

CODE SUMMARY

NAME OF PREMISES: ROGERS GROUP SCALE HOUSE
ADDRESS: LEONARD C TAYLOR PARKWAY
GREEN COVE SPRINGS, FLORIDA
PROJECT DESCRIPTION
NEW OFFICE BUILDING
JURISDICTION- CLAY COUNTY, FLORIDA

APPLICABLE BUILDING CODES

2023 FLORIDA BUILDING CODE
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA PLUMBING CODE
EIGHTH EDITION FLORIDA FIRE PREVENTION CODE
2020 NATIONAL ELECTRICAL CODE

FLORIDA BUILDING CODE - BUILDING

OCCUPANCY: GROUP B, BUSINESS
OFFICES

AREA OF PROPOSED CONSTRUCTION: FIRST FLOOR = 1500 SQ. FT.

CONSTRUCTION TYPE: IIB, UNPROTECTED, UNSPRINKLERED

CHAPTER 10 - OCCUPANT LOAD AND EGRESS

BUSINESS (150 GROSS) 1500 SF / 150 = 10

EGRESS WIDTH, FIRST FLOOR: 10 X 0.20 = 2" REQUIRED, 108" PROVIDED.

THREE EXITS ARE PROVIDED

INTERIOR FINISHES:
UNSPRINKLERED BUILDING
EXITS AND EXIT PASSAGEWAYS: CLASS A
CORRIDORS: CLASS B
ROOMS AND ENCLOSED AREAS: CLASS C

CHAPTER 12 - INTERIOR ENVIRONMENT

SECTION 1210.2.2 - FOR RESTROOMS ACCESSIBLE TO THE PUBLIC, WALLS AND PARTITIONS WITHIN 2'-0" OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A MINIMUM HEIGHT OF 4'-0" AFF.

SECTION 1210.2.1 FLOORS AND WALL BASES
IN OTHER THAN DWELLING UNITS, TOILETS, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES (102 MM).

SECTION 1210.2.2 WALLS AND PARTITIONS
WALLS AND PARTITIONS WITHIN 2 FEET (610 MM) OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT AFFECTED BY MOISTURE. (THIS IS TO INCLUDE SIDE WALLS AT TOILETS AND URINALS) (REGULAR PAINT DOES NOT PROVIDE A NONABSORBENT SURFACE).

PLUMBING REQUIREMENTS

PER CHAPTER 4, FBC, PLUMBING CHAPTER 29 FBC, BUILDING

BUSINESS OCCUPANCY

WATER CLOSETS: 1 PER 25 OCCUP, 1 REQUIRED, 2 PROVIDED
LAVATORIES: 1 PER 40 OCCUP, 1 REQUIRED, 2 PROVIDED

TACTILE SIGNAGE REQUIREMENTS:

PROVIDE HANDICAPPED ACCESSIBLE IDENTIFICATION TACTILE SIGNAGE AT ALL DOORS WITH EXIT
SIGNS AND RESTROOMS IN COMPLIANCE WITH FBC 11-4.12 (7) FBC 11-4.304 & NFPA 101-7.10.12 SIGNAGE AT EXIT DOORS SHALL BE MOUNTED 50" AFF ON THE LATCH SIDE. SIGNAGE AT STOREFRONT DOORS AND FRAMING SHALL NOT EXCEED THE WIDTH OF THE DOOR STYLE OR FRAMING MEMBER.

PROVIDE LIGHT GAUGE TRUSS-TYPE CONSTRUCTION SIGNAGE PER FAC 60A-60.0081 PER EXAMPLE BELOW



FLORIDA FIRE PREVENTION CODE SUMMARY

(8TH EDITION, FLORIDA FIRE PREVENTION CODE)

CONSTRUCTION TYPE: IIB, PER FLORIDA BUILDING CODE
UNPROTECTED, UN-SPRINKLERED

SECTION 6-2 - CLASSIFICATION OF HAZARD OF CONTENTS
ORDINARY HAZARD PER SECTION 6.2.2.3

CHAPTER 36 - NEW BUSINESS OCCUPANCY
OFFICES

FIRST FLOOR: 1500 SQ. FT.

NUMBER OF STORIES: 1
BUILDING HEIGHT: 23 FT.

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A OR CLASS B
INTERIOR FLOOR FINISHES IN EXIT ENCLOSURES SHALL BE NOT LESS THAN CLASS II

OCCUPANT LOAD PER TABLE 7.3.1.2.

BUSINESS AREA 1500 SF / 150 = 10

EGRESS WIDTH PER TABLE 7.3.1.1:

EGRESS WIDTH, FIRST FLOOR: 10 X 0.20 = 2" REQUIRED, 108" PROVIDED.

BUSINESS OCCUPANCY - UNSPRINKLERED

ALLOWABLE DEAD END LIMIT = 20 FT.

(TABLE A.7.5)

ALLOWABLE COMMON PATH LIMIT = 75 FT.

(TABLE A.7.6)

ALLOWABLE TRAVEL DISTANCE LIMIT = 200 FT.

(TABLE A.7.6)

7.10.1.3 EXIT DOOR TACTILE SIGNAGE

TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.

TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT

TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

PROPOSED CONSTRUCTION DOES NOT INCLUDE AN AUTOMATIC SPRINKLER SYSTEM.

