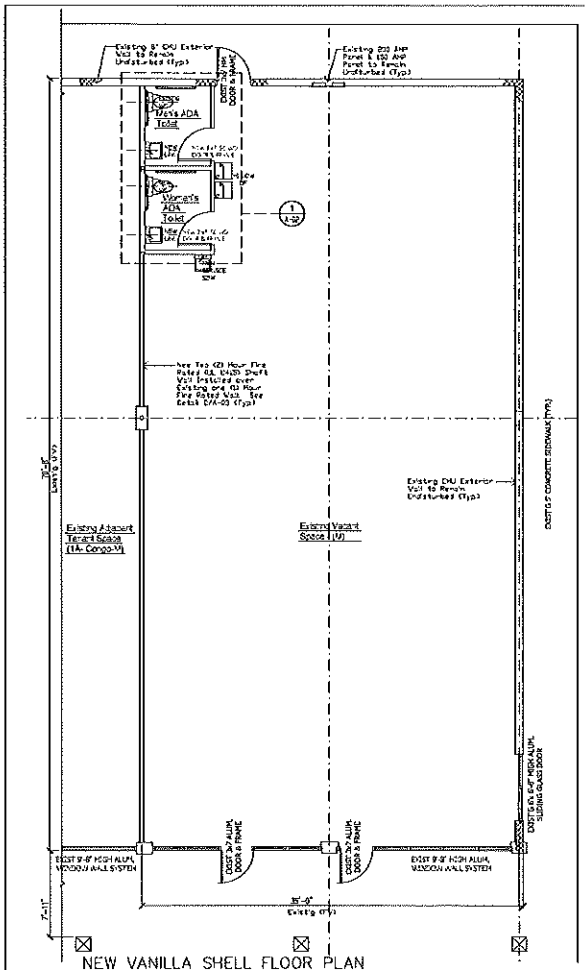
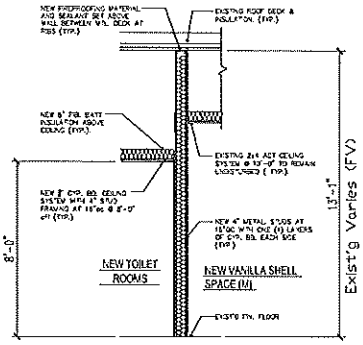


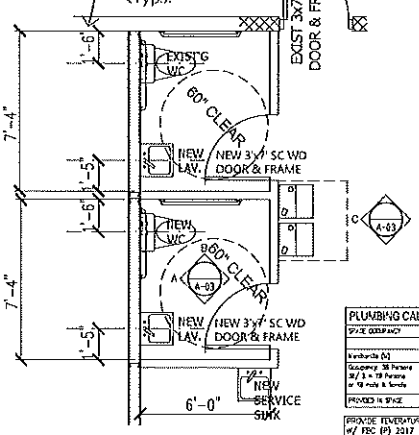
NEW VANILLA SHELL FLOOR PLAN

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



SECTION @ NEW WALL

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



NEW ENLARGED ADA TOILET PLAN

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

PLUMBING CALCULATIONS						
SPACE OCCUPANCY	OCCUPANCY		LAVATORIES	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	SERVICE SINK
	MALE	FEMALE	MALE FEMALE			
Merchantile (M)	1/300	1/300	1/750	–	PER 1000	1 SERVICE SINK
Occupancy 26 Persons M / 1 = 13 Persons or 13 male & female	1	1	1 each	–	1	1
PROVIDED IN SPACE	1	1	2	–	1	1

PROVIDE FEVERTURE CONTROL DEVICE TO COMPLY W/ FBC (P) 2017 418.5 & ASSE-1070 ON SUPPLY SIDE OF HW LINE OUT TO ALL LAV'S & SHOWERS.

GENERAL NOTES

1 CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS
2. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION
3 ALL TRADES ARE RESPONSIBLE FOR FIRE AND SOUND SEALING ALL EXISTING OR NEW PENETRATIONS THRU RATED WALL ASSEMBLIES FIRE SEAL CONTRACTOR TO USE APPROVED FIRE AND SOUND SEALING METHODS UNDER ALL CODES, SPECIFICATIONS, AND ORDINANCES HAVING JURISDICTION PENETRATIONS OF FIRE RATED ASSEMBLIES BY PIPES, TUBES, CONDUITS, CABLES, DUCTS AND VENTS SHALL BE PROTECTED IN ACCORDANCE WITH FLORIDA BUILDING CODE 5th EDITION, USING APPROVED METHODS AND MATERIALS
4 WHERE FINISHES OR FLOOR COVERINGS ARE AT THE DOOR OPENINGS, CENTER CHANGE AT THE DOOR OPENING
5 ALL DOOR FRAMES TO BE LOCATED 6" FROM ADJACENT PARTITION UNLESS OTHER -WISE NOTED (DIMENSIONED FROM NOTES)
6 ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES
7. COORDINATE WITH TENANT FOR FINISHES AND COLORS SELECTION REQUIRED
8 PROVIDE FIRE EXTINGUISHERS AS REQUIRED ON PLAN (TYPE 2A-10BC). MOUNT SO THAT TOP OF EXTINGUISHER DOES NOT EXCEED 48" A.F.F.

