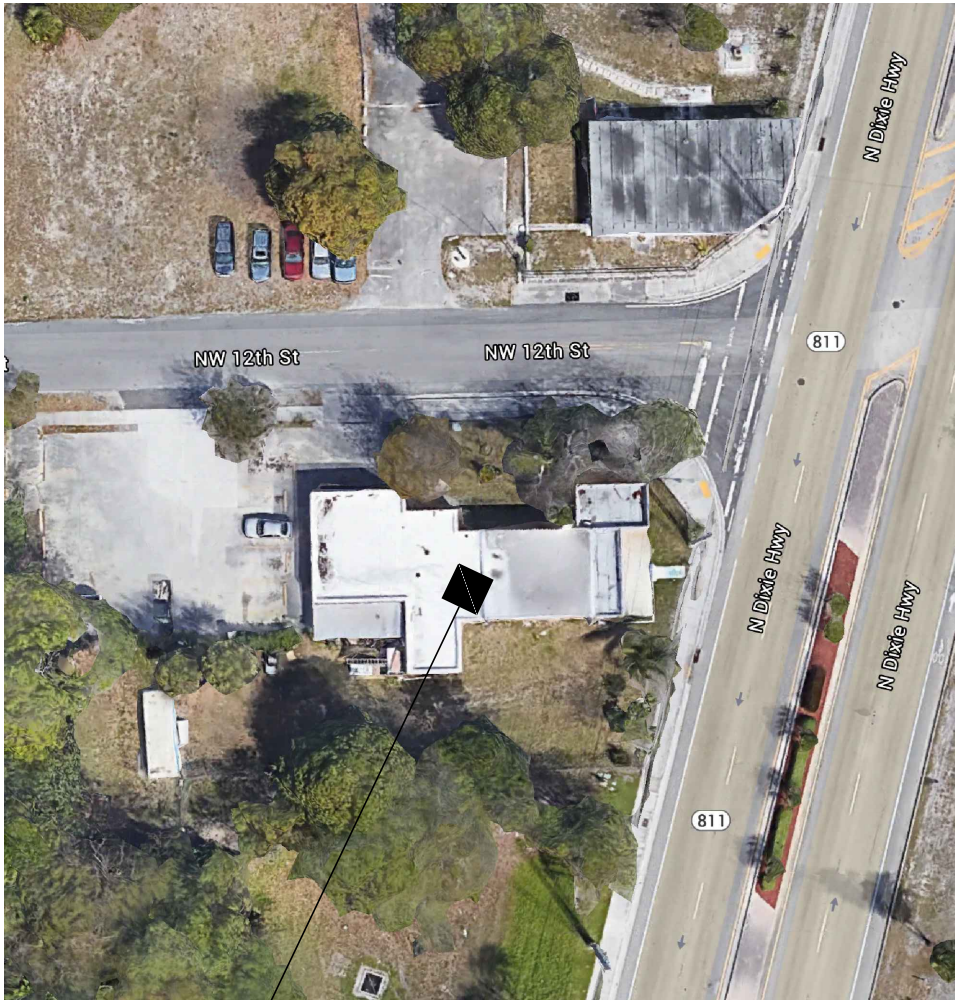


AS BUILT AND PROPOSED REPAIR FOR  
124 NW 12 STREET  
124 NW 12th STREET  
POMPANO BEACH, FLORIDA 33060

SITE LOCATION



LOCATION OF UNIT

SYMBOLS

	-- CENTER LINE
	-- ELEVATION VIEWS
	-- HORIZ. JOINT LOCATION
	-- FRAME TYPE
	-- DETAIL NUMBER
	-- SHEET NUMBER
	INDICATES REVISION ADDED IN SCOPE OF WORK

SHEET INDEX

# SHEET	DESCRIPTION
1	COVER SHEET / DEMOLITION PLAN
2	RENOVATION & ELECTRICAL PLAN
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	

