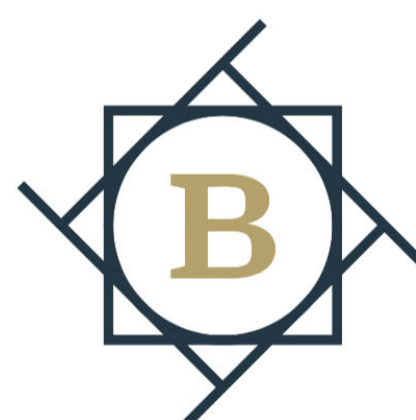


GOVERNING CODES

CITY OF PENSACOLA, FL

- (BUILDING CODE) 2020 FLORIDA BUILDING CODE
- (RESIDENTIAL CODE) 2020 FLORIDA BUILDING CODE
- (EXISTING BUILDINGS) 2020 FLORIDA BUILDING CODE
- (ACCESSIBILITY) 2020 FLORIDA BUILDING CODE
- (PLUMBING) 2020 FLORIDA BUILDING CODE
- (MECHANICAL) 2020 FLORIDA BUILDING CODE
- (FUEL/GAS) 2020 FLORIDA BUILDING CODE
- (ENERGY CONSERVATION) 2020 FLORIDA BUILDING CODE
- (ELECTRICAL) 2017 NATIONAL ELECTRICAL CODE
- (FLORIDA FIRE CODE) 2020 FLORIDA FIRE PREVENTION CODE
- (NFPA 1 AND 101) 2018 NATIONAL FIRE PROTECTION ASSOCIATION



BALDWIN
ARCHITECTURAL GROUP

TRINITY WILDS - RETAIL



DRAWING INDEX

GENERAL

| SHEET NO. | SHEET NAME |
|-----------|--|
| A001 | COVER SHEET |
| A002 | GENERAL NOTES, SYMBOL LEGEND & ADA DETAILS |
| A003 | ADA DETAILS |
| A004 | RESPONSIBILITY MATRIX |

ARCHITECTURAL

| ARCHITECTURAL | |
|---------------|---------------------|
| A100 | SITE PLAN |
| A101 | FLOOR PLAN |
| A103 | LIFE SAFETY PLAN |
| A105 | ROOF PLAN |
| A200 | BUILDING ELEVATIONS |
| A300 | BUILDING SECTIONS |
| A302 | WALL SECTIONS |
| A303 | SECTION DETAILS |

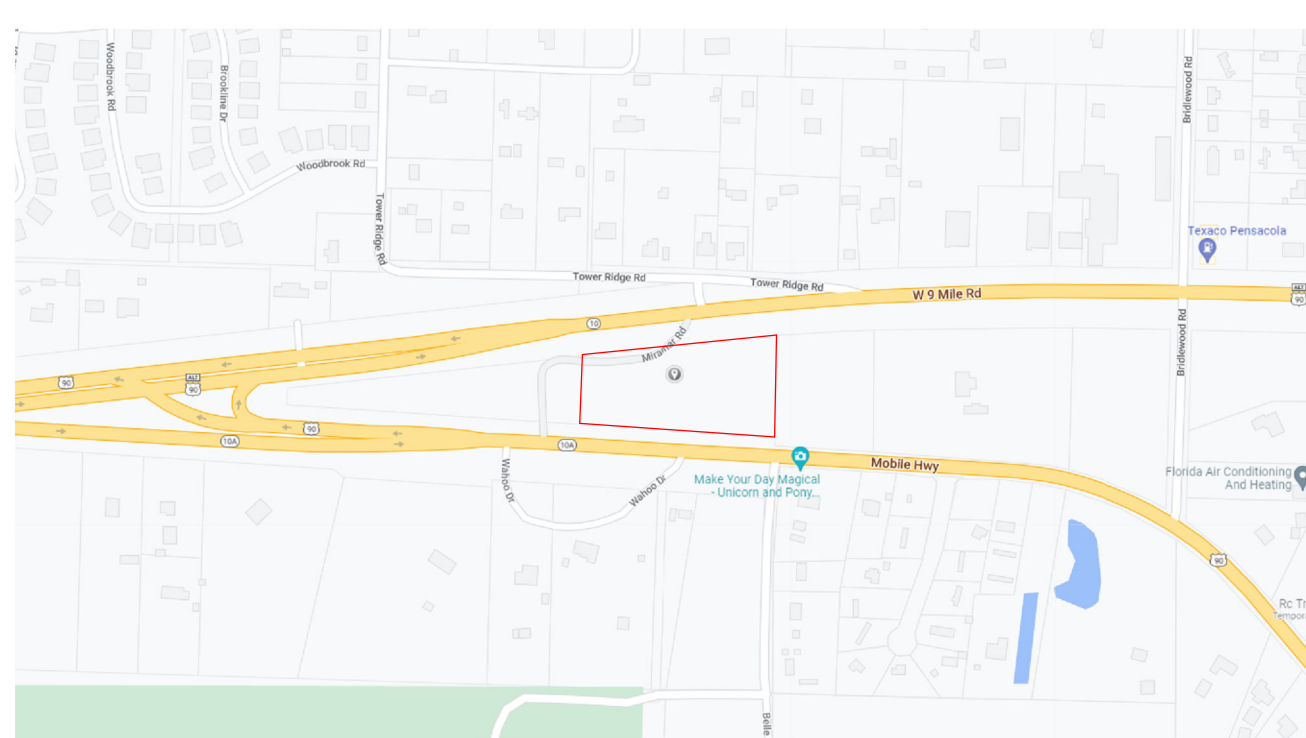
MECHANICAL

| SHEET NO. | SHEET NAME |
|-----------|----------------------------|
| M1 | MECHANICAL NOTES & LEGENDS |
| M2 | ROOF HVAC PLAN |

ELECTRICAL

| SHEET NO. | SHEET NAME |
|-----------|----------------------------|
| E1 | ELECTRICAL NOTES & LEGENDS |
| E2 | PANELS |
| E3 | LIGHTING PLAN A |

LOCATION MAP



PROJECT DATA

| | | |
|------------------------------------|------------|-------------|
| 1. OCCUPANCY CLASSIFICATION | MERCANTILE | IBC 303.1 |
| 2. CONSTRUCTION TYPE | IIB | IBC 602 |
| 3. HEIGHT & AREA LIMITATION | | TABLE 504.3 |
| A. STORIES ALLOWED: | 3 | TABLE 504.4 |
| B. STORIES PROVIDED: | 1 | TABLE 504.4 |
| C. HEIGHT ALLOWED: | 75' | TABLE 504.3 |
| D. HEIGHT PROVIDED: | 25' 8 1/2" | TABLE 504.3 |
| E. ALLOWABLE AREA/FLOOR: | 50,000 SF | TABLE 506.2 |
| F. AREAS PROVIDED: | | |
| 1. TOTAL SF | 19,488 SF | |
| 2. | | |
| 3. | | |
| 4. FIRE PROTECTION - SPRINKLED | NO | NFPA 101 |
| 5. MAIN OCCUPANT LOAD FACTOR | MERCANTILE | NFPA 101 |
| A. OTHER OCCUPANT LOAD FACTORS | | NFPA 101 |
| 6. REQUIRED # OF FIXTURES | | |
| 1. TOILETS: | 1 | IPC |
| 2. LAVATORIES: | 1 | |
| 3. DRINKING FOUNTAINS: | 1 | |
| 7. MEANS OF EGRESS: | | |
| A. DOORS: | | |
| CLEAR WIDTH REQUIRED: | | NFPA 101 |
| CLEAR WIDTH PROVIDED: | 36" | |
| B. STAIRS: | | |
| CLEAR WIDTH REQUIRED: | 36" MIN. | NFPA 101 |
| RISER HEIGHT MAXIMUM: | 39" | |
| TREAD DEPTH MINIMUM: | 7" MAX | |
| MAX HEIGHT PROV. BETWEEN LANDINGS | 12'-0" MAX | |
| 8. ARRANGEMENT OF MEANS OF EGRESS: | | |
| MAX TRAVEL DISTANCE: | 35' | NFPA 101 |
| LONGEST TRAVEL DISTANCE | 40' | |

PROJECT DESCRIPTION

NEW PRE FAB METAL CONSTRUCTION BUILDINGS FOR RETAIL SPACE.

