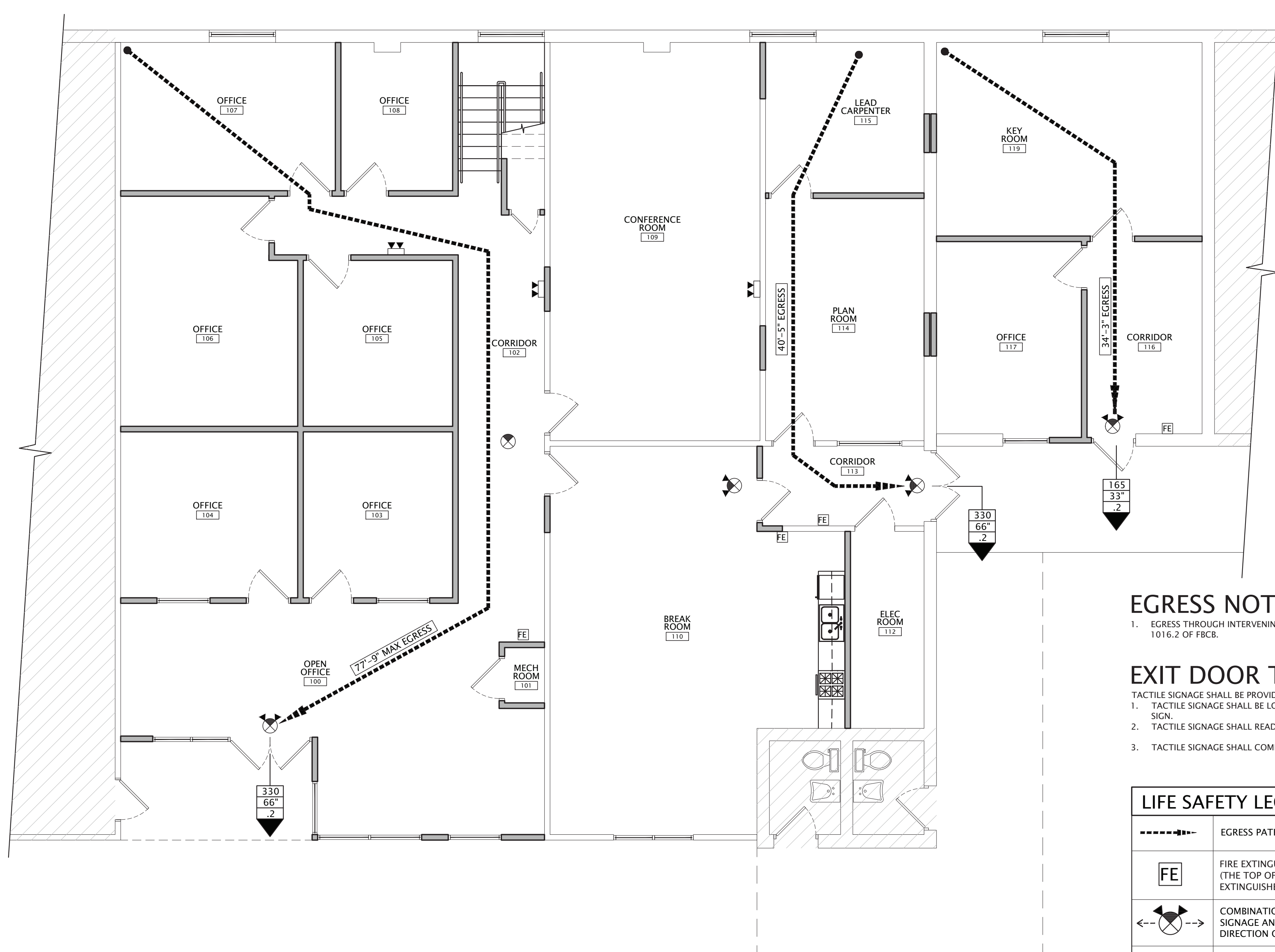




EGRESS NOTES

1. EGRESS THROUGH INTERVENING SPACE SHALL BE IN ACCORDANCE WITH SECTION 1016.2 OF FBCB.

EXIT DOOR TACTILE SIGNAGE

TACTILE SIGNAGE SHALL BE PROVIDED TO MEET ALL THE FOLLOWING CRITERIA:

1. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
2. TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT.
3. TACTILE SIGNAGE SHALL COMPLY WITH FBCA SECTION 703.

LIFE SAFETY LEGEND

	EGRESS PATH
	FIRE EXTINGUISHER: MODEL NO. 2A10BC (THE TOP OF EACH PORTABLE FIRE EXTINGUISHER SHALL BE LOCATED @ 5'-0" A.F.F.)
	COMBINATION ILLUMINATED EXIT DIRECTIONAL, SEE ELEC SIGNAGE AND EMERGENCY AREA LIGHT - DIRECTION OF FACES SHOWN BY COLORED SECTION
	EMERGENCY LIGHTING FIXTURE - NUMBER AND DIRECTION OF FACES SHOWN BY COLORED SECTION
	EGRESS OCCUPANT CAPACITY OPENING CLEAR WIDTH EGRESS CAPACITY FACTOR
	CIRCULATION AREAS
100/300 = 1 occ	TOTAL NUMBER OF OCCUPANTS IN A SPACE OR CORRIDOR, SEE OCCUPANT LOAD DIAGRAM
— —	1 HR RATED FIRE WALL

SCOPE OF WORK

THIS PROJECT INVOLVES THE INTERIOR BUILD-OUT OF AN EXISTING WAREHOUSE SPACE THAT WILL CONVERTED INTO AN OFFICE OCCUPANCY.

