

Renovations for: Maxxim Construction at:

226 & 222 Industrial Loop South
Orange Park, Florida 32073

Building Manager:

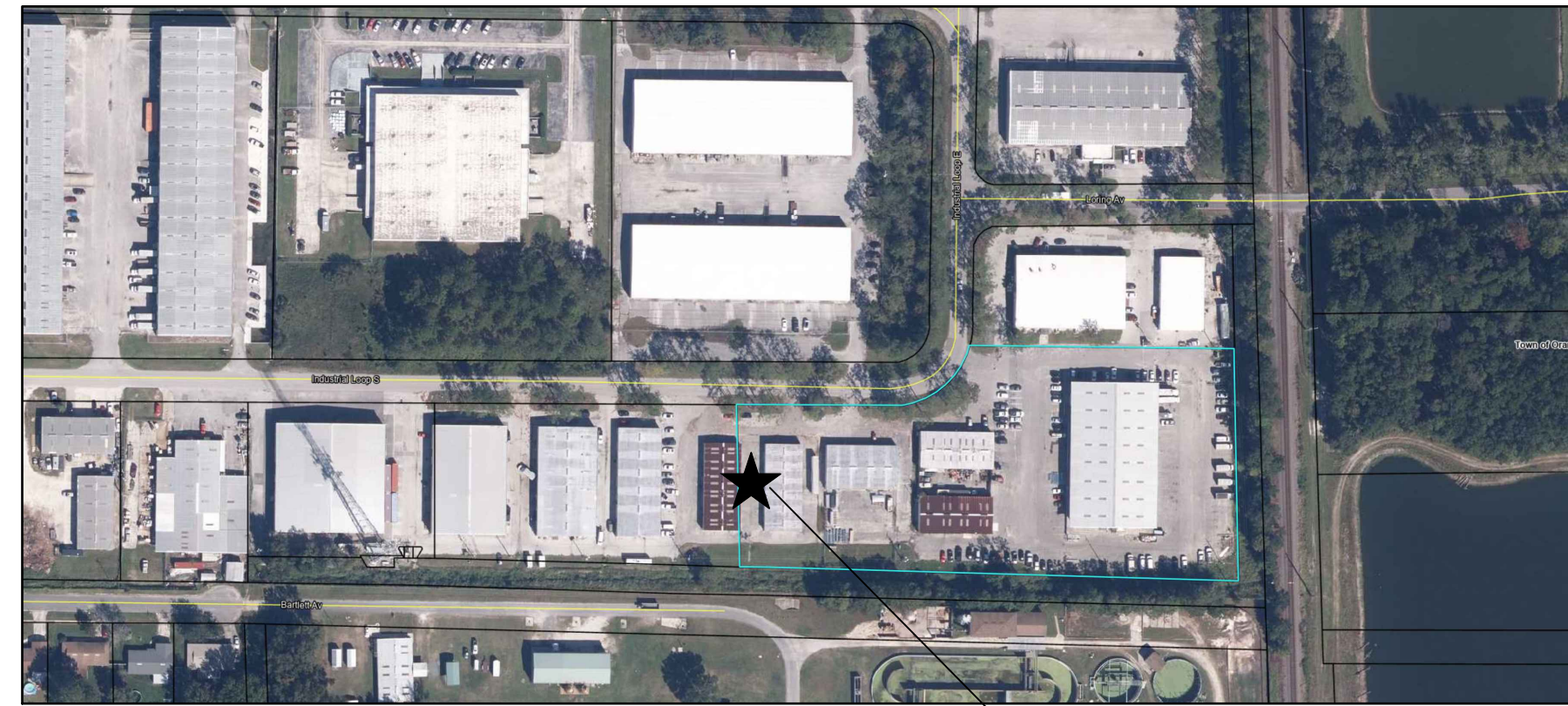
Wesjx Development Co.
569 Edgewood Ave. S
Jacksonville, Florida 32205

Architectural Services:

Michael Blake Architects LLC
904 Margaret St., Suite 101
Jacksonville, Florida 32204
904.708.0826
M. Blake, Reg. No. AR 96125

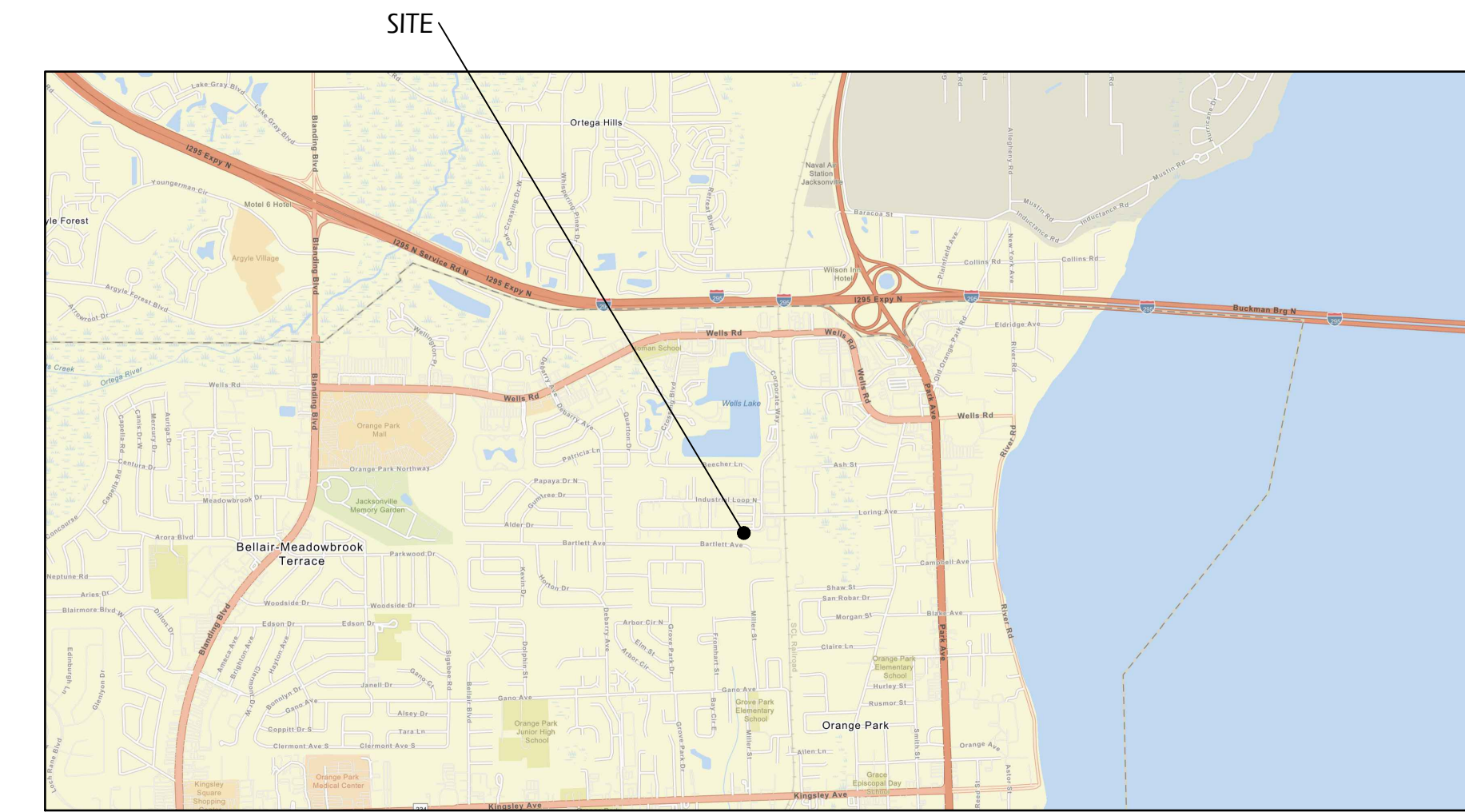
Mechanical, Electrical, & Plumbing Engineering:

Powell & Hinkle Engineering
1409 Kingsley Avenue, Building 12A
Orange Park, Florida
904 264 5570
Robert Hinkle, PE No. 29302
Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121




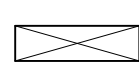
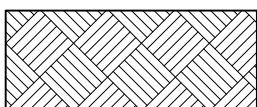
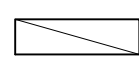
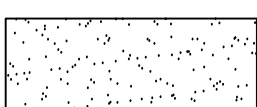
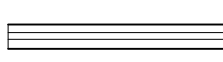
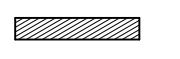

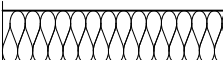

AERIAL MAP
NOT TO SCALE

AREA OF WORK - 226 & 222
INDUSTRIAL LOOP SOUTH



LOCATION MAP
NOT TO SCALE

MATERIAL LEGEND

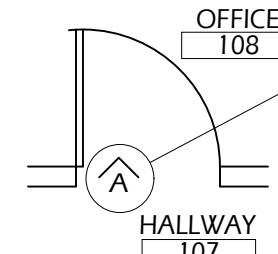

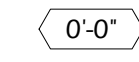
	CONCRETE		WOOD BLOCKING (CONTINUOUS)
	EARTH		WOOD BLOCKING (DISCONTINUOUS)
	PAINTED GWB (IN ELEVATION AND RCP)		WOOD SHEATHING
			FINISHED WOOD TRIM
			RIGID OR FOAM INSULATION
			BATT INSULATION
			CMU (IN PLAN)

ABBREVIATIONS

A.F.F. ABOVE FINISHED FLOOR (MEASURED FROM THE TOP OF THE SLAB)	H.M. HOLLOW METAL
A.H.J. AUTHORITY HAVING JURISDICTION	MFR. MANUFACTURER
B.O. BY OWNER	M.E.P. MECHANICAL, ELECTRICAL, PLUMBING
C.I.P. CAST IN PLACE	M.O. MASONRY OPENING
CLR. CLEAR	N.A. NOT APPLICABLE
CMU CONCRETE MASONRY UNIT	N.T.S. NOT TO SCALE
CONT. CONTINUOUS	NOM. NOMINAL
C.J. CONTROL JOINT	O.H. OPPOSITE HAND
E.T.R. EXISTING TO REMAIN	P.E.M.B. PRE-ENGINEERED METAL BUILDING
E.W.C. ELECTRIC WATER COOLER	P.T. PRESSURE TREATED
F.B.C. FLORIDA BUILDING CODE	R.C.P. REFLECTED CEILING PLAN
F.D. FLOOR DRAIN	R.O. ROUGH OPENING
F.E. FIRE EXTINGUISHER	SIM. SIMILAR
F.E.C. FIRE EXTINGUISHER CABINET	T.O.M. TOP OF MASONRY
F.T.F. FINISH TO FINISH (DIMENSIONING)	T.O.S. TOP OF STEEL
F.V. FIELD VERIFY	T.O. SLABTOP OF SLAB
G.W.B. GYPSUM WALLBOARD	U.N.O. UNLESS NOTED OTHERWISE
G.C. GENERAL CONTRACTOR	W.P. WORKING POINT
	V.W.C. VINYL WALLCOVERING

NOTE: WOOD FRAMING AND TRIM IS TYPICALLY DIMENSIONED USING NOMINAL DIMENSIONS. FOR EXAMPLE, 2 x 4 FRAMING IS 1.5" x 3.5". WHEN ACTUAL DIMENSIONS OF WOOD ARE REQUIRED, THIS IS NOTED WITH ". FOR EXAMPLE, 1" x 2.5" TRIM IS ACTUALLY 1" x 2.5".

DRAWING CONVENTIONS

DOOR REFERENCING: 	SECTION/ELEVATION MARK: 	CEILING ELEVATION MARK: 
THIS MARK DESIGNATES DOOR 108A - THE ARROW DEFINES THE ROOM TO WHICH THE DOOR NUMBER IS ASSOCIATED	REFER TO SHEET A3 DETAIL 2	PROVIDES CEILING ELEVATION RELATIVE TO THE FLOOR BELOW

16 May 2025

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

5 16 2025	COVER
5 16 2025	LS1 LIFE SAFETY PLAN
5 16 2025	A1 FLOOR PLAN
5 16 2025	A2 REFLECTED CEILING PLAN

MECHANICAL PLAN

P1.1	PLUMBING FLOORS PLAN
P2.1	ENLARGED PLUMBING PLANS & RISERS DIAGRAM
P3.1	LEGEND SCHEDULE & MISC. DETAILS

M1	PARTIAL 2ND FLOOR HVAC PLAN
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ELECTRICAL DRAWINGS

E1.1	PART FLOOR PLAN LIGHTING, NOTES AND SCHEDULE
E1.2	PART FLOOR PLAN POWER & SYSTEMS AND NOTES

PROJECT DATA AND BUILDING CODE SUMMARY

THESE ARE TWO EXISTING ONE-STORY, PRE-FABRICATED METAL STORAGE BUILDINGS WITH STEEL COLUMNS SUPPORTING STEEL JOISTS AND METAL DECKS.

THE SCOPE OF WORK IS TO ADD CODE REQUIRED PLUMBING FIXTURES TO EACH BUILDING. BOTH BUILDINGS ARE TO BE OCCUPIED BY THE SAME TENANT.

