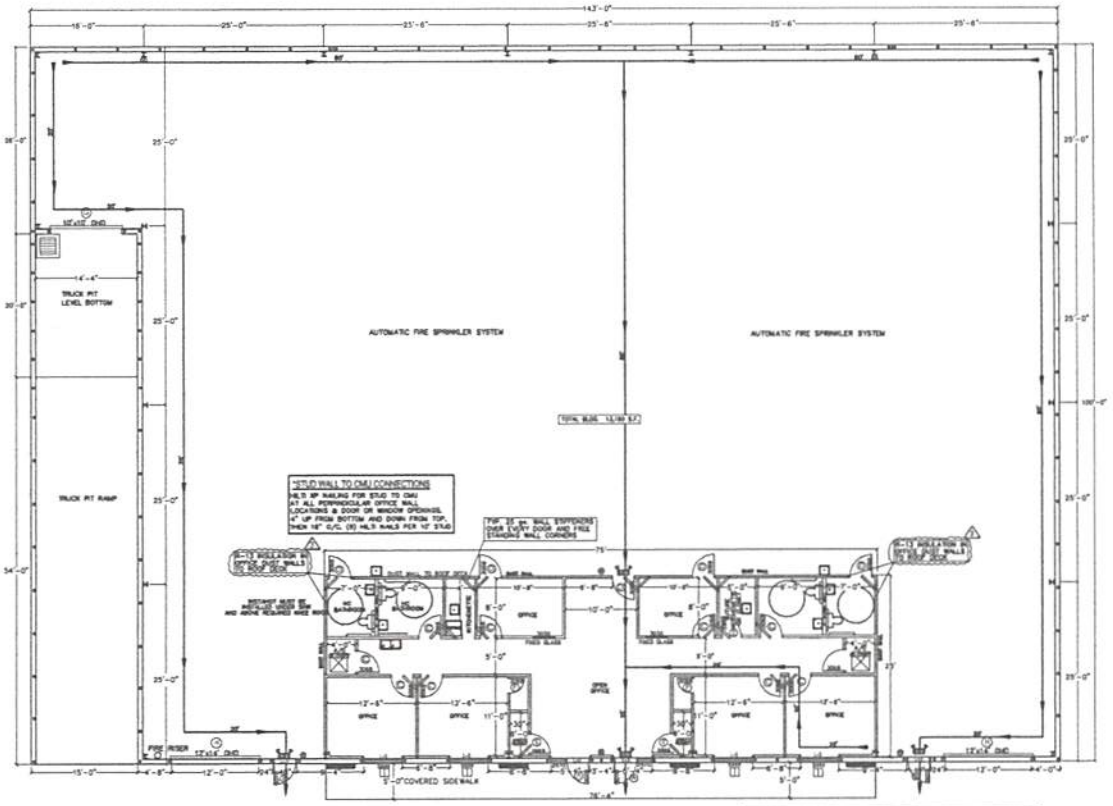
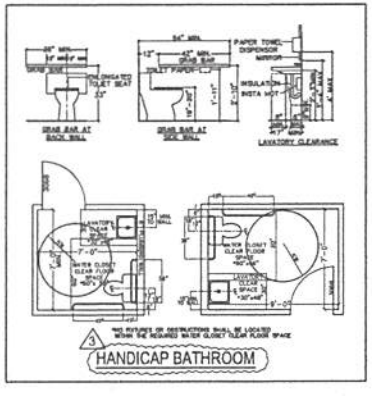
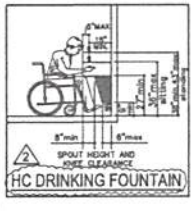


FLOOR PLAN
REAR BUILDING





FLOOR AREA CALCS
(ENTIRE BLDG. 13,190 S.F.)

OFFICE AREA	1,900 S.F.
WAREHOUSE AREA	11,290 S.F.
TOTAL AREA	13,190 S.F.

