



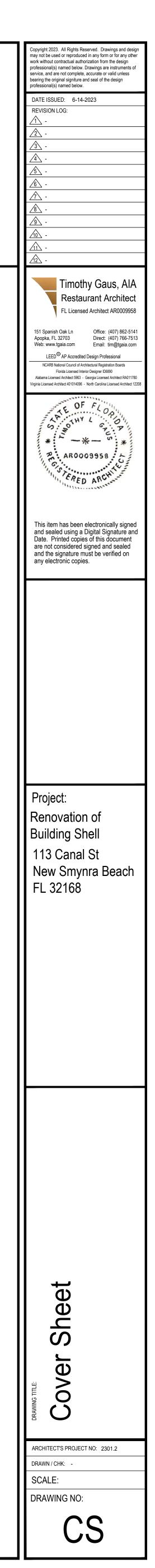
	Inde	Space Reserved for Building Official	
001	CS		
002	A-1.1	Building Key Plan	
		Project Directory	
		Owner Mr. Steve Fusilier Fusilier Realty Group 9145 Narcoossee Road Suite 102 Orlando, Florida 32827 phone: (407) 281 8455 email: steve@realtygroupfl.com	
		Architect Timothy Gaus, AIA, LLC Florida Registered Architect AR0009958 151 Spanish Oak Ln, Apopka, FL 32703 phone: (407) 862-5141 email: tim@tgaia.com	
		General Contractor W.T. Corso & Associates, Inc. William Corso, Owner 6090 Markham Road Sanford, FL 32771 phone: (407) 416-4198 email: wtcorso@aol.com Florida License No: CBC015288	
		Design Consultant Susan Pridgen PB Interiors Design Consultant phone: (407) 832-8933 eamail: susan@pbinteriors.com web: www.pbinteriors.com	