CONTACT LIST

ARCHITECT

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TRINITY WILDS - RETAIL

9200 MOBILE HIGHWAY PENSACOLA, FL 32526

COVER SHEET

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0623-2022

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ABBREVIATIONS

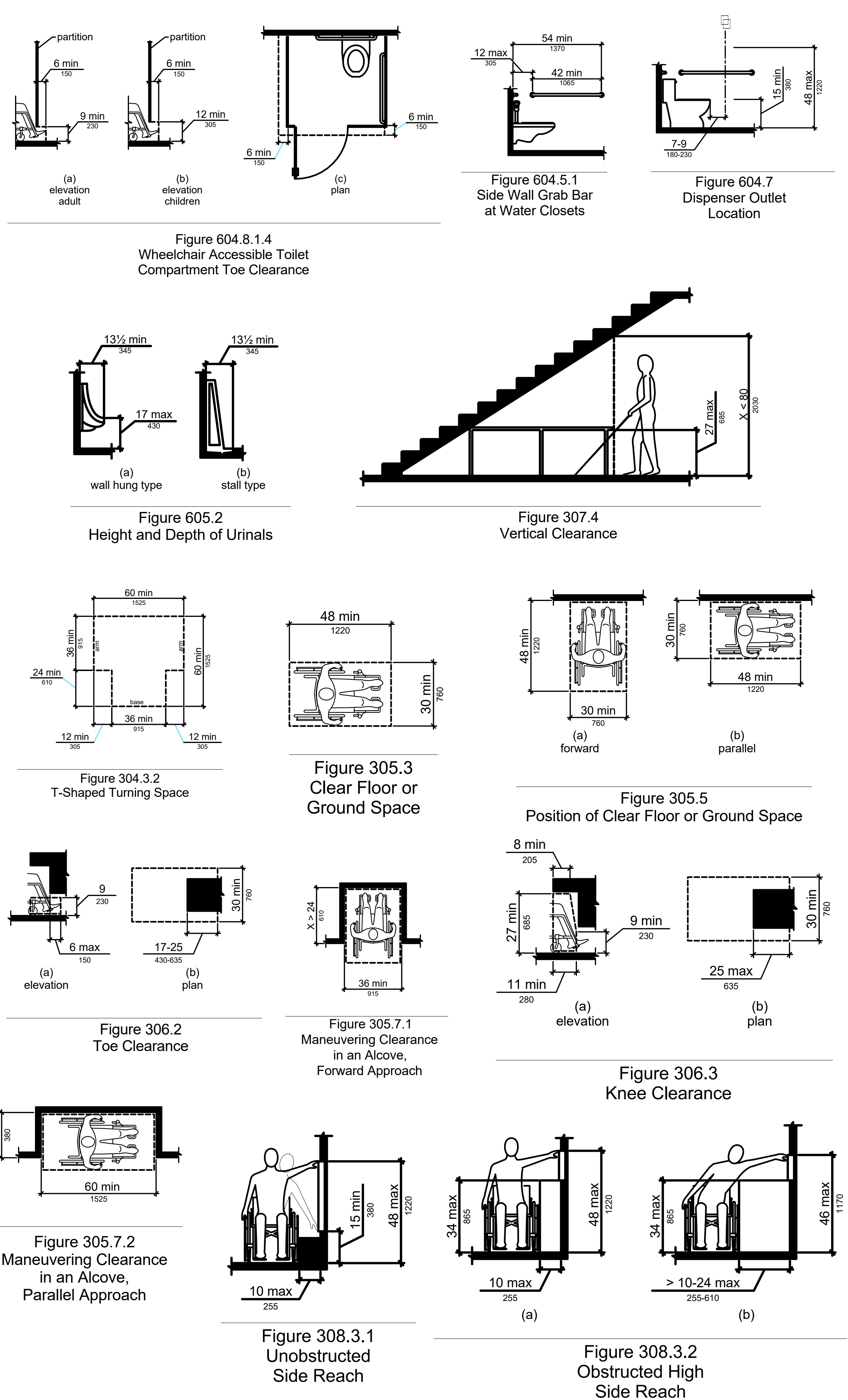
#/FT PER FOOT
 @ AT
 A/C AIR CONDITIONING
 AB ANCHOR BOLT
 AC AIR CONDITIONING
 ACMU ARCHITECTURAL CONCRETE MASONRY UNIT
 ACMU ALUMINUM COMPOSITE METAL
 ACUST ACUSTICAL
 ACT ACUSTICAL CEILING TILE
 ADJ ADJACENT
 AFF ABOVE FINISHED FLOOR
 AIA AMERICAN INSTITUTE OF ARCHITECTS
 AIB AIR INFILTRATION BARRIER
 AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 ALT ALTERNATE
 ALUM ALUMINUM
 ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
 APPROX APPROXIMATE
 ARCH ARCHITECT
 ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
 AUT AUTOMATIC
 BD BOARD
 BF BOARD FOOT
 BFA BARRIER FREE ACCESSIBLE
 BLKG BLOCKING
 BM BEAM
 BOC BOTTOM OF CURB
 BRK BRICK
 BTWN BETWEEN
 C CHANNEL
 CAB CABINET
 CC COLOR CHANGE
 CER CERAMIC
 CIP CAST-IN-PLACE
 CJ CONTROL JOINT
 CLG CEILING
 ACM COMPOSITE METAL PANEL
 CMU CONCRETE MASONRY UNIT
 CO CLEAN OUT
 COL COLUMN
 CONC CONCRETE MASONRY UNIT
 CONT CONTINUOUS
 CSI CONSTRUCTION SPECIFICATIONS INSTITUTE
 CT CERAMIC TILE
 D4S DRESSED FOUR SIDES
 DBL DOUBLE
 DET DETAIL
 DIAG DIAGONAL
 DS DOWNSPOUT
 DWG DRAWING
 EB EXPANSION BOLT
 EFC EPOXY FLOOR COATING
 EIFS EXTERIOR INSULATION FINISHING SYSTEM
 EU EXPANSION JOINT
 ELEC ELECTRICAL
 EQ EQUAL
 EQUIP EQUIPMENT
 ERD EMERGENCY ROOF DRAIN
 ES EACH SIDE
 EW EACH WAY
 EXP EXPANSION
 EXP JT EXPANSION JOINT
 EXT EXTERIOR INSULATION FINISHING SYSTEM
 FAB FABRICATE
 FE FIRE EXTINGUISHER - WALL MOUNT
 FEC FIRE EXTINGUISHER - RECESSED CABINET
 FF FINISH FLOOR ELEVATION
 FIN FINISH
 FLR FLOOR
 FO FACE OF
 FR GWB FIRE RATED GYPSUM WALLBOARD
 FTG FOOTING
 FV FIELD VERIFY
 GA GAUGE
 GALV GALVANIZED
 GC GENERAL CONTRACTOR
 GTTR GUTTER
 GWB GYPSUM WALLBOARD
 GYP BD GYPSUM WALLBOARD

HORIZ HORIZONTAL
 IBC INTERNATIONAL BUILDING CODE
 INSUL INSULATION
 INT INTERIOR
 LAM LAMINATE
 LAV LAVATORY
 LLH LONG LEG HORIZONTAL
 LLV LONG LEG VERTICAL
 LSC LIFE SAFETY CODE
 MATL MATERIAL
 MAX MAXIMUM
 MDF MEDIUM-DENSITY FIBERBOARD
 MECH MECHANICAL
 MFR MANUFACTURER
 MIN MINIMUM
 MISC MISCELLANEOUS
 MO MASONRY OPENING
 MOD MODIFIED
 MOD BIT MODIFIED BITUMEN
 MR MOISTURE RESISTANT
 MTD MOUNTED
 MTL METAL
 NFPA NATIONAL FIRE PROTECTION ASSOCIATION
 NIC NOT IN CONTRACT
 NRP NON-REMOVABLE PIN
 NTS NOT TO SCALE
 OC ON CENTER
 OH OPPOSITE HAND
 OPNG OPENING
 OPP HAND OPPOSITE HAND
 P LAM PLASTIC LAMINATE
 PFT PORCELAIN FLOOR TILE
 PL PLATE
 PLMB PLUMBING
 PLYWD PLYWOOD
 PT PAINT OR PRESSURE TREATED
 PVC POLYVINYL CHLORIDE
 QT QUARRY TILE
 RAD RADIUS
 RCP REFLECTED CEILING PLAN
 RD ROOF DRAIN
 REINF REINFORCED
 REQD REQUIRED
 RJ RAKED JOINT
 RL RAIN LEADER
 RO ROUGH OPENING
 RTD RATED
 S4S SMOOTH FOUR SIDES
 SC SOLID CORE
 SHLV SHELVES
 SHT SHEET
 SIM SIMILAR
 SQ SQUARE
 STD STANDARD
 STL STEEL
 STR STORAGE
 STR STAIR
 STRUCT STRUCTURAL
 SUB SUBCONTRACTOR
 SUSP SUSPENDED
 T&G TONGUE AND GROOVE
 TEL TELEPHONE
 TEXT TEXTURE
 THK THICKNESS
 THOLD THRESHOLD
 TJ TOOL JOINT
 TO TOP OF
 TOC TOP OF CURB
 TOM TOP OF MASONRY
 TOS TOP OF STEEL
 TPO THERMOPLASTIC POLYOLEFIN
 TYP TYPICAL
 UNO UNLESS NOTED OTHERWISE
 VB VAPOR BARRIER
 VCT VINYL CERAMIC TILE
 VENT VENTILATION
 VIF VERIFY IN FIELD
 VVC VINYL WALLCOVERING
 W/W WITH

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE STATE OF FLORIDA BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES.
3. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL GOVERN ALL DIMENSIONS ON ALL FLOOR PLANS.
4. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION, WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.
5. THE ARCHITECT SHALL REVIEW SHOP DRAWINGS AND SAMPLES FOR SUBSTANTIAL CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE REVIEW OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
7. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. SHOULD THEY DIFFER FROM THOSE SHOWN ON THE BUILDINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY WATER, POWER, AND TOILET FACILITIES, AS REQUIRED.
9. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF DRAWINGS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE, WHILE CONSTRUCTION IS IN PROGRESS AND UNTIL JOB IS COMPLETE.
11. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN CLEAN CONDITION AT ALL TIMES.
12. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
13. ANY COMBUSTIBLE INTERIOR TRIM SHALL BE CLASS A, B, OR C MATERIAL WITH A FLAME SPREAD RATING OF 200 OR LESS.
14. ALL EXIT DOORS LOCATED IN THE MEANS OF EGRESS SHALL SWING IN THE DIRECTION OF THE EXIT TRAVEL AND IF ANY LATCHING OR LOCKING DEVICE IS TO BE INSTALLED, ONLY APPROVED PANIC HARDWARE SHALL BE INSTALLED. ALL OTHER DOORS IN THE FACILITY SHALL BE EQUIPPED WITH APPROVED LEVER OR PUSH OPERATED DEVICES.
15. DUCT SYSTEMS SHALL NOT BE INTERCONNECTED WITH ANY OTHER BUILDING VENTILATION OR EXHAUST SYSTEM.
16. THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS, CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL EXIT PARTITIONS AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS OR STENCILING IN CONCEALED SPACES THE FOLLOWING: FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TEN (10) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF ONE (1) INCH IN HEIGHT.
17. FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION. ANY FIRE ALARM PLANS INCLUDED IN THIS SET OF PLANS ARE FOR REFERENCE ONLY. NOT FOR PERMIT.
18. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION. ANY FIRE SPRINKLER PLANS INCLUDED IN THIS SET OF PLANS ARE FOR REFERENCE ONLY. NOT FOR PERMIT.
19. ELEVATORS AND ESCALATORS SHALL BE DESIGNED FOLLOWING THE REQUIREMENTS OF ASME/ANSI A17.1, LIFE SAFETY CODE 2000 Edition, CHAPTER 607 FOR ELEVATORS.
20. PENETRATIONS, INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY BY USING A DETAIL AND LISTING NUMBER PER IBC 2000, CHAPTER 711.
21. THE PRIMARY FRAMING OF ALL HANDRAILS AND GUARDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/2". USE A 1-1/4" INSIDE DIAMETER STANDARD PIPE (ACTUAL OUTSIDE DIAMETER IS 1-5/8") NOT A 1-1/2" INSIDE DIAMETER STANDARD PIPE. INTERMEDIATE FRAMING OF A SMALLER SIZE MAY BE USED PROVIDED ALL APPLICABLE CODES ARE MET. INDICATE RAILING SIZES ON SUBMITTALS.

