

# 2ND FLOOR 106 SOUTH MONROE STREET TALLAHASSEE, FLORIDA

INTERIOR RENOVATION  
ISSUED FOR PERMIT  
18 SEPTEMBER 2019

THIS PROJECT INCLUDES THE INTERIOR RENOVATION OF THE SECOND FLOOR OF AN EXISTING TWO-STORY OFFICE BUILDING ON MONROE STREET IN THE DOWNTOWN AREA. THE FIRST FLOOR HAS ALREADY BEEN RENOVATED AND HAS A TENANT.

THE EXISTING OFFICE SPACE WILL HAVE FINISHES AND FIXTURES REPLACED, WITH THE ADDITION OF A MINI-BAR TO THE FRONT OFFICE. THERE WILL BE SOME SELECTIVE DEMOLITION OF WALLS FOR NEW DOORS, BUT EGRESS THROUGH THE SPACE WILL NOT SIGNIFICANTLY CHANGE.

### PRODUCT APPROVAL

THE CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR DOCUMENTATION NECESSARY TO VERIFY THAT ALL EXTERIOR ENVELOPE COMPONENTS REQUIRING PRODUCT APPROVAL PER FS 553.842 ARE IN COMPLIANCE WITH PRODUCT APPROVAL INSTALLATION REQUIREMENTS.

### FIRE EXTINGUISHERS

FIRE EXTINGUISHERS MOUNTED BETWEEN 5" AND 5' AND NOT PROTRUDE MORE THAN 4" INTO A CIRCULATION PATH WHEN LEADING EDGE BETWEEN 21" AND 28" AFF. HARDWARE TO F.E.C. SHALL BE AT ACCESSIBLE HEIGHTS / LOCATIONS. PORTABLE FIRE EXTINGUISHERS SHALL BEAR THE LABEL OF AN APPROVED AGENCY, BE AN APPROVED TYPE, AND BE INSTALLED IN A LOCATION VISIBLE AND ACCESSIBLE TO THE OCCUPANTS. FINAL LOCATION BY FIRE PREVENTION BUREAU.

### HANDICAP ACCESS ROUTE

WHEELCHAIR ACCESS TO THE SECOND FLOOR IS NOT POSSIBLE WITHOUT EXCESSIVE COST AND FLOOR PLAN LAYOUT DISTURBANCE. THE BUILDING OWNER WILL SEEK A VERTICAL ACCESSIBILITY WAIVER FOR THIS HISTORIC DOWNTOWN OFFICE BUILDING FROM THE FLORIDA BUILDING COMMISSION. IF A VERTICAL ACCESSIBILITY WAIVER IS NOT GRANTED, THEN A LIMITED ACCESS/LIMITED USE ELEVATOR OR CHAIR LIFT WILL BE INSTALLED.

### LEGEND

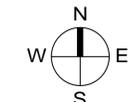
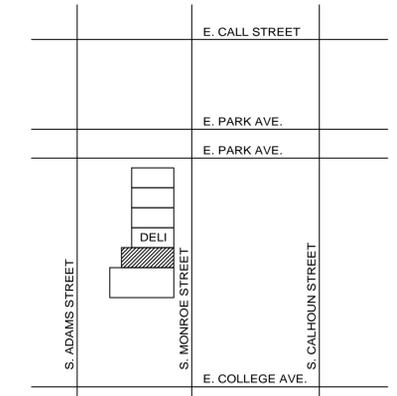
- WALL MOUNTED EMERGENCY LIGHT WITH BATTERY BACK-UP
- CEILING MOUNTED LIGHTED EXIT SIGN WITH BATTERY BACK-UP
- WALL MOUNTED TYPE A10BC OR K FIRE EXTINGUISHER