OCCUPANT LOAD CALCS

BUSINESS: 1,900 SF/100	= 19 PEOPLE
WAREHOUSE/STORAGE (S-1): 300 GBF/SR S.F. / PERSON = 7,290/300	= 23 PEOPLE
OCCUPANCY LOAD	= 42 PEOPLE

WALL LEGEND

- INTERIOR NTL. FRAMED WALL NON BEARING
- 1 HOUR FIRE RATED WALL NON BEARING
- CMU EXTERIOR WALLS (10' MAX. HGHT)

LIFE SAFETY LEGEND

- ABC FIRE EXTINGUISHER (HANGING)
- EXIT LIGHT W/ BATTERY BACKUP
- TRAVEL DISTANCE & DIRECTION

LIFE SAFETY NOTES - 2018 NFPA 101 LIFE SAFETY CODE

1. INSTALL EMERGENCY LIGHTING TO PROVIDE A MINIMUM ONE FOOT CANDLE FLOOR ILLUMINATION. EMERGENCY LIGHTING SYSTEM SHALL BE SO ARRANGED AS TO PROVIDE THE REQUIRED ILLUMINATION AUTOMATICALLY IN THAT EVENT OF ANY INTERRUPTION OF NORMAL LIGHTING SUCH AS ANY FAILURE OF PUBLIC UTILITY OR OTHER OUTSIDE ELECTRICAL POWER SUPPLY, OPENING OF A CIRCUIT BREAKER OR FUSE, OR ANY MANUAL ACT, INCLUDING ACCIDENT. A FIRE INSPECTION SHALL WITNESS AN OPERATIONAL TEST ON THE EMERGENCY LIGHTING PRIOR TO FINAL BUILDING APPROVAL.
2. LOCKING DEVICES ON REQUIRED EXIT DOORS SHALL NOT REQUIRE THE USE OF A KEY FROM INSIDE THE BUILDING.
3. PROVIDE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2A:10BC FOR EVERY 3,000 S.F. EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHERS SHALL NOT BE MORE THAN 5 FT. ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4" FROM THE FLOOR. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET.

LIFE SAFETY EXIT REQUIRMENTS

# OF DIRECT EXITS REQUIRED	2
TOTAL # OF EXITS PROVIDED	2
# OF WAREHOUSE EXITS REQUIRED	2
TOTAL # OF EXITS PROVIDED	2
MAX. OFFICE TRAVEL DISTANCE TO EXIT	200'
ACTUAL TRAVEL DISTANCE TO EXIT FROM FURTHEST POINT	60'
MAX. WAREHOUSE (S-2) TRAVEL DISTANCE TO EXIT	300'
ACTUAL TRAVEL DISTANCE TO EXIT FROM FURTHEST POINT	100'

FLOOR PLAN NOTES

1. THE OWNER AND GENERAL CONTRACTOR ARE RESPONSIBLE FOR SELECTING AND INSTALLING ALL FLOORING, WALL FINISHES, PAINT COLORS, LIGHTING FIXTURES, PLUMBING FIXTURES AND OTHER FURNISHINGS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING INTERIOR PARTITIONS TO AVOID BLOCKING WINDOWS AND DOORS, NOT ALL EXTERIOR WINDOW PANES, THIS MAY REQUIRE WALLS TO MOVE A FEW INCHES IN ONE DIRECTION OR ANOTHER.
3. ALL PROPOSED WALL DIMENSIONS ARE FROM CENTER LINE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH ALL APPLICABLE GOVERNING MUNICIPAL AND REGULATORY AGENCIES, CODES AND REQUIREMENTS. IT SHALL BE UNDERSTOOD THAT ALL INTENDED WORK IS SUBJECT TO REVIEW AND INTERPRETATION BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. IN NO CASE SHALL WORK BE PERFORMED WITHOUT SUCH REVIEW AND WRITTEN APPROVAL OF SAID AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES RELATED TO THE ISSUE OF PERMITS, INSPECTIONS AND CERTIFICATES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
5. IN THE EVENT THAT THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION WITHHOLDS ITS APPROVAL FOR ANY CAUSE, THE CONTRACTOR SHALL IMMEDIATELY INFORM JHR CONSULTANTS, INC. AND OR ENGINEER OF RECORD OF THE SITUATION ALONG WITH CORRECTIVE ACTION TO BE TAKEN.

