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BUILDING CODE SUMMARY

PROJECT DESCRIPTION: THE PROJECT IS A CERTIFICATE OF USE WITH MINOR LIFE SAFETY IMPROVEMENTS

APPLICABLE CODES:
FLORIDA BUILDING CODE, 6TH EDITION (2017), BUILDING (FBCB) WITH SUPPLEMENTS
FLORIDA BUILDING CODE, 6TH EDITION (2017), PLUMBING (FBPB)
FLORIDA BUILDING CODE, 6TH EDITION (2017), MECHANICAL (FBMC)
NATIONAL ELECTRICAL CODE, 2014 (NEC)
FLORIDA BUILDING CODE, 6TH EDITION (2017), ACCESSIBILITY (FBCA)
FLORIDA FIRE PREVENTION CODE, 6TH EDITION (FFPC)

FLORIDA STATUTES: F.S. 161.54 (50% RULE): IF THE COST OF CONSTRUCTION EXCEEDS 50% OF THE BUILDING VALUE PER THE PROPERTY APPRAISER'S WEBSITE, THE ENTIRE STRUCTURE WILL NEED TO COMPLY WITH CURRENT CODE.

ACCESSIBILITY:
DISPROPORTIONALITY:

PROJECT COMPLIES WITH DISPROPORTIONALITY GUIDELINES. 20% OF THE RENOVATION BUDGET IS DEDICATED TO ACCESSIBILITY IMPROVEMENTS PER ADAAG 2010 STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES. PLEASE SEE OWNER PROVIDED CONSTRUCTION ESTIMATE WITH ACCESSIBLE AMOUNTS AND PERCENTAGES SUMMARIZED.

2010 STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III

28 CFR PART 36, SUBPART D – NEW CONSTRUCTION AND ALTERATIONS

36.403 ALTERATIONS: PATH OF TRAVEL.

(1) DISPROPORTIONALITY.

(I) ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA WILL BE DEEMED DISPROPORTIONAL TO THE OVERALL ALTERATION WHEN THE COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE PRIMARY FUNCTION AREA.

(II) COSTS THAT MAY BE COUNTED AS EXPENDITURES REQUIRED TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL MAY INCLUDE:

(I) COSTS ASSOCIATED WITH PROVIDING AN ACCESSIBLE ENTRANCE AND AN ACCESSIBLE ROUTE TO THE ALTERED AREA, FOR EXAMPLE, THE COST OF WIDENING DOORWAYS OR INSTALLING RAMPS;

(II) COSTS ASSOCIATED WITH MAKING RESTROOMS ACCESSIBLE, SUCH AS INSTALLING GRAB BARS, ENLARGING TOILET STALLS, INSULATING PIPES, OR INSTALLING ACCESSIBLE FAUCET CONTROLS;

(III) COSTS ASSOCIATED WITH PROVIDING ACCESSIBLE TELEPHONES, SUCH AS RELOCATING THE TELEPHONE TO AN ACCESSIBLE HEIGHT, INSTALLING AMPLIFICATION DEVICES, OR INSTALLING A TEXT TELEPHONE (TTY);

(IV) COSTS ASSOCIATED WITH RELOCATING AN INACCESSIBLE DRINKING FOUNTAIN.

USE AND OCCUPANCY CLASSIFICATION - FBCB CH 3/FFPC CH 6:

FBCB SECTION 302 - CLASSIFICATION:	BUSINESS
FFPC SECTION 6.1.2:	BUSINESS
FFPC SECTION 6.2 HAZARD OF CONTENTS:	GENERAL

TYPES OF CONSTRUCTION - FBCB CH 6/FFPC CH 43:

FBCB SECTION 602 - CONSTRUCTION CLASSIFICATION

TYPE VB

FBCB TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	0
BEARING WALLS - INTERIOR	0
NON-BEARING WALLS & PARTITIONS - EXTERIOR	0
NON-BEARING WALLS & PARTITION - INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

FFPC 43.1 CLASSIFICATION OF REHABILITATION WORK CATEGORIES
THIS IS PROJECT IS A CHANGE OF USE WITH SOME MODIFICATION (MEANS OF EGRESS AND ACCESSIBILITY IMPROVEMENTS)

FFPC 43.7.2.1 WHERE A CHANGE OF OCCUPANCY CREATES OTHER THAN AN ASSEMBLY OCCUPANCY, AND THE CHANGE OCCURS WITHIN THE SAME HAZARD CATEGORY OR LESSER, THE BUILDING SHALL MEET BOTH OF THE FOLLOWING:

- (1) REQUIREMENTS OF THE APPLICABLE EXISTING OCCUPANCY FOR THE OCCUPANCY CREATED BY THE CHANGE
- (2) REQUIREMENTS FOR AUTOMATIC SPRINKLER AND DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS, AND REQUIREMENTS FOR HAZARDOUS AREAS APPLICABLE TO NEW CONSTRUCTION FOR THE OCCUPANCY CREATED BY THE CHANGE

FIRE-RESISTANCE-RATED CONSTRUCTION - FBCB CHAPTER 7

WITHIN FIRE DISTRICT:	() YES	(•) NO
SPRINKLED:	() YES	(•) NO

INTERIOR FINISHES - FBCB CH 8/FFPC CH 10 AND 39:

FBCB TABLE 803.11 - INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY:

EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CLASS A
CORRIDORS	CLASS B
ROOMS AND ENCLOSED SPACES	CLASS C

FFPC 39.3.3 INTERIOR FINISHES

39.3.3.2.1 EXITS AND EXIT ACCESS CORRIDOR WALLS, CEILING	CLASS A OR B
39.3.3.2.2 ALL OTHER WALLS AND CEILING	CLASS A, B, OR C

FBCB SECTION 804.1.1 - MINIMUM CRITICAL RADIANT FLUX:

MINIMUM CRITICAL RADIANT FLUX:	CLASS II
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FBCB 808.1.1.1 SUSPENDED ACOUSTICAL CEILING.

SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C. 635 AND ASTM C. 636.

FIRE PROTECTION SYSTEMS - FBCB CH 9/FFPC CH 38:

FFPC 38.3.5 EXTINGUISHMENT REQUIREMENTS:

PORTABLE FIRE EXTINGUISHERS WILL BE PROVIDED IN EVERY BUSINESS OCCUPANCY IN ACCORDANCE WITH SECTION 9.9

FBCB 907.2 - FIRE ALARM AND DETECTION SYSTEMS - WHERE REQUIRED:

AND
FFPC 38.3.4 DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS:

A FIRE ALARM IS NOT REQUIRED BECAUSE THE BUILDING IS LESS THAN THREE STORIES IN HEIGHT, THE OCCUPANCY IS NOT SUBJECT TO 50 OR MORE OCCUPANTS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE, THE OCCUPANT LOAD IS LESS THAN 300 PERSONS, AND THE FIRE AREA DOES NOT CONTAIN AN AMBULATORY CARE FACILITY

MEANS OF INGRESS/EGRESS - FBCB CH 10/FFPC CH 7:

*PLEASE SEE LIFE SAFETY PLAN FOR AREA AND OCCUPANCY TABULATION

FFPC TABLE 7.3.3.1 CAPACITY FACTORS AND FBCB 1005.3.2 - EGRESS WIDTH PER OCCUPANT SERVED:

21 OCCUPANTS X 0.2 INCHES PER OCCUPANT = 4.2 INCHES
2 DOORS @ 34.5 CLEAR EACH = 69 INCHES

FBCB SECTION 1013.4 - TACTILE EXIT SIGNS:
TACTILE EXIT SIGNS SHALL BE PROVIDED AT EXIT DOORS AND SHALL BE MOUNTED BETWEEN 48 AND 60 INCHES AFF PER FL ADA SECTION 703.4.1.

FBCB SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL:
THE COMMON PATH OF EGRESS TRAVEL IN UNSPRINKLERED BUSINESS OCCUPANCIES MAY BE 100 FEET MAX, THE ACTUAL COMMON PATH OF EGRESS TRAVEL IS 14 FEET

FBCB TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE (UNSPRINKLERED)

MAXIMUM EXIT ACCESS TRAVEL DISTANCE 200 FEET
ACTUAL EXIT ACCESS TRAVEL DISTANCE 70 FEET

INTERIOR ENVIRONMENT - FBCB CHAPTER 12:

SECTION 1210.2:

WALLS AND PARTITIONS WITHIN 2 FEET OF WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

FLORIDA BUILDING CODE: PLUMBING:

TABLE 403.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

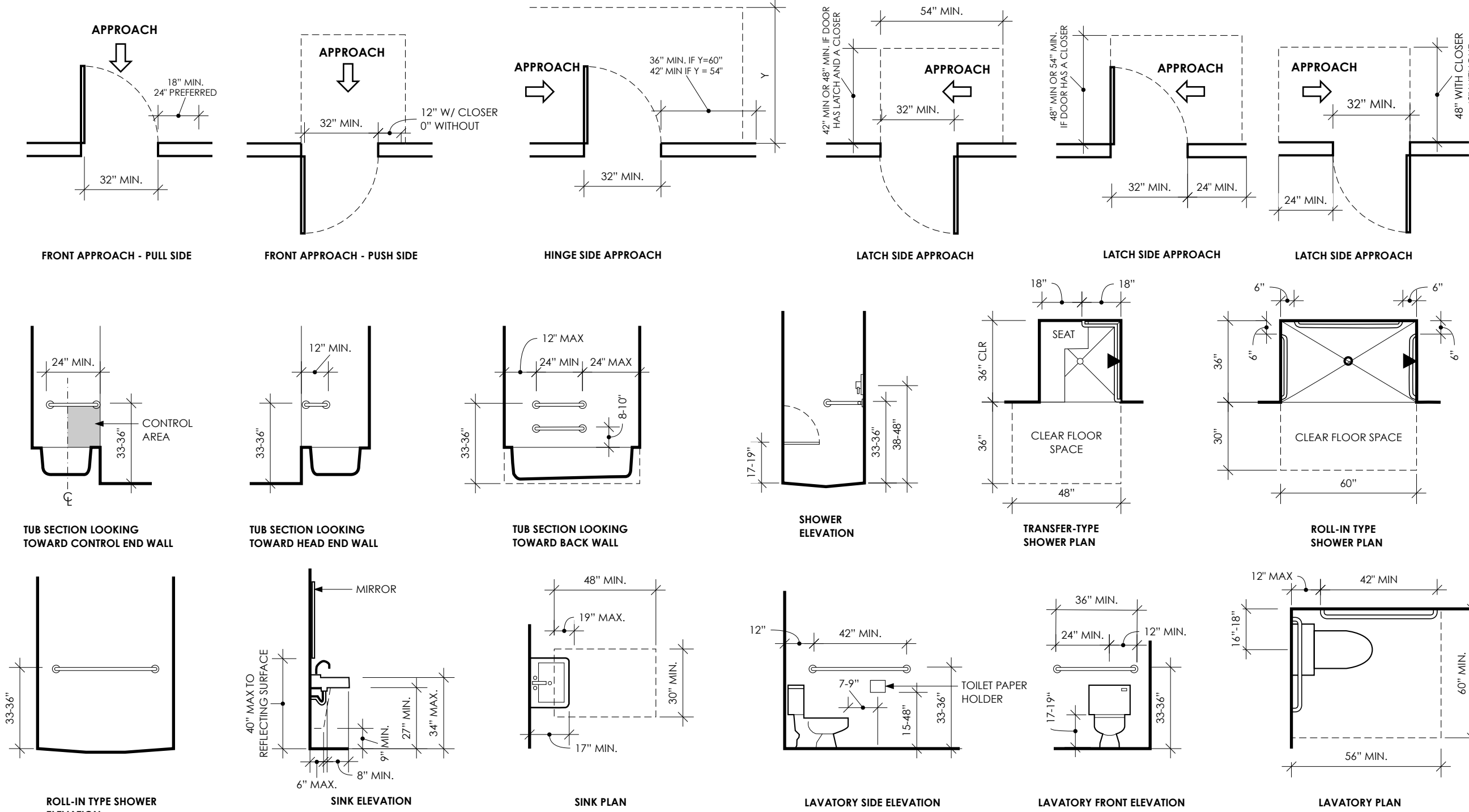
*SEE LIFE SAFETY PLAN FOR PLUMBING FIXTURE COUNT AND REQUIREMENTS

*SECTION 403.2.1 - FAMILY TOILETS SERVING AS SEPARATE FACILITIES:

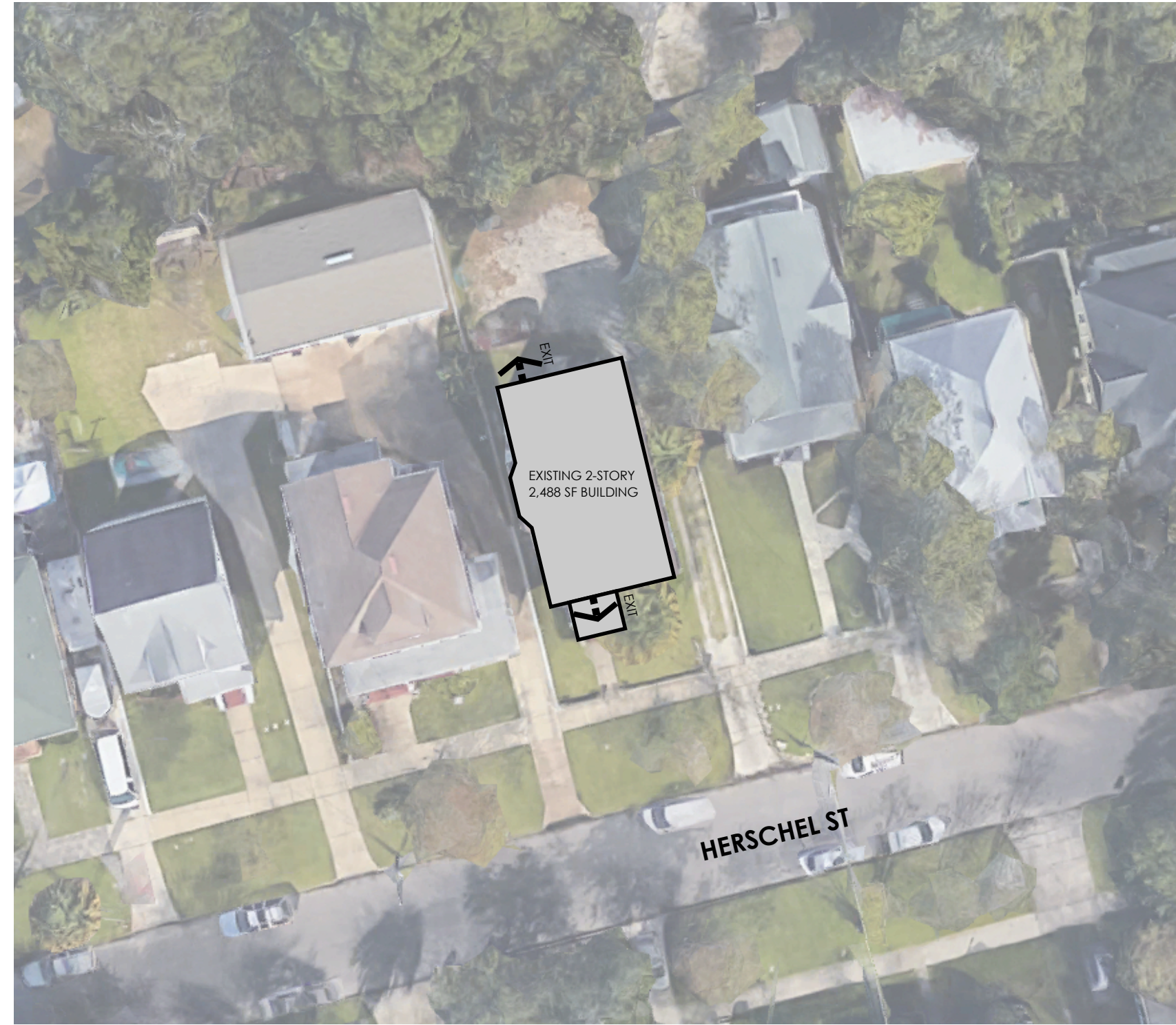
WHERE A BUILDING OR TENANT SPACE REQUIRES A SEPARATE TOILET FACILITY FOR EACH SEX AND EACH TOILET FACILITY IS REQUIRED TO HAVE ONLY ONE WATER CLOSET, TWO FAMILY OR ASSISTED-USE TOILET FACILITIES SHALL BE PERMITTED TO SERVE AS THE REQUIRED SEPARATE FACILITIES. FAMILY OR ASSISTED-USE FACILITIES SHALL NOT BE REQUIRED TO BE IDENTIFIED FOR EXCLUSIVE USE BY EITHER SEX AS REQUIRED BY SECTION 404.4.

FLORIDA STATE ADMINISTRATIVE CODE:

MAITSE CROSS SIGNAGE IS REQUIRED PER FLORIDA RULE 69A-60.0081 BECAUSE WOOD TRUSS TYPE CONSTRUCTION IS PRESENT IN THE BUILDING. SEE RELATED KEYNOTE ON LIFE SAFETY PLAN.



LOCATION PLAN:



SYMBOL LEGEND

North Arrow, Interior/Exterior Elevation, Detail Reference, Section Reference, Elevation Indicator, Room Name, Door Number, Opening Type Hardware Group, Partition Type, FFE Schedule Reference, Revision Number, Grid Number/Letter, Keynote, Pendant Light Fixture, Recessed Light Fixture, Surface-Mounted Light Fixture, Wall Sconce, Fluorescent Strip Fixture, Recessed Wall Washer, Lay-in Fluorescent, Combo Exit Sign, Emergency Egress Fixture, Exit Sign, Light Switch, Duplex Outlet, Quad Outlet, Dedicated Outlet, 220V Outlet, Tel/Data Outlet, Junction Box, Camera, Speaker, Smoke/CO Detector, Fire Extinguishers, Exit Access, Common Path of Egress Travel, Supply Diffuser, Return Diffuser, Exhaust Diffuser.

DRAWING INDEX:

A001	INDEX, LIFE SAFETY, LEGENDS, AND NOTES
A002	ARCHITECTURAL SITE PLAN AND ENLARGED DETAIL PLAN
A003	LIFE SAFETY PLANS
A004	FLOOR PLANS
A005	INTERIOR ELEVATIONS
A006	DETAILS

PROJECT INFORMATION:

RE #	090803 0000
ADDRESS	2523 HERSHEY ST JACKSONVILLE, FL 32204
ACRES	0.13
BOOK/PAGE	184/800/727
MAP PANEL	4422
LEGAL DESCRIPTIONS	1-109 56-25-26E RIVERSIDE W 45FT OF E 50FT LOT 3 BLK 59 ZONE X
FLOOD ZONE	NA
ASHSITE	NA
JEDC ZONE	NOT DISTRESSED
EVACUATION ZONE	NA
CPAC	PLANNING DISTRICT: 5

ENCLOSED/CONDITIONED:	2,488 SF
ENCLOSED/CONDON:	0 SF
UNENCLOSED:	80 SF
VOLUME W/1 THERM. ENV.	24,880 CU FT

ABBREVIATIONS:

ACT ACOUSTICAL CEILING TILE
A/C AIR CONDITIONER
AHU AIR HANDLING UNIT
CAB CABINET
CPT CARPET
CLG CEILING
CL CENTER LINE OR CLOSET
CO CLEAN OUT
CPT CARPET
CT CERAMIC TILE
CW COLD WATER
CONC CONCRETE
CMU CONCRETE MASONRY UNITS
CONT CONTINUOUS
CORR CORR
CJ CONTROL JOINT
CFM CUBIC FEET PER MINUTE
DFCI DESIGNER FURNISHED, CONTRACTOR INSTALLED
DIA DIAMETER
DN DOWN
DWG DRAWING
DF DRINKING FOUNTAIN
ELEC ELECTRIC
EWC ELECTRIC WATER COOLER
EWH ELECTRIC WATER HEATER
EL ELEVATION
EQ EQUAL
EXT EXTERIOR
FBC FLORIDA BUILDING CODE
FIN FINISH
FNC FINISH CEILING
FNF FINISH FLOOR
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FL/FIL FLOOR
FD FLOOR DRAIN
FRT FIRE-RETARDANT TREATED
FT FEET/FOOT
FIS FINISH TO STUD
GWB GYMNASIUM BOARD
GWB GYMNASIUM BOARD
HDW HARDWARE
HGT HEIGHT
HM HOLLOW METAL
HORZ HORIZONTAL
HW HOT WATER
ID INSIDE DIMENSION
INSUL INSULATION
JAN JANITOR
JT JOINT
LAM LAMINATE
LAV LAVATORY
LIC LIGHTWEIGHT INSULATING CONCRETE
MO MASORY OPENING
MAX MAXIMUM
MECH MECHANICAL
ME MATCH EXISTING
MIL METAL
MP METAL PANEL
MN MINIMUM
MKGWMOISTURE-RESISTANT GYPSUM WALLBOARD
NIC NOT IN CONTRACT
NTS NOT TO SCALE
OC ON CENTER
OD OUTSIDE DIMENSION
OPNG OPENING
OPCI OWNER FURNISHED, CONTRACTOR INSTALLED
PNT/PNT PAINT
PT PRESSURE TREATED OR PORCELAIN TILE
REIN REINFORCE
REQD REQUIRED
RD ROOF DRAIN
RO ROUGH OPENING
SC SEALED CONCRETE
SHI SHEET
SIM SIMILAR
SPEC SPECIFICATIONS
STL STEEL
THK THICK
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
VERT VERTICAL
VCT VINYL COMPOSITION TILE
VF VERIFY IN FIELD
VWC VINYL WALL COVERING