REFER TO LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION

GOVERNING BUILDING CODE:	FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - BUILDING FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - EXISTING BUILDING FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - PLUMBING FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - MECHANICAL FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - ENERGY CONSERVATION FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - FUEL - GAS FLORIDA FIRE PREVENTION CODE, EIGHTH EDITION (2023) NFPA 70 - 2020 NATIONAL ELECTRIC CODE
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OCCUPANCY: STORAGE GROUP S-1

AREAS (SF):	
BUILDING AREA	5,880 SF (EACH BUILDING)
BUILDING HEIGHT	± 15'

FIRE PROTECTION SYSTEM: THERE IS NO FIRE ALARM. THERE IS NO SPRINKLER SYSTEM.

NUMBER OF STORIES: 1

FIRE RATINGS PER TABLE 601 - CONSTRUCTION TYPE VB:

PRIMARY STRUCTURAL FRAME	0 HR.
BEARING WALLS	
EXTERIOR	0 HR.
INTERIOR	0 HR.
NON-BEARING WALLS AND PARTITIONS	0 HR.
EXTERIOR WALLS PER TABLE 602 (WHERE SEPARATION IS GREATER THAN 30')	0 HR.
INTERIOR	0 HR.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR.

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 Contruccion
 at:**

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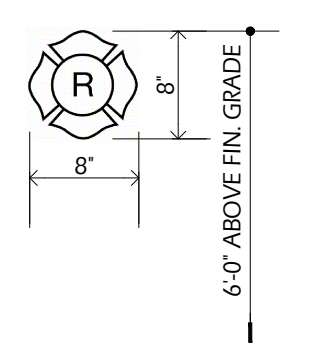
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NFPA 101 - FLORIDA FIRE PREVENTION CODE (EIGHTH EDITION) SUMMARY:

- THIS BUILDING DOES NOT HAVE A SPRINKLER SYSTEM OR FIRE ALARM.
- OCCUPANCY: STORAGE
- CLASSIFICATION OF HAZARD: ORDINARY 16.1.5 & SECTION 6.2
- FIRE EXTINGUISHERS (TYPE A HAZARD) SHALL BE 2A-10BC MULTI-PURPOSE DRY CHEMICAL EQUAL TO "COSMIC 5E" BY JI INDUSTRIES. EXTINGUISHERS SHALL BE MOUNTED ON SURFACE MOUNTED BRACKETS.
 - MAXIMUM FLOOR AREA PER UNIT OF "A" IS 3,000 SF
 - MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75'
- PROVIDE TACTILE SIGNAGE AT EACH EXIT DOOR READING "EXIT" AND IN COMPLIANCE WITH N.F.P.A. 101, 7.10.1.3.
- INSTALL SYMBOL INDICATING LIGHT-FRAME TRUSS-TYPE ROOF CONSTRUCTION IN ACCORDANCE WITH FAC 69A-60.0081. SIGN SHALL BE MARKED WITH A MALTESE CROSS MEASURING 8" x 8", OF A BRIGHT RED REFLECTIVE COLOR, INSTALLED WITHIN 24" TO THE LEFT OF ALL MAIN ENTRY DOORS AND BE PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE ON A CONTRASTING BACKGROUND OR BE MOUNTED ON A CONTRASTING BASE MATERIAL WHICH IS THEN PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE AS SHOWN BELOW:



NOTE:
 3,000 SF PER UNIT OF "A" FOR LOW HAZARD OCCUPANCY SUCH AS OFFICES.
 1,500 SF PER UNIT OF "A" FOR MODERATE HAZARD OCCUPANCIES SUCH AS KITCHENS AND DINING AREAS

- OCCUPANT LOAD CALCULATION* (NFPA 101 TABLE 7.3.1.2):
 STORAGE: 5,880 SF AT 1:500 GROSS 12 OCCUPANTS
 [*THIS IS AN AREA CALCULATION FOR ONE INDIVIDUAL BUILDING. BOTH BUILDINGS ARE IDENTICAL]

STORAGE:

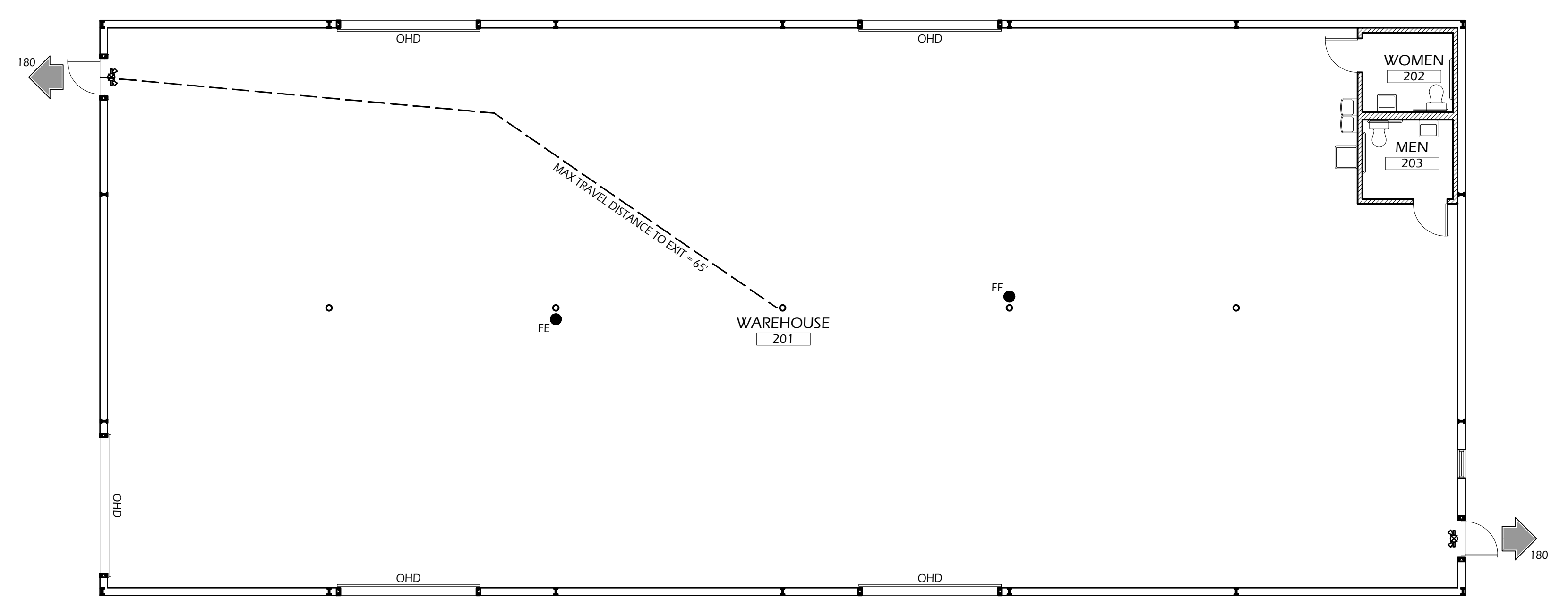
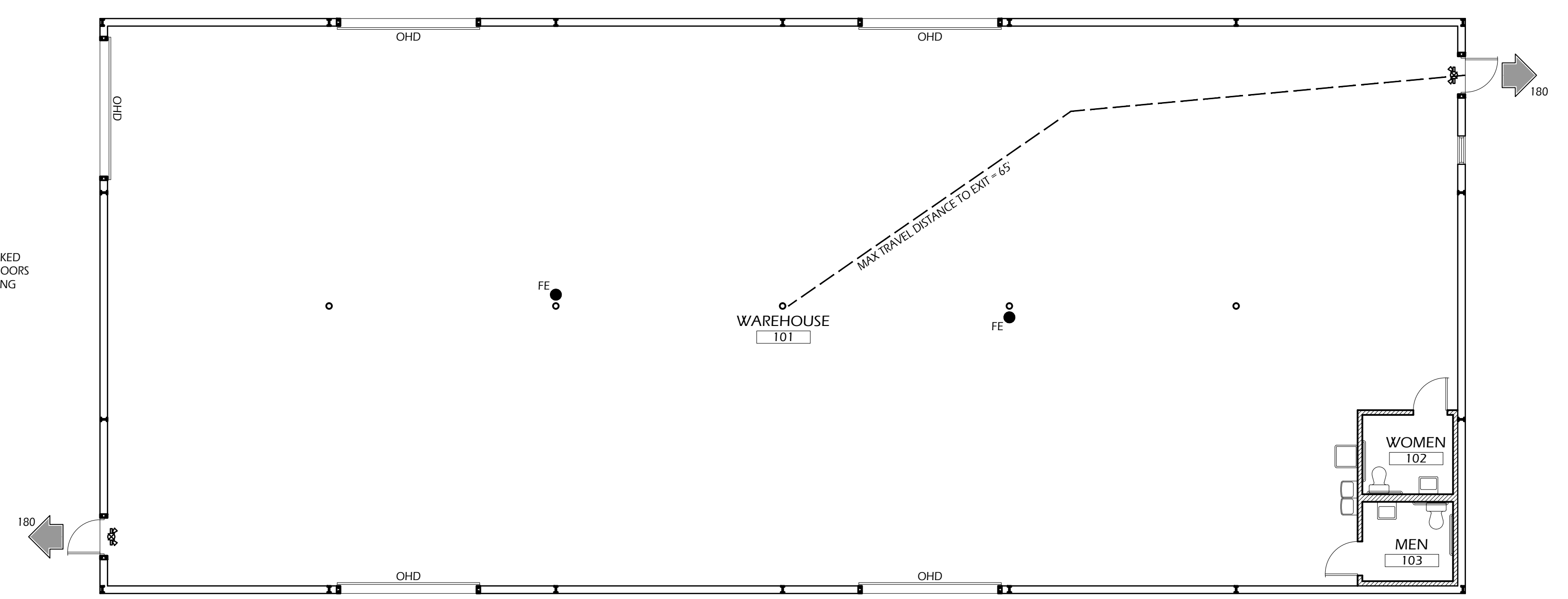
COMMON PATH OF TRAVEL:	100' NFPA 101 TABLE 42.2.5
DEAD END CORRIDOR:	100' NFPA 101 TABLE 42.2.5
TRAVEL DISTANCE:	400' NFPA 101 TABLE 42.2.6
INTERIOR WALL & CEILING FINISHES:	NFPA 101 42.3.3.2
IN EXITS & EXIT ACCESS CORRIDORS - CLASS A OR B	
STORAGE AREAS - CLASS A, B, OR C	
INTERIOR FLOOR FINISH AT EXIT ENCLOSURES & EXIT ACCESS CORRIDORS - CLASS I OR II, OTHER AREAS NOT REQUIRED TO COMPLY WITH 10.2.7	NFPA 101 42.3.3.3

MEANS OF EGRESS COMPONENTS:

EGRESS CAPACITY LEVEL COMPONENTS:	12 OCCUPANTS x 2" - 2.4" REQUIRED AND PROVIDED MIN. OF 36" PER NFPA 101 7.3.4
EGRESS CAPACITY STAIRWAYS:	12 OCCUPANTS x 3" - 3.6" REQUIRED AND PROVIDED

FLORIDA BUILDING CODE (EIGHTH EDITION) SUMMARY:

- THIS BUILDING DOES NOT HAVE A SPRINKLER SYSTEM OR FIRE ALARM.
- OCCUPANCY: STORAGE GROUP S-1
- OCCUPANT LOAD CALCULATION (FBC TABLE 1004.5):
 STORAGE: 5,880 SF AT 1:500 GROSS 12 OCCUPANTS
 [*THIS IS AN AREA CALCULATION FOR ONE INDIVIDUAL BUILDING. BOTH BUILDINGS ARE IDENTICAL]
- MAX TRAVEL DISTANCE TO EXIT - 200 FT. FOR STORAGE (FBC TABLE 1017.2)
- MAX COMMON PATH OF EGRESS TRAVEL DISTANCE - 100 FT. (FBC TABLE 1006.2.1)
- MAX DEAD END CORRIDOR LENGTH - 20 FT. (FBC 1020.5)



LIFE SAFETY PLAN
 1/8" = 1'-0"