TYPICAL ADA DETAILS



SYMBOL LEGEND

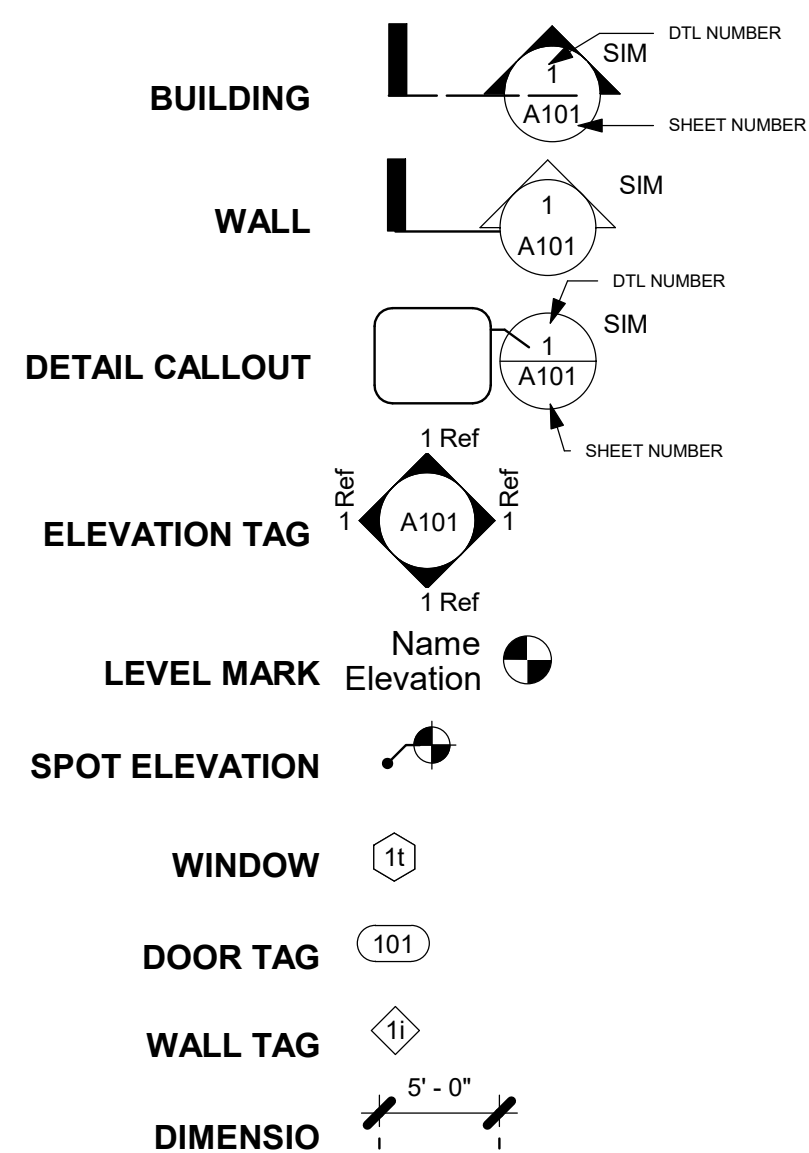


TABLE 504.3

| OCCUPANY CLASSIFICATION | SEE FOOTNOTES | TYPE OF CONSTRUCTION | | | | | | | | | |
|-------------------------|-------------------|----------------------|----|---------|----|----------|----|---------|----|--------|--|
| | | TYPE I | | TYPE II | | TYPE III | | TYPE IV | | TYPE V | |
| | | A | B | A | B | A | B | HT | A | B | |
| A, B, E, F, S, U | NS ^a | UL 160 | 65 | 55 | 65 | 55 | 65 | 50 | 40 | | |
| | NS | UL 180 | 85 | 75 | 85 | 75 | 85 | 70 | 60 | | |
| H-1, H-2, H-3, H-5 | NS ^{a,d} | UL 160 | 65 | 55 | 65 | 55 | 65 | 50 | 40 | | |
| | S | UL 180 | 85 | 75 | 85 | 75 | 85 | 70 | 60 | | |
| H-4 | NS ^{a,d} | UL 160 | 65 | 55 | 65 | 55 | 65 | 50 | 40 | | |
| | S | UL 180 | 85 | 75 | 85 | 75 | 85 | 70 | 60 | | |
| I-1 Condition 1, I-3 | NS ^{a,e} | UL 160 | 65 | 55 | 65 | 55 | 65 | 50 | 40 | | |
| | S | UL 180 | 85 | 75 | 85 | 75 | 85 | 70 | 60 | | |
| I-1 Condition 2, I-2 | NS ^{a,f} | UL 160 | 65 | 55 | 65 | 55 | 65 | 50 | 40 | | |
| | S | UL 180 | 85 | 75 | 85 | 75 | 85 | 70 | 60 | | |
| I-4 | NS ^{a,g} | UL 160 | 65 | 55 | 65 | 55 | 65 | 50 | 40 | | |
| | S | UL 180 | 85 | 75 | 85 | 75 | 85 | 70 | 60 | | |
| R ^a | NS ^a | UL 160 | 65 | 55 | 65 | 55 | 65 | 50 | 40 | | |
| | S13D | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 50 | 40 | |
| | S13R | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | |
| | S | UL 180 | 85 | 75 | 85 | 75 | 85 | 70 | 60 | | |

UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.

A. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
 B. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
 C. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
 D. The NS value is only for use in evaluation of existing building height in accordance with the International Existing Building Code.
 E. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.
 F. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.4.1 of the International Fire Code.
 G. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
 H. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

TRINITY WILDS - RETAIL
 9200 MOBILE HIGHWAY PENSACOLA, FL 32526
 GENERAL NOTES, SYMBOL LEGEND & ADA DETAILS

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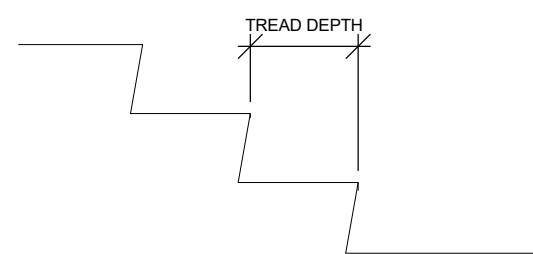
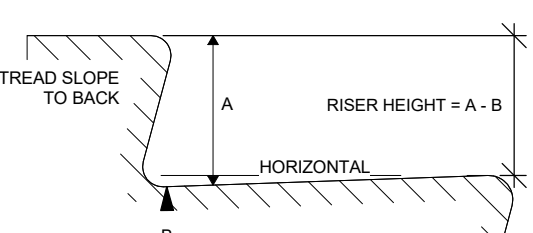
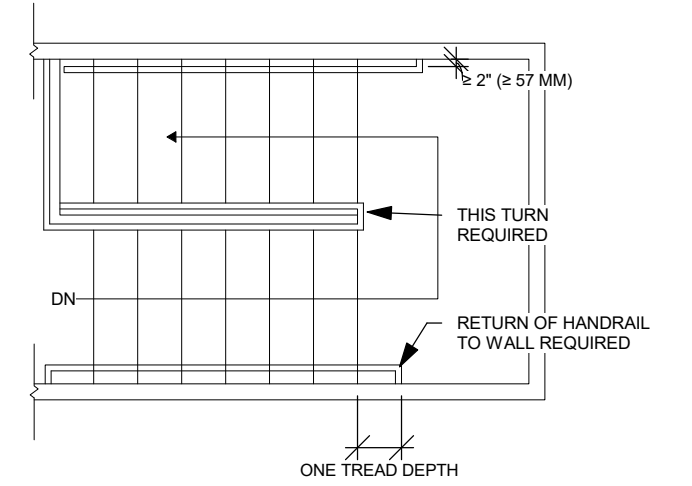
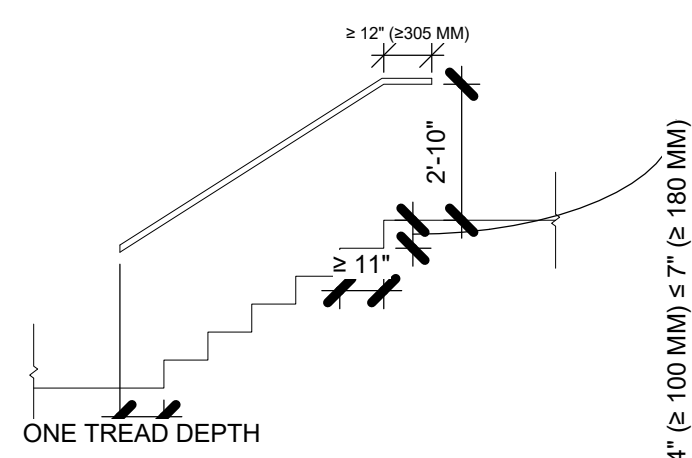
0623-2022

SHEET NO.

A002

STAIRS & HANDRAILS

2012 EDITION NFPA 101
2010 ADA STANDARDS



Tread depth shall be not less than 13 in. for elevation changes of 21 in. or less. The presence and location of each step shall be readily apparent. **Section 7.1.7**

Guards in accordance with 7.2.2.4 shall be provided at the open sides of means of egress that exceed 30 in. above the floor or finished ground level below. **Section 7.1.8**

Stair treads and landings shall be solid, without perforations. Stair treads and landings shall be free of projections or lips that could trip stair users. **Section 7.2.2.3.3**

The tread and landing slope shall not exceed 1/4 in./ft. **Section 7.2.2.3.4**

Variations in excess of 3/16 in. in the sizes of adjacent treads depths or in the height of adjacent risers shall be prohibited. **Section 7.2.2.3.6.1**

The variations between the sizes of the largest and smallest riser or between the largest and smallest tread depths shall not exceed 1/8 in. in any flight. **Section 7.2.2.3.6.2**

Open risers are not permitted. **ADA 504.3; NFPA 101 Section 7.2.2.3.3.2**

Stairs and ramps shall have handrails on both sides. **Section 7.2.2.4.1.1**

Required guards and handrails shall continue for the full length of each flight of stairs. At turns of new stairs, inside rails shall be continuous between flights at landing. **Section 7.2.2.4.2**

The design of guards and handrails and the hardware for attaching handrails to guards, balusters, or walls shall be such that there are no projections that might engage loose clothing. **Section 7.2.2.4.3**

New handrails on stairs shall not be less than 34 in., and not more than 38 in., above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread. **Section 7.2.2.4.4.1**

New handrails shall be installed to provide a clearance of not less than 2 1/4 in. between the handrail and the wall to which it is fastened. **Section 7.2.2.4.4.5**

New handrails shall be continuously graspable along their entire length. **Section 7.2.2.4.4.7**

