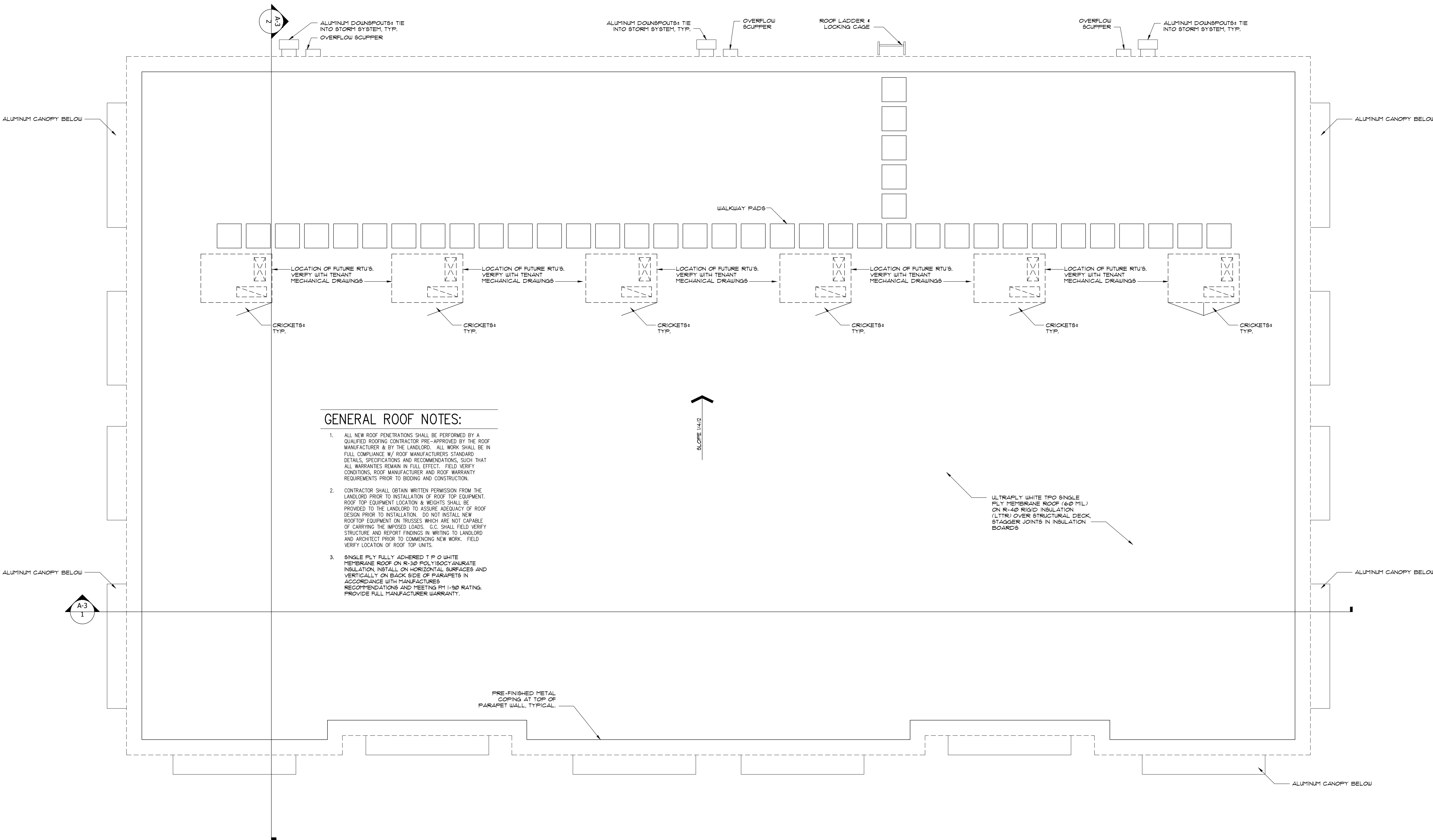




GENERAL ROOF NOTES:

- ALL NEW ROOF PENETRATIONS SHALL BE PERFORMED BY A QUALIFIED ROOFING CONTRACTOR PRE-APPROVED BY THE ROOF MANUFACTURER & BY THE LANDLORD. ALL WORK SHALL BE IN FULL COMPLIANCE WITH ROOF MANUFACTURERS STANDARD DETAILS, SPECIFICATIONS AND RECOMMENDATIONS, SUCH THAT ALL WARRANTIES REMAIN IN FULL EFFECT. FIELD VERIFY CONDITIONS, ROOF MANUFACTURER AND ROOF WARRANTY REQUIREMENTS PRIOR TO BIDDING AND CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE LANDLORD PRIOR TO INSTALLATION OF ROOF TOP EQUIPMENT. ROOF TOP EQUIPMENT LOCATION & HEIGHTS SHALL BE PROVIDED TO THE LANDLORD TO ASSURE ADEQUACY OF ROOF DESIGN PRIOR TO INSTALLATION. DO NOT INSTALL NEW ROOF TOP EQUIPMENT ON TRUSSES WHICH ARE NOT CAPABLE OF CARRYING THE IMPOSED LOADS. G.C. SHALL FIELD VERIFY STRUCTURE AND REPORT FINDINGS IN WRITING TO LANDLORD AND ARCHITECT PRIOR TO COMMENCING NEW WORK. FIELD VERIFY LOCATION OF ROOF TOP UNITS.
- SINGLE PLY FULLY ADHERED TPO WHITE MEMBRANE ROOF ON R-30 POLYISOCYANURATE INSULATION, INSTALL ON HORIZONTAL SURFACES AND VERTICALLY ON BACK SIDE OF PARAPETS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND MEETING FM 1-90 RATING. PROVIDE FULL MANUFACTURER WARRANTY.

ROOF PLAN

SCALE: 3/16"= 1'-0"

CRAIG A. SOMMERS, AIA
ARCHITECT - AR0016480

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Florida License No.: AA26000952

NEW SHELL BUILDING

HUTCHINSON RETAIL

JACKSONVILLE, FL 32257

SHEET TITLE: ROOF PLAN

NO.	DATE	REVISION

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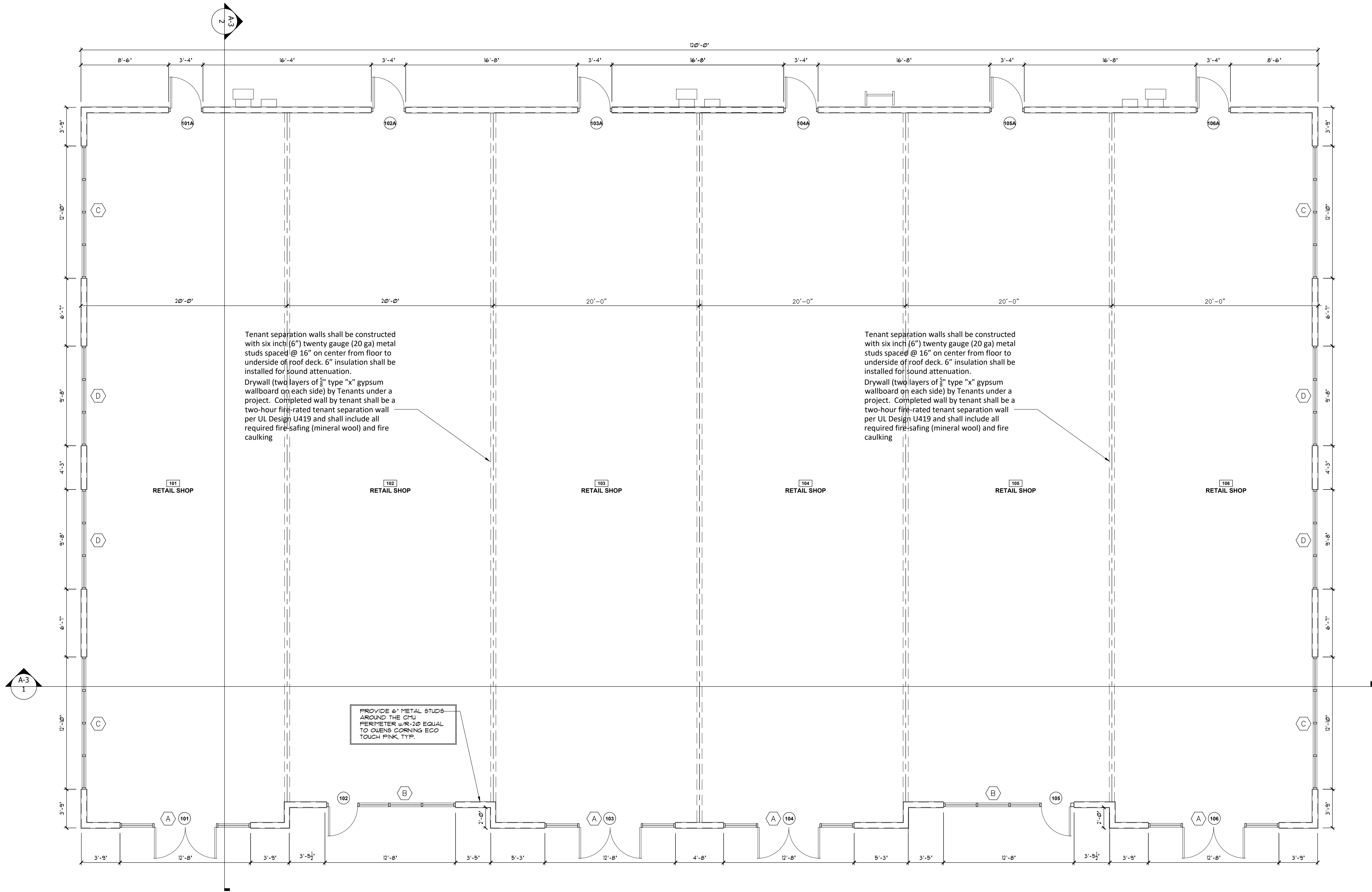
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DATE: 08-30-19

SHEET

A-1.2

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FLOOR PLAN

SCALE: 3/16"= 1'-0"



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JACKSONVILLE, FL 32257

SHEET TITLE: FLOOR PLAN

NO.	DATE	REVISION

DRAWN BY: CAS

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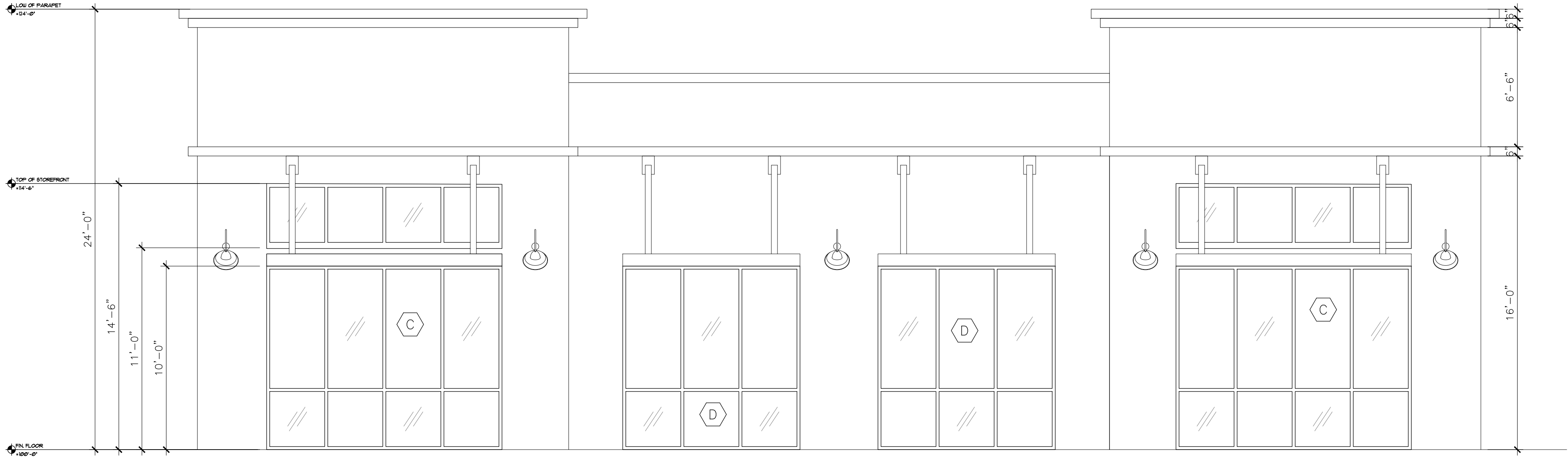
DATE: 08-30-19

SHEET

A-1

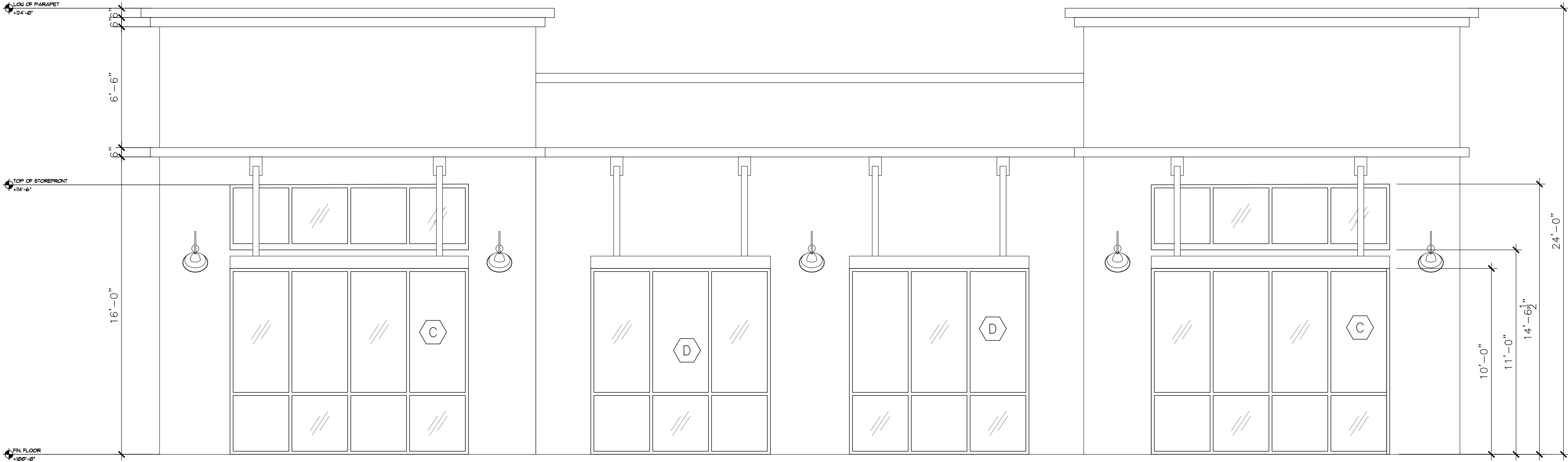
WEST ELEVATION

SCALE: 3/16"= 1'-0"



EAST ELEVATION

SCALE: 3/16"= 1'-0"



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NEW SHELL BUILDING

HUTCHINSON RETAIL

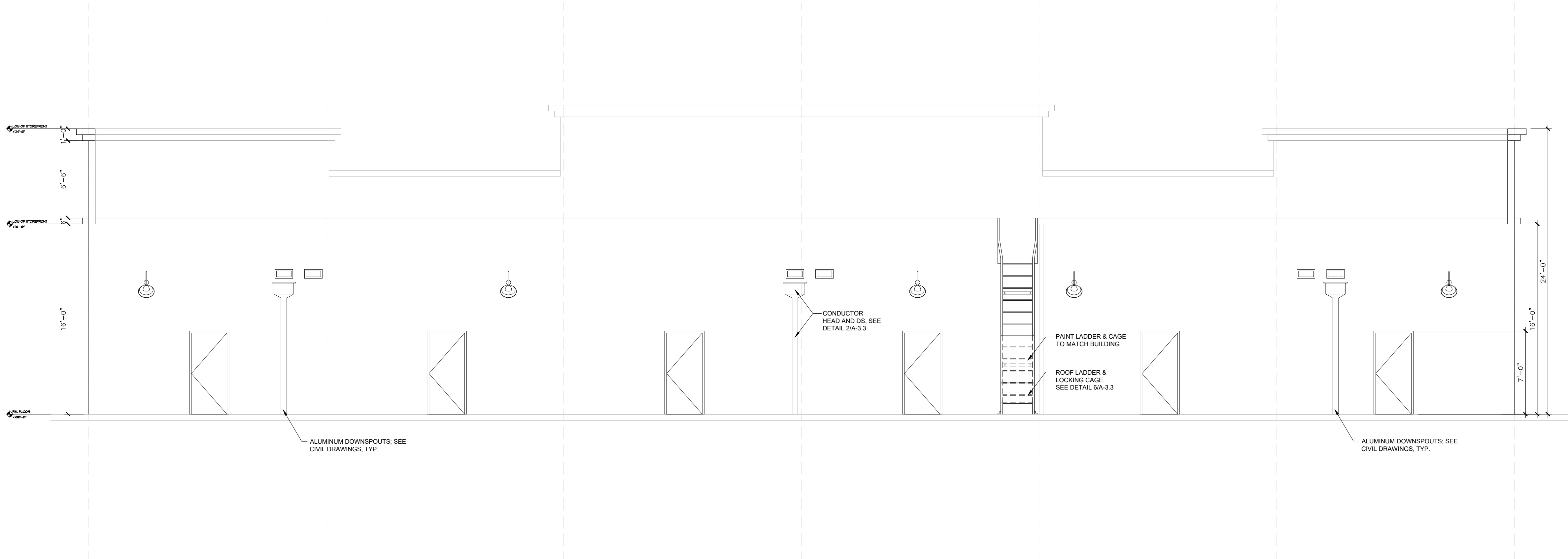
JACKSONVILLE, FL 32257

SHEET TITLE: BUILDING ELEVATIONS			
NO.	DATE	REVISION	

DRAWN BY:	CAS
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DATE:	08-30-19