LIFE SAFETY SCHEDULE

- COMBINATION EXIT & EMERGENCY LIGHT
- 2A 10BC FIRE EXTINGUISHER
- OCCUPANT CAPACITY

Revisions: _____

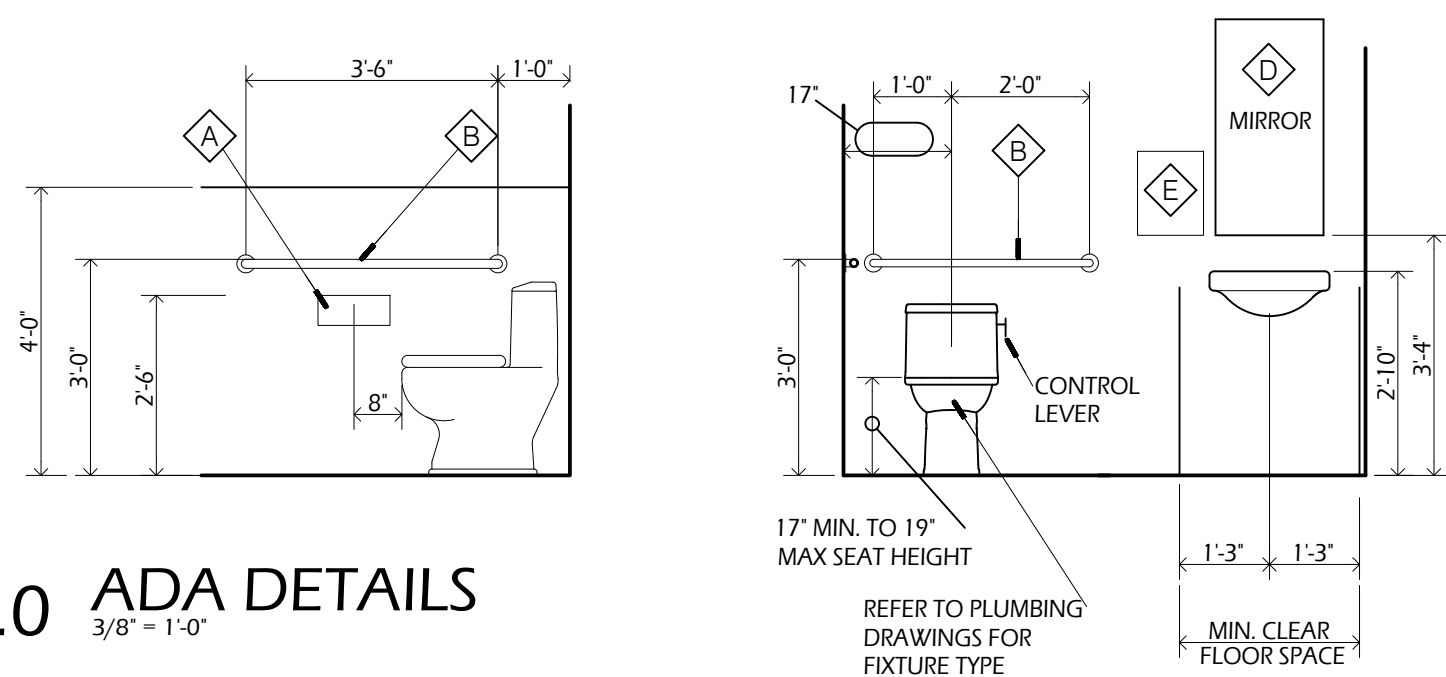
Date: 5.16.2025
 File: 226 & 222 INDUSTRIAL LOOP

**LIFE SAFETY
 PLAN**

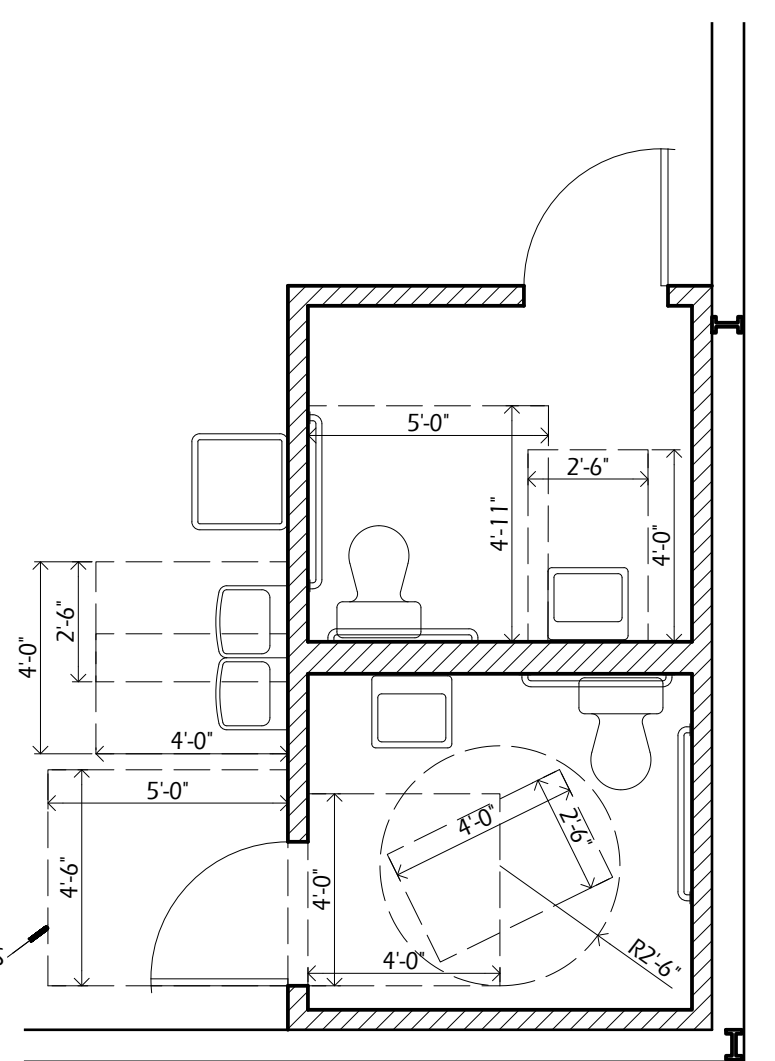
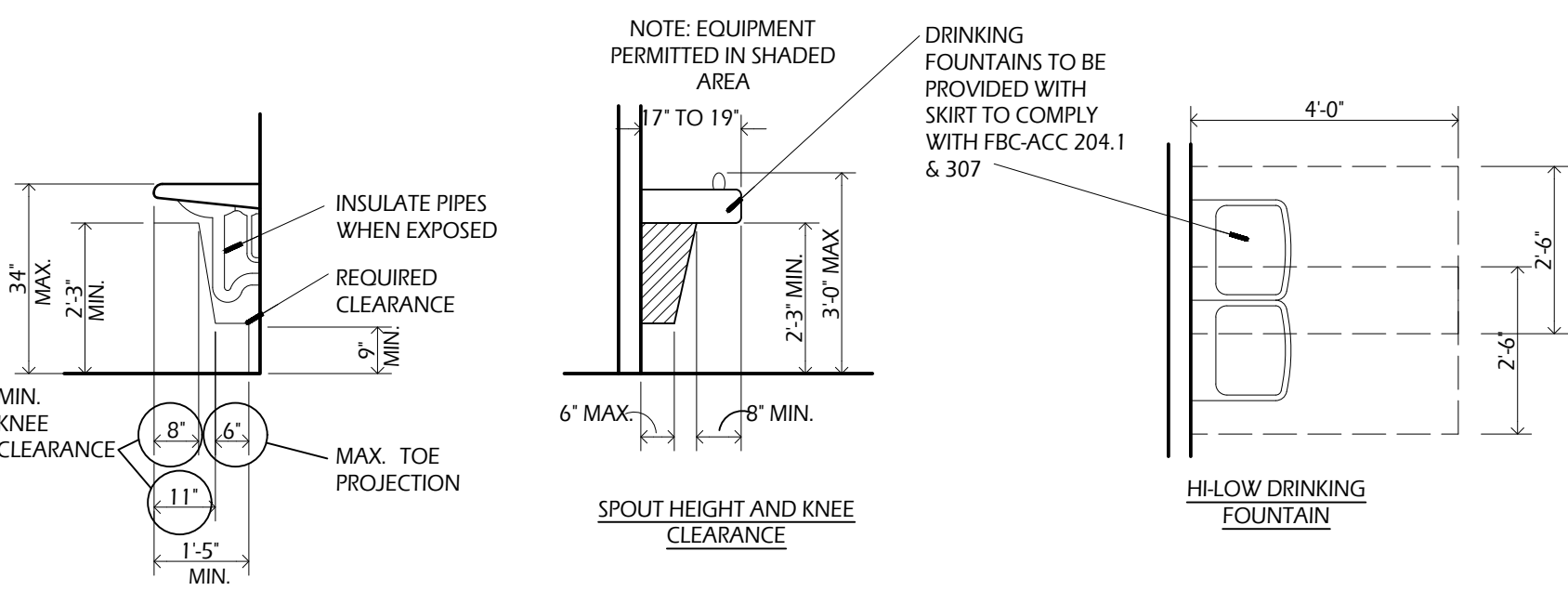
LS1