CODE ASSUMPTIONS

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS:

FBC 7th EDITION (2020), BUILDING
FBC 7th EDITION (2020), EXISTING BLDG
FBC 7th EDITION (2020), ACCESSIBILITY
FBC 7th EDITION (2020), MECHANICAL
FBC 7th EDITION (2020), PLUMBING
NEC - 2017 EDITION
FIRE PREVENTION CODE- 7th EDITION BASED ON NFPA 1 & 101 CODE (2018)

CHAPTER 33 - OCCUPANCY CLASSIFICATION
OCCUPANCY CLASSIFICATION(S)(A,E,F), (TABLE 1004.5)
MERCHANTILE (M) - 69 GROSS
TOILET ROOMS - NA
UTILITY STORAGE/CLOSET - NA

TOTAL FLOOR SPACE: 2,375 SQ FT.

CHAPTER 34 - SPECIAL OCCUPANCY REQMTS
N/A - NO SPECIAL OCCUPANCIES KNOWN

EXISTG BLDG CODE - CHAPTER 18 - CLASSIFICATION OF WORK
CHAPTER 8 - ALTERATION - LEVEL II

CHAPTER 35 - BUILDING HEIGHT & AREA
N/A - NO CHANGES TO EXISTING SITE OR BUILDING OCCUPANCY. EXISTING BUILDING IS CLASSIFIED/LEGALIZED AND WELL WITHIN THE HEIGHT & AREA ALLOWED UNDER TYPE III-B CONSTRUCTION - UN-PROTECTED (UN-SPRINKLED) EXISTG ONE (1) HR FIRE RATED TENANT SEPARATION WALL IS IN PLACE & VERIFIED (TYP.)

CHAPTER 36 - TYPE OF CONSTRUCTION
N/A - EXISTING BUILDING IS A TYPE III-B, UN-PROTECTED (NON-SPRINKLED) BLDG

CHAPTER 37 - FIRE RESISTANCE
N/A

CHAPTER 39 - INTERIOR FINISHES
PER TABLE 803.11 - (M) NON SPRINKLERED
INTERIOR EXITS & RAMPS - A
CORRIDORS, STAIRS & EXITS - B
ROOMS & ENCLOSED SPACE - C

CHAPTER 49 - FIRE PROTECTION SYSTEM
THE EXISTING SPACE IS NOT SPRINKLED

CHAPTER 810 - MEANS OF EGRESS
OCCUPANCY CLASSIFICATION(S)(A,E,F), (M)
(TABLE 1004.5) MERCHANTILE
SALES AREAS : 2,275/60 = 38.000

TOILETS : 100/0 = 0.000
UTILITY/STORAGE : + 0.000
TOTAL : = 38.000

ONE EXITS REQUIRED SPACE LESS THAN 75' DEEP AND LESS THAN 50 OCCUPANTS TWO (2) EXITS PROVIDED
(TABLE 1006.3.3 (2))
(N) MAX COMMON PATH OF EGRESS TRAVEL DISTANCE OF 75' - MEETS THIS REQM'T.
(TABLE 1017.2)
(N) MAX EXIT ACCESS TRAVEL DISTANCE OF 200' - MEETS THIS REQM'T.
(SECTION 1018.3)
(N) MINIMUM CLEAR AISLE WIDTH TO BE 36". COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 30' FROM ANY POINT.
(TABLE 1020.2)
(N) MINIMUM CORRIDOR WIDTH NOT LESS THAN 36".

CHAPTER 11 - ACCESSABILITY
EXISTG SPACE SHALL BE UPDATED TO 100% ACCESSABLE. PROVIDE TOILET ROOM AND BLDG SIGNAGE TO COMPLY WITH FBC, ACC 216.4, 703.1, 703.2 & 703.5

CHAPTER 812 - INTERIOR ENVIRONMENT
EXISTING SPACE COMPLIES WITH REQUIREMENTS OF THIS CHAPTER AND SHALL MAINTAIN THAT STATUS WITH NEW TENANT.

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VACANT SPACE
VANILLA SHELL-UPDATES / MODIFICATIONS
1976 US 1, SOUTH
ST. AUGUSTINE, FLORIDA 32086
VANILLA SHELL PLAN, CODES & NOTES

SEAL

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ISSUE DATE	REVISIONS	DATE
07-17-23		
07-17-23		
07-17-23		

DATE: 07-17-23
DRAWN BY: C. CLARK
#P2303

SHEET NO.
A-02
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