

**BUILDING CODE REVIEW & ANALYSIS**

**APPLICABLE CODES:**

BUILDING CODE:	FLORIDA BUILDING CODE, 2017 SIXTH EDITION
MECHANICAL CODE:	FLORIDA BUILDING CODE, 2017 SIXTH EDITION
PLUMBING CODE:	FLORIDA BUILDING CODE, 2017 SIXTH EDITION
ELECTRICAL CODE:	NATIONAL ELECTRIC CODE 2014
ENERGY CODE:	FLORIDA BUILDING CODE, 2017 SIXTH EDITION ENERGY EFFICIENCY
FIRE CODE:	FLORIDA FIRE PREVENTION CODE, 2017 SIXTH EDITION
ACCESSIBILITY CODE:	FLORIDA BUILDING CODE, 2017 SIXTH EDITION

**A. AREA CALCULATIONS**

<b>GROUND FLOOR, BUSINESS</b>	<b>2,226 SF</b>
<b>SUITE 1</b>	<b>791 SF</b>
<b>SUITE 2</b>	<b>838 SF</b>
<b>MEZZANINE: S1 STORAGE</b>	<b>838 SF</b>
<b>TOTAL</b>	<b>3,193 SF</b>

**B. TYPE OF CONSTRUCTION: TYPE III, NON-SPRINKLERED**

**C. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3):  
OCCUPANCY: BUSINESS "B" (OFFICE)**

**D. GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5):**

HEIGHT & AREA (TABLE 504.3, 504.4 AND 506.2):	ALLOWABLE	PROVIDED
BUILDING HEIGHT IN STORIES	3	1
MAX. BLDG. HEIGHT IN FEET	35	30'-10" (*)
MAX. BLDG. AREA	19,000 SF	3,193 SF

(TYPE V CONSTRUCTION)  
FIRE SEPARATION NOT REQUIRED B / S-1 (TABLE 508.4)  
\* ABOVE BASE ELEVATION

**E. FIRE RESISTANCE OF STRUCTURAL MEMBERS (CHAPTER 6):**

CONSTRUCTION TYPE: III, UNPROTECTED, FIRE-SPRINKLED  
(FIRE RESISTANCE RATINGS, FBC TABLES 601 & 602)

ELEMENT	MIN. REQ'D	PROVIDED
STRUCTURAL FRAME	0	0
BEARING WALLS:		
EXTERIOR	2	2
INTERIOR	0	0
NONBEARING WALLS:		
EXTERIOR	0	0
INTERIOR	0	0
FLOOR CONSTRUCTION:		
INCLUDING BEAMS & JOISTS	0	0
ROOF CONSTRUCTION:		
INCLUDING BEAMS & JOISTS	0	0
FIRE-RESISTANCE RATING FOR EXTERIOR WALLS	0	0

**F. MAXIMUM AREA OF WALL OPENING (CHAPTER 7):**

CLASSIFICATION OF OPENING (TABLE 705.8):	REQUIRED	PROVIDED
UNPROTECTED:	>20'	NO LIMIT
PROTECTED:	>20'	NO LIMIT

**G. INTERIOR FINISHES (CHAPTER 8) TABLE 803.9**

FLOORS, WALLS, CEILING FINISHES:	MIN. CLASS "B"
EXIT RAMPS -	MIN. CLASS "B"
EXIT ACCESS -	MIN. CLASS "B"
EXIT STAIRS -	MIN. CLASS "B"
CORRIDORS -	MIN. CLASS "C"
ROOMS/SPACES -	MIN. CLASS "C"

**H. FIRE PROTECTION SYSTEM (CHAPTER 9):**

AUTOMATIC SPRINKLER SYSTEM:	NOT PROVIDED
FIRE ALARM DETECTION SYSTEM:	NOT REQUIRED
SMOKE ALARM:	YES
PORTABLE FIRE EXTINGUISHER:	1 / 11,280 SF.
MAXIMUM TRAVEL DISTANCE:	75 FEET

**I. MEANS OF EGRESS (CHAPTER 10) TABLE 1004.1.2:**

<b>OCCUPANT LOAD</b>	
GROSS AREA:	
SUITE 1 OCCUPANT LOAD: BUSINESS	2,226/100 = 22.2 OCCUPANTS
SUITE 2 OCCUPANT LOAD: S1 STORAGE	838/300 = 2.8 OCCUPANTS
<b>SUB-TOTAL:</b>	<b>25.0</b>
SUITE 1 OCCUPANT LOAD: BUSINESS	791/100 = 7.9 OCCUPANTS
<b>TOTAL OCCUPANTS:</b>	<b>32.9</b>

**J. MIN. NUMBER OF EXIT REQUIREMENTS (TABLE 1009.2.1):**

OCCUPANT LOAD:	REQUIRED	PROVIDED
SUITE 1: BUSINESS	2	2
SUITE 2: BUSINESS	1	1

<b>MAX. TRAVEL DISTANCE TO EXIT (TABLE 1016.2):</b>	
BUSINESS	ALLOWED: 200' / PROVIDED: <200'

