



INTERIOR MODIFICATIONS (UNIT 11)
AT LIBRARY SQUARE

6780 SUNSET STRIP
SUNRISE, FL 33313

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E5	ELECTRICAL SPECIFICATIONS	06/12/26			
E6	ELECTRICAL RISER & SCHEDULES	06/12/26			

REVISIONS:



3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
Project@saltzmichelson.com

AA-0009976

Project No. :
SMA: 2024-116
City:
Drawn By :
SF / ER
Checked By :
ER
Date:
07.07.2026

INTERIOR MODIFICATIONS (UNIT 11)
AT LIBRARY SQUARE

6780 SUNSET STRIP
SUNRISE, FL 33313

COMMISSION DIRECTORY

MAYOR:
MICHAEL J. RYAN

DEPUTY MAYOR:
JACQUELINE A. GUZMAN

ASSISTANT DEPUTY MAYOR:
LATOYA S. CLARKE

COMMISSIONER:
NEIL C. KERCH

COMMISSIONER:
JOSEPH A. SCUOTTO

SCOPE OF WORK

- VANILLA BOX BUILD-OUT OF APPROXIMATELY 1,040 S.F. OF VACANT SPACE. SCOPE INCLUDES:
- INTERIOR DEMOLITION OF EXISTING VACANT UNIT
 - PROPOSED TENANT INTERIOR BUILDOUT INCLUSIVE OF, BUT NOT LIMITED TO:
 - NEW PARTITION WALLS
 - NEW PLUMBING SYSTEMS
 - NEW MECHANICAL SYSTEMS
 - NEW ELECTRICAL COMPONENTS & ELECTRICAL LIGHT FIXTURES
 - EXTERIOR WORK LIMITED TO NEW WINDOW & DOOR OPENINGS, MODIFICATION OF EXISTING STOREFRONT SINGLE DOOR OPENING TO ACCOMMODATE NEW IMPACT RESISTANT DOUBLE DOOR, AND EXISTING WINDOW INFILL

MANUFACTURER'S INSTRUCTIONS

MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION, APPLICATION, OR METHODS SHALL BE STRICTLY ADHERED TO AND BY REFERENCE ARE MADE A PART OF THESE PLANS AS IF FULLY WRITTEN HEREIN. FAILURE OF THE CONTRACTOR TO OBTAIN MANUFACTURER'S INSTRUCTIONS SHALL NOT RELIEVE HIM FROM PERFORMING ALL OF THE REQUIREMENTS OF THE WORK. CONTRACTOR SHALL CONFIRM ALL EQUIPMENT DIMENSIONS, ELECTRICAL REQUIREMENTS AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION WITH ACTUAL EQUIPMENT'S MAKE AND MODEL.

UNLESS OTHERWISE NOTED ALL OWNER PROVIDED ITEMS SHALL BE INSTALLED BY THE CONTRACTOR. THE INSTALLING CONTRACTOR OF ALL OWNER PROVIDED ITEMS SHALL PREPARE COORDINATION SHOP DRAWINGS TO CONFIRM INSTALLATION REQUIREMENTS PRIOR TO RECEIVING EQUIPMENT. INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING AND MOVING EQUIPMENT FROM DELIVERY LOCATION TO INSTALLATION SITE.

CLIENT/ PROJECT TEAM

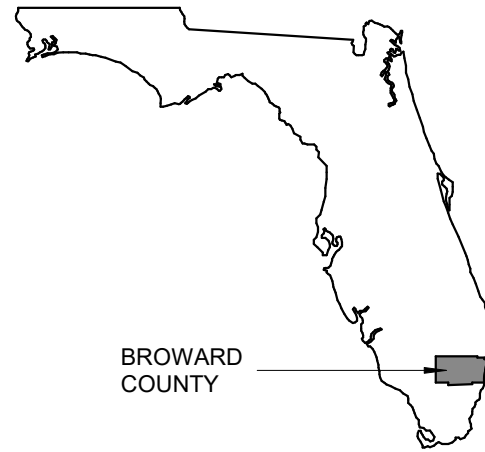
OWNER/ CLIENT: CITY OF SUNRISE
10770 WEST OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

ARCHITECT: SALTZ MICHELSON ARCHITECTS
3501 GRIFFIN ROAD
FT. LAUDERDALE, FL 33312
TELEPHONE: (954) 266-2700

STRUCTURAL: SEH CONSULTING ENGINEERS, INC.
5801 NW 9TH AVENUE
SUITE 206
FT. LAUDERDALE, FL 33309
TELEPHONE: (954) 771-8169

MECHANICAL/ ELECTRICAL/ PLUMBING: BILDWORX DESIGN ENGINEERING, LLC
300 SE 2nd STREET
SUITE 600
FT. LAUDERDALE, FL 33301
TELEPHONE: (954) 939-8246

COUNTY LOCATION MAP

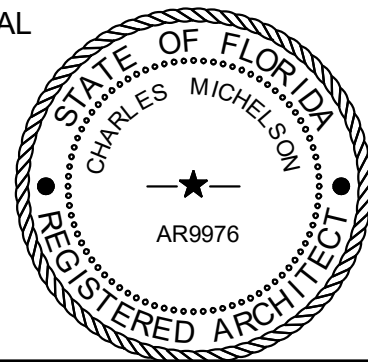


SITE LOCATION



LEAVE BLANK - FOR CITY USE ONLY

SEAL



COVER SHEET

Signed by:

Charles Michelson

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100% CONSTRUCTION DOCUMENTS

SHEET No.

