

PROPOSED PLAN - OPTION B
SCALE: 1/4" = 1'-0"

- WALL TYPE LEGEND**
- EXIST. EXTERIOR WALL
 - EXIST. INTERIOR WALL
 - NEW INTERIOR WALL
 - NEW INTERIOR WALLS
 - NEW SHOWER/TOILET/BATH TO CORRIDOR WALLS
 - EXIST. VAULT WALL
- CONSTRUCTION NOTES:**
- 1 NEW 6" CHAIN LINK VINYL COATED FENCE. SEE DETAIL ON SHEET A-2.0.
 - 2 REMOVE ASPHALT WITHIN PLAYGROUND BOUNDARY. LEVEL PLAYGROUND AREA WITH GRAVEL FILL 12" MIN. DEPTH & COVER WITH GEOTEXTILE CLOTH. TOP PLAYGROUND AREA W/ 9" DEEP NATURAL CYPRUS MULCH (PRESERVATIVE-FREE). PROVIDE 6" RUBBER CURB AROUND PERIMETER OF PLAY AREA TO CONTAIN MULCH TOPPING (BASIS OF DESIGN: PLAYSAFER RUBBER CURB OR EQ (www.asasteeop/play.com))
 - 3 REMOVE TELLER DEPOSIT BOX BELOW WINDOW & PATCH AREA TO MATCH EXIST. WALL
 - 4 PROVIDE BREAK METAL AT INTERIOR WALL TERMINATION AT DRIVE-THRU WINDOW. TRIM OUTSIDE OF WALL TO WINDOW TERMINATION W/ 1" x 2" SEC. TO MASONRY SILL AND HEAD W/ TAPCON 2" x 2-3/4" CONC. SCREW & WRAPPED W/ 2" X PYPON PVC TRIM. CAULK ALL JOINTS W/ PAINTABLE EXTERIOR GRADE SILICON CAULKING.
 - 5 EXIST. FLOORING, CEILING GRID & LIGHTING TO REMAIN AS IS.
 - 6 MOVABLE PARTITION WALL. BASIS OF DESIGN: HURCO/PARMO (24") PANELS SERIES 632 W/ STC-41. FINISH TO BE FABRIC COLOR SELECTION TO BE "CASARINA" 39-26.
 - 7 NEW RECESSED TOWEL / WASTE RECEPTACLE. SEE RESTROOM HARDWARE SCHEDULE ITEM 12 ON SHEET A-4.0.

Rev #	Description

Prepared
May 16, 2016
Construction
Documents
4M Project # 4M-C-16-010



CODE ANALYSIS

PROJECT DESCRIPTION:

THIS PROJECT INVOLVES THE BUILDOUT OF AN EXISTING VACANT SPACE ON THE SECOND FLOOR OF AN EXISTING TWO-STORY BUSINESS OCCUPANCY BUILDING. (SEACOAST BANK ON FIRST FLOOR) THE NEW OCCUPANCY WILL BE A MORTGAGE COMPANY. IT WILL SHARE EXISTING COMMON RESTROOMS WITH THE ADJACENT BUSINESS OCCUPANCY.

EXISTING BUILDING INFO: THE EXISTING BUILDING IS A TWO-STORY OFFICE BUILDING (9,041 SF TOTAL) CONSTRUCTED OF CONCRETE BLOCK EXTERIOR WALLS AND A WOOD TRUSS ROOF. THE SECOND FLOOR IS CONCRETE OVER METAL DECK OVER STEEL BAR JOISTS. THE CONSTRUCTION TYPE IS 3B UNSPRINKLERED. THE ALLOWABLE AREA PER TABLE 503 FBC IS 19,000 SF/FLOOR, 3-STORIES MAX.

OCCUPANCY: BUSINESS - FBC TABLE 304.1

OCCUPANT LOAD	
RECEPTION: 244.14 SF	4.00
CONFERENCE: 114.91 SF	4.00
REMAINING SPACE 1137.56 SF @ 1/100 SF	11.38
TOTAL	19.38

OVERALL SECOND FLOOR OCCUPANT LOAD	
PROGRESSIVE INSURANCE PER PERMIT DRAWINGS:	24
PROPOSED SEACOAST BANK TRAINING ROOM:	20
TOTAL	44

OCCUPANCY SEPARATION: NOT REQUIRED, ALL OCCUPANCIES ARE BUSINESS

TENANT SEPARATION: 1-HOUR RATING REQUIRED PER FLORIDA BUILDING CODE REQUIREMENTS AT TIME OF ADJACENT SPACE CONSTRUCTION. THE WALL BETWEEN SPACES WAS CONSTRUCTED AS A 1-HOUR RATED WALL PER GA. FILE NO. WP 1200. THE SECOND FLOOR STRUCTURE WAS CONSTRUCTED AS 1-HR RATED PER UL DESIGN NO. G705. (CEMENTITIOUS COATING SPRAY ON STEEL BAR JOISTS/DECK)
SEPARATION PROVIDED: NONE. THE FLORIDA BUILDING CODE NO LONGER REQUIRES TENANT SEPARATION. PENETRATIONS THROUGH THE EXISTING TENANT SEPARATION WALL AND FLOOR STRUCTURE ARE NOT REQUIRED/SPECIFIED TO BE SEALED. PENETRATIONS THROUGH THE EXISTING 1-HOUR STAIR ENCLOSURE, ELEVATOR EQUIPMENT ROOM AND ELEVATOR SHAFT ARE REQUIRED/SPECIFIED TO BE SEALED. SEE SHEETS A-4 AND A-5 FOR DETAILS.

