

**ARCHITECTURAL ANALYSIS:**

BUILDING CODE: 2010 FBC EXISTING BUILDING  
 ALTERATIONS TO COMPLY WITH ACCESSIBILITY REQ.  
 CHAPTER 6 2010 FBC EXISTING BUILDING

USE GROUP "B" TRAINING AND SKILL DEVELOPMENT NOT WITHIN  
 A SCHOOL OR ACADEMIC PROGRAM.

CONSTRUCTION TYPE: TYPE V UNPROTECTED  
 BASIC WIND SPEED: 160 MPH  
 WIND IMPORTANCE FACTOR: 1.00  
 WIND EXPOSURE CATAGORY: C  
 INT. PRESSURE COEFFICIENT: +/- 0.18  
 MEAN ROOF HT. 10'  
 ROOF SLOPE: 4/12

**SITE DATA:**

GROSS SITE AREA: 14,000 sq.ft.  
 TOTAL ENCLOSED AREA: 2,161 sq.ft. (existing)  
 CONDITIONED SPACE: 1961 sq.ft.  
 PANEL ROOM: 80 sq.ft.  
 BREAK PORCH: 120 sq.ft.

TOTAL AREA UNDER ROOF: 2,281 sq.ft. (existing)  
 ENTRY PORCH: 120 sq.ft.  
 AREA OF RENOVATION: 208 sq.ft. 9.6%

FLOOR AREA RATIO: 2281/14000=16.3 16.3%

**BUILDING CODE REVIEW**

STRUCTURE DESCRIPTION: EXISTING SINGLE STORY BUILDING  
 DESIGNERS OF RECORD: ARCHITECT: MATTHEW L. GORE  
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 LICENSE NUMBER: #8577

BUILDING CODE: 2010 FBC EXISTING BUILDING

**FLORIDA BUILDING CODE DATA:**

USE GROUP:	B	
TYPE OF CONSTRUCTION:	TYPE V UNPROTECTED	
BUILDING VARIABLES (FBC TABLE 503)	ALLOWED	PROVIDED
BUILDING HEIGHT IN STORIES:	2	1
BUILDING AREA/FLOOR AREA:	9,000	2,281
LENGTH OF DEAD END COFRIDOR:	20'	11'-4"
MAXIMUM DISTANCE TO AND EXIT:	200	50'

OCCUPANT LOAD/FLOOR AREA PER PERSON:  
 \*ENCLOSED AREA IS 2,161 SQ.FT.  
 NOTE: THIS IS SINGLE TENANT BLDG.

1/100	22 PERSONS
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**FIRE PROTECTION REQUIREMENTS:**

STRUCTURAL FRAME INCLUDING COLUMNS:	NR
GIRDERS, TRUSSES:	NR
EXTERIOR BEARING WALLS:	NR
INTERIOR BEARING WALLS:	NR
FLOOR CONSTRUCTION:	NR
ROOF CONSTRUCTION:	NR

