

FLORIDA BUILDING CODE SUMMARY:

GOVERNING BUILDING CODES

FLORIDA BUILDING CODE, 8th EDITION (2023), BUILDING
FLORIDA BUILDING CODE, 8th EDITION (2023), EXISTING
WORK AREA COMPLIANCE METHOD
TENANT SPACE 1: ALTERATIONS - LEVEL 2
TENANT SPACE 2: CHANGE OF OCCUPANCY
FLORIDA BUILDING CODE, 8th EDITION (2023), ACCESSIBILITY
2023 FLORIDA FIRE PREVENTION CODE, 8th EDITION
NFPA 1, FIRE CODE, 2024 EDITION
NFPA 101, LIFE SAFETY CODE, 2024 EDITION

OCCUPANCY AND GENERAL BUILDING REQUIREMENTS

OCCUPANCY CLASSIFICATION:
TENANT SPACES 1&2 (COMBINED): ASSEMBLY "A2" (RESTAURANT)
TENANT SPACE 3: MERCANTILE "M"
(FIRE SEPARATION IS PROVIDED BETWEEN THE TWO OCCUPANCIES)
CONSTRUCTION TYPE: TYPE IIA
NUMBER OF STORIES: 1
STRUCTURE HEIGHT: 15'-0"
BUILDING SQUARE FOOTAGE: 7,000 SQ FT (TOTAL UNDER ROOF)
NOTE: THE BUILDING IS NOT SPRINKLERED

OCCUPANCY LOAD (PER FBCB, TABLE: 1004.5)

TENANT SPACES 1&2 (COMBINED):
ASSEMBLY "A2" (RESTAURANT):
DINING #1: 198 SQ FT (NET) / 15 SQ FT = 14 (PLANNED = 16)
DINING #2: 344 SQ FT (NET) / 15 SQ FT = 23 (PLANNED = 30)
DINING #3: 298 SQ FT (NET) / 15 SQ FT = 20 (PLANNED = 28)
DINING #4: 300 SQ FT (NET) / 15 SQ FT = 20 (PLANNED = 28)
KITCHEN: 1,087 SQ FT (GROSS) / 100 SQ FT PER PERSON = 11
WAIT STATION: 116 SQ FT (GROSS) / 50 SQ FT PER PERSON = 3
TOTAL: 116

TENANT SPACE 3:
MERCANTILE "M":
SALES FLOOR: 1,905 SQ FT (GROSS) / 60 SQ FT PER PERSON = 32
OFFICE: 215 SQ FT (GROSS) / 150 SQ FT PER PERSON = 2
STORE ROOM: 343 SQ FT (GROSS) / 300 SQ FT PER PERSON = 2
TOTAL: 34

MEANS OF EGRESS

ADA COMPLIANT - YES
SPRINKLERED - NO

TENANT SPACES 1&2 (COMBINED):
ASSEMBLY "A2" (RESTAURANT):
MAX TRAVEL DISTANCE: 53'-0" (75' ALLOWED)
MAX COMMON PATH OF TRAVEL: 53'-0" (75' ALLOWED)
MAX DEAD END: 10'-0" (20' ALLOWED)
TOTAL EXITS: 1 REQUIRED FROM EACH SPACE
1 PROVIDE FROM EACH SPACE (5 TOTAL)
EGRESS CALCULATIONS:
TOTAL OCCUPANCY: 116 PEOPLE X 0.20' / PERSON
TOTAL MEANS OF EGRESS REQ'D = 23.2'
(5 EXIT DOORS W/ 34" CLEARANCE EACH PROVIDED)

TENANT SPACE 3:
MERCANTILE "M":
MAX TRAVEL DISTANCE: 67'-0" (75' ALLOWED)
MAX COMMON PATH OF TRAVEL: 67'-0" (75' ALLOWED)
MAX DEAD END: NONE (20' ALLOWED)
TOTAL EXITS: 1 REQUIRED (2 PROVIDED)
EGRESS CALCULATIONS:
TOTAL OCCUPANCY: 34 PEOPLE X 0.20' / PERSON
TOTAL MEANS OF EGRESS REQ'D = 6.8'
(2 EXIT DOORS W/ 34" CLEARANCE EACH PROVIDED)

PLUMBING REQUIREMENTS (PER TABLE 403.1)

TENANT SPACES 1&2 (COMBINED):
ASSEMBLY "A2" (RESTAURANT) OCCUPANCY LOAD = 116
WATER CLOSETS: 1 / 75 MALE/FEMALE = 1 EACH REQ'D (2 EACH PROVIDED)
LAVATORIES: 1 / 200 MALE/FEMALE = 1 EACH REQ'D (2 EACH PROVIDED)
DRINKING FOUNTAINS: 0 REQUIRED (0 PROVIDED)
(DRINKING WATER IS SERVED UPON REQUEST)
SERVICE SINK: 1 REQUIRED (1 PROVIDED)