NUMBER OF EXITS REQ'D: FBC TABLE 1021.1 & FFPC 38.2.4.1(2): 2
PROVIDED: 2

MAXIMUM COMMON PATH OF TRAVEL: FBC 1014.3 & FFPC 38.2.5.3.3: 75'
PROVIDED: 31'-2" SEE FLOOR PLAN AT OFFICE #1.

MAXIMUM DEAD END CORRIDOR: NOT APPLICABLE - DESIGN HAS NONE

MINIMUM CORRIDOR WIDTH: FBC 1018.2 & FFPC 38.2.3.2: 44"
PROVIDED: 44" MINIMUM AT ALL EGRESS

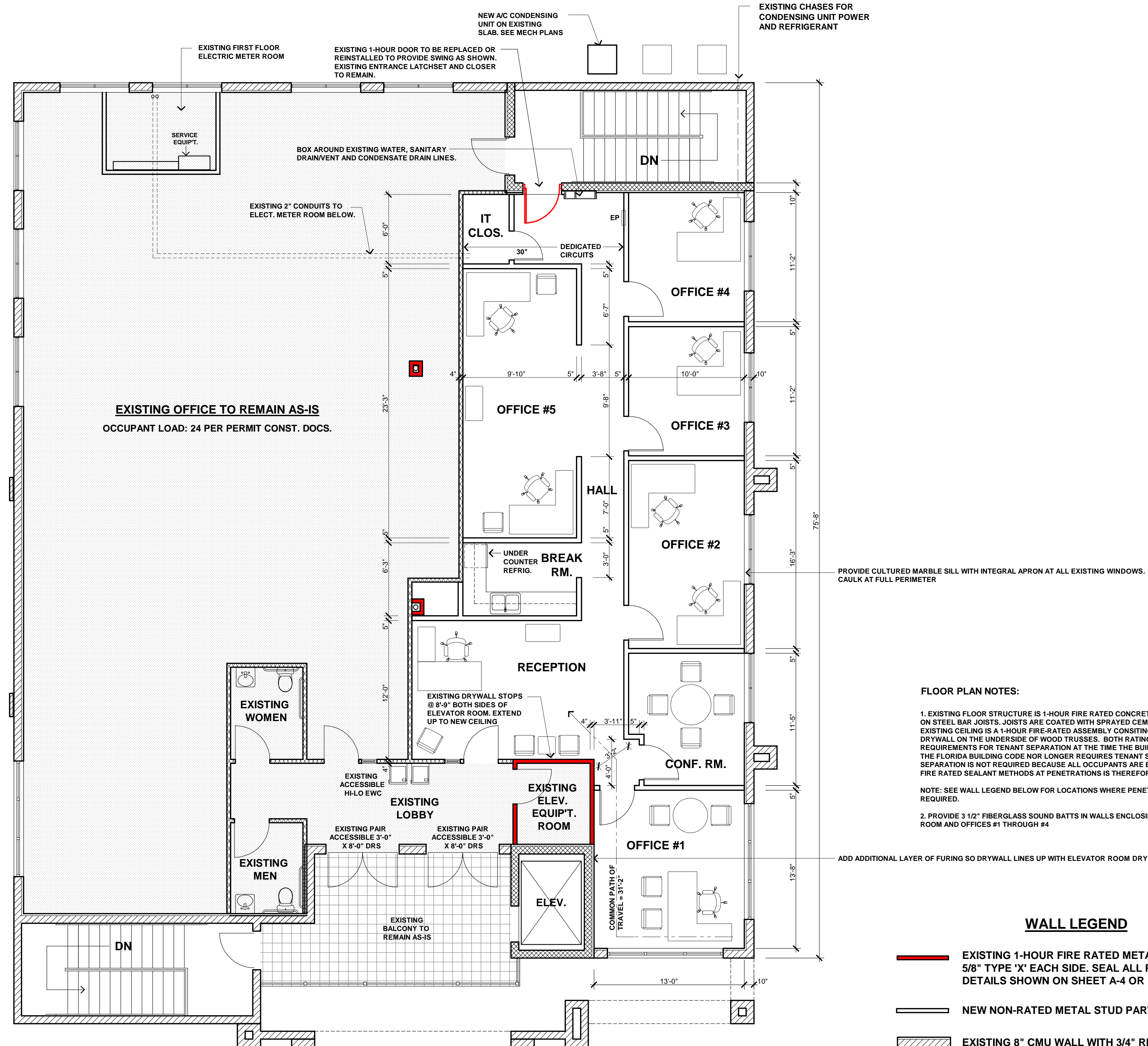
EMERGENCY LIGHTING: FBC TABLE 1006 & FFPC 38.3.4.1(2): PROVIDED BUT NOT REQUIRED - BLDG HAS LESS THAN 50 OCCUPANTS ABOVE LEVEL OF EXIT DISCHARGE