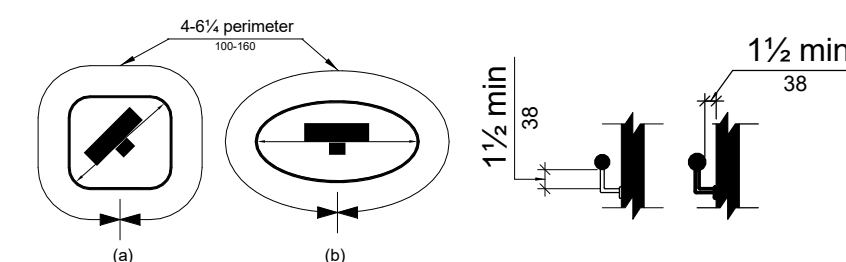
New handrail ends shall return to the wall or floor or shall terminate at newel posts. **Section 7.2.2.4.4.9**

Guards shall not be less than 42 in. high. **Section 7.2.2.4.5.2**

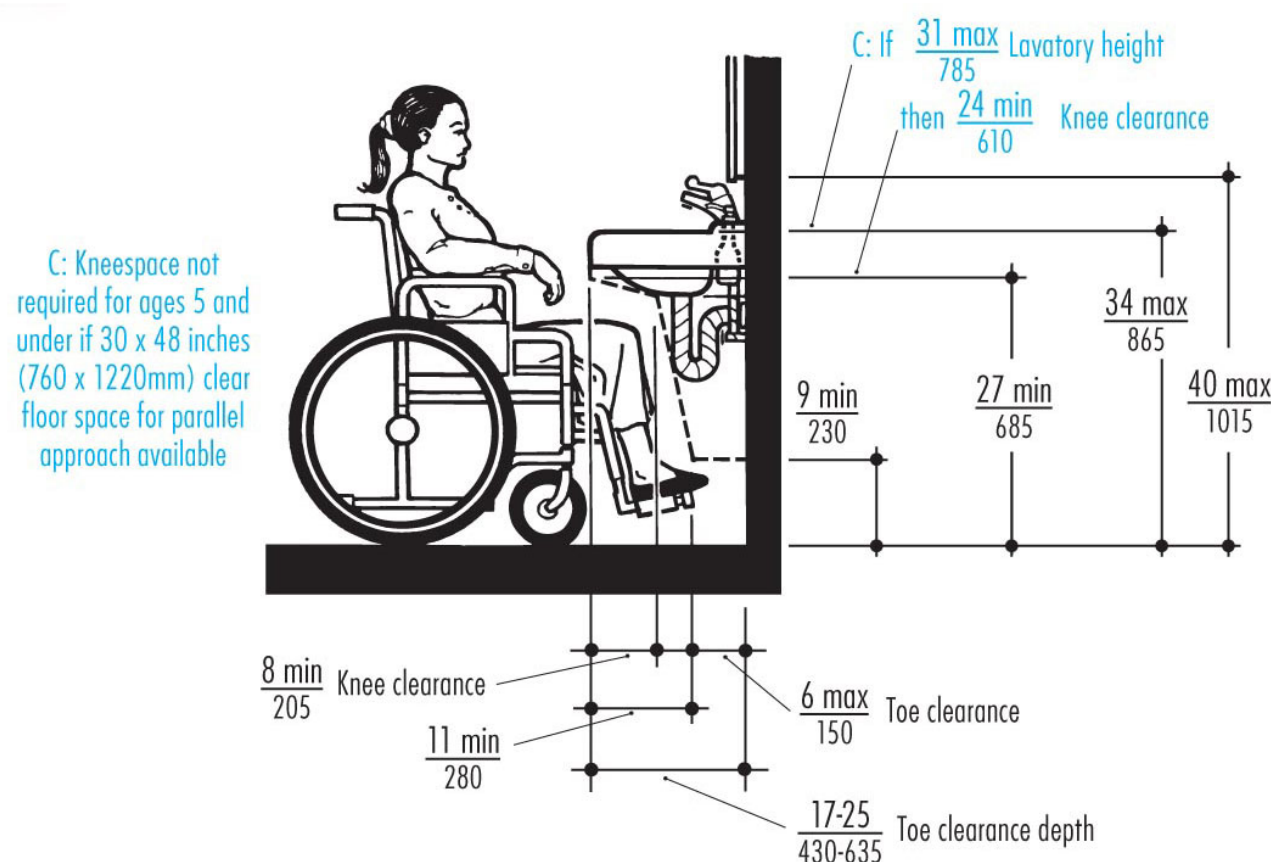
Open guards shall have intermediate rails (vertical intermediate rails are preferred) such that a sphere 4 in. in diameter is not able to pass through any opening up to a height of 34 in. **Section 7.2.2.4.5.3**

Handrails shall have a circular cross section with an outside diameter of not less than 1 1/4 in. and not more than 2 in. Shape other than circular shall meet requirements of Section 7.2.2.4.4.6 (2). **Section 7.2.2.4.4.6 (1)**

NON-CIRCULAR CROSS SECTIONS



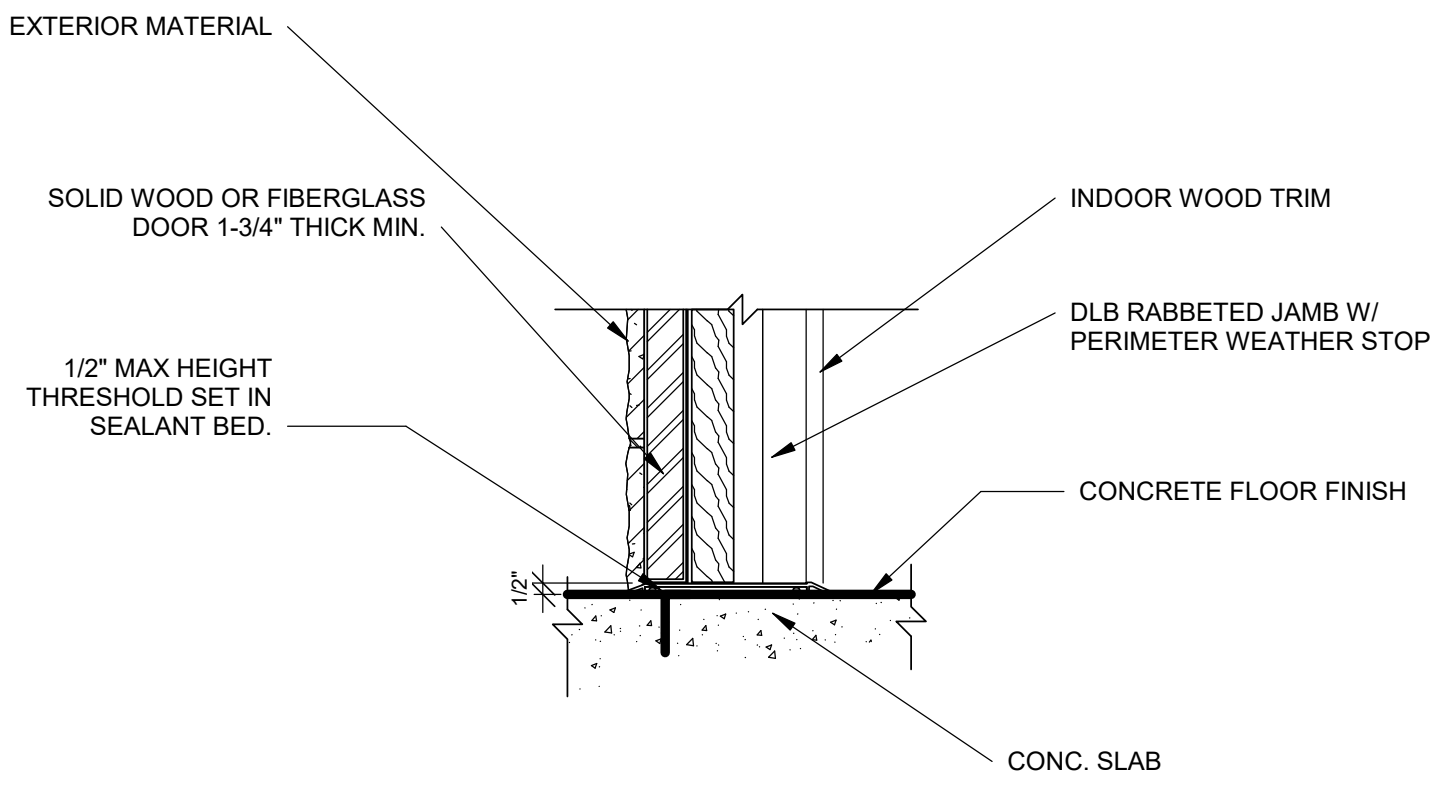
| Table 7.2.2.1.1(a) New Stairs | |
|---------------------------------|-----------------|
| Minimum Width | See 7.2.2.1.2 |
| Maximum height of risers | 7 inches |
| Minimum height of risers | 4 inches |
| Minimum tread depth | 11 inches |
| Minimum headroom | 6 feet 8 inches |
| Maximum height between landings | 12 feet |



LAVATORY CLEARANCES

1 ADA STAIRS & HANDRAIL DETAILS

1/4" = 1'-0"



2 DOOR THRESHOLD DETAIL

1 1/2" = 1'-0"

TRINITY WILDS - RETAIL
9200 MOBILE HIGHWAY PENSACOLA, FL 32526
ADA DETAILS

BALDWIN ARCHITECTURAL GROUP
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JOB NO.
0623-2022

