

Code Analysis Summary

This structure has been designed in accordance with:

- Florida Building Code - Building (7th. Edition) (2020)
- Florida Building Code - Accessibility (7th Edition) (2020)
- Florida Building Code- Energy Conservation (7th. Edition) (2020)
- Florida Building Code - Fuel Gas (7th. Edition) (2020)
- Florida Building Code - Mechanical (7th. Edition) (2020)
- Florida Building Code - Plumbing (7th. Edition) (2020)
- Florida Fire Prevention Code (7th. Edition) (2020)
- National Electric Code (2017)
- 7th Edition (2020) FFPC is applicable code for life safety
- All storage units are ADA accessible.

Reference Structural Drawings for Structural criteria notations.

FBC 7th Edition

Total sq. ft:

1st. Floor Office = 2,500 sq. ft.

1st. Floor Storage = 38,678 sq. ft.

2nd. Floor Storage = 41,178 sq. ft.

3rd. Floor Storage = 41, 178 sq. ft.

= 123,534 Total sq. ft.

Chapter 6 Construction Types FBC

Type IIB Sprinkled construction

Chapter 3 FBC Occupancy Types - :

311.1 Storage Group S.

Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

311.1.1 Accessory storage spaces.

A room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.

311.2 Moderate-hazard storage, Group S-1.

Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

Aerosol products, Levels 2 and 3

Aircraft hangar (storage and repair)

Bags: cloth, burlap and paper

Bamboos and rattan

Baskets

Belting: canvas and leather

Books and paper in rolls or packs

Boots and shoes

Buttons, including cloth covered, pearl or bone

Cardboard and cardboard boxes

Clothing, woolen wearing apparel

Cordage

Dry boat storage (indoor)

Furniture

Furs

...etc.

Table 803.11 Interior Wall & Ceiling Finish Requirements By Occupancy

Group S Sprinkled - Occupancy type = Corridors, Exit Passageways & Rooms & enclosed spaces Class C.

Section 602.4 Type IIB construction is that type of construction in which the exterior walls are noncombustible materials and the interior elements are of any materials permitted by this code.

Table 504.3a FBC

Type IIB Construction- Type S Storage Occupancy FBC 504.3 Max Height 75'.

Table 504.4 Group S Sprinkled = 3 stories max.

Table 506.2 Allowable area Factor

Type S Storage Occupancy Max = 52,500 sq. ft.

Table 706.4 Fire Wall Resistance Ratings

Fire Walls between fire areas Occupancy Group S - 3 hrs req.

Table 601 Fire Resistance Rating Requirements For Building Elements (Hours):

Type IIB

Exterior Bearing Walls - 0

Nonbearing Walls and partitions Interior - 0

Roof construction & secondary members - 0

Drinking Fountain 1 per 500

1 drinking fountain required (1 per 100)

FBC Table 508.4 Required Separation of Occupancies (hours)

Indicates that no separation is required between business occupancies and storage occupancies.

However NFPA Table 6.1.14.4.1 (b) requires a 2 hour separation.

The Hourly rating of the required separation can be reduced by 1- hour with the installation of NFPA 13 fire sprinkler system.

Group S-2 Occupancy Table 1006.2.1 Max Exit Travel distance:

FBC 1017.2 Occupancy S-2 w/ sprinkler = 400'

1006.2.1 Spaces with one exit or exit access doorway:

Table 1016.1 Exit Access Travel Distance

29 Max Occ. Load Sprinkled = Max Common Path Of Travel Distance = 100'

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Occupancy Type S = 300 sq. ft. per person

1005 Egress width per person served Level = .2 inches

41,178/300 = 137.2 Total Occupancy: 137 x .2 = 27 total Inches required.

We have 3'-0" wide leaf doors for storage areas exiting.

Business Office 2,500 sq. ft./ 150 gross max Flr Area

Allowance per occupant = 2.500/ 150 = 17 people

Max Occupancy is 49 for a sprinkled Construction with one exit.

.2 inches x 17 people = 3.4 inches req. egress exit width

We have one 3'-0" wide leaf door for exiting.

Min. Corr. Aisle width 44"

All hallways maintain a min. 44" width at all points, especially at turns in halls.

Minimum clear opening of all exit doors (Inches) = 32" All 3'-0" doors

Fire Provide illuminated EXIT signs throughout the building so that the means of egress is obvious at all times NFPA 101-26-2.10

Minimum number of required plumbing fixtures FBC Table 1004.1.2

123,534 sq. ft. Total 123,534/ 500 = 247 people/2 = 124 male & 124 female

Table 403.1 FBC Plumbing Code

Group S occupancy: 247 people

water closets 1 per 100 = 2

Lavatories 1 per 100 = 2

Drinking Fountain 1 per 1,000

Group B occupancy: 2500 sq. ft. / 100 = 25 total people

water closets 1 per 25 for the first 50...

Lavatories 1 per 40 for the first 80...

Drinking Fountain 1 per 500

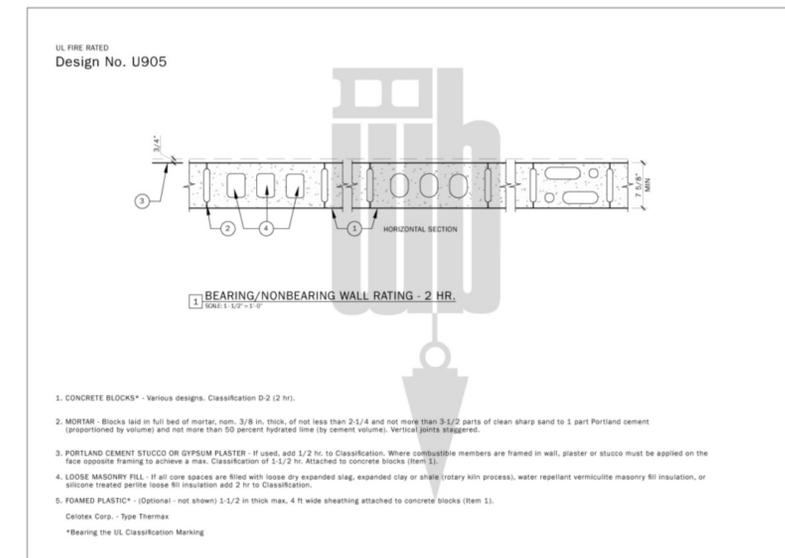
1 drinking fountain required (1 per 100)

The buildings will require evaluation for the installation of two-way radio communications enhancement system as required per Section 11.10 of the FFPC. The buildings must be evaluated for said coverages once the building envelopes are completed and become enclosed. Owner must select the required contractor for evaluation with report of findings to the city. Systems may be required based upon evaluation.