SHEET

A-2.1



NORTH ELEVATION

SCALE: 1/4"= 1'-0"



SOUTH ELEVATION

SCALE: 3/16"= 1'-0"

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NEW SHELL BUILDING

HUTCHINSON RETAIL

JACKSONVILLE, FL 32257

SHEET TITLE: BUILDING ELEVATIONS

NO.	DATE	REVISION

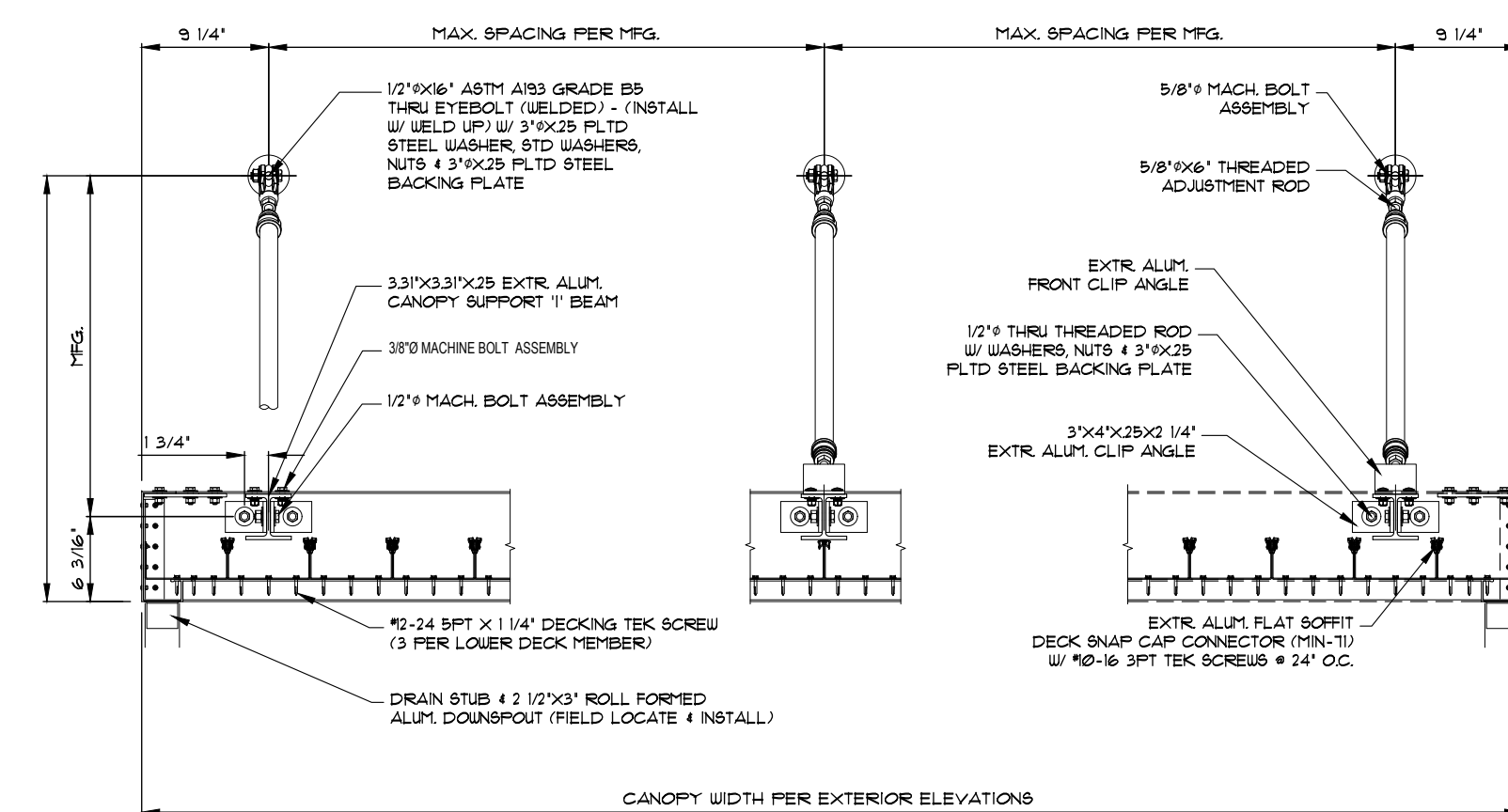
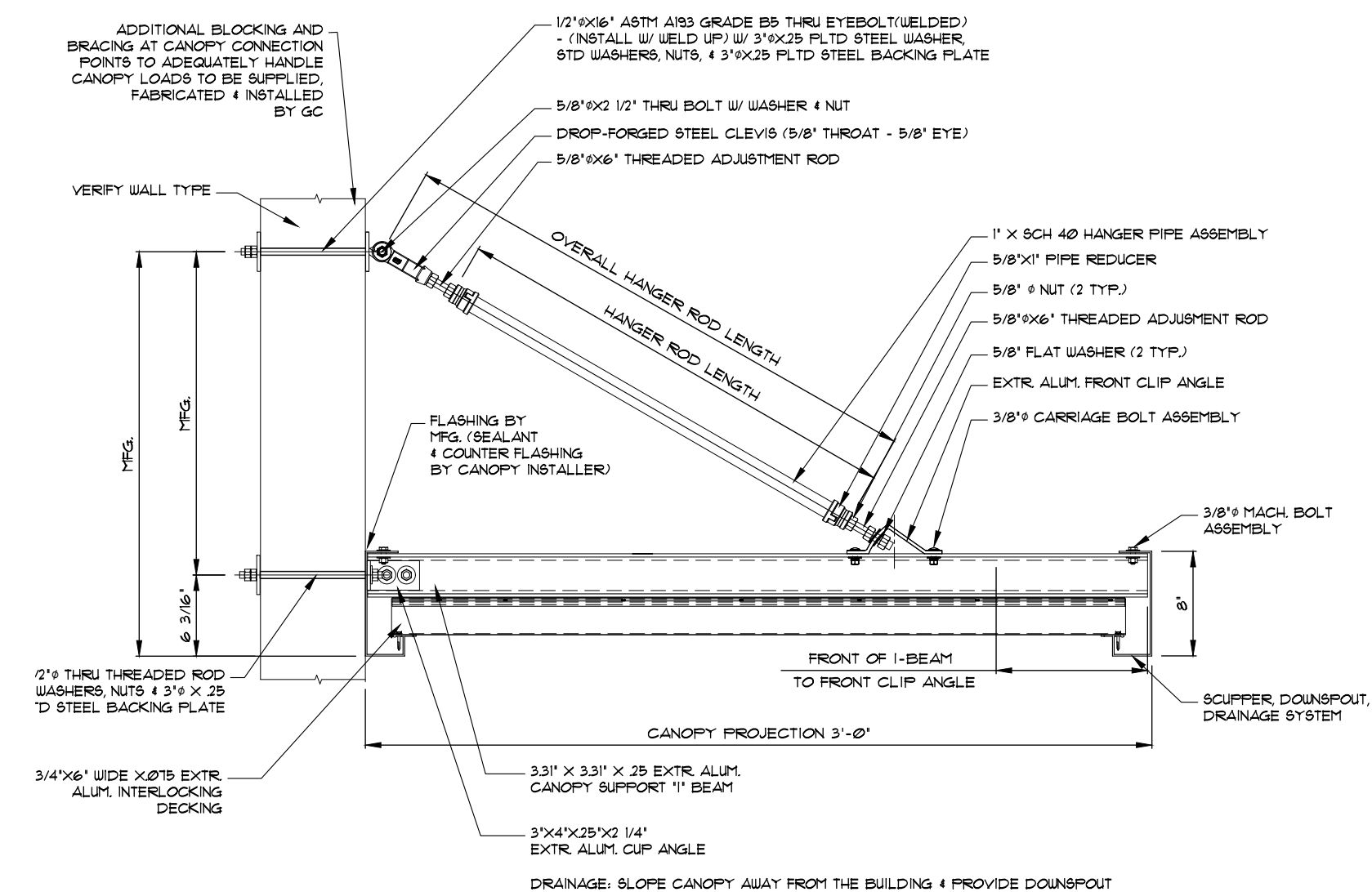
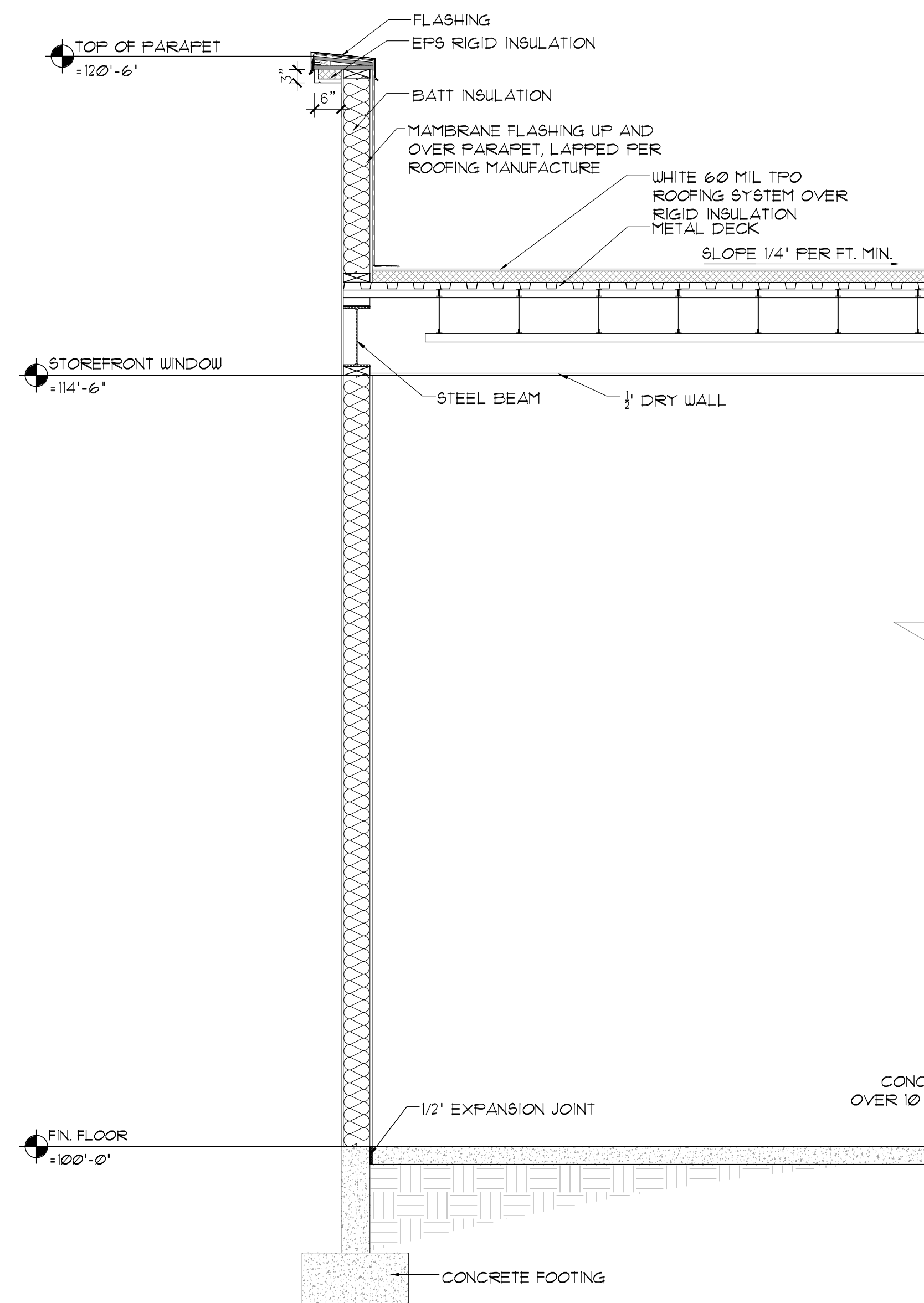
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CHECKED BY: CAS

DATE: 08-30-19

SHEET

A-2



NOTES:

1. FINISH SHALL BE BRONZE BAKED ENAMEL, WHITE BAKED ENAMEL OR CLEAR ANODIZED.
2. FLASHING + SEALANT/CUT BY INSTALLER.
3. ALL FASTENER HOLES NOT OTHERWISE NOTED TO BE FIELD DRILLED.
4. ALL FASTENERS NOT OTHERWISE NOTED ARE CADMIUM PLATED FERROUS OR ALUMINUM.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
7. DO NOT SCALE DRAWING.

THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

BASIS OF DESIGN:
MAPES CANOPIES SUPER LUMIDECK FLAT SOFFIT CANOPY

MAFES INDUSTRIES, INC. 2929
CORNHUSKER HWY., P.O. BOX. 80069
LINCOLN, NE. 68504 (800) 228-239
PHONE: (402) 466-1985 FAX: (800)
731-6756 www.mafes.com

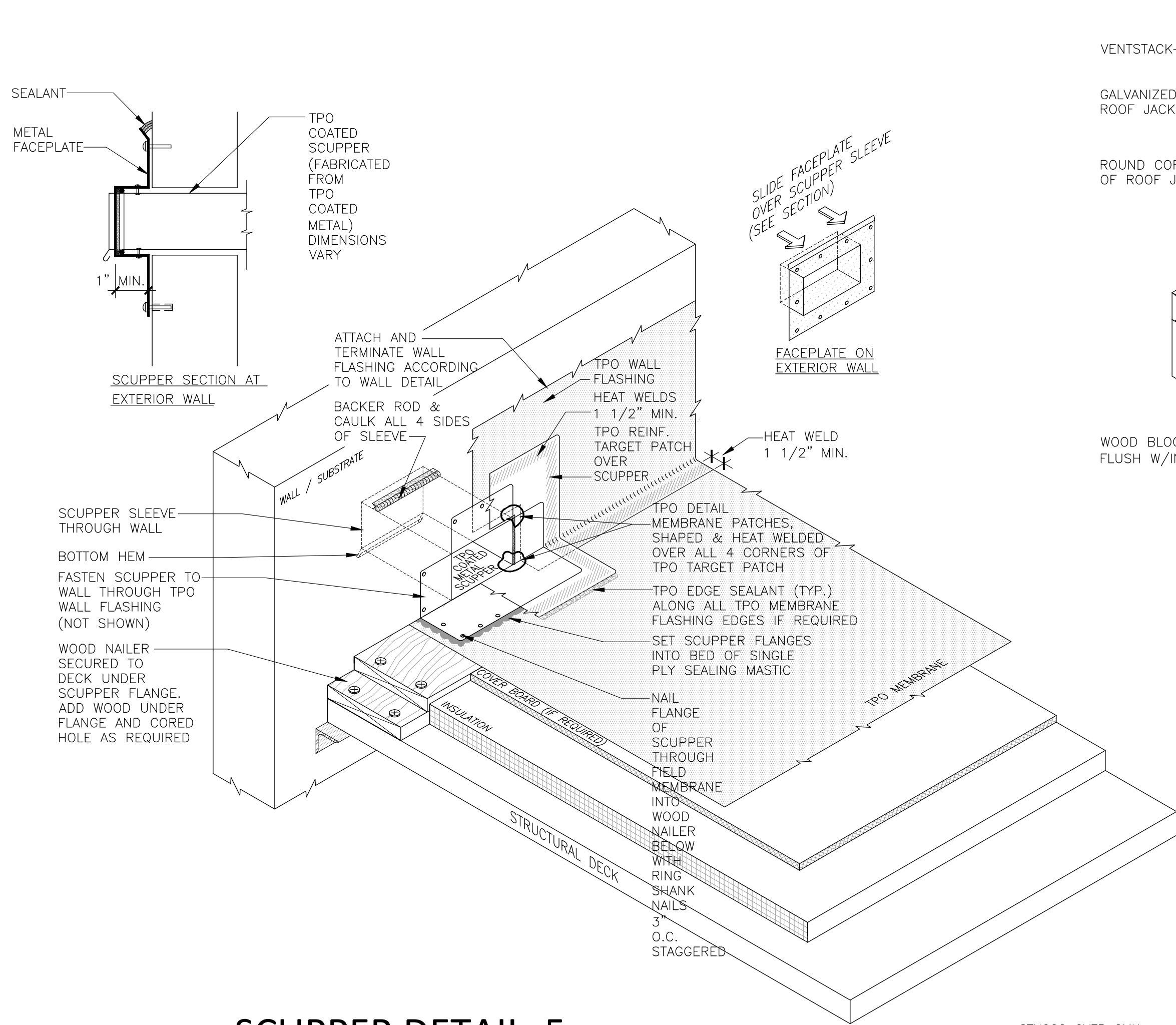
SCALE: 1/2"= 1'-0"