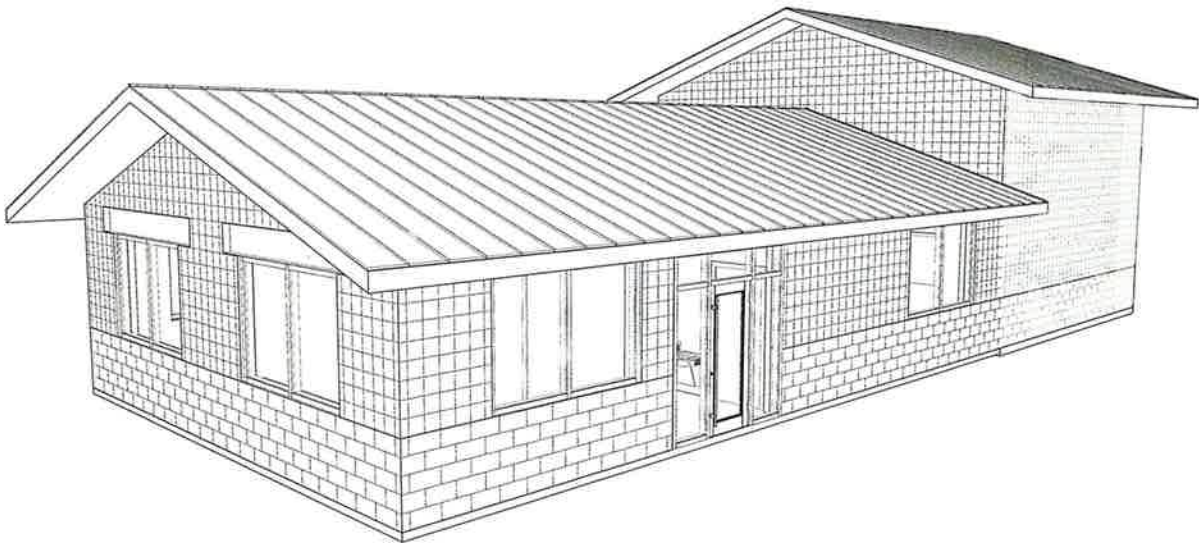
PORTABLE FIRE EXTINGUISHER (LS 9.7.4); PER NFPA 10 "STANDARD FOR PORTABLE FIRE EXTINGUISHERS".

SEE PLAN FOR LOCATIONS

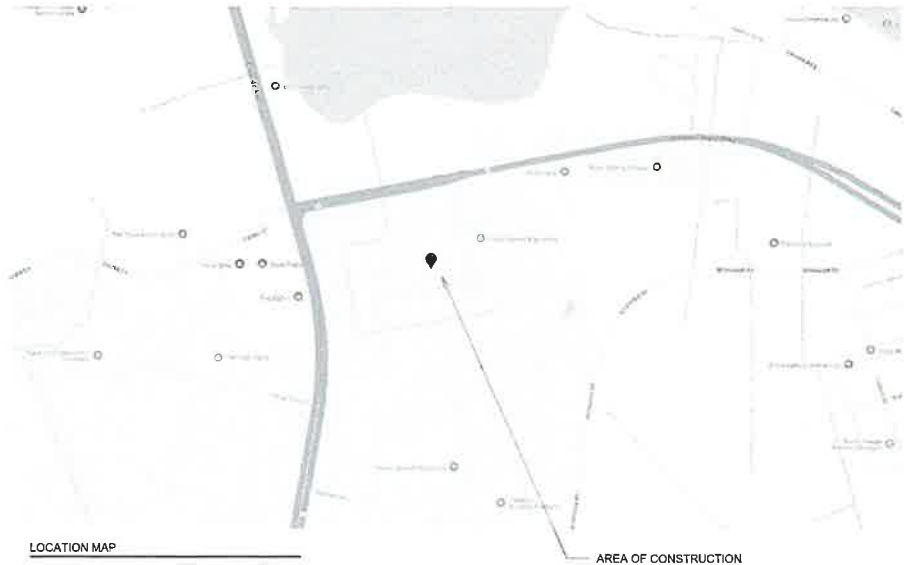
ARCHITECT'S STATEMENT: TO THE BEST OF MY KNOWLEDGE, THIS DESIGN COMPLIES WITH THE REQUIREMENTS OF THE SIXTH EDITION OF THE FLORIDA FIRE PREVENTION CODE (FFPC)

11.1.7.3.1 EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE UNLESS LOCATED AND ARRANGED SO THE PURPOSE IS EVIDENT. THE MARKING SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED (70-1.10.224)

18.11.1.1 BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE A MINIMUM OF 16 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/8 INCH.



1 3D View 1



LOCATION MAP

AREA OF CONSTRUCTION

ARCHITECT:

DESIGN DEVELOPMENT
ARCHITECTURE INCORPORATED
P.O. BOX 555
MIDDLEBURG, FL 32050
904-571-2373

MECHANICAL, ELECTRICAL
AND PLUMBING ENGINEER:

OSSI & MYLER
4495-304 ROOSEVELT BLVD.
UNIT 144
JACKSONVILLE, FL 32210
904-403-9877

STRUCTURAL ENGINEER

LEE J. ENGINEERING, INC.
10381 CYPRESS LAKES DRIVE
JACKSONVILLE, FL 32256
904-234-3518

ROGERS GROUP SCALE HOUSE
LEONARD C TAYLOR PARKWAY
GREEN COVE SPRINGS, FLORIDA
COVER SHEET

REVISIONS

REVIEW COMMENTS
10-18-24



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3/13/2025
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Project Number