### APPLICABLE BUILDING CODES

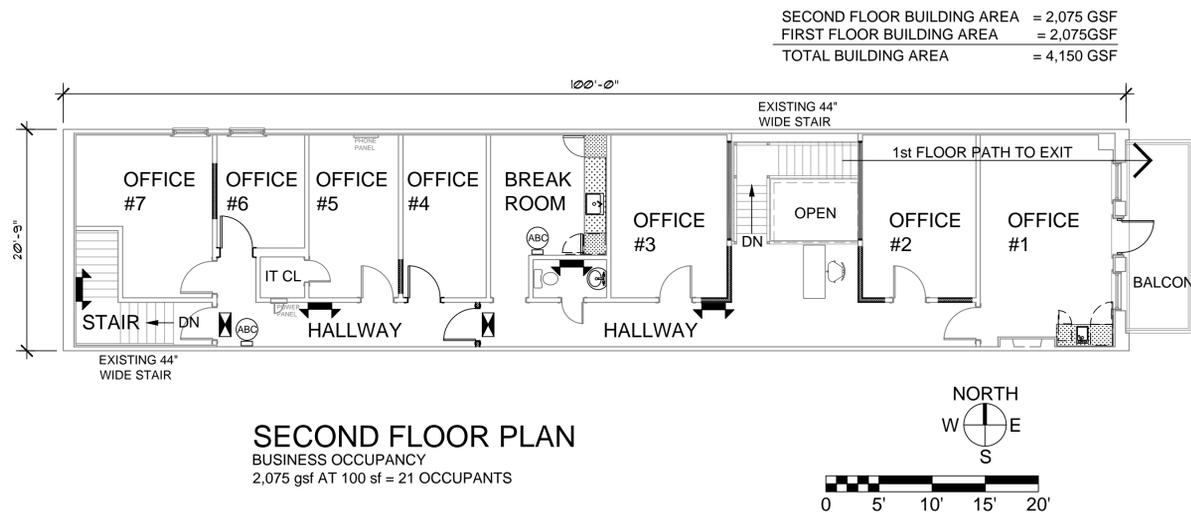
- FLORIDA BUILDING CODE, EXISTING BUILDING 6TH EDITION (2017)
- FLORIDA BUILDING CODE, BUILDING 6TH EDITION (2017)
- FLORIDA BUILDING CODE, MECHANICAL 6TH EDITION (2017)
- FLORIDA BUILDING CODE, FUEL GAS 6TH EDITION (2017)
- FLORIDA BUILDING CODE, PLUMBING 6TH EDITION (2017)
- FLORIDA BUILDING CODE, ENERGY CONSERV. 6TH EDITION (2017)
- FLORIDA ACCESSIBILITY CODE 6TH EDITION (2017)
- FLORIDA FIRE PREVENTION CODE 6TH EDITION
- NATIONAL ELECTRIC CODE 2014 EDITION
- FLORIDA BUILDING CODE, RESIDENTIAL 6TH EDITION (2017)

### CODE REFERENCE

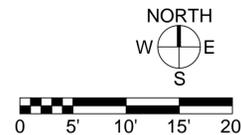
- FBC-EB 504 LEVEL OF ALTERATION - LEVEL 2
- FBC-B 304.1 TENANT OCCUPANCY TYPE: B - BUSINESS - GENERAL OFFICE
- FBC-B TABLE 506.2 TOTAL BUILDING AREA = 2-STORY @ 2,075 SF EACH = TOTAL 4,150 GSF
- FBC-B 602.2 - 602.5 SHELL: TYPE V-B - CONSTRUCTION (UNPROTECTED, UNSPRINKLERED) MASONRY EXTERIOR WALLS, WOOD FLOOR AND ROOF JOISTS & DECK, WOOD STUD INTERIOR WALLS.
- FBC-B TABLE 603.1 OCCUPANCY B - UNSPRINKLERED - INTERIOR WALL AND CEILING FINISH VERTICAL EXITS AND EXIT PASSAGEWAYS - FINISH CLASS A EXIT ACCESS CORRIDORS AND OTHER EXITS - FINISH CLASS B ROOMS AND ENCLOSED SPACES - FINISH CLASS C
- FBC-B TABLE 1006.2.1 A BUSINESS OCCUPANCY WITH 49 OR FEWER OCCUPANTS CAN HAVE A SINGLE MEANS OF EGRESS.
- FBC-B TABLE 1006.2.1 A BUSINESS OCCUPANCY WITH FEWER THAN 30 OCCUPANTS CAN HAVE A COMMON PATH OF TRAVEL TO AN EXIT OF 100'.
- FBC-B TABLE 1020.1 EXCEPTION 4 - A FIRE RATING IS NOT REQUIRED FOR CORRIDORS IN GROUP B OCCUPANCIES REQUIRING ONLY A SINGLE MEANS OF EGRESS.



LOCATION KEY PLAN



**SECOND FLOOR PLAN**  
BUSINESS OCCUPANCY  
2,075 gsf AT 100 sf = 21 OCCUPANTS



### LIST OF DRAWINGS

- COVER SHEET AND LIFE SAFETY INFORMATION
- A-1 DEMOLITION FLOOR + CEILING PLANS
- A-2 PROPOSED FLOOR + CEILING PLANS

**ARCHITECTURE**  
BY DESIGN INC  
KEVIN SOSSONG AA 0003340  
1022 HOLLAND DRIVE  
TALLAHASSEE, FLORIDA 32301  
PHONE / FAX 850-878-8639  
sossong@architecturebydesign.com