G001

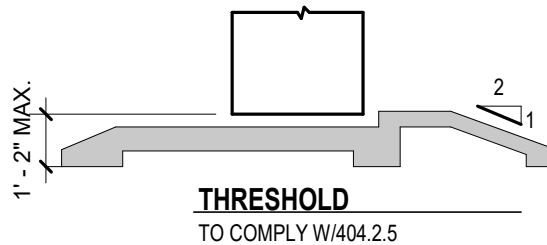
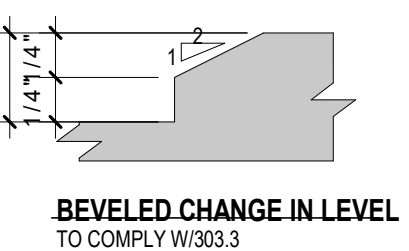
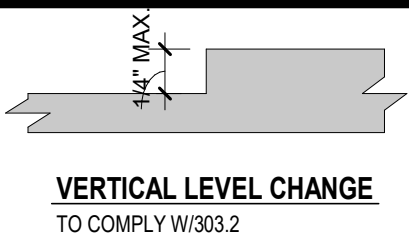
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MATERIAL SYMBOLS		ARCHITECTURAL ABBREVIATIONS		PLAN SYMBOLS	
1-HOUR RATED WALL 2-HOUR RATED WALL 3-HOUR RATED WALL SMOKE RATED WALL BATT INSULATION CONCRETE EARTH EXPOSED & FINISHED WOOD TRIM GRASS GRAVEL GYPSUM / PLASTER MASONRY - BRICK MASONRY - CONCRETE BLOCK PLYWOOD RIGID INSULATION STEEL STUCCO / E.I.F.S. TILE / CARPET	& @ Ø A.B. A/C ACT ADJ AFF A.F.S. AHU ALUM ANOD. ANSI APPROX. ARCH AVG A.W.I. B.H.M.I. BM BLDG. BM B.O. B.U.R. ℄ ℄ O.T.S. C.J. CLG. CLR. CLO. CMU COL COLS. CONC. CONT. D.S. DIA. DR. DTL. OR DET. DWG. EA E.F.S. E.J. ELEC. ELEV. E.O.S. ENG. E.P. EPDM EQ. EQUIP. E.R.D. E.T.D. E.W.C. EXIST. EXP. EXT. F.D. FDC FDN. FE FEC F.F. F.F.E. FHC FIN. FLR. F.O. F.O.B. F.O.P. FT. FTG. F.V. FRP GA. GALV. GBF GL. G.P. GYP. GWB HB HDW HGT. OR HT. HKS HM HORIZ. HVAC I.D. I.F.S. i.e. IN. INSUL. INT. JT. JAN. JST. K.P. LAM. LAV. LB. LDG. LONG. LT. LTG. LRV. LVT LVP AND AT DIAMETER ANCHOR BOLT AIR CONDITIONER ACOUSTICAL CEILING TILE ADJUSTABLE ABOVE FINISHED FLOOR ABOVE FLOOR SLAB AIR HANDLING UNIT ALUMINUM ANODIZED AMERICAN NATIONAL STANDARDS INSTITUTE APPROXIMATE OR APPROXIMATELY ARCHITECTURE, ARCHITECTURAL AVERAGE ARCHITECTURAL WOODWORK INSTITUTE BUILDER'S HARDWARE MANUFACTURER'S ASSOCIATION, INC. BUILDING BUILDING INFORMATION MODELING BEAM BOTTOM OF BUILT-UP ROOFING CENTERLINE CENTERLINE OF TENANT SEPARATION CONTROL JOINT CEILING CLEAR CLOSET CONCRETE MASONRY UNIT COLUMN COLUMNS CONCRETE CONTINUOUS DOWNSPOUT DIAMETER DOOR DETAIL DRAWING EACH EXTERIOR FACE OF SHEATHING EXPANSION JOINT ELECTRIC, ELECTRICAL ELEVATION EDGE OF SLAB ENGINEER, ENGINEERING ELECTRICAL PANEL ETHYLENE PROPYLENE DIENE MONOMER EQUAL EQUIPMENT EMERGENCY ROOF DRAIN ESTIMATED TRAVEL DISTANCE ELECTRIC WATER COOLER EXISTING EXPANSION, EXPOSED EXTERIOR FIRE DAMPER, FLOOR DRAIN FIRE DEPARTMENT CONNECTION FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISHED FLOOR FINISHED FLOOR ELEVATION FIRE HOSE CABINET FINISH, FINISHED FLOOR FACE OF FACE OF BRICK FACE OF POST FEET FOOTING FIELD VERIFY FIBER REINFORCED PANEL GAUGE GALVANIZED GYPSUM BOARD FURRING GLASS GLOSSY PAINT GYPSUM GYPSUM WALL BOARD HOSE BIBB HARDWARE HEIGHT HOOKS HOLLOW METAL HORIZONTAL HEATING VENTILATION & AIR CONDITIONING INSIDE DIAMETER INTERIOR FACE OF STUD THAT IS, SUCH AS INCH, INCHES INSULATION INTERIOR JOINT JANITOR JOIST KICK PLATE LAMINATE LAVATORY POUND LANDING LONGITUDINAL LIGHT LIGHTING LOUVER LUXURY VINYL TILE LUXURY VINYL PLANK MATL. MAX. MECH MEP MFR. MGR. MIN. MISC. M.O. MOD. MTL. MWP MATERIAL MECHANICAL MECHANICAL, ELECTRICAL & PLUMBING MANUFACTURER MANAGER MINIMUM MISCELLANEOUS MASONRY OPENING MODIFIED METAL METAL WALL PANEL NO. N/A NFPA N.I.C. N.T.S. ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED OPENING OPPOSITE OCCUPATIONAL SAFETY AND HEALTH ACT OVERHEAD O.C. O.D. OFCD OPG OPP OSHA OVHD POWER DISTRIBUTION UNIT PLASTIC LAMINATE PLYWOOD PANEL PAIR PRE-FAB POUNDS PER SQUARE FOOT PSI PT PVC Q.T. QUARRY TILE R R.A.F. R.A.G. RB RECEP. REF REINF. REQD. REV. R.D. R.O. RADIUS RAISED ACCESS FLOOR RETURN AIR GRILLE RUBBER BASE RECEPTION, RECEPTIONIST REFRIGERATOR, REFER, REFERENCE REINFORCING, REINFORCEMENT REQUIRED REVISED, REVISION ROOF DRAIN ROUGH OPENING SC SCHED. SCW SECT. S.F. SFRM S.G.P. SQ. IN. SHT. SHTS. SIM. SIMILAR SPECIFICATIONS SERVICE SINK S.S. STC STD. STL. STOR. STRUCT SUSP. SQ. SEALED CONCRETE SCHEDULE SOLID CORE WOOD SECTION SQUARE FEET SPRAYED FIRE RESISTIVE MATERIAL SEMI-GLOSS PAINT SQUARE INCHES SHEET SHEETS SIMILAR SPECIFICATIONS SERVICE SINK SOUND TRANSMISSION CLASS STANDARD STEEL STORAGE STRUCTURAL, STRUCTURE SUSPENDED SQUARE T&G TEL. TG T.O.STL. T.O.B. T.O.S. T.O.SH. T.O.W. TYP. TONGUE & GROOVE TELEPHONE TEMPERED GLASS TOP OF STEEL TOP OF BRICK, TOP OF BEAM TOP OF STEEL, TOP OF SLAB TOP OF SHEATHING TOP OF WALL TYPICAL U.L. U.O.N. UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED VCT OR VT VB VDC VERT. VR VINYL COMPOSITION TILE VAPOR BARRIER VIRTUAL DESIGN & CONSTRUCTION VIRTUAL REALITY W/ W.C. WCO WMP WD WWF YD. WITH WATER CLOSET WALL CLEANOUT WIRE MESH PARTITION WOOD WELDED WIRE FABRIC YARD	BUILDING SECTION DETAIL SECTION ELEVATION - EXTERIOR KEYNOTE NORTH ARROW ROOM TAG SPECIALTY EQUIPMENT TAG VIEW TITLE WALL SECTION	CALLOUT HEAD & REGION DOOR TAG ELEVATION - INTERIOR LEVEL HEAD REVISION TAG ROOM TAG W/ AREA VIEW REFERENCE WALL & CURTAIN WALL TAG WINDOW & LOUVER TAG		
				A1 A101 SM A1 A101	A1 A101 SM A1 A101
				A1 A101 SM A1 A101	XXX
				1 A-101	0 A-101 0 0 0
				0	Name Elevation
				N	△
				ROOM NAME 101	ROOM NAME 101 150 SF
				XXX	MATCHLINE SEE XXX/A101
				XX XXXX DRAWING TITLE SCALE: 1/8" = 1'-0"	X1
				A1 A101 SM A1 A101	XX
KEY PLAN		LEAVE BLANK - FOR CITY USE ONLY			
3501 Griffin Road Ft. Lauderdale, FL 33312 (954) 266-2700 Fx:(954) 266-2701 Project@saltzmichelson.com AA-0009976 Project No. : SMA: 2024-116 City: Drawn By : SF / ER Checked By : ER Date: 07.07.2026 INTERIOR MODIFICATIONS (UNIT 11) AT LIBRARY SQUARE 6780 SUNSET STRIP SUNRISE, FL 33313 SEAL STATE OF FLORIDA CHARLES MICHELSON REGISTERED ARCHITECT AR9976 SYMBOLS AND ABBREVIATIONS Signed by: 051F077F49274C8... 100% CONSTRUCTION DOCUMENTS SHEET No. G002					

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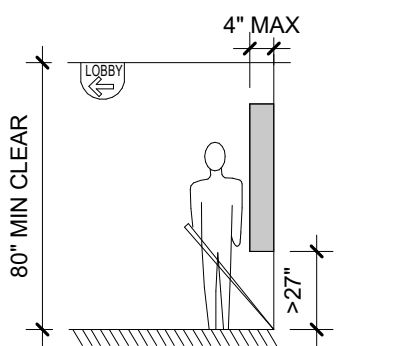


303.2 VERTICAL. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. (FIG. 303.2)

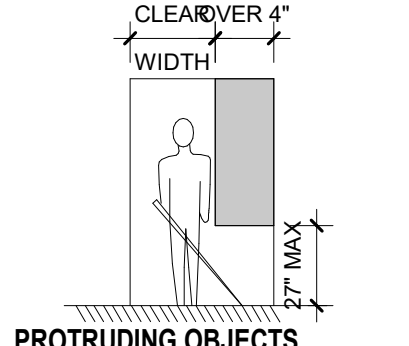
303.3 BEVELED. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (FIG. 303.3)

303.4 RAMPED. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND SHALL COMPLY WITH 405 AND 406.

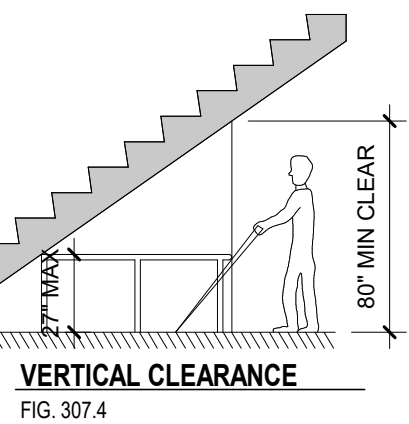
404.2.5 THRESHOLDS THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303



307.2



307.4



307.4

DOOR ACCESSIBILITY NOTES

404.2.3 CLEAR WIDTH

DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (815 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 38 INCHES (965 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES

EXCEPTIONS

1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH (16 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

404.2.4 MANEUVERING CLEARANCES

MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH TABLE 404.2.4.1. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

404.2.5 THRESHOLDS

THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (13 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303.

EXCEPTION: EXISTING OR ALTERED THRESHOLDS 1/2 INCH (19 MM) HIGH MAXIMUM THAT HAVE A BEVELED EDGE ON EACH SIDE WITH A SLOPE NOT STEEPER THAN 1:2 SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.5.

404.2.8.1 DOOR CLOSERS AND GATE CLOSERS

DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

404.2.9 DOOR AND GATE OPENING FORCE

FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
 2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.
- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

CONTROL & DEVICE ACCESSIBILITY

309.2 CLEAR FLOOR SPACE

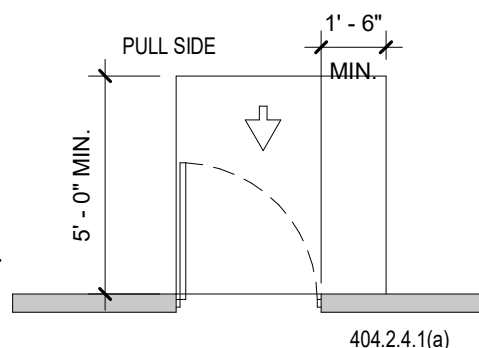
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL BE PROVIDED.