SHEET NO.
A003

| SUBMITTALS, SHOP DRAWINGS | | | |
|--|--|----|-----------|
| SUBMITTALS REQUIRED NOTE: ALL SUBMITTALS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL, THEN SENT TO THE ARCHITECT FOR REVIEW AND COMMENTS. | | | |
| | TENANT | GC | ARCHITECT |
| REMARKS | | | |
| SAMPLES PRODUCT SPEC. SHEET | | | |
| DIV. 3 CONCRETE FLOOR STAIN MATERIAL AND FINISH | | ● | |
| DIV. 7 THERMAL PROTECTION MATERIAL AND FINISH | | ● | |
| DIV. 9 PAINT | | ● | |
| DIV. 8 INTERIOR BRICK VENEER TILE MATERIAL AND FINISH | | ● | |
| DIV. 10 RESTROOM FIXTURE PACKAGE | | ● | |
| DIV. 10 CHAIR RAIL | | ● | |
| DIV. 11 KITCHEN EQUIPMENT PACKAGE | ● | | |
| DIV. 11 FURNITURE PACKAGE | ● | | |
| DIV. 15 PLUMBING FIXTURES NOT INCLUDED IN VENDOR PACKAGE | | ● | |
| DIV. 15 HVAC AND MECHANICAL EQUIPMENT AND ACCESSORIES | | ● | |
| DIV. 15 WATER HEATERS | | ● | |
| DIV. 16 LIGHT FIXTURE PACKAGE | ● | ● | |
| DIV. 16 ELECTRICAL EQUIPMENT PACKAGE | ● | ● | |
| DIV. 16 LOW VOLTAGE AND DATA FIXTURE PACKAGE | ● | ● | |
| SHOP DRAWINGS REQUIRED NOTE: ALL SUBMITTALS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL, THEN SENT TO THE ARCHITECT FOR REVIEW AND COMMENTS. | | | |
| | TENANT | GC | ARCHITECT |
| REMARKS | | | |
| SHOP DRAWINGS | | | |
| DIV. 5 EXTERIOR AWNING STRUCTURES | | | |
| DIV. 5 EXTERIOR RAILINGS | | | |
| DIV. 8 DOOR PACKAGE | | ● | |
| DIV. 8 STOREFRONT | | ● | |
| DIV. 10 INTERIOR AND EXTERIOR GRAPHICS PACKAGE | | ● | |
| DIV. 11 MILLWORK AND CASEWORK | | ● | |
| DIV. 10 RESTROOM FIXTURE PACKAGE | | ● | |
| PROJECT SUBMITTALS REQUIRED NOTE: ALL LINE ITEMS BELOW ARE REQUIRED BY THE GC AND THEIR SUBCONTRACTORS FOR SUBMISSION TO CLIENT AND ARCHITECT | | | |
| CONSTRUCTION SCHEDULE - SHOWING TENANT AND ARCHITECT MILESTONES AND DELIVERY DATES | DUE PRIOR TO CONSTRUCTION COMMENCEMENT AND UPDATED WEEKLY | | |
| CONSTRUCTION DAILY REPORTS | CONSTRUCTION SCHEDULE - SHOWING TENANT AND ARCHITECT MILESTONES AND DELIVERY DATES | | |
| SUBMITTAL SCHEDULE | CONSTRUCTION SCHEDULE - SHOWING TENANT AND ARCHITECT MILESTONES AND DELIVERY DATES | | |
| RED-LINED LAY OUT DRAWING INDICATING ALL FIELD CONDITIONS AFFECTING THE PROJECT OR NECESSARY DRAWING CHANGES | CONSTRUCTION SCHEDULE - SHOWING TENANT AND ARCHITECT MILESTONES AND DELIVERY DATES | | |
| PROJECT CLOSE OUT DOCUMENTS | CONSTRUCTION SCHEDULE - SHOWING TENANT AND ARCHITECT MILESTONES AND DELIVERY DATES | | |
| FINAL TEST AND BALANCE REPORT OF ALL MECHANICAL SYSTEMS | CONSTRUCTION SCHEDULE - SHOWING TENANT AND ARCHITECT MILESTONES AND DELIVERY DATES | | |
| WATER TEST OF WATER PROOFED AREAS | CONSTRUCTION SCHEDULE - SHOWING TENANT AND ARCHITECT MILESTONES AND DELIVERY DATES | | |
| ALL KITCHEN MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT START UP | CONSTRUCTION SCHEDULE - SHOWING TENANT AND ARCHITECT MILESTONES AND DELIVERY DATES | | |

| RESPONSIBILITY MATRIX | | | | | | | | | | | | | |
|---|----------|--------|----|-----|------------|--------|----|-----|----------|--------|----|-----|-------|
| ABBREVIATIONS, OSV: OWNER SELECTED VENDOR, GC: GENERAL CONTRACTOR | | | | | | | | | | | | | |
| SCOPE | FURNISH | | | | COORDINATE | | | | INSTALL | | | | NOTES |
| | LANDLORD | TENANT | GC | OSV | LANDLORD | TENANT | GC | OSV | LANDLORD | TENANT | GC | OSV | |
| GENERAL REQUIREMENTS | | | | | | | | | | | | | |
| INSURANCE | | | ● | | | | | | | | | | |
| BONDS (WHERE REQUIRED) | | | ● | | | | | | | | | ● | |
| BUILDING PERMIT FEES | | | ● | | | | | | | | | | ● |
| WATER TAP FEE | ● | | | | ● | | | | | | | | |
| SEWER TAP FEE | ● | | | | ● | | | | | | | | |
| TEMP ELECTRIC | | | ● | | ● | | | | | | | | ● |
| SECURITY AND TEMPORARY SIGNAGE | | | | | ● | | | | | | | | |
| OPENING SOON SIGN | | ● | | | ● | | | ● | | | | | 1 |
| EQUIPMENT START UP | | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | 8 |
| SHOP DRAWINGS | | | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | 2 |
| SITE CONSTRUCTION | | | | | | | | | | | | | |
| DEMOLITION OF EXISTING SPACE | | | ● | | ● | ● | | | | | | | 3 |
| SITE CLEARING AND PREP | | | | | | | | | | | | | |
| EARTHWORK | | | | | | | | | | | | | |
| DRAINAGE AND CONTAINMENT | | | | | | | | | | | | | |
| SITE CONCRETE | | | | | | | | | | | | | |
| LANDSCAPING | | | | | | | | | | | | | |
| TERMITE SPRAY FOR DISTURBED SOILS | | | ● | | | ● | | | | | | ● | |
| CONCRETE | | | | | | | | | | | | | |
| CORE DRILLING | | | ● | | ● | ● | | | | | | ● | 3 |
| SAW CUT AND SLAB REMOVAL | | | ● | | ● | ● | | | | | | ● | |
| TRENCHING AND POUR BACK | | | ● | | ● | ● | | | | | | ● | |
| FOUNDATION AND SLAB POUR | | | ● | | ● | ● | | | | | | ● | |
| STAMPED CONCRETE EXTERIOR PATIO | | | ● | | ● | ● | | | | | | ● | |
| CONCRETE FLOOR STAINING | | | ● | | ● | ● | | | | | | ● | |
| MASONRY | | | | | | | | | | | | | |
| CMU WALLS AND DETAILS | | | | | | | | | | | | | |
| EXTERIOR BRICK WALLS AND DETAILS | | | | | | | | | | | | | |
| MONUMENT SIGNAGE | | | ● | | ● | ● | ● | | | | | ● | ● |
| METALS | | | | | | | | | | | | | |
| SS CORNER GUARDS TRIM IN KITCHEN | | | | ● | | ● | ● | | | | | ● | ● |
| SS AROUND MOP SINK | | | | ● | | ● | ● | | | | | ● | ● |
| METAL FRAMED WALLS | | | ● | | ● | ● | | | | | | ● | ● |
| EXTERIOR AWNING STRUCTURES | | | ● | | ● | ● | | | | | | ● | |
| RAILINGS | | | | | ● | ● | | | | | | ● | |
| WOOD AND PLASTIC | | | | | | | | | | | | | |
| ROUGH CARPENTRY | | | ● | | ● | ● | | | | | | ● | |
| PLYWOOD BACKING | | | ● | | ● | ● | | | | | | ● | |
| BLOCKING | | | ● | | ● | ● | | | | | | ● | |
| FINISH CARPENTRY | | | ● | | ● | ● | | | | | | ● | |
| THERMAL AND MOISTURE PROTECTION | | | | | | | | | | | | | |
| THERMAL PROTECTION | | | ● | | ● | ● | | | | | | ● | 5 |
| INSULATION | | | ● | | ● | ● | | | | | | ● | 5 |
| FIRE STOP AND CAULKING | | | ● | | ● | ● | | | | | | ● | 5 |
| DOORS AND WINDOWS | | | | | | | | | | | | | |
| INT. DOOR, FRAME AND HARDWARE | | | ● | | ● | ● | | | | | | ● | |
| EXT. DOOR, FRAME AND HARDWARE | | | ● | | ● | ● | | | | | | ● | |
| SCOPE | ● | | | | ● | ● | | | | | | ● | |
| STOREFRONT SYSTEM | | | | | ● | ● | | | | | | ● | |
| FINISHES | | | | | | | | | | | | | |
| FRAME, HANG, AND FINISH DRYWALL | | | ● | | ● | ● | | | | | | ● | |
| ACOUSTICAL CEILING GRID AND TILE | | | ● | | ● | ● | | | | | | ● | |
| INTERIOR BRICK WALL VENEER / TILE | ● | | | | ● | ● | | | | | | ● | |
| FRP | | | ● | | ● | ● | | | | | | ● | |
| QUARRY TILE AND BASE | ● | | | | ● | ● | | | | | | ● | |
| METAL WALL BASE | | | ● | | ● | ● | | | | | | ● | |
| WALL TILE AND BASE | ● | | | | ● | ● | | | | | | ● | |
| PREP, CAULK AND PAINT INT. PARTITIONS, DOORS AND FRAMES | | | ● | | ● | ● | | | | | | ● | |
| PAINT EXPOSED ROOF STRUCTURE, UPPER WALLS | | | ● | | ● | ● | | | | | | ● | |
| STAINLESS STEEL WALL PANELS | | | | ● | ● | ● | | | | | | ● | |
| EQUIPMENT | | | | | | | | | | | | | |
| FURNITURE, FIXTURE AND EQUIP. PACKAGE | ● | ● | | | ● | ● | | | | | | ● | 7 |
| INSTALL OF FFE | | | | ● | ● | ● | | | | | | ● | |