Village Business Center Stor-It

US- Highway 1
Ormond Beach, Florida

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SHEET TITLE

Title Sheet

SHEET

A-001

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This Post Modern Style of architecture has neo-classical references in the inverted joints that block out individual masses in the buildings exterior wall finishes. More neo-classical references to the neo classical style include the angular eave supports, horizontal banding trim and arched window heads.

Note: All exterior lighting will be in accordance with all City of Ormond Beach lighting ordinances. All exterior lighting will be installed facing downwards, to provide zero effect on any adjacent residential properties.

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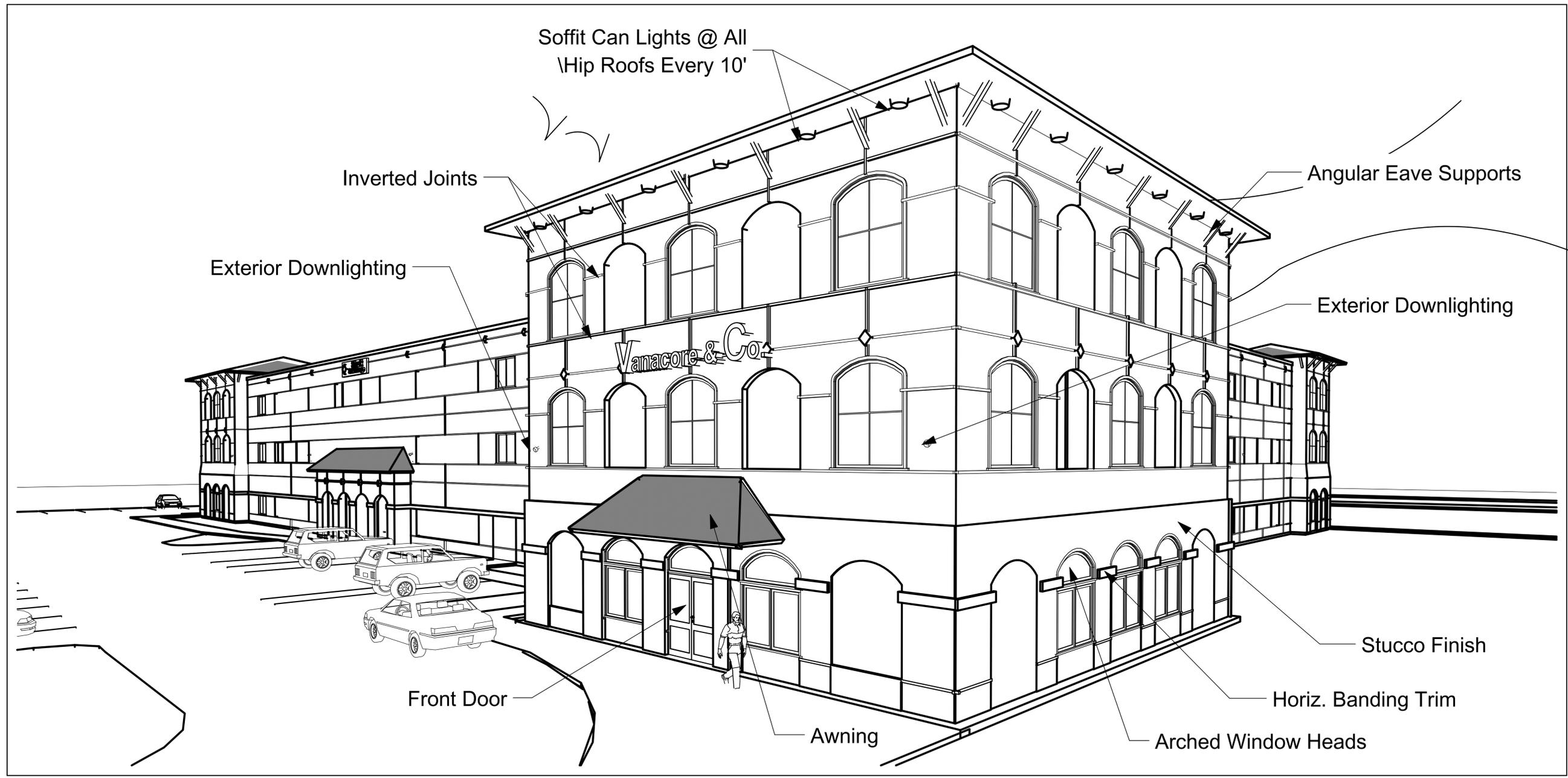
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SHEET TITLE
 Front Perspective View

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Front Perspective View

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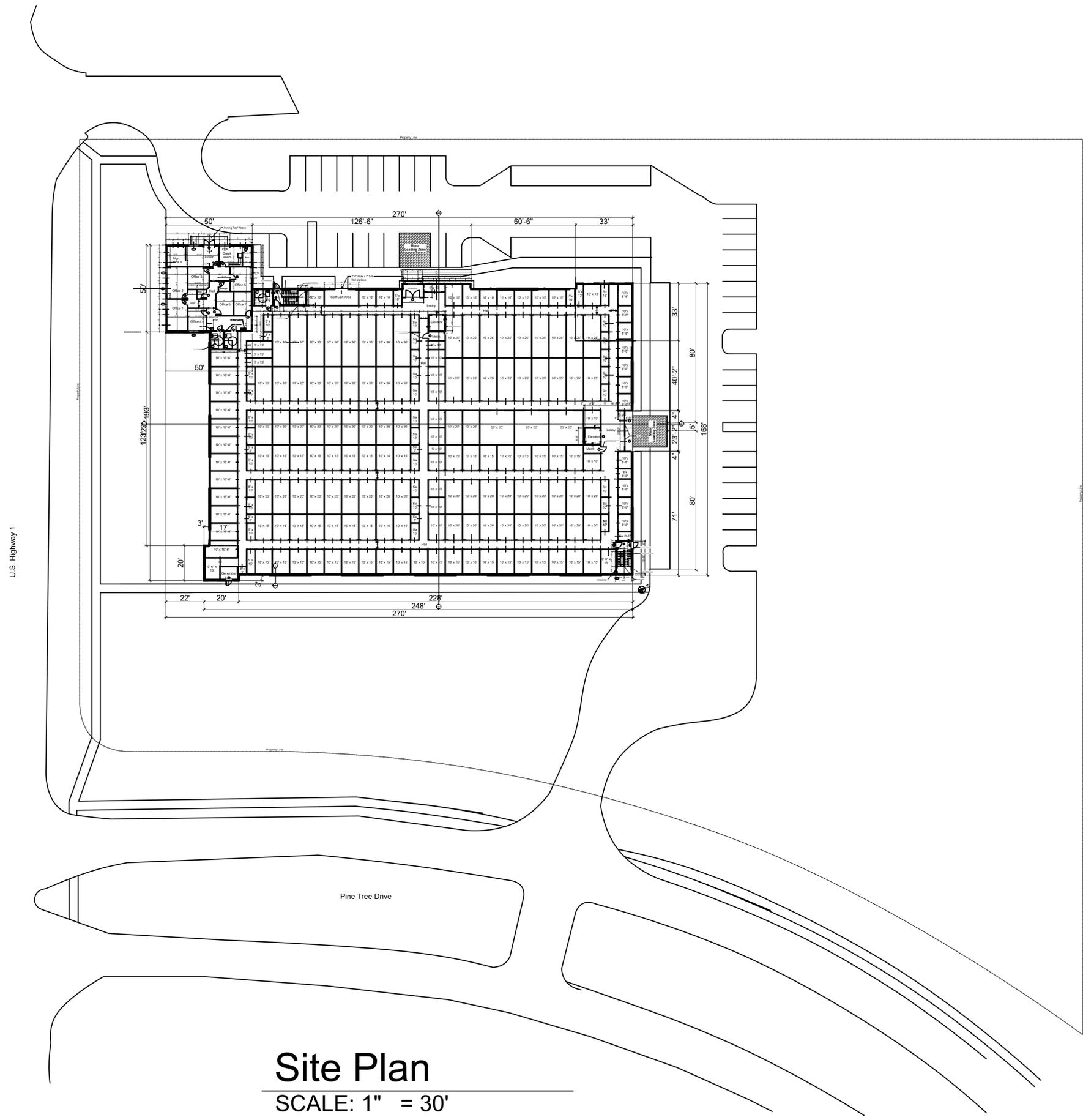
Site Plan