OAD
Office of architecture and design
1022 park street, #205 | jacksonville, fl 32204 | p. 904.352.1203 | info@oadjax.com

ROBERT ZINN
AR94030

ZAYCO OFFICES
2523 HERSHEY ST
JACKSONVILLE, FL 32204

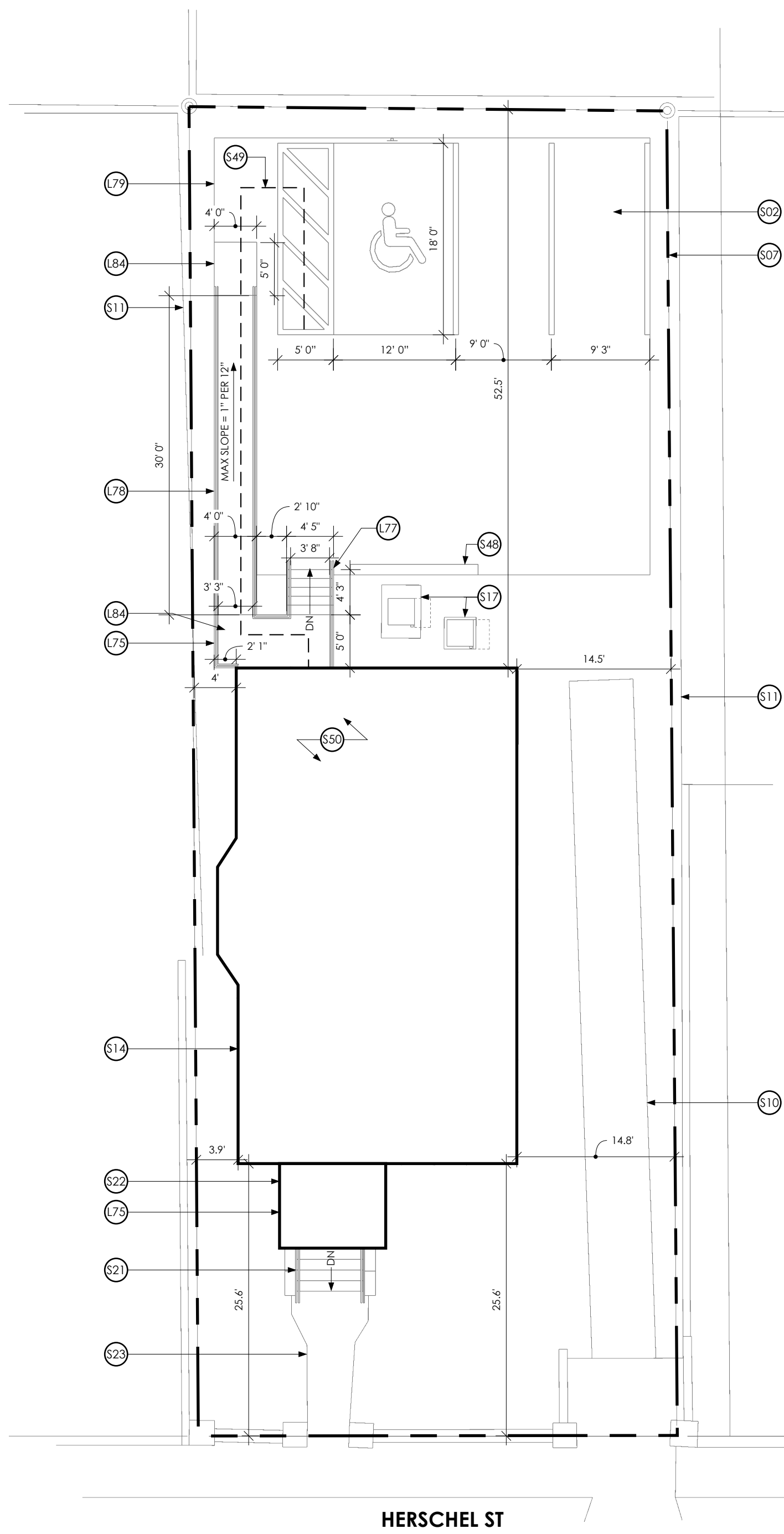
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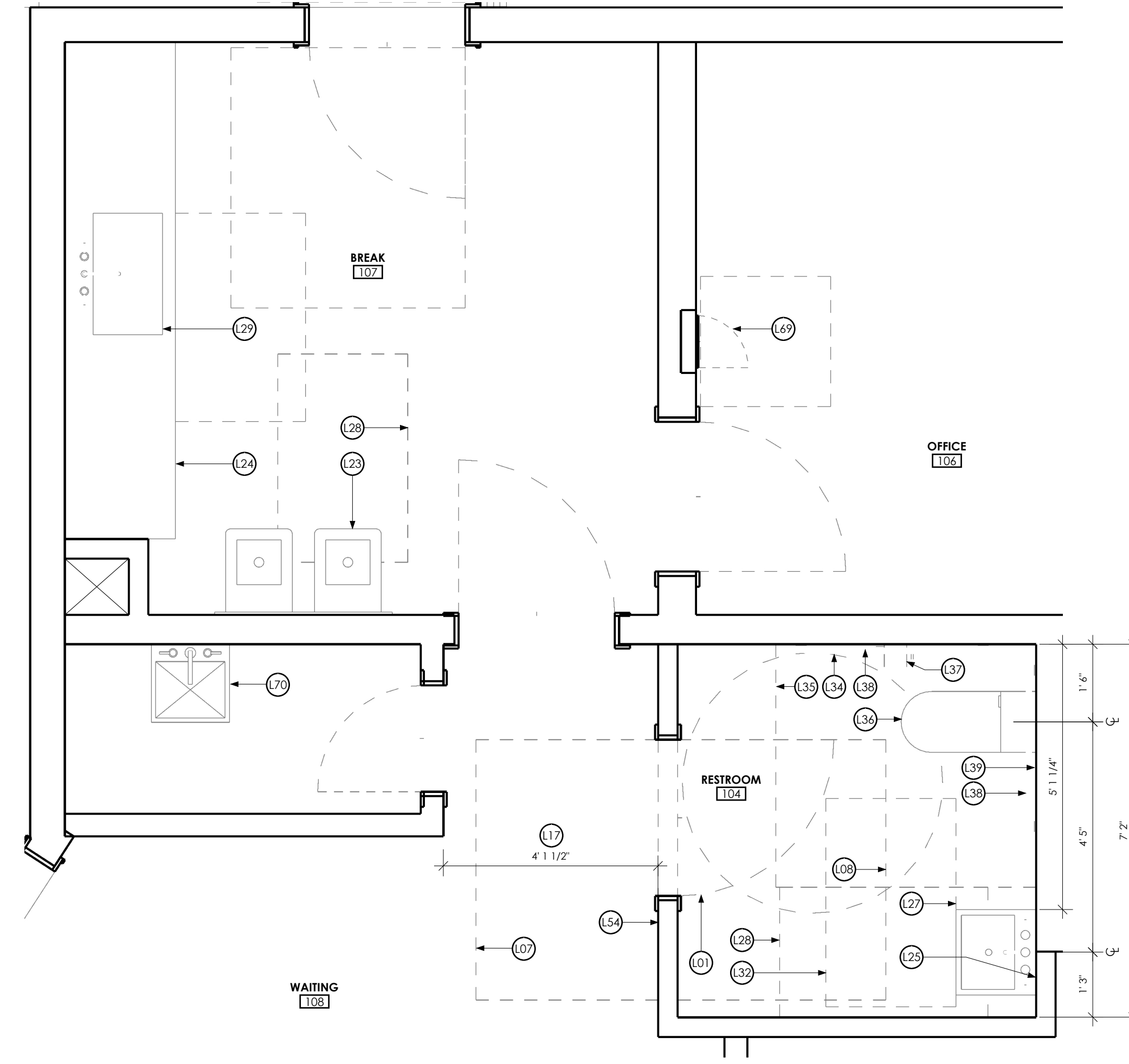
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01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

KEYNOTES:

- (502) 9 FOOT WIDE BY 18 FOOT DEEP PARKING AREA FOR 1 VEHICLE
- (503) PROPERTY LINE
- (510) EXISTING DRIVEWAY TO REMAIN, TYP.
- (511) EXISTING FENCE TO REMAIN, TYP.
- (514) EXISTING ROOF, TYP.
- (517) EXISTING HVAC EQUIPMENT AND PAD TO REMAIN
- (521) EXISTING STAIR TO REMAIN
- (522) EXISTING DECK, ROOF, AND CEILING AT EXISTING PORCH TO REMAIN
- (523) EXISTING CONCRETE WALKWAYS TO REMAIN, TYP.
- (548) NEW CURB: PRECAST CONCRETE CURB OR RAILROAD TIE OR SIM.
- (549) ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING TO ACCESSIBLE ENTRANCE
- (550) FOR CLEARANCES, ACCESSIBLE ROUTE, AND ACCESSIBILITY REQUIREMENTS SEE LIFE SAFETY PLAN SHEET A003
- (L75) CONTINUOUS GUARDRAIL TO 42" AFF PER FBCB 1015.3 AND OPENING LIMITATIONS PER 1015.4 TO PREVENT PASSAGE OF A 4 INCH SPHERE IN TYPICAL OCCUPANCIES OR A 21 INCH SPHERE IN STORAGE OCCUPANCIES NOT OPEN TO THE PUBLIC PER EXCEPTION 4.
- (L76) STAIRWAY WITH 80" MINIMUM HEADROOM PER FBCB 1011.3 AND 44" MINIMUM WIDTH IF SERVING MORE THAN 50 OCCUPANTS OR 36" WIDTH IF SERVING LESS THAN 50 OCCUPANTS PER FBCB 1011.2. RISERS SHALL BE 7" MAX AND TREADS SHALL BE 11" MIN. PER 1011.5.2. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF THE STAIR RUN AND SHALL HAVE A WIDTH AND DEPTH EQUAL TO THE STAIRWAY WIDTH PER FBCB 1011.6. DOORS OPENING ONTO THE LANDING SHALL NOT REDUCE THE REQUIRED LANDING WITH BY MORE THAN 50%. DOORS IN OPEN POSITION SHALL NOT PROJECT MORE THAN 7 INCHES ONTO THE LANDING. STAIR GUARDRAIL HEIGHT SHALL BE 42" AFF PER FBCB 1015.3 AND OPENING LIMITATIONS PER 1015.4 TO PREVENT PASSAGE OF A 4 INCH SPHERE IN TYPICAL OCCUPANCIES OR A 21 INCH SPHERE IN STORAGE OCCUPANCIES NOT OPEN TO THE PUBLIC PER EXCEPTION 4.
- (L78) RAMP PER FBCB 1012 WITH 80" MINIMUM HEADROOM, 36" MINIMUM CLEAR WIDTH, 44" MINIMUM GROSS WIDTH, RUNNING SLOPE OF 1:12 MAX. CROSS SLOPE OF 1:48 MAX, AND RAMP RUNS RISING 30 INCHES MAXIMUM BETWEEN LANDINGS. RAMP WIDTH SHALL NOT DECREASE IN THE DIRECTION OF EGRESS TRAVEL. LANDINGS SHALL BE AT LEAST AS WIDE AS THE ADJOINING RAMP AND 60 INCHES IN DEPTH MINIMUM. LANDINGS AT A CHANGE IN DIRECTION SHALL BE 60" X 60" MIN. EDGE PROTECTION SHALL BE PROVIDED PER 1012.10 SHALL BE PROVIDED ON BOTH SIDES OF THE RAMP PREVENTING THE PASSAGE OF A 4 INCH SPHERE ANYWHERE WITHIN 4 INCHES OF THE RAMP SURFACE. RAMP RISING GREATER THAN 6 INCHES SHALL RECEIVE HANDRAILS PER FBCB 1014. RAMP RISING MORE THAN 30 INCHES SHALL RECEIVE GUARDRAILS PER FBCB 1015.
- (L79) WALK SURFACE SHALL BE FIRM, EVEN, AND SLIP RESISTANT; SHALL NOT HAVE ABRUPT CHANGES IN LEVEL EXCEEDING 1/4"; SHALL NOT SLOPE MORE THAN 1:20 IN THE DIRECTION OF TRAVEL; SHALL NOT SLOPE MORE THAN 1:48 PERPENDICULAR TO THE DIRECTION OF TRAVEL; AND SHALL PROVIDE SAFE CONVEYANCE TO PUBLIC WAY.
- (L84) PER FBCA 405.7 LANDINGS SHALL HAVE A CLEAR WIDTH AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING AND A CLEAR LENGTH OF AT LEAST 60". RAMP THAT CHANGE DIRECTION SHALL HAVE A CLEAR LANDING 60" X 60" MINIMUM.

