

DIVISION I

GENERAL REQUIREMENTS

Building shall be constructed according to construction drawings provided by the Architect. Building location and elevation shall be approved by Owner prior to commencement of construction. All work shall be constructed in strict accordance with the Florida Building Code, the requirements of local codes and ordinances.

Contractor shall obtain and pay for all fees, permits, licenses and inspections necessary for construction.

Insurance requirements:
a) The Owner's insurance requirements, Extended Coverage Insurance to cover 100% of the value of the construction as it progresses. Any loss which occurs will be made payable to the Owner and the Contractor as their interest may appear.
b) Contractor's insurance requirements, to be filed with Owner prior to construction. Contractor shall maintain Workmen's Compensation Insurance as required by the State of Florida and certify that everyone performing labor on this project shall carry the same. In addition to Workmen's Compensation, Public Liability Insurance, Auto Liability Insurance and Builder's Risk Insurance shall be required in the amounts no less than required by law or set forth in these documents. The limits shall not be less than the following:

Workmen's Comp. and Employers Liability - _____ as required by Statute

Commercial General Liability - _____ as required by Statute

Auto Liability _____ as required by Statute

Builder's Risk (Hazard Insurance Coverage on the Project) or Installation Floater shall be written on an "All Risk" or comprehensive perils basis in an amount of 100% of the contract.

The final payment shall not be made to the Contractor until he delivers a complete release of all liens arising out of the execution of the contract.

Contractor shall perform all cutting and patching as required under this contract and as necessary for the construction indicated. All work shall be coordinated with various subcontractors and all systems shall be maintained throughout this process.

Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work.

Contractor shall provide all shoring, bracing, and sheathing as required for safety and for proper execution of the work and have same removed, if required, when the work is completed.

The Contractor shall provide and maintain a temporary toilet facility and locate in an inconspicuous place. Temporary facility to remain until completion of Project at which time it shall be removed.

The Contractor and his workmen shall not smoke in the structure once it is dried in.

Materials incorporated into the Project shall be new or specified quality and furnished in sufficient quantity to facilitate proper and speedy execution of the work.

Contractor shall at all times keep the premises free from accumulation of waste materials or rubbish. At completion of construction he shall remove all waste materials and rubbish from building and site. Building shall be cleaned as follows:

a. Remove putty stains from glass, wash and polish inside and outside exercising care not to scratch glass.

b. Remove marks, stains, fingerprints, other soil, and dirt from painted, decorated, and stained work.

c. Clean and polish woodwork.

d. Clean and polish hardware for all trades. This shall include removal of stains, dust, dirt, paint, etc.

e. Remove spots, soil, and paint and wash tile work.

f. Clean fixtures and equipment and remove stains, paint, dirt, and dust.

g. Remove temporary floor protection and clean floors.

h. Clean exterior and interior metal surfaces, including doors and windows, required to have polished finishes, of oils, stains, dust, dirt, etc. Polish surfaces, leaving them without fingerprints or other blemishes.

Warranties: The contractor shall warrant in writing a minimum of one year from the date of Substantial Completion all labor and materials used in the construction and performance of the contract. The contractor under this warranty shall be responsible for the cost of replacing or rebuilding the defective work as is necessary for the intended use of the building.

TESTING:

a. The Owner and/or the Architect reserve the right to have tests made when deemed necessary.

b. Tests not specified as part of a trade section shall be paid for by the Owner.

c. Should tests reveal a failure of the work to meet the contract requirements, subsequent tests, related to the failure shall be paid for by Contractor.

d. Tests shall be made in accordance with recognized standards by a competent, independent testing laboratory.

e. Any materials found defective or not in conformity with the Contract Documents shall be promptly replaced or repaired at the expense of the Contractor.

f. Samples required for testing shall be furnished by the Contractor and selected as directed by the Architect.

General Notes

- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE AND APPLICABLE LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO AND DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES DISCOVERED BETWEEN ACTUAL SITE CONDITIONS AND THOSE INDICATED ON THE DRAWINGS THAT WOULD AFFECT THE QUALITY OF THE WORK.
- DEVIATIONS TO THE DRAWINGS NOT APPROVED IN WRITING BY THE ARCHITECT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTR.
- CONTRACTOR SHALL VERIFY WITH THE OWNER(S) ALL DOOR AND WINDOW TYPES, SIZES, AND LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY WITH THE OWNER(S) ALL TYPES, LOCATIONS, AND COLORS OF ALL FINISHES.
- CONTRACTOR SHALL PROVIDE PROOF OF COVERAGE OF GENERAL LIABILITY INSURANCE AND WORKERS COMP. INSURANCE.
- CONTRACTOR SHALL STAKE OUT BUILDING AND VERIFY LOCATION WITH THE OWNER.
- CONNECT WATER, GAS, AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
- PROVIDE TERMITE PROTECTION OVER FILL BELOW SLAB.

Building Code Compliance

APPLICABLE BUILDING CODE	FLORIDA BUILDING CODE 2023.
OCCUPANCY CLASSIFICATION	BUSINESS B OCCUPANCY STORAGE S-1 OCCUPANCY
HEIGHT AND AREA	
BUSINESS B TYPE I) B NON SPRINKLED STORAGE S) TYPE II) B NON SPRINKLED	
BUILDING AREA	SEE SHEET A1)
AVERAGE GRADE ELEVATION	SEE CIVIL
BUILDING HEIGHT	20'-5" TO FRONT PARAPET
NUMBER OF FLOORS	2
DISTANCE TO PROPERTY LINES	SEE CIVIL
PERCENT OF EXTERIOR OPENINGS	LESS THAN 20%
TYPE OF CONSTRUCTION	TYPE IIB
RISK CATEGORY	II
WIND SPEED	120 mph
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+ 0.18

Code Notes:

ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE 2023 EDITION. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED AND PUBLISHED AT THE TIME OF CONSTRUCTION START.

ABBREVIATIONS

AB.	ANCHOR BOLT	JAN.	JANITOR
A.H.	AIR HANDLER	JT.	JOINT
AHU	AIR HANDLING UNIT	LGT.	LENGTH
APP.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ALUM.	ALUMINUM	LAV.	LAVATORY
BLDG.	BUILDING	LBL.	LABEL
BULK	BUILT UP ROOF	LF.	LINEAR FEET
C.I.	CAST IRON	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MCH.	MECHANICAL
C.L.	CENTER LINE	MTL.	METAL
CLG.	CEILING	M.H.	MANHOLE
CLO.	CLOSET	MNPM.	MINIMUM
CLR.	CLEAR	MISC.	MISCELLANEOUS
CMU.	CONCRETE MASONRY UNIT	HLDG.	HOLDING
CONC.	CONCRETE	MOUNT.	MOUNTED
CONST.	CONSTRUCTION	NO.	NOT IN CONTRACT
C.T.	CERAMIC TILE	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.C.	ON CENTER
DTL.	DETAIL	OPP.	OPPOSITE
DIA.	DIAMETER	PTD.	PAINTED
DISP.	DISPENSER	PRE-FAB.	PREFABRICATED
DN.	DOWN	FR.	FAIR
DVG.	DRAWING	P.T.	PRESSURE TREATED
EA.	EACH	QUART.	QUARTER TILE
EU.	EXPANSION JOINT	REIN.	REINFORCED
EL.	ELEVATION	R.D.	ROOF DRAIN
ELEC.	ELECTRICAL	RECEP.	RECEPTACLE
ELEV.	ELEVATION	REF.	REFRIGERATOR
EQ.	EQUIPMENT	REV.	REVISION
EQUIP.	ELECTRIC WATER COOLER	RM.	ROOM
EXST.	EXISTING	S.A.T.	SUSPENDED ACOUSTICAL TILE
EXT.	EXTERIOR	S.C.	SOLID CORE
F.A.C.	FIRE ALARM CABINET	SCHED.	SCHEDULE
F.A.P.	FIRE ALARM PULL STATION	SECT.	SECTION
FD.	FLOOR DRAIN	SF./SQFT.	SQUARE FOOT/FEET
FEN.	FOUNDATION	SHT.	SHEET
FE.	FIRE EXTINGUISHER	SHTL.	SHUTTER
F.E.C.	FIRE EXTINGUISHER CABINET	SPEC.	SPECIFICATION
FL.	FLOOR	SS.	STAINLESS STEEL
FTG.	FOOTING	STD.	STANDARD
GA.	GALVANIZED	ST/STL.	STEEL
GALV.	GALVANIZED	STOR.	STORAGE
GEN.	GENERAL CONTRACTOR	SUBP.	SUSPENDED
GYP.	GYP-SUB	TELE.	TELEPHONE
GYPBD.	GYP-SUB BOARD	TG	TONGUE & GROOVE
H.S.	HOBSE BIDS	TV	TELEVISION
H.C.	HOLLOW CORE	TYP.	TYPICAL
HDW.	HARDWARE	UNO.	UNLESS NOTED OTHERWISE
HGT.	HEIGHT	VERT.	VERTICAL
HM.	HOLLOW METAL	VEST.	VESTIBULE
HORIZ.	HORIZONTAL	W.C.	WATER CLOSET
HR.	HOUR	WD.	WOOD
HVAC	HEATING VENTILATION & AC	WH.	WATER HEATER
N.	NOT	WTR.	WATERPROOF
INSUL.	INSULATION	WT.	WEIGHT
INT.	INTERIOR	WUF.	WELDED WIRE FABRIC
INV.	INVERT	WWM.	WELDED WIRE MESH
		YD.	YARD

Street Elevation (Front)

Scale: N.T.S.

DRAWING	DRAWING TITLE
C.S.	COVER SHEET
A1)	FIRST FLOOR PLAN
A12	MEZZANINE FLOOR PLAN
A13	LARGE SCALE RESTROOM PLANS
A2)	EXTERIOR ELEVATIONS
A22	EXTERIOR ELEVATIONS
A3)	FOUNDATION PLAN
A32	FOUNDATION DETAILS
A4)	ROOF PLAN
A42	MEZZANINE FLOOR FRAMING
A5)	TYP. WALL SECTIONS
A52	LARGE SCALE DETAILS
A6)	ROOM FINISH & DOOR SCHEDULES
A62	STOREFRONT DETAILS
A8)	HANDICAP DETAILS
M1)	MECHANICAL PLAN
P1)	PLUMBING PLAN
E1)	POWER PLAN
E12	LIGHTING PLAN
L&S)	LIFE SAFETY PLAN

Symbol Legend

DATE
05-09-2025
REVISION
05-21-2025

Phelps Construction

A New Building for:

Phelps Construction

Colombia County, Florida

Lot: Undeveloped Lake City, Parcel: 24456010000

J. MICHAEL HUNNICUTT

ARCHITECT, P.A. AIA

8311 Front Beach Rd., Suite 19 Panama City Beach, Florida 32409 (850) 734-1030

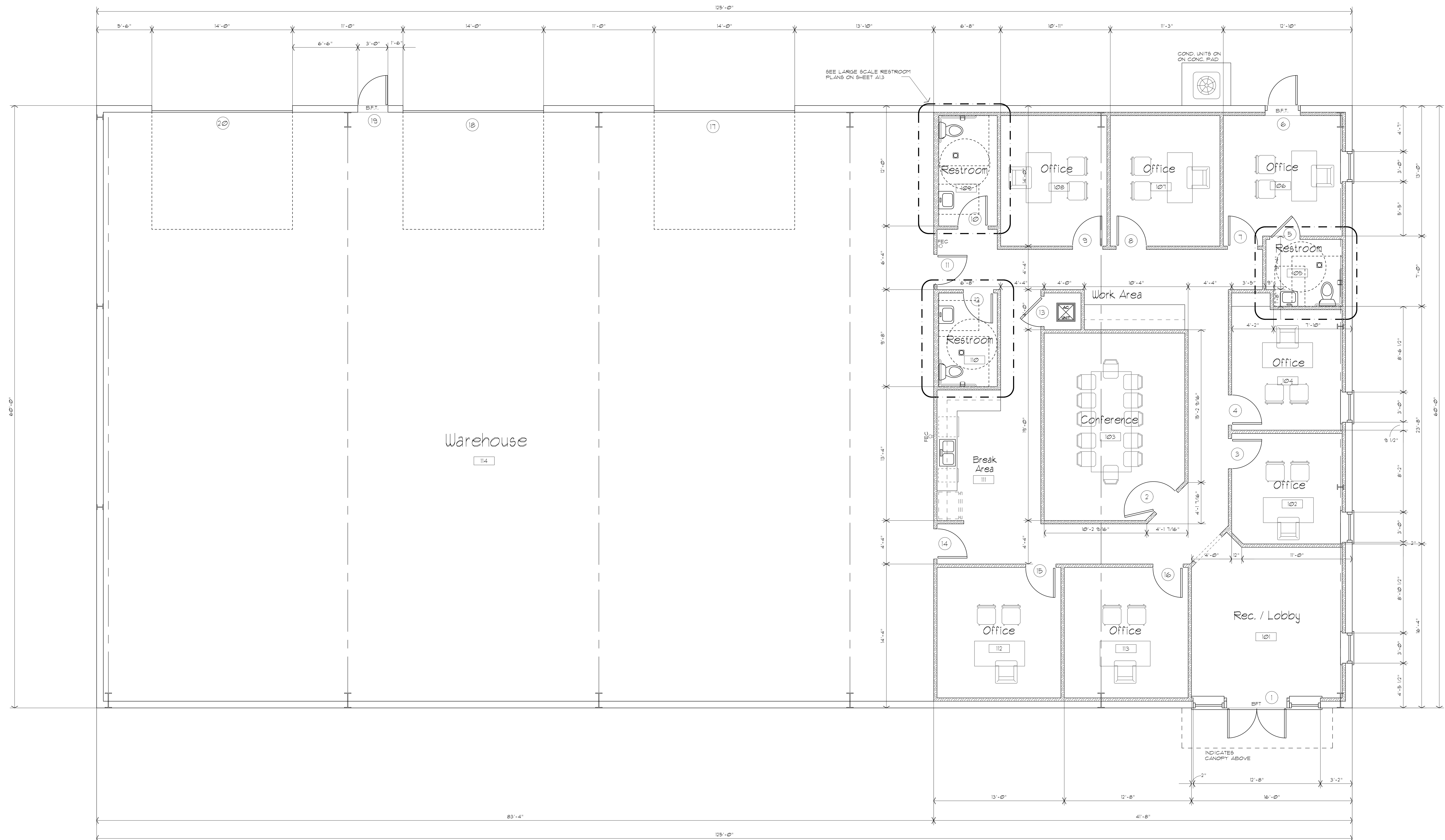
Architectural Registrations: Florida AR000536 Georgia GC001420 NCARE 46510

COPYRIGHT
All rights are reserved and no part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. This permission is granted on the condition that the fee of \$10.00 per copy be paid to the copyright owner. The fee code for users of the Copyright Clearance Center, Inc., 222 Rosewood Drive, Danvers, MA 01923, is 0896-6009/2025 \$10.00.

PROJECT NO.
2511

C.S.

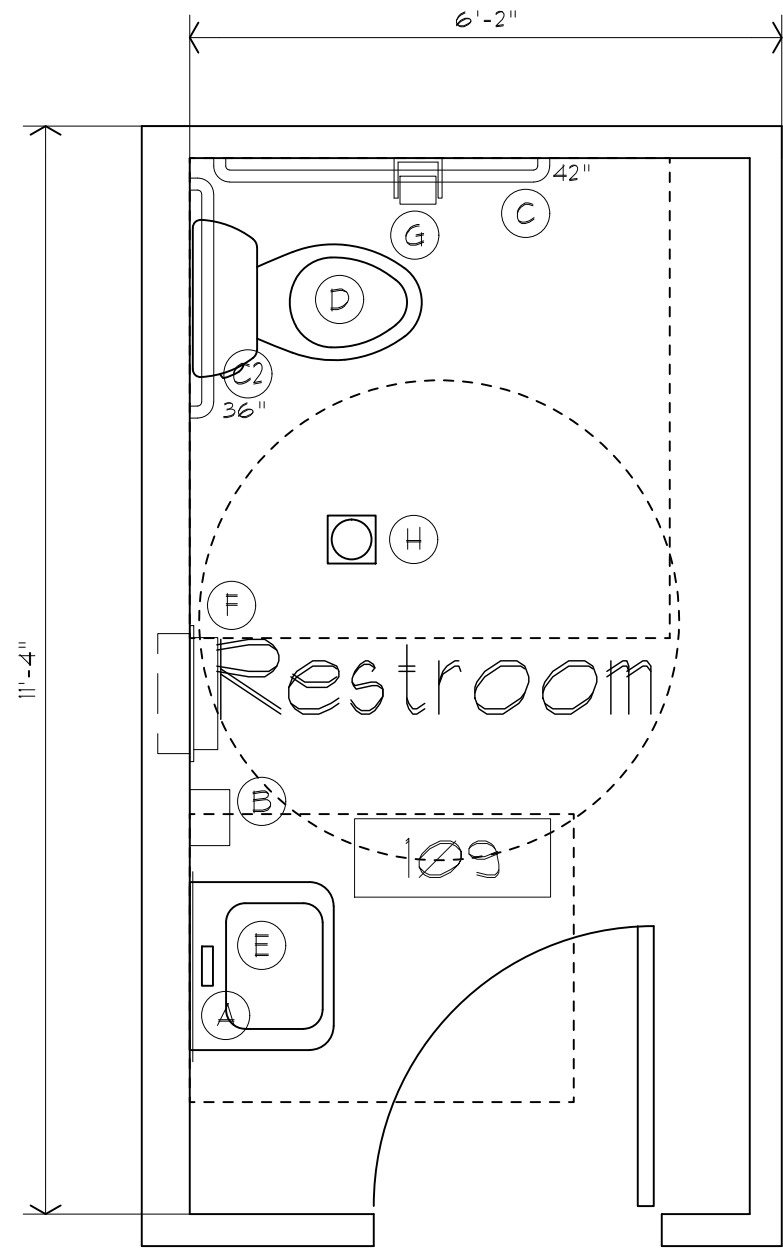
Permit Set



Floor Plan
Scale: 1/4" = 1'-0"

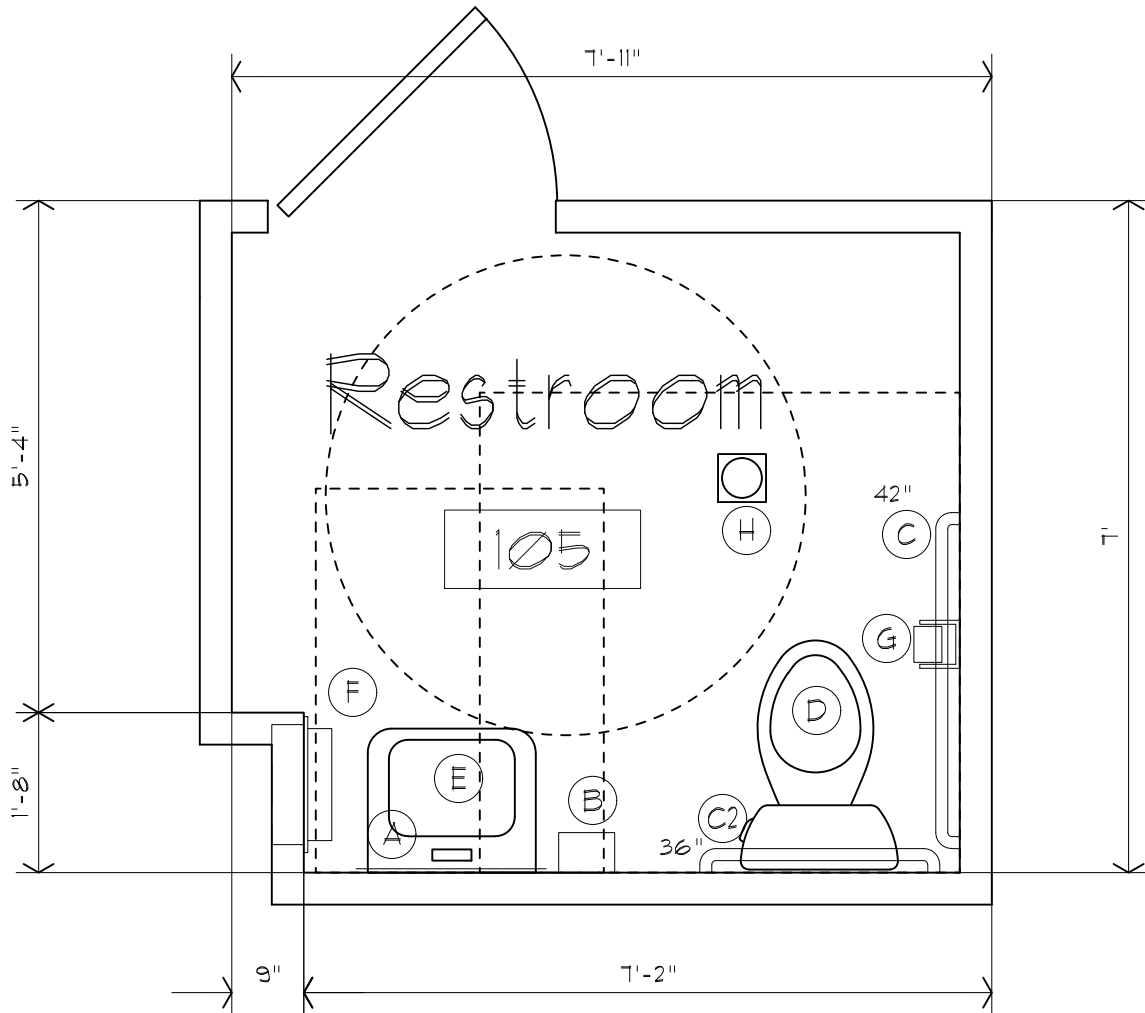
BUILDING AREA TABLE	
The following areas are for Owner's use and are not to be used by Contractor for determining bid.	
Conditioned Office Area	2,500 s.f.
Warehouse	5,000 s.f.
Mezzanine	2,500 s.f.
Total Footprint	7,500 s.f.

