

WILLOW BEND TOWNE CENTRE: NEW RETAIL

22920 FL-54 LUTZ, FLORIDA 33549



**NEW
ADDITION**
22920 FL-54
LUTZ, FLORIDA 33549

PROJECT ADDRESS:
22920 FL-54
LUTZ, FLORIDA
33549

CLIENT:
VERTICAL BUILDERS LLC,
6201 N. NEBRASKA AVE
SUITE C
TAMPA, FL 33604

DATE	DESCRIPTION

COVER SHEET

MJW
PROJECT #18007

G001

THIS DRAWING IS THE PROPERTY OF WIEDRICK ARCHITECTURE INCORPORATED. IT IS NOT TO BE USED ON ANY OTHER PROJECT. IT SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED.

DRAWING INDEX		ABBREVIATIONS																															
ARCHITECTURAL		AFF ABOVE FINISHED FLOOR	HM HOLLOW METAL																														
G001 TITLE SHEET	●	CJ CONTROL JOINT	HORIZ HORIZONTAL																														
G002 ARCH SITE PLAN	●	CONC CONCRETE	MIN MINIMUM																														
A100 LIFE SAFETY PLAN	●	DBL DOUBLE	MO MASONRY OPENING																														
A101 DEMO	●	DIA DIAMETER	MTL METAL																														
A102 FLOOR PLAN GUIDE	●	DIM DIMENSION	NFHB NON FREEZE HOSE BIB																														
A103 FLOOR PLAN - ZONE A	●	DS DOWNSPOUT	NIC NOT IN CONTRACT																														
A104 FLOOR PLAN - ZONE B	●	EWC ELECTRIC WATER COOLER	NTS NOT TO SCALE																														
A105 CEILING PLAN	●	EXT EXTERIOR	OC ON CENTER																														
A106 ROOF PLAN	●	FE FIRE EXTINGUISHER	PT PRESSURE TREATED																														
A300 ELEVATIONS	●	FFE FINISH FLOOR ELEVATION	RL ROOF LEADER PIPE																														
A400 ENLARGED PLANS AND DETAILS	●	FRP FIRE RATED PROTECTED																															
A401 ENLARGED PLANS AND DETAILS	●	FRT FIRE RETARDANT TREATED																															
A600 BUILDING SECTION	●	FOB FACE OF BLOCK																															
A601 BUILDING SECTION	●	GALV GALVANIZED																															
A602 BUILDING SECTION	●	GC GENERAL CONTRACTOR																															
A603 DETAILS	●	GWB GYPSUM WALL BOARD																															
A604 DETAILS	●	GYP GYPSUM																															
A605 DETAILS	●	HC HANDICAP																															
A700 DOOR SCHEDULE	●																																
A701 DETAILS	●																																
STRUCTURAL		ANNOTATION SYMBOLS																															
S001 STRUCTURAL NOTES	●																																
S011 STRUCTURAL NOTES	●																																
S111 FOUNDATION PLAN	●																																
S121 ROOF FRAMING PLAN	●																																
S311 STRUCTURAL SECTIONS	●																																
S321 STRUCTURAL SECTIONS	●																																
S331 STRUCTURAL SECTIONS	●																																
S341 STRUCTURAL SECTIONS	●																																
S511 STRUCTURAL DETAILS	●																																
S521 STRUCTURAL DETAILS	●																																
S541 STRUCTURAL DETAILS	●																																
S591 STRUCTURAL DETAILS	●																																
PLUMBING		SCOPE OF WORK																															
P101 PLUMBING PLAN	●	<p>THIS IS A NEW ONE (1) STORY RETAIL ADDITION TO THE WILLOW BEND TOWNE CENTRE LOCATED AT 22920 FL-54 LUTZ FLORIDA 33549.</p> <p>TENANT SPECIFIC DRAWINGS WILL BE SUBMITTED UNDER SEPARATE PERMIT, INCLUDING TENANT SPECIFIC EGRESS REQUIREMENTS.</p> <p>THE NEW BUILDING IS SPRINKLED.</p> <p>PLEASE REFERENCE THE CODE SUMMARY (COVER SHEET) AND BUILDING DATA SECTIONS FOR ADDITIONAL INFORMATION.</p>																															
ELECTRICAL		CODE SUMMARY																															
E001 SPECIFICATIONS	●	<p>LOCATION: 22920 FL-54 LUTZ FLORIDA 33549</p> <p>SITE ZONING: COMMERCIAL</p> <p>SPRINKLED: YES</p> <p>FLORIDA BUILDING CODE 6TH EDITION: 2011</p> <p>FLORIDA EXISTING BUILDING CODE 6TH EDITION: 2011</p> <p>FLORIDA MECHANICAL CODE 6TH EDITION: 2011</p> <p>FLORIDA PLUMBING CODE 6TH EDITION: 2011</p> <p>NATIONAL ELECTRIC CODE: 2014</p> <p>FLORIDA FIRE PREVENTION CODE 6TH EDITION</p> <p>PLEASE REFERENCE THE SCOPE OF WORK (COVER SHEET) AND BUILDING DATA FOR ADDITIONAL INFORMATION.</p>																															
