

CODE SUMMARY

ADDRESS: 220 ACCOLADE AVENUE LANE AVENUE, SUITE 20X JACKSONVILLE, FLORIDA 32259

- BUILDING: 2020 FLORIDA BUILDING CODE
- LIFE SAFETY: 2020 FLORIDA BUILDING CODE; EXISTING BUILDING FLORIDA FIRE PREVENTION CODE - 7th EDITION NFPA 1 FIRE CODE (2018 EDITION), NFPA 101 & LIFE SAFETY CODE (2018 EDITION)
- ACCESSIBILITY: 2020 FLORIDA BUILDING CODE/ FLORIDA ACCESS. CODE
- MECHANICAL: 2020 FLORIDA MECHANICAL CODE
- PLUMBING: 2020 FLORIDA PLUMBING CODE
- ELECTRICAL: 2017 NATIONAL ELECTRIC CODE

CONSTRUCTION TYPE: TYPE II-B(SPRINKLERED)

EXIST. BLDG. RATINGS:

- STRUCTURAL FRAME: 0 HR.
- BEARING WALLS
- EXTERIOR: 0 HR.
- INTERIOR: 0 HR.
- NONBEARING WALLS & PARTITIONS (INTERIOR): 0 HR.
- FLOOR CONSTRUCTION: 0 HR.
- ROOF CONSTRUCTION: 0 HR.

ALLOWABLE SQUARE FOOTAGE: 70,000 S.F. (SINGLE STORY-ALLOWABLE) PER TABLE 506.2.

507.4 - THE AREA OF GROUP B, F, M, OR S BUILDING NO MORE THAN ONE STORY ABOVE GRADE OF ANY CONSTRUCTION TYPE, SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM & SURROUNDED & ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60ft.

PROVIDED SQUARE FOOTAGE: 89,847 SF (TOTAL BUILDING)

STRUCTURE HEIGHT: 75 FT. ALLOWABLE - 1 STORY (SPRINKLERED) 36 FT. PROVIDED - 1 STORY (SPRINKLERED)

OCCUPANCY CLASSIFICATION: PER 2020 FBC - STORAGE (GROUP-S1), ORDINARY HAZARD PER FFPC (2018 ED.): SECTION 3.3.196.10 STORAGE - ORDINARY HAZARD

TENANT S.F.: OFFICE 1,500 sf
WAREHOUSE: 57,821 sf
59,321 sf (TOTAL TENANT)

CLASSIFICATION OF WORK: ALTERATION LEVEL -2 (PER FBC 2020 504.1 & COMPLIANCE OF CHAPTER 7 & 8)

OCCUPANCY LOAD:	SPACE	S.F.	LOAD FACT.	OCCUP.
	OPEN OFFICE 101	995	50/GROSS	19.9
	BREAK RM. 108	216	15/NET	14.4
	OFFICE (REMAINDER)	289	150/OFFICE	1.9
		1,500		36.2*
	WAREHOUSE 109	57,821	500/STORAGE	115.6
		59,321 sf		151.8

(* SPACES PROVIDED ARE FOR LANDLORD SHELL PURPOSES ONLY, NO TENANT OCCUPANCY)

NUMBER OF EXITS PER STORY: 2 EXITS > 50 OCCUPANTS (PER CODE).

EGRESS COMPONENT CAPACITY: 152 OCCUPANTS
 • 152 OCC. LOAD x 0.2 (EGRESS FACTOR) = 30.4"
 • EGRESS PROVIDED: 442"

OCCUPANCY SEPARATION: PER NFPA 101-16.1.14.3 MIXED OCC. (NON-SEPARATED)
 (TENANT SPACE)
 • WAREHOUSE - STORAGE (ORD. HAZARD)
 • OFFICE SPACE - BUSINESS

PER NFPA 101 - 6.1.14.1.3 - WHERE INCIDENTAL TO ANOTHER OCCUPANCY, AREAS USED AS FOLLOWS SHALL BE PERMITTED TO BE CONSIDERED PART OF THE PREDOMINANT OCCUPANCY AND SHALL BE SUBJECT TO THE PROVISIONS OF THE CODE THAT APPLY TO THE PREDOMINANT OCCUPANCY:

- (1) MERCANTILE, BUSINESS, INDUSTRIAL OR STORAGE USE
- PER FBC TABLE 508.4 - NO SEPARATION REQUIRED BETWEEN GROUP S-1, GROUP B & GROUP F-1.