	HOSE BIB		DOOR NUMBER - SEE SHEET A6.1 FOR SCHEDULE
	BARRIER FREE THRESHOLD		WINDOW SYMBOL - SEE SHEET A6.2 SIZE
	INTERIOR WALLS ARE 3-1/2" WOOD STUDS AT 16" O.C. W/ 5/8" TYPE X G.B. EACH FACE W/ R-13 BATTS		SHEET NO. _____ ← WALL/ CROSS SECTION DETAIL TAG
	FIRE EXTINGUISHER		6"x6" ALUMINUM DOWNSPOUT



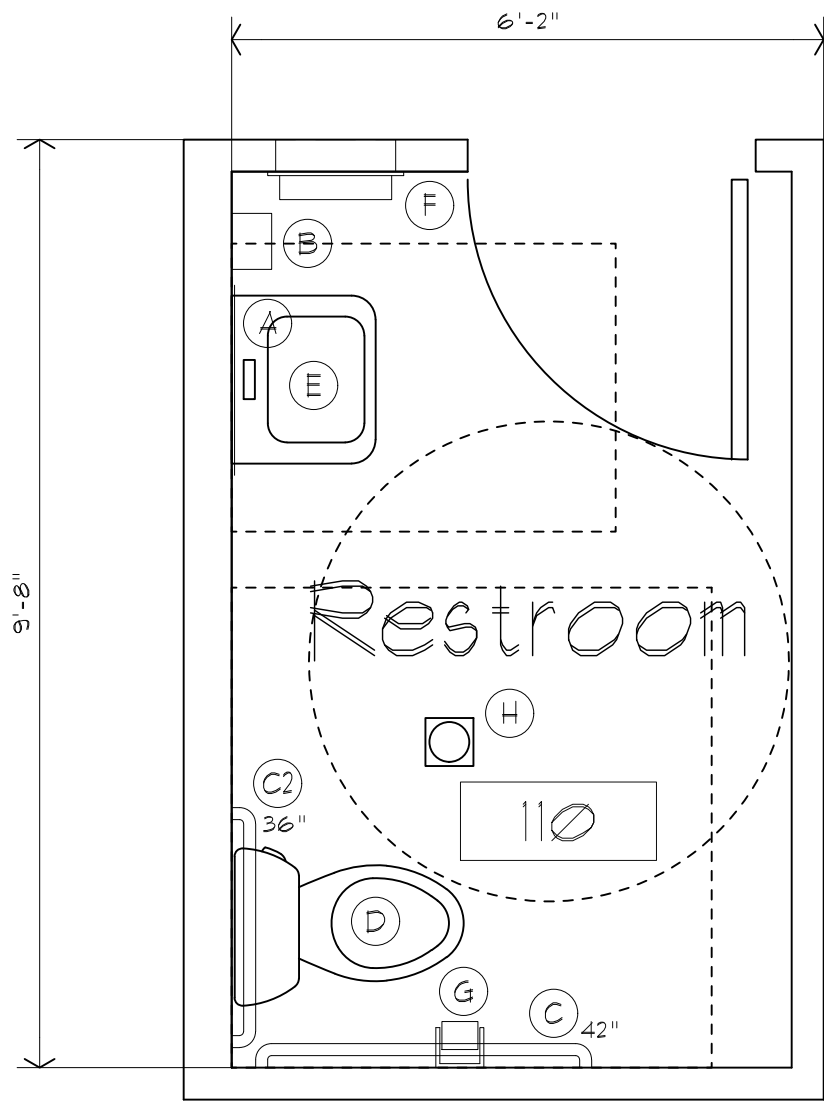
Large Scale Restroom Plan "B"

NOTE:
PROVIDE SOLID BLOCKING BEHIND ALL GRAB BARS (TYP.)
INSULATE DRAIN LINES & WATER LINES BELOW LAV.



Large Scale Restroom Plan "A"

NOTE:
PROVIDE SOLID BLOCKING BEHIND ALL GRAB BARS (TYP.)
INSULATE DRAIN LINES & WATER LINES BELOW LAV.



Large Scale Restroom Plan "C"

NOTE:
PROVIDE SOLID BLOCKING BEHIND ALL GRAB BARS (TYP.)
INSULATE DRAIN LINES & WATER LINES BELOW LAV.

Toilet Accessory Schedule

MARK	ACCESSORY	MOUNTING HEIGHT	NOTES
A	MIRROR - (30" x 36")	40" AFF. MAXIMUM TO BOTTOM OF MIRROR	ATTACH MIRROR PER MANUFATURER STANDARD; CENTER MIRROR W/ LAVATORY BELOW
B	SOAP DISPENSER	WALL MOUNTED; 38" - 40" TO BOTTOM OF DISPENSING MECHANISM	-
C	42" GRAB BAR (SIDE OF U.C.)	33" - 36" AFF.	-
G2	36" GRAB BAR (SIDE OF U.C.)	33" - 36" AFF.	-
D	ADA COMPLIANT WATER CLOSET		-
E	DELTA 2 HANDLE FAUCET		BRUSHED NICKEL FINISH - 2 HANDLE
F	PAPER TOWEL DISPENSER	WALL MOUNTED	MOUNT PAPER TOWEL DISPENSER TO MEET ADA; MOUNT HIGHEST OPERABLE PART OF CONTROLS DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT BETWEEN 15" - 48" AFF.
G	TOILET TISSUE DISPENSER	24" AFF., 15" AFF. TO CL MIN.	
H	FLOOR DRAIN W/ TRAP PRIMER		

DATE
08-09-2025

REVISIONS
08-21-2025

Phelps Construction

A New Building for:

Phelps Construction

Lot 1 Lakeside Industrial, Lake City, Texas 746060310001

Columbia County, Florida

J. MICHAEL HUNNICUTT

ARCHITECT, PA, AIA

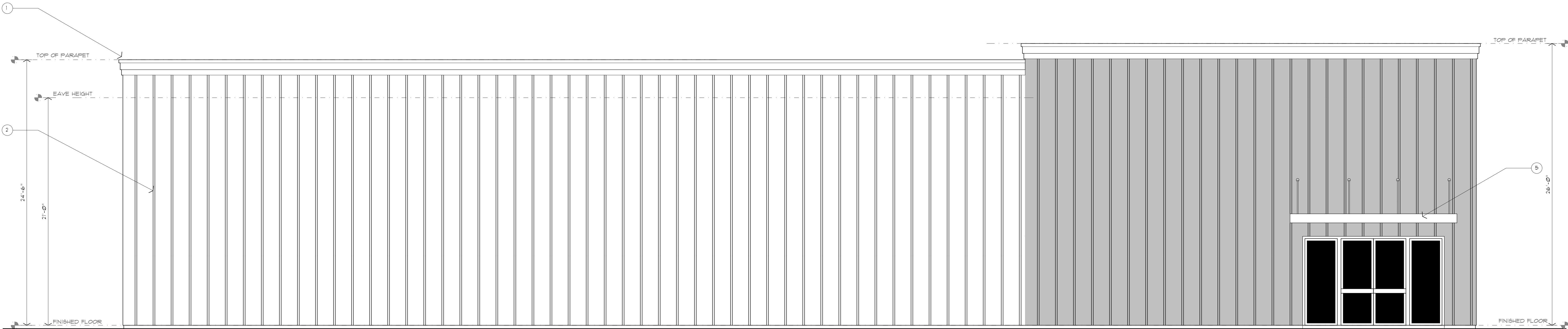
8311 Front Beach Rd, Suite 19 Panama City Beach, Florida 32408 (850) 234-0200

Architectural Registration: Florida ARB000518 Georgia 0007410 NCARB 4650

COPYRIGHT

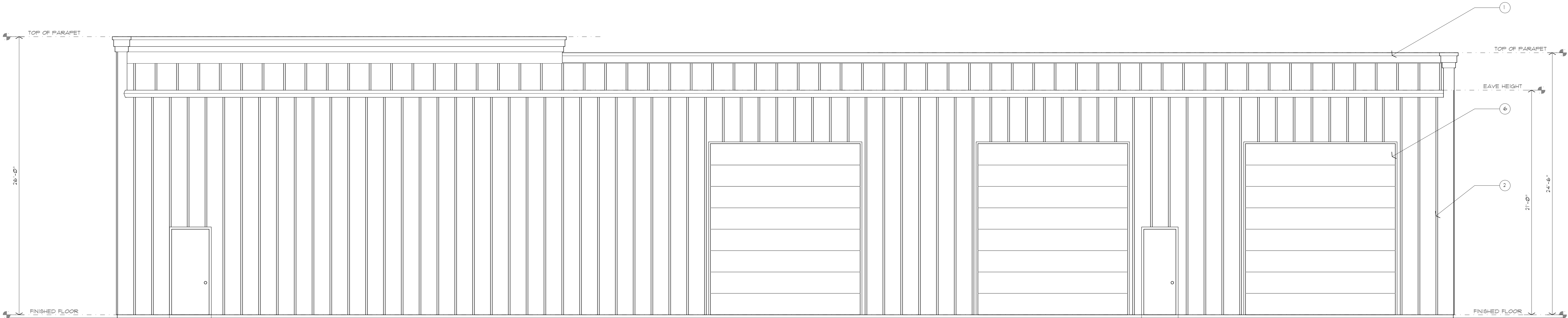
These plans are copyrighted and are subject to copyright. No portion of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. The Architect reserves the right to make any changes or modifications to these plans without notice. The Architect assumes no responsibility for errors or omissions on these plans, and the user assumes all responsibility for the accuracy and completeness of the information provided. The Architect's responsibility is limited to the design and construction of the building as shown on these plans. The user assumes all responsibility for the safety and health of the building occupants and the public. The Architect's responsibility is limited to the design and construction of the building as shown on these plans. The user assumes all responsibility for the safety and health of the building occupants and the public. The Architect's responsibility is limited to the design and construction of the building as shown on these plans. The user assumes all responsibility for the safety and health of the building occupants and the public.

PROJECT NO.
2511



Front Elevation
Scale: 1/4"=1'-0"

LEGEND	
1	METAL ROOFING
2	METAL WALL PANELS
3	CONTRASTING COLOR METAL PANELS
4	DOWNSPOUT
5	PRE-FAB ALUM. AWNING
6	14' X 16' ROLL UP DOOR



Rear Elevation
Scale: 1/4"=1'-0"