FIRE ALARM: FBC 907.2.2(2) & FFPC 38.3.4.1(2): NOT REQUIRED - BLDG HAS LESS THAN 50 OCCUPANTS ABOVE LEVEL OF EXIT DISCHARGE

FIRE SPRINKLERS: FBC 903 : NOT REQUIRED

FINISHES:
FLOORING OTHER THAN CARPET (VINYL): FFPC 10.2.2.2(3): CRITICAL RADIANT FLUX TO BE GREATER THAN OR EQUAL TO 0.1 W/SQ.CM
CARPET: FFPC 10.2.2.2(2): ASTM D2859
CEILINGS AND WALLS: FBC TABLE 803.9 & FFPC 38.3.3.2.2: CLASS A,B OR C.

RESTROOM FIXTURE COUNT: TOILETS ARE REQUIRED AT A RATE OF 1/25 OCCUPANTS FOR EACH SEX. THE SECOND FLOOR THEREFORE REQUIRES ONE FOR EACH SEX (44 OCCUPANTS / 2 = 22 MEN AND 22 WOMEN) LAVS ARE REQUIRED AT A RATE OF 1/40 OCCUPANTS FOR EACH SEX. THIS SPACE THEREFORE REQUIRES ONE FOR EACH SEX.
PROVIDED: ONE FOR EACH SEX (COMMON AREA)
HI-LOW WATER FOUNTAIN PROVIDED IN COMMON LOBBY (EXISTING). LOUNGE DOUBLE BOWL SINK TO SERVE AS SERVICE SINK.



FLOOR PLAN NOTES:

1. EXISTING FLOOR STRUCTURE IS 1-HOUR FIRE RATED CONCRETE SLAB ON METAL DECK ON STEEL BAR JOISTS. JOISTS ARE COATED WITH SPRAYED CEMENTITIOUS COATING. THE EXISTING CEILING IS A 1-HOUR FIRE-RATED ASSEMBLY CONSISTING OF 2 LAYERS OF 5/8" TYPE 'X' DRYWALL ON THE UNDERSIDE OF WOOD TRUSSES. BOTH RATINGS WERE PROVIDED PER THE REQUIREMENTS FOR TENANT SEPARATION AT THE TIME THE BUILDING/SPACES WERE BUILT. THE FLORIDA BUILDING CODE NO LONGER REQUIRES TENANT SEPARATION, AND OCCUPANCY SEPARATION IS NOT REQUIRED BECAUSE ALL OCCUPANTS ARE BUSINESS OCCUPANCIES. FIRE RATED SEALANT METHODS AT PENETRATIONS IS THEREFOR NOT REQUIRED.

NOTE: SEE WALL LEGEND BELOW FOR LOCATIONS WHERE PENETRATION SEALANTS ARE REQUIRED.

2. PROVIDE 3 1/2" FIBERGLASS SOUND BATTS IN WALLS ENCLOSING CONFERENCE ROOM AND OFFICES #1 THROUGH #4

WALL LEGEND

- EXISTING 1-HOUR FIRE RATED METAL STUD PARTITION WITH 5/8" TYPE 'X' EACH SIDE. SEAL ALL PENETRATIONS USING THE DETAILS SHOWN ON SHEET A-4 OR EQUAL.
- NEW NON-RATED METAL STUD PARTITION. SEE DETAIL SHEET A-3
- EXISTING 8" CMU WALL WITH 3/4" RIGID INSULATION AND FURRING STRIPS. PROVIDE 1/2" MIN. FINISHED DRYWALL
- EXISTING 8" CMU 1-HOUR FIRE RATED WALL. SEAL ALL PENETRATIONS USING DETAILS SHOWN ON SHEET A-5 OR EQUAL.
- EXISTING INTERIOR METAL STUD PARTITION

FLOOR PLAN

NORTH

3/16" = 1'



SCALE: 3/16" = 1'

REVISIONS:

NO.	DESCRIPTION

c.e. block architect

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EMBRACE HOME LOANS

LOCATED ON THE SECOND FLOOR OF SEACOAST BANK
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ARCHITECT SEAL

CHARLES E. BLOCK
AR 0007010

DATE:

6-1-16

PROJECT NO:

SCALE:

3/16" = 1'

SHEET NO:

A-1

OF 5 SHEETS