TENANT SPACE 3:
MERCANTILE "M" OCCUPANCY LOAD = 34
WATER CLOSETS: 1 / 500 = 1 REQUIRED (2 PROVIDED)
LAVATORIES: 1 / 750 = 1 REQUIRED (2 PROVIDED)
DRINKING FOUNTAINS: 1 REQUIRED (1 PROVIDED)
SERVICE SINK: 1 REQUIRED (1 PROVIDED)

FIRE SAFETY CODE SUMMARY:

FIRE CODE SPECIFIC CODE SUMMARY

2023 FLORIDA FIRE PREVENTION CODE, 8th EDITION
NFPA 1, FIRE CODE, 2024 EDITION
NFPA 101, LIFE SAFETY CODE, 2024 EDITION
EXISTING BUILDING:
CONSTRUCTION TYPE: TYPE IIA
BUILDING SQUARE FOOTAGE: 7,000 SQ FT
NUMBER OF STORIES: 1
STRUCTURE HEIGHT: 15'-0"

TENANT SPACES 1&2 (COMBINED):
REHABILITATION LEVEL:
TENANT SPACE 1: MODIFICATION
TENANT SPACE 2: CHANGE OF OCCUPANCY
(PREVIOUSLY MERCANTILE - NOW ASSEMBLY)
COMPLIANCE METHOD: WORK AREA COMPLIANCE
INTERIOR WALL & CEILING FINISH REQUIREMENTS:
INTERIOR WALL FINISHES ARE CLASS "A"
INTERIOR CEILING FINISHES ARE CLASS "A"
OCCUPANCY TYPE: ASSEMBLY "A2" (RESTAURANT)
OCCUPANT LOAD: 116
NUMBER OF EXITS: 5 PROVIDED
DEAD END LIMITS: 10'-0" (20' ALLOWED)
MAX COMMON PATH OF TRAVEL: 53'-0" (75' ALLOWED)
MAX TRAVEL DISTANCE: 53'-0" (75' ALLOWED)

TENANT SPACE 3:
REHABILITATION LEVEL: NONE
INTERIOR WALL & CEILING FINISH REQUIREMENTS:
INTERIOR WALL FINISHES ARE CLASS "A"
INTERIOR CEILING FINISHES ARE CLASS "A"
OCCUPANCY TYPE: MERCANTILE
OCCUPANT LOAD: 68
NUMBER OF EXITS: 2 PROVIDED
DEAD END LIMITS: NONE (20' ALLOWED)
MAX COMMON PATH OF TRAVEL: 67'-0" (75' ALLOWED)
MAX TRAVEL DISTANCE: 67'-0" (75' ALLOWED)

2-HOUR FIRE SEPARATION REQUIRED AND MAINTAINED BETWEEN
ASSEMBLY (TENANT SPACES 1&2) AND MERCANTILE (TENANT
SPACE 2) OCCUPANCIES. (BOTH USED BY SAME TENANT)

ADDITIONAL SAFETY FEATURES: NONE
NO SPRINKLER SYSTEM REQUIRED OR PROVIDED
NO MONITORED SECURITY SYSTEM REQUIRED OR PROVIDED.

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS WILL MEET OR
EXCEED THE SAFETY REQUIREMENTS OF THE 8th EDITION FLORIDA
FIRE PREVENTION CODE, FOR THIS EXISTING STRUCTURE.

OCCUPANCY LOAD (PER TABLE 7.3.1.2 of NFPA 101)