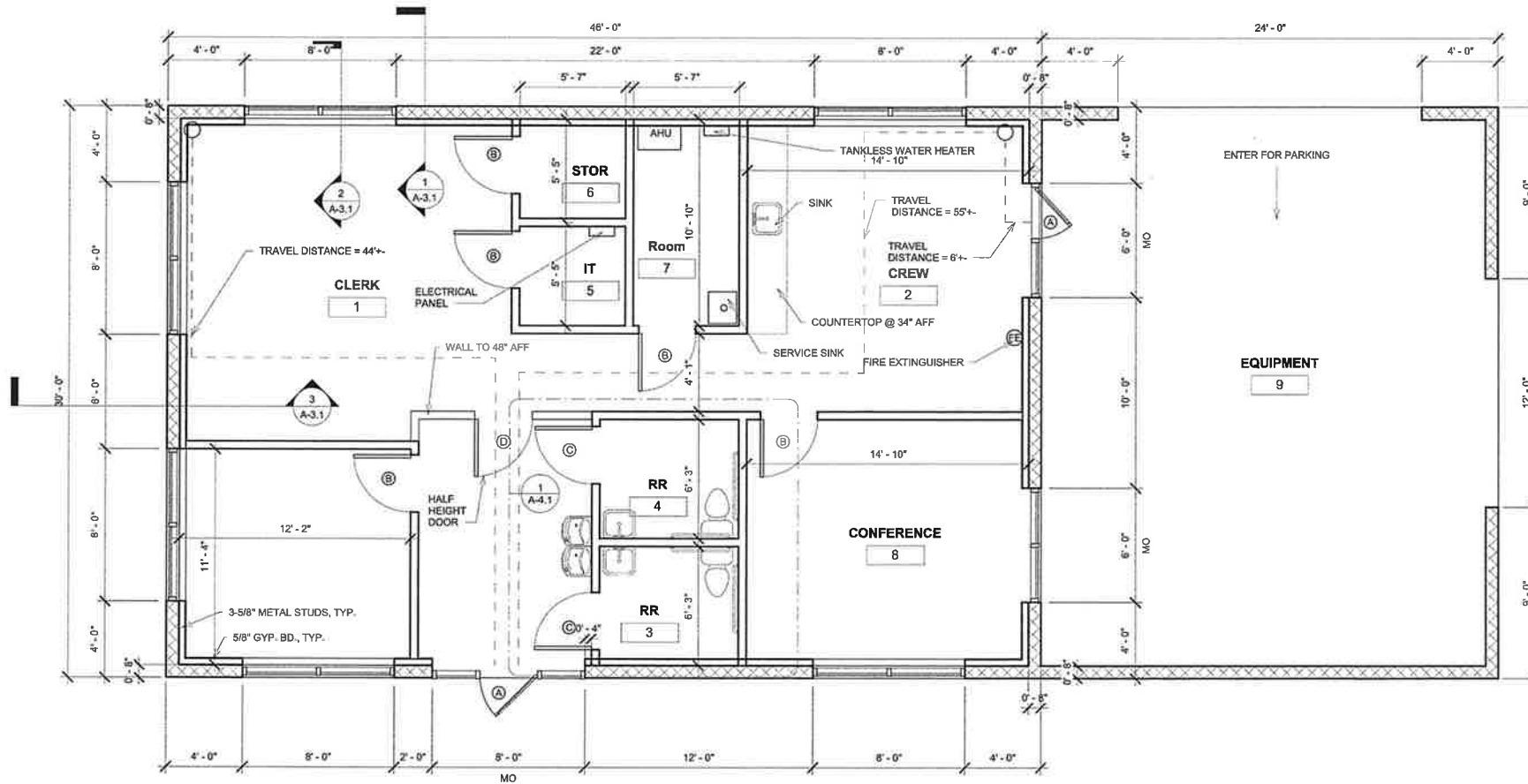
SCALE
3/16" = 1'-0"

DRAWING NUMBER

A-0

DESIGN DEVELOPMENT
Architecture Incorporated

P.O. BOX 555, Middleburg, FL 32050
Phone: 904-571-2373 Email: fraserdtb@aol.com
web site: dscottfraser.com



1 Level 1
1/4" = 1'-0"

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ROGERS GROUP SCALE HOUSE
LEONARD C TAYLOR PARKWAY
GREEN COVE SPRINGS, FLORIDA
FLOOR PLAN