309.3 HEIGHT

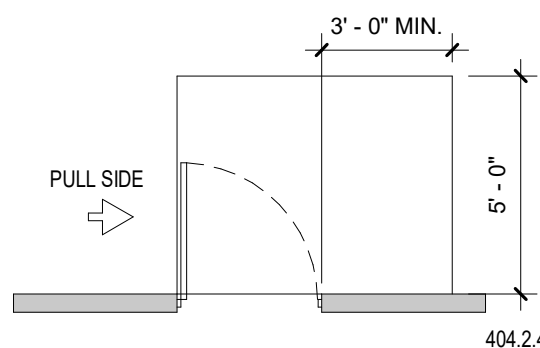
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308.

309.4 OPERABLE PARTS OPERATION

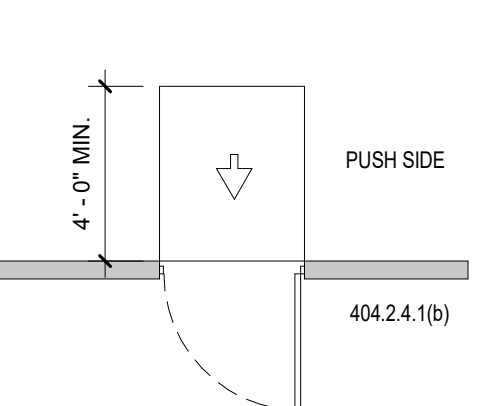
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.



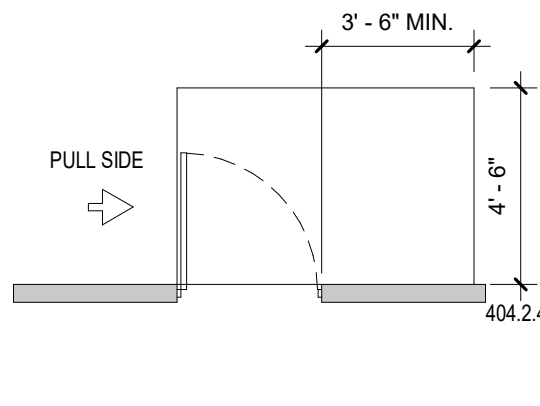
404.2.4.1(a)



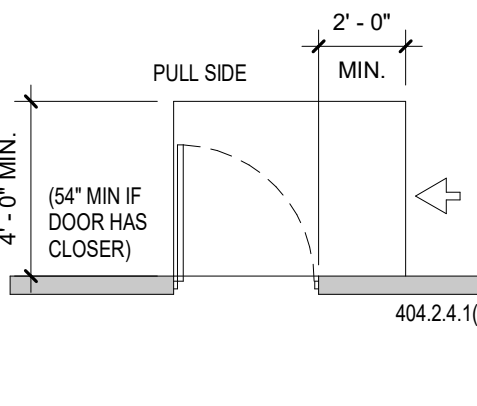
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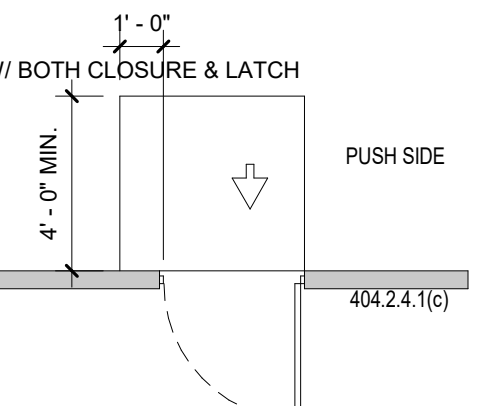
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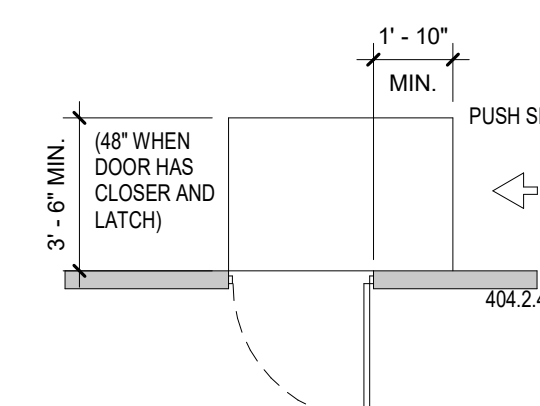
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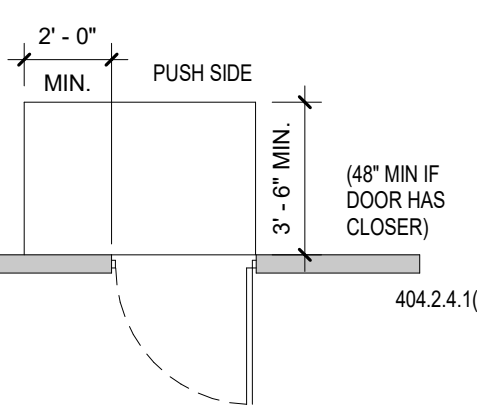
404.2.4.1(f)



404.2.4.1(c)



404.2.4.1(g)

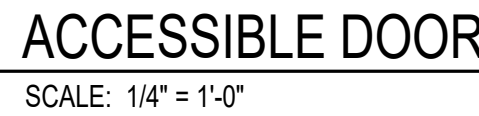


404.2.4.1(j)

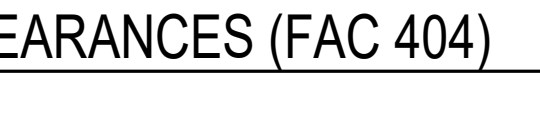
FRONT APPROACH

HINGE SIDE APPROACH

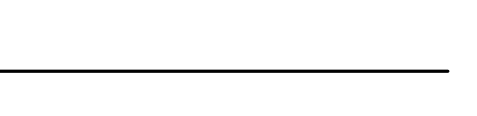
LATCH SIDE APPROACH



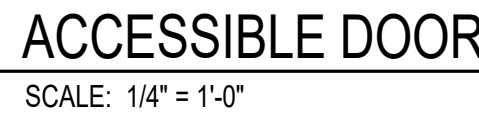
404.2.4.1(c)



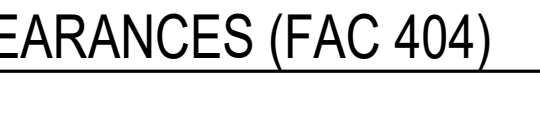
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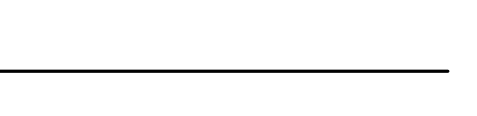
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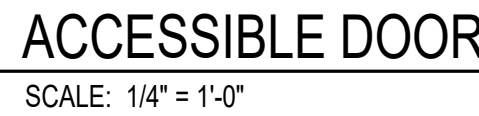
404.2.4.1(c)



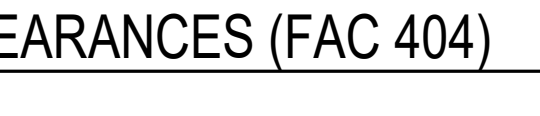
404.2.4.1(g)



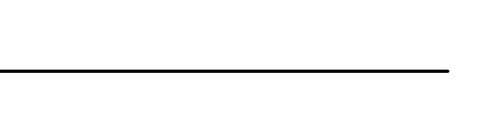
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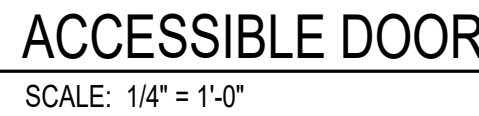
404.2.4.1(c)



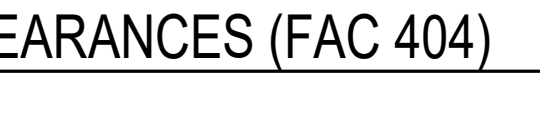
404.2.4.1(g)