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Site Plan

SCALE: 1" = 30'

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North & South Elevations

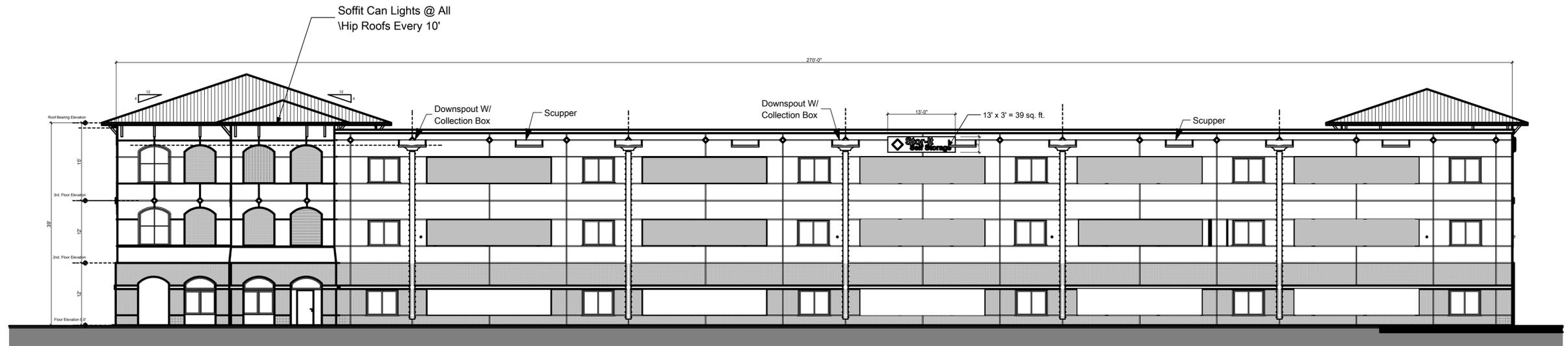
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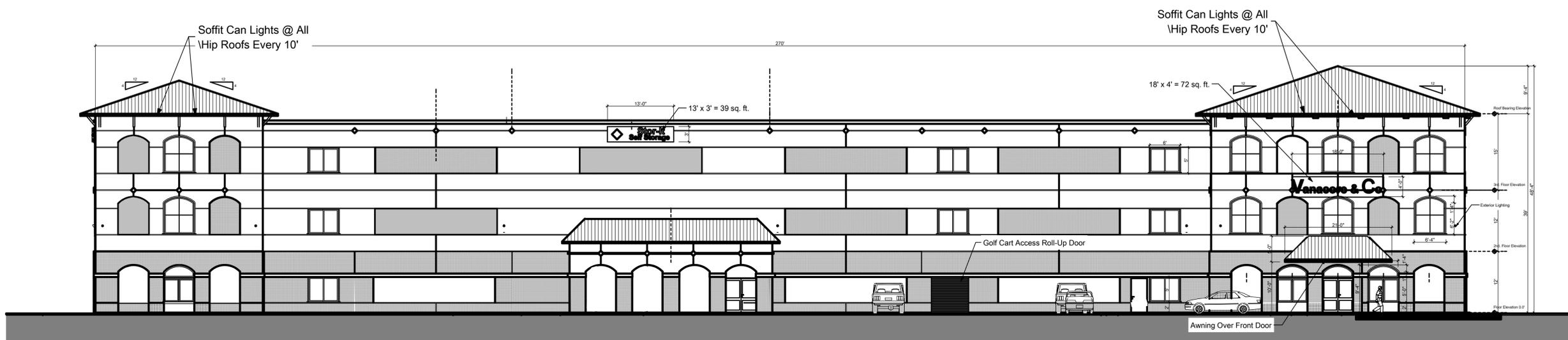
OF

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South Elevation
 SCALE: 3/32" = 1'-0"



North Elevation
 SCALE: 3/32" = 1'-0"

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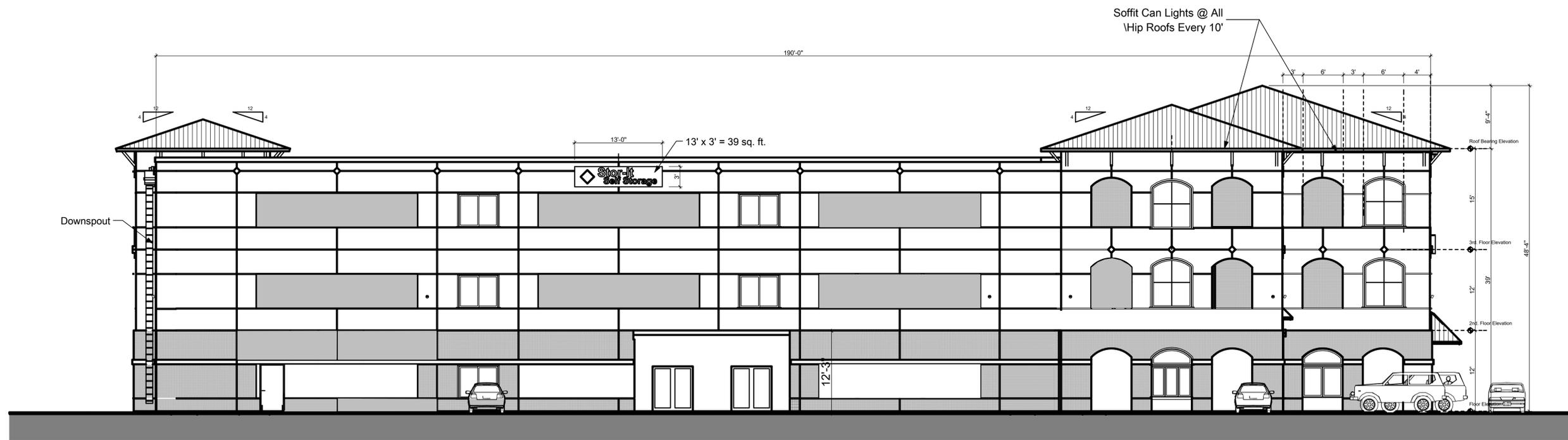
East & West Elevations