**FLORIDA PLUMING CODE DATA:**

	MIN. REQ.	PROVIDED
FIXTURES:		
WATER CLOSETS:	1	2
URINALS:	0	0
LAVATORIES:	1	2
DRINKING FOUNTAINS:	1	1

**LIFE SAFETY SYSTEM:**

EMERGENCY LIGHTING: YES  
 EXIT SIGNS: YES

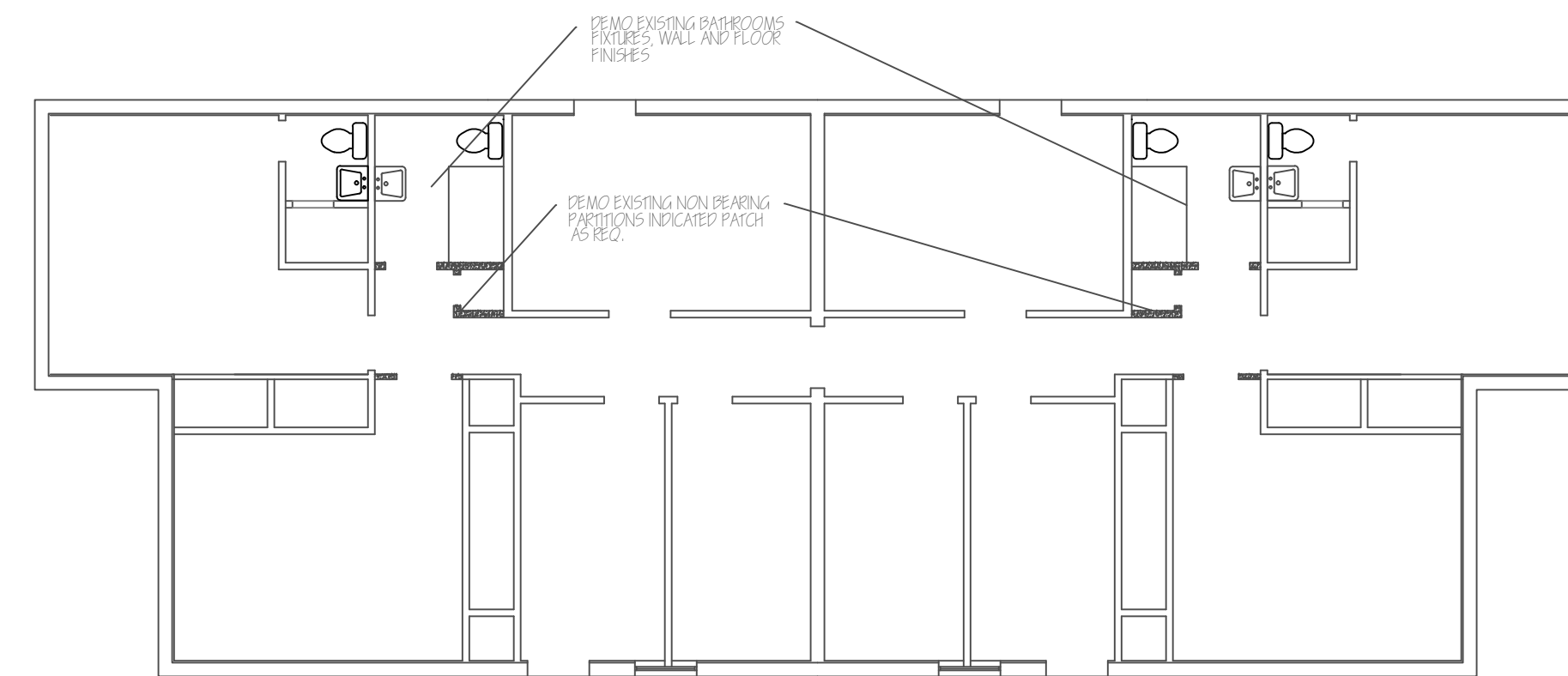
**FBC 2010 ENERGY CONSERVATION:**

101.4.4 CHANGE IN OCCUPANCY OR USE:  
 PER 101.4.4 CHANGE IN USE OR OCCUPANCY THAT DO NOT INCREASE  
 DEMAND FOR FOSSIL FUEL OR ELECTRICAL ENERGY ARE EXEMPT FROM  
 THIS CODE. CHANGE FROM 2 RESIDENCES WITH 24/7 OCCUPANCY TO  
 8 TO 5 WEEK DAYS ONLY IS A REDUCTION IN DEMAND.

	EXISTING	PROPOSED	NET CHANGE
RANGE	2	0	LESS DEMAND
REFRIG	2	1	LESS DEMAND
AC UNITS	2	2	NO CHANGE
LAUNDRY GROUP	2	0	LESS DEMAND
GENERAL LIGHTING	3W/SQ.FT.	3W/SQ.FT.	NO CHANGE