TOILET ACCESSORY SCHEDULE				
MARK	ACCESSORY	BOBRICK NO.	SIZE	RECESSED NOTES
A	TOILET PAPER HOLDER	B-2740	5' x 12"	NO
B	GRAB BAR	B-5806 SERIES	SEE PLAN	NO SEE NOTE BELOW
C	NOT USED			
D	MIRROR	B-165	18" x 30"	NO
E	PAPER TOWEL DISPENSER	B-2620	4" x 11" x 14"	NO

- TOILET ACCESSORY NOTES:**
- FINISH FOR ALL STAINLESS STEEL ACCESSORIES SHALL BE SATIN.
 - ALL HANDICAP GRAB BARS SHALL HAVE SATIN FINISH, 18 GA AND 1.25" DIA. WITH CONCEALED MOUNTING FLANGE. MOUNT AT 36" ABOVE THE FINISHED FLOOR TO THE TOP OF THE GRAB BAR. INSTALL ALL NECESSARY CONCEALED BLOCKING FOR SUPPORT.
 - BOBRICK PRODUCTS ARE REFERENCED FOR PRICING PURPOSES - COORDINATE ALTERNATE MANUFACTURER WITH ARCHITECT.



A1.0 ADA DETAILS
3/8" = 1'-0"



A1.1 ENLARGED PLAN
1/4" = 1'-0"

GENERAL NOTES:

- DESIGN FRAMING SYSTEMS IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE PUBLICATION "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL FRAMING - NON-STRUCTURAL MEMBERS.
- CONFORM TO ASTM C 754 AND C 840 FOR INSTALLATION REQUIREMENTS.
- COMPLY WITH RECOMMENDATIONS BY CLARK DIETRICH BUILDING SYSTEMS AND THE GYPSUM ASSOCIATION.
- STEEL FRAMING AND GWB AS NECESSARY FOR COLUMNS, BEAMS, GIRDERS, ETC.
- TOP OF WALL IS APPROXIMATELY ± 9'-0" A.F.F.

7/16" OSB DECK ON 2 x JOISTS AT 16" O.C. - TYPICAL

1/2" GWB FINISH ON MIN. 2 x 6 JOISTS AT 16" O.C.

7/16" OSB AT WAREHOUSE SIDE AND 1/2" GWB AT OPPOSITE SIDE ON 3 1/2" WOOD STUDS AT 16" O.C.

PLATE ATTACHED TO FLOOR SLAB AT 32" O.C. MIN.

A1.2 WALL SECTION
3/8" = 1'-0"

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR MATERIAL	FRAME MATERIAL	DOOR ELEVATION	REMARKS
102A	3'-0" x 7'-0"	SCW	HM	A	NEW DOOR AND FRAME
103A	3'-0" x 7'-0"	SCW	HM	A	NEW DOOR AND FRAME
202A	3'-0" x 7'-0"	SCW	HM	A	NEW DOOR AND FRAME
203A	3'-0" x 7'-0"	SCW	HM	A	NEW DOOR AND FRAME

