

MADISON ADDITION

113 N 7TH AVE, WAUCHULA,
FL 33873



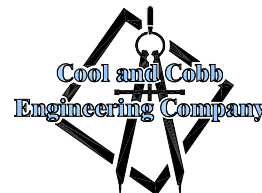
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LOCATION MAP



CIVIL ENGINEER:
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SEAL

JAMES "MASON" COBB, P.E.
License No. 78600
Friday, December 5, 2025

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CONTRACTOR

CLIENT
CLAY COBB
PROJECT
MADISON ADDITION
113th N. 7th AVE.
WAUCHULA, FL 33873

BUILDING AREA

PHASE

REVISIONS:
DESCRIPTION OF REVISION

| REV. # | DATE | DESCRIPTION OF REVISION |
|--------|------|-------------------------|
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DRAWN BY: Y.D.
CHECKED BY: J.M.C.
SHEET # 1 OF 9

CS

JOB #: 25-124-1459

FACILITY DESCRIPTION:

ONE STORY COMMERCIAL BUILDING.

APPLICABLE CODES

2023 FLORIDA BUILDING CODE, EIGHTH ED.
 2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH ED.
 2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH ED.
 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, EIGHTH ED.
 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, EIGHTH ED.
 NFPA 70 - NATIONAL ELECTRIC CODE, 2023 ED.
 NFPA 101 - LIFE SAFETY CODE 101, 2024 ED.
 2023 FLORIDA FIRE PREVENTION CODE - 8TH ED.
 EXISTING BUILDING CODE - ALTERATION LEVEL 2

BUILDING AREA

BUILDING AREA: 2,106 S.F.

TOTAL 2,106 S.F.

BUILDING DESIGN CRITERIA

- ULTIMATE DESIGN WIND SPEED: 140 MPH ULTIMATE WIND SPEED, EXPOSURE C
- ASD NOMINAL DESIGN WIND SPEED: 109 MPH- PER FLORIDA BUILDING CODE TABLE 1609.3.1
- BUILDING RISK CATEGORY: CATEGORY II - PER FLORIDA BUILDING CODE TABLE 1604.5
- BUILDING CONSTRUCTION TYPE: TYPE VB - PER FLORIDA BUILDING CODE 602.2
- WINDBORN DEBRIS REGION: NO
- INTERIOR PRESSURES:
- THRESHOLD BUILDING: NO
- ROOF: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
- FLOOR: 50 PSF LIVE LOAD-OFFICE
100 PSF LIVE LOAD-STORAGE
150 PCF DEAD LOAD

GENERAL NOTES

- ELEVATION +0'-0" IN DRAWINGS ARE AN ASSUMED BASE ELEVATION FOR THESE DRAWINGS ONLY. CIVIL ENGINEERING DRAWINGS SHALL PREVAIL OVER THESE DRAWINGS.
- DIMENSIONS ARE SHOWN TO FACE OF FINISHES, UNLESS OTHERWISE INDICATED OR SHOWN.
- DO NOT SCALE REPRODUCED DRAWINGS. CONSULT WITH ENGINEER FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THIS PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTIFIED IN WRITING BY THE ENGINEER.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF ALL APPLICABLE CODES AT THE TIME OF BUILDING DEPARTMENT APPROVAL AND THE AMERICAN WITH DISABILITIES ACT. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DEFICIENCIES PRIOR TO THE COMPLETION OF WORK.
- CONTRACTOR SHALL PROVIDE PROTECTION OF THE PUBLIC AND PROPERTY NECESSARY PER ALL APPLICABLE REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE JURISDICTION AND STATE AND ANY OTHER AUTHORITIES AFFECTED FOR PUBLIC PROTECTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES, OTHER NONVISIBLE UTILITIES AND STRUCTURES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE APPROXIMATELY SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTENCE AND ACTUAL LOCATION OF SUCH, WHETHER SHOWN HEREON OR NOT, PRIOR TO ANY EXCAVATION. ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
- COOL AND COBB IS NOT RESPONSIBLE FOR THE ELECTRICAL DESIGN OF SYSTEM. ELECTRICAL CONTRACTOR TO PROVIDE HIS/HER OWN RISER DIAGRAM, PANEL SCHEDULE, AND LOAD CALCULATIONS.
- COOL AND COBB IS NOT RESPONSIBLE FOR THE MECHANICAL DESIGN OF THE STRUCTURE. MECHANICAL CONTRACTOR TO PROVIDE HIS/HER OWN ENERGY FROM CALCULATIONS, DUCT SITES, AND DUCT LOCATIONS.
- COOL AND COBB IS NOT RESPONSIBLE FOR THE SEWER DESIGN. PLUMBING CONTRACTOR TO PROVIDE WATER SUPPLY AND SEWER FIXTURE CALCULATIONS AND SIZING ALONG WITH SEWER AND SUPPLY RISER DIAGRAMS.
- ALL EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF WATER SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED. REFER TO DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PROVIDE APPROPRIATE INSOLATING MATERIAL AS REQUIRED TO METALS IN CONTACT WITH DISSIMILAR METALS OR IN CONTACT WITH CEMENT BASED MATERIALS TO AVOID GALVANIC ACTION OR CORROSION.
- ALL WOOD BLOCKING AND NAILERS ARE TO BE PRESSURE-TREATED.
- REFER TO AND COORDINATE WORK WITH ENTIRE SET OF DRAWINGS.