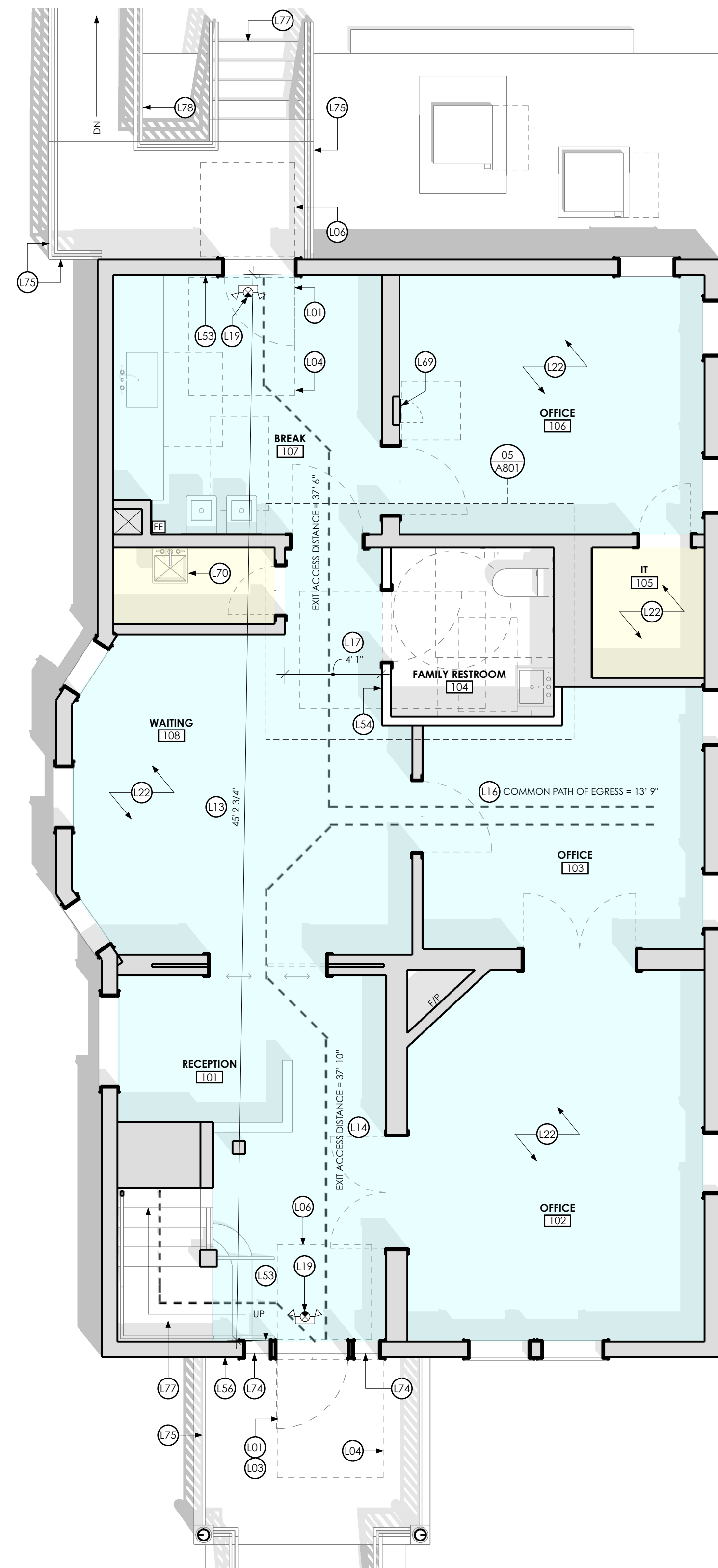


02 ENLARGED DETAIL PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES:

- (L01) 3'-0" DOOR HAVING A 34.5 INCH CLEAR OPENING PER FBCA 404.2.3
- (L07) LATCH APPROACH, PUSH SIDE CLEARANCE (NO CLOSER): 24" ADJACENT TO LATCH AND 42" DEEP PER FBCA 404.2.4.1
- (L08) LATCH APPROACH, PULL SIDE CLEARANCE (NO CLOSER): 24" ADJACENT TO LATCH AND 48" DEEP PER FBCA 404.2.4.1
- (L17) 44" MINIMUM CORRIDOR WIDTH FOR OCCUPANT LOAD OVER 50, IF OCCUPANT LOAD IS <50, 36" MINIMUM CORRIDOR WIDTH PER FBC BUILDING 1020.2
- (L23) HI-LO DRINKING FOUNTAIN COMPLYING WITH FBCA 602
- (L24) KITCHEN OR KITCHENETTE COUNTERTOPS TO BE 34" A.F.F. PER FBCA 804.3.2
- (L25) MIRROR WITH REFLECTING SURFACE AT 40" AFF MAX PER FBCA 603.3
- (L26) LAVATORY SINK COMPLYING WITH FBCA 606
- (L27) 30" WIDE BY 48" DEEP MANEUVERING CLEARANCE PER FBCA 305.3 AND KNEE AND TOE CLEARANCE PER FBCA 306.2 AND 306.3
- (L29) SINK AND FAUCET COMPLYING WITH FBCA 309 HAVING A 48" WIDE BY 30" DEEP SIDE APPROACH CLEAR FLOOR SPACE PER FBCA 606.2 EXCEPTION 1. COUNTERTOP HEIGHT SHALL BE 34" AFF MAX. PER FBCA 606.3.
- (L32) 48" X 30" CLEAR FLOOR SPACE COMPLYING WITH FBCA 305.3 PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING PERMITTING DOOR TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE PER FBCA 603.2.3 EXCEPTION 2.
- (L34) 60" DIAMETER CLEAR TURNING SPACE PER FBCA 304.3.1, TYP.
- (L35) CLEAR FLOOR AREA AT TOILET MEASURING 56 INCHES WIDE BY 60 INCHES DEEP PER 604.3.1
- (L36) TOILET COMPLYING WITH FBCA 604.4 HAVING A SEAT 17-19 INCHES AFF
- (L37) TOILET PAPER DISPENSERS MOUNTED 15-48" AFF AND 7-9" IN FRONT OF TOILET LIP COMPLYING WITH FBCA 604.7
- (L38) 36" AND 42" GRAB BARS COMPLYING WITH FBCA 604.5 @ 34-36" AFF TO I.O. GRIPPING SURFACE.
- (L39) WALLS @ RESTROOMS WITHIN 2 FEET OF WATER CLOSETS SHALL RECEIVE NON-ABSORBENT SURFACE TO 48" AFF PER FBCB 1210.2.2
- (L54) TACTILE RESTROOM SIGNAGE AT 60" AFF TO CENTERLINE PER FBCA 703.4 - SEE DETAIL SHEET
- (L69) ELECTRICAL PANEL WITH 30" WIDE BY 36" DEEP MIN. CLEAR WORKING AREA CENTERED ON PANEL AND MEASURED FROM THE FRONT OF THE EQUIPMENT PER NEC 110.26. ADDITIONALLY, THE CLEAR SPACE MUST BE AT LEAST AS HIGH AS THE TOP OF THE EQUIPMENT OR 6 FEET 6 INCHES, WHICHEVER IS GREATER.
- (L70) SERVICE/UTILITY SINK