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

SHEET

A-3.1

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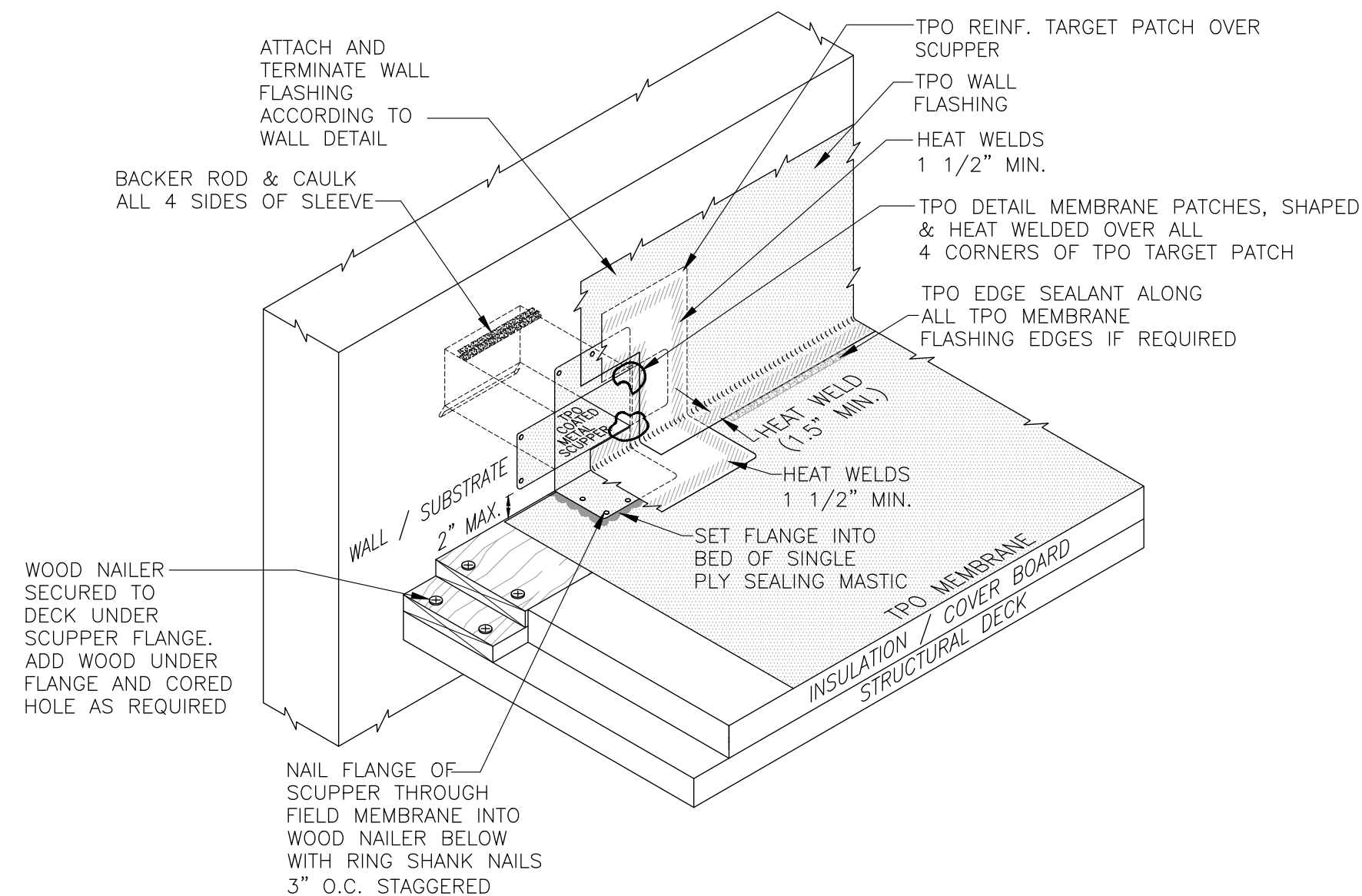


SCUPPER DETAIL 5

NOT TO SCALE

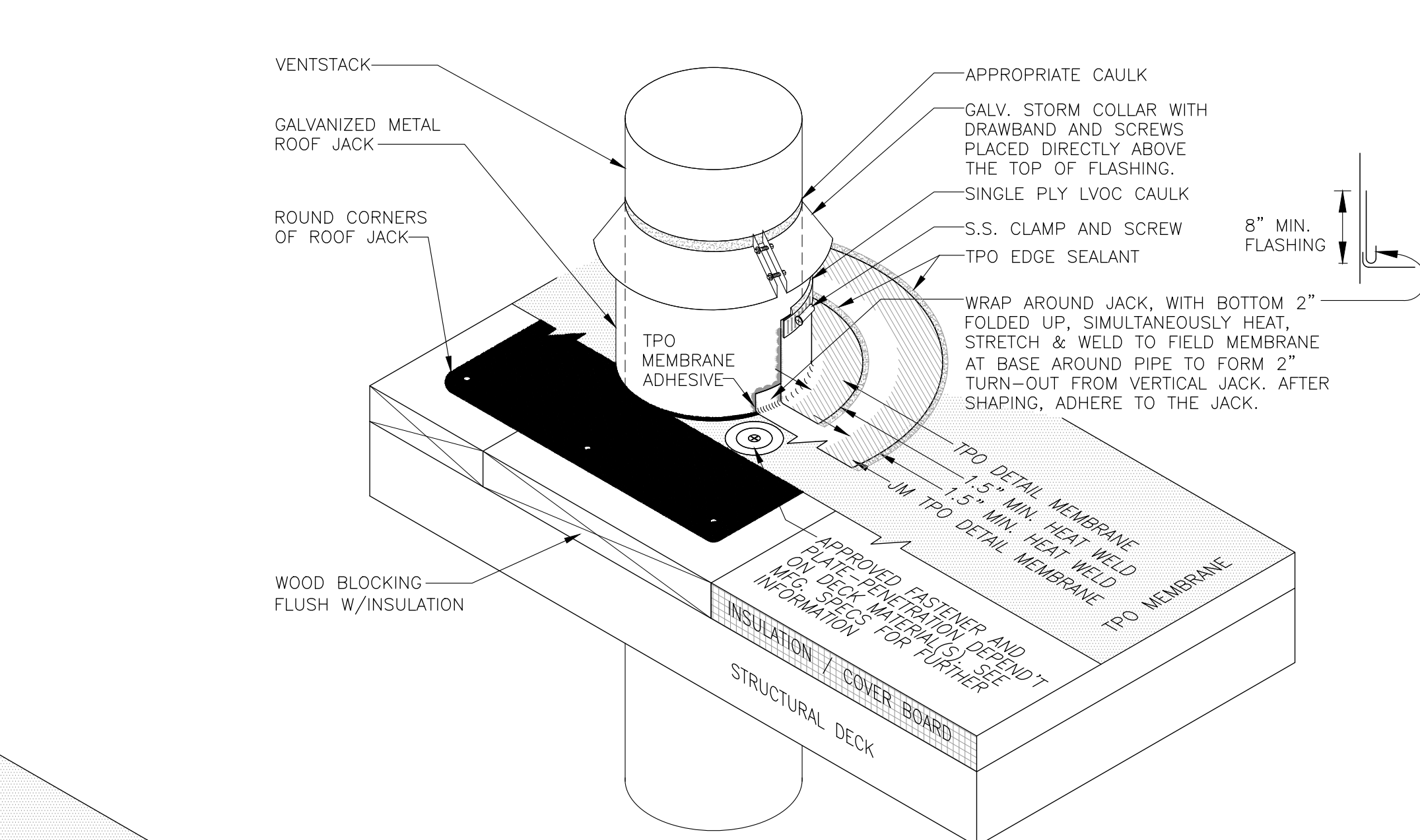
SCUPPER AND OVERFLOW SCUPPER DETAIL NOTES:

1. REFER TO MANUFACTURER'S WEBSITE FOR MOST UP-TO-DATE INFORMATION.
2. PLEASE SEE MANUFACTURER'S SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
3. ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS.
4. TPO EDGE SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE (SEE DETAILS 6&7/A-3.4)