OCCUPANCY SEPARATION: STORAGE (ORD. HAZARD) & INDUSTRIAL (GENERAL PUPOSE) = 1hr. REQUIREMENT PER NFPA 101-6.1.14.4.1

• STORAGE S-1 & FACTORY INDUSTRIAL F-1 = NO SEPARATION REQUIREMENT PER FBC TABLE 508.4.

MAX. TRAVEL DISTANCE TO EXIT: STORAGE (ORD. HAZ.): 400R - SPRINK. (NFPA TABLE A.7.6) & (FBC TABLE 1017.2)
 • BUSINESS: 300 ft - SPRINKLERED (NFPA TABLE A.7.6) & (FBC TABLE 1017.2)

COMMON PATH OF TRAVEL: STORAGE (ORD. HAZ.): 100R - SPRINK. (NFPA TABLE A.7.6) & (FBC TABLE 1006.2.1)
 • BUSINESS: 100 ft - SPRINKLERED (NFPA TABLE A.7.6) & (FBC TABLE 1006.2.1)

MAXIMUM DEAD END: STORAGE (ORD. HAZ.): 100R - SPRINK. (NFPA TABLE A.7.6) & 50R (FBC 1020.4)
 • BUSINESS: 50 ft - SPRINKLERED (NFPA TABLE A.7.6) & (FBC 1020.4)

INTERIOR FINISHES: PER GROUP-S & GROUP-B OCCUPANCY, WALL & CEILING FINISHES (TENANT SPACE) CLASS C (SPRINKLERED) FLAME SPREAD INDEX: 75-200 SMOKE DEVELOPMENT INDEX: 0-450

FLOOR FINISHES IN TENANT SPACE, SHALL MEET A MINIMUM CRITICAL RADIANT FLUX OF NOT LESS THAN CLASS II.

FUTURE PLUMBING FIXTURE CALCULATIONS:

SPACE	WC RATIO		LAV. RATIO	WC	LAV's
	(MALE)	(FEMALE)			
WAREHOUSE (116 occupants)	1:100	1:100	1:100	2	2
OFFICE (37 occupants)	1:25 for first 50		1:40	2 PROV.	2 PROV.

FLOOR PLAN & LIFE SAFETY PLAN

SCALE: 1/16"=1'-0"

- PROJECT SCOPE**
- THE PROJECT CONSISTS OF 1,500 S.F. OF LANDLORD SHELL WORK, NOT FOR TENANT OCCUPANCY, FOR A NEWLY BUILT SPRINKLERED WAREHOUSE BUILDING, NEAR THE INTERSECTION OF C.R. 210 AND U.S. 1. ALONG WITH THE CONSTRUCTION OF THE LANDLORD SHELL, NEW DOCK LEVELERS WILL BE INSTALLED, AS INDICATED. IT IS ASSUMED THAT A FUTURE TENANT WILL USE THE WAREHOUSE AS TYPICAL DISTRIBUTION (ORDINARY STORAGE) PURPOSES AND, AT THAT TIME IF APPLICABLE, SHALL SUBMIT A NEW RACKING LAYOUT, PLAN AND DIAGRAM FOR PERMIT APPROVAL.
- GENERAL NOTES**
- CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DOCUMENTS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS INDICATED ARE FROM FINISH FACE (GYPSUM BRD.) TO FINISH FACE. CONTRACTOR SHALL DEDUCT WALL SHEATHING THICKNESS FOR APPROPRIATE LOCATION OF WALL FRAMING/STUDS.
 - DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

- CODING NOTES**
- PROVIDE EXIT DOOR TACTILE SIGNAGE PER NFP 101 - 7.10.1.3 STATING "EXIT" w/ RAISED CHARACTERS IN BRAILLE AT EACH EXIT. SIGNS SHALL COMPLY WITH F.A.C. SECTIONS 703.1, 703.2 & 703.5.
 - NEW DOCK LEVELER & LEVELER PIT. REFER TO SHEET A1.3 FOR ENLARGED PLAN AND SECTION. DOCK LEVELER SHALL BE POWERAMP LMP MECHANICAL DOCK LEVELER (8'W X 8'L), OR EQUAL. CONTRACTOR SHALL COORDINATE MANUF. LEVELER PIT DIMENSION REQUIREMENTS PRIOR TO CUTTING EXISTING SLAB. INSTALL TO MANUF. SPECIFICATIONS AND REQUIREMENTS. CONFIRM LEVELER LOCATIONS WITH OWNER.
 - EMERGENCY LIGHTS (REFER TO ELECTRICAL DWGS.)