REVISIONS

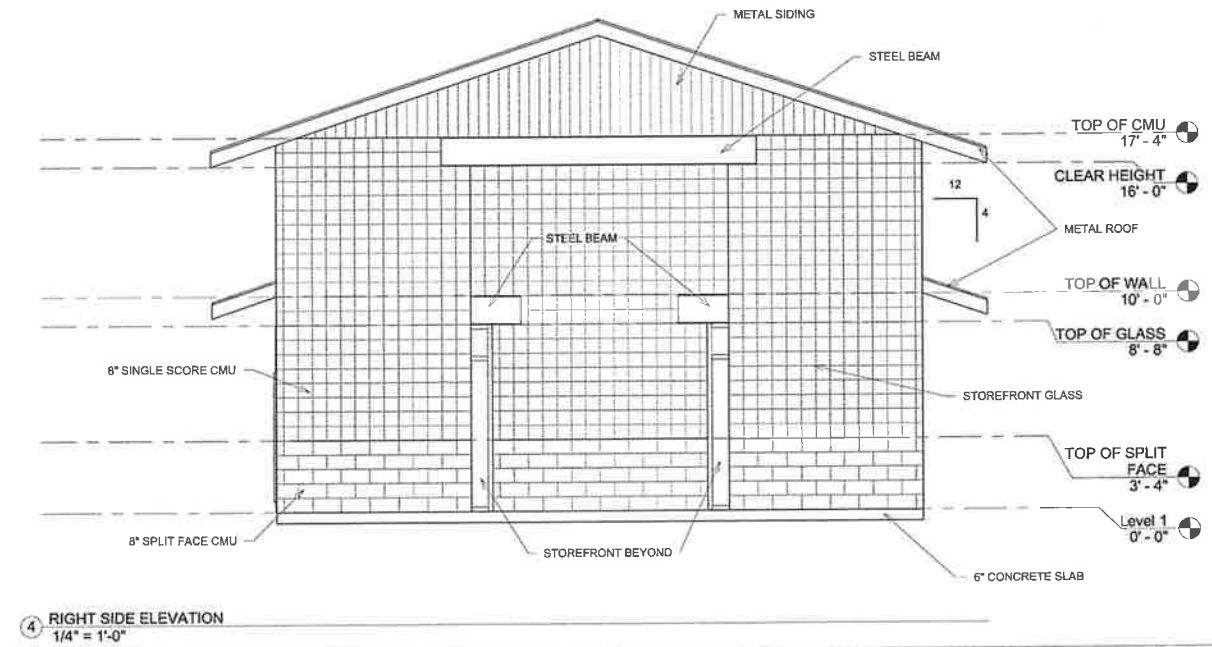
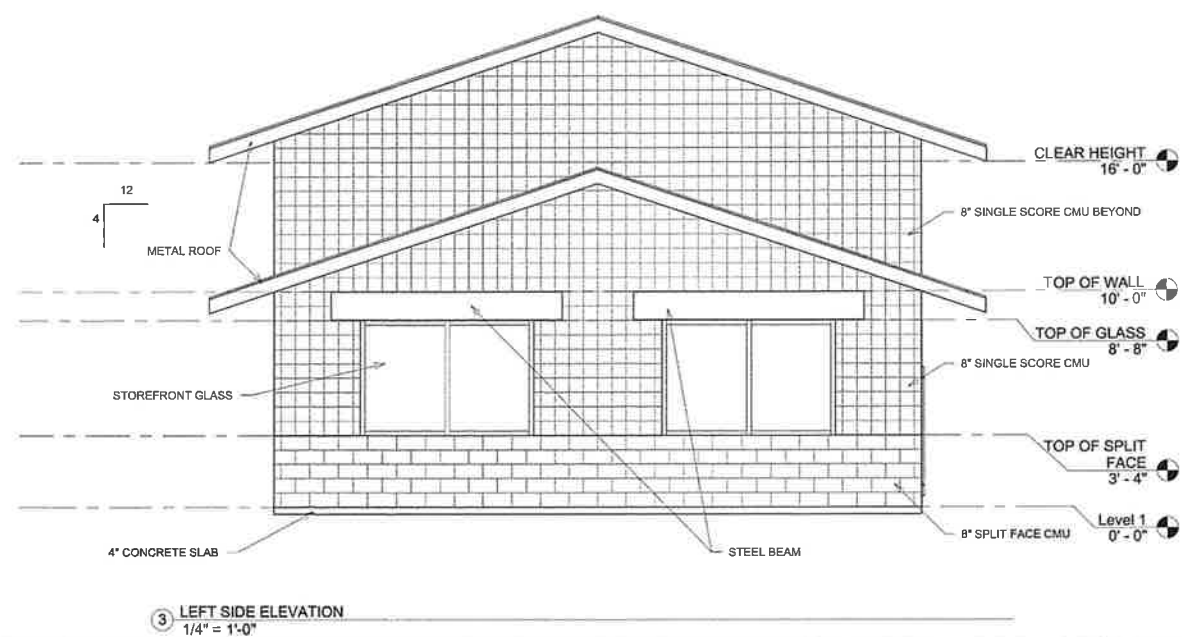