DESIGN CRITERIA

USE GROUP/ OCCUPANCY:	BUSINESS – GROUP B						
CONSTRUCTION TYPE:	TYPE II-B, UNPROTECTED, SPRINKLED						
ALTERATION LEVEL:	CHANGE OF OCCUPANCY, LEVEL 2 ALTERATION - WORK AREA COMPLIANCE METHOD						
PROJECT AREA:	TOTAL: 2,050 SQ. FT.						
OCCUPANT LOAD:	<table><tr><td>CALCULATED BUSINESS –</td><td>4,574 SQ FT/150 GROSS =</td><td>31 PEOPLE</td></tr><tr><td>TOTAL</td><td></td><td>= 31 PEOPLE</td></tr></table>	CALCULATED BUSINESS –	4,574 SQ FT/150 GROSS =	31 PEOPLE	TOTAL		= 31 PEOPLE
CALCULATED BUSINESS –	4,574 SQ FT/150 GROSS =	31 PEOPLE					
TOTAL		= 31 PEOPLE					

NUMBER OF EXITS: 3
MAX ALLOWED DISTANCE TO EXIT= 200 FT
ACTUAL MAXIMUM TRAVEL DISTANCE= 77'-9"
MAXIMUM ALLOWED DEAD END CORRIDOR= 20 FT
ACTUAL DEAD END CORRIDOR= 0 FT
FLAME SPREAD OF FINISHES
VERTICAL EXIT AND PASSAGEWAYS – CLASS A
EXIT ACCESS CORRIDORS AND OTHER EXITWAYS – CLASS A OR B
ROOMS AND ENCLOSED SPACES – CLASS A, B, OR C
ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN 1/2" FOR A DISTANCE NOT LESS THAN THE WIDEST LEAF.

PRODUCT APPROVAL: THE CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR ANY DOCUMENTATION NECESSARY TO VERIFY THAT ALL PRODUCTS REQUIRING APPROVAL PER 553.842 ARE IN COMPLIANCE.

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. APPROX. 10-11" PREMISES IDENTIFICATION. EXISTING ADDRESS NUMBERING IS LOCATED ON SIGN OUT FRONT AND FRONT OF BUILDING. CONTRACTOR SHALL VERIFY COMPLIANCE AND PROVIDE 6" HIGH ADDRESS NUMBERS IF NOT PRESENT.

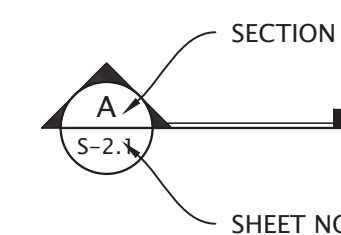
A SEPARATE PERMIT IS REQUIRED FOR LOW VOLTAGE AND SIGNAGE.

APPLICABLE CODES + STANDARDS

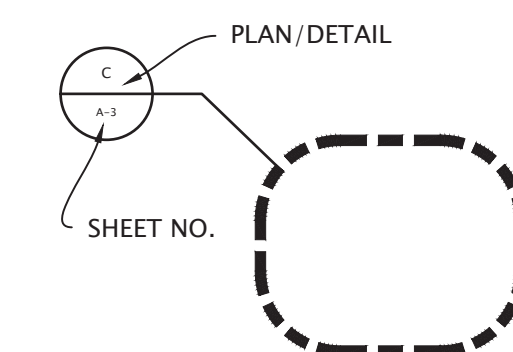
FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)	7TH EDITION (2020)
FLORIDA BUILDING CODE, BUILDING (FBC-EB)	7TH EDITION (2020)
FLORIDA BUILDING CODE, ACCESSIBILITY (FBC-A)	7TH EDITION (2020)
FLORIDA BUILDING CODE, MECHANICAL (FBC-M)	7TH EDITION (2020)
FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)	7TH EDITION (2020)
FLORIDA BUILDING CODE, LUMBING (FBC-P)	7TH EDITION (2020)
FLORIDA FIRE PREVENTION CODE (FFPC)	7TH EDITION
NATIONAL ELECTRICAL CODE (NEC)	2017 EDITION
FLORIDA BUILDING CODE, ENERGY CONSERVATION (FBC-E)	7TH EDITION (2020)

SYMBOLS LEGEND

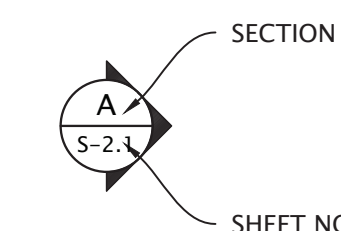
BUILDING SECTION:



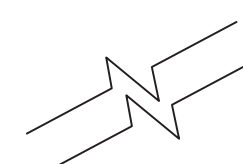
ENLARGED PLAN/DETAIL:



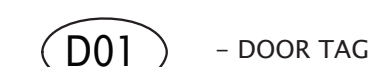
BUILDING ELEVATION:



BREAK LINES:



COLUMN INDICATOR:



 – WINDOW DESIGNATION



ROOM NAME – ROOM NAME

102

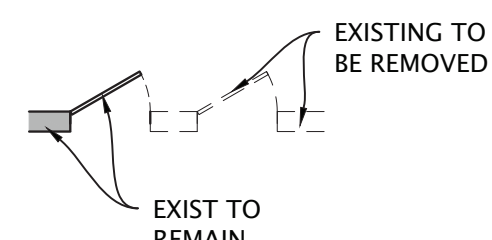
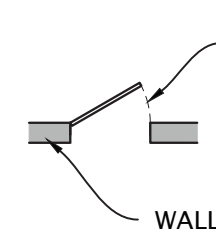
UP/DN → - STAIR DIRECTION