- LIFE SAFETY LEGEND**
- 34" MEANS OF EGRES PROVIDED AT DOOR
 - MEANS OF EGRES TRAVEL PATH
 - T.D.E. TRAVEL DISTANCE TO EXIT
 - EX. (EXISTING) ILLUMINATED EXIT SIGN w/ EMERGENCY LIGHTING PACK
 - F.E. SURFACE MOUNTED 5 LB. ABC DRY CHEMICAL TYPE EXTINGUISHER
 - T.S. EXIT DOOR TACTILE SIGNAGE
 - (NEW) 2x4 LIGHT FIXTURE w/ EMERGENCY BALLAST (REFER TO ELEC. DWGS.)
 - (NEW) HI-BAY LIGHT FIXTURE w/ EMERGENCY BALLAST (REFER TO ELEC. DWGS.)

- CONSTRUCTION LEGEND**
- EXISTING TO REMAIN
 - EXISTING 1 HR. RATED WALL
 - NEW PARTITION (REFER TO PARTITION TAGS FOR REFERENCE)

studio 9 architecture

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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LEGEND POINT
Logistics Creating

BUILDING 2
JACKSONVILLE, FLORIDA

REVISIONS:

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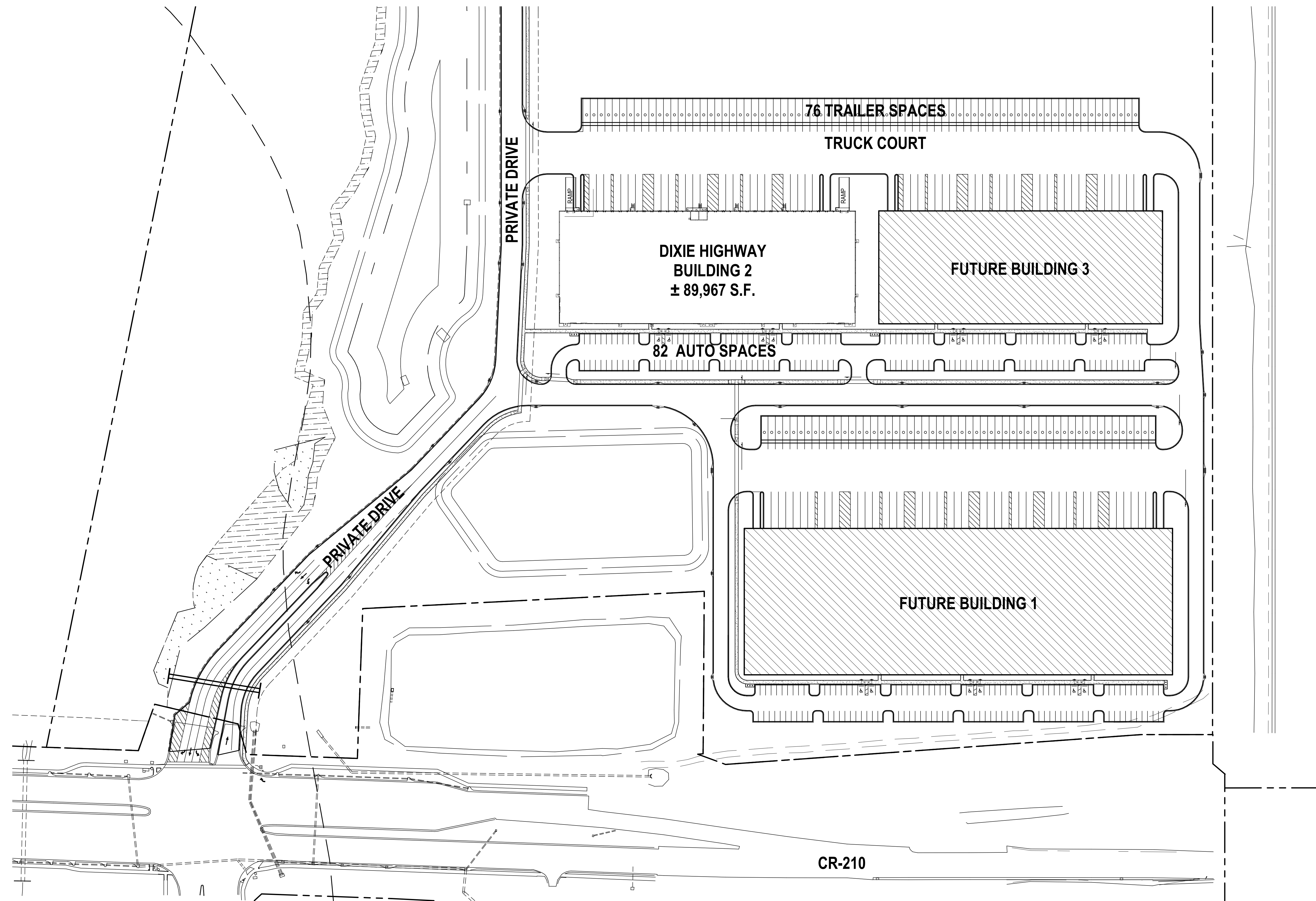
DATE: 07.28.23

