



P.A. architect, INC

PLANNING - EVALUATION - DESIGN

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CODE CONFORMANCE

ALL WORK IS DESIGNED TO CONFORM TO
 - FLORIDA BUILDING CODE (FBC) 5th EDITION 2014
 - EXISTING BUILDING CODE (FBC) 5th EDITION 2014
 - A.S.C.E. 7-10
 - FLORIDA FIRE PREVENTION CODE - 5th EDITION (2014)
 BASED ON:
 NFPA 1 FIRE CODE 2012 EDITION
 NFPA 101 LIFE SAFETY CODE 2012 EDITION

SCOPE OF WORK

- INTERIOR TENANT IMPROVEMENT

BUILDING CLASSIFICATION DATA

CLASS OF REHABILITATION: PER NFPA 101 CHAPTER 43 RECONSTRUCTION (GROUND FLOOR) ADDITION (MEZZ LEVEL)
 PREVIOUS OCCUPANCY: GROUP "B" BUSINESS GROUP "S-1" MODERATE HAZARD STORAGE USE: SALES OF ELECTRONICS
 PROPOSED OCCUPANCY CLASSIFICATION: GROUP "B" BUSINESS GROUP "S-1" USE: INTERNATIONAL COURIER WITH STORAGE WAREHOUSE
 OCCUPANCY CLASSIFICATION: MIXED USE UN-SEPARATED (PER FBC 508.3.1) MIXED OCCUPANCY NFPA 101 SECTION 6.1.14.3 BETWEEN B AND S-1
 ALLOWABLE BUILDING AREA AND HEIGHT (PER FBC 508.3.2): PER TABLE 503 TYPE III-B AND "B" = 3 STORIES / 19,000 SF "S-1" = 2 STORIES / 17,500 SF ALLOWABLE BUILDING AREA MODIFICATION PER FBC 506.1:
 $A_b = (A_t + (A_t \times I_f) + (A_t \times I_s))$
 $I_f = (F / P - 0.25) (W / 30)$
 $I_s = ((949 LF / 1120 LF) - 0.25) (105LF / 30)$
 $I_f = 2.1$
 $I_s = 3.0$
 $A_b = (17,500 + (17,500 \times 2.1) + (17,500 \times 3))$
 $A_b = 106,750 \text{ sf} > \text{EXISTING BLDG AREA } 64,035\text{SF}$
 SEPARATION PER FBC 508.3.3: NO SEPARATION WILL BE REQUIRED WITH IN THE UNIT
 CONSTRUCTION TYPE: III-B
 GROSS BUILDING UNIT AREA: 6,349 S.F.
 FIRE SPRINKLERING: SPRINKLERED SYSTEM (NO FIRE ALARM)
 STORAGE MATERIALS: MODERATE / ORDINARY HAZARD DOMESTIC AND FOREIGN CARGO, COSMETICS, CLOTHING, FOOTWEAR, ELECTRONICS, APPLIANCES, CANNED FOOD, AUTOMOBILE PARTS, INDUSTRIAL PARTS.

ALLOWABLE MEZZ AREA CALCULATION

ENCLOSED AREA: 1,122 SF 10 OCCUPANTS
 OPEN AREA: 254 SF 1 OCCUPANT
 1,376 SF < 1,540 SF
 (5% OF WAREHOUSE 4,621)