DESIGN CRITERIA-CLASSIFICATION AND LIMITATIONS:

OCCUPANCY: FLORIDA BUILDING CODE:

BUSINESS BUSINESS, GROUP B (SECTION 304.1)

OCCUPANT LOADS FLORIDA BUILDING CODE (TABLE 1004.5)

BUSINESS 150 GROSS S.F. PER PERSON
 STORAGE 300 GROSS S.F. PER PERSON

| OCCUPANCY CHART | | | | |
|----------------------|-------|-------------|-----------|--|
| Occupancy Type | Area | Load Factor | Occupancy | |
| 1 BUSINESS | 2,082 | 150 GROSS | 14 | |
| 2 STORAGE/MECHANICAL | 24 | 300 GROSS | 1 | |
| Total Occupancy : | | | 15 | |

TYPE VB, BUSINESS B, ALLOWABLE FLOOR AREAS AND HEIGHTS: (TABLE 504.3, 504.4 & 506.2)

MAXIMUM BUILDING HEIGHT = 40'-0" ACTUAL BUILDING HEIGHT = 19'-6"
 MAXIMUM NUMBER OF STORIES = 1 ACTUAL NUMBER OF STORIES = 1
 MAXIMUM BUILDING AREA = 9000 S.F. ACTUAL BUILDING AREA = 2106 S.F.

MEANS OF EGRESS DESIGN CRITERIA

NUMBER OF EXITS AND SIGNAGE: PER FLORIDA BUILDING CODE, SECTION 1006.2.1 AND TABLE 1006.3.2

MINIMUM REQUIRED 2 EXITS PROVIDED 5 EXITS

PER FLORIDA BUILDING CODE, SECTION 1013.1 EXIT SIGNS ARE REQUIRED AT EACH EXIT DOOR

EXIT ACCESS TRAVEL DISTANCE: 200 FEET MAXIMUM BUSINESS (PER FLORIDA BUILDING CODE, TABLE 1017.2)

COMMON PATH OF TRAVEL: 100 FEET MAXIMUM BUSINESS (PER FLORIDA BUILDING CODE, TABLE 1006.2.1)

DEAD END: 50 FEET MAXIMUM BUSINESS (PER FLORIDA BUILDING CODE 1020.5)

MINIMUM CLEAR WIDTH: 0.2 INCH PER OCCUPANT (PER FLORIDA BUILDING CODE 1005.3.2)

MINIMUM DOOR OPENING WIDTH: 32 INCHES (PER FLORIDA BUILDING CODE, TABLE 1010.1.1)

MINIMUM EXIT AISLE/CORRIDOR WIDTH: 44 INCHES (PER FLORIDA BUILDING CODE, TABLE 1020.3)

LIFE SAFETY DESIGN CRITERIA-FIRE RESISTANCE RATINGS:

FIRE-RESISTANCE RATING FOR EXTERIOR WALL PER FBC TABLE 705.5: X≥30' - 0 HOURS

FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS

| | FLORIDA BUILDING CODE (TABLE 601) | NFPA 101 (TABLE A8.2.1.2) |
|------------------------|-----------------------------------|---------------------------|
| STRUCTURAL FRAME: | 0 HOURS | 0 HOURS |
| EXTERIOR BEARING WALL: | 0 HOURS | 0 HOURS |
| INTERIOR BEARING WALL: | 0 HOURS | 0 HOURS |
| NON-BEARING WALL: | 0 HOURS | 0 HOURS |
| FLOOR CONSTRUCTION: | 0 HOURS | 0 HOURS |
| ROOF CONSTRUCTION: | 0 HOURS | 0 HOURS |

FINISH CLASSIFICATIONS (FBC TABLE 803.11, NONSPRINKLERED):

- EXIT ENCLOSURES AND PASSAGEWAYS: STORAGE- CLASS B
- CORRIDORS: STORAGE- CLASS B
- ROOM AND ENCLOSED SPACES: STORAGE- CLASS C

FIRE PROTECTION SYSTEMS:

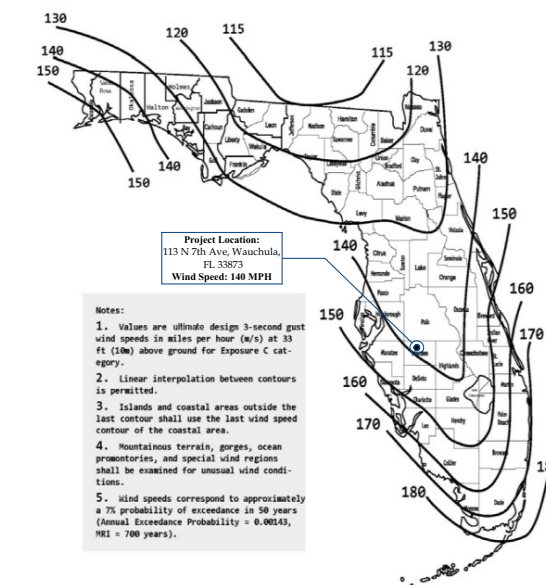
- FIRE SPRINKLERS: NOT REQUIRED PER FBC 903.2
- FIRE ALARM: NOT REQUIRED PER FBC 907.2.2
- STANDPIPE SYSTEM: NOT REQUIRED PER FBC 905
- PORTABLE FIRE EXTINGUISHER: REQUIRED PER FBC 906.1. REFER TO FIRE EXTINGUISHER CALCULATIONS IN LIFE SAFETY PLAN
- DRAETSTOPPING: REQUIRED PER FBC 718.3

PLUMBING FIXTURE COUNT

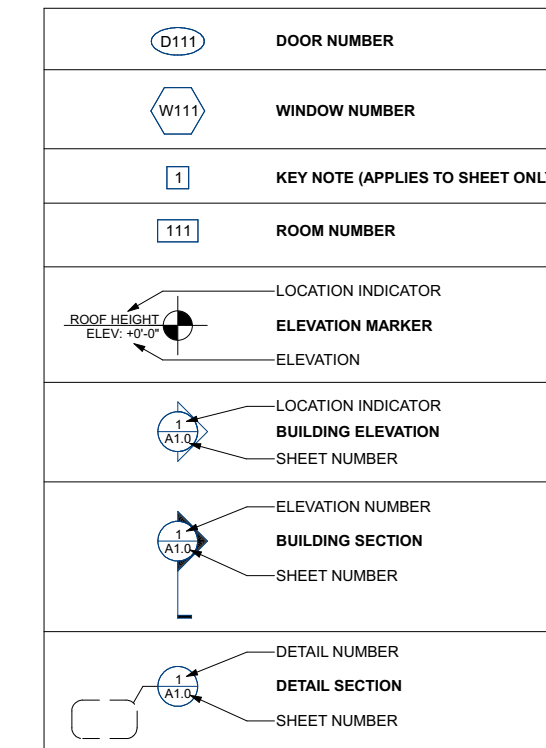
| Code | CLASSIFICATION | OCCUPANCY | WATER CLOSETS | | LAVATORIES | | BATHTUBS/ SHOWERS | DRINKING FOUNTAIN | OTHER |
|----------|----------------|-----------|---|--------|---|--------|-------------------|-------------------|--------------------|
| | | | MALE | FEMALE | MALE | FEMALE | | | |
| | BUSINESS | B | 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50 | | 1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80 | | -- | 1 per 100 | 1 Service Sink (g) |
| Required | BUSINESS | B | 1 | 1 | 1 | 1 | -- | -- | -- |
| Provided | BUSINESS | B | 3 | 3 | 3 | 3 | -- | -- | -- |

- The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by the Florida Building Code, Building.
- Toilet facilities for employees shall be separate from facilities for inmates or care recipients.
- A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patients sleeping units shall be permitted where such room is provided with direct access from each patient sleeping unit and with provisions for privacy.
- The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- The minimum number of required drinking fountains shall comply with table 403.1 and the Florida Building Code, Accessibility.
- Drinking fountains are not required for an occupant load of 15 or fewer.
- For business and mercantile occupancies with an occupant load of 15 or fewer, service sinks shall not be required.

WIND MAP - RISK CATEGORY III



WIND MAP - CATEGORY II



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 License No. 78600
 Friday, December 5, 2025

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CONTRACTOR

CLIENT: CLAY COBB
 PROJECT: MADISON ADDITION
 113th N. 7th AVE.
 WAUCHULA, FL 33873

BUILDING AREA

PHASE

| REVISIONS: | DESCRIPTION OF REVISION |
|------------|-------------------------|
| DATE | REV. # |

DRAWN BY: Y.D.

CHECKED BY: J.M.C.

SHEET # 2 OF 3

A1.0

GENERAL NOTES

JOB #: 25-124-1459