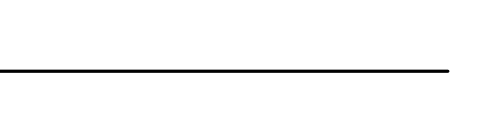
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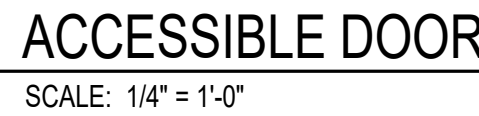
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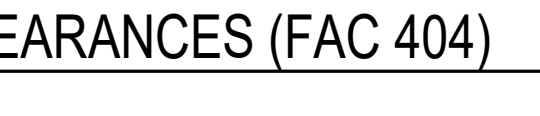
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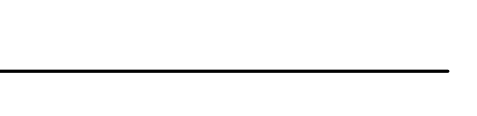
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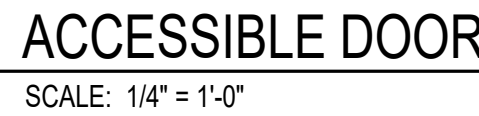
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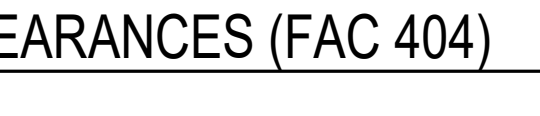
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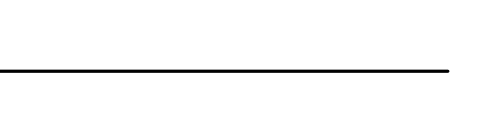
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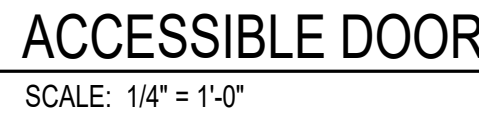
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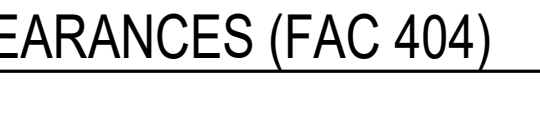
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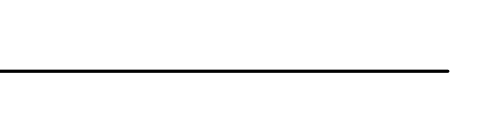
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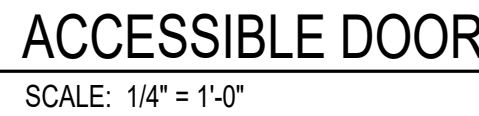
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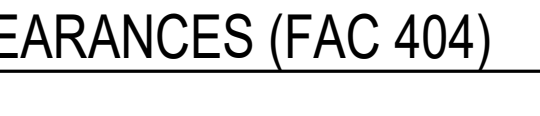
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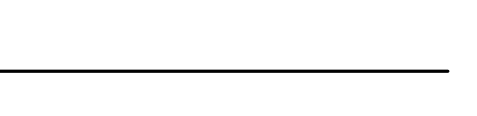
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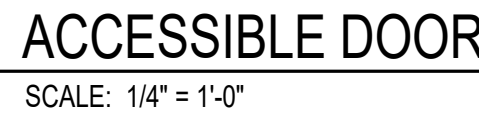
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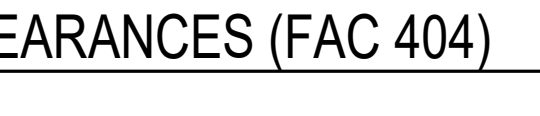
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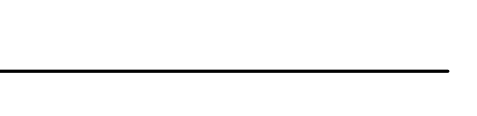
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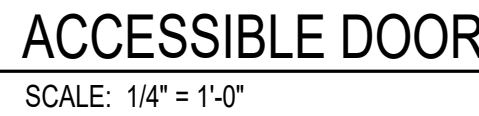
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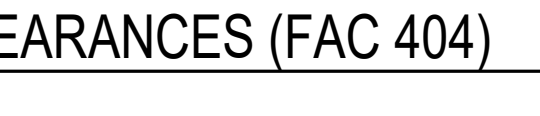
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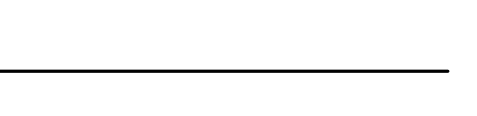
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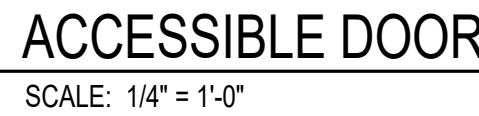
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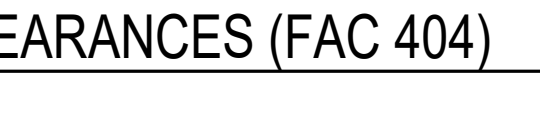
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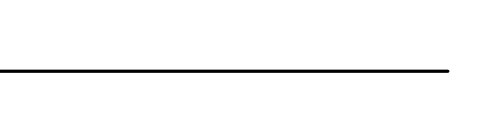
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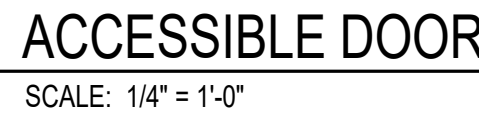
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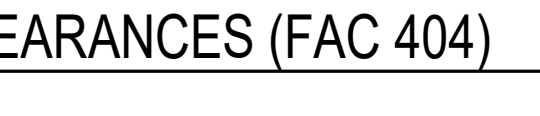
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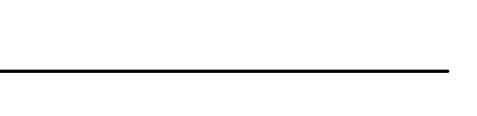
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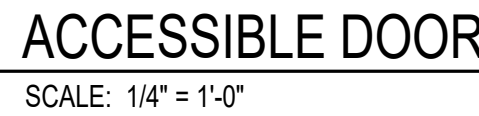
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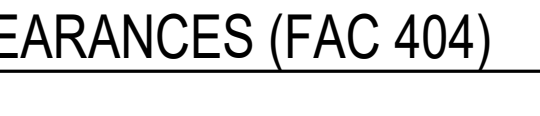
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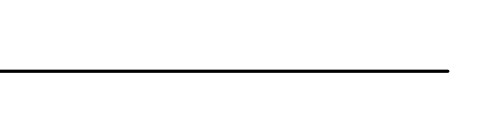
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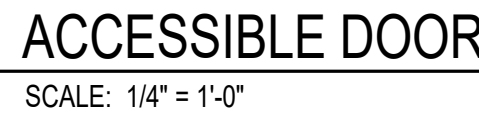
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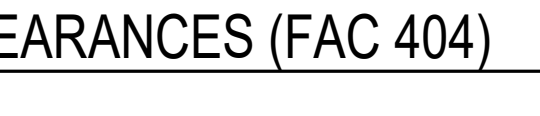
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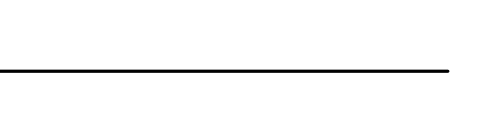
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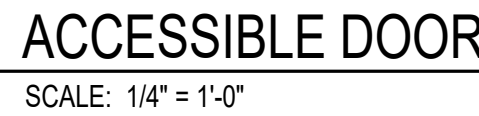
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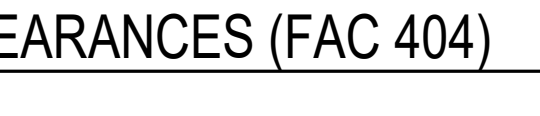
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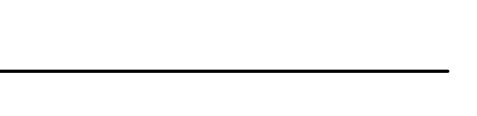
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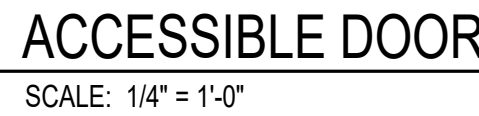
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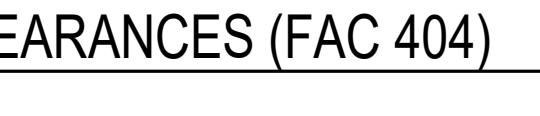
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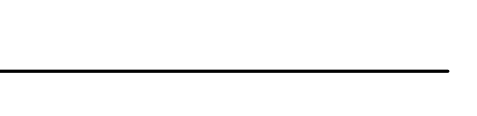
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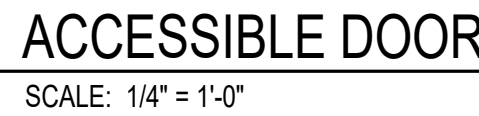
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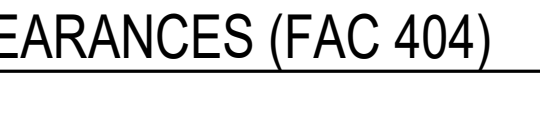
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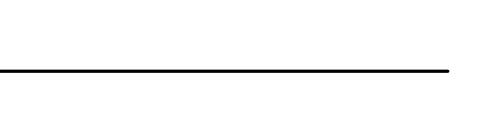
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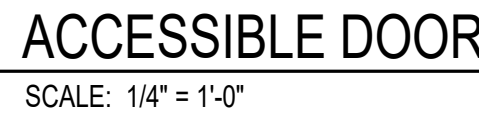
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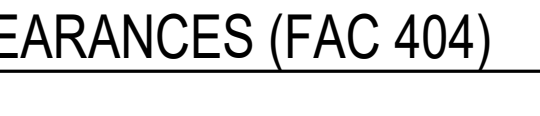
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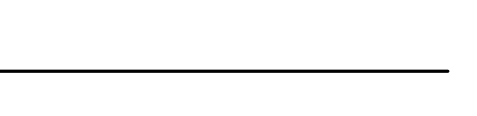
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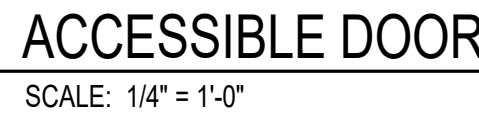
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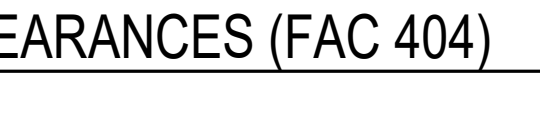
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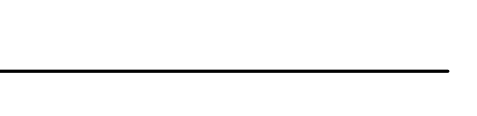
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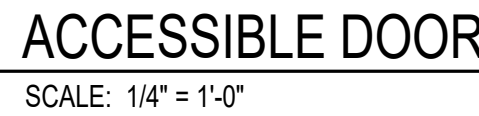
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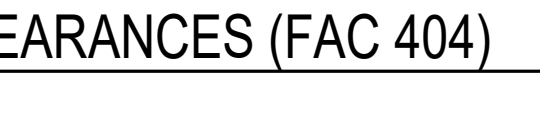
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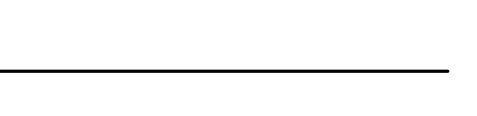
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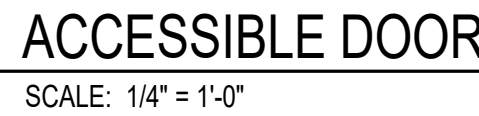
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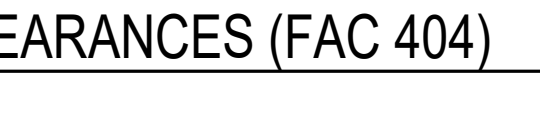
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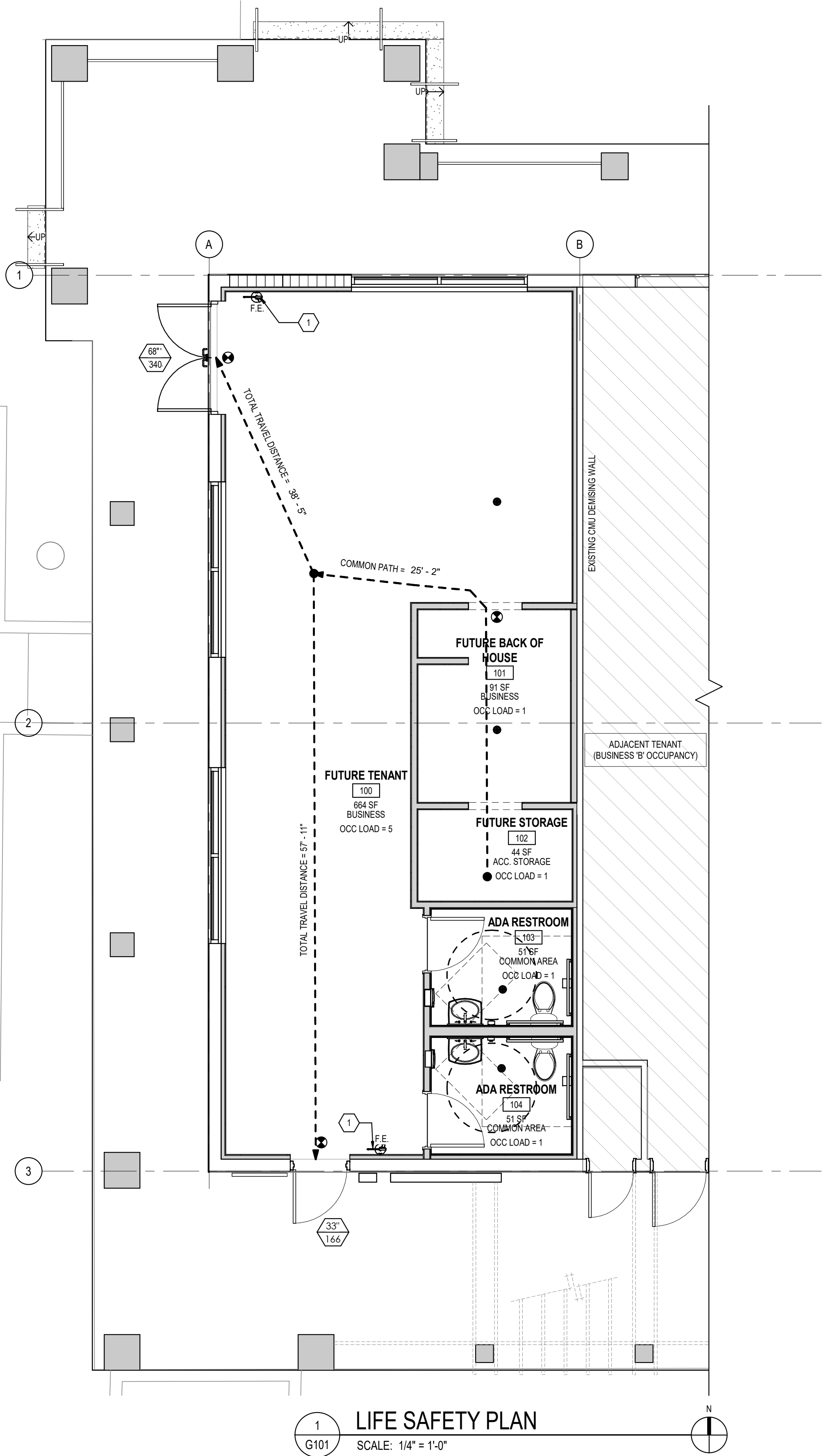