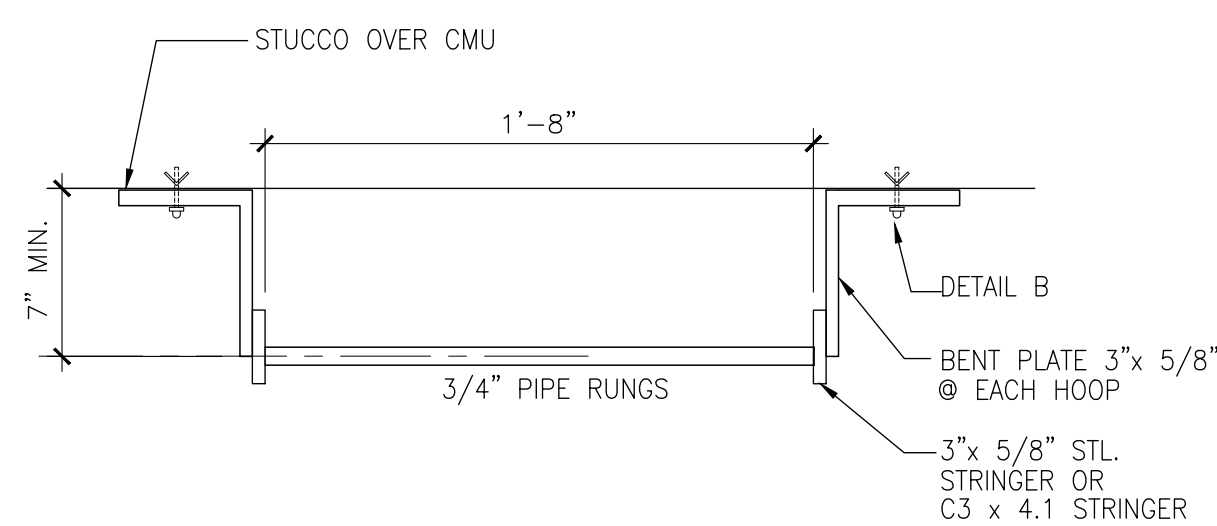
OVERFLOW SCUPPER DETAIL 4

NOT TO SCALE



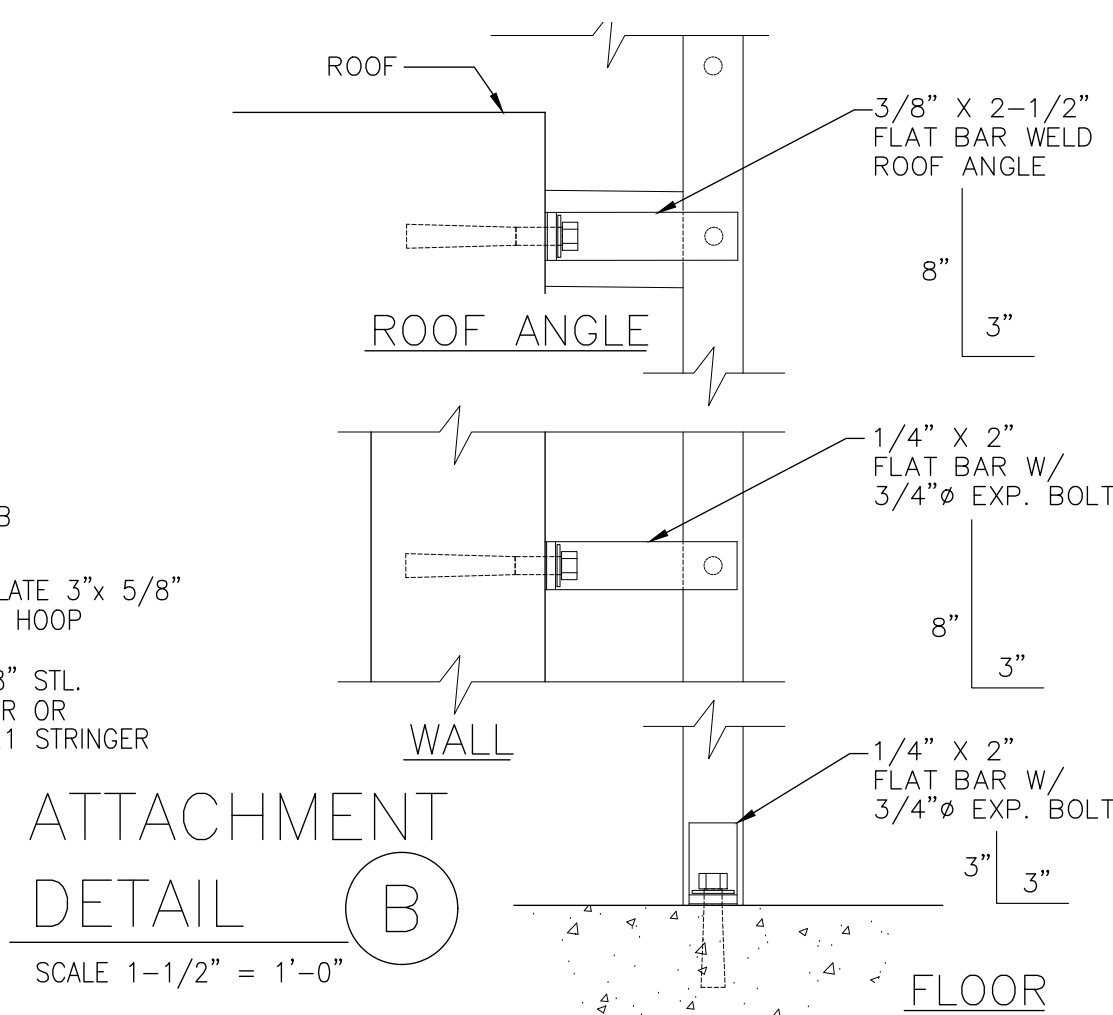
VENT PIPE DETAIL 7

NOT TO SCALE



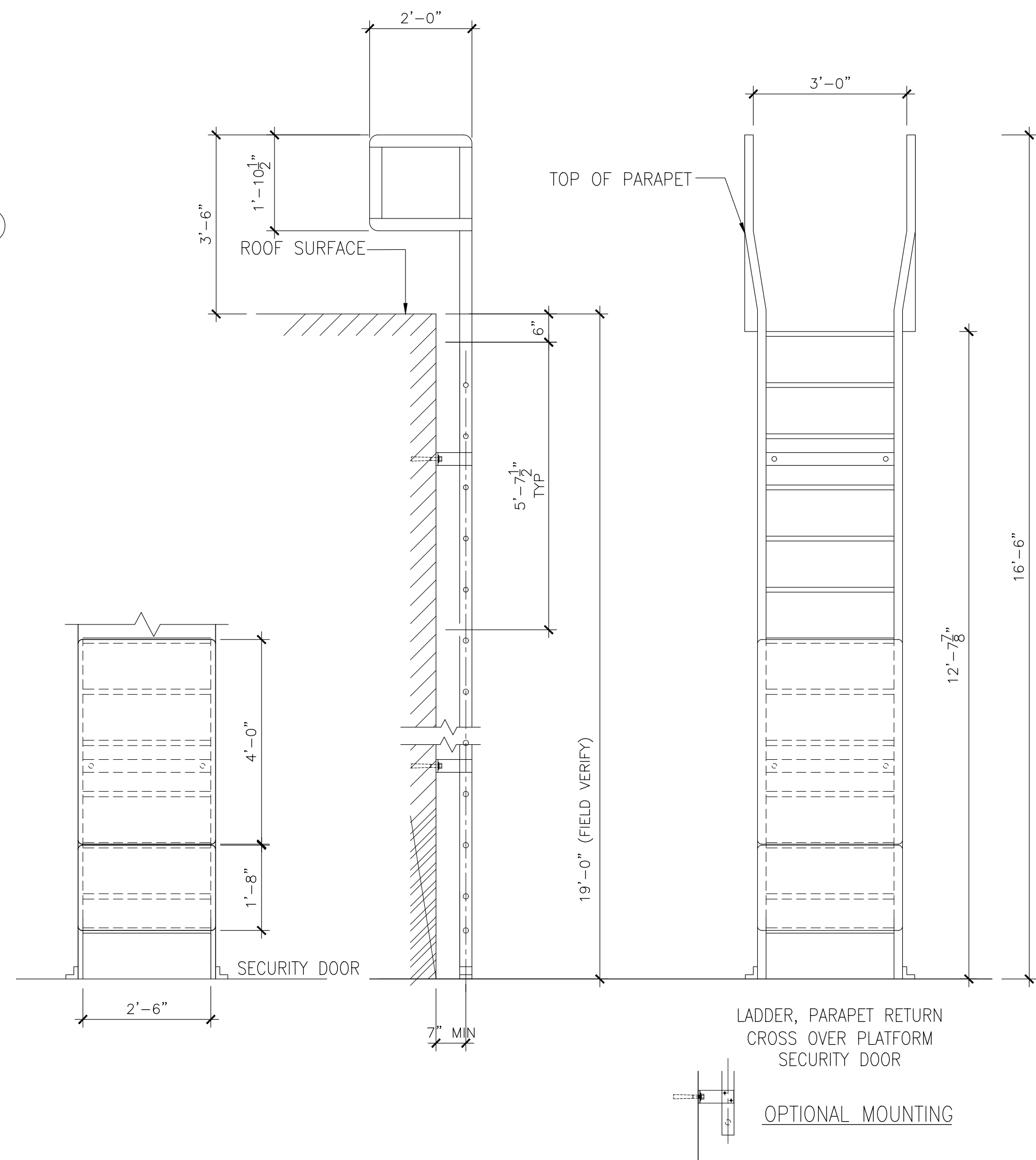
LADDER PLAN DETAIL A

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



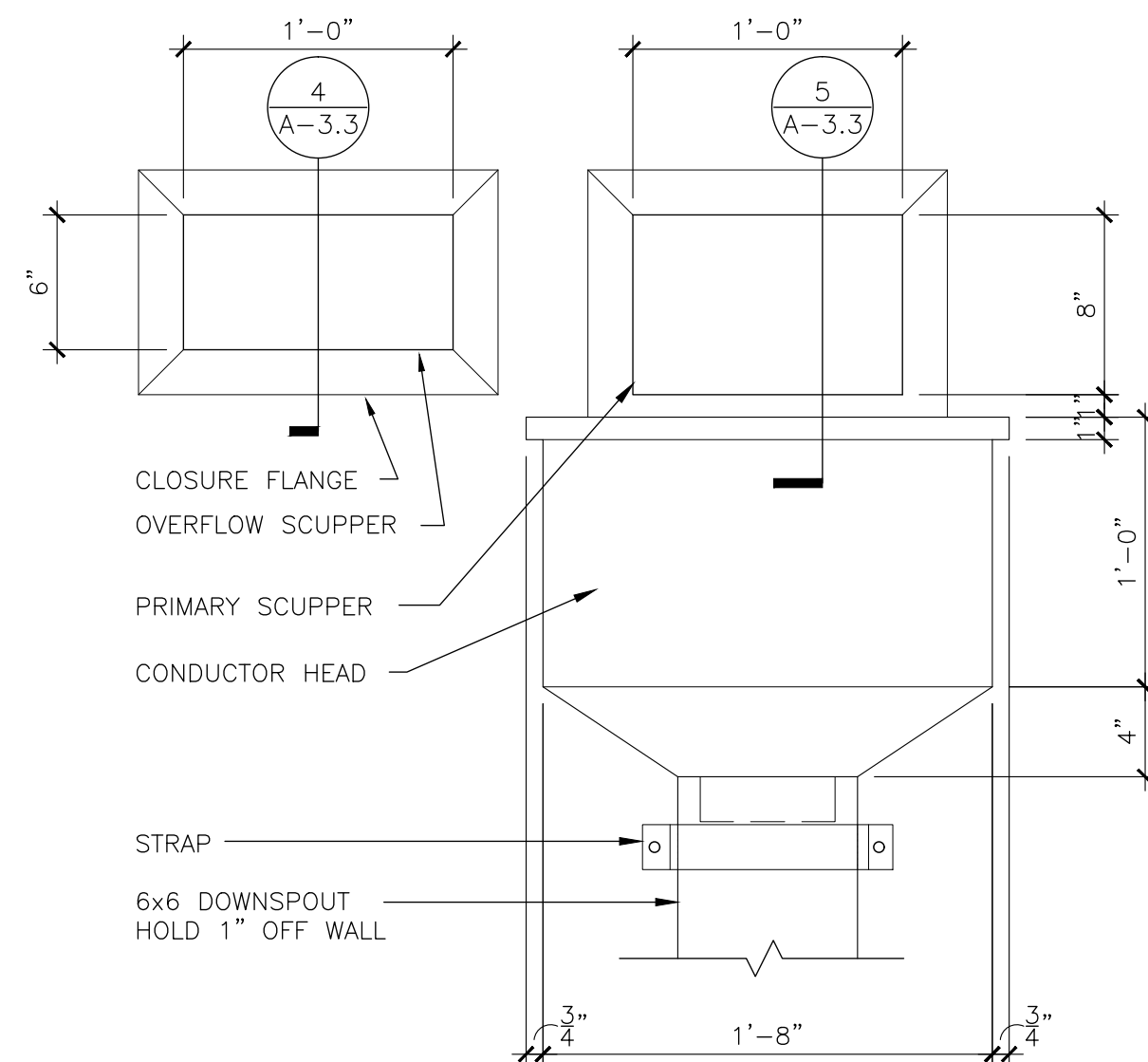
ATTACHMENT DETAIL B

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



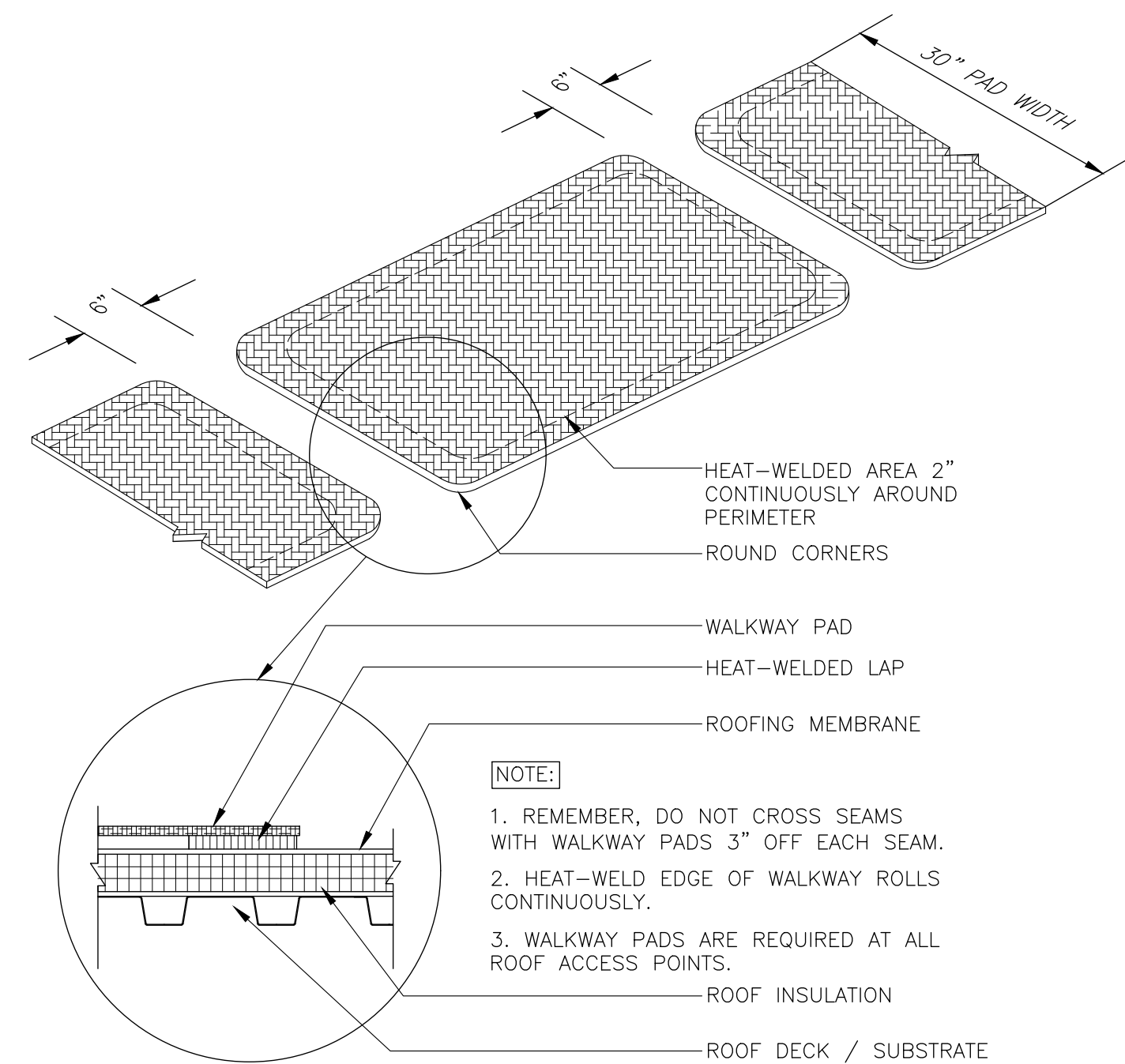
ROOF ACCESS LADDER DETAIL 6

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



CONDUCTOR HEAD-FRONT 2

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



ROOF WALKWAY PAD DETAIL 3

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

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NEW BUILDING
HUTCHINSON RETAIL