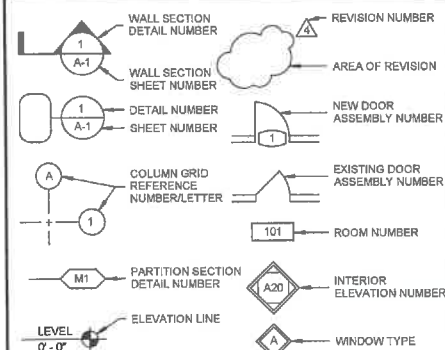
<b>MAX. COMMON PATH OF TRAVEL (TABLE 1014.3):</b>	
BUSINESS	75' / <75'

<b>MAX. DEAD-END CORRIDOR (NON-SPRINKLERED):</b>	
BUSINESS	20' / <20'

<b>EGRESS WIDTH / PERSON SERVED (FBC 1005.1):</b>	
MINIMUM CORRIDOR / AISLE WIDTH	44" / 54"
MINIMUM STAIR WIDTH	44" / N/A

EGRESS / OCCUPANCY: REFER TO LIFE SAFETY DRAWING

**DRAWING SYMBOLS**



# A NEW OFFICE BUILDING FOR: CAITHNESS CONSTRUCTION

218 South Harbor Drive  
Venice, Florida 34285

**INDEX OF DRAWINGS**

**GENERAL**

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- A1.0 ARCHITECTURAL SITE PLAN AND SITE DEMOLITION PLAN
- A2.0 ARCHITECTURAL FLOOR PLAN: FIRST FLOOR
- A2.1 ARCHITECTURAL FLOOR PLAN: MEZZANINE
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- P2.00 PLUMBING SANITARY ISOMETRIC PLAN
- P3.00 PLUMBING SCHEDULES, NOTES & DETAILS



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**GENERAL NOTES**

1. THE GENERAL CONTRACTOR SHALL INSPECT THE PROJECT SITE PRIOR TO CONSTRUCTION & FIELD VERIFY EXISTING CONDITIONS AND THE SCOPE OF THE WORK AS SHOWN ON THE PROJECT DRAWINGS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS PRIOR TO THE START OF NEW WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK INDICATED ON THE PROJECT DRAWINGS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING & STRUCTURAL. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REVIEW THE DRAWINGS & NOTIFY THE ARCHITECT OF ANY CONFLICTS & OR CLARIFICATIONS REQUIRED TO COMPLETE THE WORK.
3. DO NOT SCALE THE DRAWINGS.
4. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES & STANDARDS. CODES & STANDARDS REFERRED TO INCLUDE THE LATEST REVISIONS & ADDENDA.
5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CHANGES & OR MODIFICATIONS MADE DURING CONSTRUCTION UNLESS APPROVED IN WRITING PRIOR TO REVISION. REQUESTS FOR CHANGES OR MODIFICATIONS SHALL BE MADE IN WRITING TO THE ARCHITECT IN A TIMELY MANNER TO ALLOW FOR ADEQUATE REVIEW.
6. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
7. CONTRACTOR SHALL PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF WALL HUNG ITEMS AND COORDINATE LOCATIONS WITH WALL MOUNTED EQUIPMENT SUBMITTALS OR CUT SHEETS.
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF FINISHED WALL, TO FACE OF FINISHED WALL OR TO CENTERLINE OF STRUCTURAL GRID, UNLESS OTHERWISE NOTED.
9. EXTERIOR WALL DIMENSIONS ARE TO FACE OF MASONRY TO FACE OF MASONRY OR TO FACE OF FINISHED WALL. MASONRY DIMENSIONS ARE NOMINAL.
10. MODIFICATIONS TO EXISTING FIRE ALARM SYSTEMS SHALL BE COMPLETED BY A FLORIDA LICENSED CONTRACTOR. FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL BUILDING DEPARTMENT FOR A SEPARATE PERMIT BY THE FIRE ALARM CONTRACTOR & SHALL BE COORDINATED BY THE G.C. IN THE FIELD NOT TO CONFLICT WITH OTHER SYSTEMS WITHIN THE CEILING.

REVISION	DATE

ISSUED FOR:  
**CONSTRUCTION 08.27.18**

THESE PLANS & SPECIFICATIONS COMPLY TO THE BEST OF THE ARCHITECT'S KNOWLEDGE WITH THE APPLICABLE MFC BUILDING CODES & FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA STATUTES 553 & 603.