DOOR ABBREVIATIONS

SCW SOLID CORE WOOD
HM HOLLOW METAL

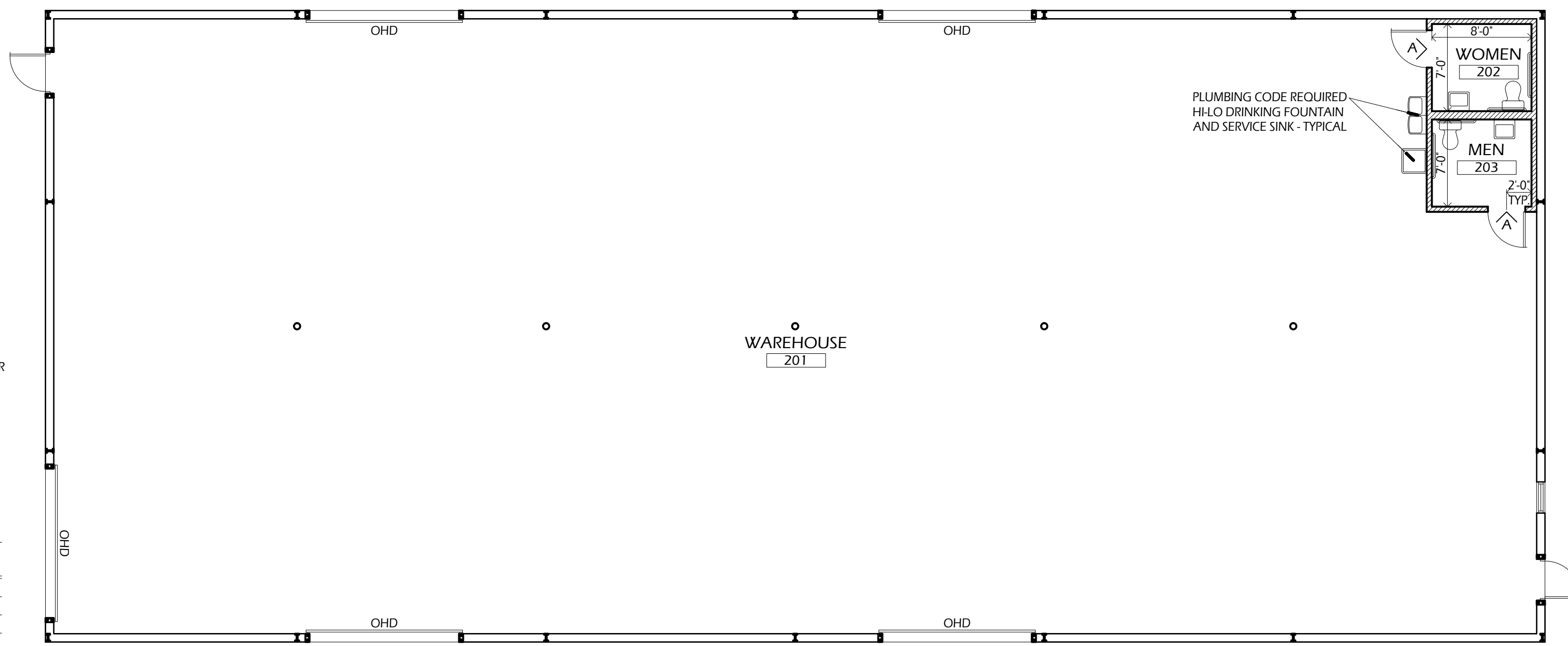
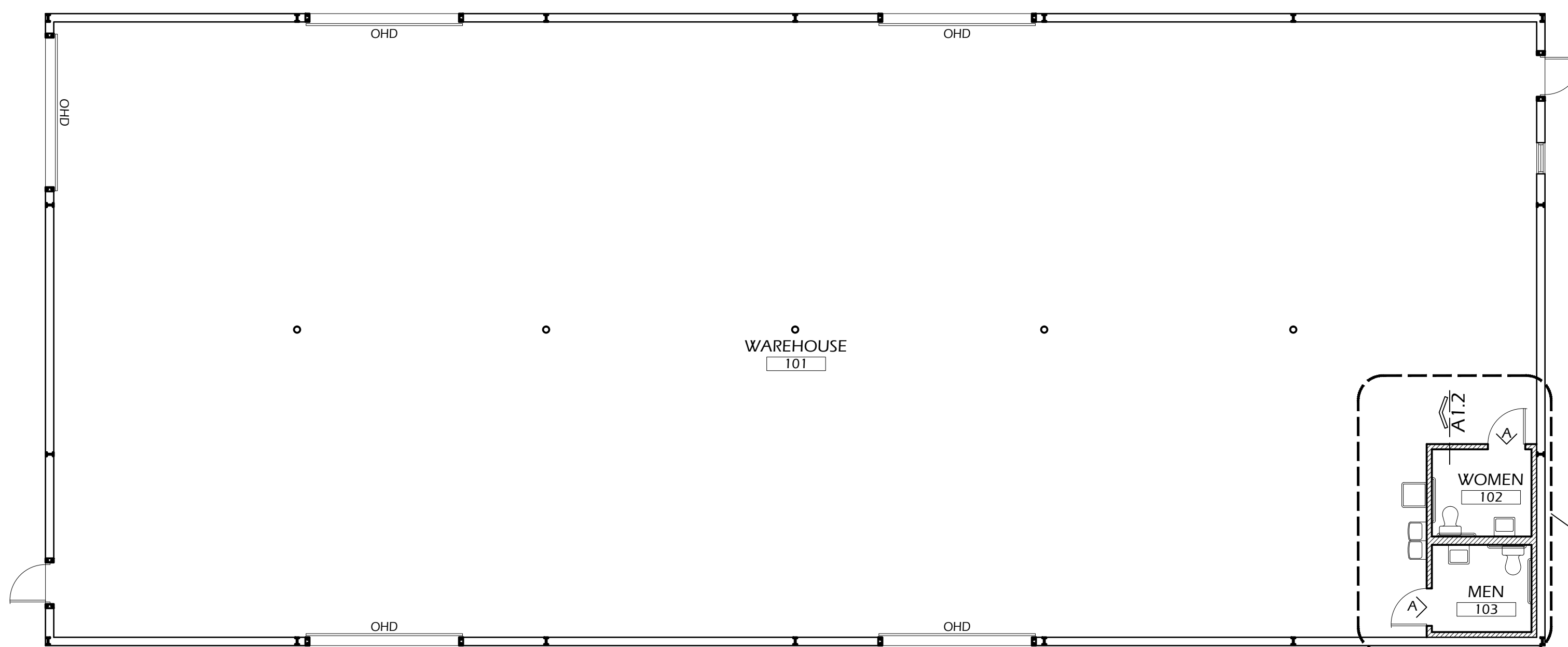
DOOR NOTES

- ALL NEW DOORS SHALL MATCH EXISTING DOOR HEIGHTS.
- ALL INTERIOR DOORS SHALL BE 1 3/4" THICK SOLID CORE WOOD.
- INSTALL LEVER OR PUSH/PULL TYPE ADA COMPLIANT HARDWARE THROUGHOUT THE SUITE.
- PROVIDE CLOSERS AT SINGLE USER TOILET ROOMS.
- PROVIDE ENTRY LOCKSET TO REMAIN OPEN DURING OPERATION AT SUITE ENTRANCES OR PANIC EXIT DEVICES.

DOOR ELEVATIONS



ELEV. 'A'
(FLUSH)



FLOOR PLAN
1/8" = 1'-0"

WALL TYPES:
PRE-ENGINEERED METAL BUILDING AT EXTERIOR WALLS
NEW WALL CONSTRUCTION

FLOOR PLAN NOTES:

- COORDINATE FINISHES WITH OWNER.
- PLUMBING WALLS SHALL RECEIVE EPOXY PAINT, TILE, OR OTHER NON-ABSORBENT FINISH.
- TOILET ROOMS AND AREAS WITHIN 4' OF PLUMBING FIXTURES SHALL HAVE VCT, LVP, SEALED CONCRETE, OR TILE FLOORING WITH RUBBER, VINYL, OR TILE BASE.