 - 1 HR FIRE BARRIER

 - 2 HR FIRE RATED WALL



 - 1 HR FIRE/SMOKE BARRIER



Bid Set 8-28-23

[illegible]

WART ST
INTERIOR RENOVATION
GAGSDEN COUNTY SCHOOLS MAINT BUILDING
QUINCY, FL

SOUTHLAND CONTRACTING
1843 COMMERCE BLVD
MIDWAY, FL

DRAWN:	GJ
DESIGNED:	IEJ
APPROVED:	DRB
DATE:	8/16/2023

BCEI #23-0067

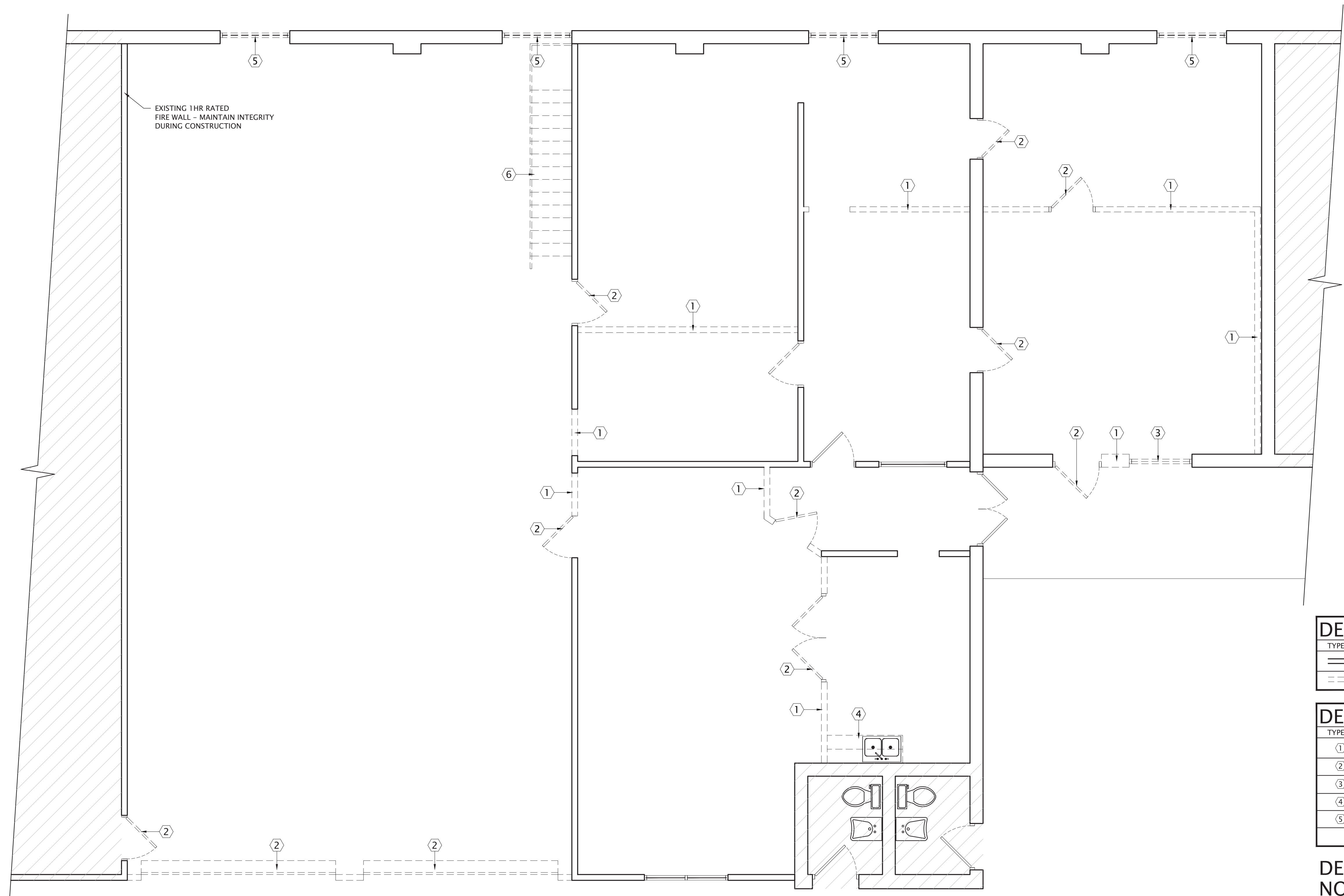
Digitally signed by Douglas F. Barkley

Date: 2023.08.19 09:17:54

Douglas R. Barkley, P.E.
F.P.F. #9090

NOTES & LIFE SAFETY PLAN

A-1.1



DEMOLITION PLAN
SCALE 1/4"=1'-0"
 NOT IN SCOPE

DEMOLITION WALL LEGEND	
TYPE	DESCRIPTION
	EXISTING WALLS TO REMAIN
	EXISTING TO BE REMOVED

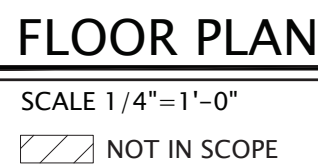
DEMOLITION KEYNOTES	
TYPE	DESCRIPTION
①	REMOVE EXISTING WALL TO THE FINISH FLOOR ELEVATION
②	REMOVE EXISTING DOOR AND FRAME
③	REMOVE EXISTING WINDOW AND FRAME
④	REMOVE EXISTING COUNTER AND CAP PLUMBING FIXTURE
⑤	REMOVE PORTION OF WALL FOR NEW WINDOW

