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DEFERRED SUBMITTALS TO INCLUDE:

- FIRE ALARM SHOP DRAWINGS
- FIRE SPRINKLER SHOP DRAWINGS
- ROOF SYSTEM PRODUCT APPROVALS
- WINDOW / DOOR PRODUCT APPROVALS
- RAILING & HAND RAILING SHOP DRAWINGS
- FLOOR SOUND DROPPING SPECS
- TIRELLI SYSTEM DRRAWINGS

PROJECT LOCATION

PALM BAY, FLORIDA

GALLO HERBERT ARCHITECTS
 BRIAN P. HERBERT, AIA
 1311 WEST NEWPORT CENTER DRIVE, SUITE A
 DEERFIELD BEACH, FLORIDA 33442
 PH: (561) 734-0300 FAX: (561) 734-0301

PROJECT DIRECTORY

FLORIDA BUILDING CODE, BUILDING 7th Edition (FBC-B) 2020
 FLORIDA BUILDING CODE, PLUMBING 7th Edition (FBC-P) 2020
 FLORIDA BUILDING CODE, MECHANICAL 7th Edition (FBC-M) 2020
 FLORIDA BUILDING CODE, ELECTRICAL 7th Edition (FBC-E) 2020
 FLORIDA BUILDING CODE, ACCESSIBILITY 7th Edition (FBC-A) 2020

SUPPLEMENTS

FLORIDA FIRE PREVENTION CODE (FFPC) 8th Edition
 NFPA 1, 2012 EDITION "FIRE CODE"
 NFPA 101, 2012 EDITION "LIFE SAFETY CODE"
 NFPA 72, 2010 EDITION "NATIONAL FIRE ALARM CODE"
 NFPA 70, 2017 EDITION "NATIONAL ELECTRICAL CODE"
 NFPA 10, 2017 EDITION "STANDARD FOR PORTABLE FIRE EXTINGUISHER"
 NFPA 1, 2010 EDITION "STANDARD FOR THE INSTALLATION OF STAMPORP & HOSE SYSTEM"
 NFPA 20, 2010 EDITION "STANDARD FOR THE INSTALLATION OF STATIONARY FIRE PUMP FOR PROTECTION"
 NFPA 70, 2010 EDITION "STANDARD FOR EMERGENCY AND STAND-BY POWER SUPPLY"

GENERAL NOTES

CODE REFERENCES

20. The General Contractor is required to provide and maintain full force during the contract, insurance in the following areas and to the limits prescribed by the Owner or below: Property damage and bodily injury General (liability/Workman's Compensation, Fire and Theft, Contracted liability hold/harmless insurance, Comprehensive Automobile Liability. It shall be the duty of the Contractor to contact the Owner regarding the level of limits to be provided. Any level of limits in the contract documents shall be considered a general standard within the industry and shall not supersede the Owner's requirement.

21. Any changes to or deviations from these drawings shall not be made without written consent from the Architect. Changes to the plans by the Owner and Contractor shall be the responsibility of the persons making such changes.

22. Wherever they are not in conflict with these specifications, all materials shall be installed in strict accordance with the manufacturer's written specifications. Where manufacturer's recommended details are used the manufacturer shall be responsible for the performance of their product and shall indemnify and save harmless the Owner, Architect, and General Contractor in case of failure.

23. The Contractor shall provide all labor to unhook materials and equipment to be purchased directly by owner and delivered to the job site and for varying quantities delivered.

24. The Architect's site responsibilities are limited solely to the activities of the Architect and its employees on site. These responsibilities shall not be inferred by any party to mean the Architect has any responsibility for site safety. Safety on or about the site is the sole and exclusive responsibility of the Contractor alone. The Contractor's methods of performance, supervision of the Contractor's employees, and sequencing of activities are the sole and exclusive responsibility of the Contractor alone. The Owner warrants that: 1) The Contractor's responsibilities have been made clear, 2) By submission of a bid and acceptance of a Contract, the Contractor agrees to defend, and hold Owner and Architect harmless from any claim or liability arising from Owner or Architects alleged failure to exercise site safety responsibility 3) By acceptance of a Contract and submission of bid Contractor is agreeing to name Owner and Architect as additional insured under Contractor's General Liability Policy 4) By acceptance of a Contract for construction and submission of a bid Contractor agrees to reimburse Architect for any and all costs and cost of time, expended in defense of any such claim.