DATE
05-03-2025

REVISIONS
05-21-2025

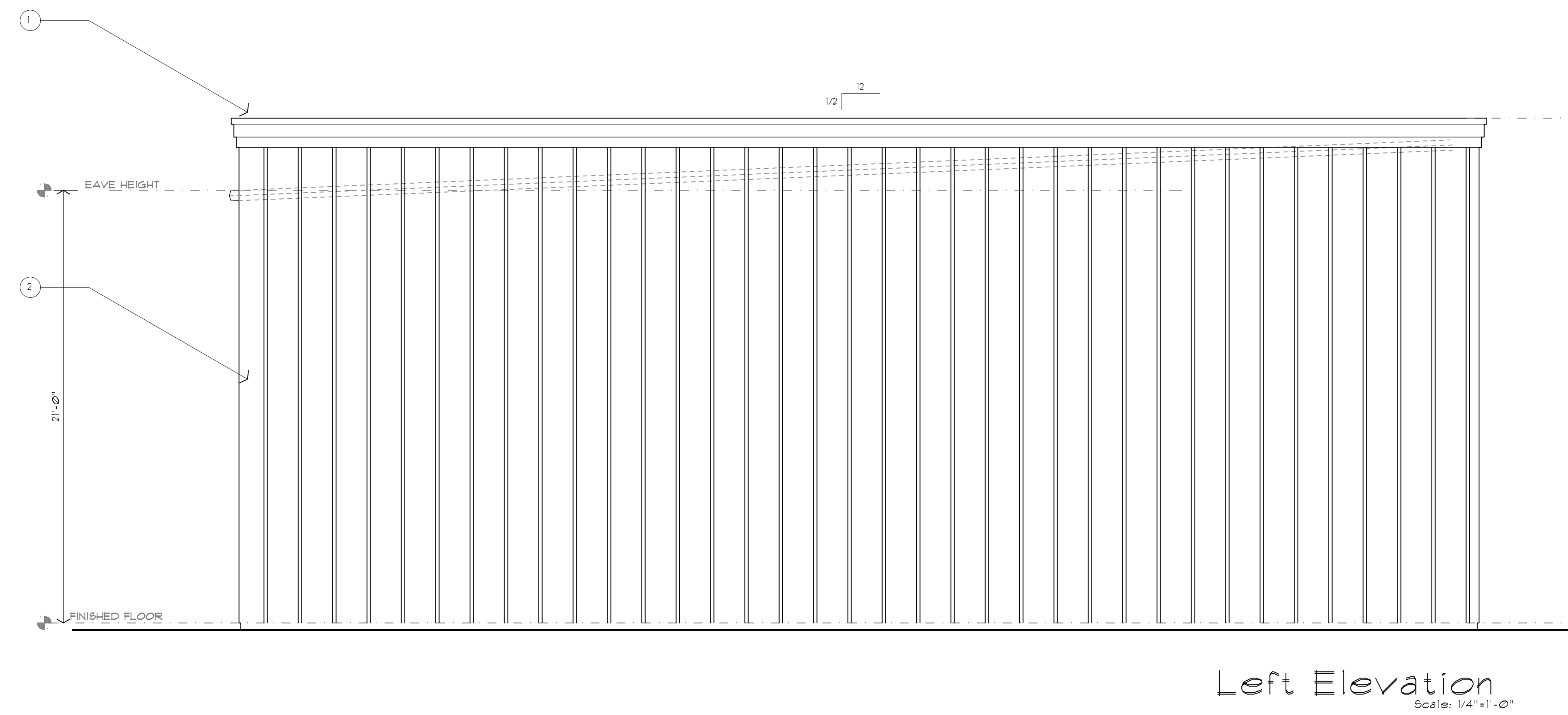
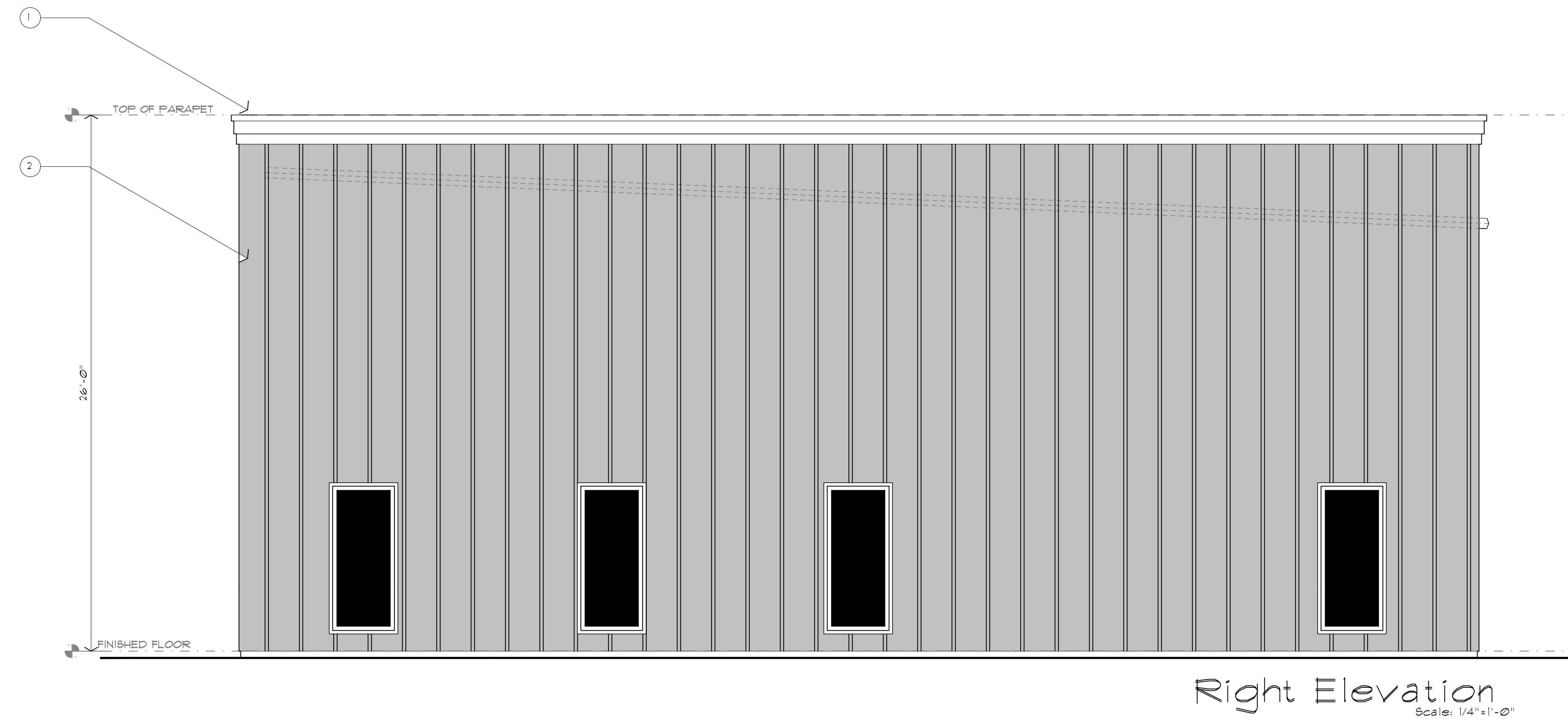
Phelps Construction
A New Building for:
Phelps Construction
Lot 1, Ultradepot Industrial Lake City, Florida 34602-1000
Columbia County, Florida

J. MICHAEL HUNNICUTT
ARCHITECT, P.A. AIA
8311 Front Beach Rd, Suite 19 Panama City Beach, Florida 32408 (850) 234-1030
Architectural Registrations: Florida AR000558 Georgia 001420 NCARS 46516

COPYRIGHT
This plan is copyrighted and
reproduction in any form
without the written consent of
the Architect is prohibited.
Copyright 2025 by
J. Michael Hunnicutt, P.A. AIA
All rights reserved. No part of
this plan may be reproduced
without the written consent of
the Architect. This plan is
intended for the use of the
owner and is not to be used
for any other purpose without
the written consent of the
Architect. Hunnicutt, P.A.
AIA

PROJECT NO.
2511

A2.1



DATE
05-09-2025

[illegible]

Phelps Construction
A New Building for:
Phelps Construction
Lot 1, Luroseep Industrial Lease City, Painesville, OH 44060-210000
Columbia County, Florida

J. MICHAEL HUNNICUTT
ARCHITECT, P.A. AIA

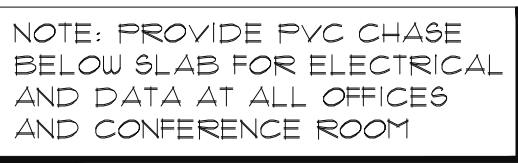
2311 Front Beach Rd., Suite 19 Panama City Beach, Florida 32408 (850) 234-1030
Architectural Registrations: Florida A00005536 Georgia 0007420 NCARB 4650

COPYRIGHT

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Rule 302 of the Copyright Act of 1976 and known as Architectural Works. Architectural Copyright Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements within the design. Unlike such protection, unauthorized use of the design may not be represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to the author. Hamilton, Architects, P.A., AIA.

PROJECT NO.
2511

Δ22



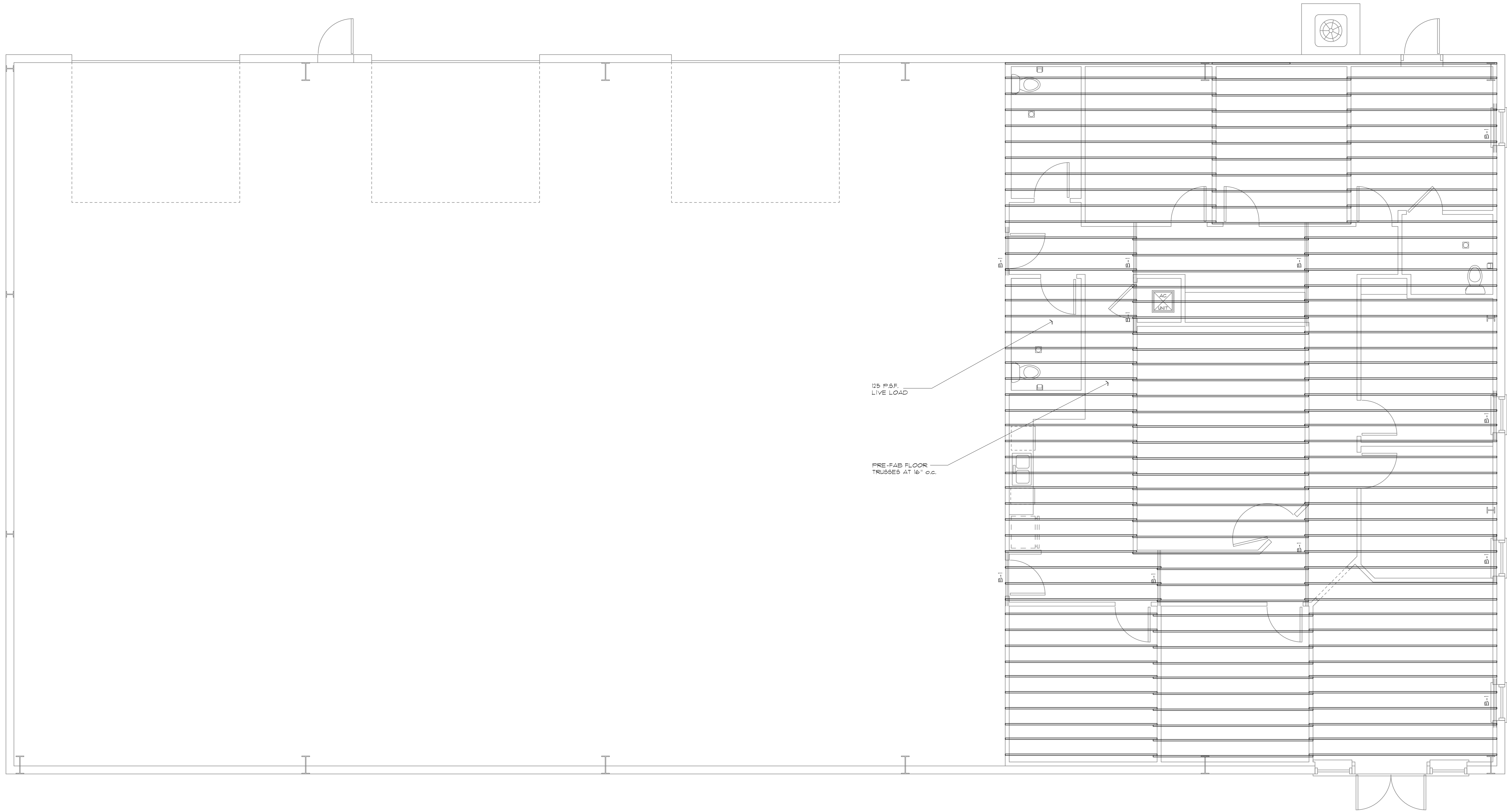
FOOTING
SLAB

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
CONSTRUCTION JOINT LAYOUT AND
INSTALLATION - SUBMIT LAYOUT
FOR REVIEW AND APPROVAL

A3.1



Permit Set



Mezzanine Floor Framing Plan
Scale: 1/4"=1'-0"

NOTE: COORDINATE DUCT CHASE WITH MECHANICAL

Legend
===== BEAM

BEAM SCHEDULE	
B-1	(2) 2x12's w/ 1/2" PLYWOOD BETWEEN

DATE
05-09-2025

REVISIONS
05-27-2025

Phelps Construction
A New Building for:
Phelps Construction
Lot 1, Unincorporated, Lake City, Florida 346010601
Columbia County, Florida

J. MICHAEL HUNNICUTT
ARCHITECT, P.A., AIA

8311 Front Beach Rd, Suite 103
Fanning City, Beach, Florida 32408 (850) 224-1030
Architectural Registrations: Florida AR000598 Georgia 001420 NCARB 48510

COPYRIGHT
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. This document is the property of J. Michael Hunnicutt Architect, P.A., AIA. It is to be used only for the project and location specified on the title block. It is not to be distributed, copied, or otherwise used for any other project or location without the prior written permission of the copyright owner. This document is the property of J. Michael Hunnicutt Architect, P.A., AIA. It is to be used only for the project and location specified on the title block. It is not to be distributed, copied, or otherwise used for any other project or location without the prior written permission of the copyright owner.