DEMOLITION AND ALTERATION NOTES

2. REFER TO DEMOLITION KEYNOTES FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL PROVIDE REQUIRED LABOR, MATERIALS AND EQUIPMENT FOR THE WORK SHOWN, SPECIFIED AND AS OTHERWISE REQUIRED AS NECESSARY TO COMPLETE THE WORK. WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 - 2.1.1. GENERAL CONSTRUCTION WORK:
PROVIDE DEMOLITION, CUTTING AND PATCHING NECESSARY TO INSTALL NEW WORK AND AS SO OTHERWISE INDICATED. CONTRACTOR SHALL DEMOLISH, RELOCATE, REMOVE, CUT, PATCH, ADD TO AND FINISH WORK NECESSARY TO COMPLETE THE WORK INDICATED AS WELL AS SALVAGE MATERIALS FOR REUSE IN THE PROJECT AS REQUIRED.
 - 2.2. HVAC WORK:
CONTRACTOR SHALL PROPERLY DISCONNECT, TERMINATE, DEMOLISH, ALTER, RELOCATE, REMOVE, REPLACE, ADD TO AND FINISH HVAC WORK REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL FURNISH AND INSTALL NEW HVAC EQUIPMENT AND WORK AS INDICATED AND AS REQUIRED FOR PROPER OPERATION.
 - 2.3. PLUMBING WORK:
CONTRACTOR SHALL PROPERLY DISCONNECT, TERMINATE, DEMOLISH, ALTER, RELOCATE, REMOVE, REPLACE, ADD TO AND FINISH PLUMBING WORK REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL FURNISH AND INSTALL NEW FIXTURES, PIPING, VALVES, CONTROLS ETC. AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED FOR PROPER OPERATION.
 - 2.4. ELECTRICAL WORK:

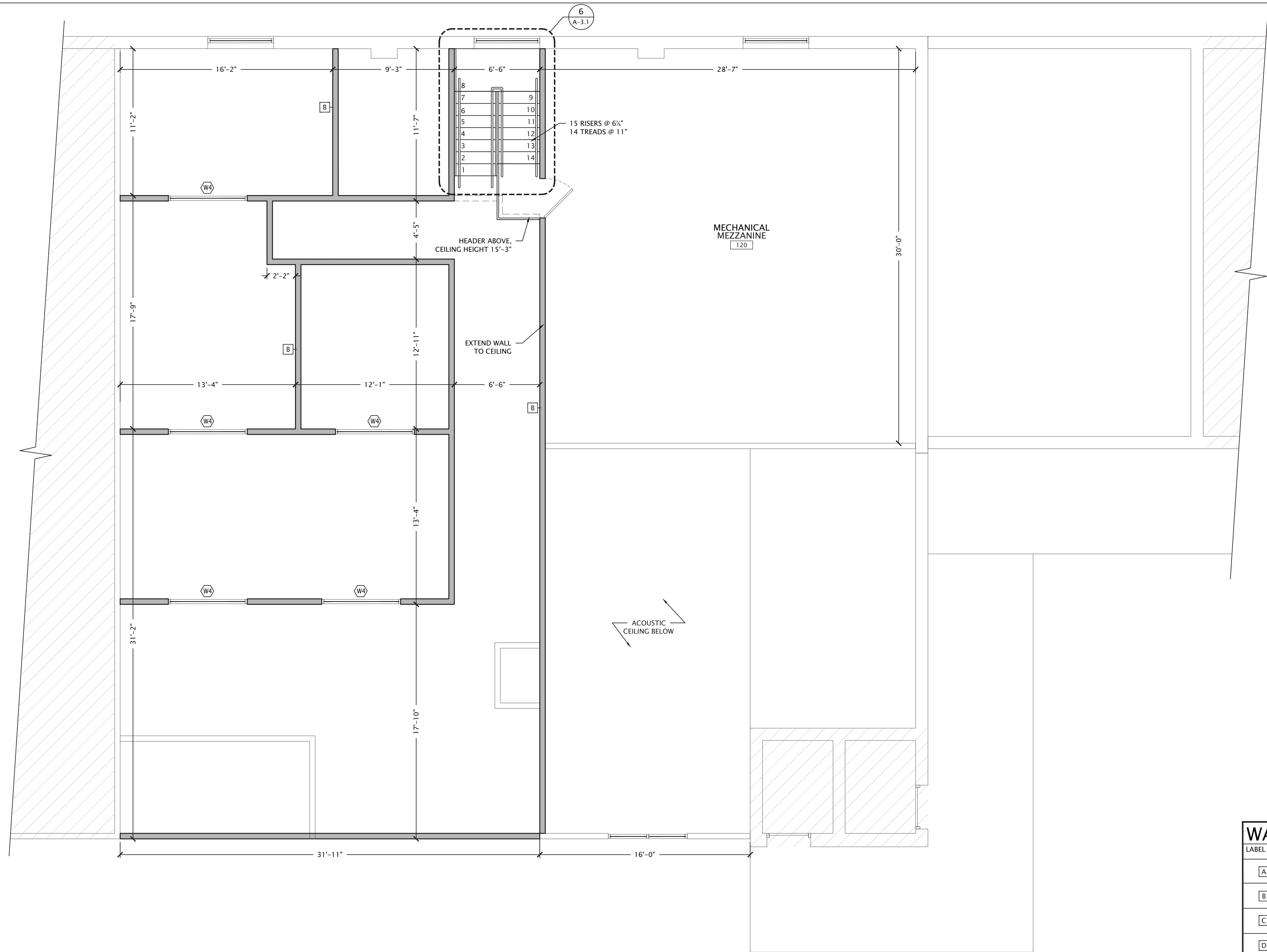
CONTRACTOR SHALL PROPERLY DISCONNECT, TERMINATE, DEMOLISH, ALTER, RELOCATE, REMOVE, REPLACE, ADD TO AND FINISH ELECTRICAL WORK REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL FURNISH AND INSTALL NEW FIXTURES, WIRING, CONDUIT, PANELS, SWITCHES ETC. AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED FOR PROPER OPERATION.
3. STRUCTURAL AND OTHER CONDITIONS SHALL BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION AND ALTERATION WORK.
4. SECURE ALL OPENINGS IN THE BUILDING DURING DEMOLITION AND WHEN CONSTRUCTION SUPERVISION IS NOT PRESENT (OVERTIME AND WEEKENDS). USE PLYWOOD OR OTHER SUITABLE MATERIALS TO COVER OPENINGS.