GENERAL NOTES

- 1) THE HOST STRUCTURE IS ASSUMED TO BE ADEQUATE TO WITHSTAND THE LOAD IMPOSED BY THIS DESIGN AS WORK REPLACES THE EXISTING FRAMING. THE CONTRACTOR SHALL VERIFY THAT THE SUBSTRATE EXPOSED DURING WORK IS SOUND FOR INSTALLATION OF THE DESIGNED SYSTEMS.
- 2) THE COMPONENTS ARE TO BE THE BRANDS AND MODELS AS NOTED HEREIN. SUBSTITUTION OF ANY PART IS NOT PERMITTED UNLESS OTHERWISE SPECIFIED HEREIN. ALL MATERIALS USED AND FABRICATED SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED AND APPROVED REQUIREMENTS.
- 3) USE OF THIS DOCUMENT CONSTITUTES ACCEPTANCE OF THE PROPOSED SYSTEM LAYOUT, COMPONENTS SELECTED, AND INSTALLATION REQUIREMENTS.
- 4) WORK SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE DESIGNER SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
- 5) GENERAL CONTRACTOR SHALL CONDUCT A SITE VISIT TO VERIFY CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY BOTH THE OWNER AND THE ARCHITECT OF ANY INCONSISTENCIES IN THE FORM OF WRITTEN REPORTS.
- 6) GENERAL CONTRACTOR SHALL REVIEW ALL LITERATURES FOR ALL ITEMS LISTED ON EQUIPMENT SCHEDULE AND SHALL VERIFY THAT MANUFACTURER'S INSTALLATION RECOMMENDATIONS ARE FOLLOWED.

PROJECT CODE ANALYSIS

**CODE COMPLIANCE**  
(FBC-2020) Florida Building Code, 2020  
(FBC-Plumbing 2020) Florida Building Code - Plumbing - 2020  
(NEC 2014) National Electrical Code 2014

**CONSTRUCTION TYPE AND OCCUPANCY:**  
OCCUPANCY USE : (MULTI USE) RESIDENTIAL & COMMERCIAL  
OCCUPANCY GROUP : R3 & B (OCCUPANCY) FBC 309  
TYPE OF CONSTRUCTION : type V -Unprotected/ FBC 2011

**COMPLIANCE METHOD**  
PRESCRIPTIVE COMPLIANCE METHOD per FBC-EX 504

PREVIOUS OCCUPANCY TYPE: RESIDENTIAL & COMMERCIAL  
PROPOSED OCCUPANCY TYPE: SAME / FBC 2011  
ALTERATION LEVEL - II per FBC2011-EXISTING 5041

THIS RENOVATION COMPLIES WITH FBC 2011- EXISTING BUILDING  
AND WITH FBC 2011- ENERGY CONSERVATION

SCOPE OF WORK:

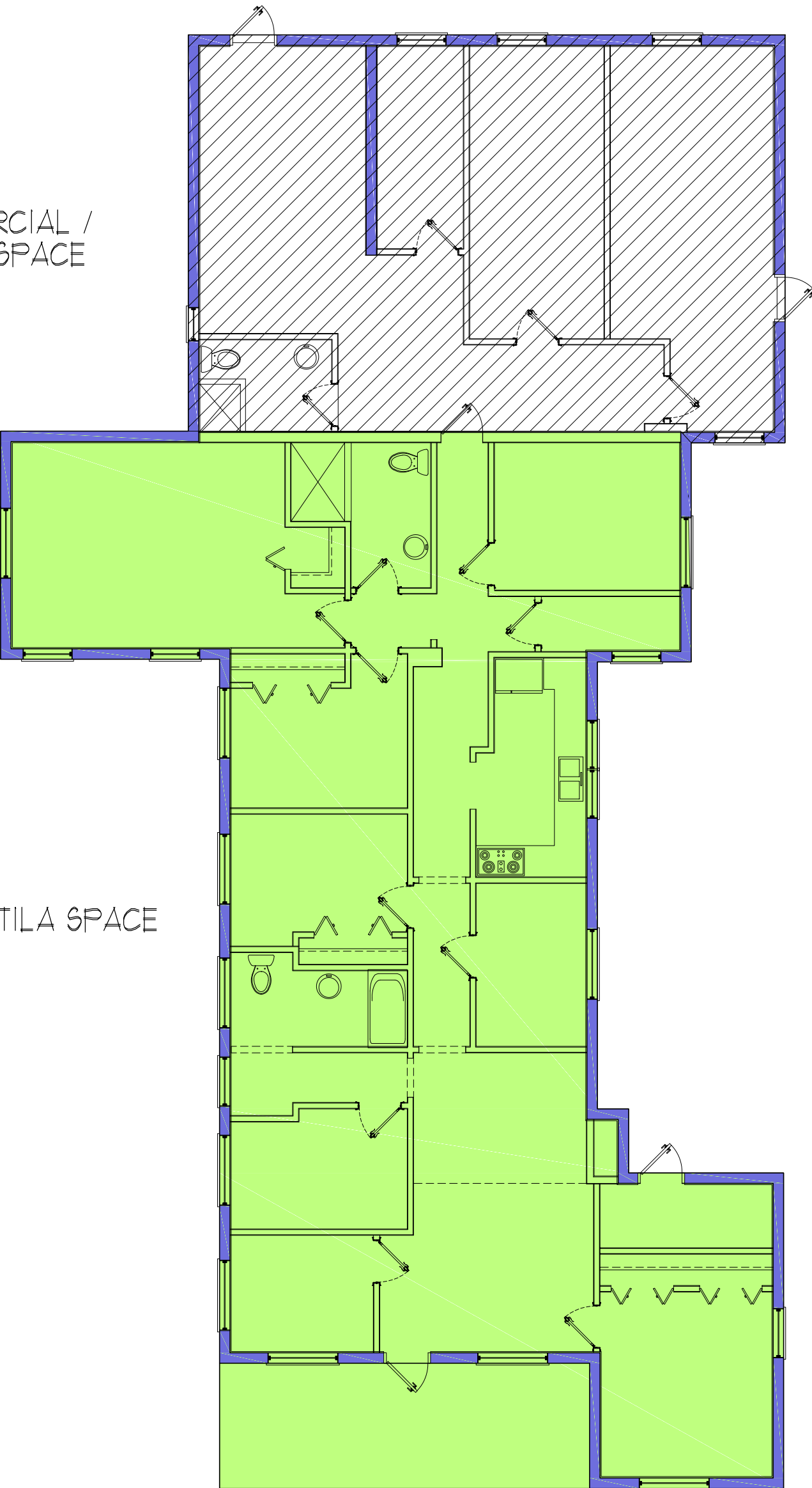
GENERAL
TENANT BUILDING PERMIT SUBMITAL AND FEES
CONCRETE WORK
NONE
INTERIOR AND FINISHES
INTERIOR PARTITION WALLS FRAMING REPAIR AND FINISH - SEE PLANS
ROUGH CARPENTRY - SEE PLANS
FLOOR FINISHES - SEE PLANS
WALL FINISHES - SEE PLAN
PAINTED FINISHES - SEE PLANS
PLUMBING
NONE
REPLACING EXISTING FIXTURES
...
ELECTRICAL
REPLACE OUTLETS AND LIGHTING FIXTURES
SERVICE IS EXISTING AND SHALL REMAIN AS IS.
EQUIPMENTS AND FURNITURES
INSTALL ALL EQUIPMENTS & FURNITURES PROVIDED BY OWNER - SEE PLANS
MECHANICAL
EXISTING WITH NO CHANGE
NOTES:
THESE PLANS ARE INTENDED TO MODIFY THE INTERIOR FLOOR PLAN WITHOUT AFFECTING THE STRUCTURAL DESIGN OF THIS BUILDING.

EXISTING PLAN / OCCUPANCY USE

(N.T.S.)

HATCH AREA = COMMERCIAL / OFFICE SPACE

HATCH AREA = RESIDENTIAL SPACE



REVISIONS	BY

DANIEL F BRABLEC, ARCHITECT

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AR 00012526

AS BUILT AND PROPOSED REPAIR FOR

124 NW 12 STREET

124 NW 12th STREET

POMPANO BEACH, FLORIDA 33060

DRAWN FDS, INC. CHECKED
DATE 3-3-2021
SCALE AS NOTED
PROJECT NO. 002-21
SHEET 1

**DRC**  
PZ21-05000010  
5/5/2021