

APPLYING FOR A CERTIFICATE OF USE (C.O.U.)

NEPTUNE BEACH INN

1401 ATLANTIC BLVD
NEPTUNE BEACH, FL 32266

ARCHITECT:

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PROJECT DESCRIPTION

APPLYING FOR A CERTIFICATE OF USE (C.O.U.), REPLACING FLOOR FINISHES AND APPLYING NEW PAINT TO THE EXISTING WALLS.

CODES AND COMPLIANCE

APPLICABLE CODES:
FLORIDA BUILDING CODE 8TH EDITION (2023) – BUILDING
FLORIDA BUILDING CODE 8TH EDITION (2023) –EXISTING BUILDINGS
2024 NFPA 101: LIFE SAFETY CODE
2024 NFPA 1: FIRE CODE
2023 FLORIDA FIRE PREVENTION CODE 8THEDITION

GENERAL REQUIREMENTS

CLASSIFICATION OF BUILDING BY OCCUPANCY: RESIDENTIAL OCCUPANCY, GROUP R-1 – HOTEL (TRANSIENT)

CONSTRUCTION CLASSIFICATION: TYPE II B – SPRINKLERED

MAXIMUM OCCUPANT LOAD: RESIDENTIAL OCCUPANCY, GROUP R-1

1ST FLOOR			
SLEEPING AREAS	14,280 S.F. / 200 GROSS	72	
WAITING AREA	183 S.F. / 15 GROSS	13	
OFFICE/ BUSINESS AREA	469 S.F./ 150 GROSS	4	
ACCESSORY STORAGE AREAS,			
MECHANICAL EQUIPMENT ROOM AREA	1,532 S.F. /300 GROSS	6	

1ST FLOOR GROSS SQUARE FOOTAGE AREA = 27,333 SQUARE FEET (INTERIOR SPACE– EVERYTHING WITHIN ITS WALLS)

NET SQUARE FOOTAGE AREA = 27,333 – 3,504 (RESTROOMS) AND – 4,719 CORRIDOR = 19,110 SQUARE FEET

TOTAL OCCUPANTS (1ST FLOOR) 95

2ND FLOOR

SLEEPING AREAS	16,898 S.F. / 200 GROSS	85	
ACCESSORY STORAGE AREAS,			
MECHANICAL EQUIPMENT ROOM AREA	718 S.F. /300 GROSS	3	

1ST FLOOR GROSS SQUARE FOOTAGE AREA = 27,333 SQUARE FEET (INTERIOR SPACE– EVERYTHING WITHIN ITS WALLS)

NET SQUARE FOOTAGE AREA = 27,333 – 4,047 (RESTROOMS) AND – 3,402 CORRIDOR = 19,884 SQUARE FEET

TOTAL OCCUPANTS (1ST FLOOR) 88

TOTAL OCCUPANTS (1ST FLOOR) + (2ND FLOOR) = 183 OCCUPANCY

EGRESS CAPACITY REQUIRED

183 OCC. X 0.2" = 36.6" REQUIRED

306" PROVIDED

ARRANGEMENT AND NUMBER OF EXITS, TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND MEANS OF EGRESS WIDTH COMPLY WITH THE ACCESSIBILITY CODE.

EGRESS: MAX. TRAVEL DISTANCE TO EXIT: 250’ WITH SPRINKLER SYSTEM

MAX. DEAD END CORRIDOR: 20’

MINIMUM CORRIDOR/ EXIT WIDTH: 44" EGRESS

MINIMUM DOOR CLEARANCE: 32" (0.2 LEVEL) – EGRESS PATH

MINIMUM PLUMBING FACILITIES FOR RESIDENTIAL OCCUPANCY					
WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
MALE	FEMALE	MALE	FEMALE		
1 PER SLEEPING UNIT		1 PER SLEEPING UNIT		–	
REQUIRED: 1		REQUIRED: 1		REQUIRED: –	REQUIRED: 1
PROVIDED: 1		PROVIDED: 1		PROVIDED: –	PROVIDED: 1

NOTES:

1. GC. TO PROVIDE EXIT DOOR TACTILE SIGNAGE (BRAILLE) PER N.F.P.A. 101, 7.10.1.3

GENERAL NOTES :

1. ALL CONTRACTORS SHALL FULLY INVESTIGATE THE JOB SITE TO COMPARE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS RELATING TO CONSTRUCTION OF NEW WORK AND LABOR. THE CONTRACTOR SHALL INCLUDE COST FOR ALL WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND REQUIRED OR IMPLIED BY EXISTING CONDITIONS. THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED OR FOR DIFFICULTIES ENCOUNTERED, WHICH WOULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

2. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE CONSTRUCTION PLANS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT OF ANY OMISSION OR CONFLICT IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. ALL CONFLICTS SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF ANY WORK.

