

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.
2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
7. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THESE DRAWINGS CONSTITUTES ACCEPTANCE & AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST OSCAR CABEZA. LIABILITIES SHALL BE LIMITED TO FEES PAID TO THE DESIGN PROFESSIONAL.

GENERAL NOTES:

ALL WORKS SHALL STRICTLY COMPLY WITH THE 2017 FLORIDA BUILDING CODE, NFPA 101 LIFE SAFETY CODE, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES.

ALL WORK SHALL INCLUDE ALL ITEMS, BUILDING AND SITE, INDICATED ON THESE DRAWINGS UNLESS OTHERWISE INDICATED.

G.C. TO LOCATE STRUCTURE

THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE EXISTING SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL ALSO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE THE COMMENCEMENT OF ANY WORK. IF THE CONTRACTOR DOES NOT NOTIFY THE ARCHITECT NO CHANGE ORDER WILL BE ALLOWED.

SHOP DRAWINGS SHALL BE SUBMITTED TO OSCAR CABEZA FOR GENERAL REVIEW AND DESIGN COMPLIANCE FOUR (4) COPIES OF EACH OF THE ITEMS.

STORE FRONT -----
WINDOWS -----
HVAC DUCTY LAYOUT -----
DOORS -----
CABINETS AND BUILT INS -----

THE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE ARCHITECT IS NOT RESPONSIBLE OR LIABLE FOR THE INTEGRITY OR CORRECTNESS OF THE EXISTING BUILDING AND IT'S COMPONENTS.

ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.

THE CONTRACTOR WILL VERIFY ROUGH OPENING REQUIREMENTS OF DOORS AND WINDOWS PRIOR TO CONSTRUCTION. DEPOSIT AND FEES FOR UTILITIES INCL. WATER METER, TELEPHONE, AND ELECTRICAL SERVICE SHALL BE PAID BY OWNER. THE CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF THE CONSTRUCTION.

16.2.2.2.5 BATHROOM DOORS

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW OPENING OF THE LOCKED DOOR FROM THE OUTSIDE BY AN OPENING DEVICE THAT SHALL BE READILY ACCESSIBLE TO THE STAFF

WALL LEGEND	ROOM TAG
NEW EXTERIOR C.B.S. WALL	ROOM NAME/NUMBER
NEW 5/8" GYP. BD. WALLS ON 3 5/8" MTL STUDS @ 16" O.C.	OCCUPANCY TYPE
NEW 5/8" FIBER CEMENT BD (DUROCK OR EQUAL) ON 3 5/8" MTL STUDS @ 16" O.C.	FLOOR AREA
TILE TO 70" AFF ON BATHROOM SIDE.	ACTUAL OCCUPANCY LOAD
NEW 1 HR FIRE RATED GYP. BD. WALLS	MAX. OCCUPANCY LOAD
	OCCUPANCY LOAD FACTOR PER SQ.FT.

OCCUPANCY GROUP: B - COMMERCIAL / CONTRACTORS OFFICE
WAREHOUSE/STORAGE

Occupancy Per Table 1004.1.1 & FBC 303.1 & FFPC 7.3.1.2

SQUARE FEET PER OCCUPANT BASE ON FLOOR AREA			
1. UNIVERSAL			
SQ. FT.	USE	SQ.FT./OCCUPANT	MAX # OF OCCUP.
2,362	BUSINESS / OFFICE	100 Gross	24
4,816	STORAGE, ASSEMBLY, REPAIR & SHIPPING AREAS	300 Gross	16
TOTAL			40