Bid Set 8-28-23 REVISED:  BARKLEY CONSULTING ENGINEERS, INC. 2840 REMINGTON GREEN CIR TALLAHASSEE, FLORIDA 32308 OFFICE 850.297.0440 FL COA# 8710 - FL# AA 26002321	GADSDEN COUNTY SCHOOLS MAINT BUILDING		QUINCY, FL	
	INTERIOR RENOVATION		SOUTHLAND CONTRACTING	
749 S STEWART ST		1843 COMMERCE BLVD		MIDWAY, FL
DRAWN:		GJ		
DESIGNED:		IEJ		
APPROVED:		DRB		
DATE:		8/16/2023		
BCEI #23-0067				
Digitally signed by Douglas R Barkley Date: 2023.08.17 09:18:11 -0400				
DEMO PLAN				
A-1.2				



LABEL	TYPE	DESCRIPTION
		EXISTING WALLS TO REMAIN.
		4" METAL STUDS w/ 5/8" GYPSUM BOARD EA SIDE, SEE DETAILS 4/A-3.1, 5/A-2.1.
		4" WOOD STUDS w/ 5/8" GYPSUM BOARD EA SIDE
		4" METAL STUDS w/ 5/8" GYPSUM BOARD ON INTERIOR, EIFS ON THE EXTERIOR, SEE DETAILS 5/A-3.1.
		6" METAL STUDS w/ 5/8" GYPSUM BOARD EA SIDE.

1. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON ALL DRAWINGS AND NOTIFY ARCHITECT IF DISCREPANCIES EXIST PRIOR TO COMMENCING CONSTRUCTION
2. CONFORM TO ALL APPLICABLE CODES LISTED ON SHEET A-1.1
3. ALL LOW VOLTAGE ELECTRICAL WORK WILL BE UNDER A SEPARATE PERMIT
4. INSTALL NEW FLOOR FINISHES PER OWNER'S SELECTIONS, PATCH AND REPAINT ALL WALLS AND CEILINGS INDICATED TO BE RE-USED.
5. BUILDING EXTERIOR AT GADSDEN COUNTY SCHOOLS MAINT BUILDING SUITE SHALL BE CLEANED AND REPAIRED AS NECESSARY. REPAINT ALL EXTERIOR SURFACES (2 COATS MIN), COLORS AS SELECTED BY GADSDEN COUNTY SCHOOLS MAINT BUILDING / ARCHITECT.
6. BUILDING EXTERIOR COLORS MUST BE APPROVED BY THE CITY USING THE ARCHITECTURAL MODIFICATION FORM OR ADDED TO THIS PERMIT FOR APPROVAL.



FLOOR PLAN

SCALE 1/4"=1'-0"

 NOT IN SCOPE

WALL LEGEND		
LABEL	TYPE	DESCRIPTION
		EXISTING WALLS TO REMAIN.
		4" METAL STUDS w/ $\frac{5}{8}$ " GYPSUM BOARD EA SIDE, SEE DETAILS 4/A-3.1, 5/A-2.1.
		4" WOOD STUDS w/ $\frac{3}{4}$ " GYPSUM BOARD EA SIDE
		4" METAL STUDS w/ $\frac{5}{8}$ " GYPSUM BOARD ON INTERIOR, EIFS ON THE EXTERIOR, SEE DETAILS 5/A-3.1.
		6" METAL STUDS w/ $\frac{5}{8}$ " GYPSUM BOARD EA SIDE.

FLOOR PLAN NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON ALL DRAWINGS AND NOTIFY ARCHITECT IF DISCREPANCIES EXIST PRIOR TO COMMENCING CONSTRUCTION
2. CONFORM TO ALL APPLICABLE CODES LISTED ON SHEET A-1.1
3. ALL LOW VOLTAGE ELECTRICAL WORK WILL BE UNDER A SEPARATE PERMIT
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6. BUILDING EXTERIOR COLORS MUST BE APPROVED BY THE CITY USING THE ARCHITECTURAL MODIFICATION FORM OR ADDED TO THIS PERMIT FOR APPROVAL.

Bid Set 8-28-23

[illegible]

GADSDEN COUNTY SCHOOLS MAINT BUILDING

INTERIOR RENOVATION

749 S STEWART ST

QUINCY, FL

SOUTHLAND CONTRACTING

1843 COMMERCE BLVD

MIDWAY, FL

DRAWN: GI

DESIGNED: IEJ

APPROVED: DRB

DATE: 8/16/2023

BCFI #23-0067

Digitally

signed



No 49090 **Barkley**

STATE OF California Date: 11/11/2011

2023 08

Douglas R. Barkley, M.D., Ph.D.