3. THE CONTRACTORS SHALL THOROUGHLY REVIEW THE EXISTING CONDITIONS TO IDENTIFY THE IMPACT ON ANY EXISTING FUNCTION, AND SHALL COORDINATE HIS WORK SCHEDULES PRIOR TO COMMENCEMENT OF NEW WORK WITH ARCHITECT AND OWNER.

4. THE CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, ALL CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS.

5. UNLESS SPECIFICALLY NOTED TO THE CONTRARY, ALL NEW WORK IS IN CONTRACT. CONTRACTORS SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE PROJECT OUTLINED ON THIS SET OF PLANS OR REASONABLY INFERRABLE FROM THEM.

6. THE CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.

7. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE LOCAL AUTHORITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY VARIANCE WITH CODES IN FORCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

8. ALL CONTRACTORS SHALL PROVIDE AND MAINTAIN PROPER AND SAFE WORKING CONDITIONS AT ALL TIMES INCLUDING BUT NOT LIMITED TO APPROPRIATE TOOLS, EQUIPMENT, SCAFFOLDING, SHORING, ETC.

9. NO SUBSTITUTION OF MATERIALS AND/OR CONSTRUCTION ITEMS SPECIFIED WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

10. SUBSTITUTIONS WILL BE ALLOWED WHEN THE SPECIFIED ITEMS CANNOT BE OBTAINED WITHIN THE CONTRACT TIME. SPECIFIED ITEMS ARE TO BE USED AS A GUIDELINE FOR DESIGN. SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE SUBSTITUTION.

11. EXTRA COSTS: THE OWNER'S WRITTEN AUTHORIZATION MUST BE OBTAINED PRIOR TO THE ORDERING OF ANY MATERIALS, CONTRACTS, OR THE EXECUTION OF ANY WORK IN EXCESS OF ORIGINAL CONTRACT.

12. ALL ADJACENT WORK SHALL BE PROTECTED FROM DAMAGE CAUSED BY THIS WORK. ANY RECURRENT DAMAGE IS THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

13. THE CONTRACTOR SHALL KEEP THE PROJECT SITE REASONABLY CLEAN AND FREE FROM HAZARDS AT ALL TIMES. ALL EXISTING EGRESS REQUIREMENTS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, BROOM CLEAN THE ENTIRE PROJECT AREA, AND LEAVE THE SITE IN A REASONABLY CLEAN CONDITION DAILY, IN THE JUDGMENT OF THE BUILDING MANAGEMENT.

14. TWO (2) WEEKS PRIOR TO COMPLETION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT TO COMPLETE A PUNCH LIST OF CORRECTIONS.

15. ALL WORK SHALL COMPLY WITH GOOD TRADE PRACTICE, REGULATIONS OF THE CITY, STATE, AND FEDERAL GOVERNMENT AGENCIES HAVING JURISDICTION.

16. CONTRACTOR SHALL INCLUDE IN BID THE REMOVAL OF DEBRIS AND CLEANING AFTER ALL FINISH TRADES.

17. CONTRACTOR TO PREPARE ALL FLOORS FOR NEW FLOOR FINISHES AS INDICATED ON PLAN.

18. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.

19. SUBMIT FOR ARCHITECT'S REVIEW AND CONSIDERATION ALL BUILDING SAMPLES, PRODUCT LITERATURE AND OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS.

20. CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS OF THE PROJECT COME TOGETHER PROPERLY.

21. ALL DIMENSIONS SHOWN ARE FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.

22. DIMENSIONS NOTED "+/-" ARE THE ONLY DIMENSIONS ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT.

23. ALL BUILDING COMPONENTS BELONG TO THE LANDLORD. VERIFY WITH LANDLORD FOR STORAGE LOCATIONS.

24. CONTRACTOR shall control noise producing items (stereos) at all times.

25. All work and materials used to accomplish designated work shall be coordinated with contractor, tenant representative (when applicable) and building owner representative with respect to delivery and storage.