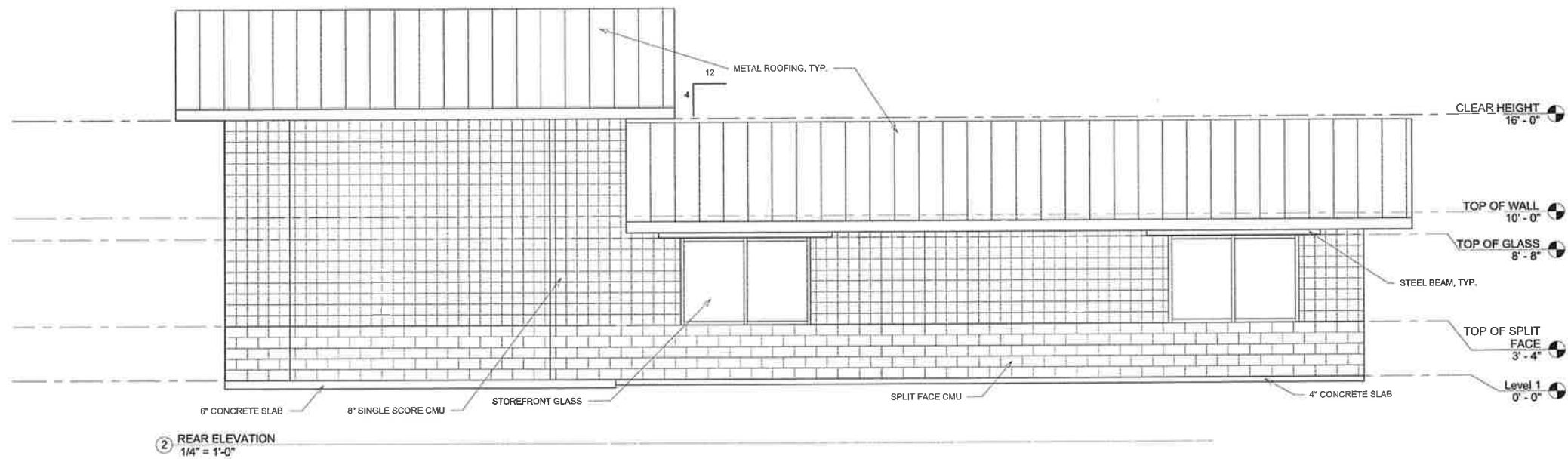
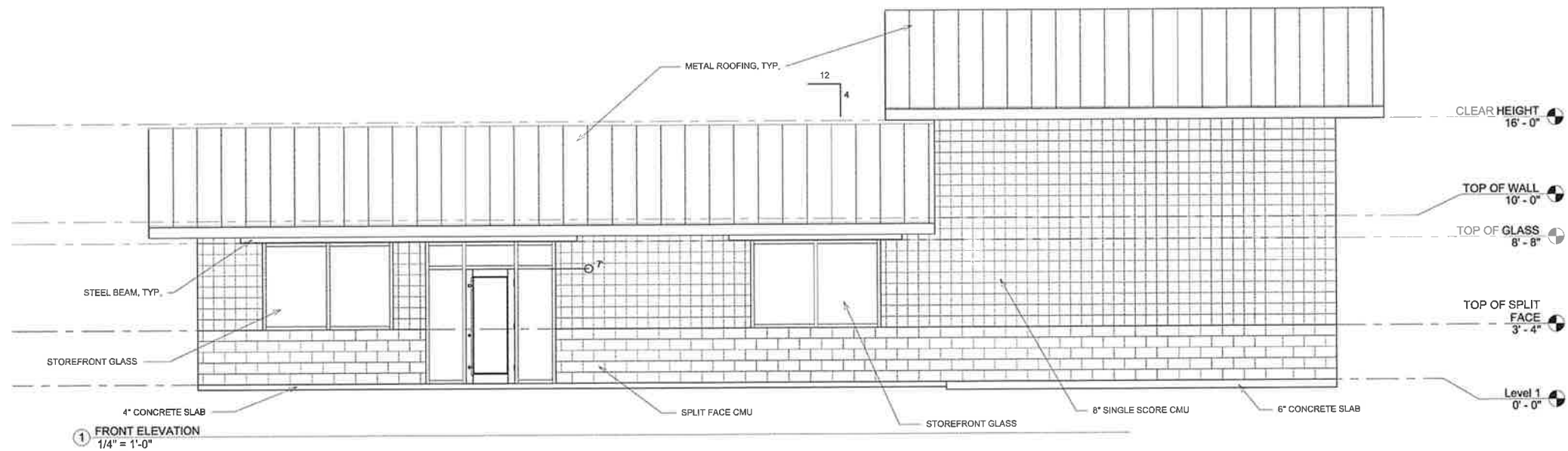