JACKSONVILLE, FL 32257

SHEET TITLE: ROOF DETAILS

NO. DATE REVISION

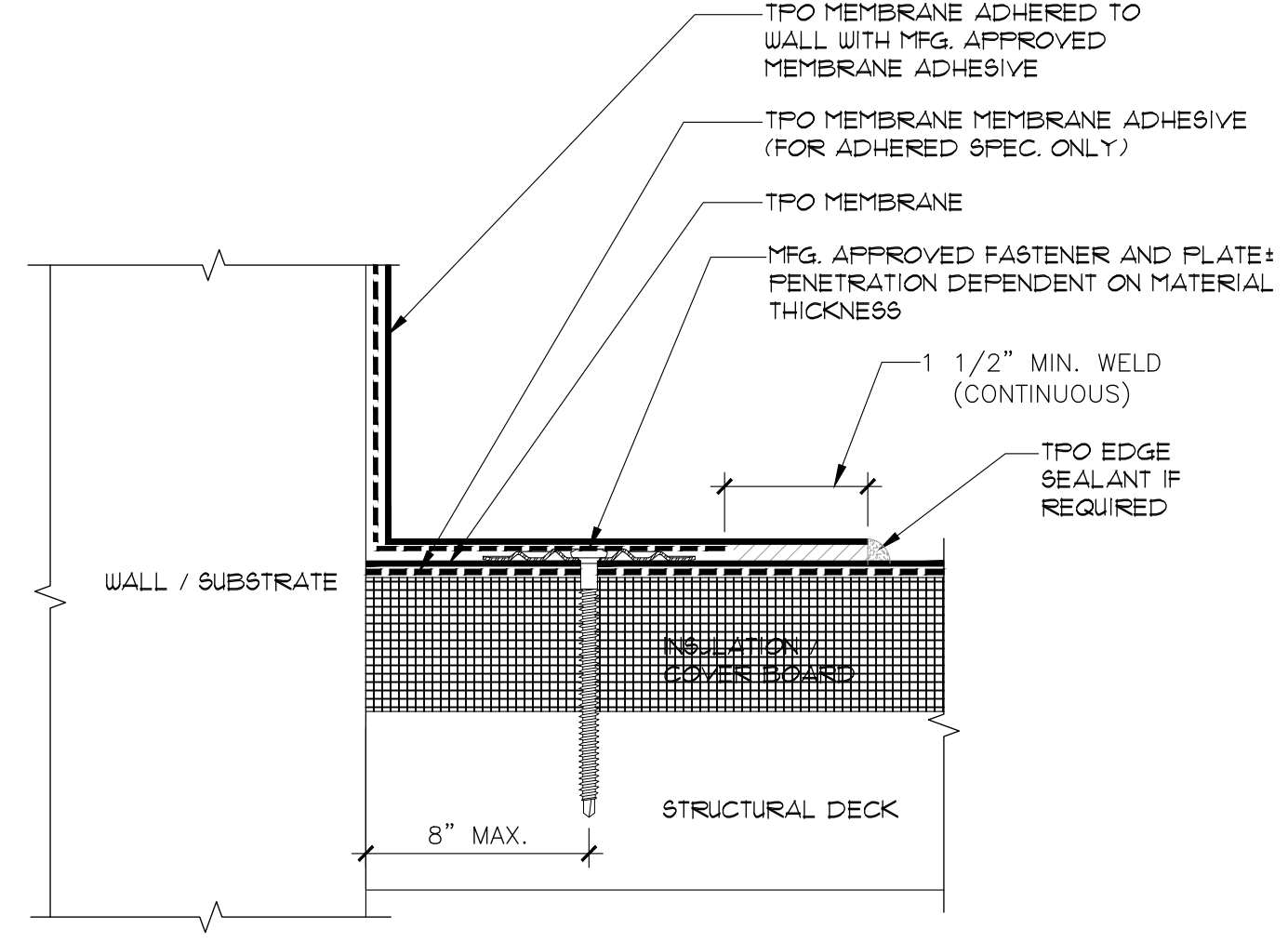
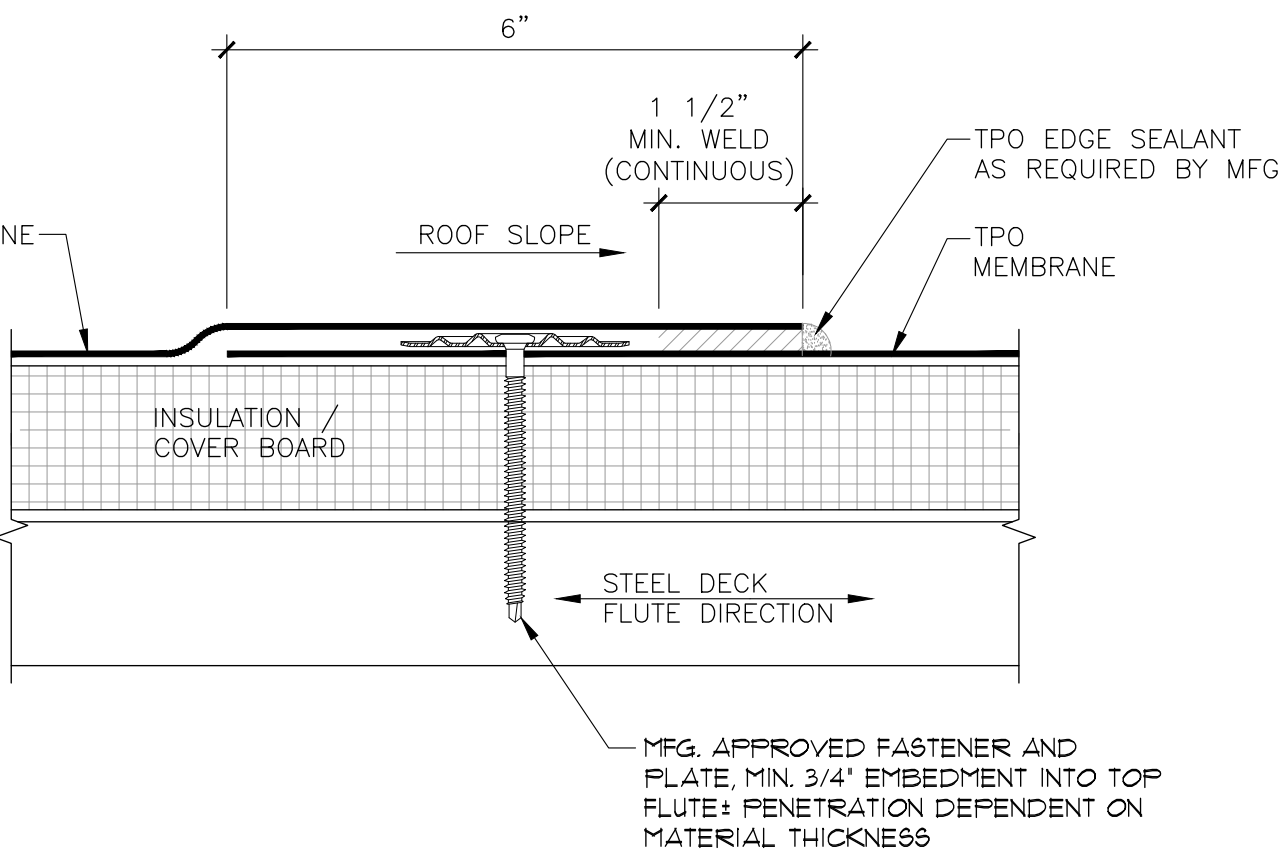
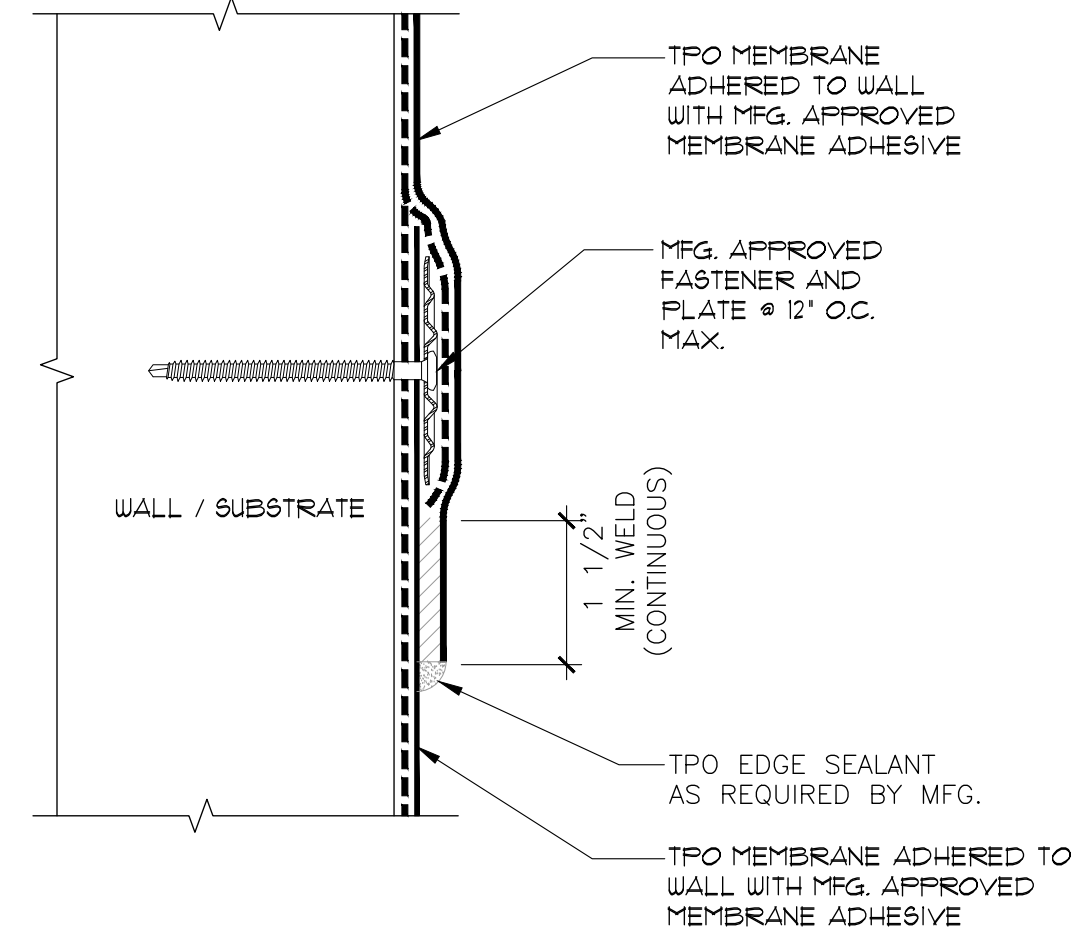
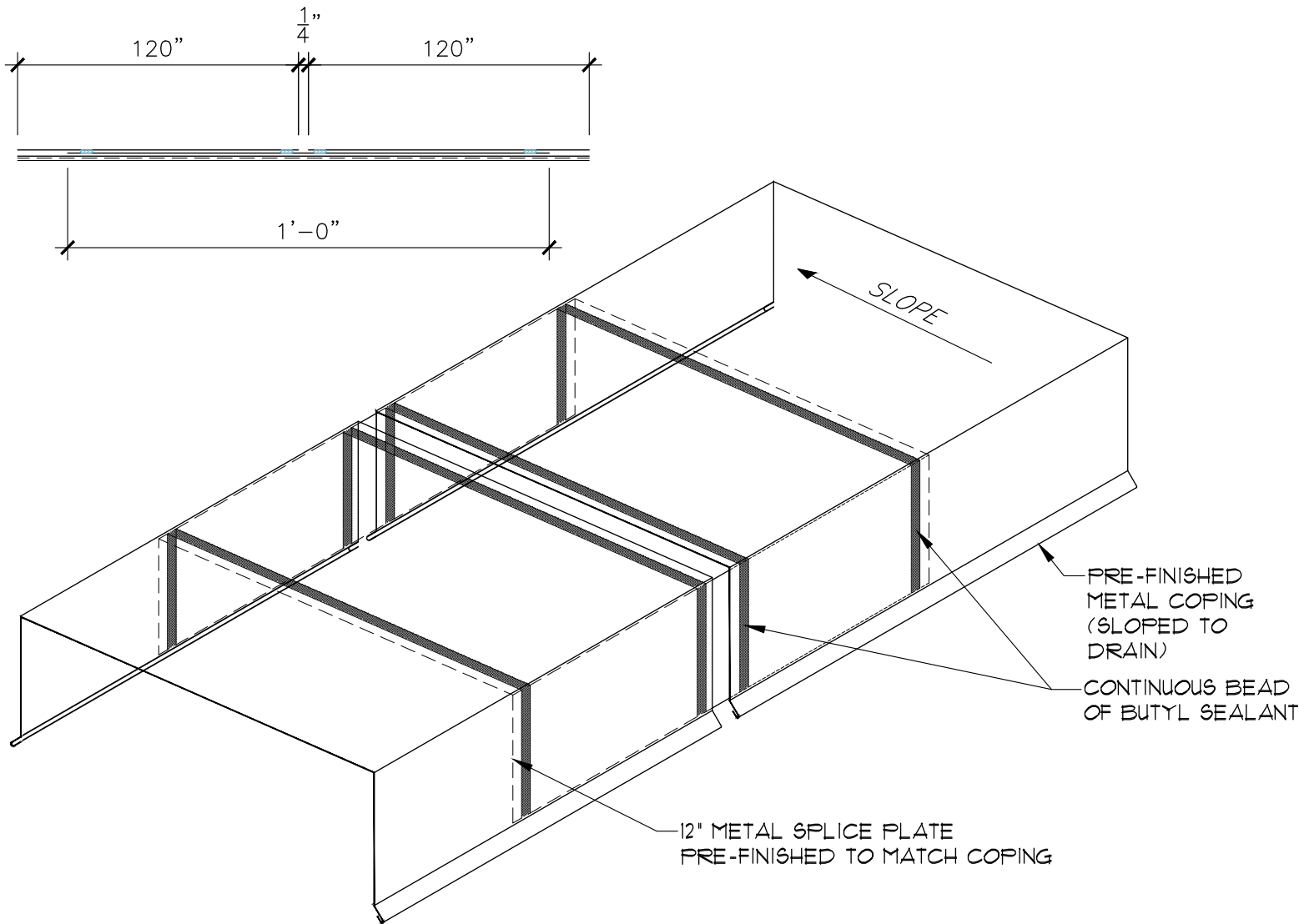
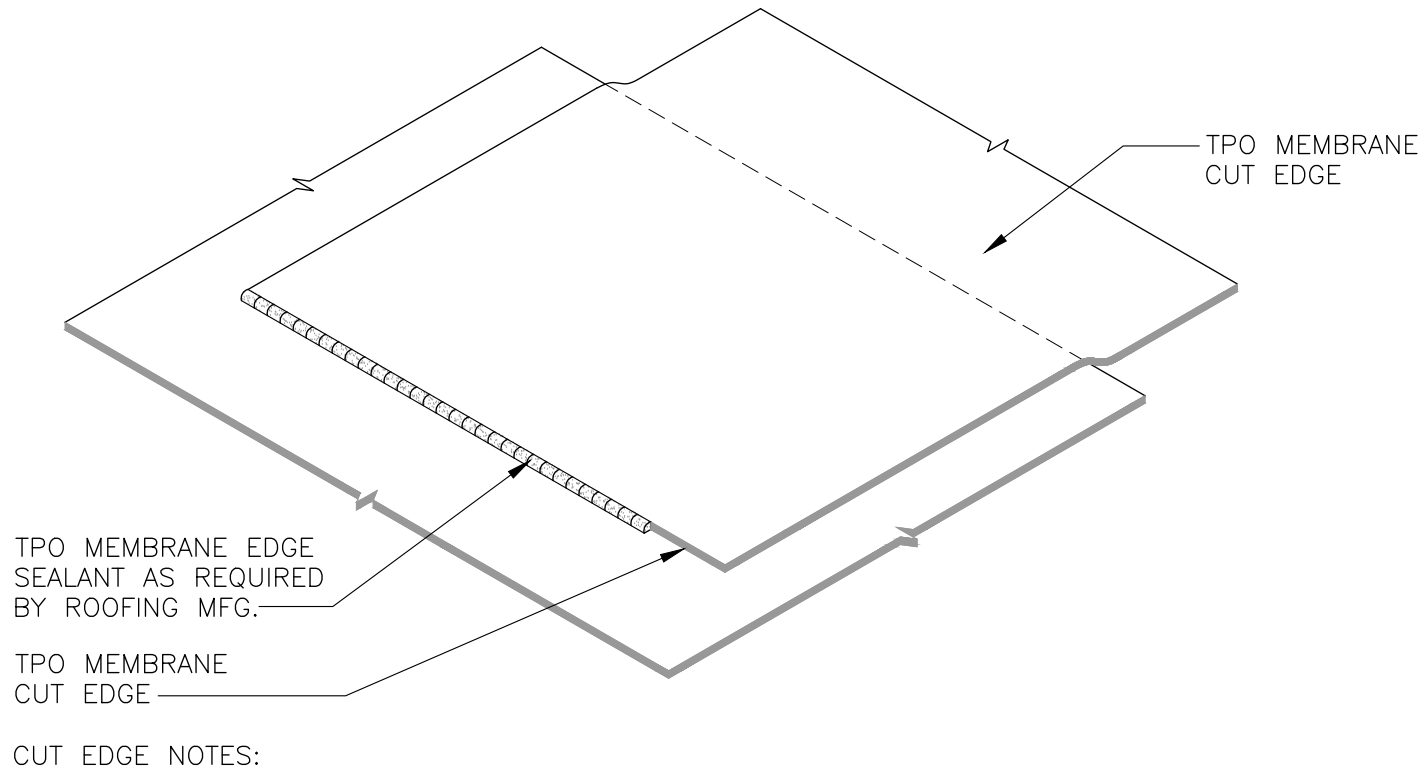
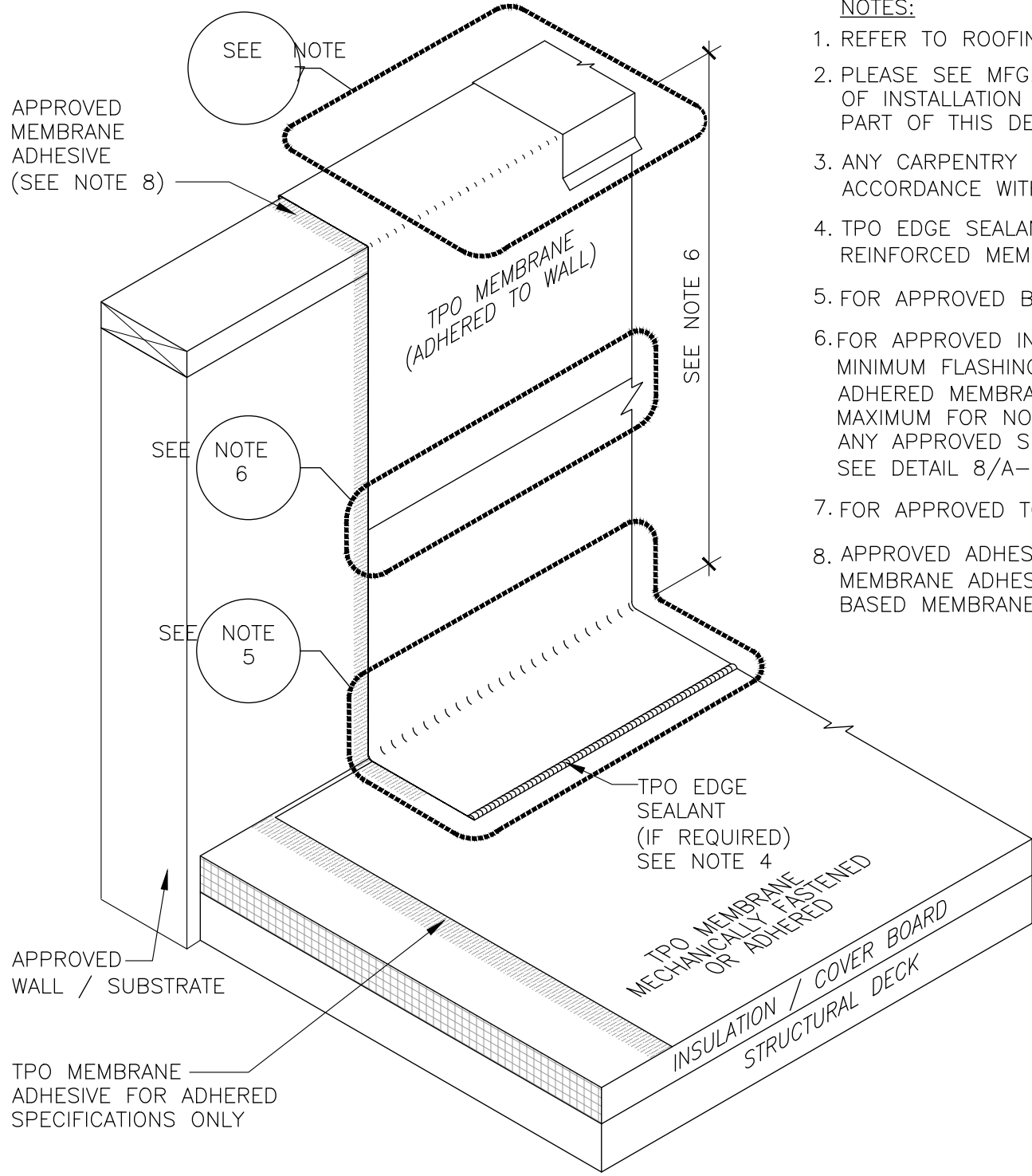
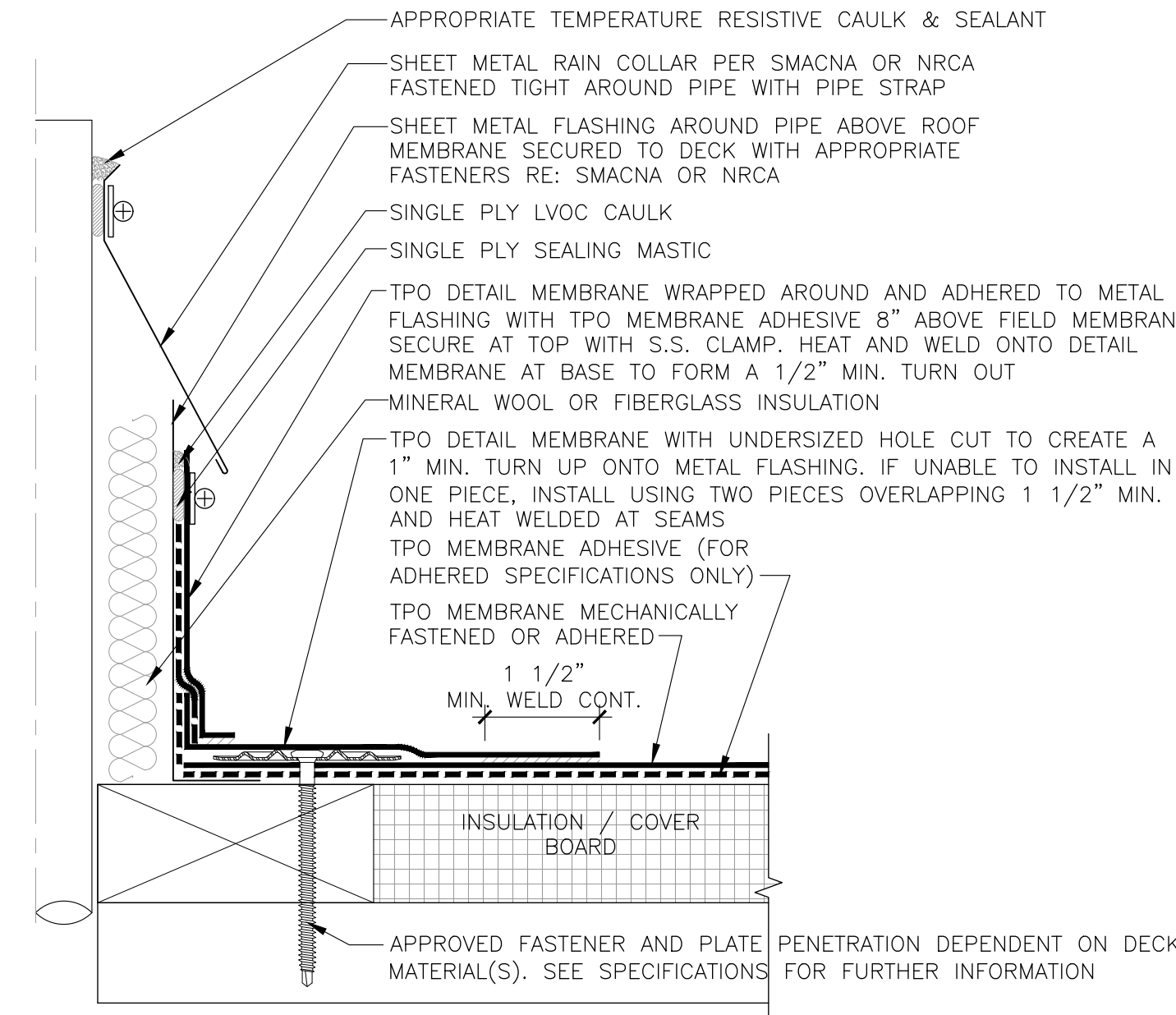
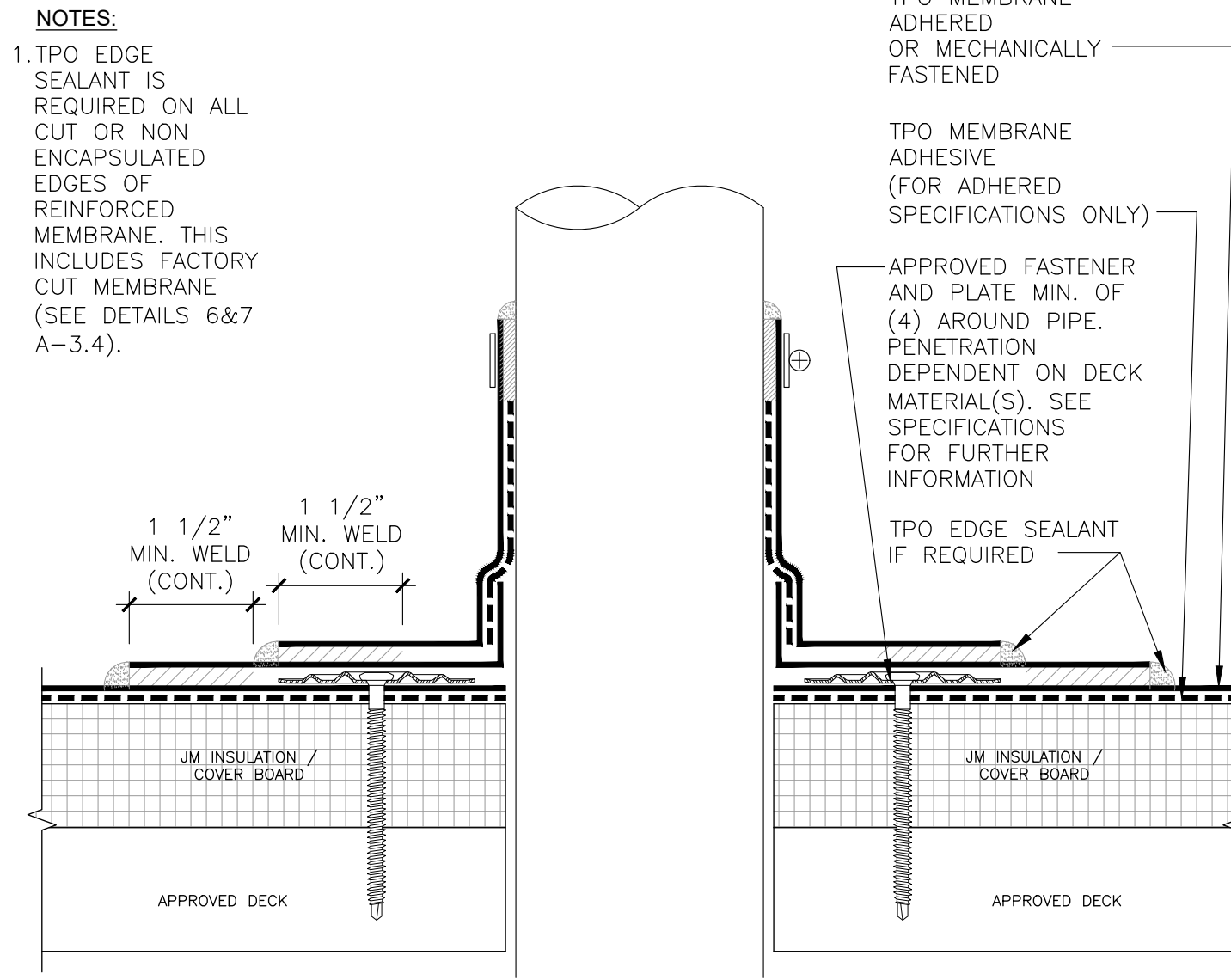
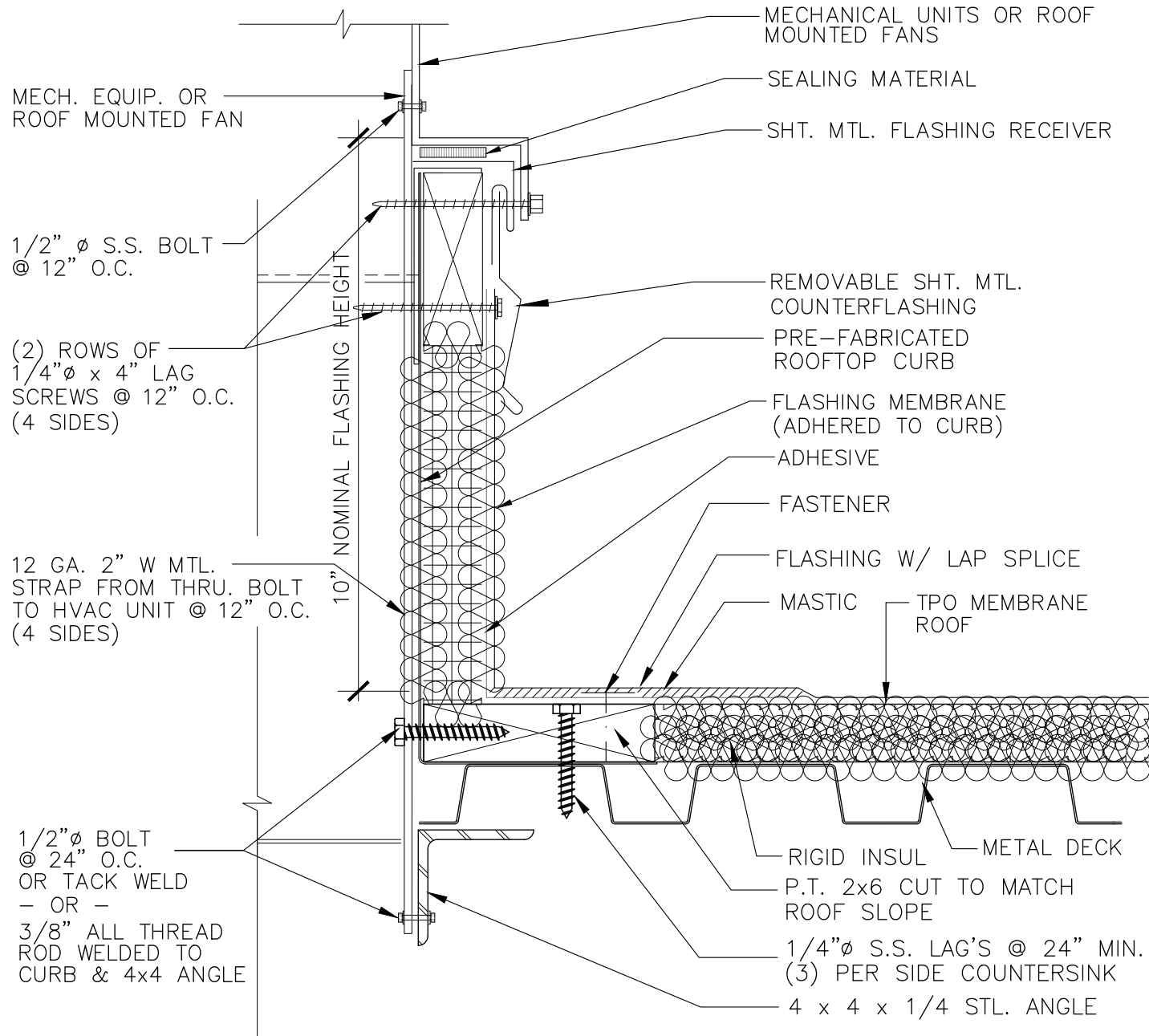
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SHEET