26. CONTRACTOR shall perform no portion of the work at any time without approved contract documents.

27. CONTRACTOR is responsible for coordinating all architectural, mechanical, telephone, electrical (including lighting), and plumbing to ensure that required clearances for installation and maintenance of all equipment are provided.

28. THIS SET OF DRAWINGS SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM "ARCHITECT".

29. THIS SET OF DOCUMENTS ARE CONSIDERED AS ONE UNIT AND SHALL NOT BE CONSIDERED COMPLETE OR WHOLE IF DOCUMENTS ARE SEPARATED IN ANY MANNER. DOCUMENTS SHALL NOT BE SEPARATED FOR THE PURPOSES OF SUBMITTING A BID PROPOSAL OR FOR THE SEPARATE PHASE OF ANY CONSTRUCTION.

30. THESE DOCUMENTS ARE PREPARED FOR THE USE OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS AND IN NO WAY, EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO ANY CONTRACTOR WITH REGARD TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.

31. NOTICE OF DUTY OF COOPERATION: ACCEPTANCE OF THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES AN AGREEMENT FOR FUTURE COOPERATION BETWEEN THE GENERAL CONTRACTOR AND DESIGN CONCEPTS. ALTHOUGH ARCHITECT AND ITS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY IN THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO ARCHITECT IMMEDIATELY, FAILURE TO COOPERATE SHALL BE SIMPLE NOTICE TO ARCHITECT SHALL RELIEVE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES RESULTING THEREFROM. CHANGES MADE FROM THE DRAWINGS AND OR SPECIFICATIONS WITHOUT THE CONSENT OF ARCHITECT, ARE UNAUTHORIZED AND SHALL RELIEVE ARCHITECT OF ANY RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGE(S).

32. THESE DOCUMENTS ARE THE PROPERTY OF ARCHITECT. NO PART OF THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE USED FOR ANY OTHER PROJECT EXCEPT FOR THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF "ARCHITECT".

CLEANING

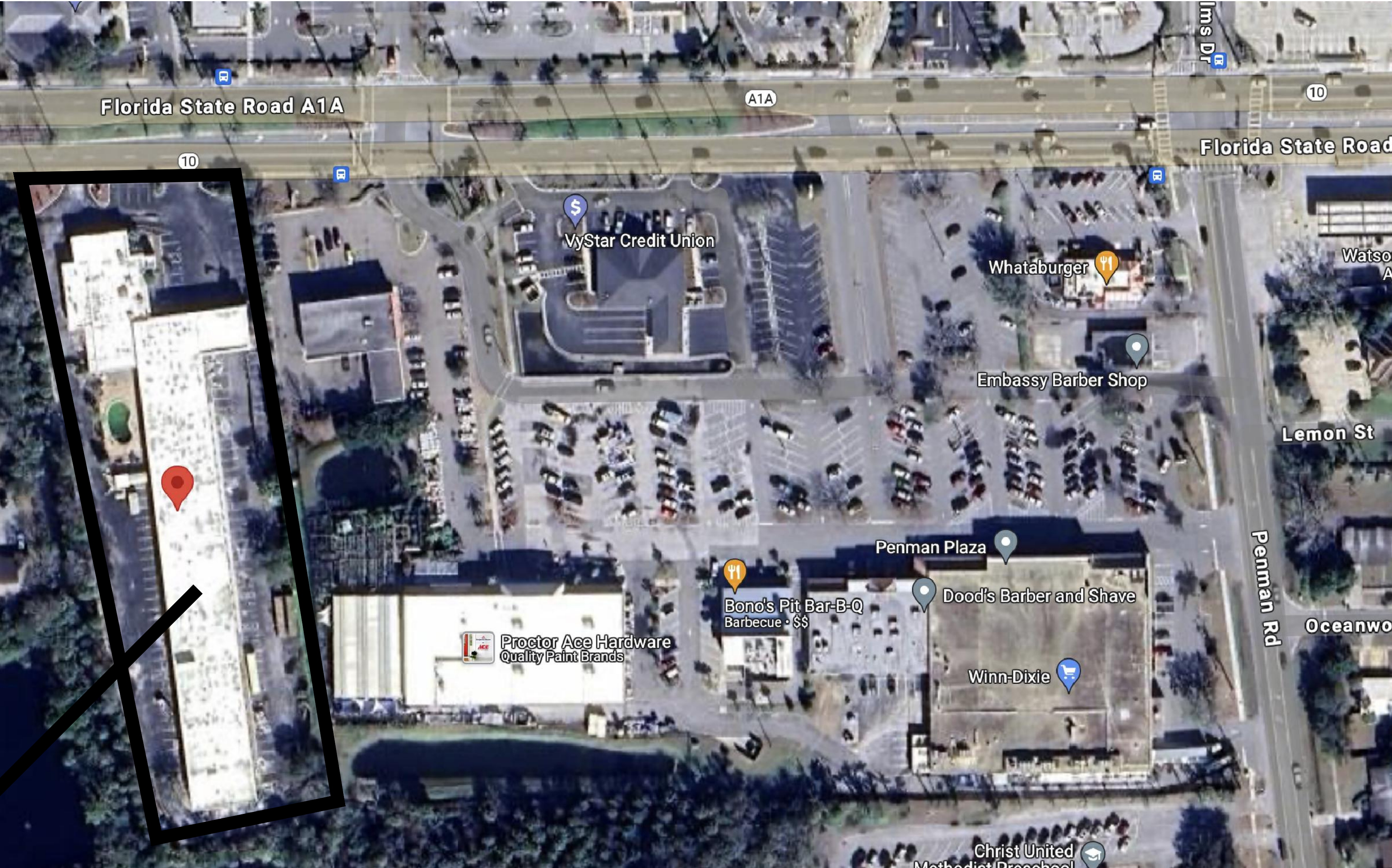
1. GENERAL: EXECUTE CLEANING DURING PROGRESS OF THE WORK, AND AT COMPLETION OF THE WORK, AS REQUIRED BY GENERAL CONDITIONS.