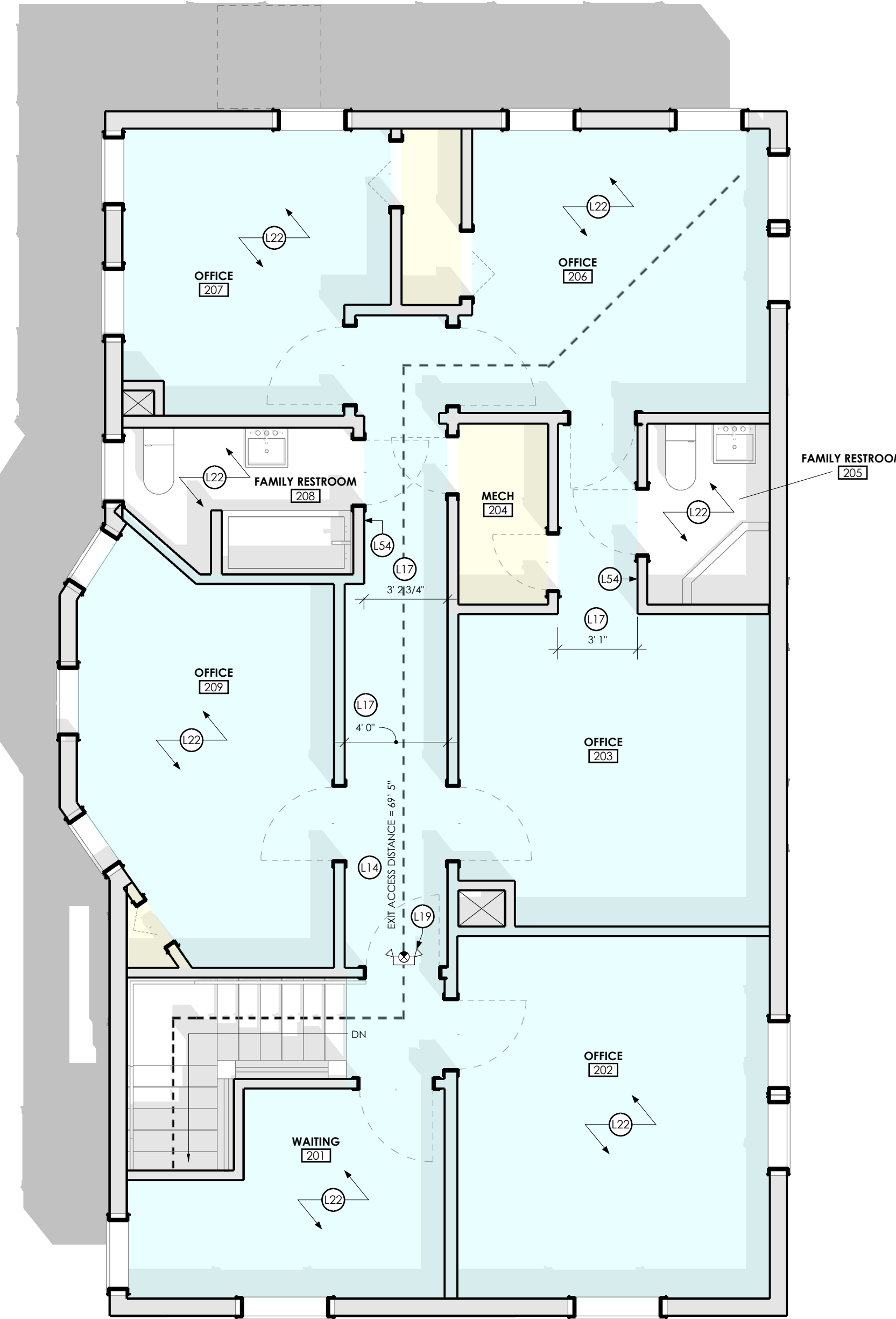
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01 LIFE SAFETY PLAN - FIRST FLOOR
SCALE: 1/4" = 1' - 0"

OCCUPANT LOAD TABULATION:

PLAN COLOR	AREA DESCRIPTION	AREA	OCCUPANCY RATE PER FBC TABLE 1004.1.2	DESCRIPTION PER FBC TABLE 1004.1.2	OCCUPANCY RATE PER FBC TABLE 7.03.1.2	DESCRIPTION PER FBC TABLE 7.03.1.2	#	OCCUPANTS
	STORAGE AREAS	93	300	STORAGE, STOCK, SHIPPING AREAS	500	STORAGE USE IN STORAGE OCCUPANCIES	=	1
	BUSINESS AREAS	1,907 SF	100	BUSINESS AREAS	100	BUSINESS USE (OTHER THAN BELOW)	=	20
TOTAL OCCUPANT LOAD								21



02 LIFE SAFETY PLAN - SECOND FLOOR
SCALE: 1/4" = 1' - 0"

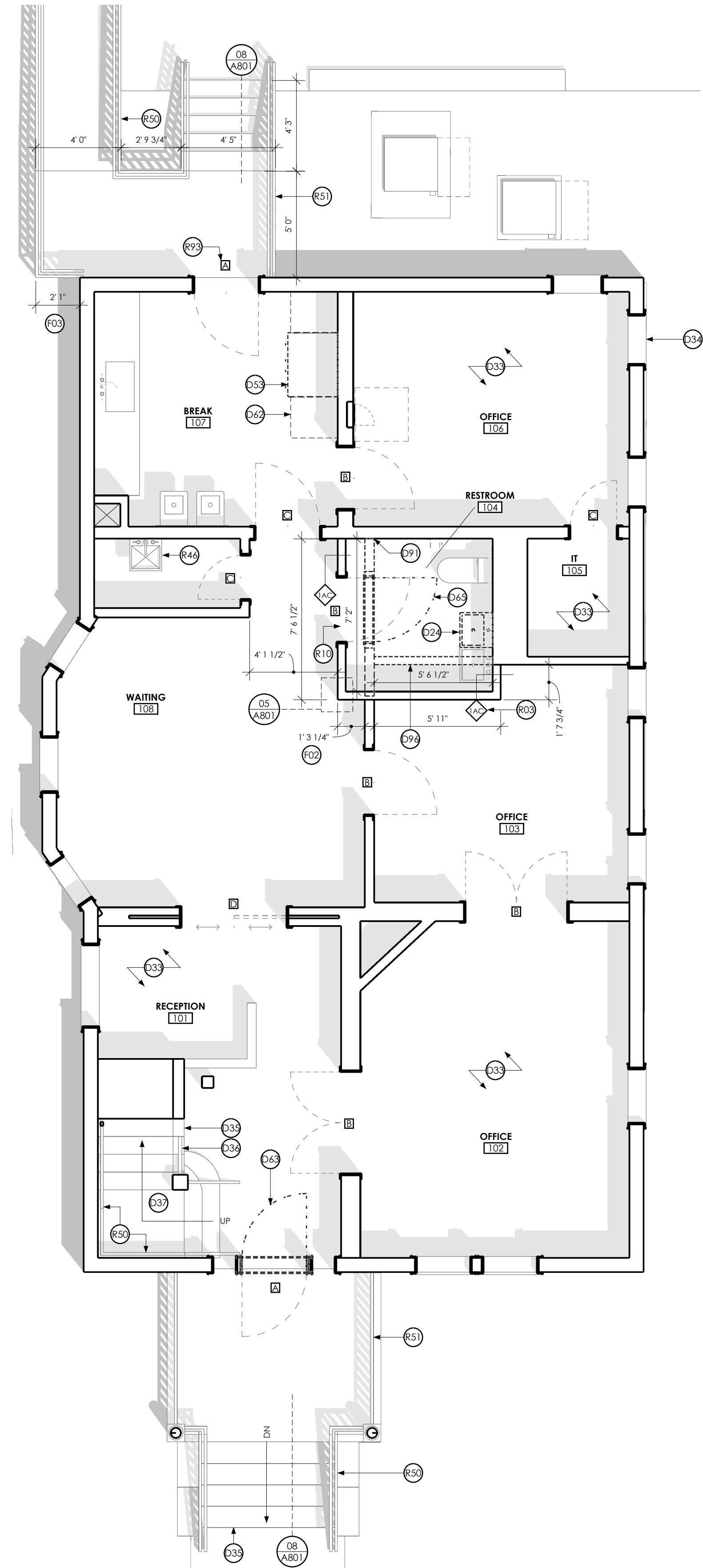
PLUMBING FIXTURES REQUIRED:

OCCUPANCY CLASSIFICATION	OCCUPANTS PER OCCUPANCY	AREA DESCRIPTION PER FBC TABLE 403.1	MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES PER FBC TABLE 403.1							
			WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		SERVICE SINK	
			DESCRIPTION	REQUIRED	DESCRIPTION	REQUIRED	DESCRIPTION	REQUIRED	REQUIRED	
STORAGE (S1)	1	STRUCTURES FOR THE STORAGE OF GOODS, WAREHOUSES, STOREHOUSE AND FREIGHT DEPOTS. LOW AND MODERATE HAZARD	1 PER 100	1/100	1 PER 100	1/100	1 PER 1000	1/1000	X	
BUSINESS (B)	20	BUILDINGS FOR THE TRANSACTION OF BUSINESS, PROFESSIONAL SERVICES, OTHER SERVICES INVOLVING MER-CHANDISE, OFFICE BUILDINGS, BANKS, LIGHT INDUSTRIAL AND SIMILAR USES	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	20/25	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	20/40	1 PER 100	20/100	X	
FBCP 403.1.1 FIXTURE CALCULATIONS		FOR CALCULATIONS INVOLVING MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS FOR EACH OCCUPANCY SHALL FIRST BE SUMMED AND THEN ROUNDED UP TO THE NEXT WHOLE NUMBER		(1/100) + (20/25) = 0.81		(1/100) + (20/40) = 0.51		(1/1000) + (20/100) = 0.201		
TOTAL PLUMBING FIXTURES REQUIRED			1		1		1	1		
PLUMBING FIXTURES PROVIDED			3		3		1	1		

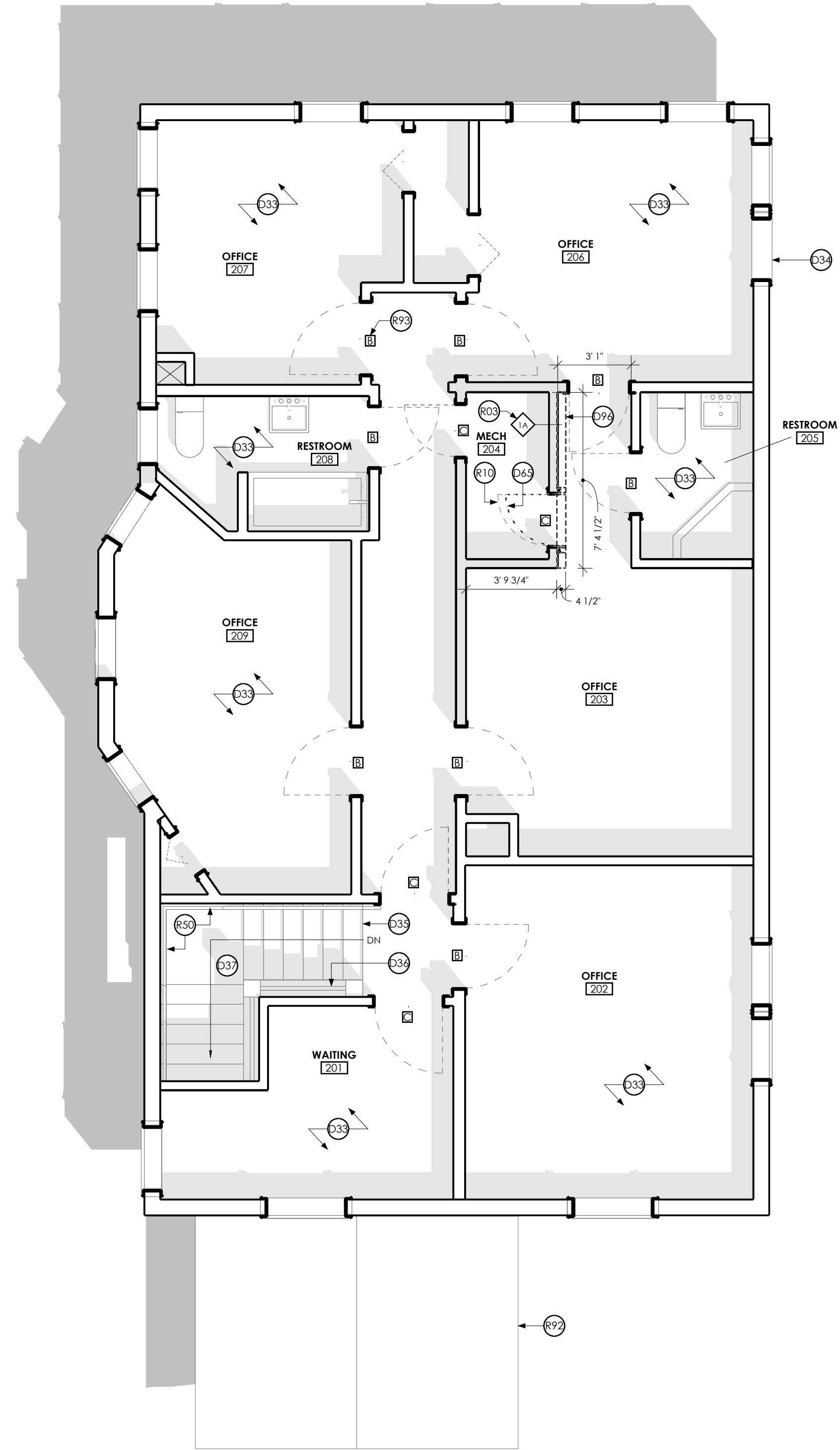
KEYNOTES:

- (L01) 3'-0" DOOR HAVING A 34.5 INCH CLEAR OPENING PER FBCA 404.2.3
- (L02) MAIN EXIT. NO PANIC HARDWARE PER EXCEPTION TO SECTION FBCB 1010.1.9.3 HAVING A READILY VISIBLE SIGN WITH 1" HIGH LETTERS ON A CONTRASTING BACKGROUND STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
- (L04) FRONT APPROACH, PULL SIDE CLEARANCE: 18" ADJACENT TO LATCH AND 60" DEEP PER FBCA 404.2.4.1
- (L06) FRONT APPROACH, PUSH SIDE CLEARANCE: 12" ADJACENT TO LATCH (IF DOOR HAS CLOSER) AND 48" DEEP PER FBCA 404.2.4.1
- (L13) MINIMUM EXIT SEPARATION DISTANCE SHALL BE 1/2 DIAGONAL LENGTH OF AREA SERVED IF NOT SPRINKLERED OR 1/3 DIAGONAL LENGTH IF SPRINKLERED. 1/2 DIAGONAL DISTANCE = 26 FEET. EXIT SEPARATION = 45 FEET
- (L14) EXIT ACCESS TRAVEL LESS THAN <200' PER FBCB TABLE 1017.2
- (L16) COMMON PATH OF EGRESS < 75' (UNSPRINKLERED)
- (L17) 44" MINIMUM CORRIDOR WIDTH FOR OCCUPANT LOAD OVER 50. IF OCCUPANT LOAD IS <50, 36" MINIMUM CORRIDOR WIDTH PER FBC BUILDING 1020.2
- (L19) ILLUMINATED EXIT SIGN/EMERGENCY EGRESS FIXTURE COMBO
- (L22) EXISTING TO REMAIN - NO WORK IN THIS ROOM/AREA.
- (L53) TACTILE EXIT SIGNAGE AT 60" AFF TO CENTERLINE PER FBCA 703.4 - SEE DETAIL SHEET
- (L54) TACTILE RESTROOM SIGNAGE AT 60" AFF TO CENTERLINE PER FBCA 703.4 - SEE DETAIL SHEET
- (L56) MALTESE CROSS SIGNAGE PER FLORIDA RULE 69A-40.0081
- (L69) ELECTRICAL PANEL WITH 30" WIDE BY 36" DEEP MIN. CLEAR WORKING AREA CENTERED ON PANEL AND MEASURED FROM THE FRONT OF THE EQUIPMENT PER NEC 110.26. ADDITIONALLY, THE CLEAR SPACE MUST BE AT LEAST AS HIGH AS THE TOP OF THE EQUIPMENT OR 6 FEET 6 INCHES, WHICHEVER IS GREATER.
- (L70) SERVICE/UTILITY SINK
- (L74) TEMPERED GLASS PER FBCB 2406.4
- (L75) CONTINUOUS GUARDRAIL TO 42" AFF PER FBCB 1015.3 AND OPENING LIMITATIONS PER 1015.4 TO PREVENT PASSAGE OF A 4 INCH SPHERE IN TYPICAL OCCUPANCIES OR A 21 INCH SPHERE IN STORAGE OCCUPANCIES NOT OPEN TO THE PUBLIC PER EXCEPTION 4.
- (L77) STAIRWAY WITH 80" MINIMUM HEADROOM PER FBCB 1011.3 AND 44" MINIMUM WIDTH IF SERVING MORE THAN 50 OCCUPANTS OR 36" WIDTH IF SERVING LESS THAN 50 OCCUPANTS PER FBCB 1011.2. RISERS SHALL BE 7" MAX AND TREADS SHALL BE 11" MIN. PER 1011.5.2. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF THE STAIR RUN AND SHALL HAVE A WIDTH AND DEPTH EQUAL TO THE STAIRWAY WIDTH PER FBCB 1011.6. DOORS OPENING ONTO THE LANDING SHALL NOT REDUCE THE REQUIRED LANDING WIDTH BY MORE THAN 50%. DOORS IN OPEN POSITION SHALL NOT PROJECT MORE THAN 7 INCHES ONTO THE LANDING. STAIR GUARDRAIL HEIGHT SHALL BE 42" AFF PER FBCB 1015.3 AND OPENING LIMITATIONS PER 1015.4 TO PREVENT PASSAGE OF A 4 INCH SPHERE IN TYPICAL OCCUPANCIES OR A 21 INCH SPHERE IN STORAGE OCCUPANCIES NOT OPEN TO THE PUBLIC PER EXCEPTION 4.
- (L78) RAMP PER FBCB 1012 WITH 80" MINIMUM HEADROOM, 36" MINIMUM CLEAR WIDTH, 44" MINIMUM CROSS WIDTH, RUNNING SLOPE OF 1:12 MAX, CROSS SLOPE OF 1:48 MAX, AND RAMP RUNS RISING 30 INCHES MAXIMUM BETWEEN LANDINGS. RAMP WIDTH SHALL NOT DECREASE IN THE DIRECTION OF EGRESS TRAVEL. LANDINGS SHALL BE AT LEAST AS WIDE AS THE ADJOINING RAMP AND 60 INCHES IN DEPTH MINIMUM. LANDINGS AT A CHANGE IN DIRECTION SHALL BE 60" X 60" MIN. EDGE PROTECTION SHALL BE PROVIDED PER 1012.10 SHALL BE PROVIDED ON BOTH SIDES OF THE RAMP PREVENTING THE PASSAGE OF A 4 INCH SPHERE ANYWHERE WITHIN 4 INCHES OF THE RAMP SURFACE. RAMPS RISING GREATER THAN 6 INCHES SHALL RECEIVE HANDRAILS PER FBCB 1014. RAMPS RISING MORE THAN 30 INCHES SHALL RECEIVE GUARDRAILS PER FBCB 1015.

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01 FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



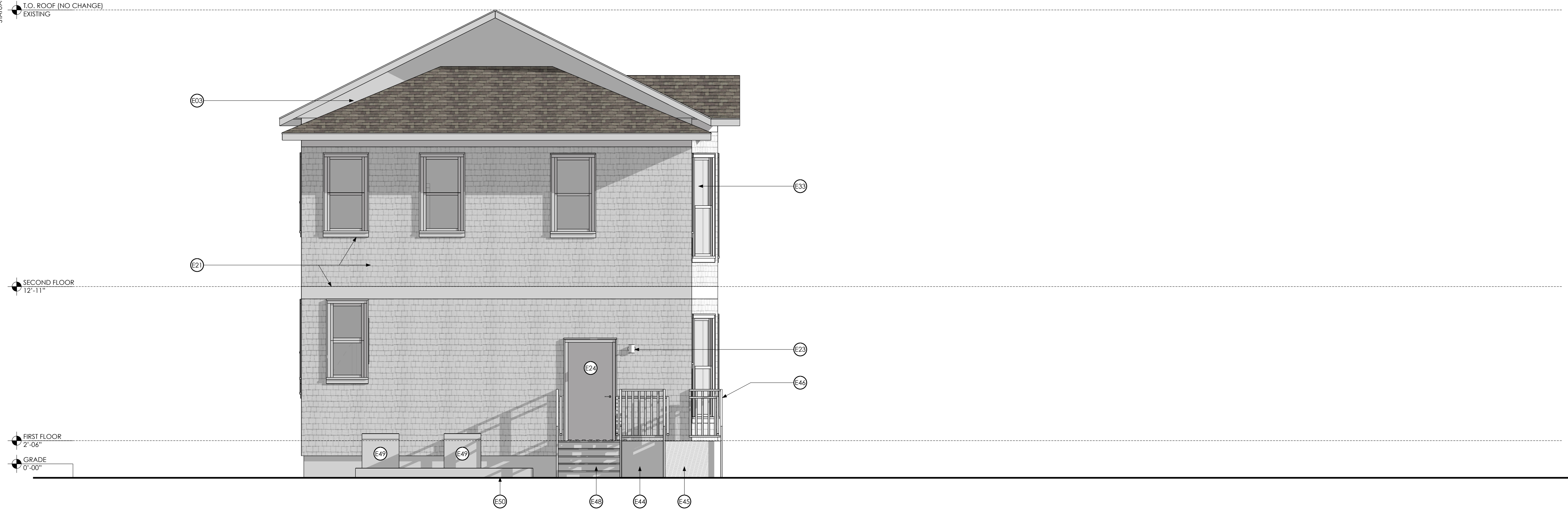
02 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

	HARDWARE GROUP	PRIVATE LOCK	PASSAGE LATCH	LEVERS: CORBIN RUSSWIN - FINISH TO MATCH PULLS	HINGES: (B) PER DOOR TAMPER PROOF - FINISH TO MATCH PULLS	HINGES: (B) PER DOOR	LOCKS, LATCHES, AND BOLTS: CORBIN RUSSWIN - FINISH TO MATCH PULLS	ASTRAGAL (DOUBLE DOORS ONLY)	NEOPRENE SWEEP AND CONTIGUOUS WEATHERSTRIP	POCKET DOOR TRACK	SUGASTONE TK-W/10 RECESSED EDGE PULL	SCHLAGE ENHANCED PULL - 2214P	SUGASTONE ZL-1801 FLOOR STOP	CLOSERS: A&B YALE - 3 PER DOOR	DOORS: (B) PER DOOR - FINISH TO MATCH PULLS	THRESHOLDS: 2005SAT, PERMCO	DOOR BLENCHERS
A																	
B		*		*	*	*	*	*	*					*	*	*	*
C			*	*	*	*	*	*	*						*	*	*
D													*				*