| RESPONSIBILITY MATRIX | | | | | | | | | | | | | |
|---|----------|--------|----|-----|------------|--------|----|-----|----------|--------|----|-----|-------|
| ABBREVIATIONS, OSV: OWNER SELECTED VENDOR, GC: GENERAL CONTRACTOR | | | | | | | | | | | | | |
| SCOPE | FURNISH | | | | COORDINATE | | | | INSTALL | | | | NOTES |
| | LANDLORD | TENANT | GC | OSV | LANDLORD | TENANT | GC | OSV | LANDLORD | TENANT | GC | OSV | |
| SPECIALTIES | | | | | | | | | | | | | |
| RESTROOM FIXTURES, ACCESSORIES AND INSTALL | | | ● | | | | | | | | | ● | |
| FIRE EXTINGUISHERS | | | ● | | | | | | | | | ● | |
| EXTERIOR GRAPHICS AND INSTALL | | | ● | | | | | | | | | ● | 6 |
| INTERIOR GRAPHICS AND INSTALL | | | ● | | | | | | | | | ● | 6 |
| INSTALL OF TRADE DRESS PACKAGE | | | ● | | | | | | | | | ● | 6 |
| MECHANICAL AND PLUMBING | | | | | | | | | | | | | |
| WATER AND SEWER SYSTEM TIDE INTO EXT. IN SOME LOCATIONS | | | ● | | | | | | | | | ● | |
| FILTERED WATER SYSTEM | | | ● | | | | | | | | | ● | 6 |
| PLUMBING FIXTURES (NOT INCLUDED IN FEE PACKAGE) | | | ● | | | | | | | | | ● | |
| PLUMBING MAIN TAP AND CONNECTION FEES | | | ● | | | | | | | | | ● | |
| GREASE TRAP / INTERCEPTOR | | | ● | | | | | | | | | ● | |
| FIRE SPRINKLER SYSTEM | | | ● | | | | | | | | | ● | 5 |
| TEST AND BALANCE | | | ● | | | | | | | | | ● | |
| DUCTWORK AND ASSOCIATED HARDWARE | | | ● | | | | | | | | | ● | |
| ICE MACHINE CONDENSING UNIT AND LINE SETS | | | ● | | | | | | | | | ● | 6 |
| WALKING COOLER AND FREEZER | | | ● | | | | | | | | | ● | 6 |
| ELECTRICAL | | | | | | | | | | | | | |
| ELECTRICAL PANEL AND POWER DISTRIBUTION SYSTEM | ● | ● | | | ● | ● | | | | | | ● | |
| FIRE ALARM SYSTEM | ● | ● | | | ● | ● | | | | | | ● | 5 |
| LIGHT FIXTURE PACKAGE | | ● | | | ● | ● | | | | | | ● | |
| SITE LIGHTING | | | ● | | | ● | | | | | | ● | |
| ELECTRICAL MAIN TAP AND CONNECTION FEE | | | ● | | | ● | | | | | | ● | |
| COMMUNICATION AND LOW VOLTAGE | | | | | | | | | | | | | |
| LOW VOLTAGE, VOICE, SPEAKER, DATA CONDUIT AND WIRING | | | ● | | | ● | | | | | | ● | |
| SECURITY SYSTEM CABLING AND TERMINATION | | | ● | | | ● | | | | | | ● | |
| POS | | | ● | | | ● | | | | | | ● | 6 |
| MUSIC SYSTEM CONFIRM) | | | ● | | | ● | | | | | | ● | 6 |
| MENUBOARD | | | ● | | | ● | | | | | | ● | 6 |
| GENERAL NOTES | | | | | | | | | | | | | |
| 1. TENANT SIGN VENDOR TO COORDINATE WITH LANDLORD, TENANT AND LOCAL REQUIREMENTS FOR COMING SOON SIGNAL. | | | | | | | | | | | | | |
| 2. GENERAL CONTRACTOR, SUB CONTRACTOR AND VENDORS TO PROVIDE SHOP DRAWINGS AND SUBMITTALS PER THE REQUIREMENTS SPECIFIED IN THE SHOP DRAWING AND SUBMITTAL SCHEDULE. | | | | | | | | | | | | | |
| 3. GENERAL CONTRACTOR TO COORDINATE WITH TENANT AND LANDLORD WHEN PERFORMING PROJECT SCOPE THAT MAY PRODUCE NOISE AND OTHER POSSIBLE DISRUPTION TO NEIGHBORING TENANTS. GC IS RESPONSIBLE TO MINIMIZE AND REDUCE ALL DISRUPTIONS AS POSSIBLE AND COORDINATE AFTERHOURS WORK ACCORDINGLY IN PROJECT SCHEDULES. | | | | | | | | | | | | | |
| 4. ALL MATERIAL AND SET IN PLACE INSTALL TO BE INCLUDED AND PROVIDED IN THE KITCHEN EQUIPMENT SUPPLIER FEE. FINAL CONNECTIONS TO BE COVERED IN GENERAL CONTRACTOR SCOPE. | | | | | | | | | | | | | |
| 5. GENERAL CONTRACTOR TO COORDINATE WITH LANDLORD SUBCONTRACTOR TO ENSURE WARRANTIES ARE MAINTAINED AND CONTINUITY OF PRODUCTS. | | | | | | | | | | | | | |
| 6. GC TO COORDINATE WITH TENANT VENDOR ON THE SHARED SCOPE AND TRADES TO COMPLETE THE INSTALLATION. | | | | | | | | | | | | | |
| 7. INCLUDES MILLWORK, CASEWORK, EQUIPMENT, FURNITURE, NOT INCLUDED IN TRADE DRESS PACKAGE. REQUIRED SUPPLEMENT DOCUMENT CLARIFYING ALL ITEMS INCLUDED IN LINE ITEM SCOPE. | | | | | | | | | | | | | |

TRINITY WILDS - RETAIL
 9200 MOBILE HIGHWAY PENSACOLA, FL 32526
 RESPONSIBILITY MATRIX

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 ARCHITECTURAL GROUP
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 3330 Cumberland Blvd.
 (404) 406-9041

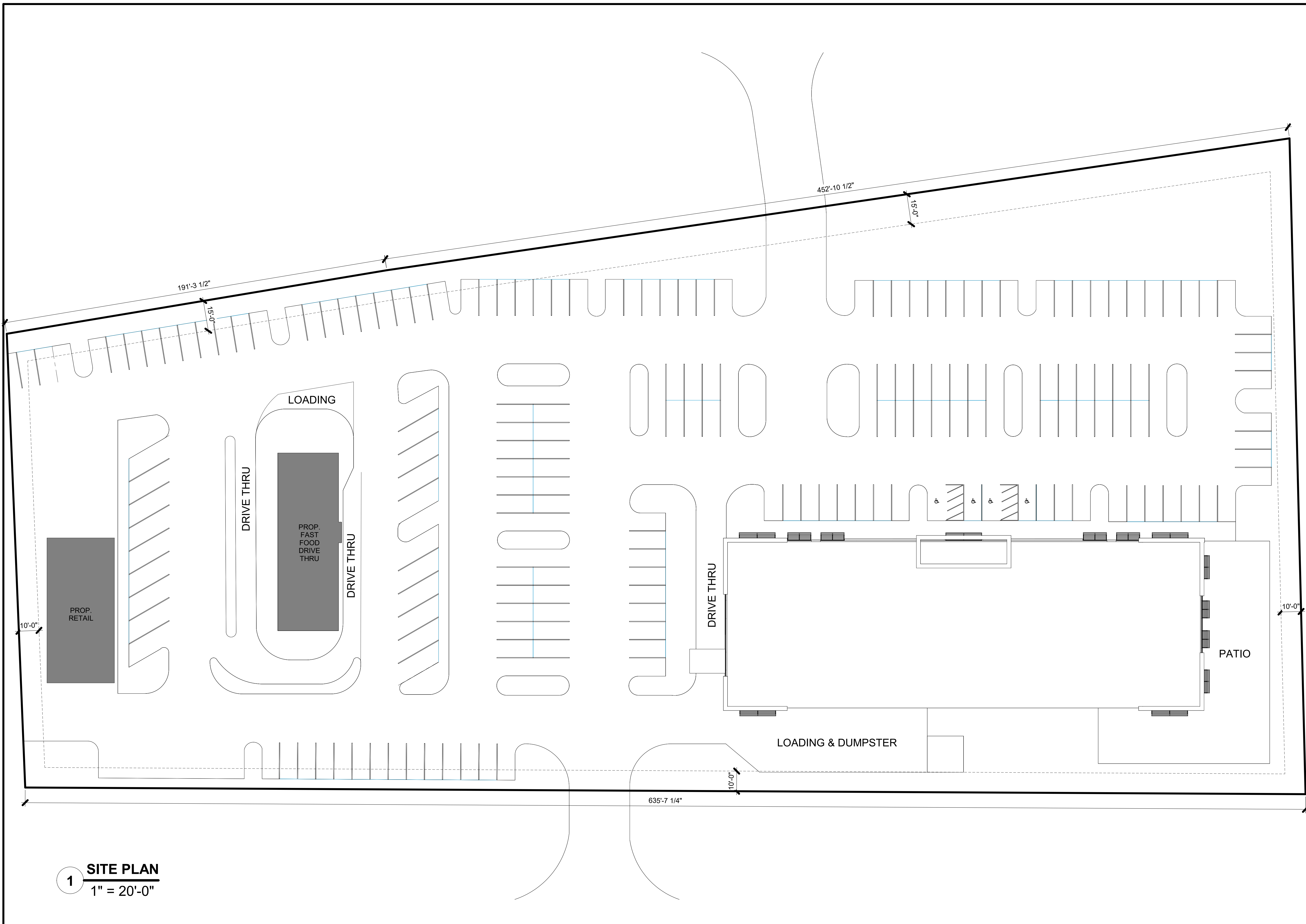
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DATE ISSUE DATE
 DRAWN: JTC
 CHECKED: MCB