SHEET

A-005

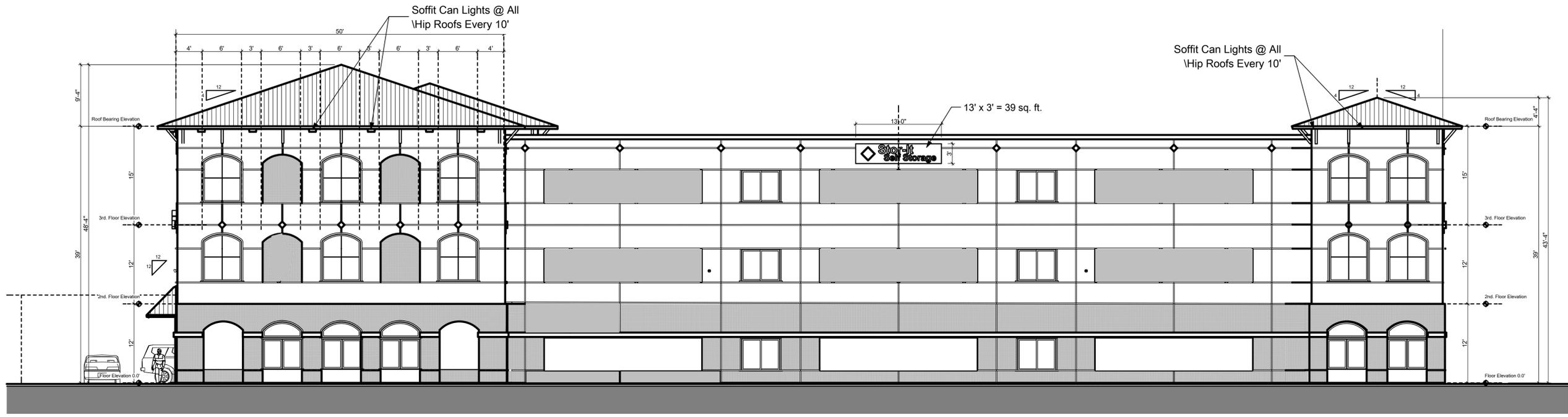
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East Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"

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Enlarged North Elevation

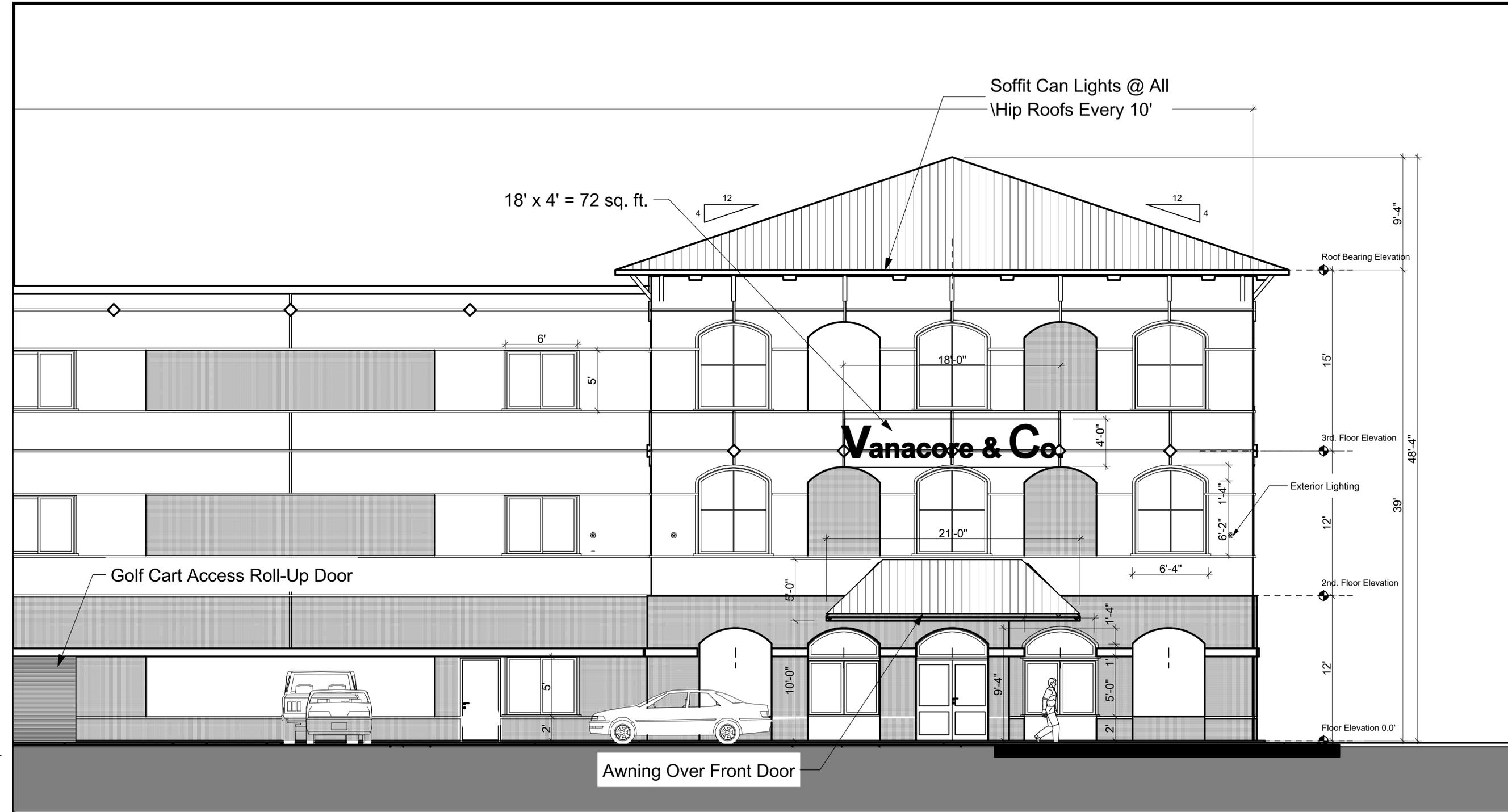
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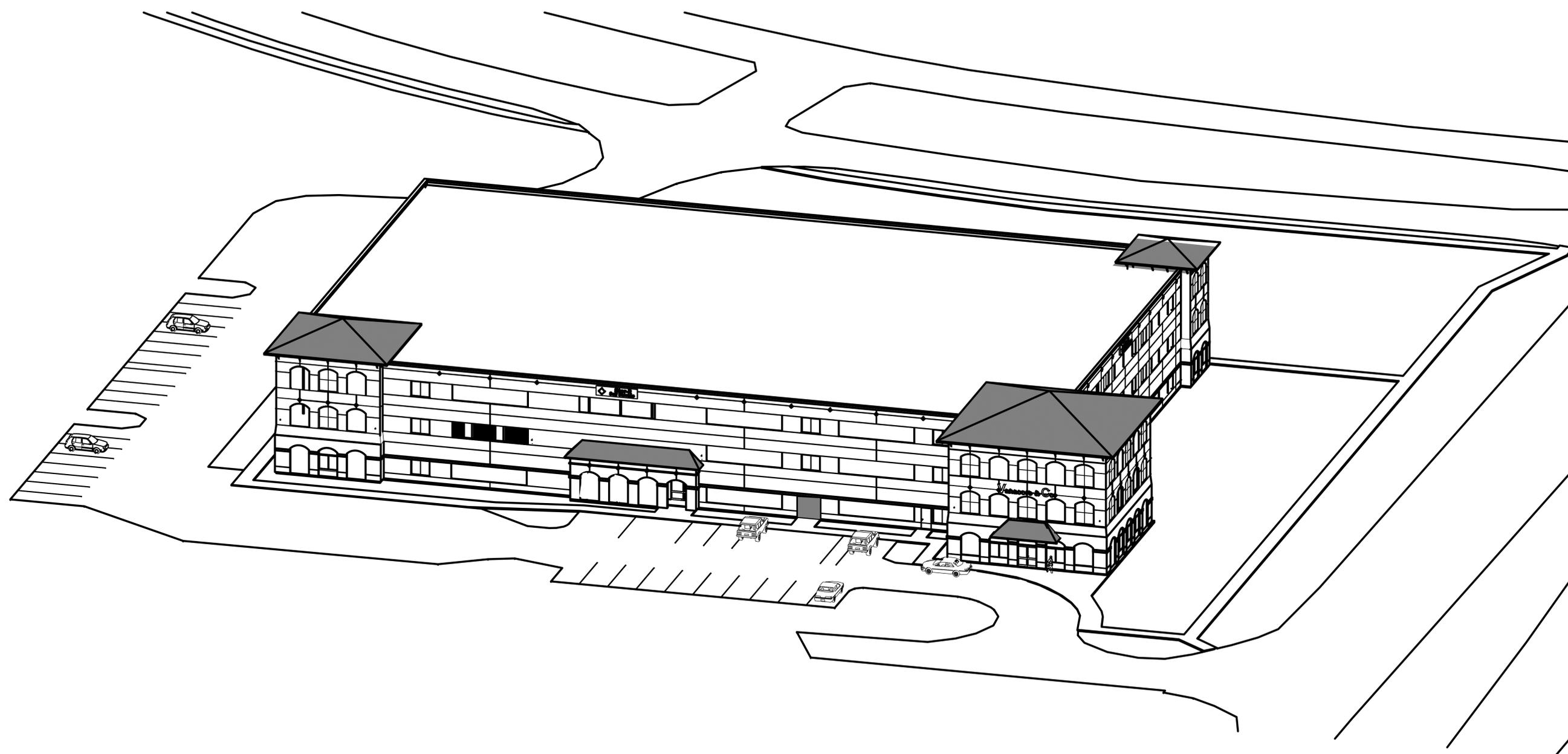
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Enlarged North Elevation
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Axonometric View