KEYNOTES:

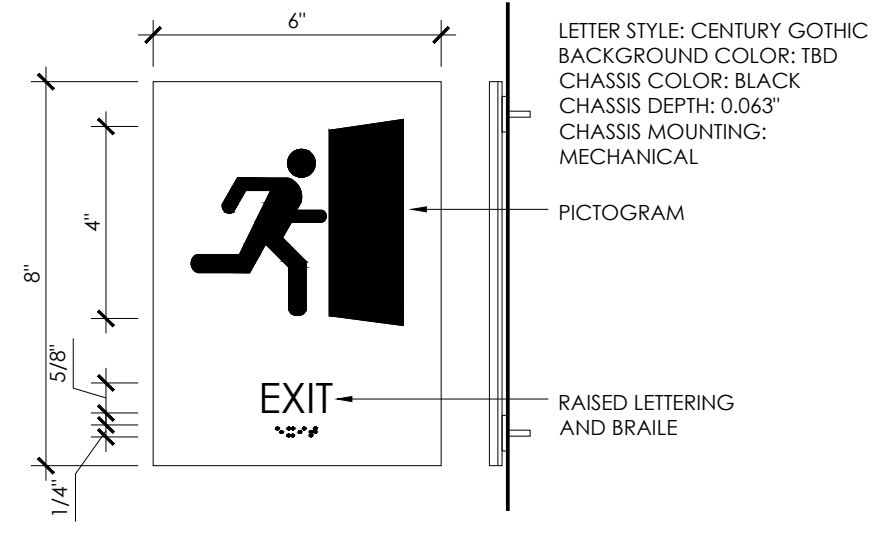
- 322 EXISTING LAVATORY SINK TO BE SALVAGED/RE-LOCATED
- 333 EXISTING TO REMAIN - NO WORK IN THIS ROOM/AREA.
- 334 EXISTING WINDOW TO REMAIN, TYP.
- 335 EXISTING STAIR TO REMAIN, TYP.
- 336 EXISTING HANDRAIL TO REMAIN, TYP.
- 337 EXISTING LANDING TO REMAIN, TYP.
- 352 REMOVE EXISTING COOKING APPLIANCE
- 362 REMOVE EXISTING BUILT-IN MILLWORK CABINERY AND COUNTERTOPS
- 363 REMOVE DOOR AND RE-INSTALL WITH SWING AS SHOWN ON PLANS
- 365 REMOVE EXISTING DOOR AND FRAME TO ROUGH OPENING. SALVAGE EXISTING DOOR FOR REUSE AT OWNER'S OPTION; REMOVE AND SALVAGE CASING AND TRIM FOR RE-USE.
- 391 PATCH EXISTING TO REMAIN WHERE WALLS HAVE BEEN DEMOLISHED - PROVIDE FLUSH SURFACE TO MATCH ADJACENT FINISHES, TYP.
- 394 DASH LINES INDICATE WALLS TO BE REMOVED, WHERE A PORTION OF AN EXISTING WALL IS DIMENSIONED ONLY REMOVE THE INDICATED PORTION. REFER TO STRUCTURAL ENGINEER DRAWINGS PRIOR TO COMMENCING DEMOLITION.
- 803 PARTITION TYPE: SEE DETAIL SHEETS FOR ASSEMBLY INFORMATION
- R10 SALVAGED DOOR IN NEW LOCATION
- 846 SERVICE SINK
- R50 NEW HANDRAIL AT 34-38" ABOVE STAIR NOSING PER FBCB 1014.2
- R51 NEW GUARDRAIL TO 42" AFF PER FBCB 1015.3 WITH OPENINGS SPACED NO GREATER THAN 4" CLEAR PER FBCB 1015.4
- 892 OUTLINE OF PORCH ROOF BELOW
- 893 DOOR HARDWARE GROUP: SEE DOOR HARDWARE SCHEDULE FOR MORE INFO, TYP.
- 897 DIMENSIONS PROVIDED ARE TO THE OUTSIDE FINISHED SURFACE UNLESS OTHERWISE NOTED
- 898 VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT WHERE FIELD CONDITIONS DIFFER FROM THE DIMENSIONS PROVIDED

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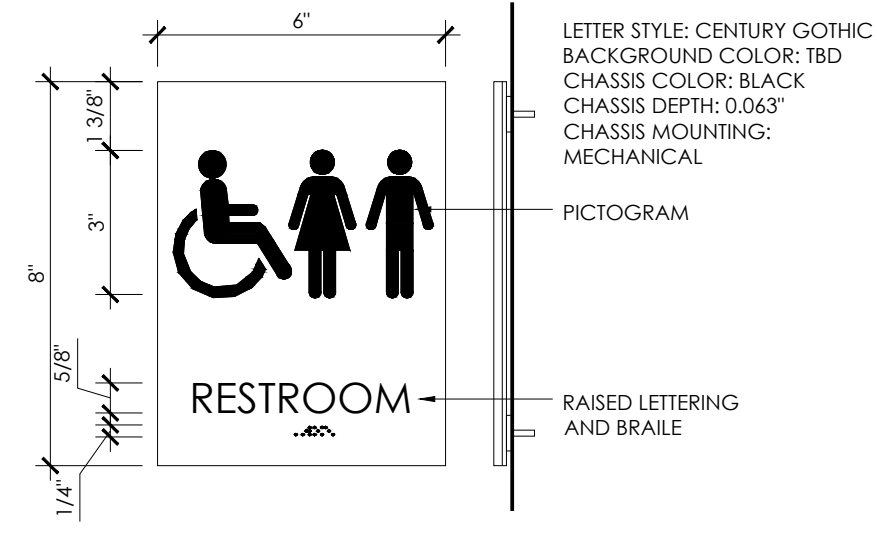


- KEYNOTES:**
- E03 EXISTING ARCHITECTURAL ASPHALT ROOF SHINGLES TO REMAIN, TYP.
 - E21 EXISTING SIDING AND TRIM TO REMAIN, TYP.
 - E22 EXISTING WALL MOUNTED SCONCE LIGHT FIXTURE TO REMAIN
 - E23 EXISTING WINDOWS TO REMAIN, TYP.
 - E24 EXISTING DOOR TO REMAIN
 - E33 EXISTING WINDOWS TO REMAIN, TYP.
 - E44 NEW LANDING; SEE PLANS FOR MORE INFO
 - E45 NEW RAMP; MAX SLOPE = 1:12; SEE PLANS FOR MORE INFO
 - E46 NEW GUARDRAIL OR HANDRAIL; SEE PLANS FOR MORE INFO
 - E47 EXISTING PORCH, COLUMNS, AND STAIRS TO REMAIN
 - E48 NEW STAIR; SEE PLANS AND DETAILS FOR MORE INFORMA
 - E49 EXISTING HVAC CONDENSER
 - E50 NEW CURB