A-3.2



SIDE ELEVATION

SCALE: 3/16"= 1'-0"

- NOTES:
1. REFER TO ROOFING MANUFACTURER'S WEBSITE FOR MOST UP-TO-DATE INFORMATION.
 2. PLEASE SEE MFG. SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
 3. ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS.
 4. TPO EDGE SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE (SEE DETAILS 6&7/A-3.4).
 5. FOR APPROVED BASE FLASHING FASTENING METHODS SEE DETAIL 3/A-3.4
 6. FOR APPROVED INTERMEDIATE FLASHING FASTENING METHODS SEE DETAIL 8/A-3/4. MINIMUM FLASHING TERMINATION HEIGHT IS 8" ABOVE ROOF SURFACE. INTERMEDIATE ADHERED MEMBRANE FASTENING REQUIRED AT 5'-0" INTERVALS MAXIMUM, AND 18" HIGH MAXIMUM FOR NON ADHERED MEMBRANE ON CMU, BRICK, SMOOTH CONCRETE WALLS, OR ANY APPROVED SUBSTRATE, IE. PLYWOOD, SECURÖCK, GYPSUM-FIBER AND DENSDECK. SEE DETAIL 8/A-3.4 FOR APPROVED FASTENING METHODS.
 7. FOR APPROVED TOP OF WALL FLASHING METHODS SEE DETAIL 11/A-3.4
 8. APPROVED ADHESIVES FOR USE ON VERTICAL FLASHING APPLICATIONS INCLUDES LVOC MEMBRANE ADHESIVE (TPO), MEMBRANE BONDING ADHESIVE (TPO) AND JM TPO WATER BASED MEMBRANE ADHESIVE.

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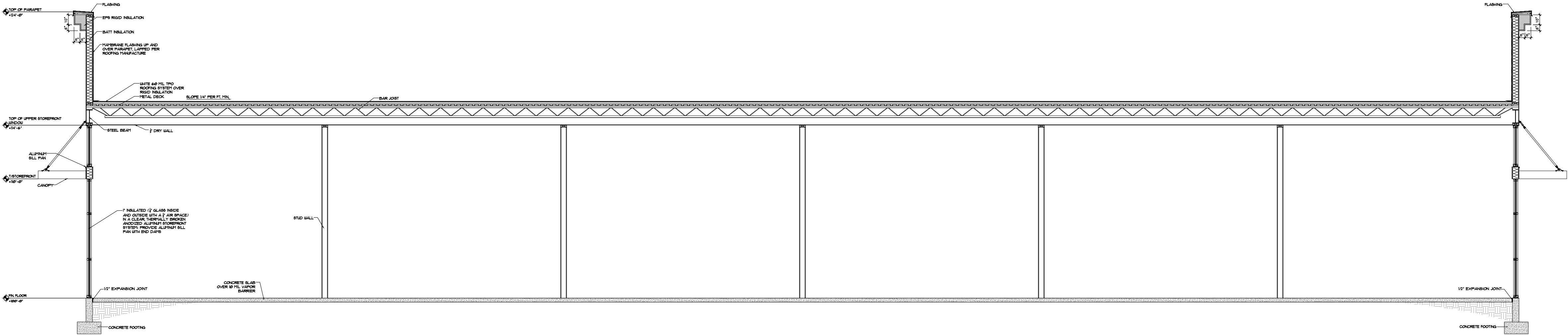
NEW SHELL BUILDING
HUTCHINSON RETAIL
JACKSONVILLE, FL 32257

SHEET TITLE: ROOF DETAIL		REVISION	
NO.	DATE	DATE	NO.

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DATE:	08-30-19

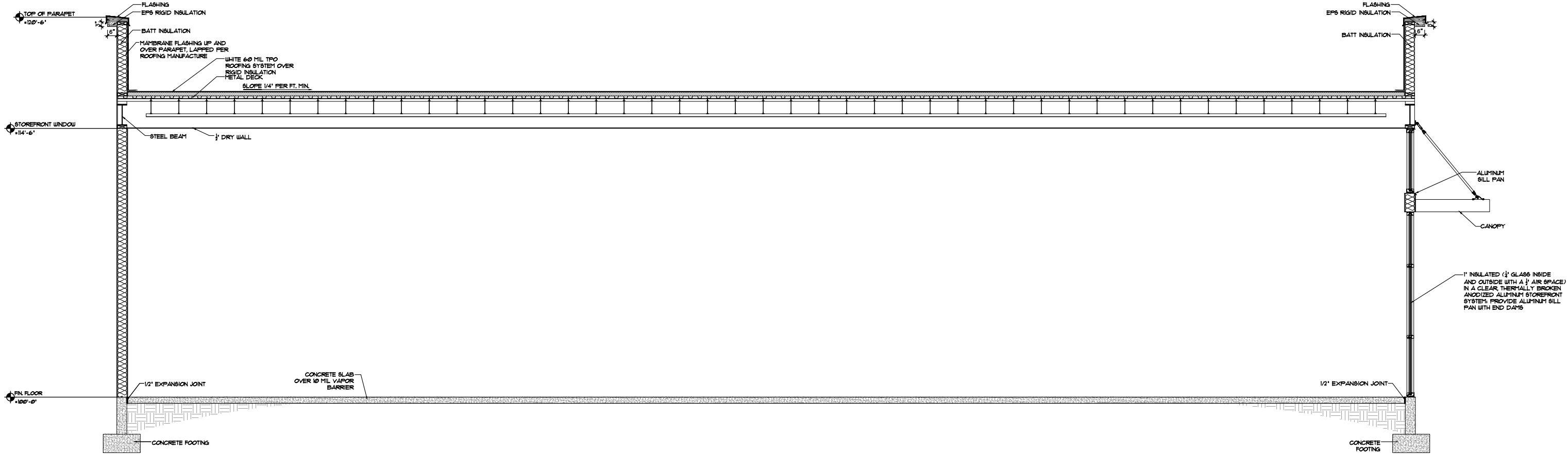
SHEET
A-3.3

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BUILDING SECTION - 1

SCALE: 3/16"= 1'-0"



BUILDING SECTION - 2

SCALE: 3/16"= 1'-0"

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NEW SHELL BUILDING

HUTCHINSON RETAIL

JACKSONVILLE, FL 32257

SHEET TITLE: BUILDING SECTIONS

NO.	DATE	REVISION

DRAWN BY: CAS

CHECKED BY: CAS

DATE: 08-30-19

SHEET

A-3

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DOOR SCHEDULE												
MARK	LOCATION	TYPE	DIMENSIONS			DOOR PANEL PROPERTIES				FRAME		COMMENTS
			WIDTH	HEIGHT	THK	MATERIAL	GLAZING	LOUVER	RATING	MATERIAL	HOW	
101	RETAIL SHOP#1	A	6'-0"	7'-0"	0'-1 3/4"	AL	FULL GL	-	-	AL	1 *	AL * BY STOREFRONT SUPPLIER
102	RETAIL SHOP#2	B	3'-0"	7'-0"	0'-1 3/4"	AL	FULL GL	-	-	AL	1 *	AL * BY STOREFRONT SUPPLIER
103	RETAIL SHOP#3	A	6'-0"	7'-0"	0'-1 3/4"	AL	FULL GL	-	-	AL	1 *	AL * BY STOREFRONT SUPPLIER
104	RETAIL SHOP#4	A	6'-0"	7'-0"	0'-1 3/4"	AL	FULL GL	-	-	AL	1 *	AL
105	RETAIL SHOP#5	B	3'-0"	7'-0"	0'-1 3/4"	AL	FULL GL	-	-	AL	1 *	AL
106	RETAIL SHOP#6	A	6'-0"	7'-0"	0'-1 3/4"	AL	FULL GL	-	-	AL	1 *	AL
101A	RETAIL SHOP#1	C	3'-0"	7'-0"	0'-1 3/4"	HM	-	-	-	HM	2	AL
102A	RETAIL SHOP#2	C	3'-0"	7'-0"	0'-1 3/4"	HM	-	-	-	HM	2	AL
103A	RETAIL SHOP#3	C	3'-0"	7'-0"	0'-1 3/4"	HM	-	-	-	HM	2	AL
104A	RETAIL SHOP#4	C	3'-0"	7'-0"	0'-1 3/4"	HM	-	-	-	HM	2	AL
105A	RETAIL SHOP#5	C	3'-0"	7'-0"	0'-1 3/4"	HM	-	-	-	HM	2	AL
106A	RETAIL SHOP#6	C	3'-0"	7'-0"	0'-1 3/4"	HM	-	-	-	HM	2	AL

ABBREVIATIONS

AL ALUMINUM
HM HOLLOW METAL GALVANIZED
GL GLASS
SCW SOLID CORE WOOD
T THRESHOLD
WD WOOD

DOORS AND HARDWARE NOTES

- ALL INTERIOR DOORS TO BE FLUSH SOLID CORE WOOD DOORS (BIRCH), 3'-0" x 7'-0" x 1 3/4" - PAINT FINISH. FRAMES SHALL BE PAINTED STEEL (WELDED).
- ALL EXTERIOR DOORS & DOORS SHALL BE GALVANIZED, INSULATED (R-7) METAL DOORS w/GALVANIZED METAL FRAMES.
DOOR: Level 1 - Standard-duty, Model 1, nominal 20 gage/0.032 inch (0.8 mm) face sheets, 1 3/4", full flush design
DOOR FRAMES: Level 1 for Door Models 1, nominal 18 gage/0.042 inch (1.0 mm) thick material, base metal thickness.
- PROVIDE LEVER TYPE COMMERCIAL (ANSI A156.2, 1996, SERIES 4000, GRADE 1) GRADE DOOR HARDWARE (ANSI A117.1 COMPLIANT).
OPERATING LEVER ON DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS ARE ACCEPTABLE DESIGNS.
- COORDINATE ALL KEYING & LOCKSETS WITH OWNER.
- ALL EXTERIOR DOORS SHALL BE WIND AND IMPACT RESISTANT. SEE STRUCTURAL FOR WIND PRESSURE REQUIREMENTS. ALL EXTERIOR DOOR ASSEMBLIES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVALS OR MIAMI/DADE NOA'S AS APPLICABLE.