PROJECT NO.
2511

B.1.1	Structural steel items shall be as detailed on drawings. Provide bolted connections to framing members. Touch-up primer steel shall be A36 grade.
B.1.2	All structural steel shall conform to ASTM specification A-36 of latest revision. Fabrication and erection shall be as per AISI Code of Standard Practice.
B.1.3	Provide and install miscellaneous metal accessories required for complete attachment and fabrication.

1. METAL BUILDING MANUFACTURER SHALL PROVIDE COMPLETE ERECTION PLANS. PLANS SHALL BE PREPARED BY AND BEAR THE SEAL OF A FLORIDA REGISTERED ENGINEER.
2. BUILDING SHALL BE ERECTED IN STRICT ACCORDANCE WITH DESIGN ENGINEERS SPECIFICATIONS AND INSTRUCTIONS. BUILDING SHALL BE IN ACCORDANCE WITH AISI AND NEMA STANDARDS.
3. METAL BUILDING MANUFACTURER SHALL PROVIDE ANCHOR BOLT SIZE AND LOCATION PLAN.
4. BUILDING DESIGN SHALL BE BASED ON THE FOLLOWING MINIMUM DESIGN LOADS:

PRE-FINISHED CAP
LAP JOINTS- SEAL
PEEL- N- STICK BASE FLASHING
CONCRETE W/ 3/4" FLYWOOD
COVERINGS
5/8" SHEATHING
METAL WALL PANELS
METAL ROOF PANELS OVER METAL BUILDING INSULATION
6" SPRAY FOAM INSULATION
W/ VENTION INHIBITOR
ROOF TO WALL FLASHING
W/ FLEXIBLE TYVEK COUNTER
FLASHING
METAL WALL PANELS
6" SPRAY FOAM INSULATION
W/ VENTION INHIBITOR
RIGID FRAME BASE W/ BOLTS
VENT W/ METAL SLAG TRAPS
GRADE

PARAPET HEIGHT
1'-0"
EAVE HEIGHT
23'-6"
EAVE HEIGHT
23'-6"

1/2" = 1'

COMPONENTS + CLADDING		
LOCATION	TRIBUTARY AREA	DESIGN WIND PRESSURE (PSF)
ROOF (CORNER ZONE)	< 10 SF	61 PSF
	10 - 50 SF	61 PSF
	50 - 100 SF	48 PSF
	> 100 SF	42 PSF
ROOF (EDGE ZONE)	< 10 SF	61 PSF
	10 - 50 SF	61 PSF
	50 - 100 SF	48 PSF
	> 100 SF	42 PSF
ROOF (INTERIOR ZONE)	< 10 SF	23 PSF
	10 - 50 SF	23 PSF
	50 - 100 SF	23 PSF
	> 100 SF	21 PSF

COMPONENTS + CLADDING		
LOCATION	TRIBUTARY AREA	DESIGN WIND PRESSURE (PSF)
WALL (END ZONE)	< 10 SF	42 PSF
	10 - 50 SF	42 PSF
	50 - 100 SF	31 PSF
	> 100 SF	34 PSF
WALL (INTERIOR ZONE)	< 10 SF	34 PSF
	10 - 50 SF	34 PSF
	50 - 100 SF	32 PSF
	> 100 SF	29 PSF

Wall Section

DATE
05-09-2025

[illegible]

Phelps Construction

*A New Building for:
Phelps Construction*

Columbia County, Florida

Lot 1 Windswept Industrial, Lake City, Parcel 2445603120601

J. MICHAEL HUNNICUTT
ARCHITECT, P.A., AIA

8317 Front Beach Rd., Suite 19 Panama City Beach, Florida 32408 (850) 234-1030
Architectural Decorations, Electric Appliances General Contractor NCARB 14500

COPYRIGHT

These plans are copyrighted and are subject to copyright protection as an architectural work under Sec. 106 of the Copyright Act, 17 U.S.C., as amended December 1980 and known as architectural plans. Copyright Protection Act of 1976. The Copyright includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design, under such protection, unauthorized use of these plans, work, or home reproduction, can legally result, the cessation of construction of buildings being seized and/or monetary damages to A. Michael Harwood, Architect, P.A. LLC.

PROJECT NO.
2511

A5.1

DOOR SCHEDULE

DNO	TYPE	WIDTH	HEIGHT	FINISH	REMARKS	CLOSERS	HARDWARE	
1	E	12'-0"	7'-0"	PANT	ALUM.			
2	I	3'-0"	7'-0"	PANT	SOLID WOOD			
3	I	3'-0"	7'-0"	PANT	SOLID WOOD			
4	I	3'-0"	7'-0"	PANT	SOLID WOOD			
5	I	3'-0"	7'-0"	PANT	SOLID WOOD			
6	E	3'-6"	7'-0"	PANT	ALUM.			
7	I	3'-0"	7'-0"	PANT	SOLID WOOD			
8	I	3'-0"	7'-0"	PANT	SOLID WOOD			
9	I	3'-0"	7'-0"	PANT	SOLID WOOD			
10	I	3'-0"	7'-0"	PANT	SOLID WOOD			
11	I	3'-0"	7'-0"	PANT	SOLID WOOD			
12	I	3'-0"	7'-0"	PANT	SOLID WOOD			
13	I	3'-0"	7'-0"	PANT	SOLID WOOD			
14	I	3'-0"	7'-0"	PANT	SOLID WOOD			
15	I	3'-0"	7'-0"	PANT	SOLID WOOD			
16	I	3'-0"	7'-0"	PANT	SOLID WOOD			
17	G	16'-0"	14'-0"	PANT	STEEL			
18	G	16'-0"	14'-0"	PANT	STEEL			
19	E	3'-0"	7'-0"	PANT	ALUM.			
20	G	16'-0"	14'-0"	PANT	STEEL			

DOOR NOTES:

HARDWARE:

- A) LOCKSET, 2 PAIR HINGES, DOOR STOP, SILENCERS
B) PRIVACY, 2 PAIR HINGES, DOOR STOP, SILENCERS, CLOSER
C) SONITROL ENTRY SYSTEM, HINGES, CLOSER, THRESHOLD, WEATHERSTRIPPING
D) PASSAGE SET, 2 PAIR HINGES, DOOR STOP, SILENCERS
E) SONITROL ENTRY SYSTEM, 2 PAIR HINGES, DOOR STOP, SILENCERS, CLOSER

1. DOORS AND FRAMES: ALL INTERIOR DOORS TO BE FLUSH PANEL
2. HARDWARE: SCHLAGE OR EQUAL, COMMERCIAL GRADE
LEVER TYPE, HANDICAP ACCESSIBLE
HARDWARE / BRUSHED NICKEL
3. HINGES TO MATCH

REFER TO OWNER'S SCOPE FOR KEYING

Room Finish Schedule

NUMBER	NAME	FLOOR	BASE	WALL-MATL.	WALL-FIN.	CLG-MATL.	CLG-FIN.	CLG-HT.	REMARKS
101	Rec./Lobby	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
102	Office	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
103	Conference	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
104	Office	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
105	Restroom	Ceramic Tile	Wood	1/2" M.R. G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
106	Office	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
107	Office	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
108	Office	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
109	Restroom	Ceramic Tile	Wood	1/2" M.R. G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
110	Restroom	Ceramic Tile	Wood	1/2" M.R. G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
111	Break Room	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
112	Office	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
113	Office	Vinyl	Wood	1/2" G. B.	Paint	5/8" G. B.	Smooth/ Paint	10'-0"	
114	Warehouse	Sealed Conc.	None	----	----	Exposed To Roof	----	----	

Room Schedule Notes:

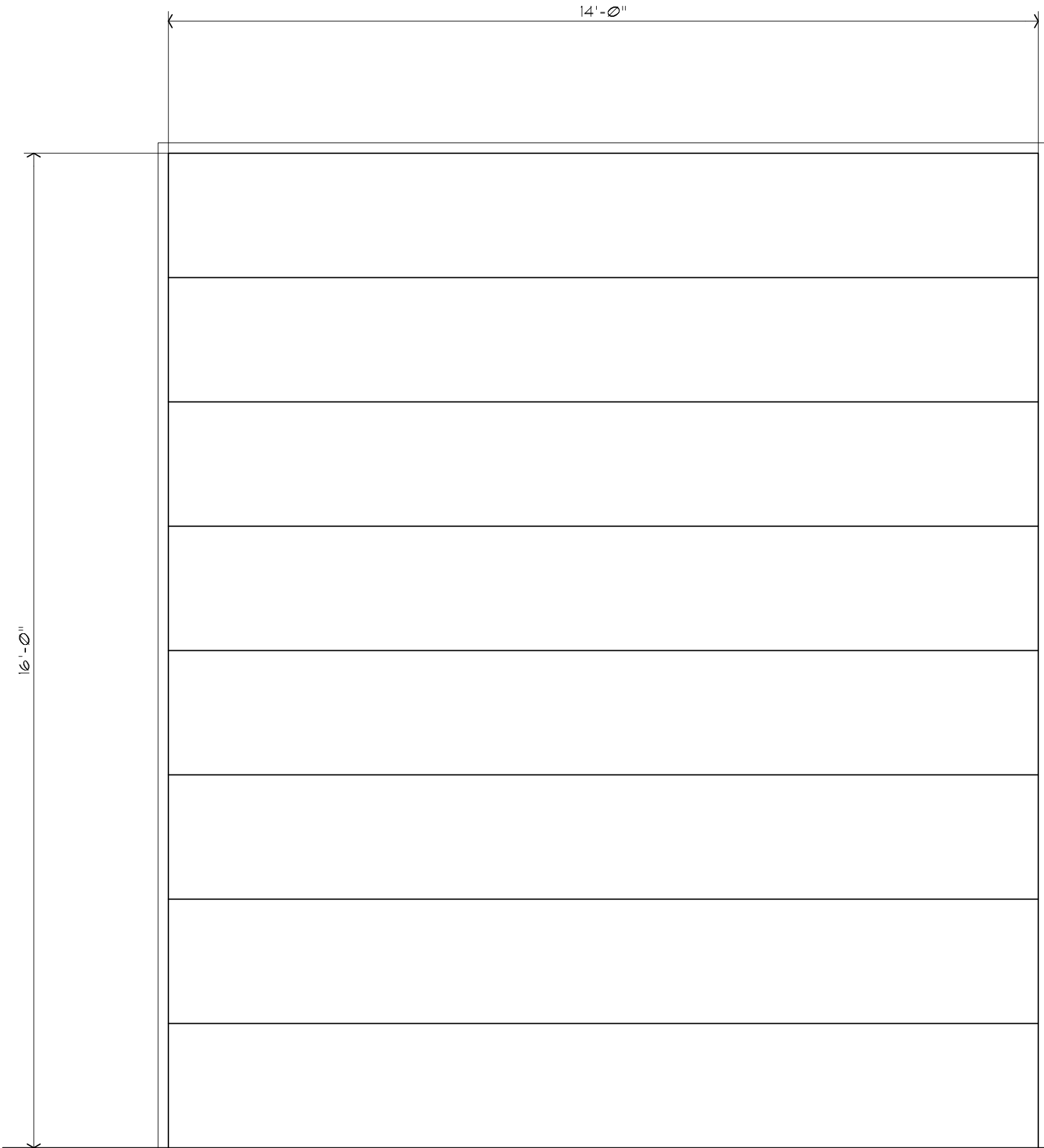
1. All floor finishes as selected by owner or as specified below.
2. VGT - Azrock Vinyl Composition Tile - reference specs: ASTM F1066, Class 2 through pattern (replaces F8 50-T-302B Type IV, Composition I, non-acoustic formulated) F81 /25, ASTM Designation F 1066-95, Composition I, CPM number 1446-95 evaluation applies to tile Type A (Plain and Mottled Tile) according to CSA A1261-M1984, Color selected by owner or architect from manufacturer's standard color selections.
3. Sealed Concrete - Sealer shall provide a clear, acrylic water-base finish designed to protect and beautify concrete surfaces. Sealer shall penetrate the surface to protect against all organic stains including grease & oil. Sealer shall have a semi-gloss finish which enhances the color of the surface.
4. Wood - 6" Colonial Paint grade wood.
5. Ceramic Tile - Ceramic tile shall be medium grade quality appropriate for heavy traffic areas including all residential interiors and commercial applications. Tiles shall be nominal 12"x12" with smooth surface. Use appropriate installation methods according to ANSI A118-1993. Tile color and grout color shall be selected by owner or architect.
6. Gypsum Drywall systems - eggshell emulsion finish, 2 coats over primer
Primer coat: interior latex primer coat
First & second finish coats: interior eggshell latex base paint.
P. Tile -- Porcelain wall or floor tile.
Wood -- Wood base board per profile indicated.
5/8" GB -- 5/8" Gypsum Board
5/8" M.R. GB -- 5/8" Moisture Resistant Gypsum Board
Smooth -- Smooth finish w/ paint.
AC Spray -- Acoustic Spray
Hardud -- Hardwood flooring
VT -- Vinyl Tile
CON -- Concrete, Sealed