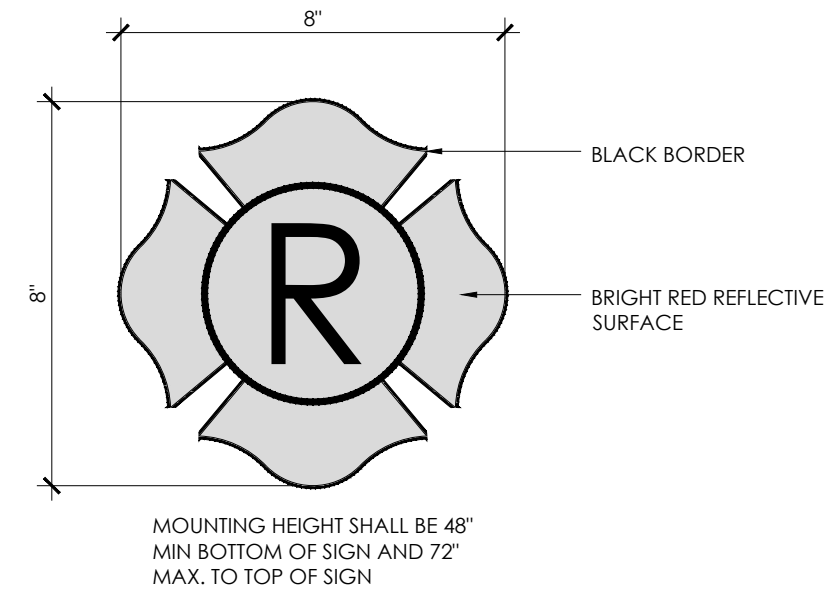
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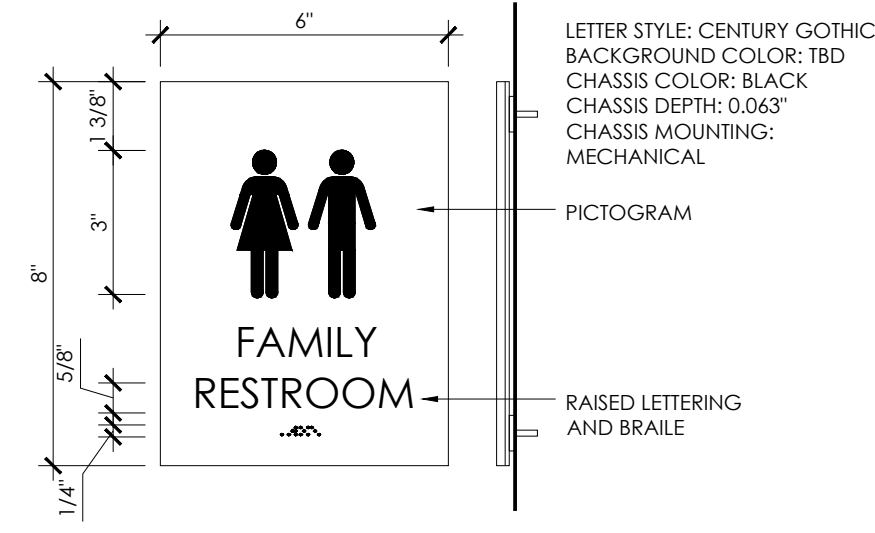
01 SIGN
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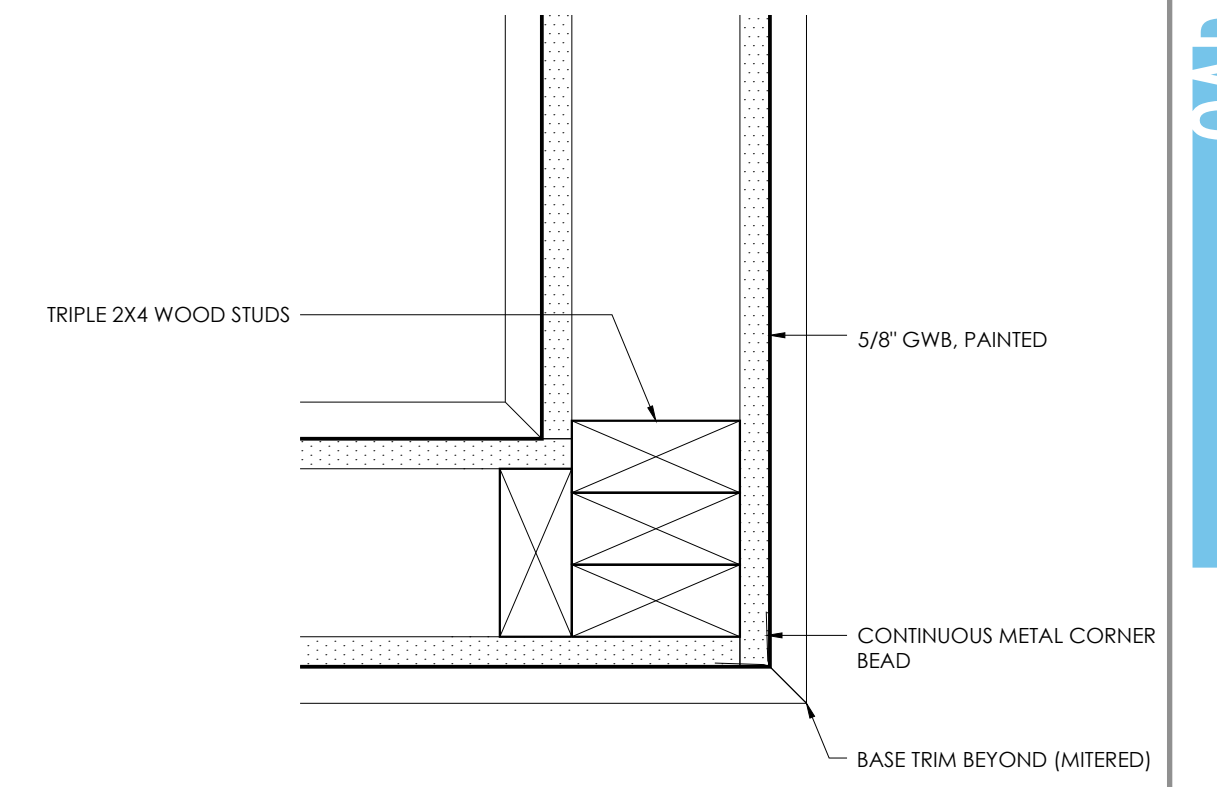
02 SIGN
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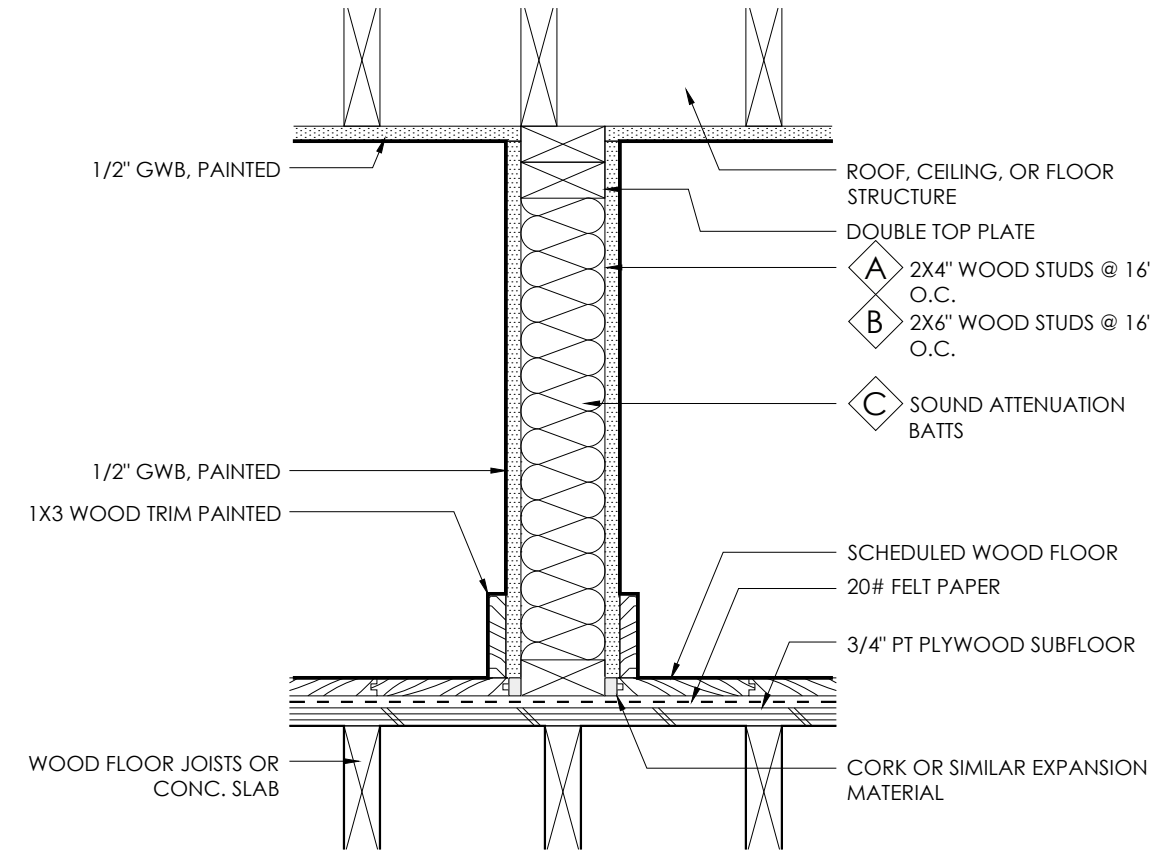
03 MALTESE CROSS SIGN
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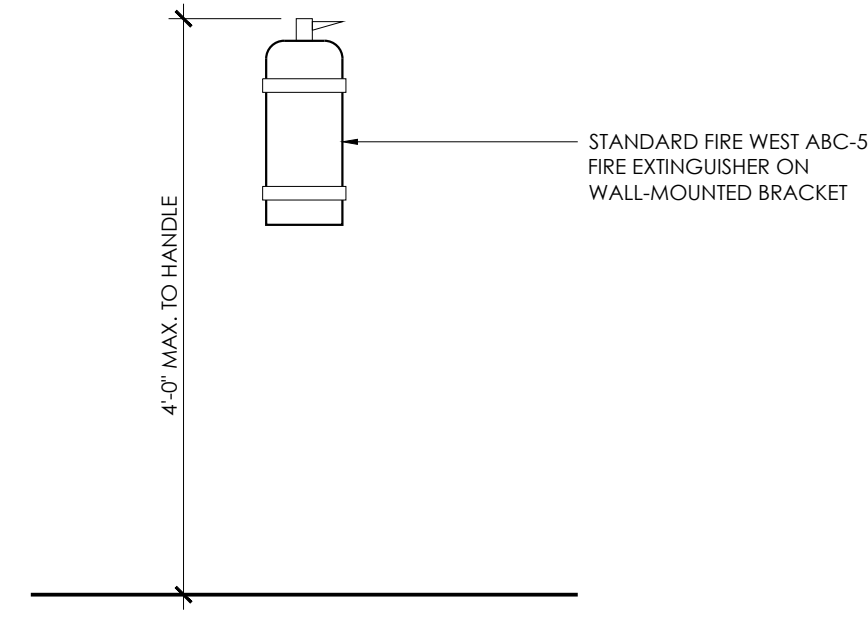
04 SIGN
SCALE: 3" = 1'-0"



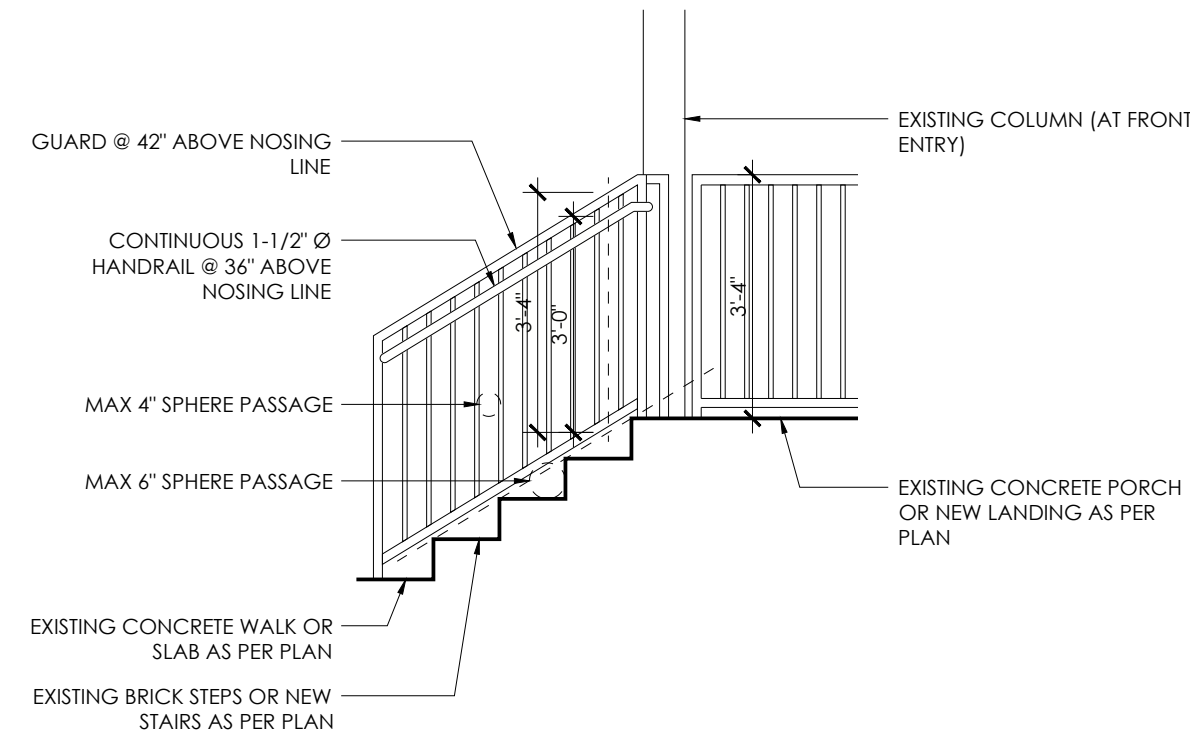
05 INTERIOR WALL @ CORNER
SCALE: 3" = 1'-0"



06 PARTITION 1
SCALE: 1 1/2" = 1'-0"



07 FIRE EXTINGUISHER MOUNTING DETAIL
SCALE: 3/4" = 1'-0"



08 RAILING DETAIL
SCALE: 3/8" = 1'-0"

09

10