E002 SPECIFICATIONS	●	BUILDING DATA																															
E003 LEGEND & SPECIFICATIONS	●	<p>BASED ON THE 2011 FBC 6th EDITION</p> <p>TOTAL BUILDING AREA: 9,963 SF</p> <p>OCCUPANCY TYPE: MERCANTILE GROUP M1</p> <p>CONSTRUCTION TYPE: V-B</p> <p>SPRINKLERED: YES</p> <p>OCCUPANT LOAD (PER TABLE 1004.1)</p> <p>MERCANTILE AREA - (9,963 SF/ 30 SF GROSS): 332</p> <p>EXITS AND MEANS OF EGRESS (SECTION 1005)</p> <p>TOTAL EGRESS WIDTH REQUIRED (332 OCCUPANTS X 0.2): 67'</p> <p>PROVIDED: 576'</p> <p>MINIMUM NUMBER OF EXITS REQUIRED (TABLE 1006.3.1): 2</p> <p>PROVIDED AND MARKED W/ EMERGENCY LIGHT SIGNAGE: 9</p> <table border="1"> <tr> <td>EXIT A</td> <td>96'</td> <td>EXIT F</td> <td>96'</td> </tr> <tr> <td>EXIT B</td> <td>96'</td> <td>EXIT G</td> <td>96'</td> </tr> <tr> <td>EXIT C</td> <td>96'</td> <td>EXIT H</td> <td>96'</td> </tr> <tr> <td>EXIT D</td> <td>96'</td> <td>EXIT I</td> <td>96'</td> </tr> <tr> <td>EXIT E</td> <td>96'</td> <td>TOTAL</td> <td>576'</td> </tr> </table> <p>COMMON PATH OF TRAVEL DISTANCE - FBC TABLE 1006.2.1</p> <p>MERCANTILE: 75 FT.</p> <p>EXIT ACCESS TRAVEL DISTANCE - FBC TABLE 1012</p> <p>MERCANTILE: 250 FT.</p> <p>PROVIDED: 118 FT.</p> <p>PLEASE REFERENCE THE SCOPE OF WORK (COVER SHEET) FOR ADDITIONAL INFORMATION</p>		EXIT A	96'	EXIT F	96'	EXIT B	96'	EXIT G	96'	EXIT C	96'	EXIT H	96'	EXIT D	96'	EXIT I	96'	EXIT E	96'	TOTAL	576'										
EXIT A	96'	EXIT F	96'																														
EXIT B	96'	EXIT G	96'																														
EXIT C	96'	EXIT H	96'																														
EXIT D	96'	EXIT I	96'																														
EXIT E	96'	TOTAL	576'																														
E101 ELECTRICAL PLAN	●	PROJECT GENERAL NOTES																															
E201 RISER DIAGRAM	●	<ol style="list-style-type: none"> THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSION, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, TILE, VINYL, WAINSCOT, ETC. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY APPROVALS AND INSPECTIONS AS REQUIRED BY LOCAL GOVERNING JURISDICTIONS. THE CONTRACTOR IS EXPECTED TO KEEP PREMISES CLEAN DURING CONSTRUCTION. TRASH WILL NOT BE ALLOWED TO ACCUMULATE IN THE SPACE DURING CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED DAILY. FINAL CLEAN UP AND REPAIR IS PART OF THIS WORK. REMOVE ALL DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM ALL EXPOSED FINISHED SURFACES. SAFE WORKING AREA AND CONDITIONS SHALL BE MAINTAINED AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND INSTALL ALL WORK FIXTURES AND EQUIPMENT NECESSARY TO COMPLETE PROJECT AS PER PLANS - UNLESS NOTED OTHERWISE. THE CONTRACTOR IS TO DELIVER PROJECT CLEAN AND READY FOR USE AS APPROVED BY TENANT/OWNER. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN. ALL REQUESTS FOR SUBSTITUTIONS OF ANY NON-VENDOR SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF THE ALTERNATE PROPOSED IS PROVEN TO BE MORE ADVANTAGEOUS TO THE OWNER WITH RESPECT TO DELIVERY DATE, QUALITY, OR COST. ALL VENDOR SUPPLIED ITEMS ARE EXCLUDED AND MAY NOT BE SUBSTITUTED. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS UNLESS A VARIANCE IS APPROVED BY THE LANDLORD AND OR ARCHITECT. ALL WORK PERFORMED SHALL BE IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE, AND LOCAL BUILDING CODE REQUIREMENTS, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND SHALL CONFORM TO SPECIFIC REGULATIONS AS MANDATED BY THE OWNER, THE TENANT, AND THE ARCHITECT. THESE DRAWINGS ARE THE PROPERTY OF: WIEDRICK ARCHITECTURE INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT. TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE THE PLANS AND SPECIFICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 2011 FBC 6TH EDITION SECTION 102.4.4 AND CHAPTER 633, FLORIDA STATUTES. 																															