1st Floor

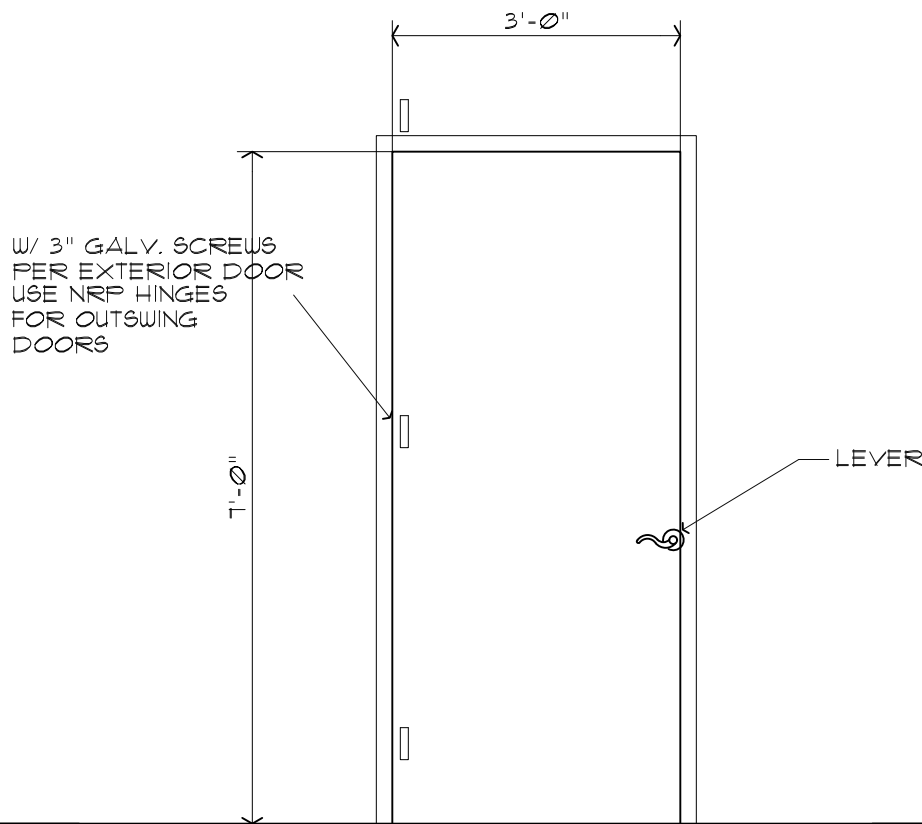
Room Schedule

& Details

Scale: N.T.S.

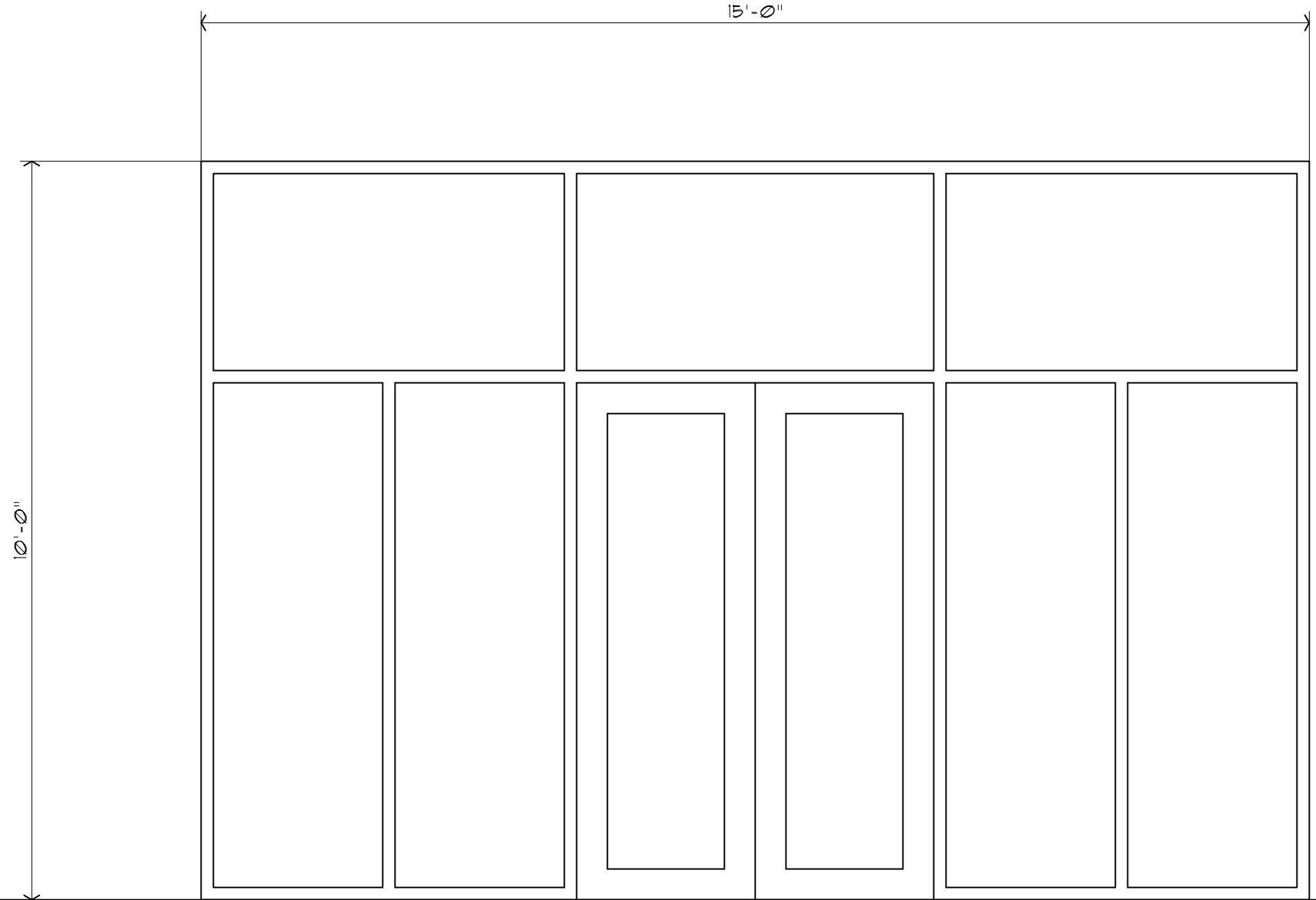


Roll up Door



Exterior Door

THRM-1A-TRU

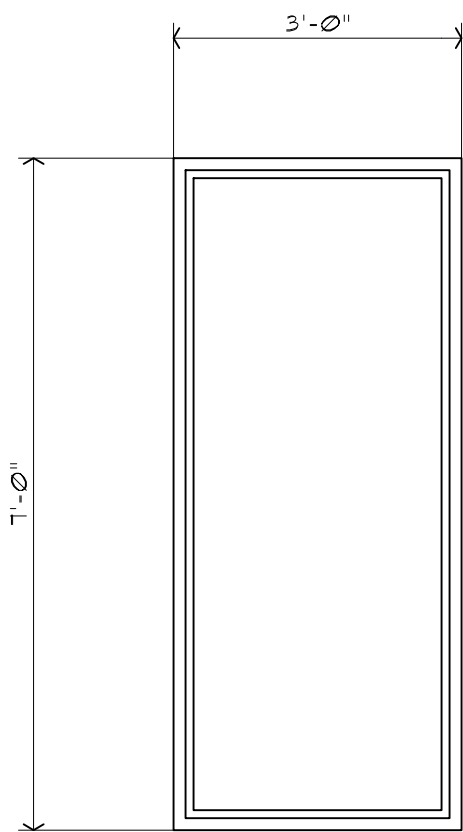


Storefront

Door Details

AS SELECTED BY OWNER

Scale: 1/2"=1'-0"



DATE
05-03-2025

REVISIONS
05-21-2025

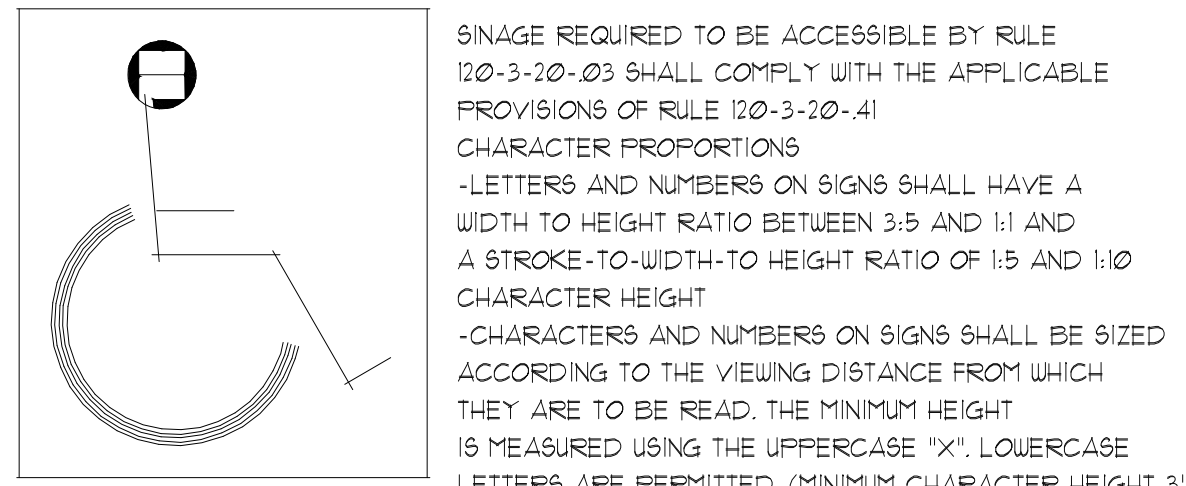
Phelps Construction
A New Building for:
Phelps Construction
Lot 1, Widdoway Industrial Lake City, Florida 34601-0000
Columbia County, Florida

J. MICHAEL HUNNICUTT
ARCHITECT, P.A., AIA
8311 Front Beach Rd., Suite 19 Panama City Beach, Florida 32408 (850) 234-1030
Architectural Registrations: Florida AS000518 Georgia 00140 NCARB 4656

COPYRIGHT
These plans are the copyrighted and
exclusive property of J. Michael Hunnicutt
Architect, P.A. No part of these plans
may be reproduced, stored in a retrieval
system, or transmitted in any form or
by any means, electronic, mechanical,
photocopying, recording, or by any
information storage and retrieval system,
without prior written permission from
J. Michael Hunnicutt Architect, P.A.,
AIA.