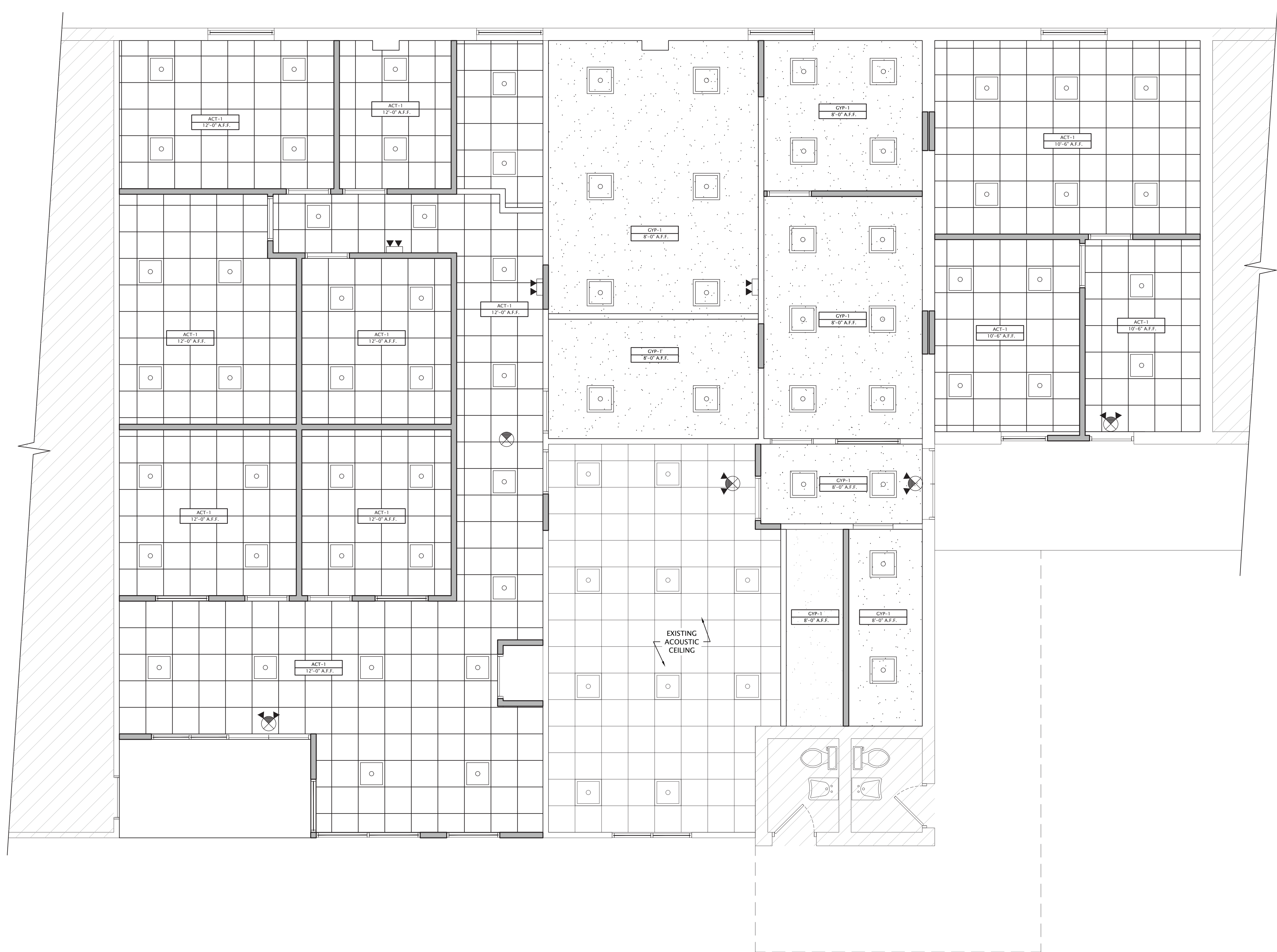
FL P.E. # 49090

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MEZZANINE

FLOOR PLAN

A-1.4



REFLECTED CEILING PLAN

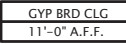
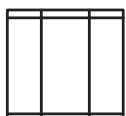
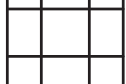
SCALE 1/4"=1'-0"

 NOT IN SCOPE

GENERAL SHEET NOTES

1. REFER TO FINISH LEGEND AND FINISH SCHEDULE FOR ROOM CEILING FINISHES
2. ACOUSTICAL CEILING TILES, GRID, & LIGHTS TO BE CENTERED IN ROOM, U.N.O.
3. ALL CEILINGS TO BE 12'-0" AFF, U.N.O.
4. REFER TO ELECTRICAL SHEETS FOR DETAILED INFORMATION ON LIGHT FIXTURES.
5. REFER TO MECHANICAL SHEETS FOR DETAILED INFORMATION ON DIFFUSERS.
6. FILL VOID AT TOP OF OFFICE WALLS WITH ROCK WOOL INSULATION

CEILING PLAN SYMBOLS

TYPE	DESCRIPTION
	CEILING HEIGHT
	EXISTING 2X4 ACOUSTICAL CEILING TILE SYSTEM
	2X2 ACOUSTICAL CEILING TILE SYSTEM
	NEW DRYWALL CEILING
	SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	2x4 FLAT PANEL RECESSED LED FIXTURE
	6" RECESSED DOWNLIGHT
	COMBINATION EXIT DIRECTIONAL SIGNAGE AND EMERGENCY AREA LIGHTING HEADS
	EXIT SIGNAGE
	EMERGENCY AREA LIGHT