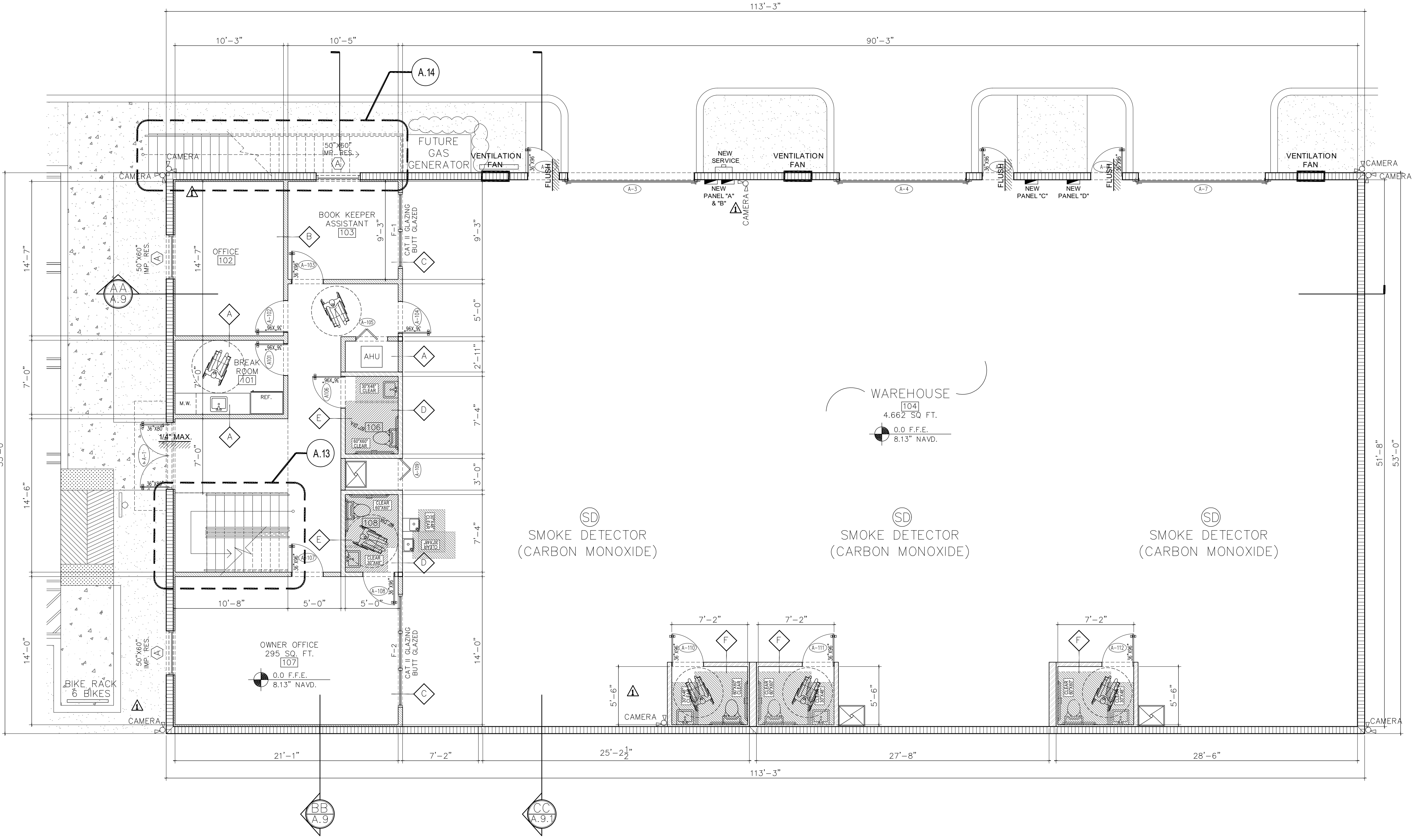
TRAVEL DISTANCE: B (TABLE 1016.2) 300 FT. MAX (WITH SPRINKLERS)

MEANS OF EGRESS: 2 (FBC TABLE 1015.1)

MINIMUM CORRIDOR/ AISLE WIDTH: 44">50 OCCUP. LOAD & 36"<50 OCCUP. LOAD (FBC 1028.9.1.1)

MAX. DEAD END CORRIDOR LENGTH: 20'-0" (FBC 1018.4)

MIN. CLEAR OPEN'G OF EXIT DOORS: 32" (FBC 1008.1.1)



PROPOSED 1ST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

NFPA 101 - 6.1.1.4.1.3 WHERE INCIDENTAL TO ANOTHER OCCUPANCY, AREAS USED AS FOLLOWS SHALL BE PERMITTED TO BE CONSIDERED PART OF THE PREDOMINANT OCCUPANCY AND SHALL BE SUBJECT TO THE PROVISIONS OF THE CODE THAT APPLY TO THE OCCUPANCY:

(3) PORTIONS OF BUILDINGS USED AS ACCESSORY OFFICES OR FOR CUSTOMARY NON-HAZARDOUS USES NECESSARY FOR TRANSACTING THE PRINCIPAL BUSINESS IN STORAGE AND INDUSTRIAL OCCUPANCIES NEED NOT BE SEPARATED FROM THE PRINCIPAL USE.

(4) INDUSTRIAL OCCUPANCIES PRODUCING, USING, OR STORING LOW HAZARD PRODUCTS IN ACCORDANCE WITH SUBDIVISION 6.2.2 NEED NOT BE SEPARATED BY FIRE-RESISTANT CONSTRUCTION FROM THE OCCUPANCIES TO WHICH THEY ARE ACCESSORY.

6.2.2.2 LOW HAZARD CONTENTS: LOW HAZARD CONTENTS SHALL BE CLASSIFIED AS THOSE OF SUCH LOW COMBUSTIBILITY THAT NO SELF-PROPAGATING FIRE THEREIN CAN OCCUR.

Oscar Cabeza

Digitally signed by Oscar Cabeza
Date: 2020.08.07 16:53:05-00'

CODE IN EFFECT: 2017 Florida Building Code

AD Architecture
Architectural Developers, LLC

AA26003068

ARCHITECTURE
SPACE PLANNING
INTERIOR DESIGN
PLANNING/ZONING

1803 BANKS RD.
MARGATE, FL 33063
Tel. 561 213-7611
Fax. 561 771-1731
E-mail: oscar@ad-architecture.com
www.ad-architecture.com

Architect Seal
NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND A RAISED EMBOSSED SEAL

STATE OF FLORIDA
OSCAR J. CABEZA
AR96758

OSCAR CABEZA ARCHITECT
No. AR96758

ARCHITECT OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THE DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED NOR CHANGED IN ANY FORM OR MANNER WHATSOEVER EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF OSCAR CABEZA.

UNIVERSAL AIR & HEAT

980 SW 12 AVENUE
POMPANO BEACH, FLORIDA



PROJECT NUMBER: 18-1233

DATE: 09.08.20

DRC REV.1 01.10.19

AAC 09.08.20

SHEET TITLE

1ST LEVEL FLOOR PLAN

SCALE: AS NOTED

SHEET NO.

1

AAC

PZ18-12000037
10/06/2020