



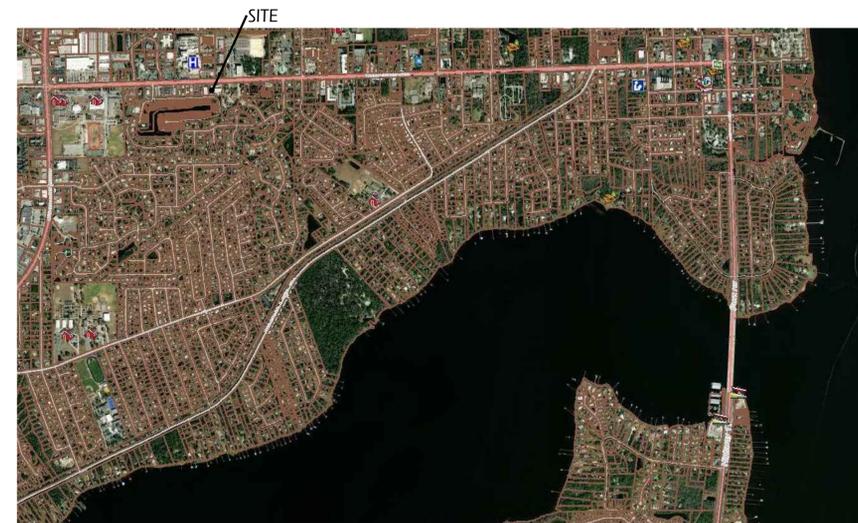
AERIAL MAP
NOT TO SCALE

Landlord Scope for:
1956 Kingsley Ave.
Orange Park, Florida 32073

Architectural Services:



Michael Blake Architects LLC
904 Margaret Street
Jacksonville, Florida 32204
904.594.4994
M. Blake, Reg. No. AR 96125



LOCATION MAP
NOT TO SCALE

14 November 2025

LIST OF DRAWINGS

- LS1 LIFE SAFETY PLAN
- D1 DEMOLITION PLAN
- A1 FLOOR PLAN

MATERIAL LEGEND

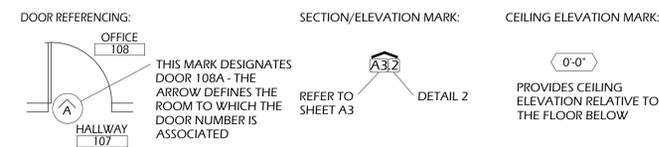
	CONCRETE		WOOD BLOCKING (CONTINUOUS)
	EARTH		WOOD BLOCKING (DISCONTINUOUS)
	PAINTED GWB (IN ELEVATION AND RCP)		WOOD SHEATHING
	RIGID OR FOAM INSULATION		FINISHED WOOD TRIM
	BATT INSULATION		CMU (IN PLAN)

ABBREVIATIONS

A.F.F. ABOVE FINISHED FLOOR (MEASURED FROM THE TOP OF THE SLAB)	G.C. GENERAL CONTRACTOR
A.H.J. AUTHORITY HAVING JURISDICTION	H.M. HOLLOW METAL
B.O. BY OWNER	MFR. MANUFACTURER
C.I.P. CAST IN PLACE	M.E.P. MECHANICAL, ELECTRICAL, PLUMBING
CLR. CLEAR	M.O. MASONRY OPENING
CMU CONCRETE MASONRY UNIT	N.A. NOT APPLICABLE
CONT. CONTINUOUS	N.T.S. NOT TO SCALE
C.J. CONTROL JOINT	NOM. NOMINAL
E.T.R. EXISTING TO REMAIN	O.H. OPPOSITE HAND
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. SLAB TOP OF SLAB
G.W.B. GYPSUM WALLBOARD	U.N.O. UNLESS NOTED OTHERWISE
	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



PROJECT DATA AND BUILDING CODE SUMMARY

PROJECT DESCRIPTION:

THIS IS AN EXISTING SINGLE STORY RETAIL BUILDING. THE OWNER IS REPLACING FINISHES AND PROVIDING NEW ADA TOILET ROOMS TO MAKE READY FOR FUTURE RETAIL TENANT. THE BUILDING CONSISTS OF CMU EXTERIOR WALLS AND PRE-ENGINEERED METAL BUILDING FRAME SUPPORTING METAL ROOF.