**FBC 2010 MECHANICAL CODE:**

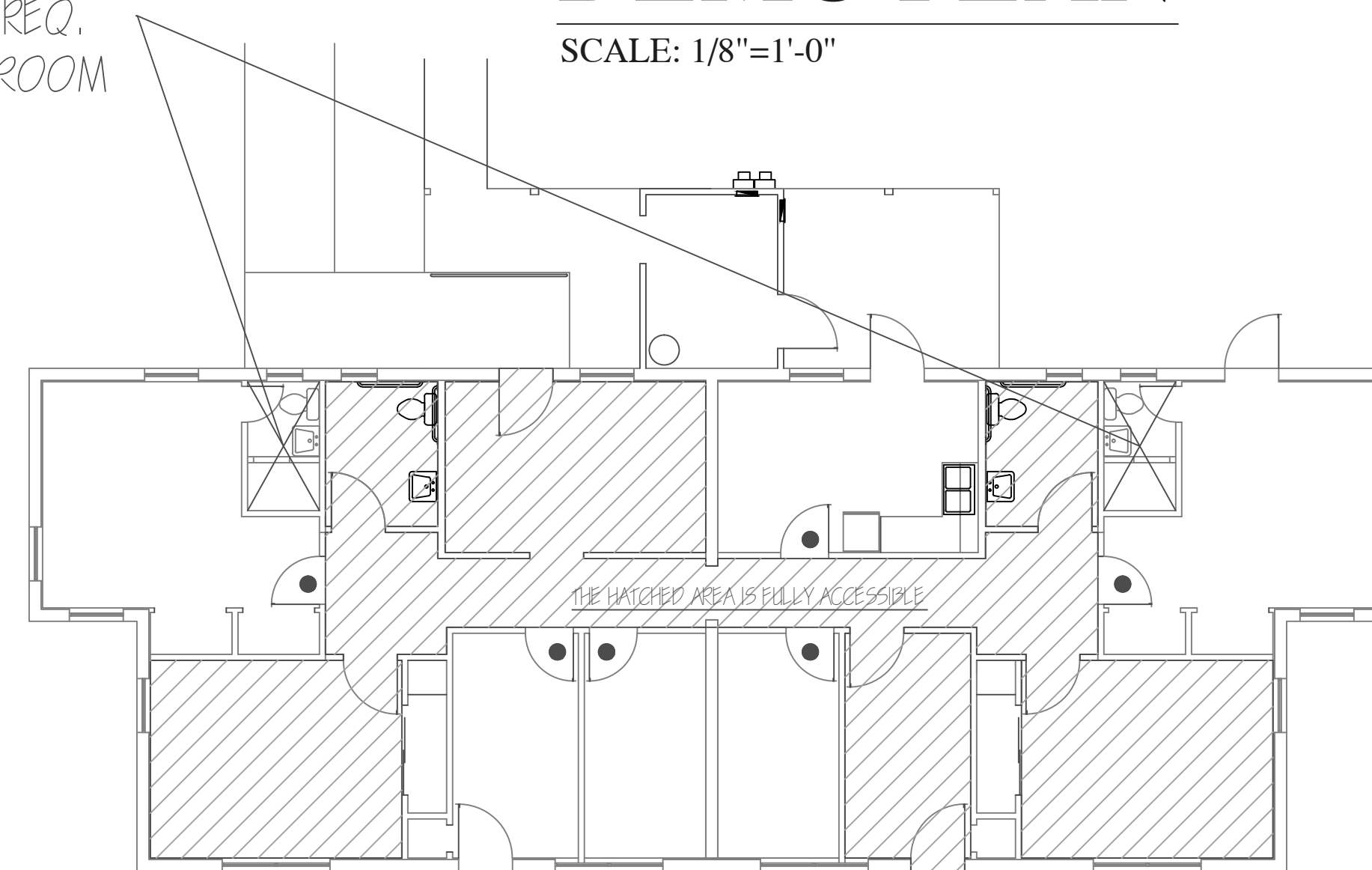
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**DEMO PLAN**

SCALE: 1/8"=1'-0"

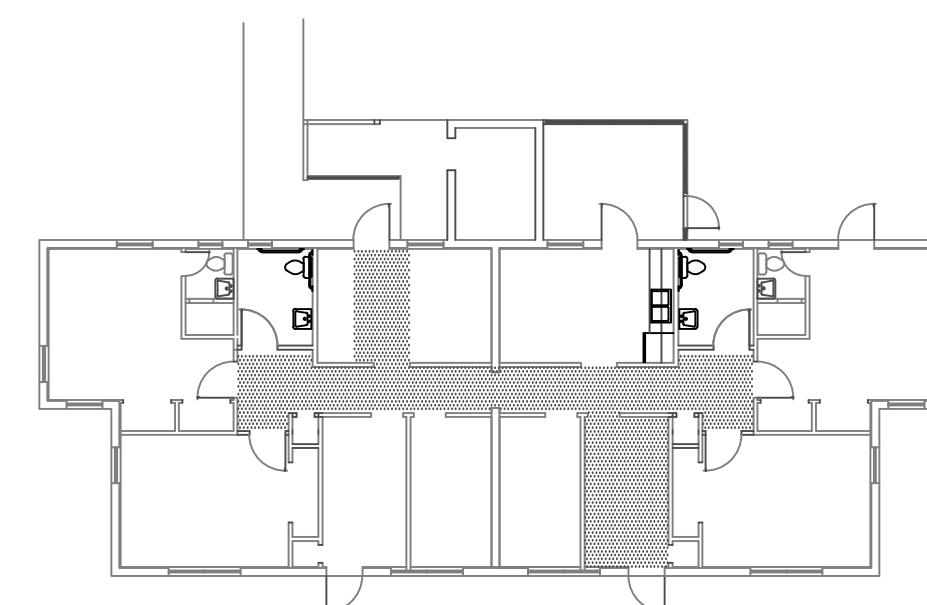
REQUESTING WAIVER FROM ACCESSIBILITY REQ.  
 FOR EXISTING BATH IN OFFICE / TUTORING ROOM