LIFE SAFETY, CODE SUMMARY & NEW WORK FLOOR PLAN

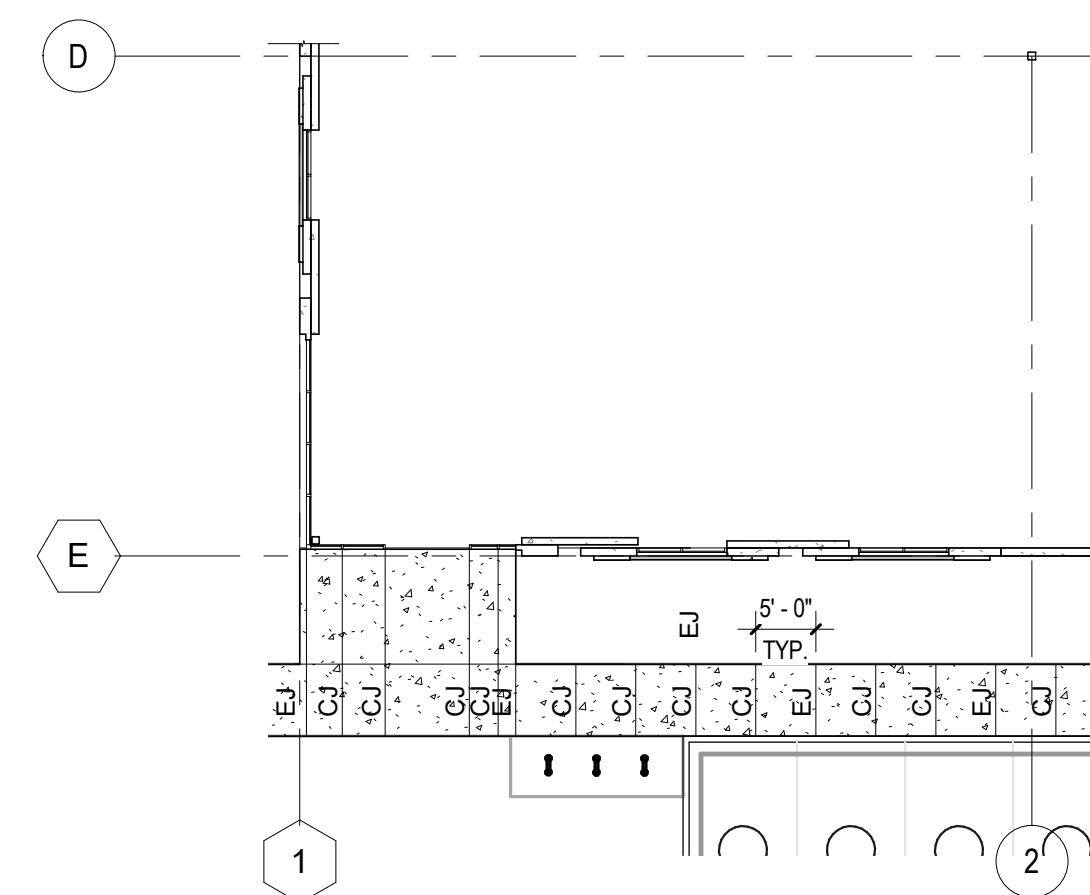
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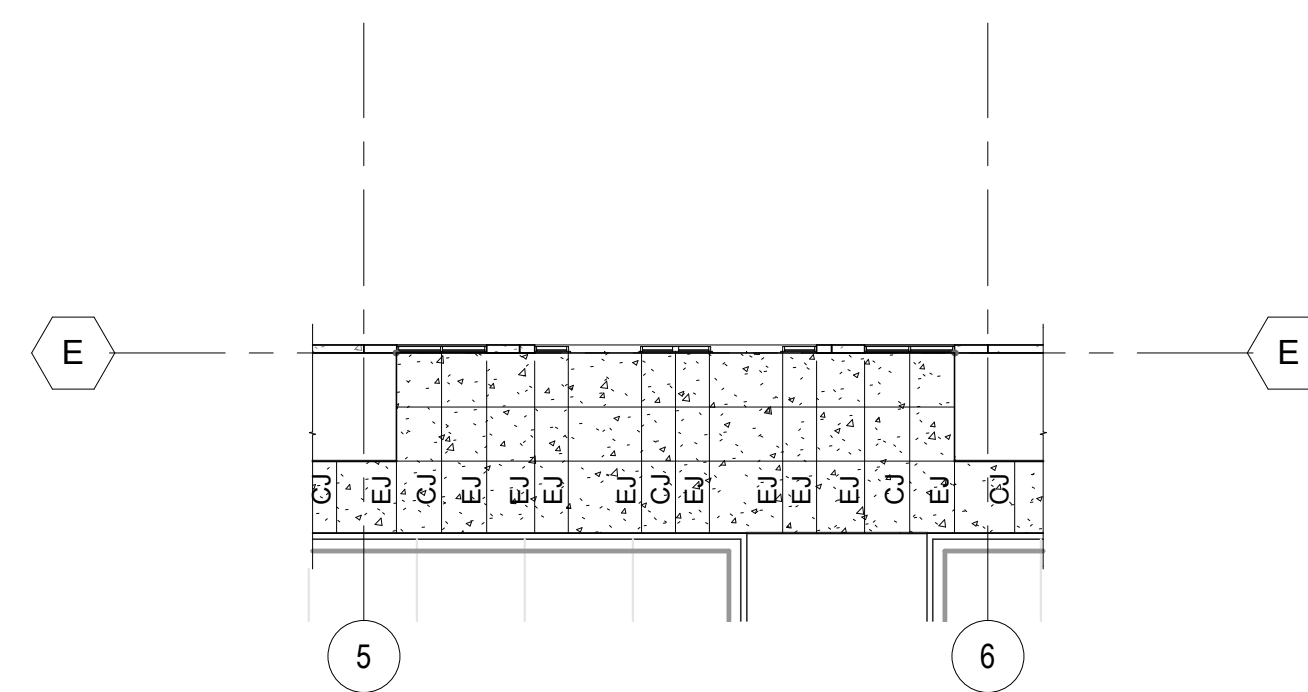