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Revisions:

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File: 226 & 222 INDUSTRIAL LOOP

FLOOR PLAN

A1

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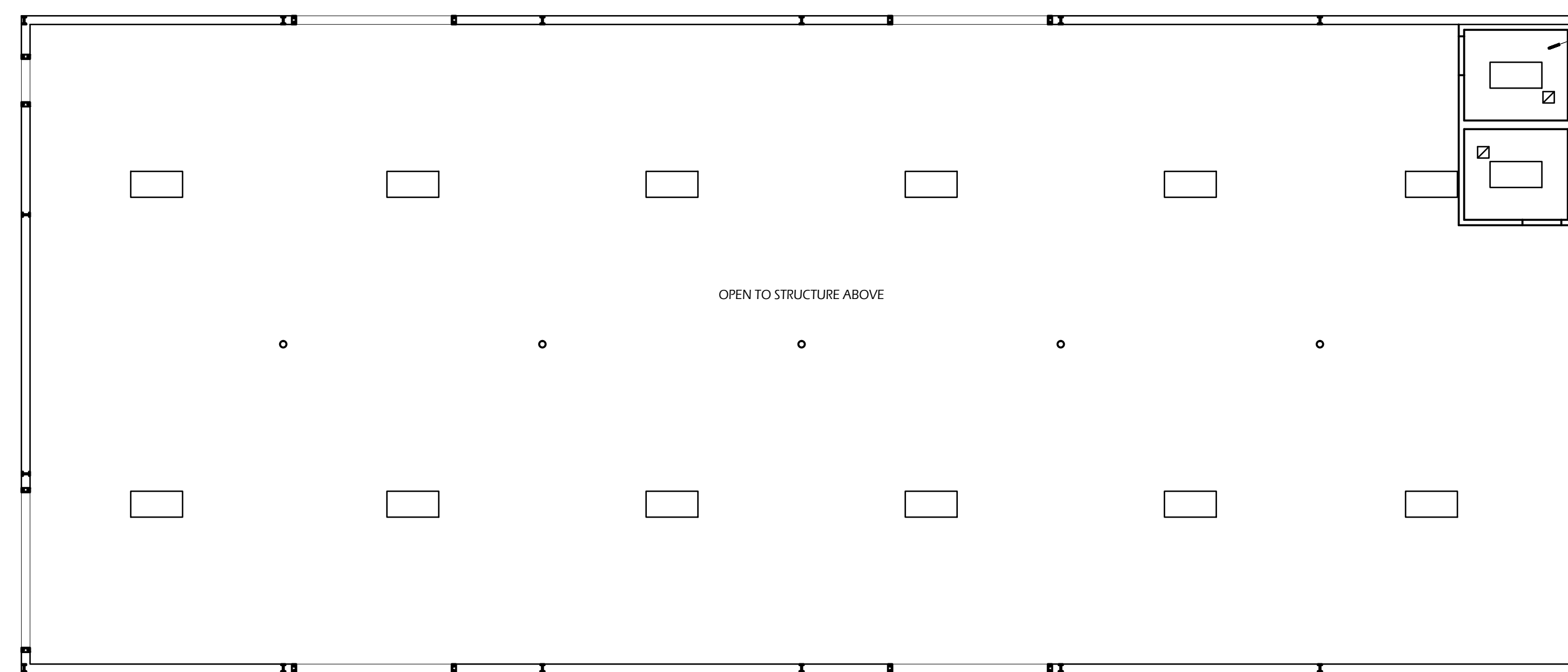
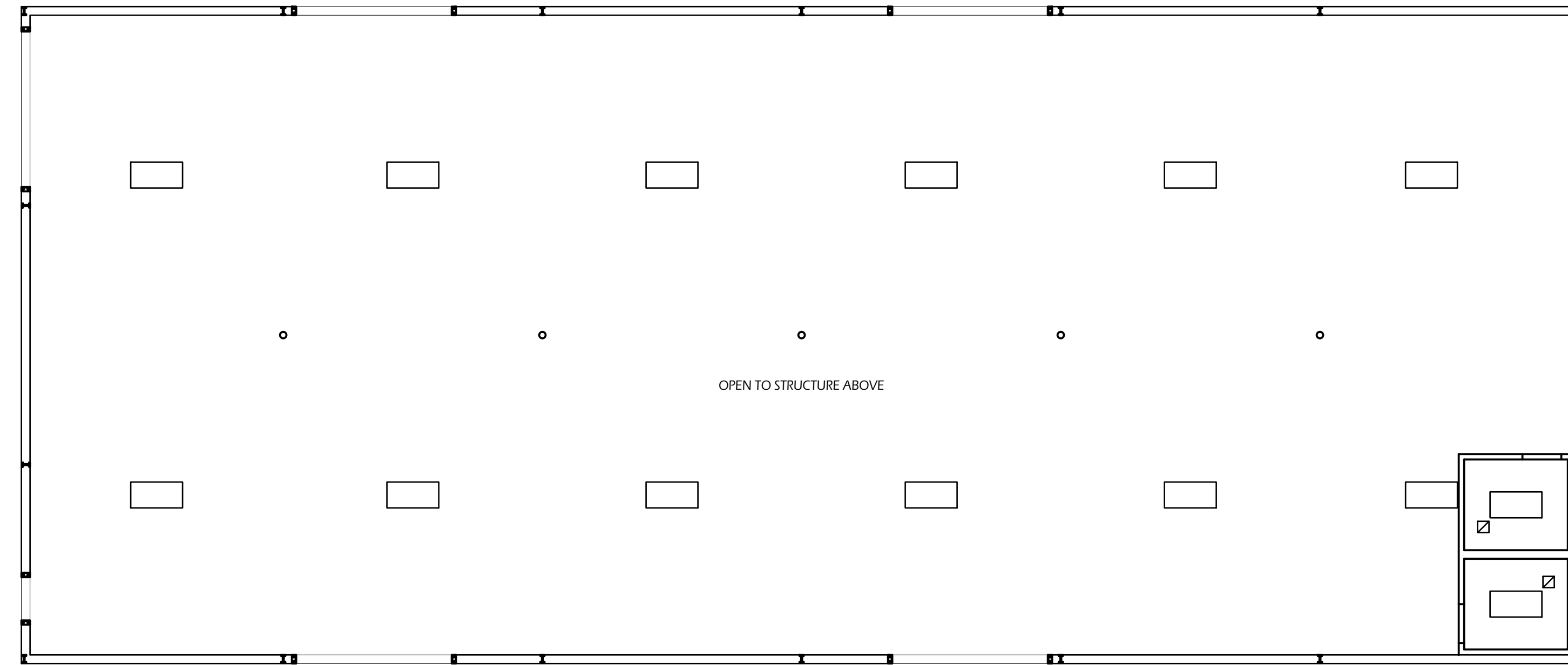
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GWB CEILING IN
BATHROOMS - TYP.

Revisions: _____

 **REFLECTED CEILING PLAN**
1/8" = 1'-0"
LEGEND:
 BUILDING STANDARD LIGHT
 EXHAUST VENT

Date: 5.16.2025
File: 226 & 222 INDUSTRIAL LOOP
**REFLECTED CEILING
PLAN**