

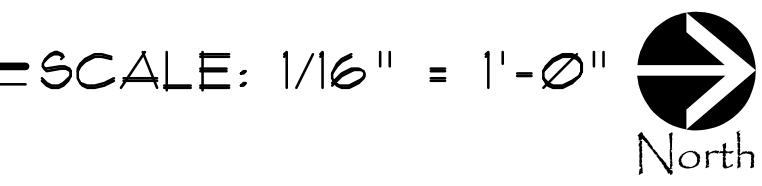
Area of Remodeling, Phase 1  
See Sheet A-1.1.1, A-1.1.2

Area of Remodeling, Phase 2  
See Sheet A-1.1.3

# KEY PLAN

## GROUND FLOOR

NOTE: TOTAL FLOOR AREA: 25,245 SF.  
 OCCUPANCY, PER FBC, 2014, TABLE 1004.1.2, 100 SF./PERSON = 252 PEOPLE  
 CAPACITY OF EXISTING EXITWAYS, PER FBC, 2014, SECTION 1005.3.1 = 532 PEOPLE TOTAL



### DESIGN CRITERIA

OCCUPANCY TYPE : OFFICE / BUSINESS, GROUP B  
 CONSTRUCTION TYPE: TYPE II A, SPRINKLERED  
 ALLOWABLE BUILDING AREA: 50,000 SF. (FBC 406.3.5)  
 PROPOSED BUILDING AREA: 25,245 SF. (EXISTING)  
 ALLOWABLE BUILDING HEIGHT: 10 TIERS. (FBC 406.3.5)  
 PROPOSED BUILDING HEIGHT: 3 TIERS (EXISTING)  
 AREA OF REMODELING : GROUND FLOOR: MAIN ENTRY LOBBY : 600 SF.  
 AREA OF REMODELING : GROUND FLOOR: EXISTING OFFICE : 1600 SF.

CODE INFORMATION:  
 (PER FBC, 2014)  
 Basic Wind Speed: 145 MPH  
 Wind Importance Factor: 1.0  
 Building Category: ENCLOSED, MID-RISE BUILDING, SIMPLE DIAPHRAM  
 Wind Exposure Category: "B"  
 WIND LOADING DETERMINED BY: F.B.C. 2014 (CHAPTER 16)

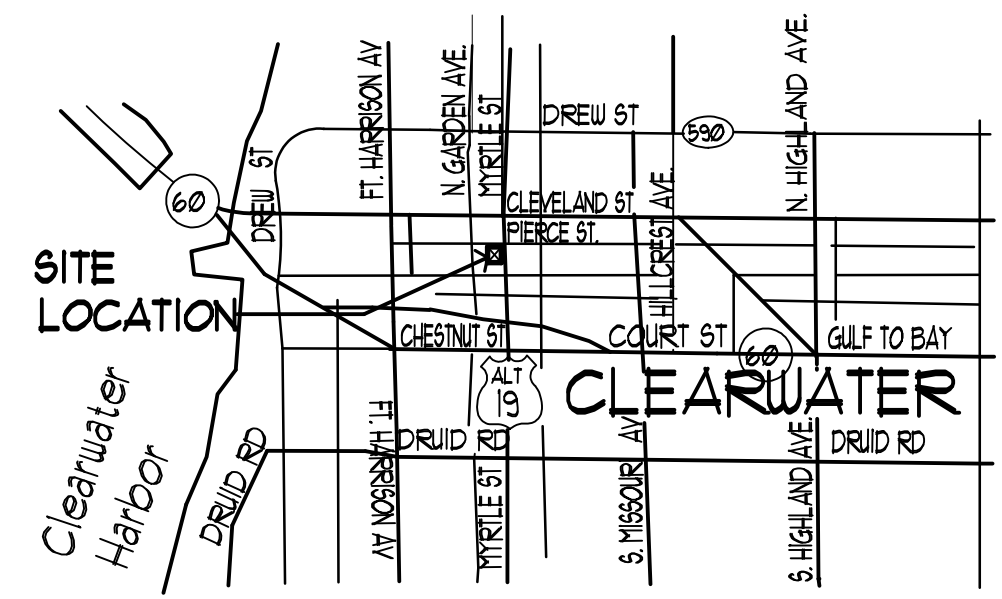
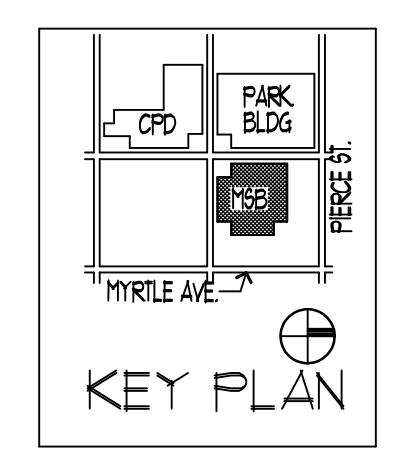
THIS DESIGN COMPLIES WITH F.B.C., 2014  
 THE FLORIDA FIRE PREVENTION CODE, 101, 2001 EDITION,  
 THE FLORIDA FIRE PREVENTION CODE, 2010,  
 THE FLORIDA FIRE PREVENTION CODE, 2010,  
 N.F.P.A. 101, LIFE SAFETY CODE, 2009 EDITION.

THE CITY OF CLEARWATER, FLORIDA LAND DEVELOPMENT  
 CODE & NATIONAL ELECTRIC CODE, 2011  
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

THE EXISTING FIRE ALARM AND NOTIFICATION SYSTEMS ARE TO  
 BE UPGRADED UNDER SEPERATE APPLICATION & PERMIT.  
 THE MODIFICATION TO THE EXISTING FIRE SPRINKLER SYSTEM  
 IS TO BE UNDER A SEPERATE APPLICATION & PERMIT.

SCOPE OF WORK:  
 INTERIOR REMODELING OF GROUND FLOOR, OFFICES  
 & GROUND FLOOR MAIN ENTRY LOBBY  
 ALTERATION LEVEL 2  
 EXISTING OCCUPANCY: GROUP "B" (OFFICE)

NOTES: 1. ELECTRICAL & HVAC WORK TO BE  
 PERFORMED BY OWNER.  
 2. MODIFICATION TO THE EXISTING FIRE  
 SPRINKLER SYSTEM SHALL BE PERFORMED  
 BY A LICENSED SPRINKLER CONTRACTOR  
 UNDER SEPERATE DRAWINGS AND PERMIT.



PRELIMINARY 11.Nov. '16

LOCATION MAP



STEPHEN R. FOLLER - AR0000541  
 FOWLER ASSOCIATES ARCHITECTS, INC. 204  
 147 COURT STREET, STE. 516 CLEARWATER, FL 33759  
 STATE OF FLORIDA ARCHITECTURAL LICENSE NUMBER: AR-0000541  
 CERTIFICATE OF CORPORATE AUTHORIZATION NUMBER: C2006685

BY	REVISION
NO.	DATE
DRAWN	DATE

Overall Floor Plan/ Key Plan  
 Lobby & Customer Service Remodeling =

Ground Floor MSB  
 100 S. Myrtle Ave  
 Clearwater, Florida 33756

PROJECT NO. 16-218  
 SHEET NO. CS-11