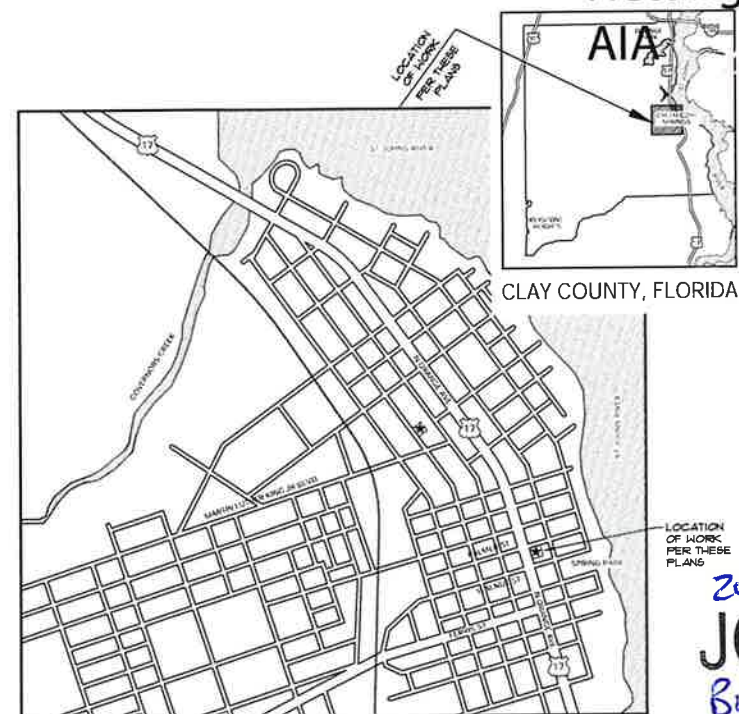
OCCUPANT LOAD SCHEDULE					
Rm#	ROOM NAME	USE OF SPACE	AREA	FT2 / OCC	LOAD
TENANT SPACES 1&2 (COMBINED): ASSEMBLY "A2" (RESTAURANT)					
03	DINING #1	LESS CONCENTRATED W/O FIXED SEATING	198 (NET)	15# PER PERSON	CALC: 14 PLAN: 16
06	DINING #2	LESS CONCENTRATED W/O FIXED SEATING	344 (NET)	15# PER PERSON	CALC: 23 PLAN: 30
07	DINING #3	LESS CONCENTRATED W/O FIXED SEATING	298 (NET)	15# PER PERSON	CALC: 20 PLAN: 28
08	DINING #4	LESS CONCENTRATED W/O FIXED SEATING	300 (NET)	15# PER PERSON	CALC: 20 PLAN: 28
09	WAIT STAFF STATION	CONCENTRATED BUSINESS	116 (GROSS)	50# PER PERSON	3
13	KITCHEN	KITCHEN	1,087 (GROSS)	100# PER PERSON	11
				TOTAL LOAD:	116
TENANT SPACE 2: MERCANTILE "M"					
20	SALES FLOOR	SALES FLOOR AT GROUND LEVEL	1,905 (GROSS)	30# PER PERSON	64
23	OFFICE	GENERAL BUSINESS	215 (GROSS)	150# PER PERSON	2
24	STORE ROOM	STORAGE	343 (GROSS)	300# PER PERSON	2
				TOTAL LOAD:	68

ATF
"LA CASITA"
MEXICAN RESTAURANT
TENANT SPACE 1: ALTERATION (LEVEL 2)
TENANT SPACE 2: CHANGE OF OCCUPANCY

20 N ORANGE AVE
GREEN COVE SPRINGS, FL 32043

PARCEL ID: 38-06-26-017251-000-00

PERMIT SET - DECEMBER 15, 2023
Glenn D. Hettinger,



1 VICINITY MAP
SCALE: NOT TO SCALE

PROJECT DESCRIPTION

THIS IS AN EXISTING BUILDING THAT HAS AN EXISTING TENANT
IN TENANT SPACE 1, THAT IS GOING TO COMBINE TENANT
SPACE 2 TO THEIR SPACE.

THE SAME TENANT INTENDS TO USE TENANT SPACE 3 IN ITS
EXISTING CONFIGURATION, WITH A 2-HOUR FIRE SEPARATION
MAINTAINED BETWEEN THE OCCUPANCIES. TENANT SPACES
1&2 WILL BE ASSEMBLY (RESTAURANT), AND TENANT SPACE 3
WILL BE MERCANTILE.

THE EXISTING STRUCTURE IS A 1-STORY UNANCHORED
SHOPPING CENTER BUILDING CONSISTING OF 8" CMU BLOCK
EXTERIOR WALLS, WITH UNPROTECTED METAL ROOF TRUSSES,
AND A CONCRETE SLAB FLOOR SYSTEM AT GROUND LEVEL.
(TYPE IIA)

THERE ARE NO NEIGHBORING TENANTS OR ADJACENT
STRUCTURES ON THE PROPERTY.

INDEX OF DRAWINGS

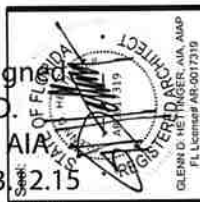
- CS COVER SHEET & CODE REVIEW
- A1.1 LIFE SAFETY & SEATING PLAN
- A2.1 DEMOLITION PLAN
- A3.1 FLOOR PLAN
- A3.2 SCHEDULES, SECTIONS & DETAILS
- A4.1 ADA COMPLIANCE PLAN
- A5.1 REFLECTED CEILING PLAN

INFORMATION FOR ANY WORK TO BE COMPLETED BY THE TRADES
BELOW IS TO BE PROVIDED BY LICENSEES FOR THOSE TRADES
AND SUBMITTED UNDER A SEPARATE PERMIT.