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SCALE
1/4" = 1'-0"

DRAWING NUMBER

A-1.1



DESIGN DEVELOPMENT
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ROGERS GROUP SCALE HOUSE
LEONARD C TAYLOR PARKWAY
GREEN COVE SPRINGS, FLORIDA
ELEVATIONS

REVISIONS



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SCALE
1/4" = 1'-0"

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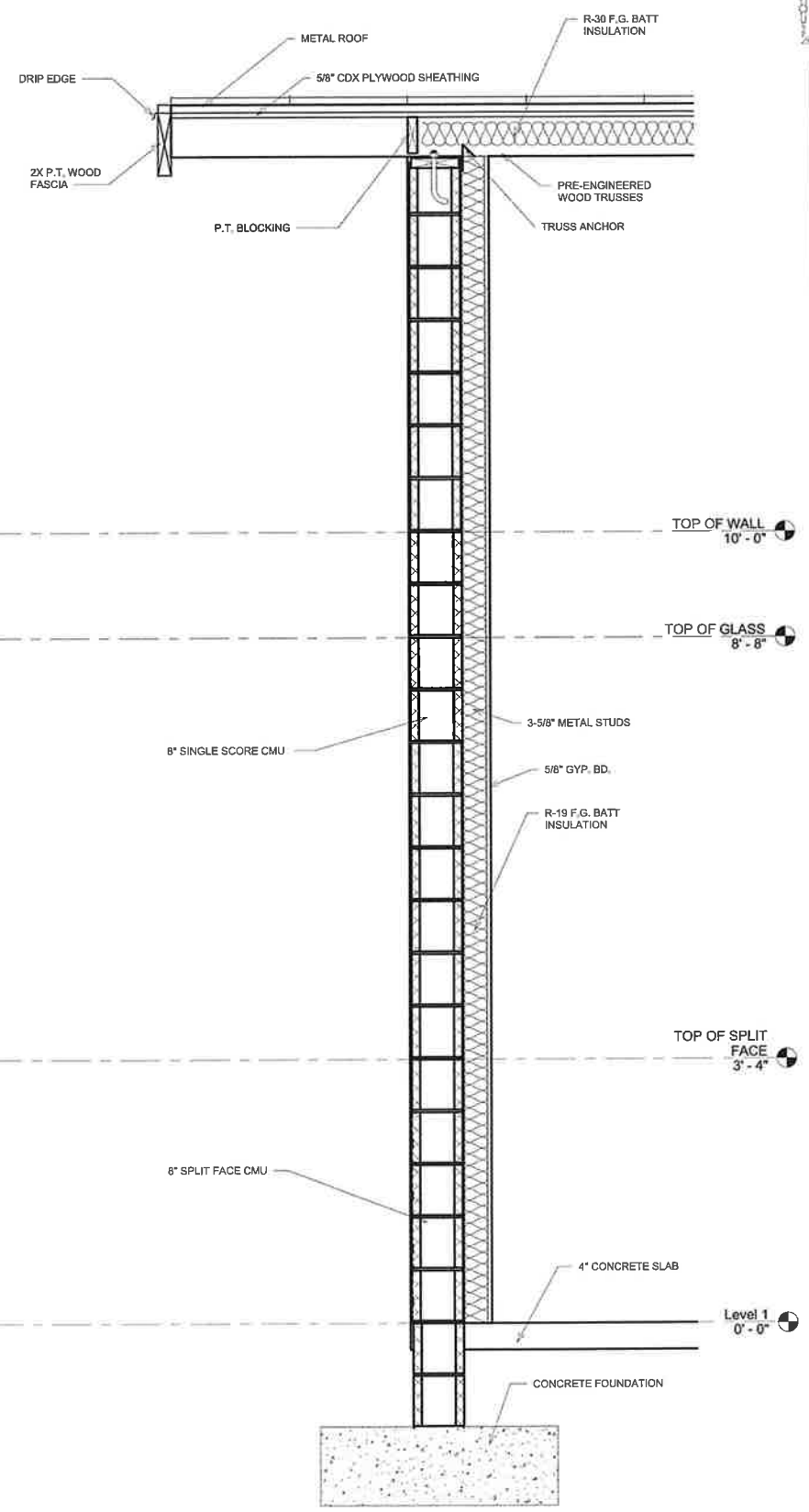
DESIGN DEVELOPMENT
Architecture Incorporated
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ROGERS GROUP SCALE HOUSE
LEONARD C TAYLOR PARKWAY
GREEN COVE SPRINGS, FLORIDA
SECTIONS