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Axonometric View

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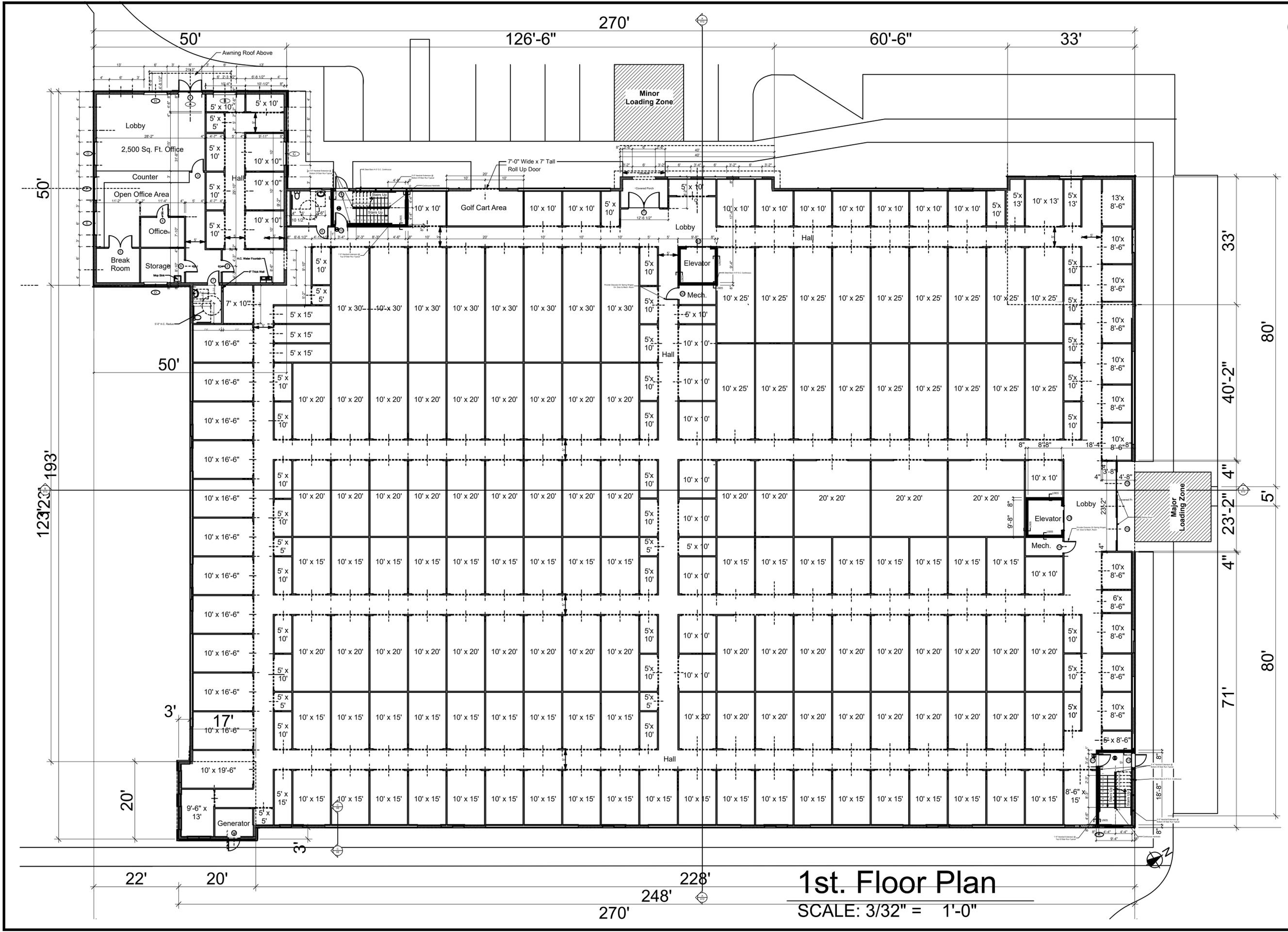
1st. Floor Plan