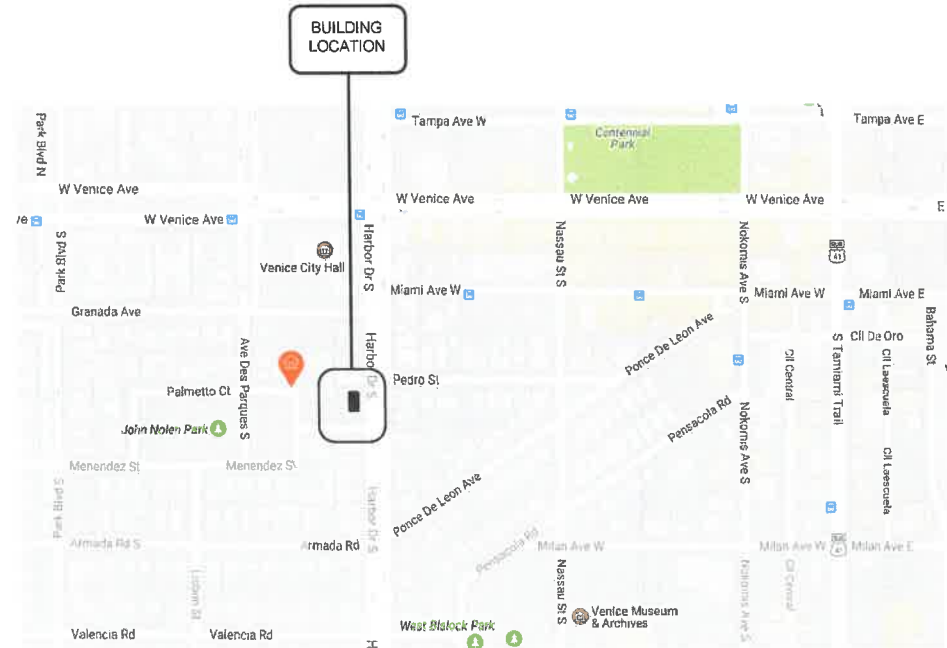
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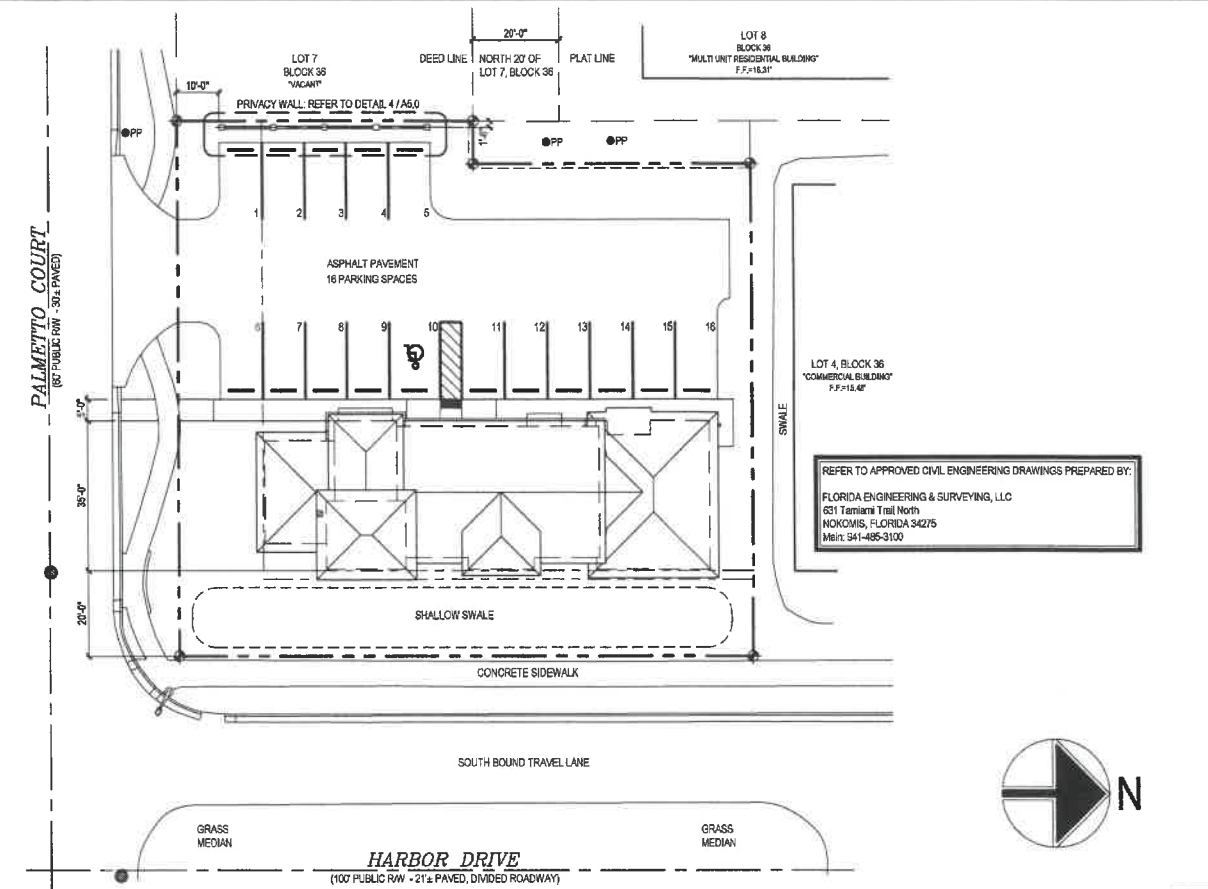