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PROJECT DATA/ CODE ANALYSIS

- JURISDICTION: CITY OF SUNRISE, FL
 - PROJECT ADDRESS: 6780 SUNSET STRIP
 - TENANT AREA UNITS 11: 1,040 GROSS SQ. FT.
- APPLICABLE BUILDING CODES:**
- BUILDING: 2023 FLORIDA BUILDING CODE (8th EDITION)
FIRELIFE SAFETY: 2023 FLORIDA BUILDING CODE - EXISTING BUILDING (8th EDITION) W/ BROWARD COUNTY RULES & APPEALS (BCRA) AMENDMENTS (INCLUSIVE OF NFPA 1, 2021 EDITION & NFPA 101, 2021 EDITION)
ACCESSIBILITY: 2023 FLORIDA BUILDING CODE - ACCESSIBILITY
PLUMBING: 2023 FLORIDA PLUMBING CODE
MECHANICAL: 2023 FLORIDA MECHANICAL CODE
ELECTRICAL: 2020 NATIONAL ELECTRIC CODE

2023 FLORIDA BUILDING CODE - BUILDING / FLORIDA FIRE PREVENTION CODE (8TH ED)

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION

BUILDING OCCUPANCY TYPE: BUSINESS (GROUP 'B') - NONSPRINKLERED

CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS

BUILDING LIMITATIONS: BUSINESS (B), TYPE II-B EXISTING 1-STORY BUILDING

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION: II-B (NON-SPRINKLERED)

FIRE RESISTIVE RATING REQUIREMENTS (TABLE 602)
EXISTING FIRE RESISTIVE RATINGS TO REMAIN - NO CHANGE TO FIRE RATINGS

CHAPTER 8 - INTERIOR FINISHES

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 802.1.1):

GROUP 'B' (NONSPRINKLERED)	INTERIOR EXIT STAIRWAYS, RAMP, AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP	ROOMS & ENCLOSED SPACES
	A	B	C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

(906.3(1)) PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. TYPE 2A-20B-C MIN. RATED SINGLE FIRE EXTINGUISHER SHALL BE INSTALLED EVERY 3,000 SQ. FT. FOR CLASS A FIRES @ MAX. TRAVEL DISTANCE OF 75 FT. EXTINGUISHERS SHALL BE INSTALLED NOT LESS THAN 4in AFF AND NOT MORE THAN 5FT AFF

	REQUIRED	PROVIDED
UNITS 11	1,040 SQ. FT. / 3,000 = 1	2

CHAPTER 10 - MEANS OF EGRESS

ALLOWABLE OCCUPANT LOADS (TABLE 1004.5 / FFPC TABLE 7.3.1.2):
BUSINESS (B) 1 PERSON PER 150 SQ. FT.

ACTUAL OCCUPANT LOADS (FBC TABLE 1004.5 / FFPC TABLE 7.3.1.2):
UNIT 11: BUSINESS 1,040 SF / 150 PERSONS = 7 OCCUPANTS

EGRESS WIDTH PER OCCUPANT: 0.20 in OTHER COMPONENTS (1005.3.2)
UNIT 11: TOTAL EGRESS WIDTH REQUIRED: 7 OCCUPANTS x 0.20 in = 1.4 in.
TOTAL EGRESS WIDTH PROVIDED: 101 in. CLEAR EGRESS WIDTH (101 in. / 0.20 = 505 OCCUPANTS)

COMMON PATH OF EGRESS TRAVEL (FBC TABLE 1006.2.1):
UNIT 11: BUSINESS (NON-SPRINKLERED) REQUIRED 100 FT MAX. PROVIDED 25'-2"

MINIMUM NUMBER OF EXITS (FBC TABLE 1006.3.3(2)):
UNIT 11: MAX OCCUPANT LOAD = 49 REQUIRED 1 PROVIDED 2

MAXIMUM TRAVEL DISTANCE (FBC TABLE 1017.2/FFPC TABLE 7.3.1.2):
UNIT 11: BUSINESS (NON-SPRINKLERED) REQUIRED 200 FT. PROVIDED 57'-11" MAX

2023 FLORIDA BUILDING CODE - EXISTING BUILDING

CHAPTER 6 - CLASSIFICATION OF WORK

LEVEL OF ALTERATION: LEVEL 3 CRITERIA PER THE FLORIDA BUILDING CODE 2023 - EXISTING BUILDING. THE REQUIREMENTS FOR THE LEVEL 3 CRITERIA ALTERATION APPLY WHERE THE WORK EXCEEDS 50% OF THE BUILDING AREA