Bid Set 8-28-23

BCEI
BARKLEY
CONSULTING ENGINEERS, INC.
2840 REMINGTON GREEN CIR
ALLAHASSEE, FLORIDA 32308
OFFICE 850.297.0440
FL COA# 8710 - FL# AA 26002321

[illegible]

GADSDEN COUNTY SCHOOLS MAINT BUILDING	TALLAHASSEE, FL
INTERIOR RENOVATION	
3197 MERCHANTS ROW BLVD	
SOUTHLAND CONTRACTING	
-	
3197 MERCHANTS ROW BLVD	TALLAHASSEE, FL

DRAWN:	GJ
DESIGNED:	IEJ
APPROVED:	DRB
DATE:	8/16/2023

BCEI #23-0067

9

GLAS R. BARI

No 49090  **Barkley**

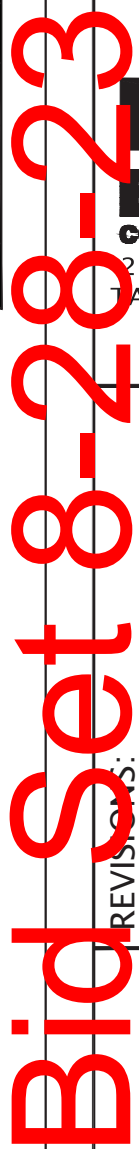
STATE OF
FLORIDA
Date:
2023.08.1

09:18:50

REFLECTED
CEILING PLAN

A-1.5

DEMOLITION KEYNOTES	
TYPE	DESCRIPTION
①	REMOVE EXISTING WALL TO THE FINISH FLOOR ELEVATION
②	REMOVE EXISTING DOOR AND FRAME
③	REMOVE EXISTING WINDOW AND FRAME
④	REMOVE EXISTING COUNTER AND CAP PLUMBING FIXTURE
⑤	REMOVE PORTION OF WALL FOR NEW WINDOW



BCE

BARKLEY
CONSULTING ENGINEERS, INC.
840 REMINGTON GREEN CIR
ALLAHASSEE, FLORIDA 32308
OFFICE 850.297.0440
FL COA# 8710 - FL# AA 26002321

[illegible]

QUINCY, FL	
MIDWAY, FL	

GADSDEN COUNTY SCHOOLS MAINT BUILDING	INTERIOR RENOVATION	Q1
749 S STEWART ST		
SOUTHLAND CONTRACTING		
1843 COMMERCE BLVD		M1

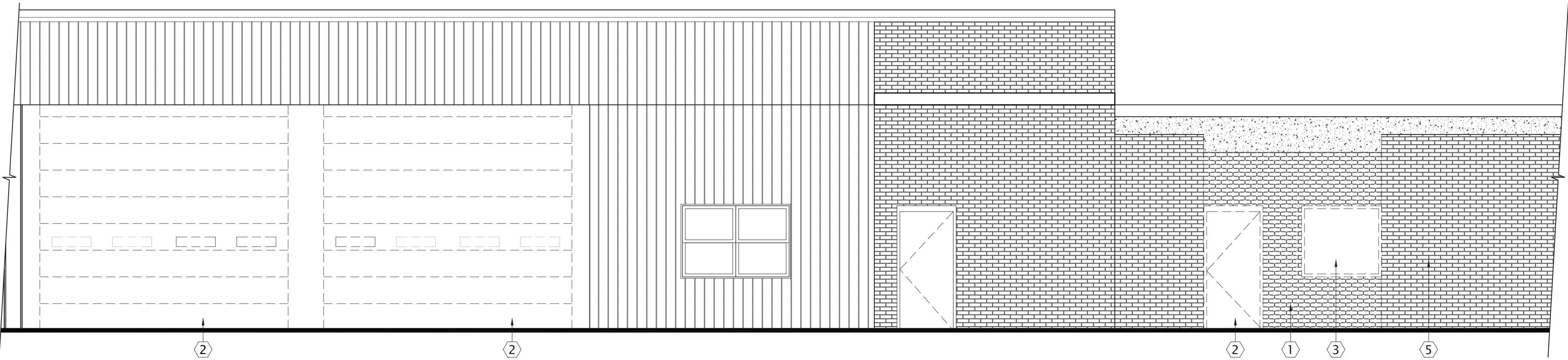
DRAWN:	GJ
DESIGNED:	IEJ
APPROVED:	DRB
DATE:	8/16/2023