JOB NO.
0623-2022

SHEET NO.
A004



1 SITE PLAN
1" = 20'-0"

TRINITY WILDS - RETAIL
9200 MOBILE HIGHWAY PENSACOLA, FL 32526

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JOB NO.
0623-2022

SHEET NO.
A100

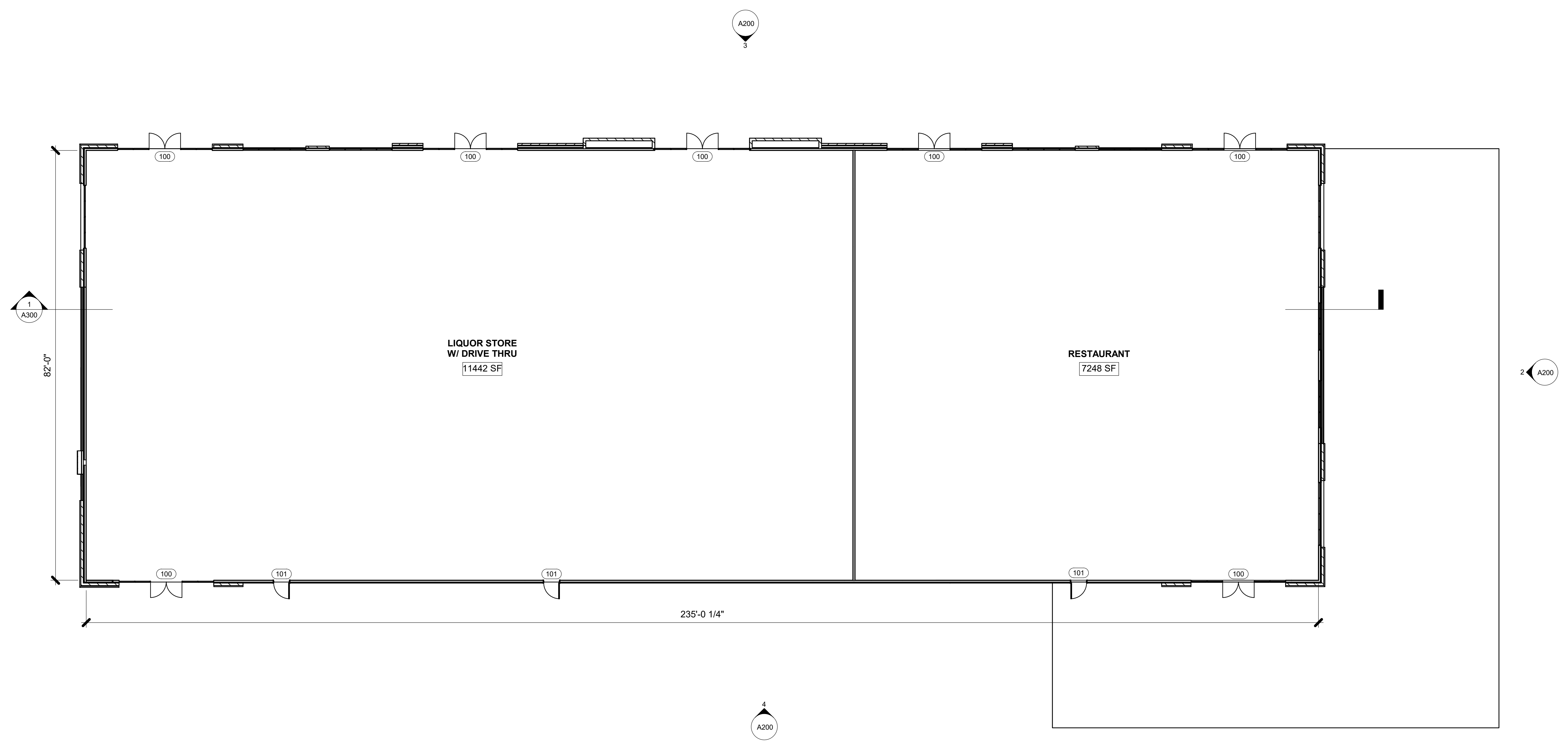
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JOB NO.
0623-2022

SHEET NO.
A101



1 FLOOR PLAN
 1" = 10'-0"

| DOOR SCHEDULE | | | | | |
|---------------|-------|-------|--------|-------------------------|--------------|
| MARK | COUNT | WIDTH | HEIGHT | DESCRIPTION | MANUFACTURER |
| 100 | 7 | 6'-0" | 7'-0" | DOUBLE STOREFRONT GLASS | TBD BY OWNER |
| 101 | 3 | 3'-0" | 7'-0" | EXT. SINGLE FLUSH | TBD BY OWNER |

OCCUPANT LOAD CALCULATIONS

| ROOMS | OCCUPANY | HEATED AREA | LOAD FACTOR | OCCUPANT LOAD |
|-------------------------------|------------|-------------|-------------|---------------|
| LIQUOR STORE W/ DRIVE THRU | MERCANTILE | 11442 SF | 60 SF | 191 |
| RESTAURANT | ASSEMBLY | 7248 SF | 15 SF | 483 |
| | | 18689 SF | | 674 |

PLUMBING REQUIREMENTS

FIXTURES PER IPC CODE 2012
 MAIN OCC. TYPE: M
 TOILETS: 1 PER 500
 LAVATORIES: 1 PER 750
 DRINKING FOUNTAINS: 1 PER 500
 TOTAL OCCUPANTS: 445

TOILETS REQUIRED: 2
 LAVATORIES REQUIRED: 1
 DRINKING FOUNTAINS REQUIRED: 2

TOILETS PROVIDED: TBD
 LAVATORIES PROVIDED: TBD
 DRINKING FOUNTAINS REQUIRED: TBD

TRINITY WILDS - RETAIL
 9200 MOBILE HIGHWAY PENSACOLA, FL 32526

LIFE SAFETY PLAN

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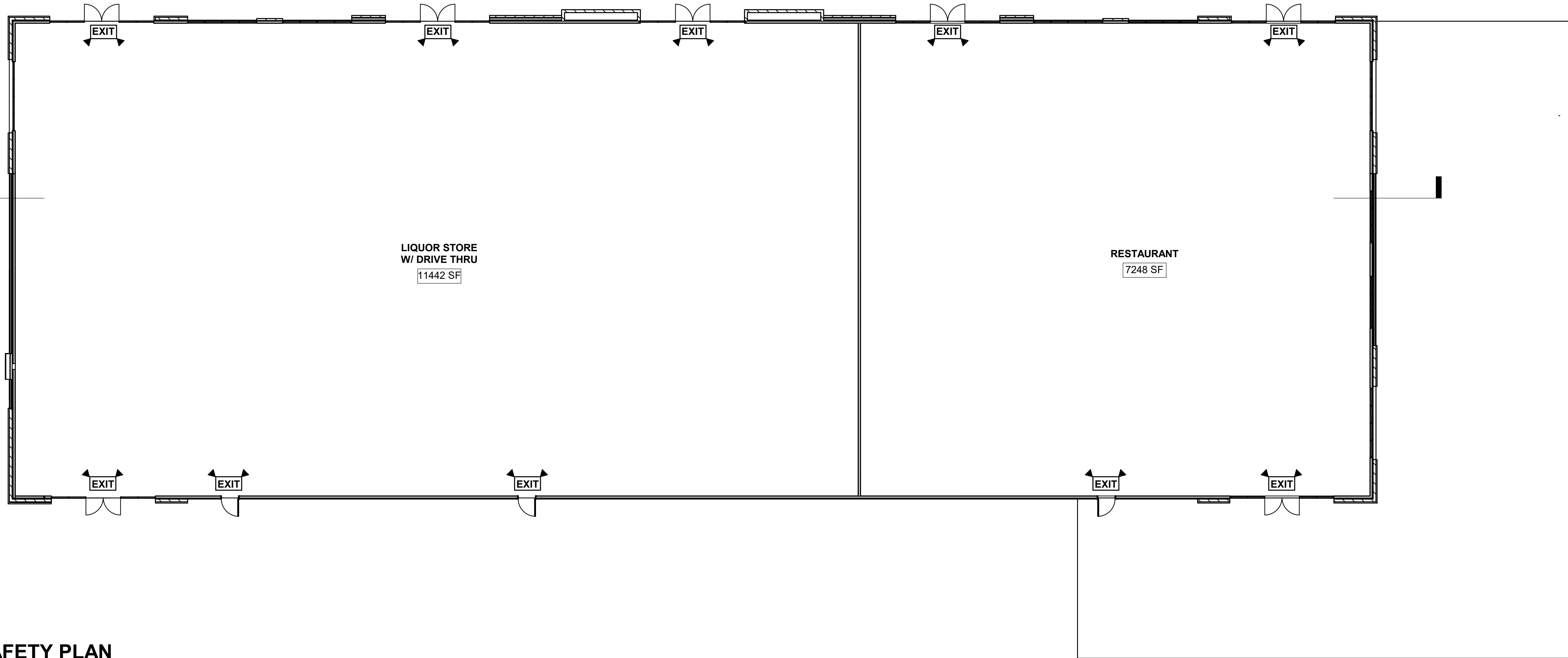
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JOB NO.
 0623-2022

SHEET NO.
 A103



LIFE SAFETY PLAN

1" = 10'-0"