MECHANICAL, PLUMBING & ELECTRICAL



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"LA CASITA"
MEXICAN RESTAURANT
20 N ORANGE AVENUE
GREEN COVE SPRINGS, FL 32043
JOB COPY
B10-24-0035

Contract Stage:
PERMIT SET
Revisions:

Project No: 23-1092 (23_103)
Drawn By: JBF
Checked By: GDH

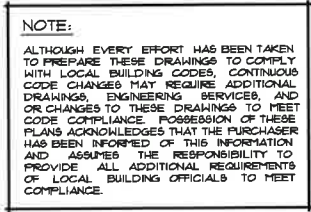
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SHEET &
CODE
REVIEW

Sheet No:

CS

Last Plot Date: 12/15/2023

CAD File:



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"LA CASITA"
MEXICAN RESTAURANT
20 N ORANGE AVENUE
GREEN COVE SPRINGS, FL 32043

Contract Stage:	
PERMIT SET	
Revisions:	
Project No: 23-1092 (23_103)	
Drawn By:	JBF
Checked By:	GDH
Sheet Title:	
FLOOR PLAN	

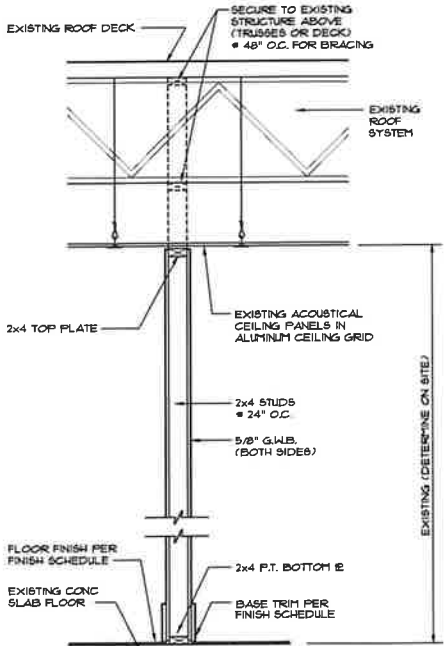
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Last Plot Date: 12/15/2023