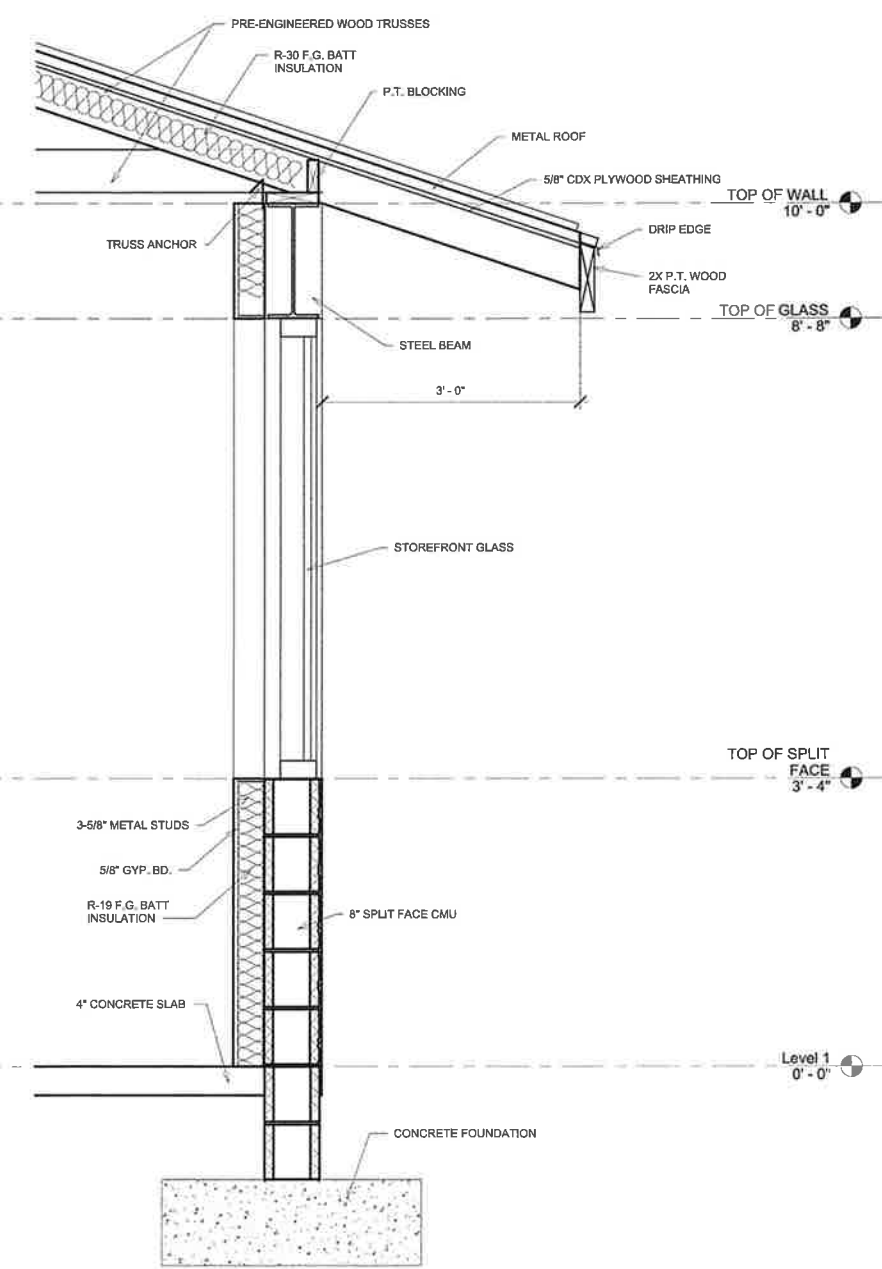
REVISIONS



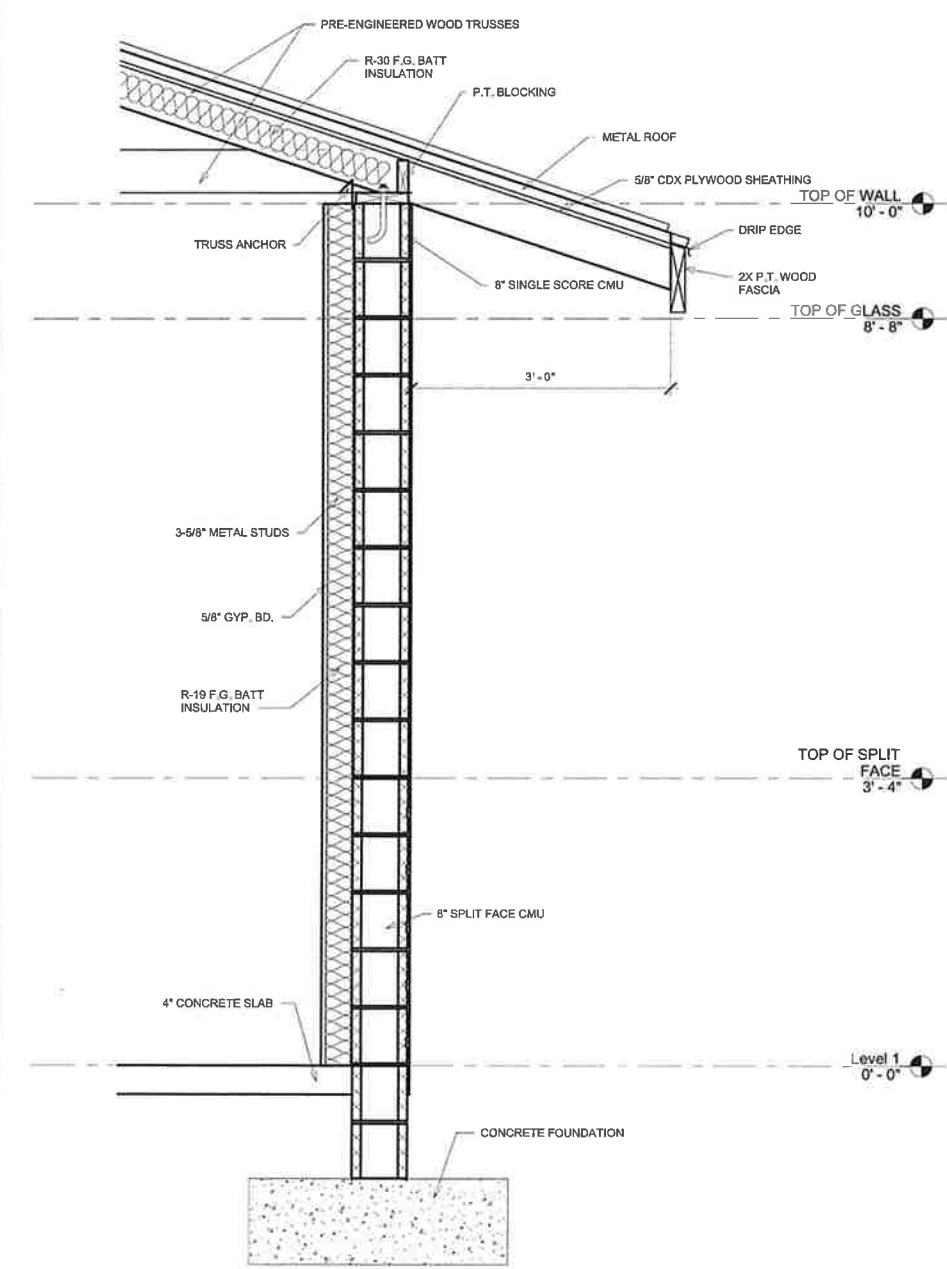
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1" = 1'-0"
DRAWING NUMBER
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3. END WALL SECTION
1" = 1'-0"



2. TYPICAL STOREFRONT WALL SECTION
1" = 1'-0"



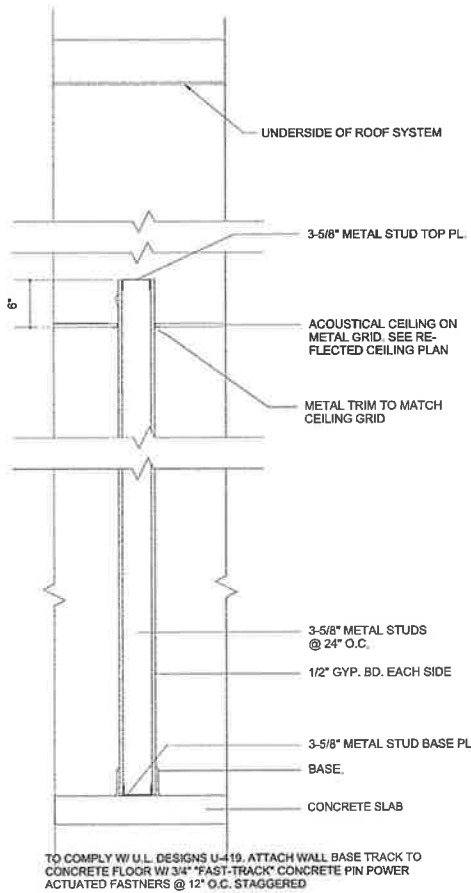
1. TYPICAL WALL SECTION
1" = 1'-0"

DOOR SCHEDULE						
DOOR	SIZE	MATERIAL	GLASS	JAMB	HARDWARE	REMARKS
A	3070	ALUM	FULL	ALUM	LOCKSET	PROVIDE CLOSER
B	3070	SC WOOD	NONE	HOLLOW METAL	PASSAGE	
C	3070	SC WOOD	NONE	HOLLOW METAL	PRIVACY	
D	3074	SC WOOD	NONE	HOLLOW METAL	PASSAGE	HALF HEIGHT