SEE THE 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) - ACCESSIBILITY
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

OCCUPANCY: MERCANTILE GROUP M

AREAS (SF):
BUILDING AREA 8,584 SF

CLASSIFICATION OF WORK: ALTERATION LEVEL 2 PER FBC-EXISTING BUILDING CHAPTER 6
MODIFICATION PER NFPA 101 CHAPTER 43

FIRE PROTECTION SYSTEM: NONE

NUMBER OF STORIES: 1

FIRE RATINGS PER TABLE 601 - CONSTRUCTION TYPE II-B:

PRIMARY STRUCTURAL FRAME	0 HR.
BEARING WALLS	
EXTERIOR	0 HR.
INTERIOR	0 HR.
NON-BEARING WALLS AND PARTITIONS	0 HR.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR.

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FLORIDA FIRE PREVENTION CODE 8TH EDITION CODE SUMMARY:

- REFER TO THE PROJECT DESCRIPTION ON THE COVER SHEET FOR SUMMARY AND CONSTRUCTION TYPE.
- OCCUPANCY: MERCANTILE - CLASS B (MORE THAN 3,000 SF BUT NOT MORE THAN 30,000 SF)
- CLASSIFICATION OF HAZARD: LOW AND ORDINARY
- OCCUPANT LOAD CALCULATION (NFPA 101 TABLE 7.3.1.2):

MERCANTILE (SHOWROOM):	2404 SF	AT 1:30 GROSS	80 OCCUPANTS
STORAGE (STOCK):	195 SF	AT 1:300 GROSS	0.65 OCCUPANTS
TOTAL OCCUPANT LOAD: 81 OCCUPANTS			
- THIS BUILDING HAS A SPRINKLER SYSTEM AND FIRE ALARM.
- 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 ARE 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

MERCANTILE:

COMMON PATH OF TRAVEL:
DEAD END CORRIDOR:
TRAVEL DISTANCE:
INTERIOR WALL & CEILING FINISHES - CLASS A, B, OR C
INTERIOR FLOOR FINISH - CLASS I OR II

75' NFPA 101 36.2.5.2.1
20' NFPA 101 36.2.5.3.2
150' NFPA 101 36.2.6.1
NFPA 101 36.3.3.2
NFPA 101 36.3.3.3

STORAGE:

COMMON PATH OF TRAVEL:
DEAD END CORRIDOR:
TRAVEL DISTANCE:
INTERIOR FLOOR FINISH: CLASS I OR II
INTERIOR WALL & CEILING FINISHES: CLASS A, B, OR C

50' NFPA 101 TABLE 42.2.5
50' NFPA 101 TABLE 42.2.5
200' NFPA 101 TABLE 42.2.6
NFPA 101 42.3.3.1
NFPA 101 42.3.3.2

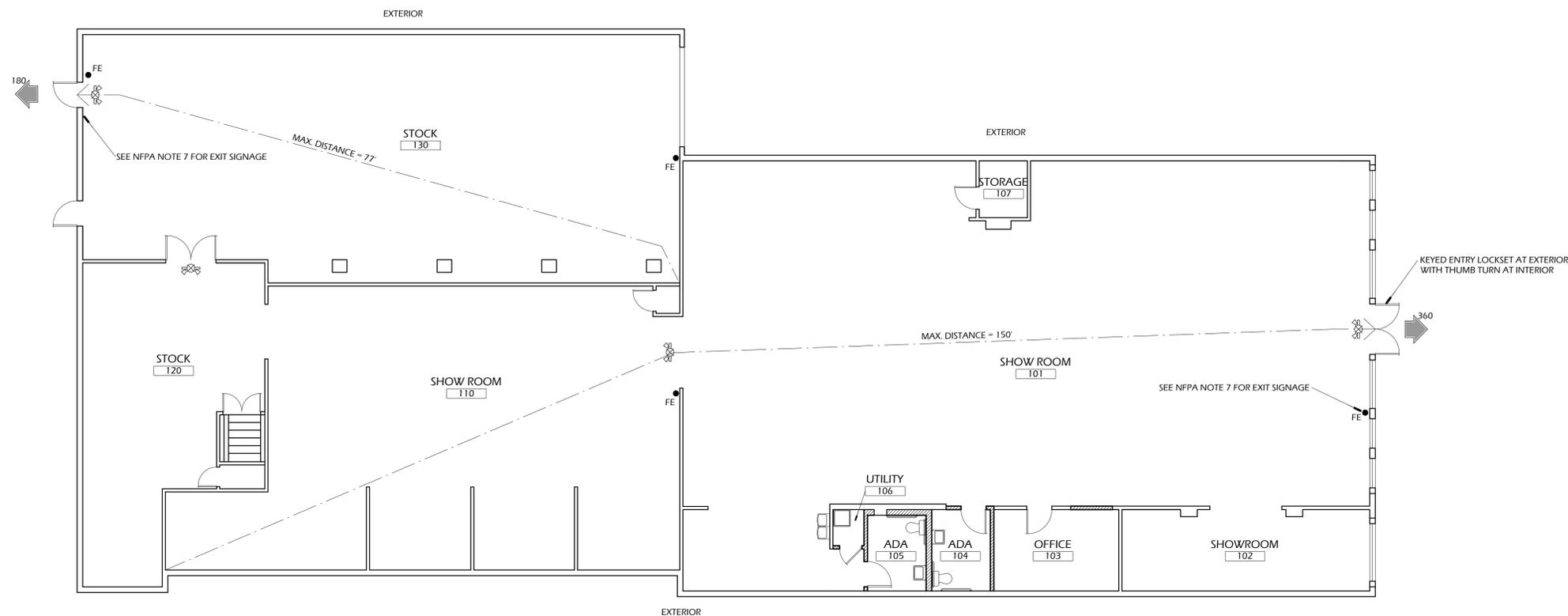
FLORIDA BUILDING CODE 8TH EDITION SUMMARY:

- REFER TO THE PROJECT DESCRIPTION ON THE COVER SHEET FOR SUMMARY AND CONSTRUCTION TYPE.
- OCCUPANCY: MERCANTILE GROUP M
- OCCUPANT LOAD CALCULATION (FBC TABLE 1004.5):

MERCANTILE (SHOWROOM):	5,675 SF	AT 1:60 GROSS	40 OCCUPANTS
STORAGE (STOCK):	3,084 SF	AT 1:300 GROSS	0.65 OCCUPANTS
TOTAL OCCUPANT LOAD: 41 OCCUPANTS			
- THIS BUILDING DOES NOT HAVE A FIRE ALARM SYSTEM OR SPRINKLER SYSTEM.
- MAX TRAVEL DISTANCE TO EXIT - 200 FT. (FBC TABLE 1017.2)
- MAX COMMON PATH OF EGRESS TRAVEL DISTANCE - 75 FT. (FBC TABLE 1006.2.1)
- MAX DEAD END CORRIDOR LENGTH - 20 FT. (FBC 1020.5)

MEANS OF EGRESS COMPONENTS:

EGRESS CAPACITY LEVEL COMPONENTS: 81 OCCUPANTS x .2' = 16.2' REQUIRED AND PROVIDED
MIN. OF 36' PER NFPA 101 7.3.4
EGRESS CAPACITY STAIRWAYS: 81 OCCUPANTS x .3' = 24.3' REQUIRED AND PROVIDED



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

LIFE SAFETY SCHEDULE

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

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Revisions:

Date: 11.14.2025

File: 1956 Kingsley Ave.