SHEET

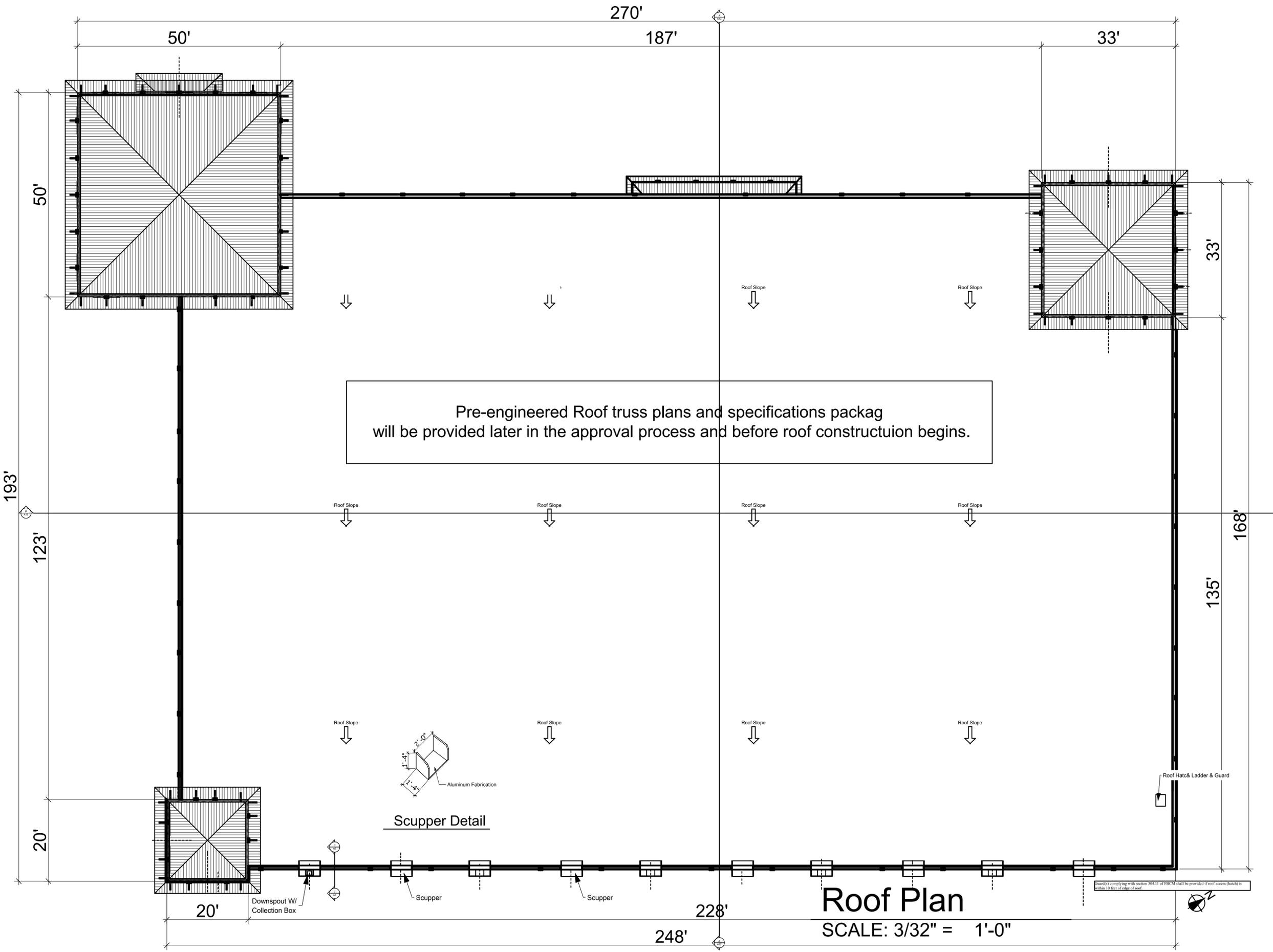
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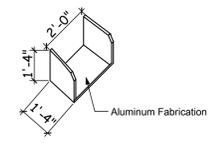
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Pre-engineered Roof truss plans and specifications packag will be provided later in the approval process and before roof constructuion begins.



Scupper Detail

Roof Plan
SCALE: 3/32" = 1'-0"