113 Canal Street



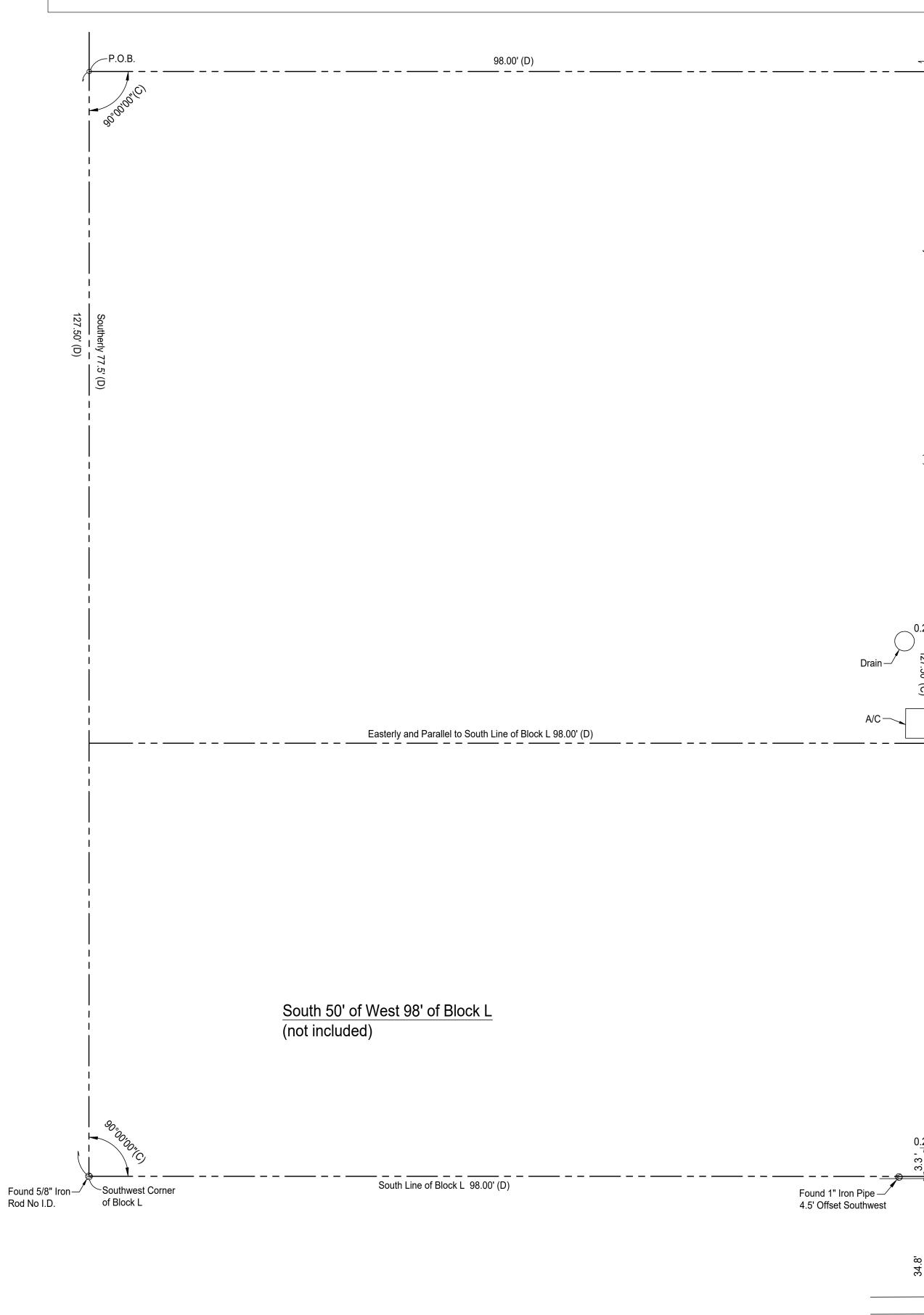
Site Location Map Not to Scale

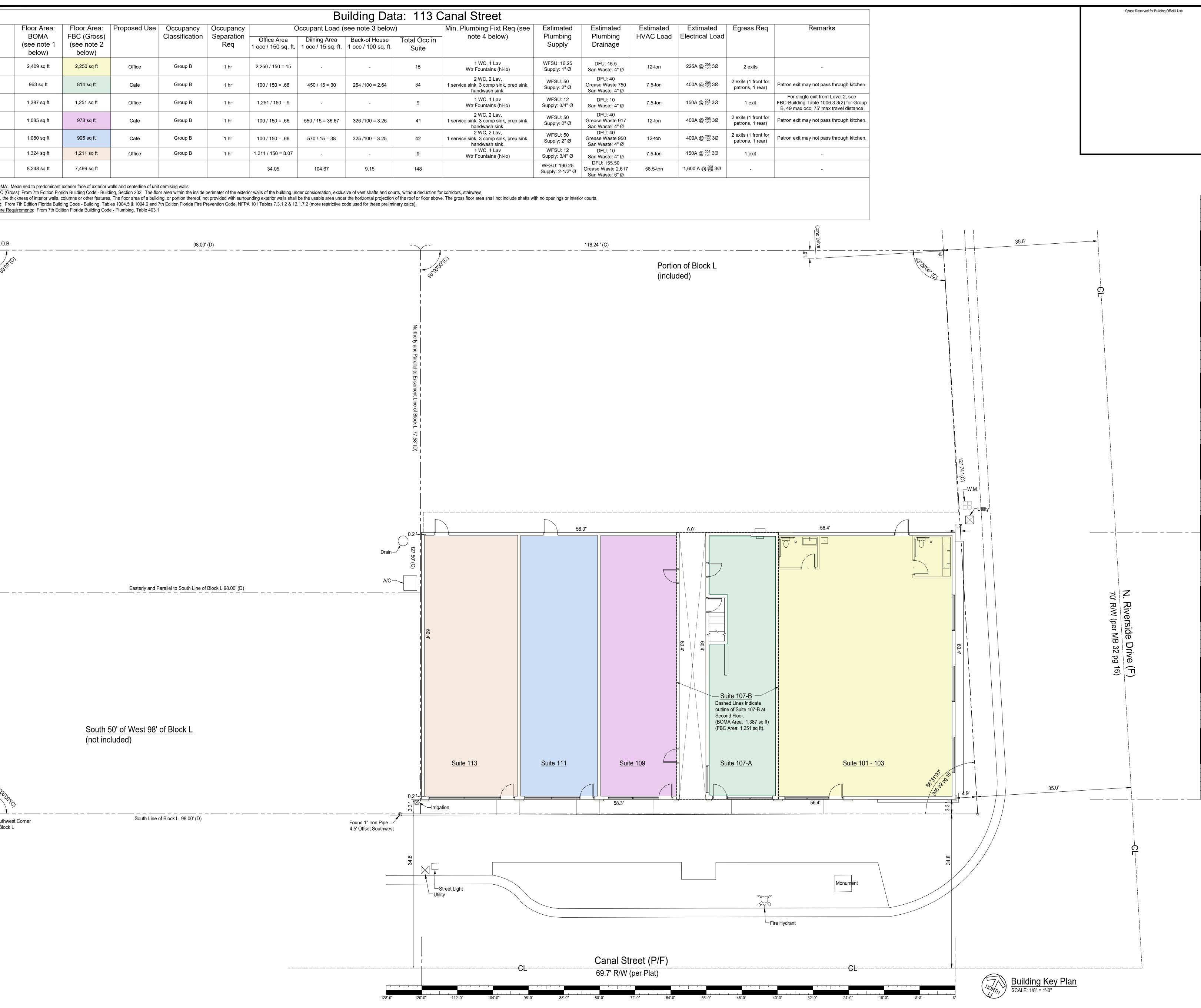




Suite	Floor Area: BOMA (see note 1 below)	Floor Area: FBC (Gross) (see note 2 below)	Proposed Use	Occupancy Classification	Occupancy Separation Req					Min. Plumbing Fixt Req (see	Estimated	Estimated	Estimated	Extimated	Egre
						Office Area 1 occ / 150 sq. ft.	Diining Area 1 occ / 15 sq. ft.	Back-of House 1 occ / 100 sq. ft.	Total Occ in Suite	note 4 below)	Plumbing Supply	Plumbing Drainage	HVAC Load	Electrical Load	
101 - 103	2,409 sq ft	2,250 sq ft	Office	Group B	1 hr	2,250 / 150 = 15	-	-	15	1 WC, 1 Lav Wtr Fountains (hi-lo)	WFSU: 16.25 Supply: 1" Ø	DFU: 15.5 San Waste: 4" Ø	12-ton	225A @ ²⁰⁸ / ₁₂₀ 3Ø	2
107A	963 sq ft	814 sq ft	Cafe	Group B	1 hr	100 / 150 = .66	450 / 15 = 30	264 /100 = 2.64	34	2 WC, 2 Lav, 1 service sink, 3 comp sink, prep sink, handwash sink.	WFSU: 50 Supply: 2" Ø	DFU: 40 Grease Waste 750 San Waste: 4" Ø	7.5-ton	400A @ ²⁰⁸ / ₁₂₀ 3Ø	2 exits patror
107B	1,387 sq ft	1,251 sq ft	Office	Group B	1 hr	1,251 / 150 = 9	-	-	9	1 WC, 1 Lav Wtr Fountains (hi-lo)	WFSU: 12 Supply: 3/4" Ø	DFU: 10 San Waste: 4" Ø	7.5-ton	150A @ ²⁰⁸ / ₁₂₀ 3Ø	1
109	1,085 sq ft	978 sq ft	Cafe	Group B	1 hr	100 / 150 = .66	550 / 15 = 36.67	326 /100 = 3.26	41	2 WC, 2 Lav, 1 service sink, 3 comp sink, prep sink, handwash sink.	WFSU: 50 Supply: 2" Ø	DFU: 40 Grease Waste 917 San Waste: 4" Ø	12-ton	400A @ ²⁰⁸ / ₁₂₀ 3Ø	2 exits patror
111	1,080 sq ft	995 sq ft	Cafe	Group B	1 hr	100 / 150 = .66	570 / 15 = 38	325 /100 = 3.25	42	2 WC, 2 Lav, 1 service sink, 3 comp sink, prep sink, handwash sink.	WFSU: 50 Supply: 2" Ø	DFU: 40 Grease Waste 950 San Waste: 4" Ø	12-ton	400A @ ²⁰⁸ / ₁₂₀ 3Ø	2 exits patron
113	1,324 sq ft	1,211 sq ft	Office	Group B	1 hr	1,211 / 150 = 8.07	-	-	9	1 WC, 1 Lav Wtr Fountains (hi-lo)	WFSU: 12 Supply: 3/4" Ø	DFU: 10 San Waste: 4" Ø	7.5-ton	150A @ ²⁰⁸ / ₁₂₀ 3Ø	1