LIFE SAFETY PLAN

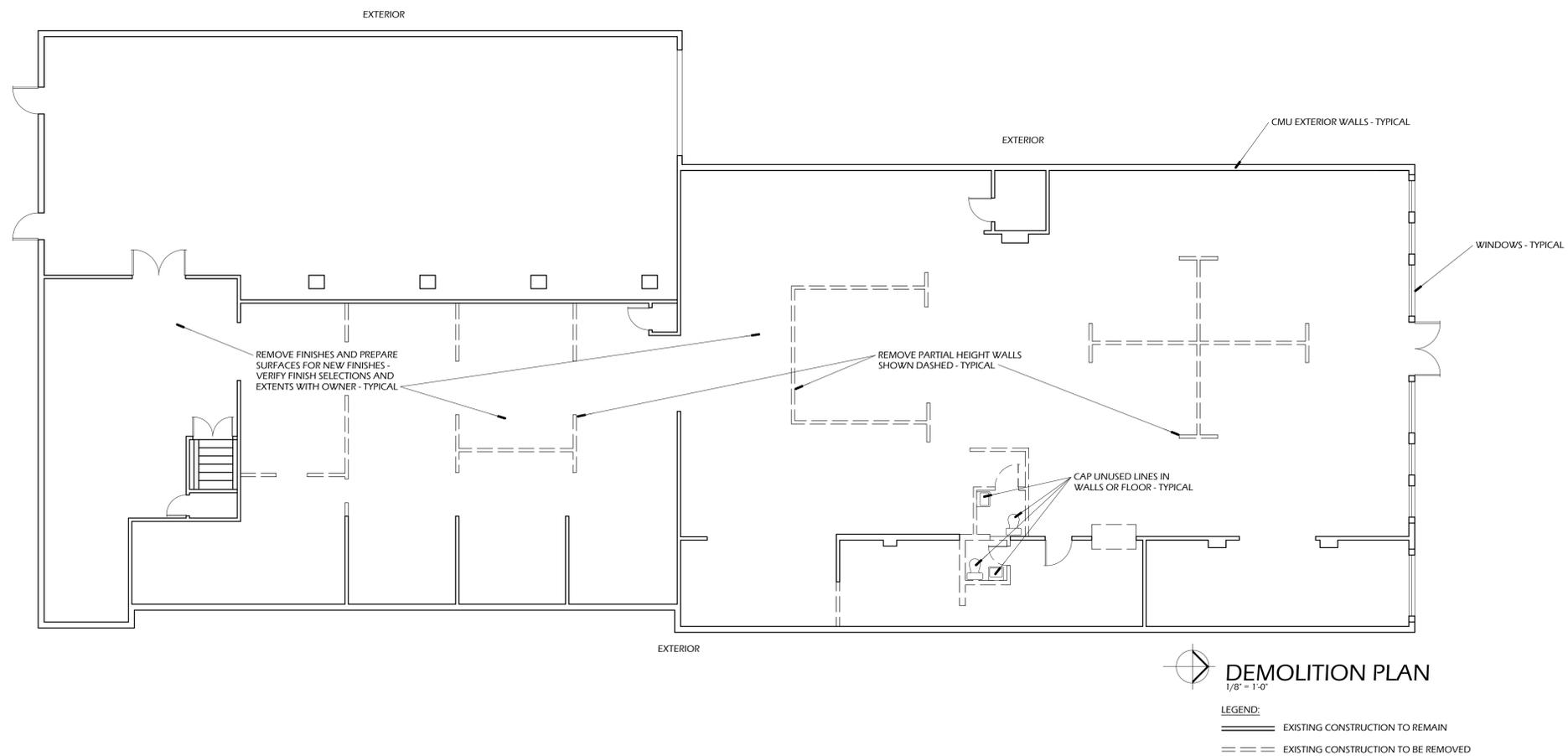
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DEMOLITION PLAN

D1

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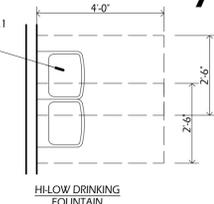
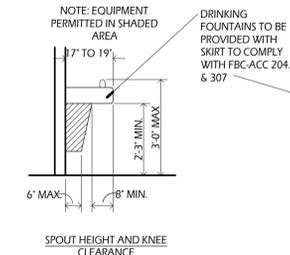
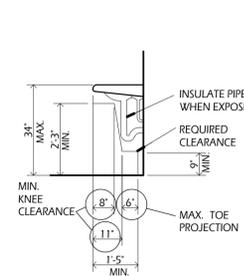
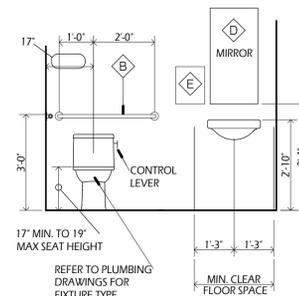
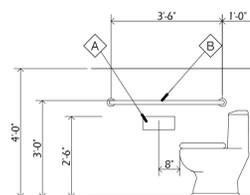


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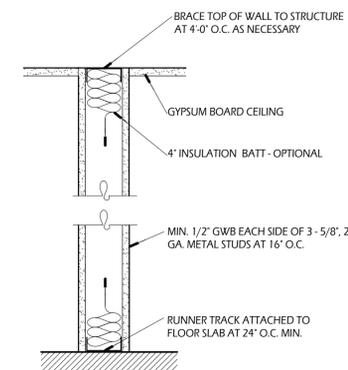
TOILET ACCESSORY SCHEDULE				
MARK	ACCESSORY	BOBRICK NO.	SIZE	RECESSED NOTES
A	TOILET PAPER HOLDER	B-2740	5' x 12'	NO
B	GRAB BAR	B-5806 SERIES	SEE PLAN	NO SEE NOTE BELOW
C	NOT USED			
D	MIRROR	B-165	18" x 30"	NO
E	PAPER TOWEL DISPENSER	B-2620	4' x 11' x 14'	NO

