICAL DETAILS	
E101	ELECTRICAL SITE PLAN	
E201	ELECTRICAL FLOOR PLAN	
E301	ELECTRICAL DETAILS	
P201	PLUMBING FLOOR PLAN	
P301	PLUMBING DETAILS	
P302	PLUMBING DETAILS	
PH101	PHOTOMETRIC SITE PLAN	

### VICINITY MAP



### LOCATION MAP



SITE LOCATION

SITE LOCATION

Order Plans @ [www.LDILine.com](http://www.LDILine.com)