Totals	8,248 sq ft	7,499 sq ft				34.05	104.67	9.15	148		WFSU: 190.25 Supply: 2-1/2" Ø	DFU: 155.50 Grease Waste 2,617 San Waste: 6" Ø	58.5-ton	1,600 A @ 208/120 3Ø	

Hoor Area, BOMA: Measured to predominant exterior face of exterior walls and centerline of unit demising walls.
Floor Area, BOMA: Measured to predominant exterior face of exterior walls and centerline of unit demising walls.
Floor Area, FBC (Gross): From 7th Edition Florida Building Code - Building, Section 202: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.
Occupant Load: From 7th Edition Florida Building Code - Building, Tables 1004.5 & 1004.6 and 7th Edition Florida Fire Prevention Code, NFPA 101 Tables 7.3.1.2 & 12.1.7.2 (more restrictive code used for these preliminary calcs).
Plumbing Fixture Requirements: From 7th Edition Florida Building Code - Plumbing, Table 403.1





Copyright 2023. All Rights Reserved. Drawings and desigr may not be used or reproduced in any form or for any other work without contractual authorization from the design professional(s) named below. Drawings are instruments of service, and are not complete, accurate or valid unless bearing the original signiture and seal of the design professional(s) named below. DATE ISSUED: 6-14-2023 **REVISION LOG:** Timothy Gaus, AIA Restaurant Architect FL Licensed Architect AR0009958 151 Spanish Oak Ln Office: (407) 862-514 Apopka, FL 32703 Direct: (407) 766-7513 Web: www.tgaia.com Email: tim@tgaia.com LEED[®] AP Accredited Design Professional NCARB National Council of Architectural Registration Boards Florida Licensed Interior Designer ID6890 Alabama Licensed Architect 5963 - Georgia Licensed Architect RA011780 nia Licensed Architect 401014096 - North Carolina Licensed Architect 12 OF F 14 THY L -*-AR0009958 ERED This item has been electronically signed and sealed using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Project: Renovation of **Building Shell** 113 Canal St New Smynra Beach FL 32168 Plan ey \checkmark Building ARCHITECT'S PROJECT NO: 2301.2 DRAWN / CHK: SCALE: 1/8" = 1'-0" DRAWING NO: A-1.1