**ACCESSIBILITY WAIVER REQUESTS**

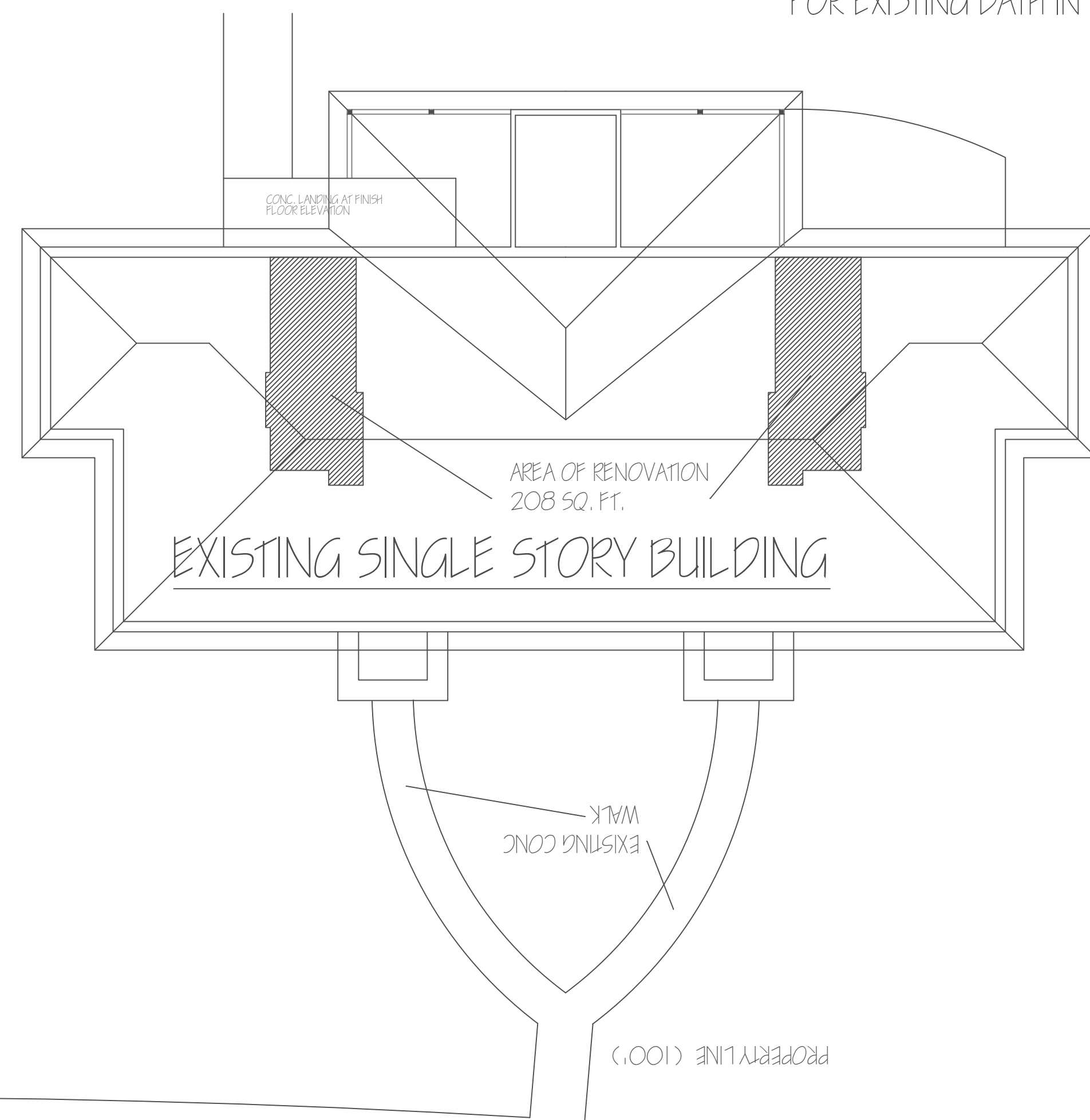
SCALE: 1/8"=1'-0"

- DOORS WITH THIS INDICATION ARE EXISTING 2'-8" WIDE DOORS THAT WE ARE ASKING WAIVER FROM 32" MIN. CLEAR OPENING REQUIREMENT



**ACCESSIBLE MEANS OF EGRESS**

SCALE: 1/16"=1'-0"



**SCOPE OF WORK:**

- REVISE BATHROOMS AND ACCESS AS REQ. FOR ADA COMPLIANCE
- ADD ADA COMPLIANT DRINKING FOUNTAIN
- HVAC: ADD TRANSFER RETURN GRILLS AS INDICATED AND ADD FRESH AIR INTAKE TO RETURN  
 NO CHANGE TO EXISTING AC UNITS OR DUCT SYSTEM

**OFFICE BUILDING REVISIONS**

ADA ACCESSIBILITY UPDATE  
 LOTS 3 & 4 EDGEWOOD ADDITION  
 VERO BEACH, FLORIDA

**MATTHEW LEE GORE, ARCHITECT**

VERO BEACH, FLORIDA 772-254-3161

DATE: 5/22/14 9/24/14	PROJECT NUMBER: 13-95	SHEET: 1 OF 2
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