2023 FLORIDA PLUMBING CODE

CHAPTER 4 - FIXTURES, FAUCETS, & FIXTURE SETTINGS

OCCUPANT LOADS BY GENDER (REFER TO OCCUPANT LOADS)

	OCCUPANT LOAD	# FEMALE	# MALE
BUSINESS (B)	7	4	4
TOTAL		4	4

REQUIRED PLUMBING FIXTURES (FBC-PLUMBING TABLE 403.1)

BUSINESS (B)		WATER CLOSETS 1 PER 25 (1ST 50); 1 PER 50 THEREAFTER		LAVATORIES 1 PER 40 (1ST 80); 1 PER 80 THEREAFTER		DRINK FOUNTAIN 1 PER 100*	SERVICE SINK*
		MALE	FEMALE	MALE	FEMALE		
[4 MALE/ 4 FEMALE]	REQUIRED	1	1	1	1	N/A*	N/A*
TOTAL PROVIDED		1	1	1	1	N/A*	N/A*

* DESIGN FOR AND INSTALLATION SHALL BE ADDRESSED UNDER TENANT IMPROVEMENT DRAWINGS

LIFE SAFETY PLAN LEGEND & SHEET NOTES

LEGEND

- - - - - -> TRAVEL PATH ESCAPE ROUTE
- ⊙ EXIT SIGN
- FE FIRE EXTINGUISHER
- XX/XX EGRESS WIDTH PROVIDED (INCHES)
- XX/XX EGRESS LOAD CAPACITY (PERSONS)
- ROOM NAME ROOM NUMBER ROOM AREA OCCUPANCY LOAD

GENERAL SHEET NOTES

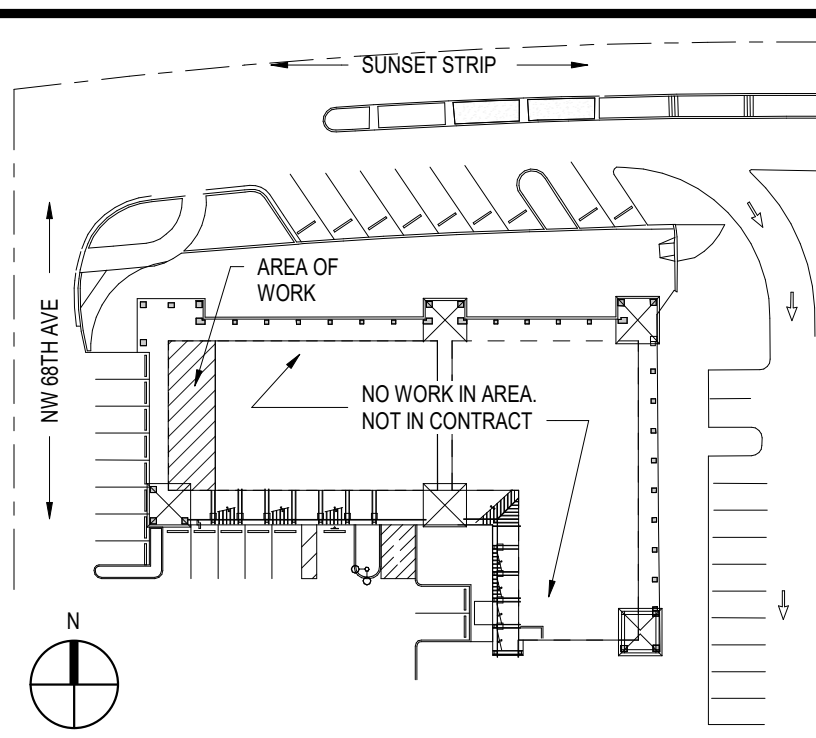
- SEE SHEET A9.0 DOOR SCHEDULES
- SEE SHEET G101 FOR CODE & LIFE SAFETY ANALYSIS
- EQUIPMENT & COUNTER INSTALLATIONS ARE UNDER SEPARATE PERMIT UNLESS OTHERWISE NOTED. SEE THE FLOOR PLAN ON SHEET A1.0 FOR THE SCOPE OF WORK UNDER THIS PERMIT.
- COORDINATE FIRE ALARM DEVICES & PANELS W/ ELECTRICAL DRAWINGS.
- REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT LOCATIONS.
- PENETRATIONS IN RATED PARTITIONS IN AREA OF WORK SHALL BE PROTECTED PER F.B.C.
- SECTION 714. PENETRATIONS FOR CABLES, CABLE TRAYS, CONDUITS, PIPES, TUBES, COMBUSTION VENTS AND EXHAUST VENTS, WIRES, AND SIMILAR ITEMS TO ACCOMMODATE ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS SYSTEMS THAT PASS THROUGH A WALL, FLOOR, OR FLOOR/CEILING ASSEMBLY CONSTRUCTED AS A FIRE BARRIER SHALL BE PROTECTED BY A FIRE STOP SYSTEM OR DEVICE AT NON-RATED WALLS.
- FILL VOIDS BETWEEN TOP OF PARTITION TRACK AND UNDERSIDE OF DECK OR SLAB WITH INSULATION
- FULL HEIGHT INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED TO RESIST LATERAL LIVE LOAD OF NOT LESS THAN 5 POUNDS PER SQUARE FOOT WITH A DEFLECTION OF NOT LESS THAN L/400.
- PROVIDE FIRE SEALANT OR FIRE SAFING AS REQUIRED BETWEEN THE TOP OF WALL AND UNDERSIDE OF STRUCTURE AT FIRE RATED PARTITION LOCATIONS.
- PENETRATIONS IN SMOKE PARTITIONS IN AREA OF WORK SHALL BE PROTECTED PER FBC 710.9
- SET GYPSUM WALL BOARD INTO CONTINUOUS BEAD OF ACOUSTICAL SEALANT ALONG FLANGES OF TOP AND BOTTOM TRACKS. TYP. AT PARTITIONS WITH SOUND ATTENUATION/BATT INSULATION. PROVIDE CONTINUOUS FIRE CAULK AT UNDERSIDE OF FLOOR SLABS AT ALL FLOOR/WALL CONNECTION
- PROVIDE ACOUSTICAL SEALANT AT ALL OPENINGS AND PENETRATIONS WITH SOUND ATTENUATION/BATT INSULATION TO CREATE SOUND TIGHT CONSTRUCTION
- PROVIDE FIRE RETARDANT WOOD BLOCKING AS REQUIRED FOR THE ANCHORAGE OF FIXTURES AND ACCESSORIES.
- REVIEW AND APPROVAL BY AHJ SHALL NOT RELIEVE APPLICANT FROM RESPONSIBILITY OF COMPLIANCE WITH NFPA 1.1.14.4
- COORDINATE FINAL EXIT SIGNS & EMERGENCY LIGHT LOCATIONS & QUANTITIES WITH OWNER & FIRE INSPECTOR. ADDITIONAL EXIT SIGNS & EMERGENCY LIGHTS MAY BE REQUIRED BY FIRE INSPECTOR @ FINAL INSPECTION.
- MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION, APPLICATION, OR METHODS SHALL BE STRICTLY ADHERED TO AND BY REFERENCE ARE MADE A PART OF THESE PLANS AS IF FULLY WRITTEN HEREIN. FAILURE OF THE CONTRACTOR TO OBTAIN MANUFACTURER'S INSTRUCTIONS SHALL NOT RELIEVE HIM FROM PERFORMING ALL OF THE REQUIREMENTS OF THE WORK. CONTRACTOR SHALL CONFIRM ALL EQUIPMENT DIMENSIONS, ELECTRICAL REQUIREMENTS AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION WITH ACTUAL EQUIPMENT'S MAKE AND MODEL.
- UNLESS OTHERWISE NOTED ALL OWNER PROVIDED ITEMS SHALL BE INSTALLED BY THE CONTRACTOR. THE INSTALLING CONTRACTOR COORDINATE FINAL EXIT SIGNS & EMERGENCY LIGHT LOCATIONS & QUANTITIES WITH OWNER & FIRE INSPECTOR. ADDITIONAL EXIT SIGNS & EMERGENCY LIGHTS MAY BE REQUIRED BY FIRE INSPECTOR @ FINAL INSPECTION.
- DOORS SHALL BE ARRANGED TO BE OPENED READILY IN THE DIRECTION OF EGRESS WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. ALL DOORS TO BE SINGLE ACTION RELEASE PER NFPA 101 - 7.2.1.5.
- THIS BUILDING SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE (8TH EDITION)
- FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT, DESIGNED IN ACCORDANCE WITH NFPA 72 (2016 EDITION) COORDINATE FIRE ALARM DEVICES AND PANELS WITH ELECTRICAL DRAWINGS. CONTRACTORS SHALL SUBMIT FIRE ALARM SYSTEM SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- REFER TO MECHANICAL DRAWINGS FOR DUCT, SMOKE, & HEAT DETECTOR LOCATIONS (IF ANY).
- EMERGENCY AND EXIT LIGHTS WITHIN AREA OF WORK SHALL COMPLY WITH NFPA 101-38.2.8 AND 38.2.9.1
- DOORS SHALL COMPLY WITH FLORIDA ACCESSIBILITY CODE (8TH EDITION) SECTION 404.2.9. MAXIMUM OPENING FORCE FOR INTERIOR HINGED, SLIDING OR FOLDING DOORS SHALL BE 5 LBS MAX. EXTERIOR HINGED DOORS SHALL BE DESIGNED SO THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 LBS.
- HARDWARE/LOCKS WITHIN AREA OF WORK SHALL BE ADA APPROVED LEVER TYPE AND EASY TO GRASP HANDLE AS PER FBC 1010.1.9.2 AND FBCA 404.2 AND MOUNTED AT LEAST 34" AND NOT MORE THAN 48" ABOVE THE FINISHED FLOOR.
- CONTRACTOR TO UNDERCUT ALL WOOD DOORS (IF ANY) AS REQUIRED.
- PROVIDE THRESHOLD HT. OF 1/4" (MAX) FOR VERTICAL CHANGE IN LEVEL AND 1/4" (MIN) TO 1/2" (MAX) FOR BEVELED CHANGE IN LEVEL IN ACCORDANCE WITH FAC 303
- FIRE RATED DOORS SHALL BE SELF CLOSING.
- DOORS WITH CLOSERS SHOULD TAKE A MINIMUM OF 5 SECONDS TO MOVE FROM OPEN POSITION OF 90° TO A POSITION OF 12° PER FAC 404.2.8
- DOORS WITHOUT WEATHERSTRIPPING SHALL BE PROVIDED WITH NEOPRENE SILENCERS ON STOPS TO PREVENT METAL TO METAL CONTACT
- G.C. TO RE-USE ANY EXISTING FIRE EXTINGUISHERS AND SHALL ADD NEW FIRE EXTINGUISHERS AS REQUIRED, WHEN MOUNTING ADJACENT TO DOOR. MAINTAIN 12" CLEAR OPENING FOR ADA COMPLIANCE. REFER TO G101 FOR PREFERRED LOCATIONS - FINAL LOCATION, MOUNTING HEIGHT AND QUANTITY BY FIRE INSPECTOR. GC TO VERIFY MARSHAL REQUIREMENTS FOR INSPECTION AND TAGGING. GC TO PROVIDE INSPECTION AND TAG IF NECESSARY.
- NUMERICAL ADDRESS NUMBERS SHALL BE PROVIDED ON ALL EXTERIOR DOORS (IF NONE EXISTS) PER CITY ORDINANCE. NUMBERS SHALL BE WEATHERPROOF AND CONTRASTING F. NUMBERS. IF THE ADDRESS IS TO BE PLACED ON A WINDOW THE NUMBERS SHALL BE "WHITE", IF THEY ARE TO BE ON A LIGHT COLORED BACKGROUND THEY SHALL BE "BLACK".
- THE FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 50 LBS TO SET THE DOOR IN MOTION AND 15 LBS TO CLOSE THE DOOR OR OPEN IT TO THE MINIMUM REQUIRED WIDTH AS PER FFPC/NFPA 101 7.2.1.8.1.1
- ALL CEILING TILES ARE NEW AND MUST BE INSTALLED PRIOR TO FIRE INSPECTION.
- ALL ELECTRICAL OUTLETS MUST HAVE COVER PLATES.