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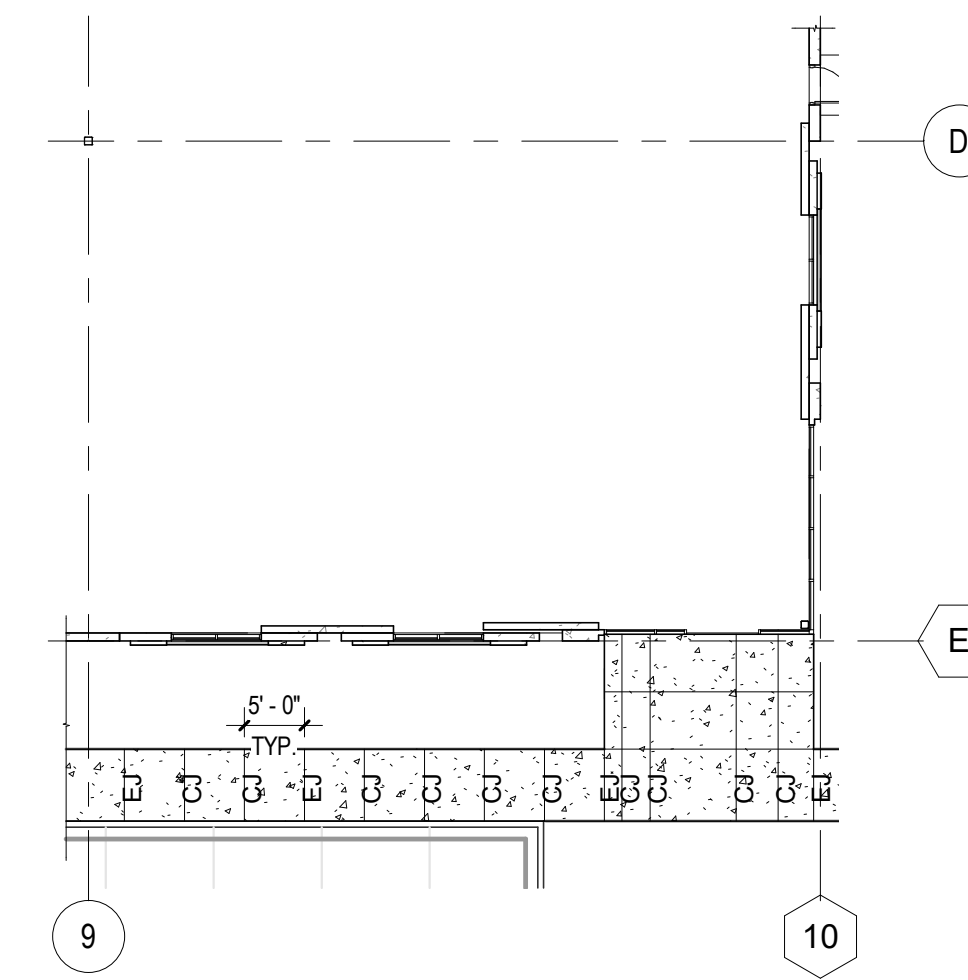
1 ARCHITECTURAL SITE PLAN
 A-090 1" = 80'-0"