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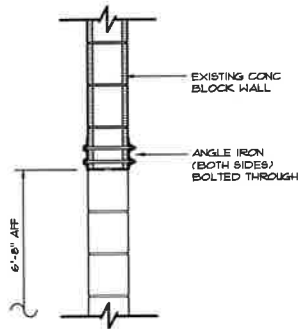
DOOR SCHEDULE				
	SIZE/TYPE	DOOR MATERIAL	FINISH	HARDWARE
TENANT SPACE 1				
100	EXISTING 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	EXISTING CLOSER AND EXISTING INTERIOR EMERGENCY PUSH BAR OPENING DEVICE W/ ALARM
101	EXISTING 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	EXISTING CLOSER AND EXISTING INTERIOR EMERGENCY PUSH BAR OPENING DEVICE W/ ALARM
102	EXISTING 30608 INTERIOR CAPE SWING	EXISTING	PAINTED	EXISTING PUSH PLATE
103	EXISTING 30608 INTERIOR SWING	EXISTING	PAINTED	EXISTING PASSAGEWAY LOCKSET
104	EXISTING 30608 INTERIOR SWING	EXISTING	PAINTED	EXISTING PASSAGEWAY LOCKSET
105	EXISTING 30608 INTERIOR SWING	EXISTING	PAINTED	EXISTING PRIVACY LOCKSET
106	EXISTING 30608 INTERIOR SWING	EXISTING	PAINTED	EXISTING PRIVACY LOCKSET
107	EXISTING 28608 INTERIOR SWING	EXISTING	PAINTED	EXISTING PASSAGEWAY LOCKSET
108	EXISTING 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	PUSH/PULL HANDLE & CLOSER W/ SINGLE CYLINDER TUMBLER (KEYED ON EXTERIOR SIDE & THUMBTURN ON INTERIOR)
TENANT SPACE 2				
200	EXISTING 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	PUSH/PULL HANDLE & CLOSER W/ SINGLE CYLINDER TUMBLER (KEYED ON EXTERIOR SIDE & THUMBTURN ON INTERIOR)
201	30608 INTERIOR SWING	MASONITE (SOLID CORE)	PAINTED	PRIVACY LOCKSET AND SPRING HINGES
202	30608 INTERIOR SWING	MASONITE (SOLID CORE)	PAINTED	PRIVACY LOCKSET AND SPRING HINGES
203	EXISTING 28608 INTERIOR SWING	EXISTING	PAINTED	EXISTING PASSAGEWAY LOCKSET
204	EXISTING 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	PUSH/PULL HANDLE & CLOSER W/ SINGLE CYLINDER TUMBLER (KEYED ON EXTERIOR SIDE & THUMBTURN ON INTERIOR)
TENANT SPACE 3				
300	EXISTING 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	PUSH/PULL HANDLE & CLOSER W/ SINGLE CYLINDER TUMBLER (KEYED ON EXTERIOR SIDE & THUMBTURN ON INTERIOR)
301	EXISTING 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	PUSH/PULL HANDLE & CLOSER W/ SINGLE CYLINDER TUMBLER (KEYED ON EXTERIOR SIDE & THUMBTURN ON INTERIOR)
302	EXISTING 30608 INTERIOR SWING	EXISTING	PAINTED	EXISTING PRIVACY LOCKSET
303	EXISTING 30608 INTERIOR SWING	EXISTING	PAINTED	EXISTING PRIVACY LOCKSET
304	EXISTING 30608 INTERIOR SWING	EXISTING	PAINTED	EXISTING OFFICE LOCKSET
305	EXISTING 30608 INTERIOR SWING	EXISTING	PAINTED	EXISTING OFFICE LOCKSET
306	EXISTING 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	PUSH/PULL HANDLE & CLOSER W/ SINGLE CYLINDER TUMBLER (KEYED ON EXTERIOR SIDE & THUMBTURN ON INTERIOR)
307	EXISTING (2) 30710 EXTERIOR STOREFRONT SWING	ALUMINUM & GLASS	N/A	PUSH/PULL HANDLE & CLOSER W/ SINGLE CYLINDER TUMBLER (KEYED ON EXTERIOR SIDE & THUMBTURN ON INTERIOR)
DOOR NOTES: 1 - ALL LOCKSET HARDWARE IS TO BE LEVER TYPE AND ADA APPROVED. 2 - EXTERIOR DOOR THRESHOLDS ARE EXISTING. GENERAL CONTRACTOR TO VERIFY IN FIELD THAT THEY DO NOT EXCEED A 1/2" CHANGE IN ELEVATION. 3 - ALL DOORS WITH CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90°, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12" FROM THE LATCH, IS A MINIMUM OF 5 SECONDS. 4 - ALL DOORS W/ SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 10°, THE TIME REQUIRED TO MOVE THE DOOR TO A CLOSED POSITION, IS A MINIMUM OF 15 SECONDS. 5 - INTERIOR HINGED AND/OR SLIDING DOORS SHALL BE ADJUSTED SO THAT A MAXIMUM FORCE OF 5 POUNDS, SHALL BE REQUIRED TO OPEN THEM. 6 - EXTERIOR DOORS SHALL BE ADJUSTED SO THAT A MAXIMUM FORCE OF 85 POUNDS, SHALL BE REQUIRED TO OPEN THEM.				

FINISH SCHEDULE						
RM#	ROOM NAME	SIGNAGE	FLOOR	BASE	WALLS	CEILING
TENANT SPACES 1 & 2						
01	ENTRY DISPLAY		EXIST SEALED CONCRETE	(T.B.D.) TO BE DETERMINED	PAINTED G.W.B.	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
02	HOST STATION #1		EXIST SEALED CONCRETE	EXISTING	PAINTED G.W.B.	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
03	DINING #1		EXIST SEALED CONCRETE	EXISTING	PAINTED G.W.B.	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
04	MEN ACCESSIBLE	"MEN" ACCESSIBLE	EXIST SEALED CONCRETE	T.B.D.	G.W.B. W/ WASHABLE EPOXY PAINT	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
05	WOMEN ACCESSIBLE	"WOMEN" ACCESSIBLE	EXIST SEALED CONCRETE	T.B.D.	G.W.B. W/ WASHABLE EPOXY PAINT	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
06	DINING #2		EXIST SEALED CONCRETE	EXISTING	PAINTED G.W.B.	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
07	DINING #3		EXIST SEALED CONCRETE	EXISTING	PAINTED G.W.B.	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
08	DINING #4		EXIST SEALED CONCRETE	EXISTING	PAINTED G.W.B.	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
09	WAIT STATION		EXIST SEALED CONCRETE	EXISTING	PAINTED G.W.B.	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
10	HOST STATION #2		EXIST SEALED CONCRETE	EXISTING	PAINTED G.W.B.	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
11	WOMEN	"WOMEN"	EXIST SEALED CONCRETE	EXISTING	G.W.B. W/ WASHABLE EPOXY PAINT	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
12	MEN	"MEN"	EXIST SEALED CONCRETE	EXISTING	G.W.B. W/ WASHABLE EPOXY PAINT	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
13	KITCHEN		EXIST SEALED CONCRETE	EXISTING	G.W.B. W/ WASHABLE EPOXY PAINT	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
TENANT SPACE 3						
20	SALES FLOOR		EXIST SEALED CONCRETE	EXISTING		EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
21	WOMEN	"WOMEN"	EXIST SEALED CONCRETE	EXISTING	G.W.B. W/ WASHABLE EPOXY PAINT	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
22	MEN	"MEN"	EXIST SEALED CONCRETE	EXISTING	G.W.B. W/ WASHABLE EPOXY PAINT	EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
23	OFFICE		EXIST SEALED CONCRETE	EXISTING		EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
24	STORE ROOM		EXIST SEALED CONCRETE	EXISTING		EXISTING 2"x4" SUSPENDED ACOUSTICAL CEILING PANELS
1 - PAINT COLORS AND TYPE TO BE SELECTED BY OWNER AND COORDINATED W/ BUILDER 2 - ROOM SIGNAGE TO BE 1" MINIMUM TALL LETTERS (SEE LIFE SAFETY PLAN (1/A1) FOR LOCATIONS)						