THERMAL- AND SOUND-INSULATING MATERIALS NOTE

INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

OCCUPANT LOAD CALCULATION (PER NFPA 101 TABLE 7.3.1.2)					
	SPACE NAME	USE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
REAR EGRESS	GROUND FLOOR WAREHOUSE	STORAGE	4,468	500 SF/PERSON	9
	GROUND FLOOR OFFICE / BATH	BUSINESS	153	100 SF/PERSON	2
	TOTAL WAREHOUSE AREA		5,621	TOTAL WAREHOUSE OCCUPANTS	11
MEZZ EGRESS	ENCLOSED OFFICES MEZZ	BUSINESS STORAGE	943	100 SF/PERSON	9.4
	ENCLOSED STORAGE MEZZ	BUSINESS STORAGE	177	300 SF/PERSON	0.6
	TOTAL ENCLOSED MEZZ AREA		1,120	TOTAL ENCLOSED MEZZANINE	10
GND FL BUSINESS EGRESS	OPEN STORAGE MEZZ	STORAGE	267	300 SF/PERSON	1
	TOTAL MEZZ AREA		1,387	TOTAL MEZZ OCCUPANTS	11
	GROUND FLOOR OFFICES	BUSINESS	1,096	100 SF/PERSON	11
GND FL BUSINESS EGRESS	GROUND FLOOR WAITING AREA	ASSEMBLY	54	15 SF/PERSON NET	4
	GROUND FLOOR BREAKROOM	ASSEMBLY	73	15 SF/PERSON NET	5
	GROUND FLOOR CONFERENCE	ASSEMBLY	262	15 SF/PERSON NET	18
	TOTAL GROUND FLOOR BUSINESS AREA		1,485	TOTAL OCCUPANTS	38
	TOTAL GND FL AND MEZZ OCCUPANTS FOR FRONT EGRESS				50
TOTAL BUILDING OCCUPANTS				60	

PER FBC 2014 CHAPTER 8 INTERIOR FINISHES TABLE 803.9

CONTRACTOR TO VERIFY THAT ALL INTERIOR FINISH MATERIALS COMPLY WITH THE FLAME SPREAD RATINGS AS REQUIRED BY THE ABOVE REFERENCED CODES:

1. INTERIOR WALL AND CEILINGS MINIMUM FLAME SPREAD RATING CLASSIFICATION REQUIREMENTS:

OCCUP. GROUP	SPRINKLERED		
	VERTICAL EXITS AND EXIST PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
B	B	C	C
S	C	C	C

2. INTERIOR FLOOR FINISH MINIMUM FLAME SPREAD RATING CLASSIFICATION REQUIREMENTS PER FBC 2014 SECTION 804:

OCCUP. GROUP	SPRINKLERED		
	VERTICAL EXITS AND EXIST PASSAGEWAYS	EXIT ACCESS CORRIDORS	ALL OTHER AREAS
B, S	II	II	MAT. SHALL COMPLY W/ DOC FF-1 "PILL TEST"

NOTE: WHERE A COMPLETE STANDARD SYSTEM OF AUTOMATIC FIRE SPRINKLER IS INSTALLED, CLASS C INTERIOR FINISH MATERIALS MAY BE USED WHERE CLASS B ARE REQUIRED. ALSO INTERIOR FLOOR FINISH COMPLYING WITH DOC FF-1 "PILL TEST" ARE PERMITTED IN ANY AREAS WHERE CLASS II ARE REQUIRED. NO CRITICAL RADIANT FLUX RATING IS REQUIRED.



A & S COURIER INTERNATIONAL, LLC

SHEET LIST

SP-1 SITE PLAN

A-1 FLOOR PLAN

A-2 DOOR AND WINDOW SCHEDULES

A-3 LIFE SAFETY

A-4 DETAILS

A-5 WALL DETAILS

S-1 FLOOR FRAMING PLAN

S-2 BUILDING SECTION

S-3 BUILDING SECTION

S-4 STAIRCASE 1 SECTION

S-5 STAIRCASE 2 SECTION

S-6 ROOF RTU SUPPORT PLAN

M-1 MECHANICAL (HVAC) PLAN

M-2 MECHANICAL ROOF PLAN AND NOTES

M-3 MECHANICAL DETAILS AND CALCULATION

E-1 ELECTRICAL LIGHTING PLAN

E-2 ELECTRICAL POWER PLAN

E-3 ELECTRICAL PANELS AND ELECTRIC RISER DIAGRAM

P-1 PLUMBING PLAN

P-2 PLAN VIEW SANITARY

P-3 PLAN VIEW WATER

GN-1 GENERAL NOTES