WINDOW SCHEDULE

MARK	QTY	WINDOW TYPE	SIZE	REMARKS
(1)	4	1" TINTED GLASS	64"x52"	SHATTERPROOF ALUM. FRAME W/ 1/2IN 4" CLEAR GLASS

DOOR AND HARDWARE SCHEDULE

MARK	QTY	DOOR TYPE	SIZE	HARDWARE (ADD ADDITIONAL HDWE AS REQUIRED)
(A)	2	DOUBLE ENTRY GLASS DOOR W/ 2070 SIDELIGHT	3'x7'	LEVER/ DEAD BOLT
(B)	2	STEEL DOOR W/ STEEL FRAME	3'x7'	LEVER/ DEAD BOLT
(B1)	1	STEEL DOOR W/ STEEL FRAME	2'-8"x7'	LEVER/ DEAD BOLT
(C)	9	HOLLOW CORE WOOD W/ WOOD FRAME	3'x7'	LEVER/ LOCKSET (SOME OF SET)
(D)	4	SOLID CORE WOOD W/ STEEL FRAME	2'-8"x7'	LEVER/ NO LOCKSET
(E)	6	HOLLOW CORE WOOD W/ WOOD FRAME	2'-6"x6'-8"	LEVER/ NO LOCKSET
(F)	2	HOLLOW CORE WOOD W/ WOOD FRAME	2'-6"x6'-8"	LEVER/ NO LOCKSET
(G)	1	ROLL UP OVERHEAD DOOR	10'x12'	SLIDE BAR
(H)	2	ROLL UP OVERHEAD DOOR	12'x14'	SLIDE BAR

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	BASE	WALLS N	WALLS S	WALLS E	WALLS W	CEILING MATERIAL	CEILING HGT
7	OFFICE/RECEPTION	TILE	VINYL	GYP	GYP	GYP	GYP	ACOUSTICAL	9'-6"
8	HC BATHROOMS	TILE	VINYL	GYP	GYP	GYP	GYP	ACOUSTICAL	9'-6"
1	KITCHENETTE	TILE	VINYL	GYP	GYP	GYP	GYP	ACOUSTICAL	9'-6"

ALL FINISHES TO MEET CLASS "A" FIRE RATING (FLAME SPREAD RETARDANT)

REINFORCING SCHEDULE & LOAD CAPACITIES
SAFE WORKING LOADS (PLF)
8" X 16" COMPOSITE LINTELS

LINTEL ID	CLEAR SPAN	UNIFORM LOAD	LINTEL TYPE	UNIFORM STEEL TOP REINF. / BAR	UNIFORM STEEL BOTTOM REINF. / BAR	DESIGN CAPACITY (LBS./LINEAR FT.)
L-1	3'-6"	4'-0"	PRECAST	(2) #4 x 1 HIGH	(2) No. 5	1,000
L-2	5'-0"	6'-0"	PRECAST	(2) #4 x 2 HIGH	(2) No. 5	1,000
L-3	6'-0"	8'-0"	PRECAST	(2) #4 x 2 HIGH	(2) No. 5	1,000

WIND LOAD NOTE
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE 130 M.P.H.(ULTIMATE WIND LOAD REQUIREMENTS OF CHPT. 16 OF THE 2023 FLORIDA BUILDING CODE 8th ED.

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY Donald G. Bolden, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Donald G Bolden
Date: 2024.08.11 14:43:18 -04'00'

DONALD G. BOLDEN, P.E.
Florida Reg. # 47524

DATE

REV	DATE	BY	COMMENTS
1	6/17/24	JHR	ADDRESS BLDG. AND FIRE DEPT. COMMENTS FROM REVIEW LETTER DATED 5/22/24
2	7/15/24	JHR	ADDRESS BLDG. AND FIRE DEPT. COMMENTS FROM REVIEW LETTER DATED 7/9/24
3	8/1/24	JHR	ADDRESS BLDG. AND FIRE DEPT. COMMENTS FROM REVIEW LETTER DATED 7/30/24
4			
5			

FLOOR & LIFE SAFETY PLAN

100 SPECIALTY POINT WAREHOUSES
151 SPECIALTY POINT
SANFORD, FLORIDA 32771

JHR CONSULTANTS, INC.
312 FOREST AVE.
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE (407) 252-9176
E-MAIL: jackyrmckay@gmail.com

Don Bolden Eng. Inc
Cert. of Auth. # 26030
P.O. Box 530783
DeBary, FL. 32753

DATE: 10/01/23
SCALE: 1/8" = 1'
DRAWN: JHR
SHEET NAME: A-1
SHEET: 4 OF 9