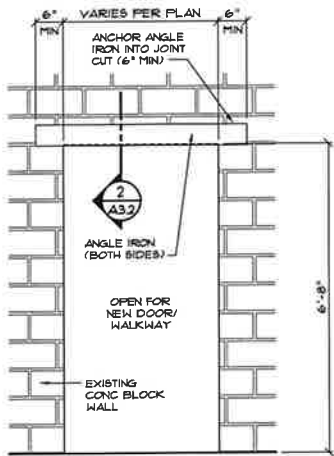
3 TYPICAL NEW PARTITION SECTION (NON-BEARING)

SCALE: 3/4" = 1'-0"



2 ANGLE IRON DETAIL

SCALE: 3/4" = 1'-0"



1 CUT BLOCK DETAIL

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

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

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"LA CASITA"
MEXICAN RESTAURANT
20 N ORANGE AVENUE
GREEN COVE SPRINGS, FL 32043

Contract Stage:

PERMIT SET

Revisions:

Project No: 23-1092 (23_103)

Drawn By:

JBF

Checked By:

GDH

Sheet Title:

SCHEDULES,
SECTIONS
& DETAILS

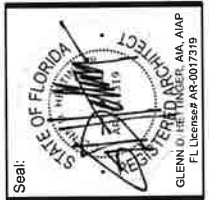
Sheet No:

A3.2

Last Plot Date: 12/15/2023

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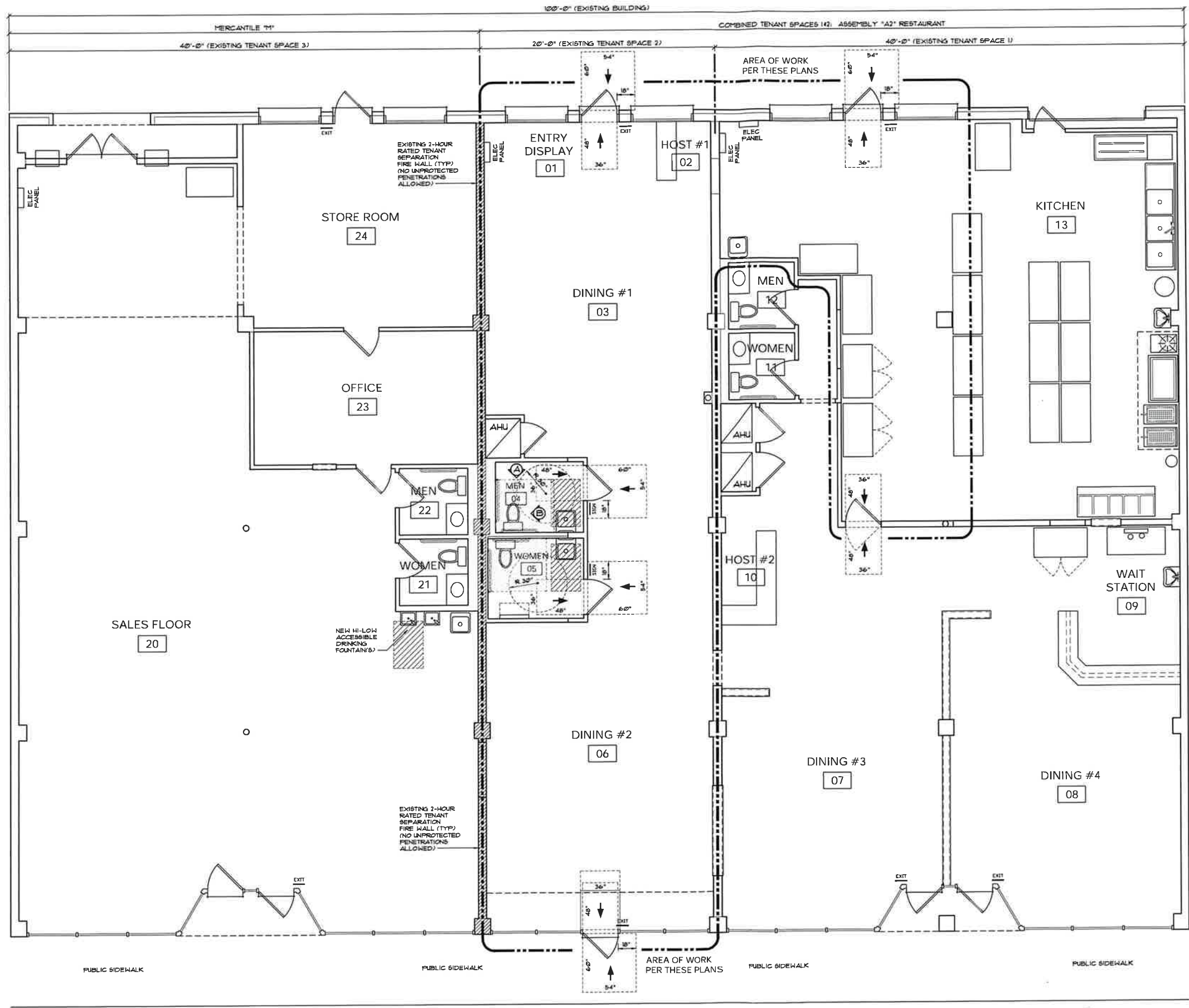