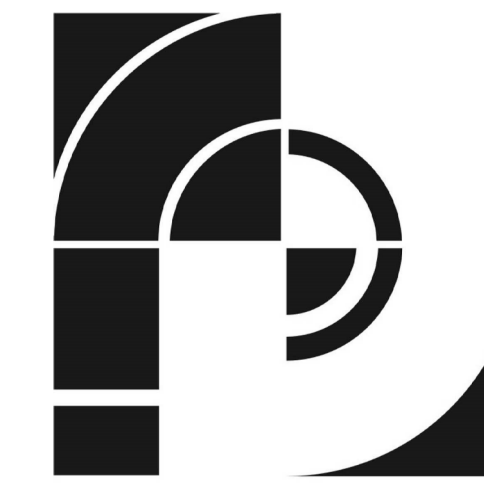
2 ENLARGED SIDEWALK PLAN
 @ SOUTHWEST CORNER
 A-090 1/16" = 1'-0"



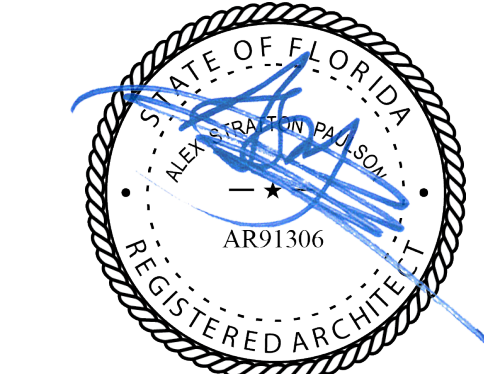
3 ENLARGED SIDEWALK PLAN
 @ SOUTH ENTRY
 A-090 1/16" = 1'-0"



4 ENLARGED SIDEWALK PLAN
 @ SOUTHEAST CORNER
 A-090 1/16" = 1'-0"



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architecture/interiors
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A
 SPECULATIVE
 WAREHOUSE
 BUILDING 2
 at
 LEGEND POINT
 for
 SCANNELL
 PROPERTIES
 St. Johns, Florida

Print Record

22 DEC 2021	STEEL PACKAGE
14 JAN 2022	PERMIT SET
9 MAR 2022	OWNERS CHANGE
1 APRIL 2022	ISSUED FOR PERMIT

Revisions

Date	Project No.
1 APRIL 2022	2021311.00
Sheet Title	
ARCHITECTURAL SITE PLAN	

Sheet No.
A-090
 Released for Construction
 Not Released for Construction