TENANT SIGNAGE NOTES

- PROVIDE TENANT SPACE SIGNAGE AS FOLLOWS:
- "FIRE EXTINGUISHER INSIDE" AT THE MAIN ENTRY DOOR OR ROOMS CONTAINING FIRE EXTINGUISHERS.
 - STORAGE NOT PERMITTED" AT ELECTRICAL, MECHANICAL, AND IT ROOM.
 - ADA RESTROOMS AND OTHER RESTROOMS
 - "FIRE ALARM PULL STATION INSIDE" (IF AND WHERE APPLICABLE)

LIFE SAFETY PLAN KEYNOTES (C)

- NEW TYPE 2A, CLASS 'A' WALL MOUNTED FIRE EXTINGUISHER



KEY PLAN

LIFE SAFETY PLAN

Signed by:

Charles Michelson

051F07/F49274C8...
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SHEET No.

G101

REVISIONS:



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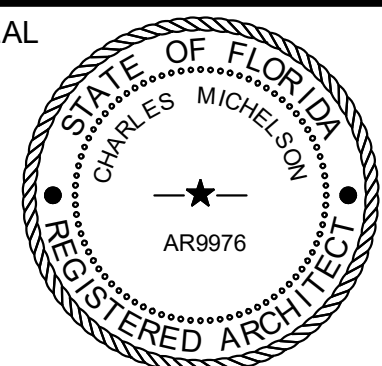
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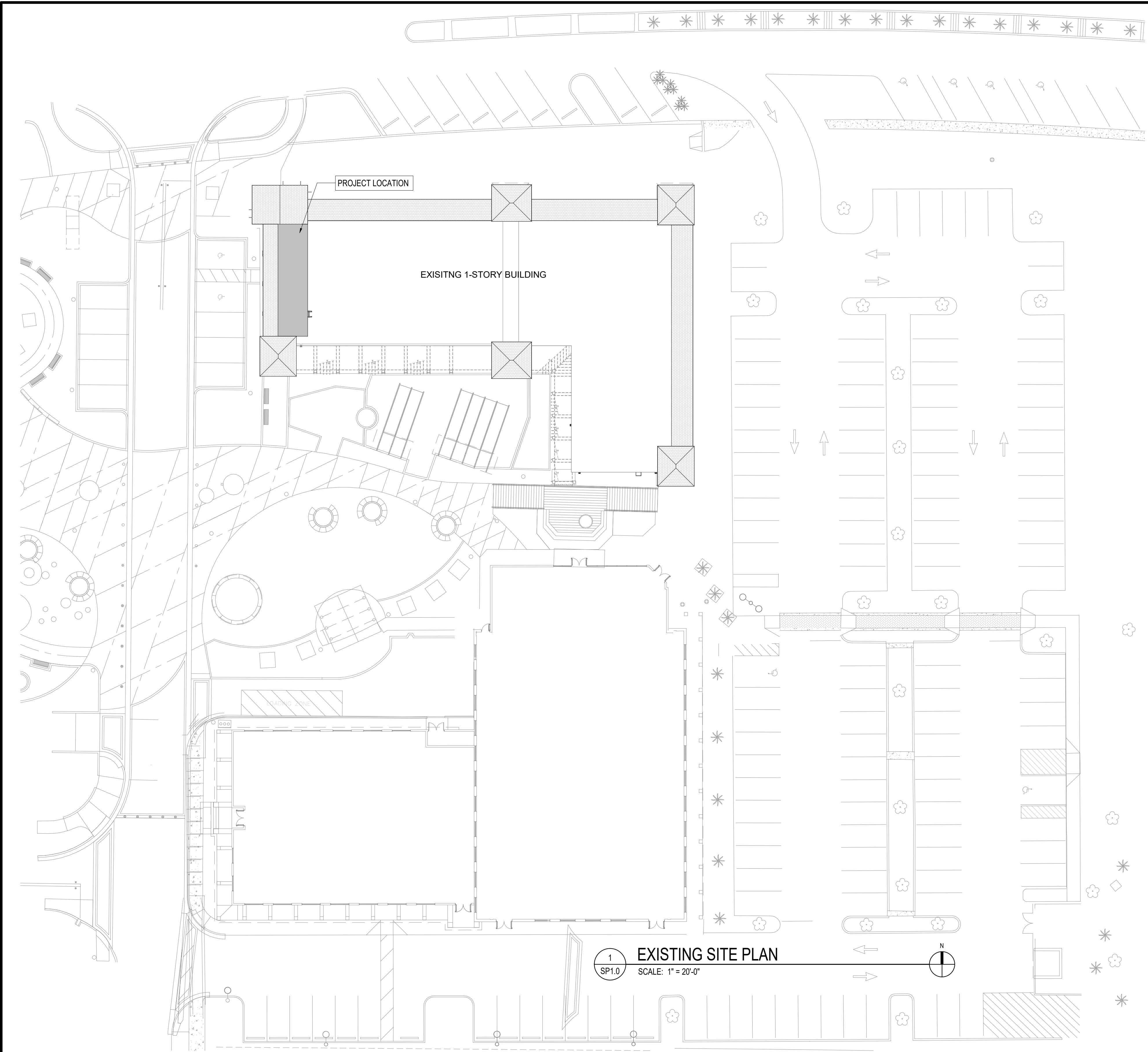
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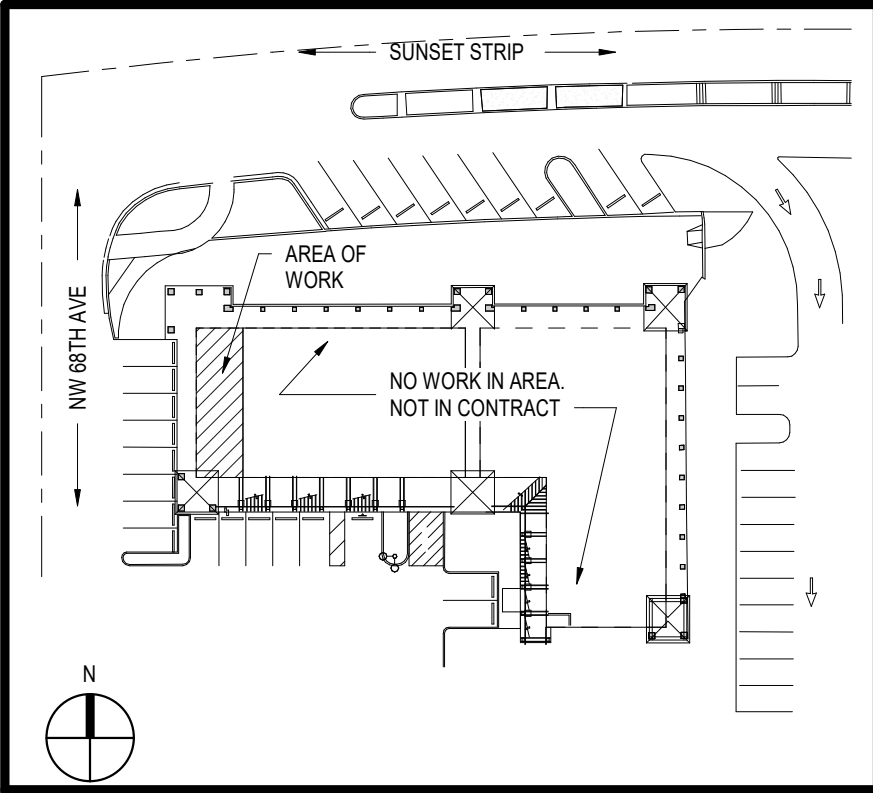