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**G1.0**

MARK A. BEEBE, A.I.A.  
AR-0015212



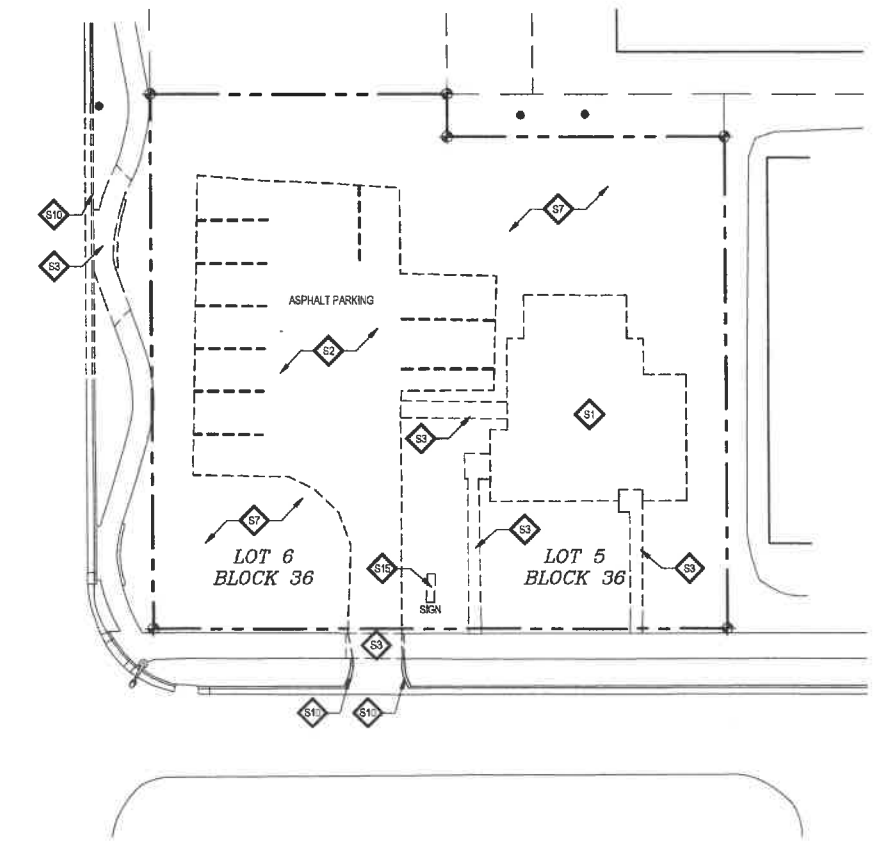
**VICINITY MAP**  
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REFER TO APPROVED CIVIL ENGINEERING DRAWINGS PREPARED BY:  
 FLORIDA ENGINEERING & SURVEYING, LLC  
 631 Tamiami Trail North  
 NOKOMIS, FLORIDA 34275  
 Phone: 341-485-9100



ARCHITECTURAL SITE PLAN 2  
 SCALE: 1"=20'-0"



DEMOLITION PLAN 4  
 SCALE: 1"=20'-0"

**ARCHITECTURAL SITE DEMOLITION KEYNOTES**

- S1 REMOVE EXISTING BUILDING STRUCTURE IN ITS ENTIRETY.
- S2 REMOVE EXISTING ASPHALT DRIVEWAY AND PARKING LOT PAVEMENT.
- S3 REMOVE EXISTING CONCRETE SIDEWALK AND / OR CONCRETE CURB.
- S4 REMOVE EXISTING CONCRETE PAD.
- S5 REMOVE EXISTING CONCRETE SLAB / DRIVEWAY.
- S6 REMOVE EXISTING SHELL DRIVEWAY.
- S7 REMOVE EXISTING LANDSCAPE BUFFERS AND / OR PLANTERS.
- S8 REMOVE EXISTING ABOVE GROUND POOL AND ASSOCIATED EQUIPMENT.
- S9 REMOVE EXISTING IN-GROUND POOL AND ASSOCIATED EQUIPMENT.
- S10 REMOVE EXISTING BALCONY.
- S11 REMOVE EXISTING PAVERS.
- S12 REMOVE EXISTING WATER SOFTENER SYSTEM.
- S13 REMOVE EXISTING WOOD FENCE AND/OR GATE.
- S14 REMOVE EXISTING CHAIN LINK FENCING AND/OR GATE.
- S15 REMOVE EXISTING SIGNAGE.
- S16 REMOVE EXISTING EXTERIOR LIGHTING ATTACHED TO THE STRUCTURE.
- S17 REMOVE EXISTING SITE LIGHTING.
- S18 REMOVE EXISTING ROOF / CANOPY.
- S19 REMOVE EXISTING FREE STANDING STRUCTURE.
- S20 REMOVE EXISTING A/C CONDENSING UNIT.
- S21 REMOVE EXISTING GRASS.
- S22 REMOVE EXISTING DOWNSPOUTS AND GUTTERS.



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PROJECT:  
**A NEW OFFICE BUILDING FOR:  
 CAITHNESS CONSTRUCTION  
 218 HARBOR DRIVE  
 VENICE FLORIDA, 34285**