TOILET ACCESSORY NOTES:

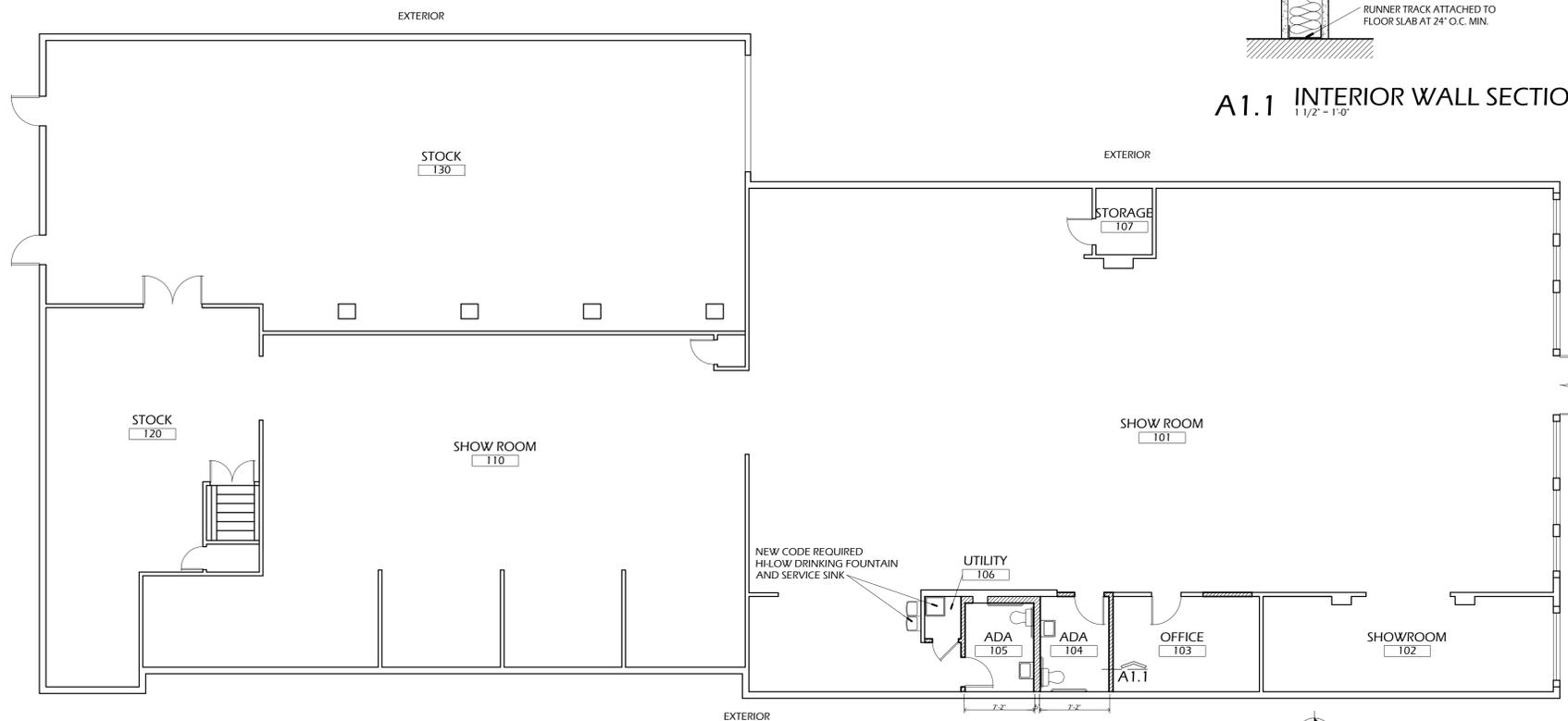
- FINISH FOR ALL STAINLESS STEEL ACCESSORIES SHALL BE SATIN.
- ALL HANDICAP GRAB BARS SHALL HAVE SATIN FINISH, 18 GA AND 1.25" DIA. WITH CONCEALED MOUNTING FLANGE. MOUNT AT 36" ABOVE THE FINISHED FLOOR TO THE TOP OF THE GRAB BAR. INSTALL ALL NECESSARY CONCEALED BLOCKING FOR SUPPORT.
- BOBRICK PRODUCTS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



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



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



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FLOOR PLAN
PLAN