2. DISPOSAL REQUIREMENTS: CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND ANTI-POLLUTION LAWS.

3. PRODUCTS: USE ONLY THOSE CLEANING MATERIALS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY, AND WHICH WILL NOT DAMAGE SURFACES. USE ONLY THOSE CLEANING MATERIALS AND METHODS RECOMMENDED BY THE MANUFACTURER OF THE SURFACE MATERIAL TO BE CLEANED.

4. EXECUTION: THE GENERAL CONTRACTOR AND SUB-TRADES SHALL EXECUTE PERIODIC CLEANING TO KEEP THE WORK, THE SITE, AND ADJACENT PROPERTIES FREE FROM ACCUMULATIONS OF WASTE MATERIALS, RUBBISH, AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.

PROVIDE ON-SITE CONTAINERS FOR THE COLLECTION OF WASTE MATERIALS, DEBRIS, AND RUBBISH. REMOVE WASTE MATERIALS, DEBRIS, AND RUBBISH FROM THE SITE PERIODICALLY, AND DISPOSE OF AT LEGAL DISPOSAL AREAS AWAY FROM THE SITE.



VICINITY MAP
N.T.S.



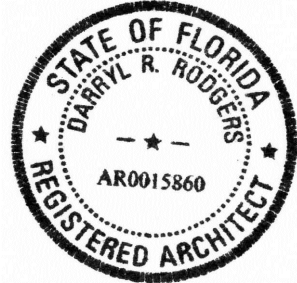
**SITE LOCATION,
1401 ATLANTIC BLVD
NEPTUNE BEACH, FL 32266**

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**CERTIFICATE OF USE FOR
NEPTUNE BEACH INN**
1401 ATLANTIC BLVD,
NEPTUNE BEACH, FL 32266



REVISION

ISSUE: PERMIT

**CODE
COMPLIANCE**

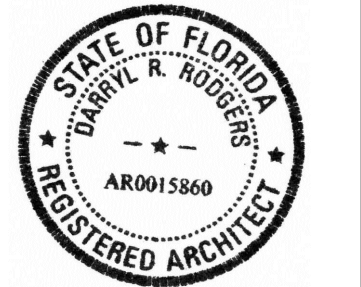
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NEPTUNE BEACH, FL 32266



REVISION

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LIFE
SAFETY
PLAN

DATE:
PROJECT#:

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