

RENOVATION & REMODEL for COLLEGE STATION 220 E. COLLEGE AVENUE TALLAHASSEE, FLORIDA

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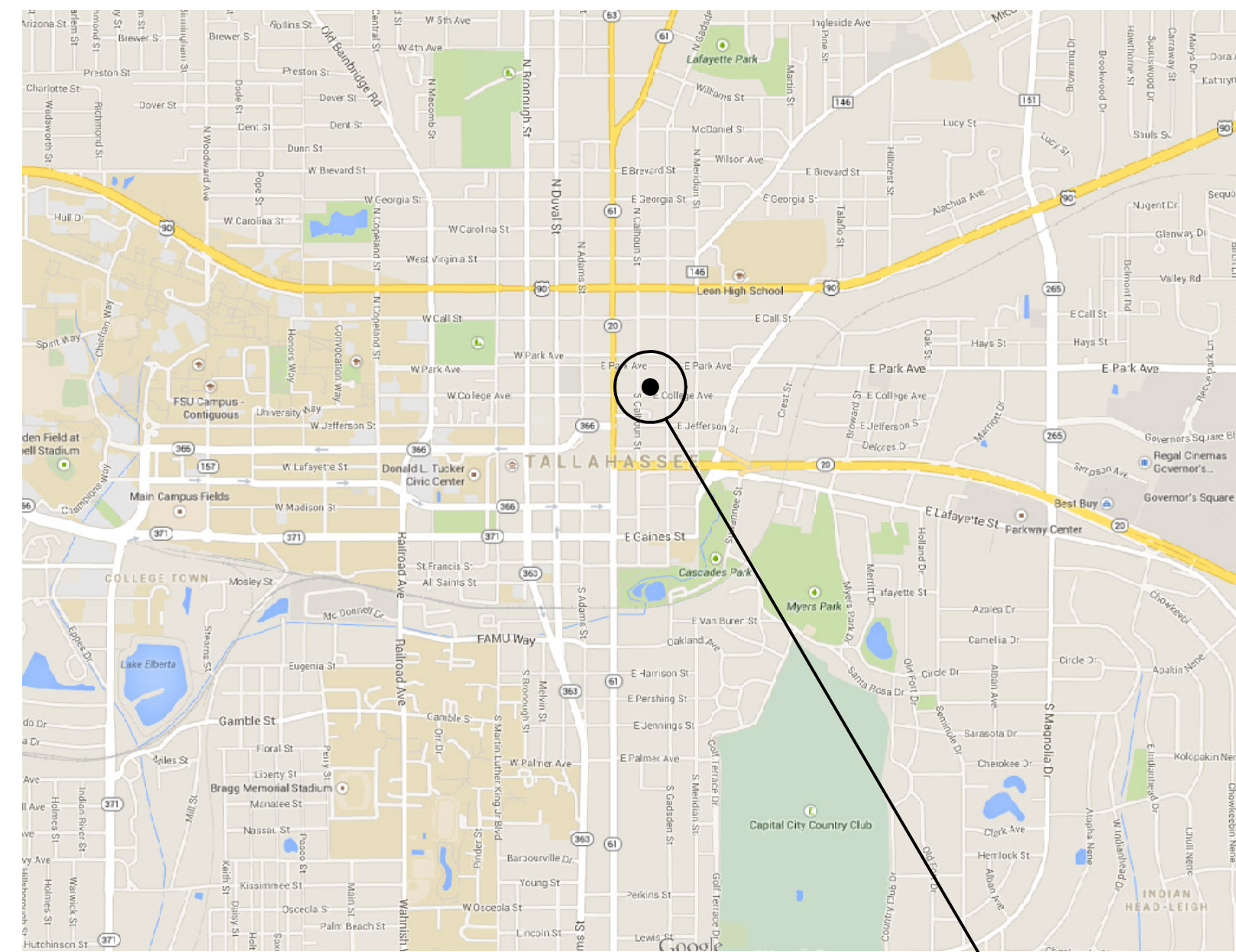
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SITE LOCATION MAP



220 E. COLLEGE AVE

PROJECT TEAM

ARCHITECT

CONN & ASSOCIATES INC.
1960-C BUFORD BLVD.
TALLAHASSEE, FLORIDA 32308
(850) 878-8784

STRUCTURAL

ROSENBAUM ENGINEERING
1705 S GADSDEN ST.
TALLAHASSEE, FLORIDA 32301
(850) 671-7230

CONTRACTOR

AJAX BUILDING CORPORATION
1080 COMMERCE BLVD.
MIDWAY, FLORIDA. 32343
(850) 224-9571

PLAN REVIEW DATA

APPLICABLE CODES:

FLORIDA BUILDING CODE (FBC-B)	2010 EDITION
FLORIDA ACCESSIBILITY CODE (FACBC)	2010 EDITION
FLORIDA MECHANICAL CODE (FBC-M)	2010 EDITION
FLORIDA FUEL GAS CODE (FBC-FG)	2010 EDITION
FLORIDA PLUMBING CODE (FBC-P)	2010 EDITION
FLORIDA EXISTING BUILDING CODE (FBC-EB)	2010 EDITION
FLORIDA FIRE PREVENTION CODE (FFPC)	2010 EDITION
NATIONAL ELECTRICAL CODE (NEC)	2008 EDITION

TYPE OF CONSTRUCTION:

EXISTING CONSTRUCTION TYPE - IIB (NON SPRINKLERED)
NEW CONSTRUCTION TYPE - IIB (SPRINKLERED)
LEVEL 2 ALTERATION

THE ENTIRE BUILDING SHALL BE FULLY SPRINKLERED AS PART OF THIS ALTERATION
SEE FIRE SPRINKLER NOTE THIS SHEET.

OCCUPANCY CLASSIFICATION:

(F.B.C.) USE GROUP (FIRST FLOOR)	A-2 ASSEMBLY
(F.B.C.) USE GROUP (SECOND FLOOR)	MIXED (RESIDENTIAL / BUSINESS)

AREA CALCULATIONS

APPROXIMATE EXISTING 220 1ST FLOOR (STAIRS)	78.9 +/- S.F.
APPROXIMATE EXISTING 222 1ST FLOOR (VACANT)	1,559 +/- S.F.
APPROXIMATE EXISTING 224 1ST FLOOR (RESTAURANT)	1,728 +/- S.F.
APPROXIMATE EXISTING 1ST FLOOR TOTAL	3,365 +/- S.F.
APPROXIMATE EXISTING 2ND FLOOR TOTAL	3,468 +/- S.F.
2ND FLOOR PROPOSED RESIDENTIAL AREA OF RENOVATION	1,796 +/- S.F.
2ND FLOOR PROPOSED BUSINESS AREA OF RENOVATION	1,448 +/- S.F.
2ND FLOOR PROPOSED LOBBY / STAIR AREA OF RENOVATION	224 +/- S.F.
APPROXIMATE EXISTING TOTAL (CONDITIONED AREA)	6,833 +/- S.F.
NEW ADDITION (EGRESS STAIR FOOTPRINT)	167.5 +/- S.F.

OCCUPANT LOAD (2ND FLOOR)

APPROXIMATE EXISTING 2ND FLOOR TOTAL	3,468 +/- S.F.
2ND FLOOR BUSINESS AREA	1,448 +/- S.F.
BUSINESS OCCUPANT LOAD - 100 S.F. / PERSON	15 PERSONS
2ND FLOOR RESIDENTIAL AREA	1,796 +/- S.F.
RESIDENTIAL OCCUPANT LOAD - 200 S.F. / PERSON	9 PERSONS
TOTAL 2ND FLOOR OCCUPANT LOAD	24 PERSONS

ZONING

CITY OF TALLAHASSEE - CENTRAL CORE

EXIT REQUIREMENTS

MINIMUM NUMBER OF EXITS: 2
NUMBER OF EXITS PROVIDED: 2

FIRE RESISTANCE OF EXTERIOR WALL

UNPROTECTED - NONCOMBUSTIBLE

FIRE SPRINKLER / FIRE ALARM

A NFPA 13 SPRINKLER SYSTEM SHALL BE INSTALLED AS PART OF THIS PROJECT.

THE FIRE SPRINKLER / FIRE ALARM SYSTEM CONTRACTOR(S) SHALL SUBMIT A SEPARATE PERMIT APPLICATION AND PLANS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK PER NFPA1, 1.14.2, FLORIDA ED. THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 AND FBC-B, CHAPTER 9.

PRODUCTS APPROVAL

THE CONTRACTOR SHALL MAKE AVAILABLE TO THE INSPECTOR ANY DOCUMENTATION NECESSARY TO VERIFY THAT ALL PRODUCTS REQUIRING APPROVAL PER FS 553.842 ARE IN COMPLIANCE.

ROOF ACCESS NOTE:

ROOF ACCESS IS PROVIDED FOR EQUIPMENT MAINTENANCE ONLY. ROOF STRUCTURE IS NOT DESIGNED TO ACCOMMODATE ADDITIONAL LIVE LOADING. THE CONTRACTOR SHALL PROVIDE AND INSTALL A SIGN AT THE NEW ROOF ACCESS DOOR STATING SUCH.

RENOVATION & REMODEL for COLLEGE STATION
220 E. COLLEGE AVE. TALLAHASSEE, FL.

COVER SHEET / INDEX OF DRAWINGS



DATE DEC. 11, 2014

DRAWN BY B.K.

REVISED

▲ FEB. 13, 2015

JOB NO.

14-174

DATE

SHEET NUMBER

G1.0