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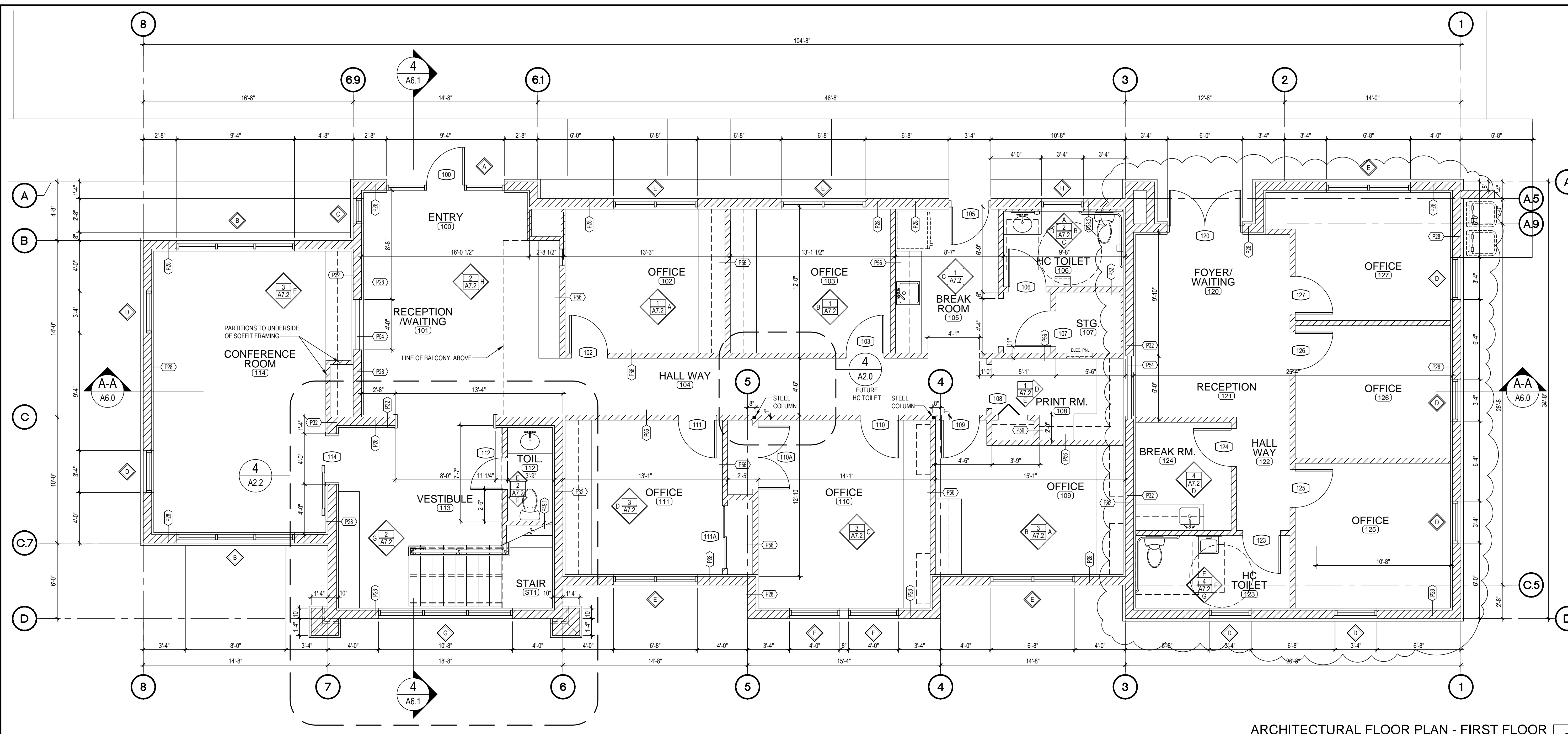
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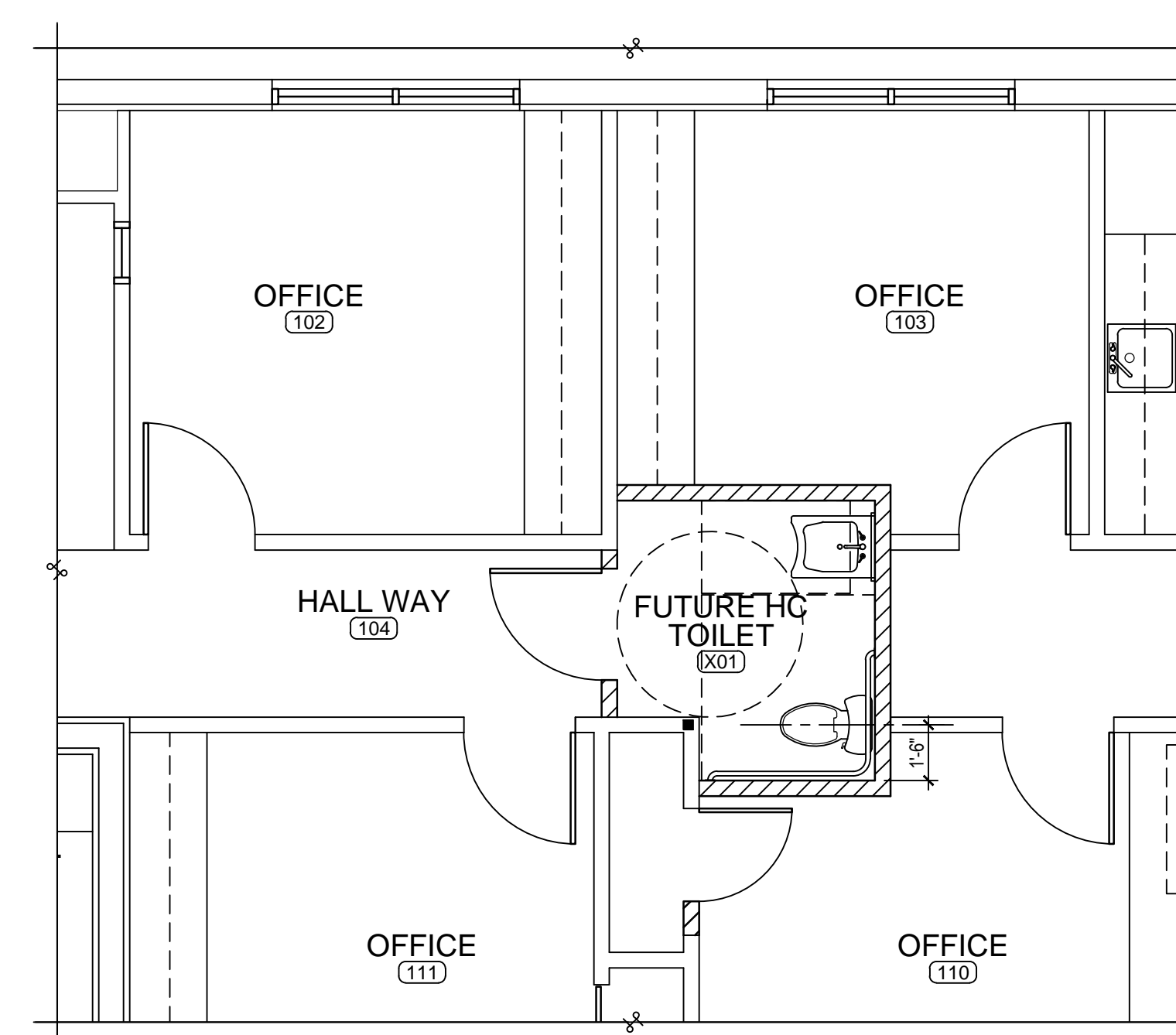
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**ARCHITECTURAL SITE PLAN  
 AND  
 SITE DEMOLITION PLAN**