		PROJECT TEAM																															
		<p>CONTRACTOR/OWNERS REP.</p> <p>VERTICAL BUILDERS LLC. RUSSELL LEEES 6201 N. NEBRASKA AVE, SUITE C TEL 813-932-5936 TAMPA, FLORIDA 33624 rleeesjr@verticalbuildersllc.com</p> <p>ARCHITECT:</p> <p>WIEDRICK ARCHITECTURE, INC. MATTHEW WIEDRICK 2020 HEIDELBERG AVE. TEL 727-736-8627 DUNEDIN, FLORIDA 34698 matthew@wiedrickarchitecture.com</p> <p>STRUCTURAL:</p> <p>VII STRUCTURAL ENGINEERING, LLC. ROBERT V. WAGNER 608 CRYSTAL CLEAR LANE TEL 813-205-1516 LUTZ, FLORIDA 33548 rv.wagner.pe@gmail.com</p> <p>MECHANICAL & PLUMBING ENGINEER</p> <p>SEEDS ENGINEERING, INC. 21130 JOHN MAKAR P.E. SANTA ANITA BLVD. TEL 813-902-2515 WESLEY CHAPEL, FL 33544 jmakar@seedseng.com</p> <p>ELECTRICAL ENGINEER</p> <p>CENTRIC POWER, INC. 9385 NORTH MATT OTTO P.E. 56TH STREET, SUITE 200 TEMPLE TEL 813-985-8555 TERRACE, FL 33611 mattotto@ottoenginc.com</p>																															
		PRINT RECORD																															
		<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>03/05/19</td> <td>REVIEW SET</td> </tr> <tr> <td>04/23/19</td> <td>PERMIT SET</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION	03/05/19	REVIEW SET	04/23/19	PERMIT SET																								
DATE	DESCRIPTION																																
03/05/19	REVIEW SET																																
04/23/19	PERMIT SET																																
		FLORIDA PRODUCT APPROVALS																															
		<table border="1"> <thead> <tr> <th>PRODUCT CATEGORY</th> <th>SUB CATEGORY</th> <th>MANUFACTURER</th> <th>MODEL NAME</th> <th>STATE OF FL APPROVAL #</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR DOORS</td> <td>SWINGING EXTERIOR DOOR ASSEMBLIES</td> <td>YKK AP AMERICA</td> <td>35HL Doors (Dry Glaze) Large Missile Impact</td> <td>FL165543</td> </tr> <tr> <td>EXTERIOR DOORS</td> <td>ROLL-UP DOOR ASSEMBLIES</td> <td>OVER-HEAD DOOR COMPANY</td> <td>ALUMINUM SECTIONAL DOOR MODEL # 921</td> <td>FL17629</td> </tr> <tr> <td>PANEL WALLS</td> <td>STOREFRONT</td> <td>YKK AP AMERICA</td> <td>YH6 50 FI</td> <td>FL14213</td> </tr> <tr> <td>ROOFING</td> <td>SINGLE-PLY ROOF SYSTEM</td> <td>JOHNS MANVILLE</td> <td>JM TPO SINGLE PLY ROOF SYSTEM</td> <td>FL14151</td> </tr> <tr> <td>ROOFING</td> <td>METAL ROOFING</td> <td>BERRIDGE</td> <td>"Cee-Loek" with Continuous Cee-Rib Clip</td> <td>FL12411</td> </tr> </tbody> </table>		PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	MODEL NAME	STATE OF FL APPROVAL #	EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	YKK AP AMERICA	35HL Doors (Dry Glaze) Large Missile Impact	FL165543	EXTERIOR DOORS	ROLL-UP DOOR ASSEMBLIES	OVER-HEAD DOOR COMPANY	ALUMINUM SECTIONAL DOOR MODEL # 921	FL17629	PANEL WALLS	STOREFRONT	YKK AP AMERICA	YH6 50 FI	FL14213	ROOFING	SINGLE-PLY ROOF SYSTEM	JOHNS MANVILLE	JM TPO SINGLE PLY ROOF SYSTEM	FL14151	ROOFING	METAL ROOFING	BERRIDGE	"Cee-Loek" with Continuous Cee-Rib Clip	FL12411
PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	MODEL NAME	STATE OF FL APPROVAL #																													
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	YKK AP AMERICA	35HL Doors (Dry Glaze) Large Missile Impact	FL165543																													
EXTERIOR DOORS	ROLL-UP DOOR ASSEMBLIES	OVER-HEAD DOOR COMPANY	ALUMINUM SECTIONAL DOOR MODEL # 921	FL17629																													
PANEL WALLS	STOREFRONT	YKK AP AMERICA	YH6 50 FI	FL14213																													
ROOFING	SINGLE-PLY ROOF SYSTEM	JOHNS MANVILLE	JM TPO SINGLE PLY ROOF SYSTEM	FL14151																													
ROOFING	METAL ROOFING	BERRIDGE	"Cee-Loek" with Continuous Cee-Rib Clip	FL12411																													
		<p>INDICATES SHEET ISSUED</p> <p>INDICATES SHEET ISSUED WITH REV</p>																															