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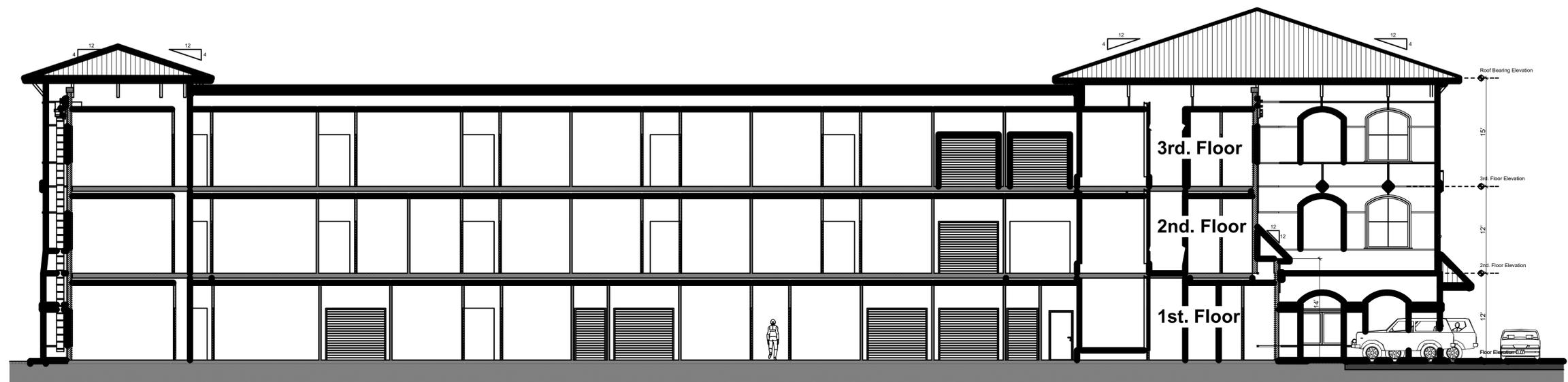
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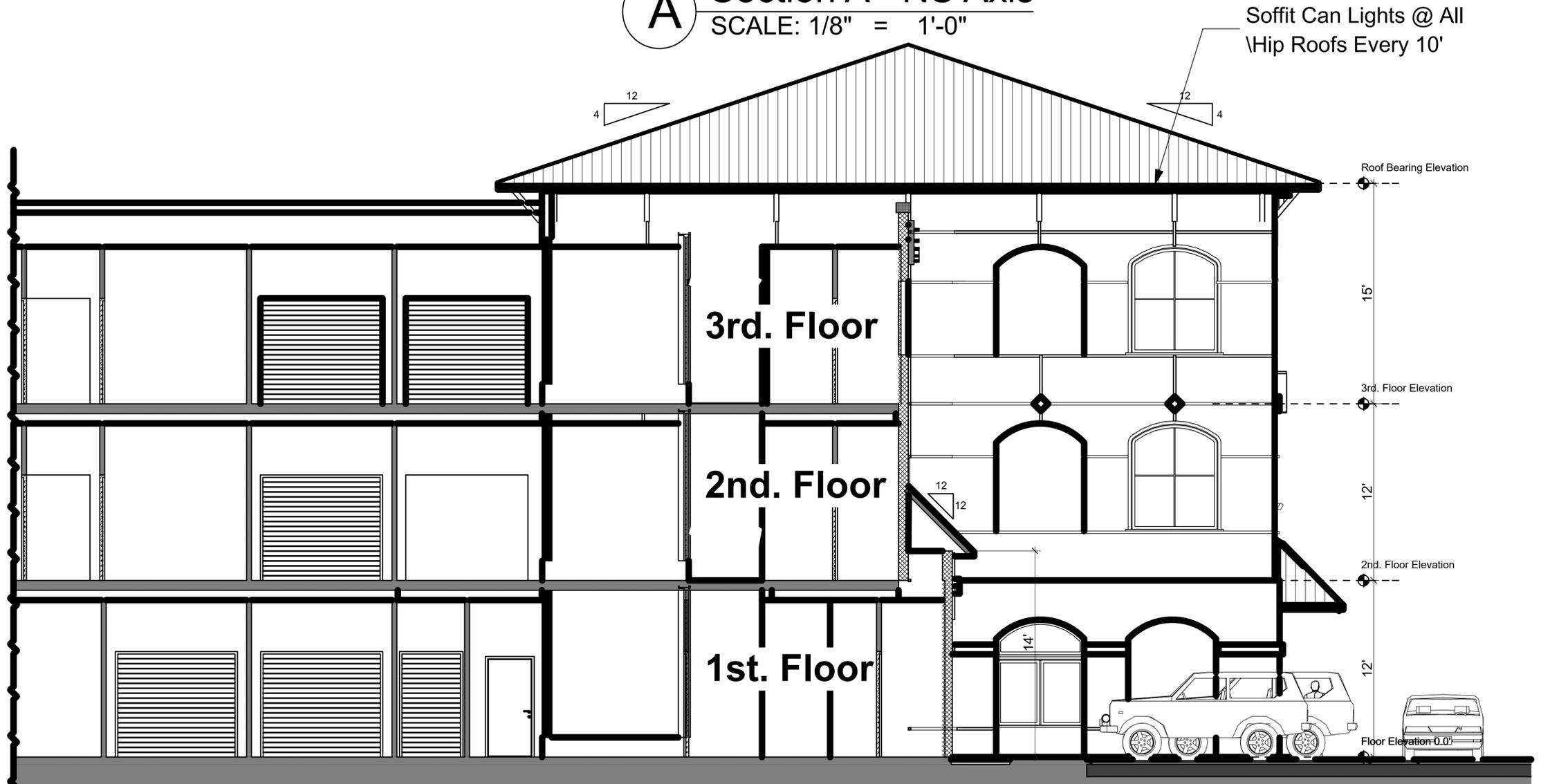
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SHEET TITLE: **Roof Plan**

SHEET: **A-011**
OF: **29**
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A Section A - NS Axis
SCALE: 1/8" = 1'-0"



A Enlarged Section A
SCALE: 1/4" = 1'-0"

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SHEET TITLE

Building Section
A - NS Axis

SHEET

A-012

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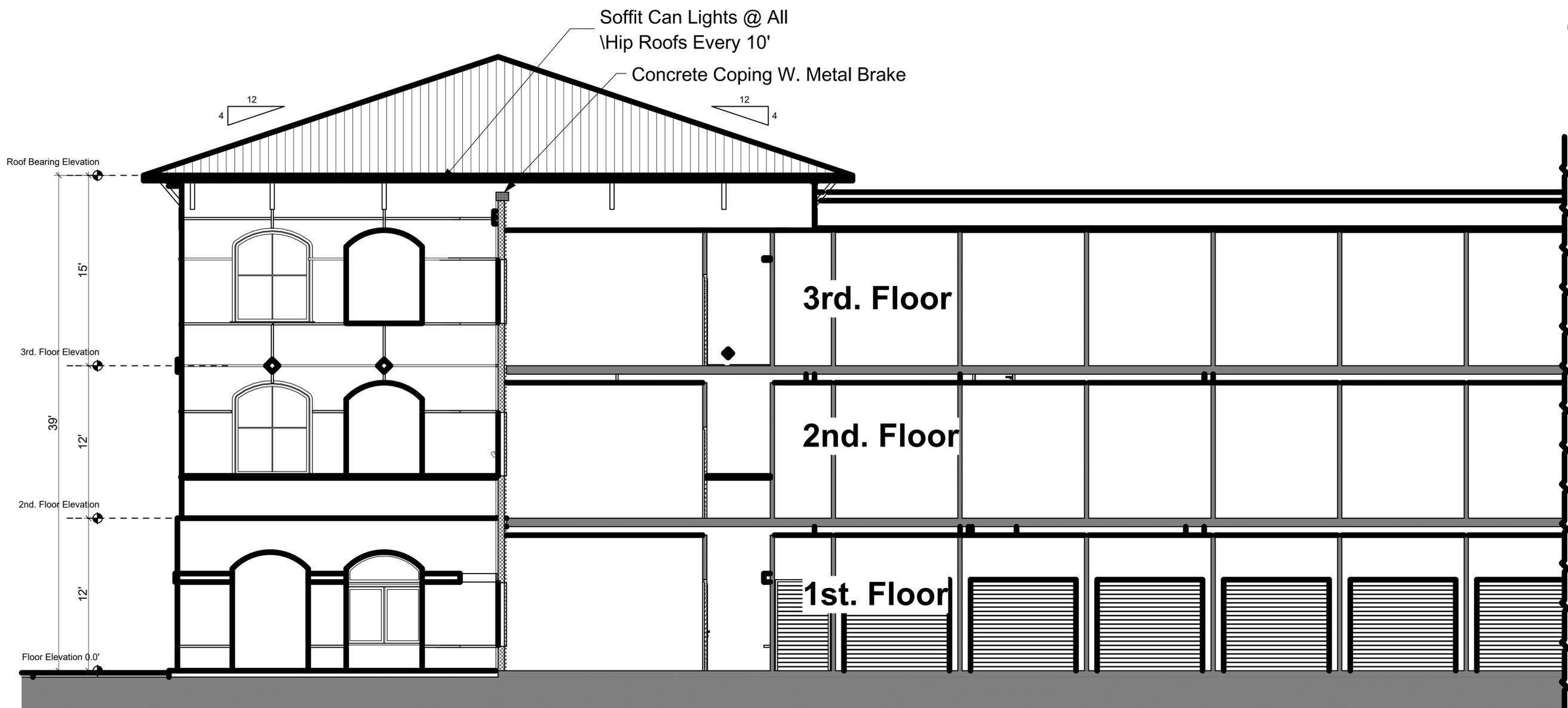
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SHEET TITLE: Building Section B - EW Axis