TRINITY WILDS - RETAIL
 9200 MOBILE HIGHWAY PENSACOLA, FL 32526

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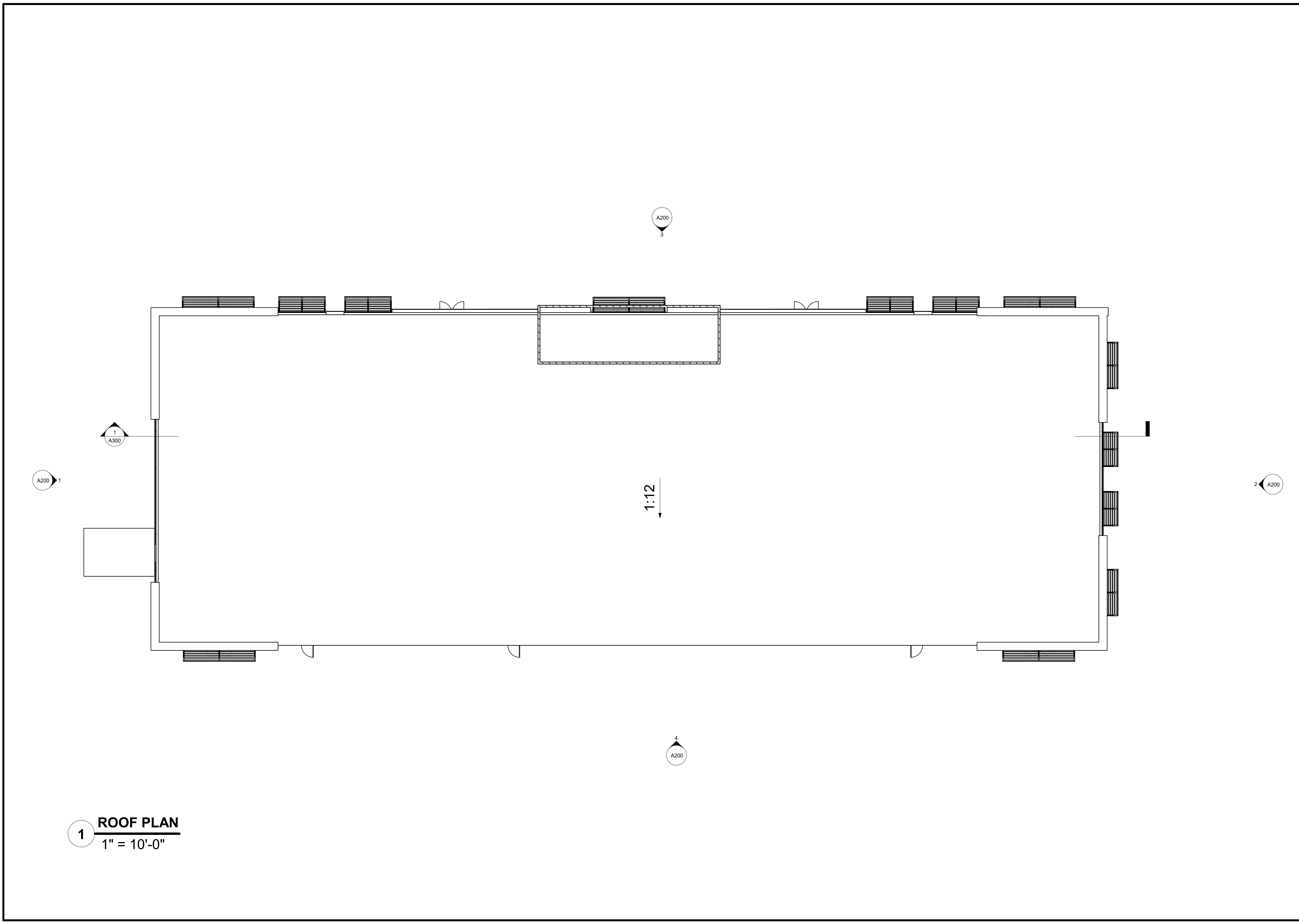
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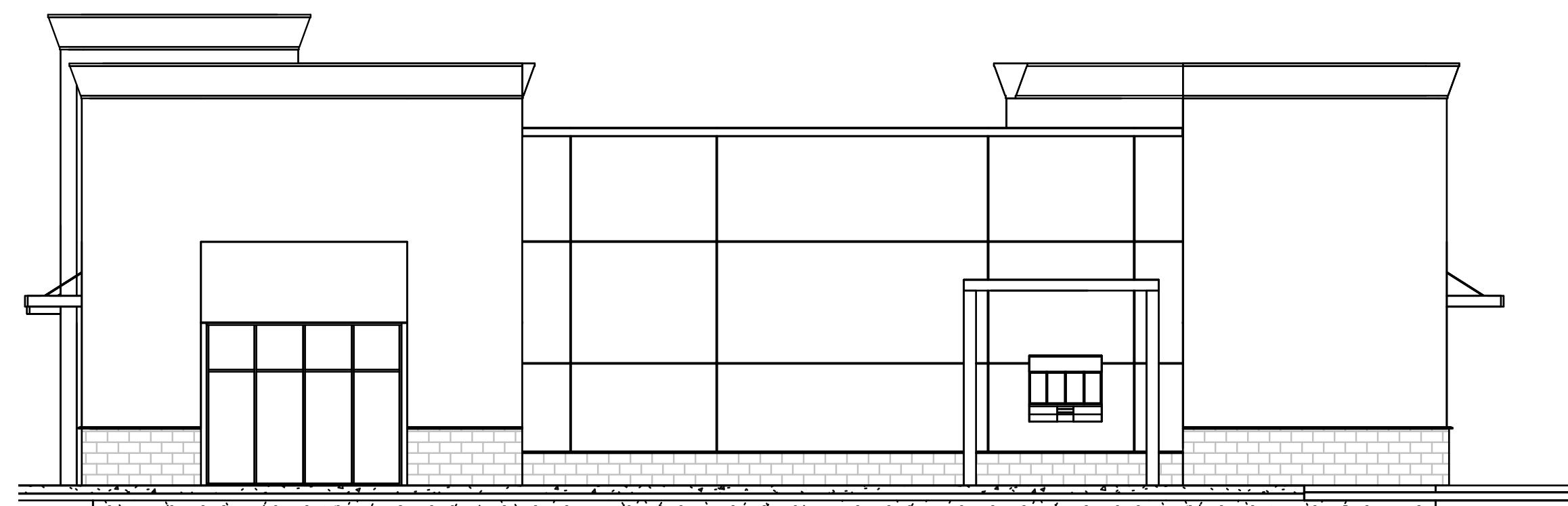
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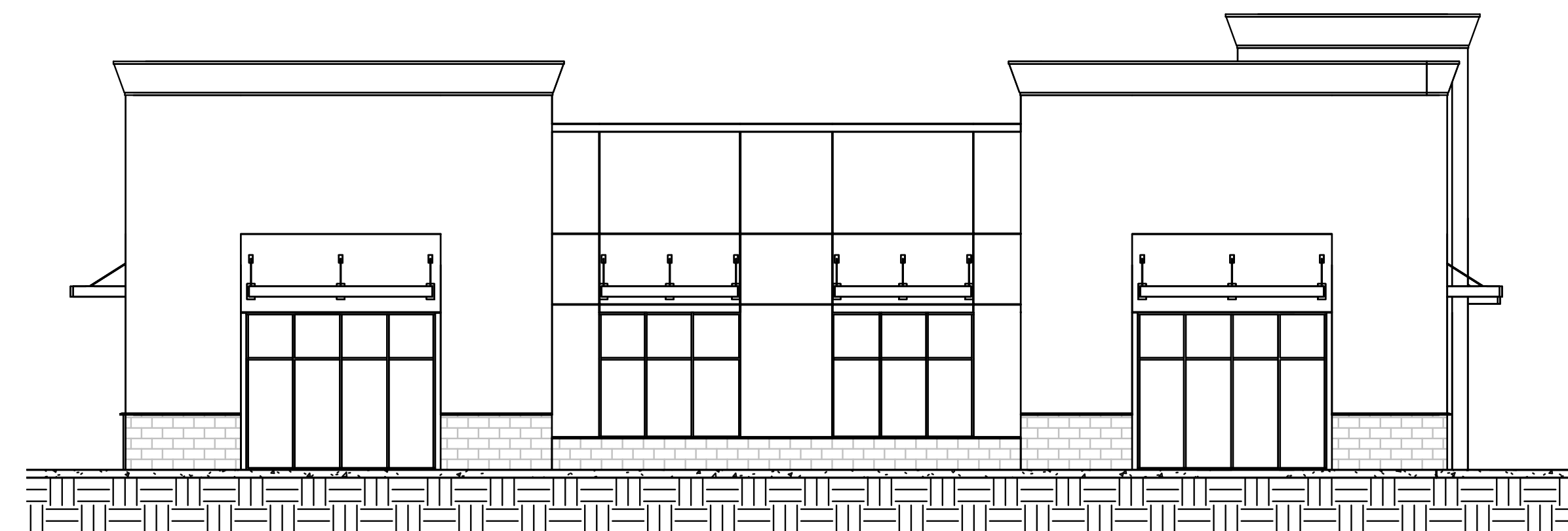
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A105



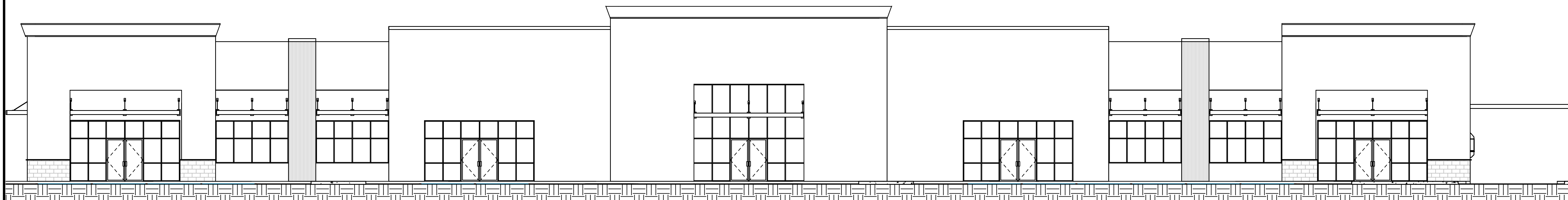
1 ROOF PLAN
 1" = 10'-0"



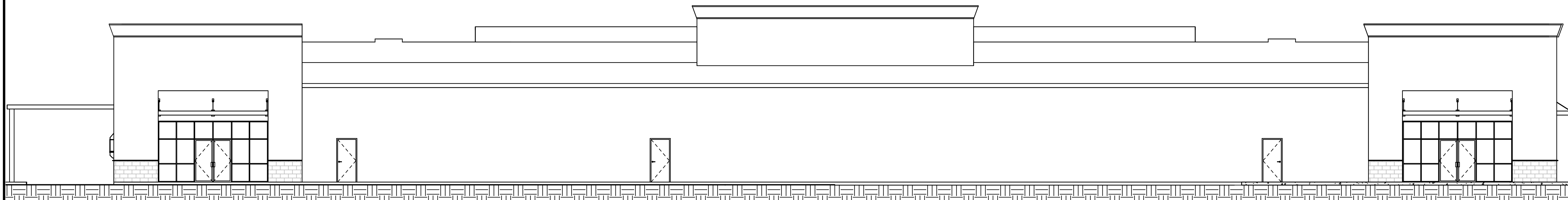
1 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



3 FRONT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

TRINITY WILDS - RETAIL
9200 MOBILE HIGHWAY PENSACOLA, FL 32526
BUILDING ELEVATIONS

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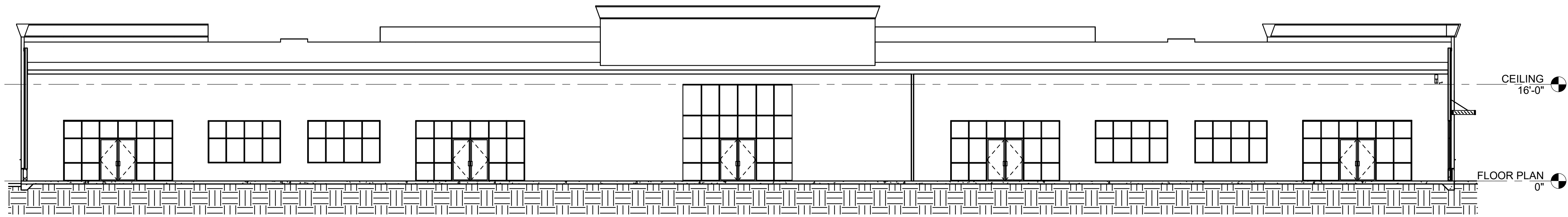
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JOB NO.
0623-2022

SHEET NO.
A200



1 BUILDING SECTION 1
1" = 10'-0"

TRINITY WILDS - RETAIL
9200 MOBILE HIGHWAY PENSACOLA, FL 32526
BUILDING SECTIONS

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| No. | Date | By |
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DATE ISSUE DATE
DRAWN: JTC
CHECKED MCB

JOB NO.
0623-2022

SHEET NO.
A300