**"LA CASITA"
MEXICAN RESTAURANT**
20 N ORANGE AVENUE
GREEN COVE SPRINGS, FL 32043

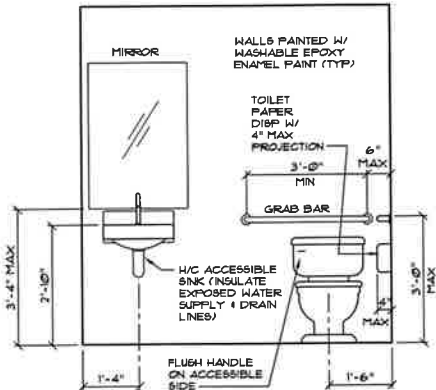
Contract Stage:
PERMIT SET
Revisions:
Project No: 23-1092 (23_103)
Drawn By: JBF
Checked By: GDH
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**ADA
COMPLIANCE
PLAN**

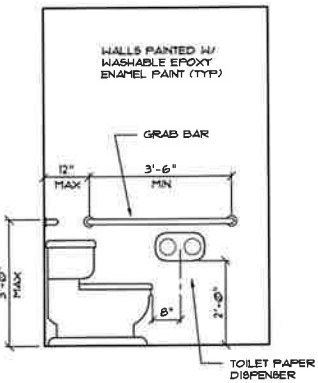
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A4.1
Last Plot Date: 12/15/2023
CAD File:



NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND/OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.



A ELEVATION
SCALE: 1/2" = 1'-0"