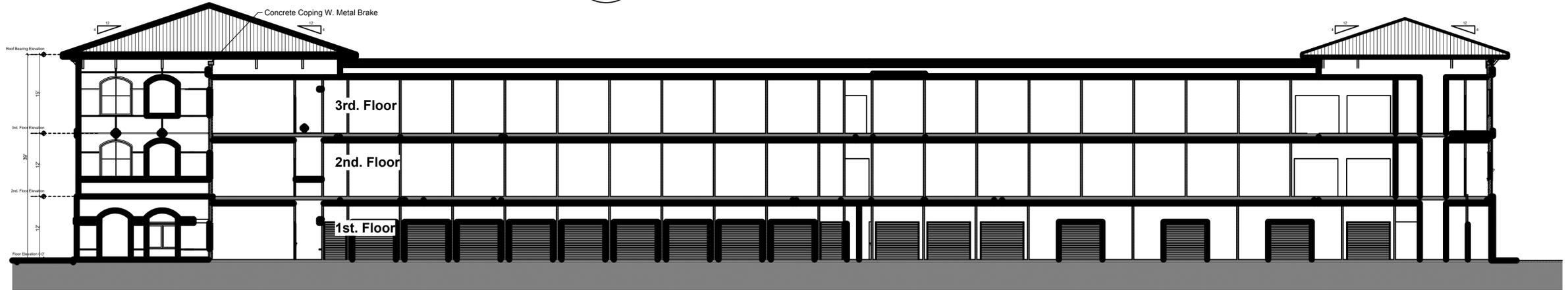
SHEET

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B Enlarged Section B
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B Section B - EW Axis
 SCALE: 3/32" = 1'-0"

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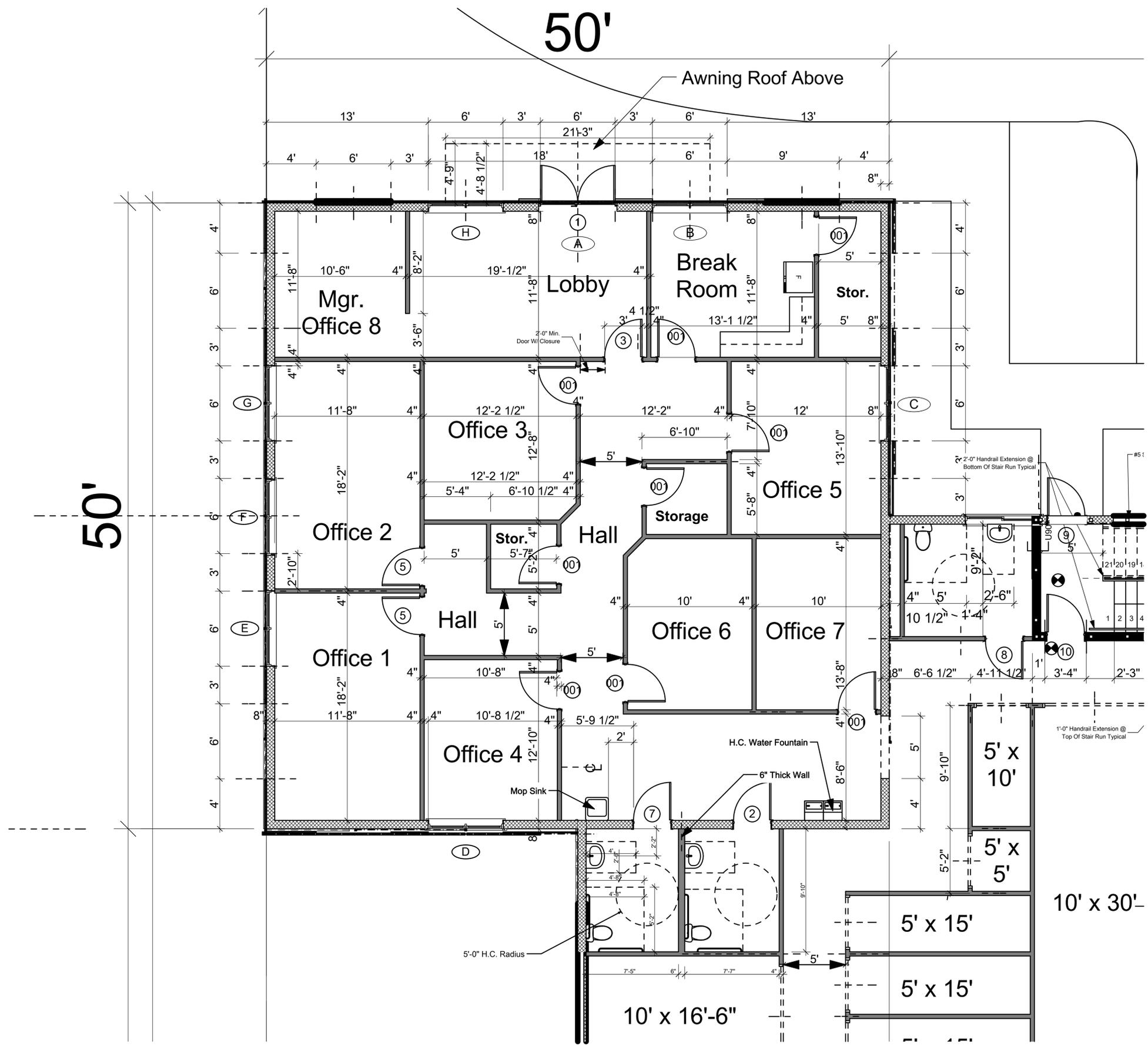
Enlarged Office Plan

SHEET

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Enlarged Office Plan
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