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ARCHITECTURAL FLOOR PLAN - FIRST FLOOR  
SCALE: 1/4"=1'-0"



FUTURE HC TOILET - PARTIAL FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

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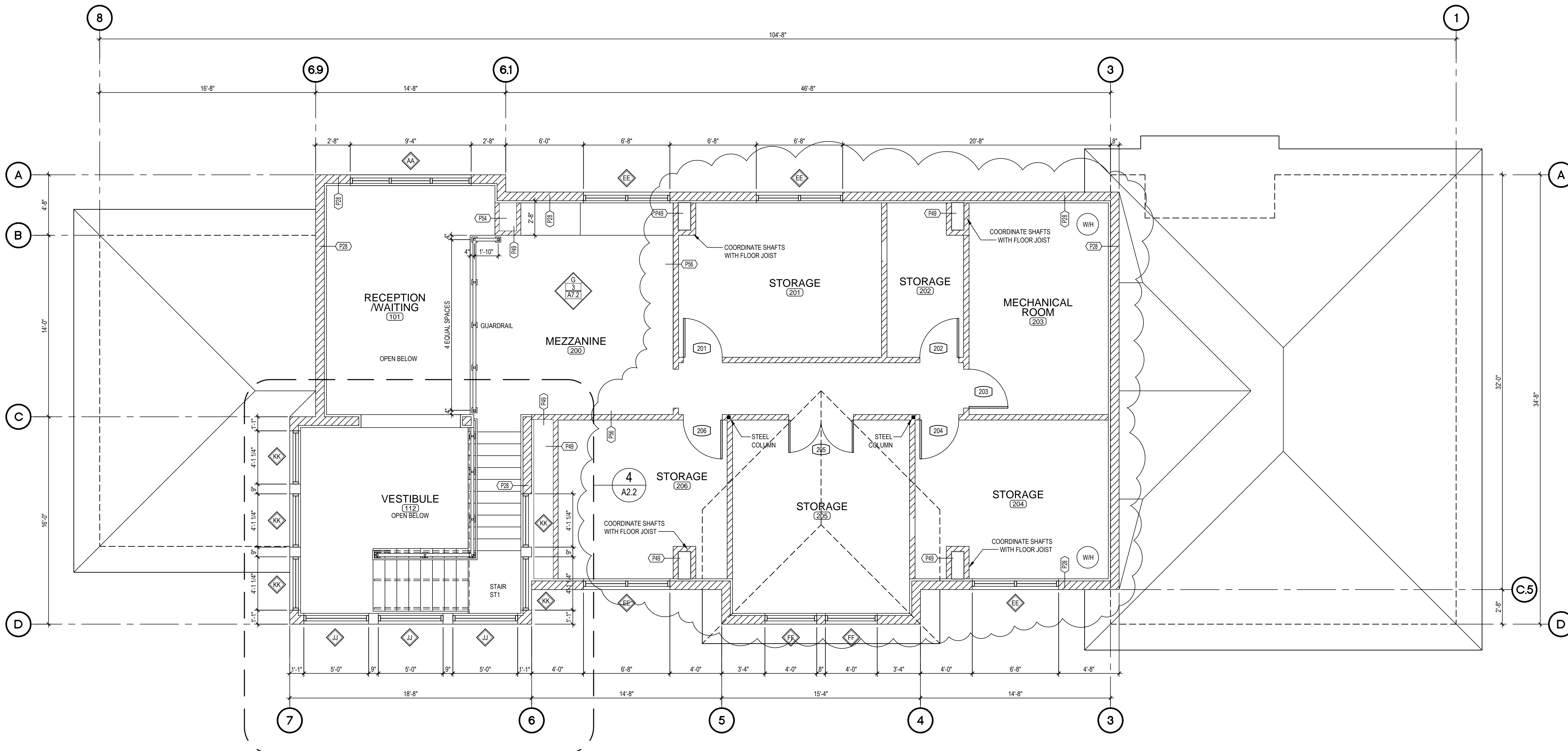
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SHEET TITLE:  
ARCHITECTURAL  
FLOOR PLAN:  
FIRST FLOOR