PROJECT NO.
2811

A6.1



RAISED BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS) - LETTERS AND NUMERALS SHALL BE RAISED 1/32" UPPERCASE SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE RAISED CHARACTERS AT LEAST 5/8"(6mm) HIGH, BUT NO HIGHER THAN 7/8"(6mm). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6"(50mm) MINIMUM HEIGHT.

FINISH AND CONTRAST

• THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

CONTRAST = $\frac{A_2(B_1 - B_2)}{B_1 \times B_2} \times 100$

WHERE: A_2 = LIGHT REFLECTANCE VALUE (LVR) OF THE LIGHTER AREA AND B_2 = LIGHT REFLECTANCE VALUE (LVR) OF THE DARKER AREA

MOUNTING LOCATION

• WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE DOORWAYS, SIGNS SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL.

• MOUNTING HEIGHT SHALL BE 60 INCHES (1525mm) ABOVE THE FINISHED FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF THE SIGNAGE WITH OUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

Signage & Criteria

10-30-20-14.

DOORWAYS SHALL HAVE A MINCLEAR OPENING OF 32" (815mm) WITH THE DOOR OPEN 90 DEG. MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. OPENINGS MORE THAN 24" IN DEPTH SHALL COMPLY WITH RULE 120-3-2014.

THRESHOLDS AT DOORWAYS- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCHES (19mm) IN HEIGHT FOR EXTERIOR SLIDING DOORS AND 1/2 INCHES (13mm) FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (SEE RULE 120-3-2016/22).

DOOR HARDWARE- HANDLES PULLS LATCHES, LOCKS AND OTHER HARDWARE ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE A TIGHT GRASP TIP PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES (1220mm) ABOVE FINISHED FLOOR.

DOOR CLOSER- IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 10 DEG. THE DOOR WILL TAKE 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.

DOOR OPENING FORCE- THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

A- FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA 80 DOORS & WINDOWS.

B- OTHER DOORS

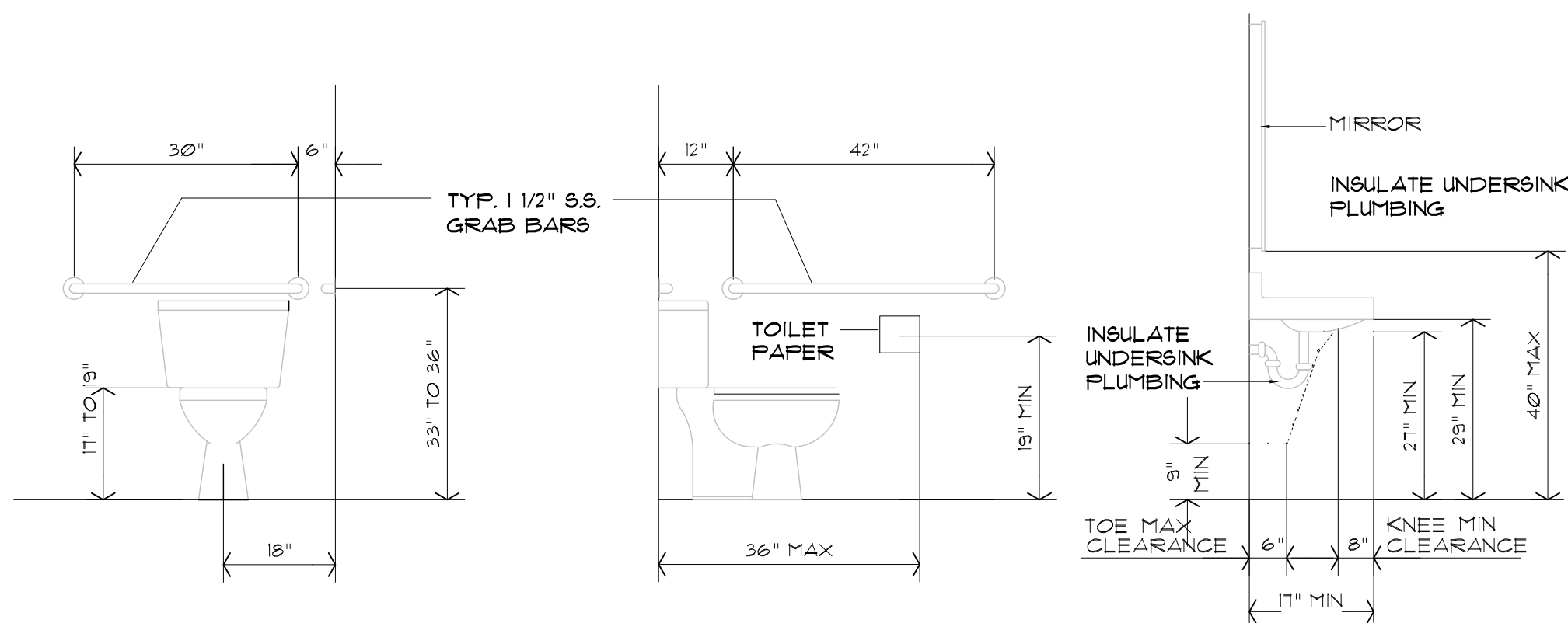
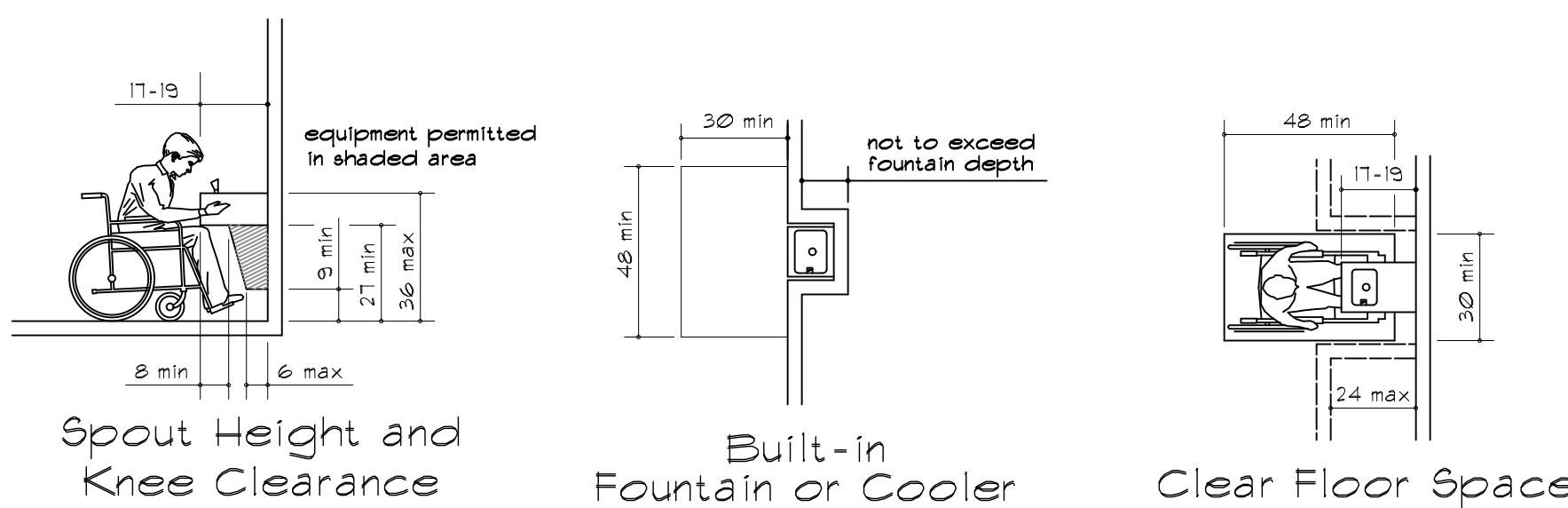
- 1- EXTERIOR HINGED DOORS-8.5 LBS (3.9N)
- 2- INTERIOR HINGED DOORS- 5 LBS(22.2N)

Door

Door Criteria

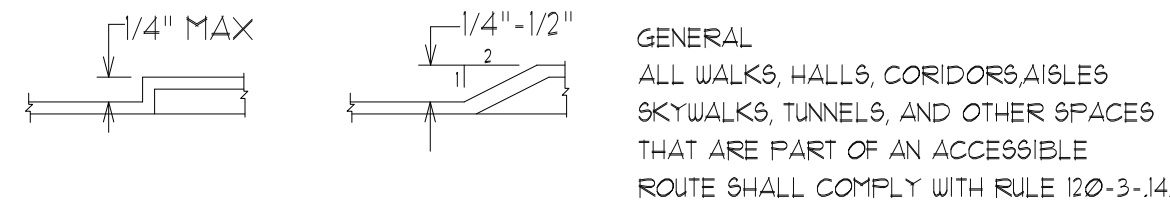
RULE 120.3-2015
GENERAL OBJECTS PROTRUDING FROM WALLS & THEIR LEADING EDGES BETWEEN 27" AND 80"(688mm AND 2032mm) ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES (102mm) TO WALLS, HALLS, CORRIDORS, PASSAGEWAYS, OR ALIBRE. OBJECTS MOUNTED ON THEIR LEADING EDGES AT OR BELOW 21 INCHES (533mm) ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT, FROM THE WALL, PROVIDED THAT THE PROTS OR PYLONS THAT OVERHANG 12 INCHES (305mm) MAXIMUM 21 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE ACCESSIBLE ROUTE.

Protruding Objects



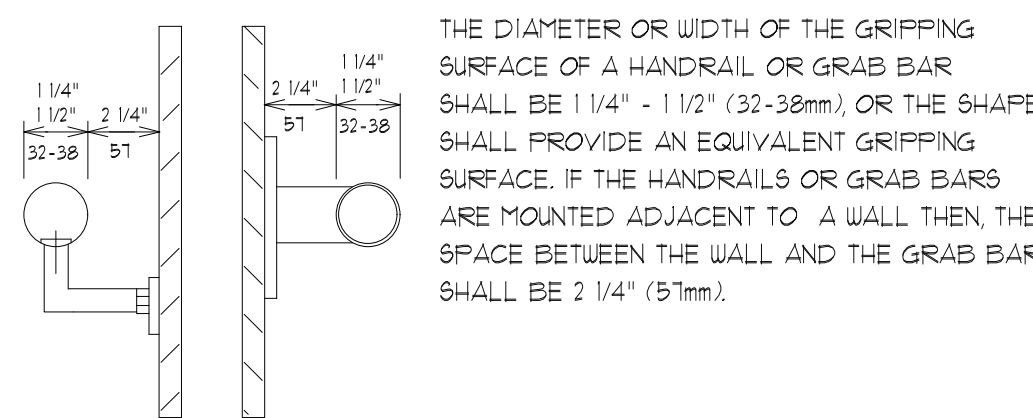
Handicapped Details
SCALE: 1/2"=1'-0"

SCALE: 1/2"=1'-0"



WITH THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" (93mm) EXCEPT AT DOORS (SEE RULE 120-3-20-10.14.5) AND RULE 120-3-24-24.6).
HEAD ROOM: ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-20-10.5. SURFACE TEXTURES OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-20-10.6. SLOPE: ALL ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 120-3-20-10.6.15 AND SHALL COMPLY WITH RULE 120-3-20-10.19. CROSS SLOPE SHALL NOT EXCEED 1/8" PER FOOT. CHANGES IN LEVEL: CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-20-10.6. IF AN ACCESSIBLE ROUTE WAS CHANGED IN LEVEL GREATER THAN 1/2" (13mm) THEN A CURB RAMP, RAMP, ELEVATOR OR PLATFORM LIFT (AS PERMITTED IN RULES 120-3-20-20.9) AND 120-3-21-3.1) SHALL BE PROVIDED THAT COMPLIES WITH RULES 120-3-20-10.18 AND 120-3-20-21. 120-3-20-22, RESPECTIVELY. ACCESSIBLE ROUTE DOES NOT INCLUDE STAIRS, STEPS, OR ESCALATORS.
DOORS- DOORS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-24-24.6.
EGRESS- ACCESSIBLE ROUTES SERVING ANY ACCESSIBLE SPACE OR ELEMENT SHALL ALSO SERVE AS A MEANS OF EGRESS FOR EMERGENCIES OR CONNECT TO AN ACCESSIBLE AREA OF RESCUE ASSISTANCE.