HARDWARE GROUP 1

ALUMINUM DOOR & HARDWARE BY STOREFRONT SUPPLIER
3 PR NRP BB HINGES
2 CLOSER
1 LOCKSETS w/ DOOR LEVERS
6 DOOR SILENCERS
1 ADA/FBC THRESHOLD
1 SET WEATHERSTRIPPING
2 DOOR SWEEP
10" MIN BOTTOM RAIL

HARDWARE GROUP 3

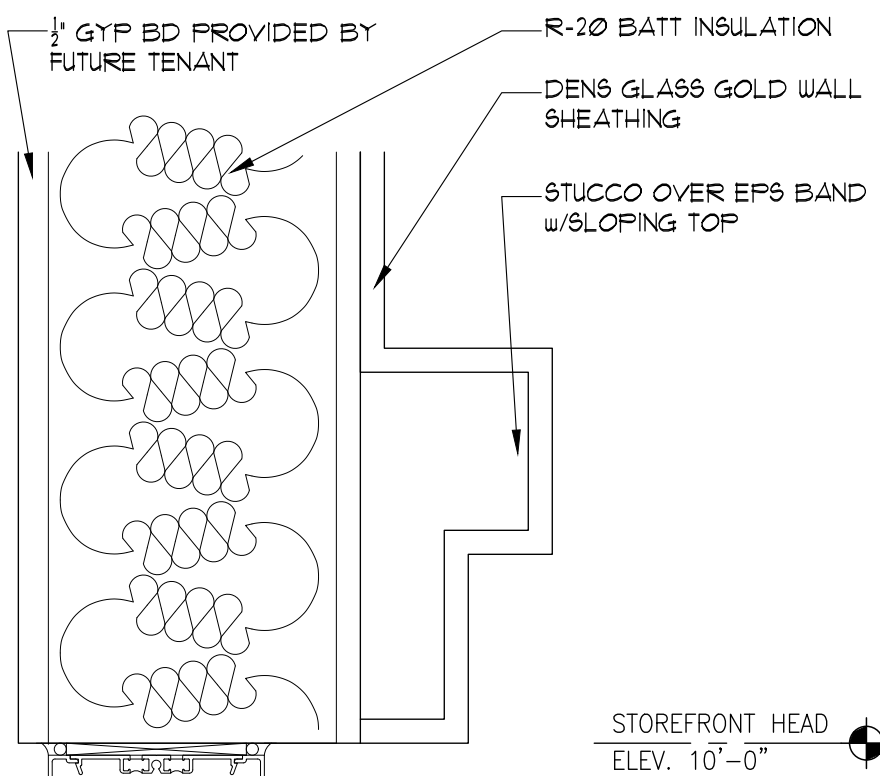
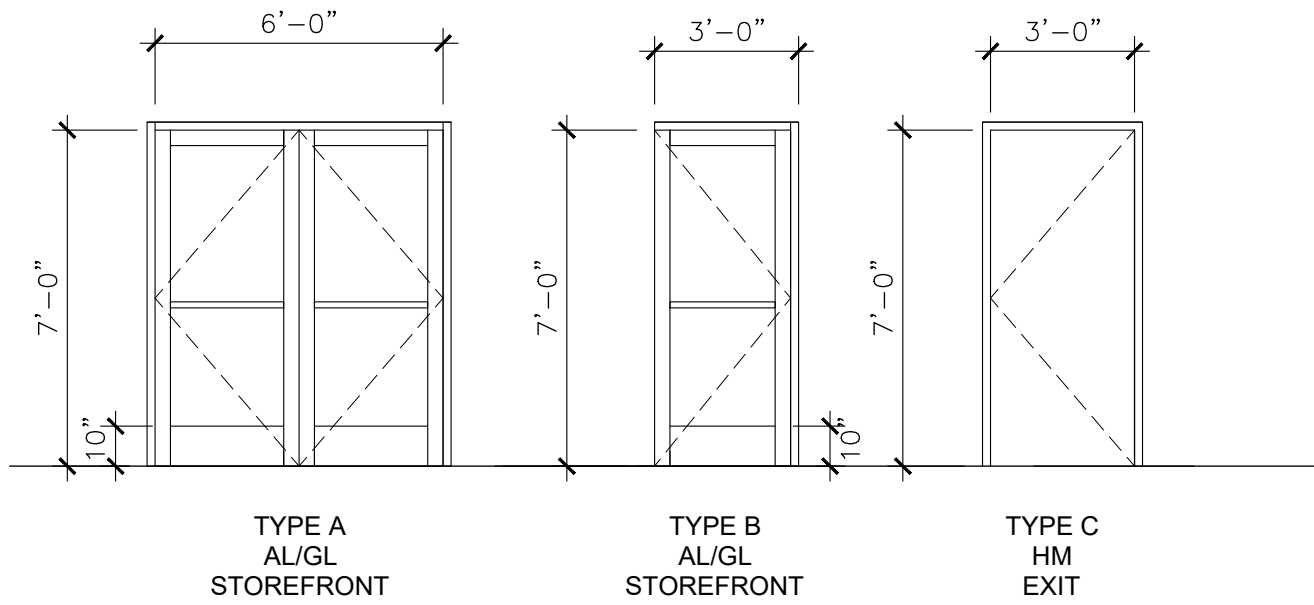
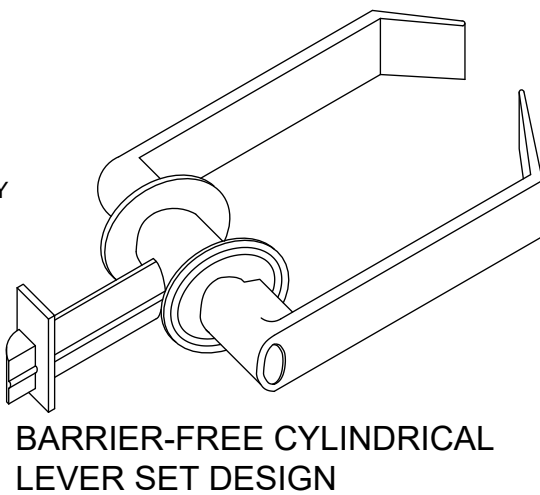
ALUMINUM DOOR & HARDWARE BY STOREFRONT SUPPLIER
1 1/2 PR NRP BB HINGES
1 CLOSER
1 LOCKSETS w/ DOOR LEVERS
3 DOOR SILENCERS
1 ADA/FBC THRESHOLD
1 SET WEATHERSTRIPPING
1 DOOR SWEEP
10" MIN BOTTOM RAIL

HARDWARE GROUP 2

1 1/2 PR NRP BB HINGES
1 CLOSER
1 LOCKSETS w/ DOOR LEVERS (EXTERIOR)
3 DOOR SILENCERS
1 DOOR SWEEP OR DOOR BOTTOM (COORD w/OWNER)
1 HOLD OPEN
1 KICKPLATES (OPTIONAL - COORD w/OWNER)
1 ADA/FBC COMPLIANT THRESHOLD
1 SET WEATHERSTRIPPING
1 VANDAL-PROOF STRIKE
1 PEEP HOLE (COORD STYLE w/OWNER)

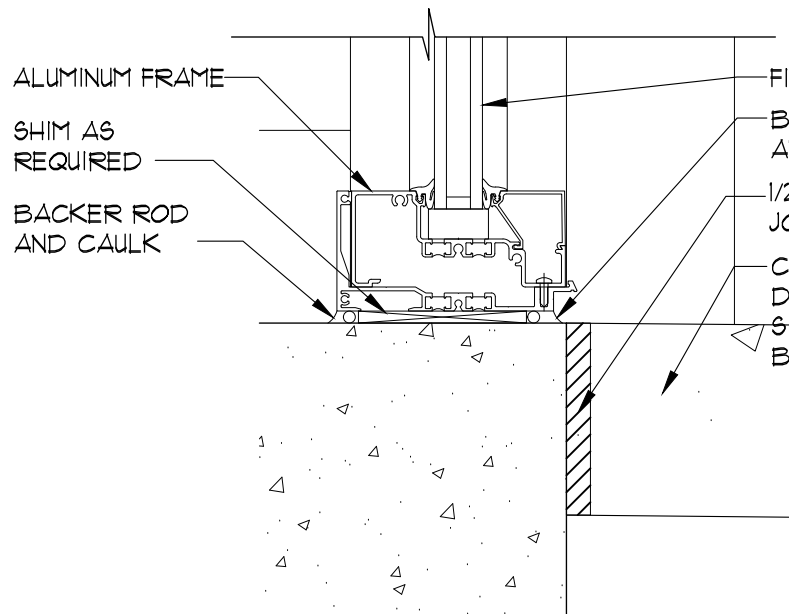
HARDWARE GROUP 4

1 PRIVACY LOCKSET
ANSI F76 BED/BATH PRIVACY LOCK;
PUSH-BUTTON LOCKING. TURNING
INSIDE LEVER RELEASES PUSH-BUTTON.
CAN OPEN FROM OUTSIDE VIA
EMERGENCY RELEASE
1 1/2 PR BUTT HINGES
3 DOOR SILENCERS
1 DOOR CLOSER (OPTIONAL)
1 WALL STOP



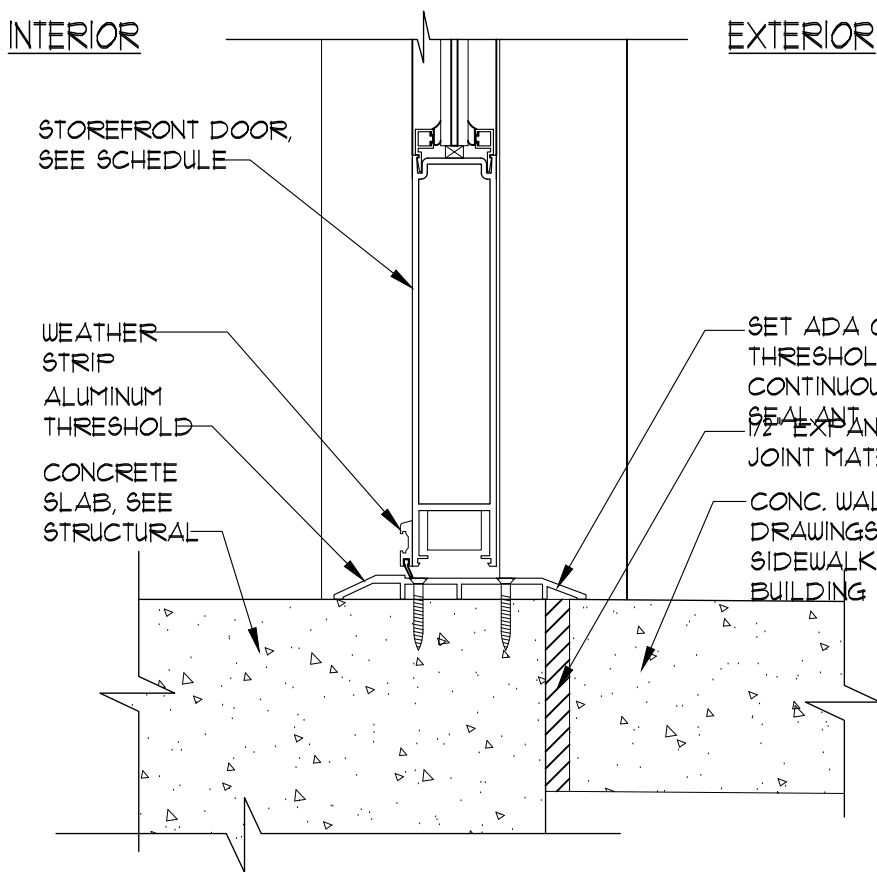
HEAD

SCALE: 3"= 1'-0"



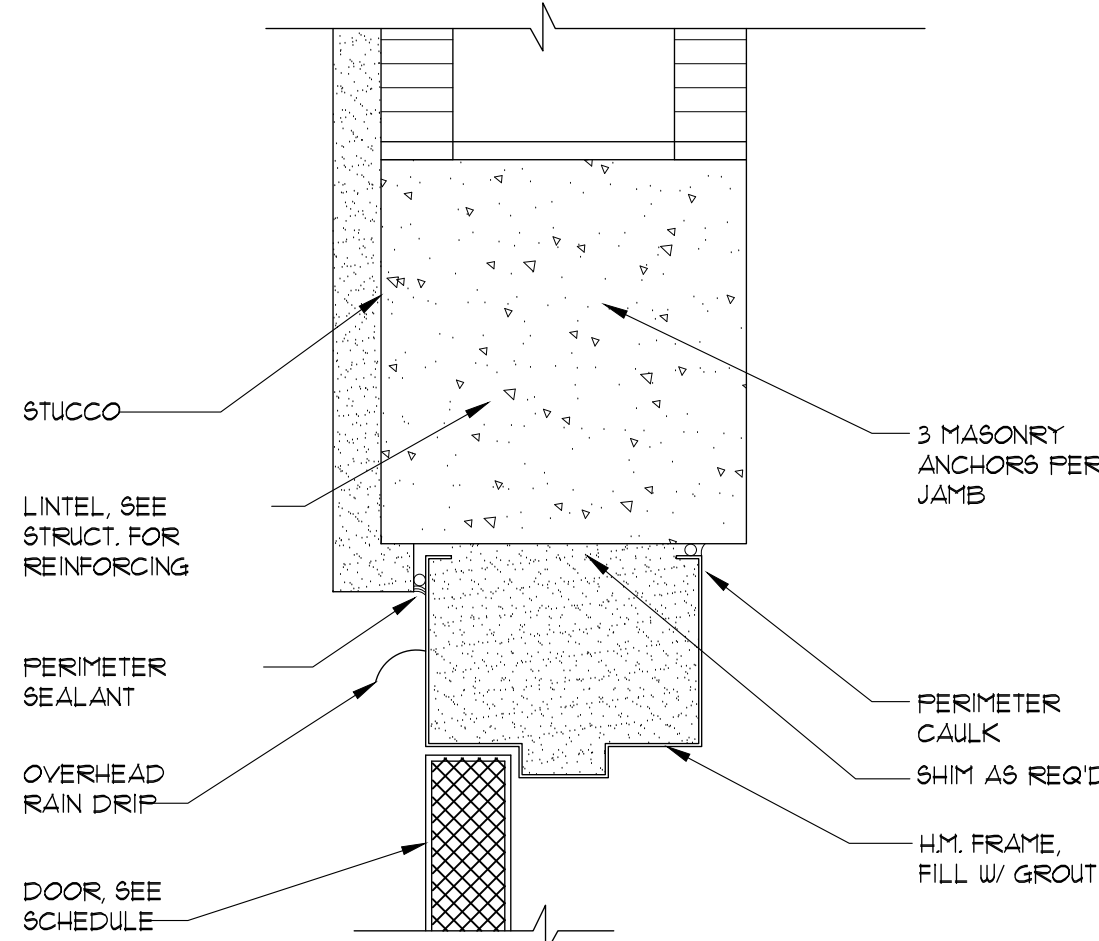
SILL

SCALE: 3"= 1'-0"