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ARCHITECTURAL FLOOR PLAN - MEZZANINE 3  
SCALE: 1/4"=1'-0"

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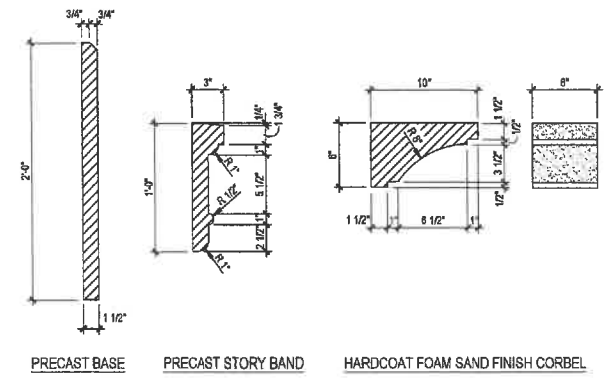
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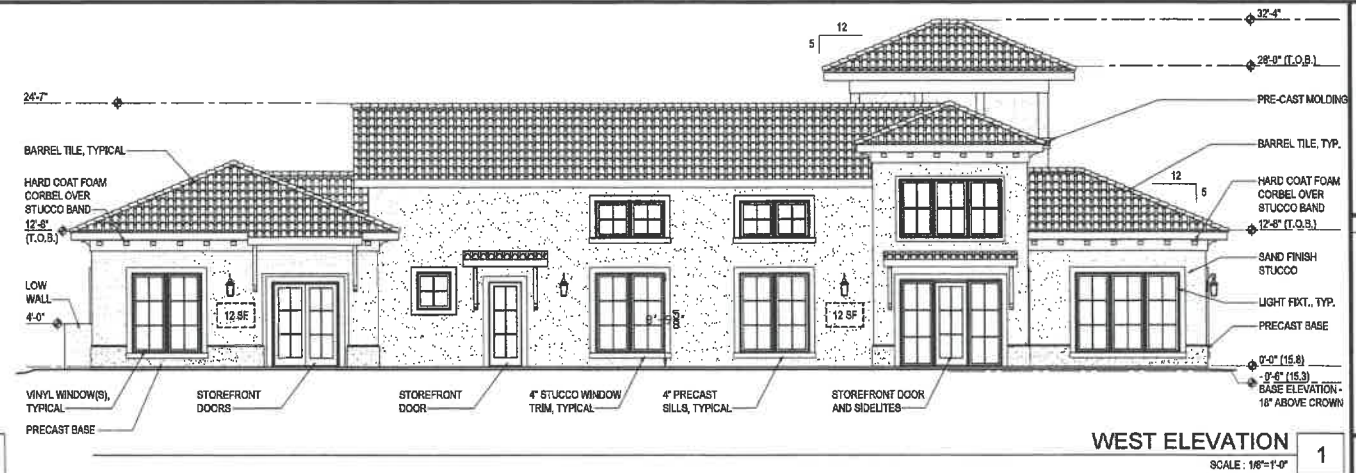
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ARCHITECTURAL  
FLOOR PLAN:  
MEZZANINE