Accessible Route Criteria



THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATION:

A) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAX. BENDING MOVEMENT FROM THE APPLICATION OF 250 LBS. SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

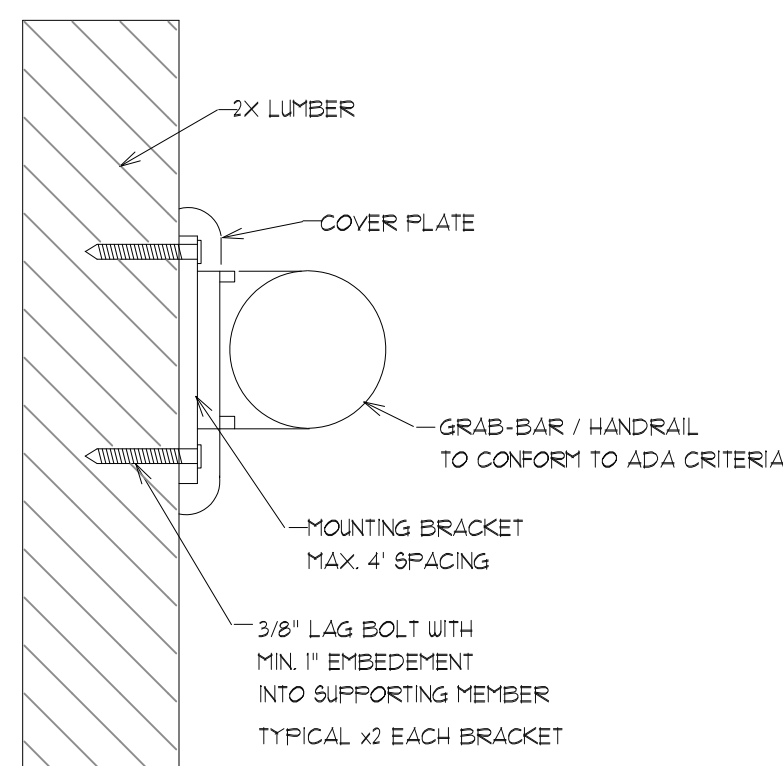
B) SHEAR STRESS INDUCED IN A GRAB BAR OR A SEAT BY THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE GRAB BAR OR SEAT, IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER

A) AND TORSIONAL SHEAR STRESS SHALL BE TOTALLED FOR THE COMBINED SHEAR STRESS. WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 150 PSI LOAD SHALL BE LESS THAN THE TOLERABLE LOAD OF THE FASTENER OR MOUNTING DEVICE. D) THE FASTENING OR MOUNTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD, D) TENSILE FORCE INDUCED IN A FASTENER BY DIRECT TENSION FORCE OF 150 PSI LBS PLUS THE MAXIMUM MOVEMENT FROM THE APPLICATION OF 150 PSI LBS, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

E) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

F) HANDRAILS SHALL NOT BE ATTACHED TO ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP EDGES. SHARP EDGES SHALL HAVE A MAX RADIIUS OF 1/8" (32mm).

Handrail Criteria



Handrail / Grab-Bar Mounting Detail

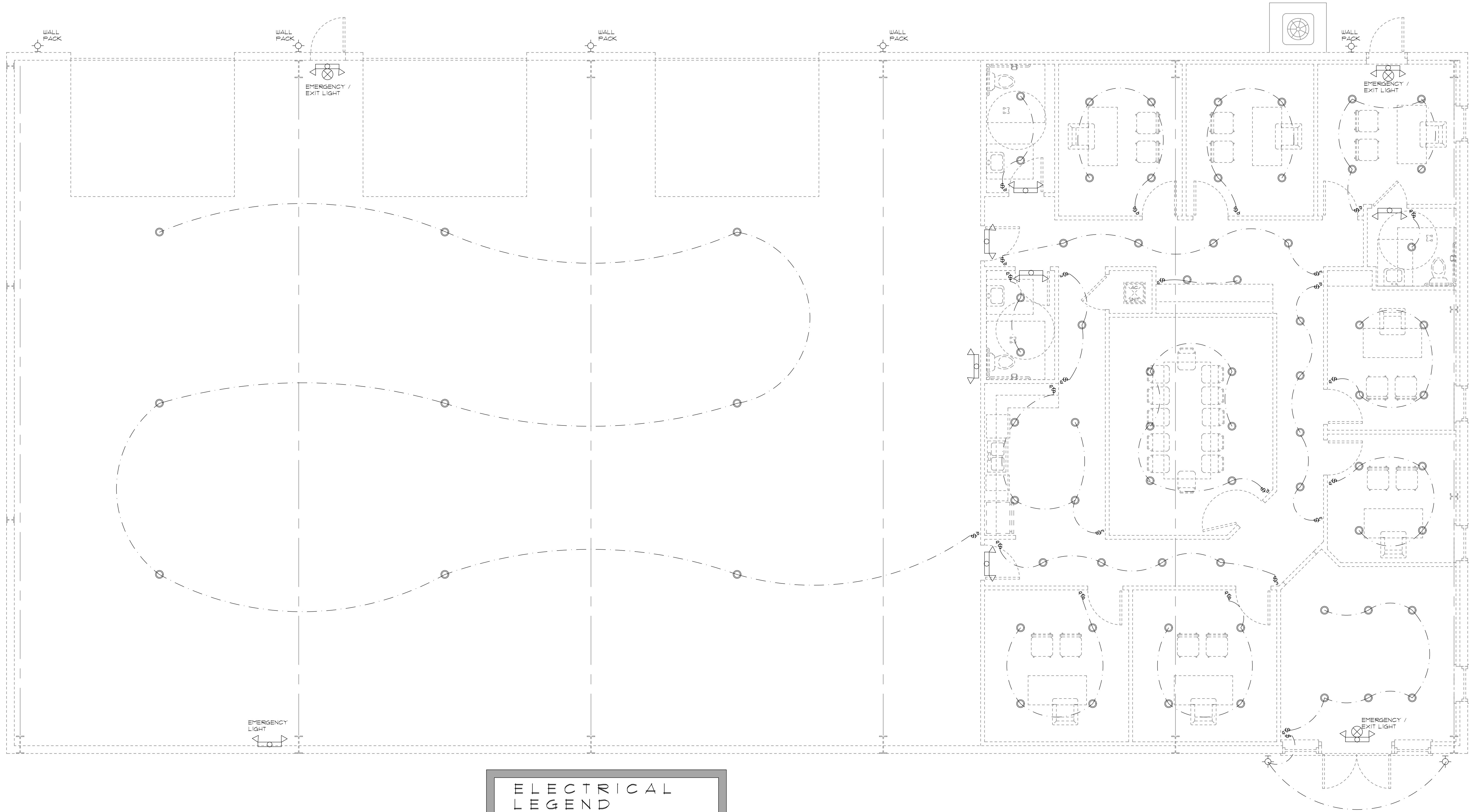
COPYRIGHT

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1980 and known as Architectural Works Copyright Protection Act of 1980. The protection includes but is not limited to the design or plan, as well as the arrangement and composition of spaces and elements of the design. Under such restriction and control, the use of these plans, work or home represented, can legally result in the cessation of construction or buildings being copied and/or non-authorized companies.

Michael J. Iannotti, Architect, P.A., AIA.

MARK	MANUFACTURER	TYPE OF FIXTURE	PIPE SIZES					
			CW	HW	WASTE FU	WATER FU	W	V
P-1	AMERICAN STANDARD	WALL MOUNTED SINK	1/2"	1/2"	1"	2"	2"	2"
P-2	AMERICAN STANDARD	ADA TANK TOILET, ELONGATED BOWL	1/2"	--	4"	5"	4"	3"
P-3	EAGLE	FLOOR DRAIN W/ TRAP PRIMER	--	--	3"	3"	3"	3"
P-4	VERIFY	ELECTRIC WATER HEATER	3/4"	--	--	--	--	--
P-5	VERIFY	UNDERMOUNT SINK	1/2"	1/2"	1"	2"	2"	2"

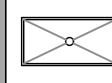
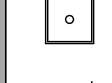
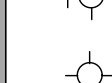
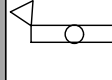
Permit Set



Lighting Plan
Scale: 1/4" = 1'-0"

ELECTRICAL LEGEND

REFER TO THE ELECTRICAL PLANS FOR LOCATION OF
ITEMS INDICATED THIS LEGEND

-  2x4 LIGHT FIXTURE - SEE LIGHT FIXTURE SCHEDULE
-  2x2 LIGHT FIXTURE - SEE LIGHT FIXTURE SCHEDULE
-  SURFACE MOUNTED LIGHT - VERIFY W/ OWNER
-  SURFACE MOUNTED LIGHT - VERIFY W/ OWNER
-  DATA DEVICE - CAT 6 & TELEPHONE
DATA OUTLET - 3/4" CONDUIT INSIDE WALLS
TO ABOVE THE CEILING. INSTALL CAT 6 AND HOMERUN
TO IT STORAGE * 100'. LABEL ALL ENDS
-  COMBO EXIT SIGN WITH BATTERY PACK & EMER. HEADS
LED
-  EXIT LIGHTS, LED
-  400 W LED M/H Highbay
-  4' TANDEM - LED STRIP LIGHT FIXTURE

ALL DEVICE COVER PLATES TO BE WHITE

- NOTES:
- ALL DEVICE COVER PLATES TO BE WHITE
 - ALL RECEPTACLE CONDUIT TO RUN VERTICALLY IN WALLS
NO "ROUTING HORIZONTALLY" WITHIN THE WALL CAVITY.
RIGID CONDUIT OR MC CABLE

Lighting Fixture Schedule

MARK	LAMP	MOUNTING	MANUFACTURER	MODEL
A	LED	RECESSED	LITHONIA	CPX, 4000L, 2x4 LAY-IN
B	LED	RECESSED	LITHONIA	CPX, 4000L, 2x2 LAY-IN
C	LED	WALL EMER. LIGHT	LITHONIA	ELM2L-LED
D	LED	WALL OR CEILING EXIT LIGHT	LITHONIA	LE-S-2-1/2x2-R-SD
E	LED	SURFACE MOUNTED	LITHONIA	VERIFY WITH OWNER

Exterior Lighting Schedule

SL-A	LITHONIA DSXO LED P6 40K T3M DBLXD (POLE LIGHT)
SL-B	EXTERIOR WALL MOUNTED FIXTURE - FULL CUTOFF (TYP.)

DATE
05-03-2025

REVISIONS
05-21-2025

Phelps Construction
A New Building for:
Phelps Construction
Lot 1, Jirressept Industrial Lake City, Florida 346010000
Columbia County, Florida

J. MICHAEL HUNNICUTT
ARCHITECT, P.A., AIA
8311 Mont Beach Rd, Suite 10
Panama City Beach, Florida 32408 (850) 734-1030
Architectural Registrations: Florida AR000538 Georgia 001420 NCARB 4650

COPYRIGHT
This drawing is the property of J. Michael Hunnicutt Architect, P.A. and is to be used only for the project and location specified on the title block. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from J. Michael Hunnicutt Architect, P.A.

PROJECT NO.
2811

E12