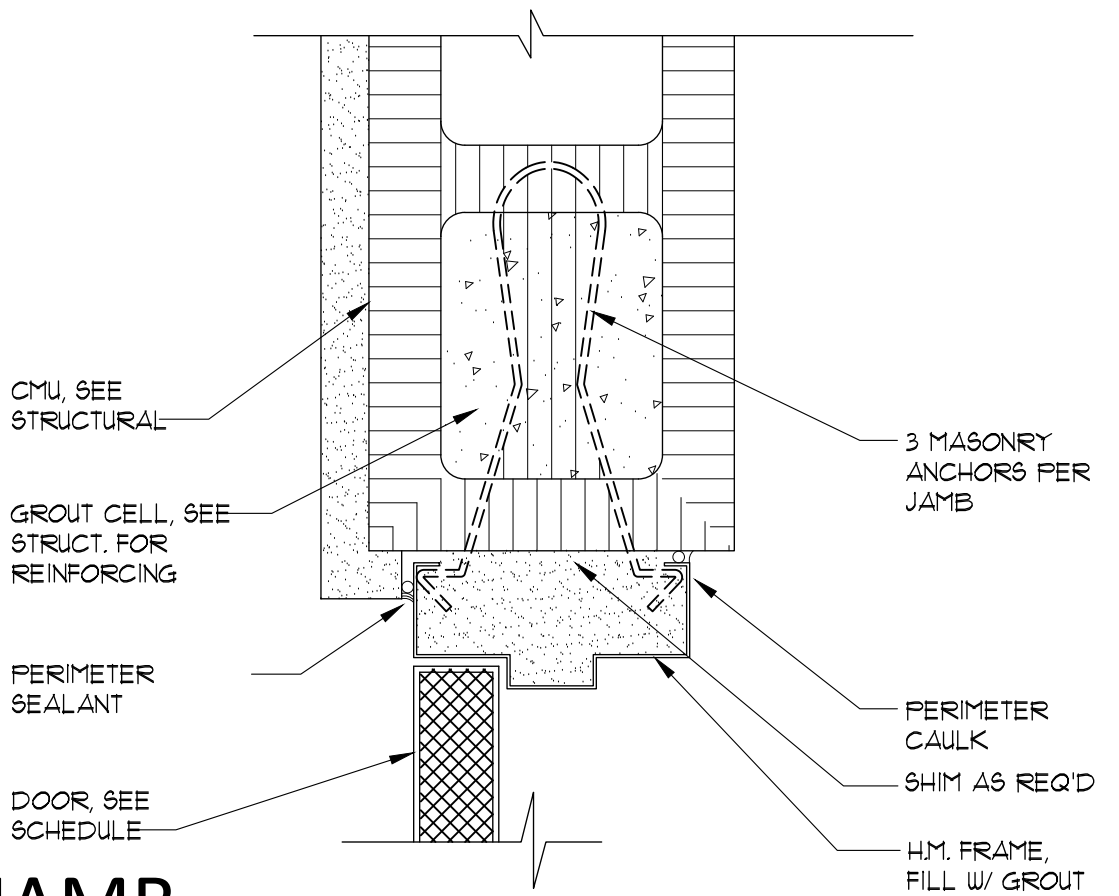
SILL-STOREFRONT DOOR

SCALE: 3"= 1'-0"



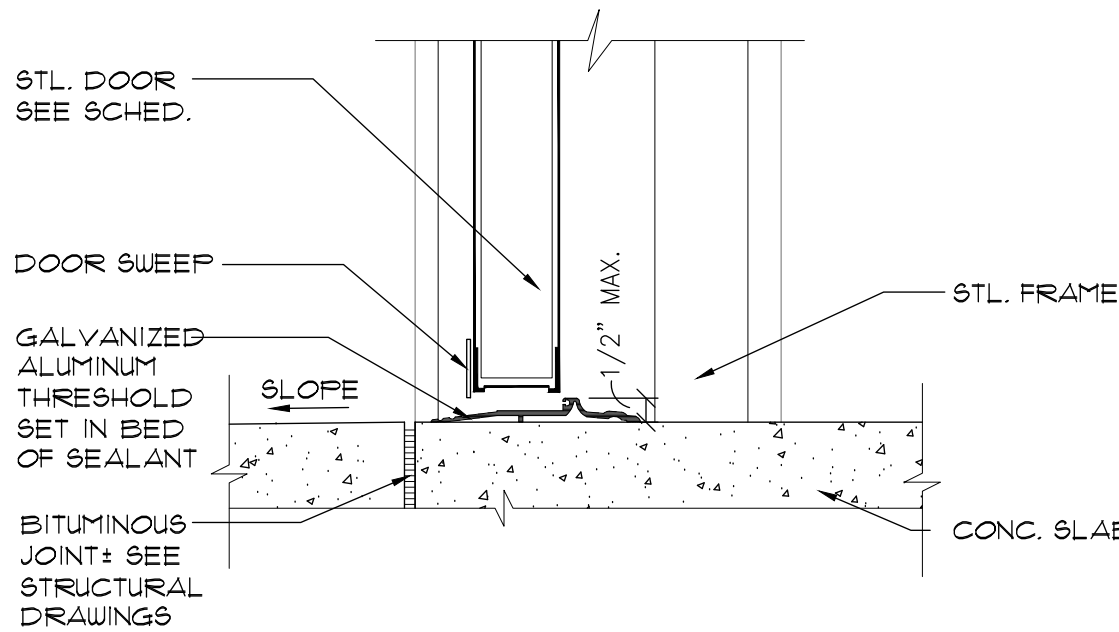
HEAD

SCALE: 3"= 1'-0"



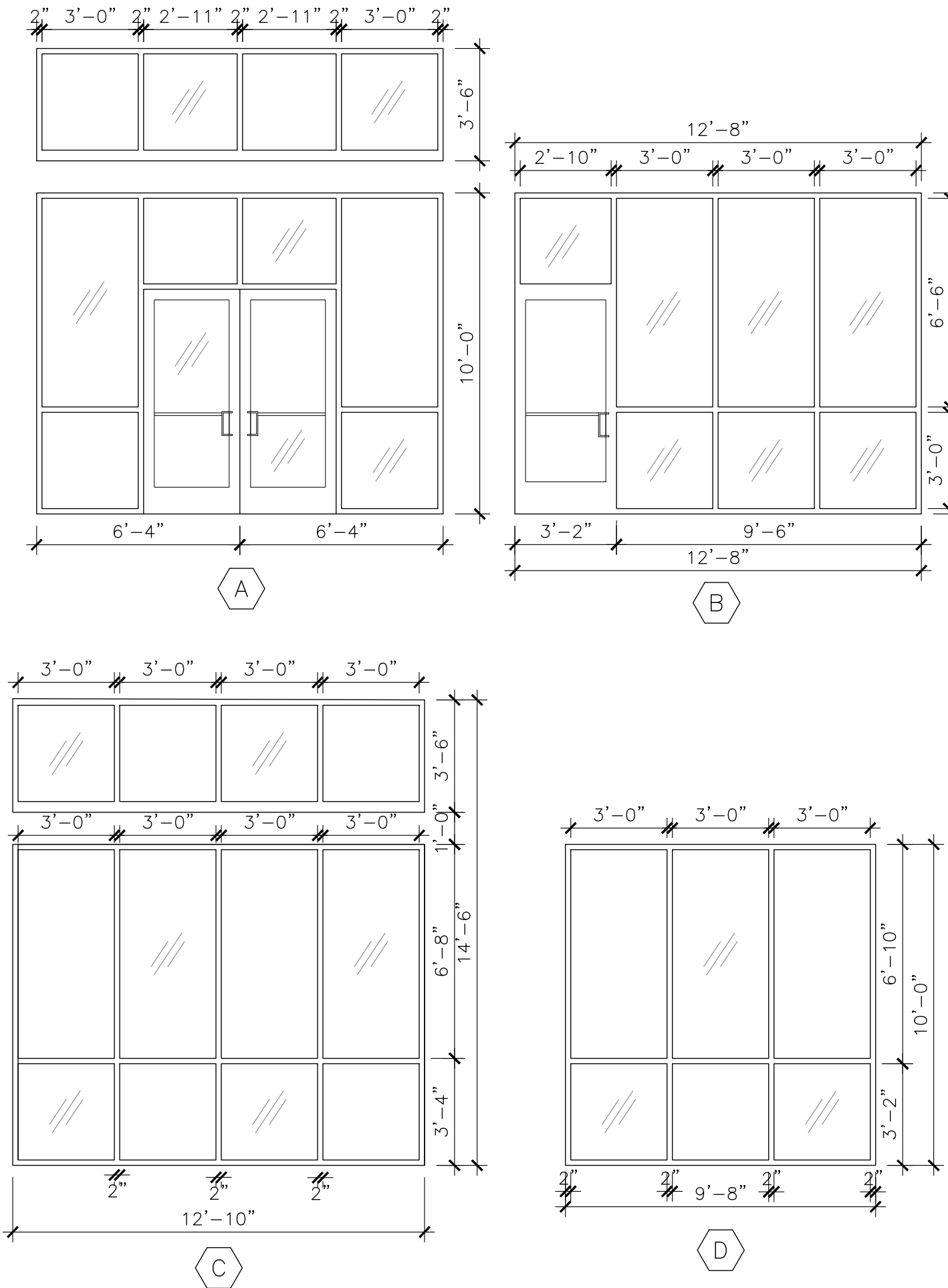
JAMB

SCALE: 3"= 1'-0"



SILL - METAL DOOR

SCALE: 3"= 1'-0"



STOREFRONT SYSTEM:

ANODIZED ALUMINUM FRAME

AIR INFILTRATION: 0.01 CFM/FT² WHEN TESTED IN ACCORDANCE WITH ASTM E 283-91 AT A DIFFERENTIAL STATIC PRESSURE OF 6.24 PSF.
WATER INFILTRATION: 20 PSF WHEN TESTED IN ACCORDANCE WITH ASTM E 331-93 AT A STATIC PRESSURE OF 20 PSF.
DEFLECTION: L/175 OR 3/4" MAX. WHEN TESTED IN ACCORDANCE WITH ASTM E 330-90 WITH ALLOWABLE STRESS IN ACCORDANCE WITH AA SPECIFICATIONS FOR ALUMINUM STRUCTURES

GLAZING: TEMPERED AS NOTED
(EXTERIOR GLASS EQUAL TO PPG SOLARBAN R100 SOLAR CONTROL WITH LOW E: SOLARBAN R100 (2) SOLAR BRONZE + CLEAR) - ASTM E773/E774
COMPLY WITH WIND PRESSURE LOADS LISTED ON STRUCTURAL DRAWINGS FOR POSITIVE AND NEGATIVE PRESSURE.

"U" VALUE = .45 (MAX)
VISIBLE LIGHT TRANSMITTANCE = .47 (MAX)
SHADING COEFFICIENT = .58 (MAX)
SOLAR HEAT GAIN COEFFICIENT = .25 (MAX)

FRAME FINISH: CLEAR ANODIZED ALUMINUM FROM 6063-T5 ALLOY, 0.062" WALL THICKNESS.
PROVIDE ALUMINUM SILL PAN WITH END DAMS, FINISH TO MATCH FRAMES.

PROVIDE WEATHERSTRIPPING AND SEALANT AND BACKER ROD ON BOTH SIDES OF THE WINDOW, ALL AROUND.

HARDWARE: CYLINDER LOCK WITH THUMBTURN, MANUFACTURER'S STANDARD PUSH/ADA ACCESSIBLE PULL BARS AND HINGES, CLOSERS, SILL IN A BED OF SEALANT UNDER DOORS. FIELD VERIFY ALL WINDOW OPENINGS PRIOR TO FABRICATION

CRAIG A. SOMMERS, AIA
ARCHITECT - AR0016480

DISAIE
DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.

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Florida Certificate of Auth No.: 00009393
Florida License No.: AA26000952

HUTCHINSON RETAIL

NEW SHELL BUILDING

JACKSONVILLE, FL 32257

SHEET TITLE: DOOR SCHEDULE STOREFRONT ELEVATIONS & DETAIL

DRAWN BY: CAS

CHECKED BY: CAS

DATE: 08-30-19

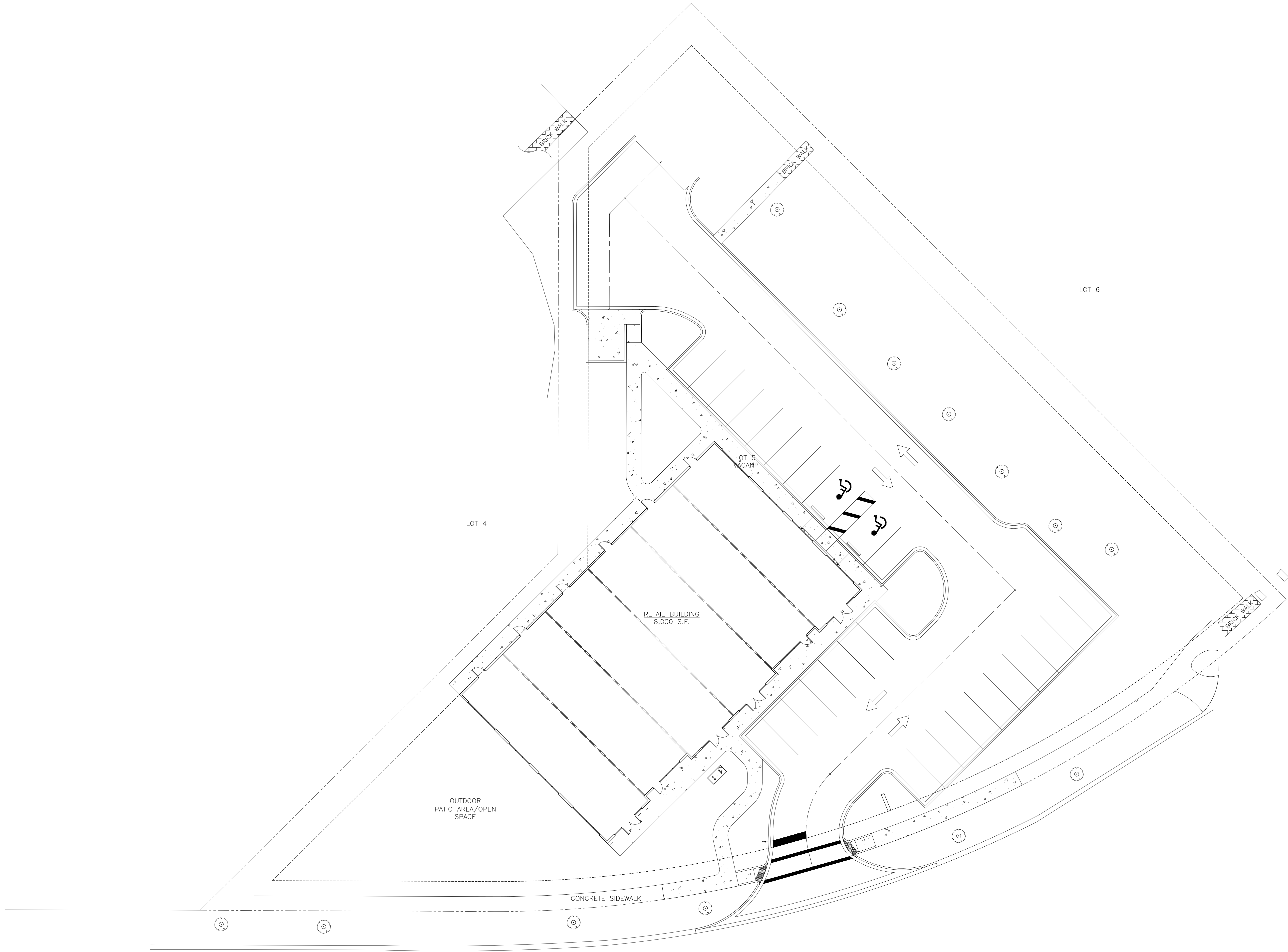
SHEET

A-4

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ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"



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SHEET TITLE: ARCHITECTURAL SITE PLAN		
NO.	DATE	REVISION

DRAWN BY:	CAS
CHECKED BY:	CAS
DATE:	08-30-19

SHEET

C-1

NEW SHELL BUILDING

HUTCHINSON RETAIL

JACKSONVILLE , FL 32257

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