

VINTAGE

30 St. George Street

Change of Use

St. Augustine, Florida 32084

Permit Issue A 11-9-20 Project No. 2028

PROJECT DATA:

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DRAWING INDEX:

ARCHITECTURAL

CS PROJECT DATA, PROJECT SUMMARY, BUILDING CODE ANALYSIS

A10 1ST FLOOR PLAN, 2ND FLOOR PLAN, KEY NOTES, WALL TYPES,
EQUIPMENT SCHEDULE, OCCUPANT LOAD ANALYSIS, LEGEND

BUILDING CODE ANALYSIS:

PROJECT SUMMARY:
EXISTING MERCANTILE GROUP M OCCUPANCY, CONSTRUCTED UNDER 2001 FBC, TO INCLUDE STORAGE USE AND LIMITED TABLE SEATING FOR THE CONSUMPTION OF ALCOHOLIC BEVERAGES. ALSO, 1ST FLOOR SALES AREA ALLOCATED FOR CIGARS & ACCESSORIES TO COMPLY WITH EQUIVALENT FACILITATION PER FBC ACCESSIBILITY CHAPTER 1, SECTION 103. NEW WORK CONSISTS OF ADDITIONAL EXIT SIGNAGE & EMERGENCY ILLUMINATION, EXIT EGRESS ROUTE IDENTIFICATION THROUGH RETAIL STORAGE AND MINOR ELECTRICAL POWER WORK. NO SCHEDULED WORK FOR MECHANICAL OR PLUMBING.

LIST OF APPLICABLE CODES:
2017 FLORIDA BUILDING CODE 6th EDITION EXISTING BUILDING - ALTERATIONS LEVEL 2
2017 FLORIDA BUILDING CODE 6th EDITION (NEW CONSTRUCTION ONLY)
2017 FLORIDA BUILDING CODE 6th EDITION ACCESSIBILITY (NEW CONSTRUCTION ONLY)
FLORIDA FIRE PREVENTION CODE 6th EDITION (2015 NFPA 1 & 101 LIFE SAFETY CODES)
2017 FLORIDA BUILDING CODE 6th EDITION ENERGY CONSERVATION
2017 FLORIDA MECHANICAL CODE 6th EDITION
2017 FLORIDA PLUMBING CODE 6th EDITION
2014 NATIONAL ELECTRICAL CODE

OCCUPANCY: MERCANTILE, GROUP M (FBC 309 ORDINARY HAZARD) (NFPA 101 6.2.2.3, 31.12.2.1(3) CLASS C)

TYPE OF CONSTRUCTION (FBC TABLE 506.2 & 602.2): TYPE IIB UNPROTECTED

SPRINKLERED (FBC 903.2.1.3): NO

ALLOWABLE BUILDING HEIGHT (FBC TABLE 504.3 & 504.4): N.A.

ACTUAL BUILDING HEIGHT: N.A.

ALLOWABLE BUILDING AREA MIXED-OCCUPANCY (FBC TABLE 506.2, 506.2.2 & 508.3): N.A.

ALLOWABLE BUILDING AREA W/ FRONTAGE INCREASE (FBC 506.2.2): N.A.

TENANT AREA: 2,265 SF @ 1ST FLOOR & 2,265 SF @ 2ND FLOOR

INTERIOR FINISHES: (FBC TABLE 903.11) (NFPA 101 31.3.3.2)	EXITS	CORRIDORS	ROOMS
	A	B	C
GROUP M			

FIRE ALARM SYSTEM (FBC 907.2.2, NFPA 101 31.3.4.1): NOT REQUIRED

FIRE ALARM SYSTEM INITIATION (FBC 907.2.1 & NFPA 101 31.3.4.2): NOT APPLICABLE

OCCUPANT LOAD (FBC TABLE 1004.12) (NFPA 101 TABLE 13.1.2)
64 OCCUPANTS @ 1ST FLOOR & 25 OCCUPANTS @ 2ND FLOOR (REFER TO OCCUPANT LOAD ANALYSIS, SHEET A10)

TRAVEL DISTANCE, DEAD END LENGTH, EXIT & MEANS OF EGRESS WIDTH

MIN. CORRIDOR WIDTH (FBC TABLE 1020.2, NFPA 101 7.4.1, 312.4): 36"

MAX. TRAVEL DISTANCE ALLOWED (FBC TABLE 1017.2, NFPA 101 312.6.2): 150'

MAX DEAD-END CORRIDOR (FBC 1020.4, NFPA 101 312.5.2): 20'

MAX. COMMON PATH OF TRAVEL: GROUP B @ 75' FBC TABLE 1006.2.1, NFPA 101 312.5.3.2)

EXIT SIGNS: NOT REQUIRED FOR SINGLE MAIN EXIT (FBC 1013 & 1013 EXCEPTION 2, NFPA 101 7.10.12.1)

MEANS OF EGRESS ILLUMINATED (FBC 1008, NFPA 101 7.1, 39.2.8): YES

EMERGENCY LIGHTING (FBC 1008, NFPA 101 7.9, 39.2.9): YES

STRUCTURAL ELEMENT FIRE RESISTANCE RATINGS (FBC TABLE 601)

	REQ'D	EXISTING OR PROVIDED
INT BRG WALLS:	0	0
INT NON-BRG WALLS:	0	0
COLUMNS:	0	0
BEAMS/GIRDERS:	0	0
FLOOR/CLG CONST:	0	0
ROOF/CLG CONST:	0	0
EXTERIOR NON-BRG WALLS:	0	0

FIRE PREVENTION

PORTABLE FIRE EXTINGUISHERS (FIRE PREVENTION CODE 6th EDITION L9 9.9); PER NFPA 10 "STANDARD FOR PORTABLE FIRE EXTINGUISHERS", 2A:10BC FIRE EXTINGUISHER (FE) PROVIDED AS LOCATED PER THE FLOOR PLANS.

PLUMBING FIXTURES REQUIREMENTS

PLUMBING REQUIREMENTS (2001 FPC TABLE 403.1)

WATER CLOSETS REQUIRED: 1 (REFER TO NOTE -1)
PROVIDED: 1 (EXISTING)

LAVATORIES (SINKS) REQUIRED: 1 (REFER TO NOTE -1)
PROVIDED: 1 (EXISTING)

DRINKING FOUNTAINS NOT REQUIRED (PER 2001 FPC 410.1)
PROVIDED: NONE

SERVICE SINKS NOT REQUIRED (PER 2001 FPC TABLE 403.1)
PROVIDED: NONE

NOTE-1: EXISTING SINGLE UNISEX TOILET ALLOWED FOR MERCANTILE UNDER 3,000 SF PER 2001 FPC 403.2(4).

MISCELLANEOUS

STRUCTURES WITH LIGHT-FRAMED TRUSS-TYPE CONSTRUCTION:
NOT APPLICABLE. EXISTING BUILDING ROOF CONSTRUCTION IS COMPOSED OF SOLID LUMBER RAFTERS & WOOD DECKING.

TACTILE SIGNAGE REQUIREMENTS:

NOT REQUIRED PER NFPA 101 7.10.1.4 FOR EXISTING BUILDINGS WITH NO CHANGE OF OCCUPANCY CLASSIFICATION.

FIRE DEPARTMENT ELECTRICAL DISCONNECT:

EXISTING EXTERIOR ELECTRICAL SERVICE (I.E. METER CENTER) DISCONNECT TO THE BUILDING SHALL BE PERMANENTLY MARKED FOR IDENTIFICATION & ACCESSIBILITY MAINTAINED FOR THE FIRE DEPARTMENT PER NFPA 1, 11.1.1 & 11.1.2.