25. Contractor acknowledges by submission of a bid and acceptance of a contract that any soil report data provided by the Owner shall not be considered to be all inclusive, and it is the Contractor's responsibility to fully investigate site conditions as he determines necessary to verify that the work can be achieved as designed.

26. Large scale drawings shall take precedence over small scale drawings, figure dimensions on the drawings over scale dimensions and relief materials over graphic representations. In the event of an inconsistency in the Contract Documents, the inconsistency shall be resolved in accordance with the following priority:

- Agreement between Owner and Architect
- the supplementary Conditions
- the General Conditions
- between the specifications the more stringent requirement shall apply.

27. All construction warranties and guarantees required under the contract shall be assigned to the Owner with all subcontractors and suppliers being responsible under such warranties to the Owner and Contractor.

28. Fire Rated Assemblies: Construction descriptions specified as per tests conducted by Underwriters Laboratory (UL) shall be followed for each condition referenced. Refer to construction detail sheets for further identification of construction methods. Rated assemblies shall not vary from these specifications unless authorized in writing by the Building Official.

29. Penetrations: All penetrations shall be sealed by the subcontractor partnering that aspect of the work. All penetrations that flow through the walls or assembly walls either horizontal or vertically must be fire coated. Joints must be packed with approved fire cement. Joints shall be sealed as much as possible to exceed 1/8" on all sides. All subcontractors that be responsible for sealing their own penetrations. All methods of sealing penetrations shall be in accordance with tested standards for the depicted tested construction.

DEERFIELD BEACH, FLORIDA

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GENERAL NOTES

CODE REFERENCES



FORT CAROLINE COMMONS

CONSTRUCTION OF 1) NEW 4 STORY SELF STORAGE BUILDING AND ASSOCIATED PARKING AND SITE WORK

+/- 95,608 SF STORAGE BUILDING	TOTAL BUILDING AREA:	95,608 S.F.
+/- 1,400 SF COMMERCIAL OUTPARCEL	FIRST FLOOR	23,902 S.F.
+/- 32 CAR PARKING SPACES	SECOND FLOOR	23,902 S.F.
ASSOCIATED SITE WORK AND AMENITIES	THIRD FLOOR	23,902 S.F.
	FORTH FLOOR	23,902 S.F.

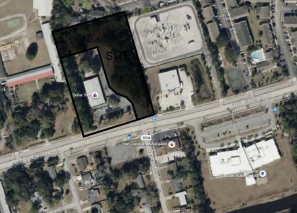
PROJECT NAME: FORT CAROLINE SELF STORAGE
 INTERIOR CLIMATE CONTROL, SELF STORAGE BAYS RANGING FROM 5X5 TO 20X30

AREA OF THIS PROJECT: +/- 2.06 ACRES
 -PARCEL

OCCUPANCY: S-2
 FULLY SPRINKLERED BUILDING

THE FOLLOWING PLANS, ELEVATION AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO DEMONSTRATE THE GENERAL DESIGN INTENT.

3 PROJECT SUMMARY



4 PROJECT AREAS

SHEET NO.	TITLE
G-001	COVER SHEET
AS-101	ARCHITECTURAL SITE PLAN
A-102	PAVING AND DUMPSTER DETAILS
AS-102	SURVEY AND CONTEXTUAL PHOTOS
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS

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 INTERIOR CLIMATE CONTROL, SELF STORAGE BAYS RANGING FROM 5X5 TO 20X30

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8 SHEET INDEX

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A-202	BUILDING ELEVATIONS

BRIAN P. HERBERT
 PROJECT

FORT CAROLINE COMMONS
 OWNER

DAVID NICCO PROPER
 404 NINE FIFTH STREET
 RATON, FLORIDA

No.	Description	REVISIONS

PROJECT STATUS
 PRELIMINARY
 (DATE)
 02-22-20
PROJECT NUMBER
 DNP-20
 (SCALE)
 AS SHOWN

DRAWN BY:
 BPH
CHECKED BY:

COVER SHEET

DRAWING NUMBER
 G-001