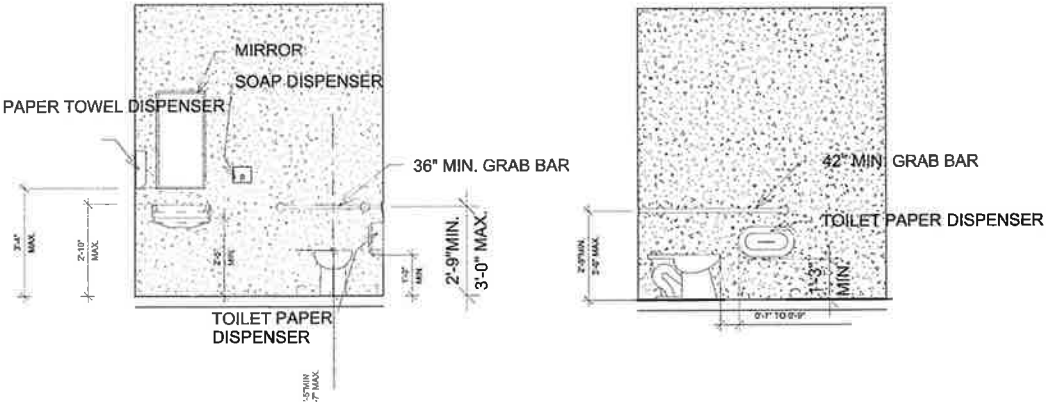
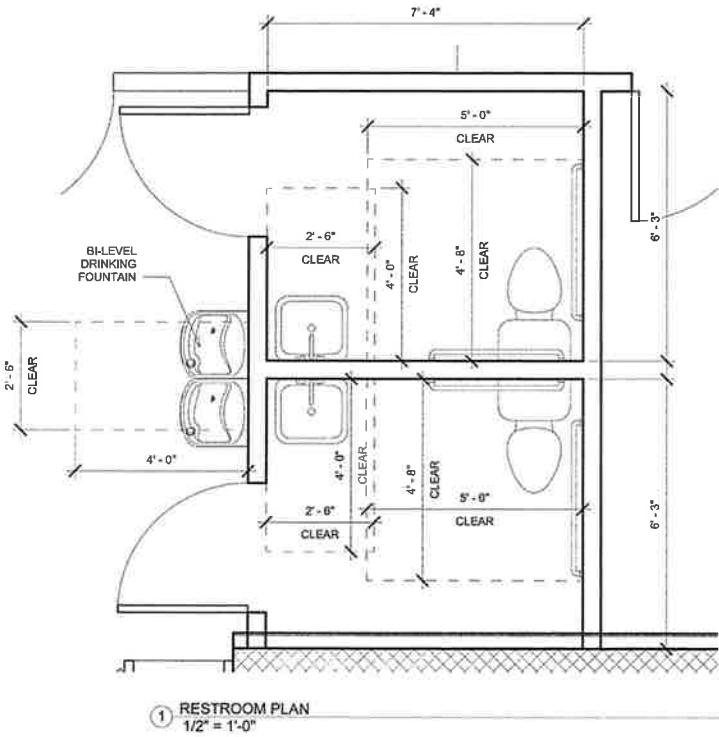
DOOR CLOSERS SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 404.2.9 AND SECTION 309 FBC ACCESSIBILITY. ALL DOOR HARDWARE SHALL BE LEVER ACTIVATED.
STOREFRONT DOOR W/ THUMB OPERATED LOCKING DEVICE TO COMPLY W/ FBC SECTION 1008.1.9.3. POST SIGN ON OR ADJACENT DOOR W/ MIN 1" LETTERS: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
PANIC HARDWARE SHALL COMPLY WITH SECTION 7.2.1.7, FLORIDA FIRE PREVENTION CODE.
*MAINTAIN MINIMUM 32" CLEAR SPACE INSIDE OF OPENING WHEN DOOR IS IN THE OPEN POSITION.
WOOD DOORS TO BE SOLID CORE BIRCH WITH CLEAR FINISH
DOOR HARDWARE TO BE SATIN CHROME PLATED FINISH

STOREFRONT DOOR HARDWARE:
-(1.5X PAIR) OFFSET PIVOTS [H-2101/H-2201 BY: YKK AP]
-CONCEALED VERTICAL ROD PANIC EXIT DEVICE [P-52497 / 3600 SERIES BY: YKK AP]
-PULL HANDLE (EXTERIOR SIDE ONLY)
-SURFACE MOUNTED CLOSER
-1/2"X4" SADDLE THRESHOLD [H-8201 BY: YKK AP]

Room Schedule					
Number	Name	Wall Finish	Floor Finish	Ceiling Finish	Base Finish
1	CLERK	PAINT	LVT	GYP. BD.	VINYL
2	CREW	PAINT	LVT	GYP. BD.	VINYL
3	RR	PAINT. EPOXY PAINT ON PLUMBING WALL	LVT	GYP. BD.	VINYL
4	RR	PAINT. EPOXY PAINT ON PLUMBING WALL	LVT	GYP. BD.	VINYL
5	IT	PAINT	LVT	GYP. BD.	VINYL
6	STOR	PAINT	LVT	GYP. BD.	VINYL
7	Room	PAINT	LVT	GYP. BD.	VINYL
9	EQUIPMENT				
8	CONFERENCE	PAINT	LVT	GYP. BD.	VINYL



TYPICAL INTERIOR WALL



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ROGERS GROUP SCALE HOUSE
LEONARD C TAYLOR PARKWAY
GREEN COVE SPRINGS, FLORIDA
DETAILS AND SCHEDULES

REVISIONS



DATE
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SCALE
1/2" = 1'-0"

DRAWING NUMBER
A-4.1