BCEI #23-0067

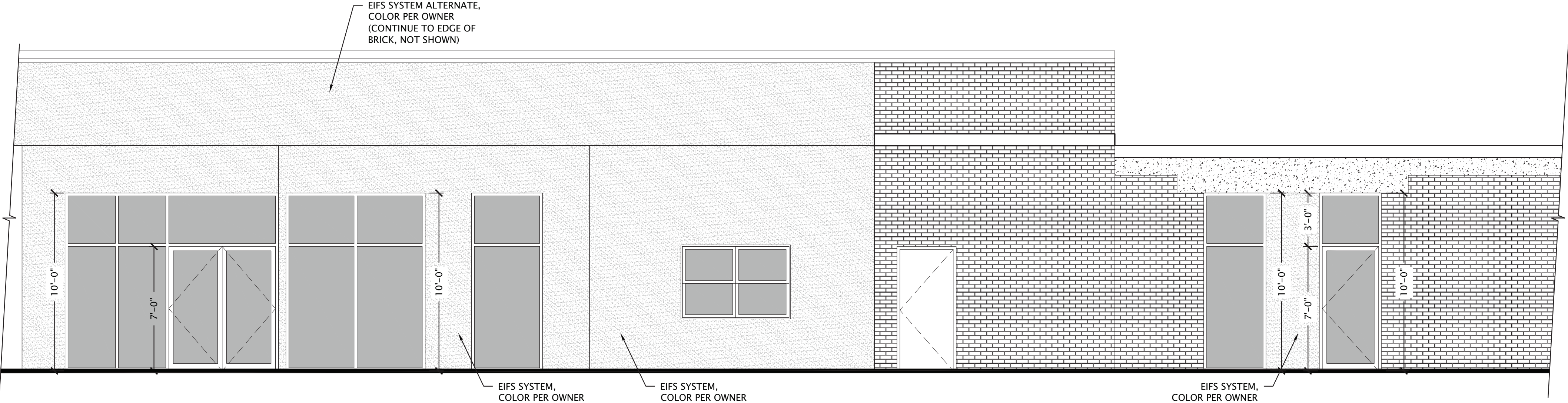
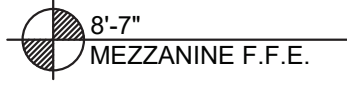
Digitally signed by Douglas R. Barkley
Date: 2023.08.23 14:00:00 -0400

09:19:03
EXTERIOR
-04'00'
ELEVATIONS

A-2.1



1 EXISTING ELEVATION
A-2.1 SCALE 1"=1'-0"

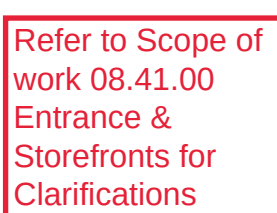


2 PROPOSED ELEVATION
A-2.1 SCALE 3"=1'-0"

DOOR SCHEDULE NOTES:

1. PROVIDE ALL NEW HARDWARE AS INDICATED ON SCHEDULE. DOOR HARDWARE SHALL BE ADA APPROVED LEVER TYPE, COMMERCIAL GRADE WITH BRUSHED NICKEL FINISH AND SHALL INCLUDE ALL HINGES, STOPS, SILENCERS, KICK PLATES AS NECESSARY AND AS PER STANDARD ACCEPTABLE PRACTICE.
2. ALL NEW INTERIOR DOORS SHALL BE SOLID CORE, BIRCH VENEER FLUSH COMMERCIAL DOORS WITH FINISH PER FINISH SELECTIONS.
3. PROVIDE THE FOLLOWING MAXIMUM PULLING/PUSHING RESISTANCE ON ALL DOORS: EXTERIOR HINGED DOORS = 8.5LB./INCH HINGED DOORS & GATES = 5.0LB MAX./ SLIDING OR FOLDING DOORS = 5.0LB MAX, IN ACCORDANCE WITH FBCB 101.01.3.3 AND FBCBA 404.2.9.
4. EXTERIOR DOORS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM IN ACCORDANCE WITH SECTION 404.2.8.1) OF FBCA.
5. ALL DOOR GLAZING AND GLAZING WITH 48" OF A DOOR SHALL BE CATEGORY II SAFETY GLASS.
6. DOORS & HARDWARE SHALL COMPLY WITH ALL APPLICABLE EGRESS, FIRE PROTECTION, AND ACCESSIBILITY REQUIREMENTS REGARDLESS IF THERE ARE ERRORS OR OMISSIONS ON THE APPROVED PLANS.
7. ALL DOORS IN THIS SECTION OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF KEY, TOOL OR SPECIAL KNOWLEDGE TO OPEN FROM SIDE OF EGRESS.
8. DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS.

DOOR & WINDOW TYPE



EXTERIOR FENESTRATION REQUIREMENTS

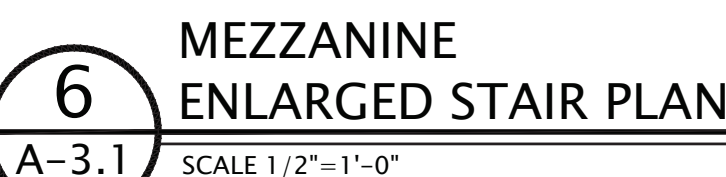
FIXED - U-FACTOR = 0.50, SHGC = 0.25
ENTRANCE DOORS - U-FACTOR = 0.83, SHGC = 0.25

GENERAL NOTES:

1. PROVIDE TRANSITIONS AT ALL CHANGES OF FLOOR FINISHES. CHANGES IN FLOOR ELEVATIONS SHALL NOT EXCEED 1/2"
2. ALL NEW STUD WALLS SHALL HAVE 4" BATT SOUND INSULATION TYPICAL

FINISH NOTES:

3. CONFIRM ALL FINISHES WITH OWNER PRIOR TO CONSTRUCTION
4. ALL CEILINGS ARE NEW 2x2 LAY-IN TYPE
5. ALL EXISTING WALLS AND CEILINGS INDICATED TO REMAIN SHALL BE REPAIRED, PATCHED AND PAINTED
6. PROVIDE PLYWOOD BLOCKING ON ALL SHELVING AND EQUIPMENT WALLS AS NECESSARY.



Bid Set 8-28-23

GADSDEN COUNTY SCHOOLS MAINT BUILDING

INTERIOR RENOVATION

749 S STEWART ST

SOUTHLAND CONTRACTING

1843 COMMERCE BLVD

DRAWN:	GJ
DESIGNED:	IEJ
APPROVED:	DRB
DATE:	8/16/2023

BCEI #23-0067

Digitally signed by Douglas R Barkley
Date:

2023.08.11
09:19:16

~~SCHEDULES~~
DETAILS

A-3.1