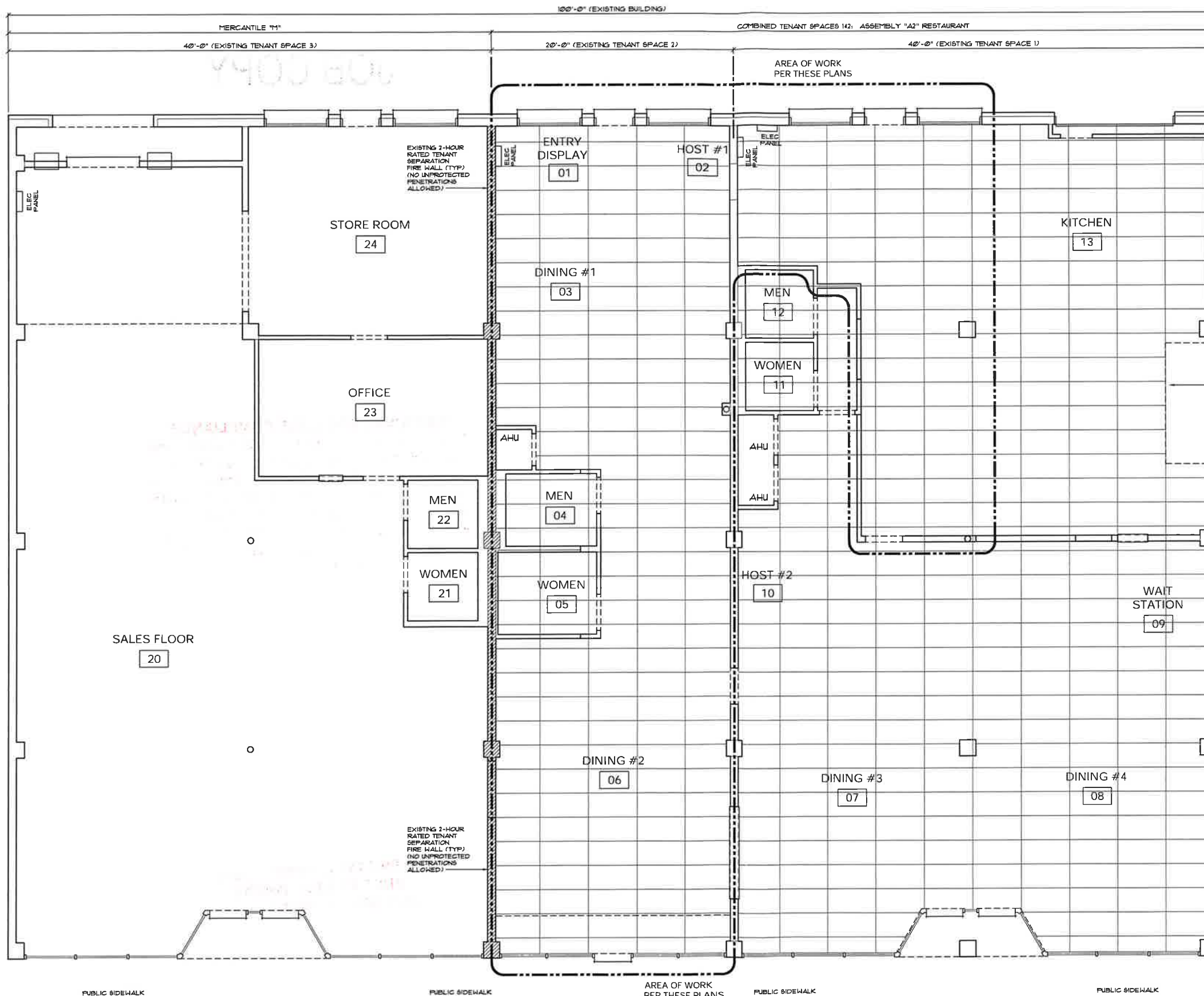
B ELEVATION
SCALE: 1/2" = 1'-0"

**ADA COMPLIANCE
PLAN LEGEND**

- MINIMUM CLEAR FLOOR SPACE REQUIRED FOR MANEUVERING THROUGH MANUAL DOORS / DOORWAYS PER FBC ACCESSIBILITY 404
- 60" ACCESSIBLE TURN RADIUS
- DIRECTIONAL RESTROOM SIGNAGE PER NFPA 101, 101.13 AT LATCH SIDE OF EXIT DOOR
- TACTILE SIGNAGE PER NFPA 101, 101.13 AT LATCH SIDE OF EXIT DOOR
- 30"x48" CLEAR FLOOR SPACE FOR FORWARD APPROACH AND REACH PER FBC ACCESSIBILITY 305
- 60"x56" CLEAR FLOOR SPACE AT WATER CLOSET PER FBC ACCESSIBILITY 604

1 ADA COMPLIANCE PLAN
SCALE: 1/4" = 1'-0"

WORK PER THESE PLANS CREATES A SPACE THAT MEETS 100% OF THE REQUIRED ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION (2023), ACCESSIBILITY.



NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

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"LA CASITA"
MEXICAN RESTAURANT
20 N ORANGE AVENUE
GREEN COVE SPRINGS, FL 32043

REFLECTED CEILING
PLAN LEGEND



EXISTING ALUMINUM
SUSPENDED CEILING
GRID W/ 2'x4' ACOUSTICAL
PANELS (HEIGHT TO BE
DETERMINED ON SITE)

ALL CEILING FIXTURES,
ELECTRICAL AND MECHANICAL,
ARE EXISTING AND TO REMAIN.
RELOCATE AS NEEDED
(DETERMINE ON SITE)

1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



Contract Stage:	PERMIT SET
Revisions:	

Project No: 23-1092 (23_103)

Drawn By: JBF
Checked By: GDH

Sheet Title:

REFLECTED
CEILING
PLAN

Sheet No:

A5.1

Last Plot Date: 12/15/2023

CAD File:

20 ORANGE AVE
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BID- 24-0035

ATF

"REVIEWED FOR CODE COMPLIANCE"

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of any violation of state and/or local codes, ordinances or amendments thereto.

Signature [Signature] CBO Date 01/29/2024
City of Green Cove Springs

PERMIT AND APPROVED PLANS
MUST BE KEPT ONSITE
UNTIL COMPLETION OF PROJECT