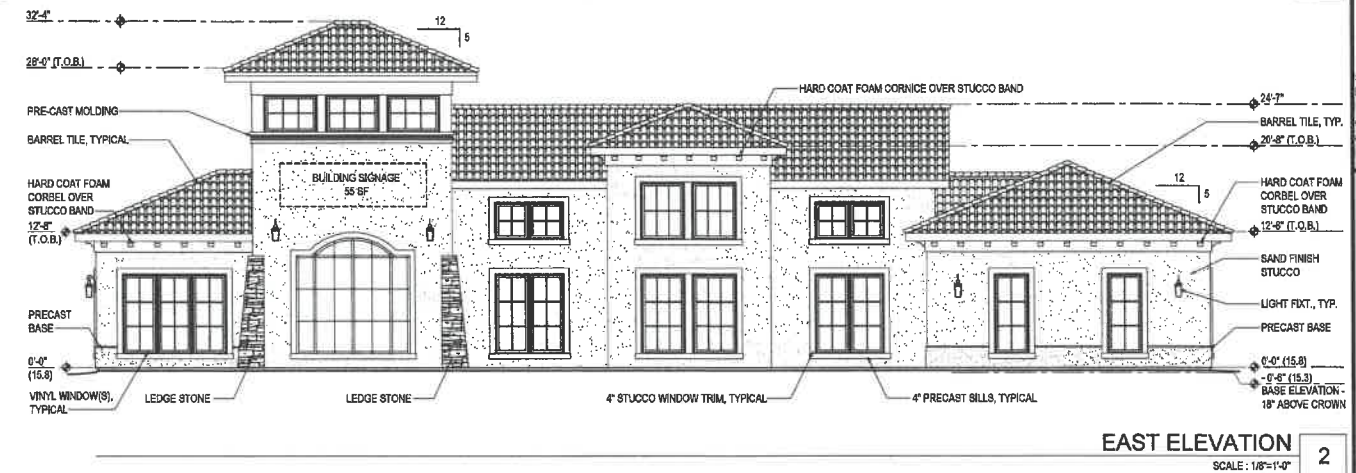
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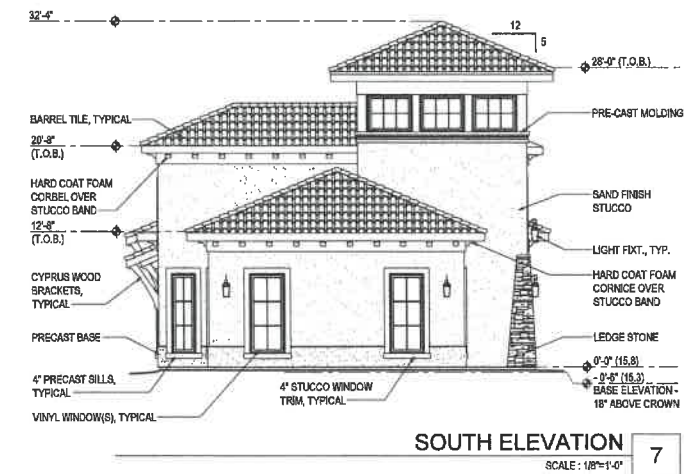
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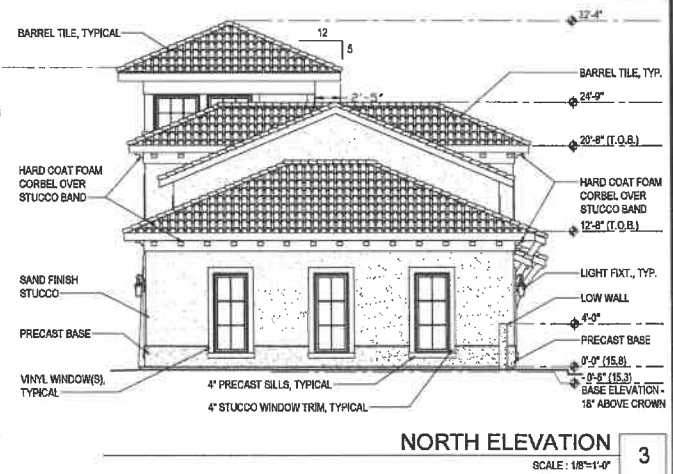
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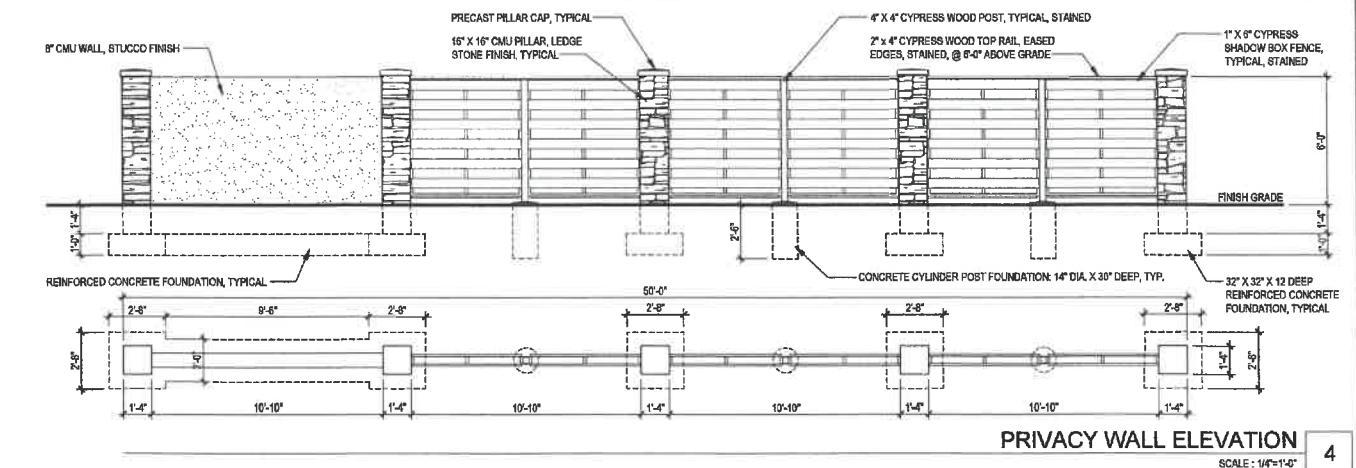
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SOUTH ELEVATION  
SCALE: 1/8"=1'-0" 7



NORTH ELEVATION  
SCALE: 1/8"=1'-0" 3



PRIVACY WALL ELEVATION  
SCALE: 1/4"=1'-0" 4

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SHEET TITLE:  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER:  
**A5.0**