

**2 ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 30'-0"

A PORTION OF SECTION 10,  
TOWNSHIP 5 SOUTH, RANGE 20 EAST,  
ST JOHNS COUNTY, FLORIDA

30 BEACHWALK SHORE DRIVE  
ST JOHNS, FL 32259

**BUILDING TEAM**

**OWNER:**  
KILWIN'S JACKSONVILLE  
VANCE STALLINGS  
jacksonville@kilwins.com  
904-996-7002 STORE

**ARCHITECT:**  
GDH ARCHITECTS, P.A.  
GLENN D. HETTINGER, AIA  
glennhettinger@gmail.com  
904-272-5339 OFFICE  
904-881-8100 CELL

**GENERAL CONTRACTOR:**  
MITNET, LLC dba FACILITY'S CONSTRUCTION  
& FCC CABINETS  
BRIAN MITCHELL, PRESIDENT  
brian@mitnet.com  
904-735-1115 CELL

**STRUCTURAL ENGINEER:**  
ALEXANDER GRACE CONSULTING  
GEOFF GARTNER  
ggoff@alexandergc.com  
904-608-0364 CELL

**MECHANICAL ENGINEER:**  
PERFORMANCE ENGINEERING GROUP, INC.  
CHRIS OSTLEN, LEED AP, ASHRAE, CPMP  
costen@pegroupinc.com  
904-737-8088 OFFICE

**PLUMBING ENGINEER:**  
POWELL & HINKLE ENGINEERING  
CHRISTOPHER J. FRANCIS  
cfrancis@powellhinkle.com  
904-264-5570 OFFICE

**ELECTRICAL ENGINEER:**  
PERFORMANCE ENGINEERING GROUP, INC.  
DARELL WILSON, PE  
dwilson@pegroupinc.com  
904-607-1665 CELL

# "KILWINS CHOCOLATES"

AT BEACHWALK  
ST JOHNS COUNTY, FLORIDA

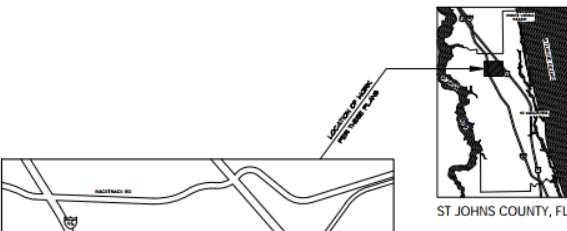
30 BEACHWALK SHORE DR, ST JOHNS, FL 32259

PERMIT SET - AUGUST 26, 2022

Glenn D. Hettinger, AIA  
Di  
by  
He  
Da  
11



24'-0" (OVERALL HEIGHT OF STRUCTURE)



**MEANS OF EGRESS**

ADA COMPLIANT - YES  
SPRINKLERED - NO  
UNIT 1 - KILWINS (MERCANTILE "M"):  
MAX TRAVEL DISTANCE: 71'-0" (200' ALLOWED)  
TOTAL EXITS: 3 PROVIDED (2 REQUIRED)  
EGRESS CALCULATIONS:  
TOTAL OCCUPANCY: 44 PEOPLE X 0.20' / PERSON  
TOTAL MEANS OF EGRESS REQ'D = 8.8" (114" PROVIDED)

UNIT 2 - VACANT FUTURE TENANT SPACE:  
MAX TRAVEL DISTANCE: 67'-0" (200' ALLOWED)  
TOTAL EXITS: 3 PROVIDED (2 REQUIRED)  
EGRESS CALCULATIONS:  
TOTAL OCCUPANCY: 13 PEOPLE X 0.20' / PERSON  
TOTAL MEANS OF EGRESS REQ'D = 2.6" (160" PROVIDED)

**PLUMBING REQUIREMENTS (PER TABLE 403.1)**

**GOVERNING BUILDING CODES**

FLORIDA BUILDING CODE, 7th EDITION (2020), BUILDING  
FLORIDA BUILDING CODE, 7th EDITION (2020), ACCESSIBILITY  
FLORIDA BUILDING CODE, 7th EDITION (2020), PLUMBING  
NFPA 70 - 2017 NATIONAL ELECTRIC CODE  
2020 FLORIDA FIRE PREVENTION CODE, 7th EDITION  
NFPA 1, FIRE CODE, 2018 EDITION  
NFPA 101, LIFE SAFETY CODE, 2018 EDITION

**PROJECT DESCRIPTION**

THIS IS A NEW STRUCTURE FOR A MIXED USE OCCUPANCY WITH FIRE SEPARATION. TO THE SOUTHEAST (UNIT 1) IS "KILWINS CHOCOLATES" (MERCANTILE "M") AND TO THE NORTHWEST (UNIT 2) IS A VACANT TENANT SPACE. FOR FUTURE OCCUPANCY (TYPE TO BE DETERMINED AT THAT TIME UNDER A SEPARATE PERMIT) THE TWO SPACES ARE SEPARATED BY A 2-HOUR RATED FIRE SEPARATION PARTITION (U-419).  
THE STRUCTURE WILL CONSIST OF METAL STUD FRAMED EXTERIOR AND INTERIOR PARTITIONS, AN ENGINEERED STEEL

**INDEX OF DRAWINGS**

- ARCHITECTURAL**
- C5 COVER SHEET
  - A1 ARCHITECTURAL SLAB PLAN
  - A2 LIFE SAFETY PLAN
  - A3 ADA COMPLIANCE PLAN
  - A4 FLOOR PLAN
  - A5 ROOF PLAN, BUILDING SECTIONS & FLASHING DETS
  - A6 EXTERIOR ELEVATIONS
  - A7 REFLECTED CEILING PLAN
  - A8 SCHEDULES & INTERIOR PARTITION SECTIONS
  - A9 WALL SECTIONS
  - A10 WALL SECTIONS
  - A11 UNIT 1 - KILWINS EQUIPMENT PLAN & SCHEDULE
  - A12 UNIT 2 - EQUIPMENT PLAN & SCHEDULE
- STRUCTURAL ENGINEERING**
- S0.01 COVER PAGE/GENERAL NOTES
  - S1.01 FOUNDATION PLAN AND DETAILS
  - S2.01 FIRST LEVEL WALL PLAN