1
SP1.0
EXISTING SITE PLAN
SCALE: 1" = 20'-0"

GENERAL SITE PLAN NOTES

1. BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
2. ALL NEW EXTERIOR SIGNAGE SHALL COMPLY WITH CITY OF SUNRISE LAND DEVELOPMENT CODE.
3. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW
4. COORDINATE WITH CITY OF SUNRISE UTILITIES DEPARTMENT FOR WATER & SEWER SERVICE
5. PER FBC 101.4.1, ELECTRICAL CONTRACTOR SHALL SUBMIT ELECTRICAL PERMIT APPLICATION TO BUILDING DEPARTMENT
6. PER FBC-ADM 105.2.3, PERMIT DRAWINGS SHALL BE ROUTED TO ENVIRONMENTAL PROTECTION DEPARTMENT (EPD), AND WASTEWATER MANAGEMENT, FOR REVIEW & APPROVAL
7. PER FBC-ADM 107.3, ALL STOREFRONT SYSTEM STEEL STRUCTURE SHALL REQUIRE SHOP DRAWING SUBMITTAL TO BUILDING DEPARTMENT

OVERALL SITE PLAN IS EXISTING AND FOR
REFERENCE ONLY.



KEY PLAN

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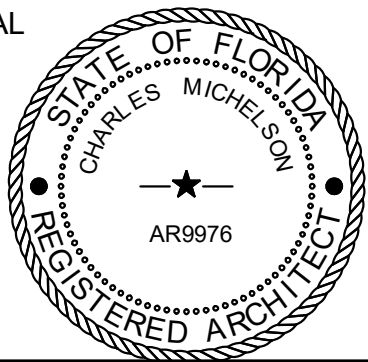
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EXISTING SITE PLAN

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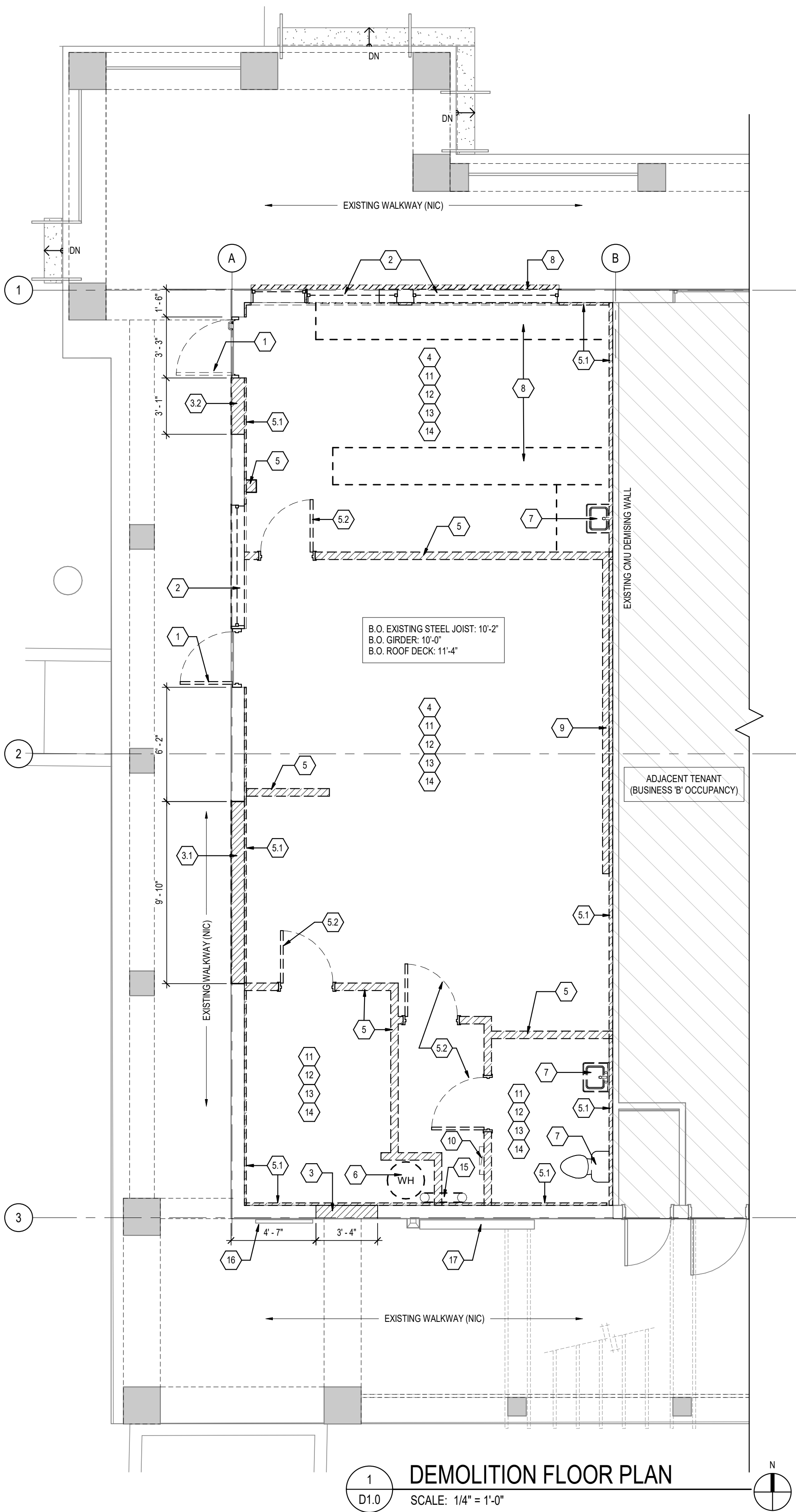
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DEMOLITION PLAN SYMBOL LEGEND & GENERAL NOTES

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

GENERAL DEMOLITION FLOOR PLAN NOTES

- DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING BUILDING AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. VISIT SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK.
- PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED IN THE DEMOLITION AREA WHICH AFFECTS THE ADJACENT TENANT SPACES. THE LANDLORD AND THE ADJACENT TENANTS MUST BE NOTIFIED PRIOR TO SHUTDOWN OF ANY SHARED MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
- WALLS, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. EDGES OF WALLS SHOWN (IF ANY) TO REMAIN SHALL BE SAWCUT OR CLEANLY TOOTHED TO ACCEPT NEW CONSTRUCTION. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
- ANY INFILL OR REPLACEMENT WORK SHALL MATCH EXISTING CONDITIONS IN MATERIALS, CONSTRUCTION AND FINISH, UNLESS SPECIFICALLY NOTED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
- REMOVE ALL EXISTING OBSOLETE MISCELLANEOUS NON-LOADBEARING ITEMS IN THEIR ENTIRETY, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. REPAIR AND PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION.
- EXISTING UTILITY LINES THAT ARE NOT BEING USED ARE TO BE REMOVED BACK TO THE EXISTING ORIGIN, AND CAPPED OFF FOR FUTURE USE AS REQUIRED.
- COORDINATE WITH THE ARCHITECT ANY AND ALL EXISTING ITEMS TO BE RE-USED.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
- THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL BE SUBMITTED FOR REVIEW. THE PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION AND THE SEQUENCE OF OPERATION.
- TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPTING ITEMS INDICATED TO BE TURNED OVER TO MHS REP. IS VESTED IN THE CONTRACTOR AT START OF PROJECT. ALL PLUMBING FIXTURES, LIGHTING FIXTURES, A/C EQUIPMENT, APPLIANCES, TRAYS, SPECIALTY ITEMS, ETC. SHALL BE EVALUATED BY MHS REPRESENTATIVE AS TO THE STATUS OF THEIR REMOVAL. MHS WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS OR DAMAGE OF SUCH PROPERTY AFTER NOTICE TO PROCEED.
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED OF THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
- THE CONTRACTOR SHALL REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN.
- ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING AND POLLUTION. THE USE OF WATER WILL BE PERMITTED FOR MISTING AND WET FLOOR MOPPING.
- ALL EXISTING SURFACES SUCH AS WALLS, FLOORS, CEILINGS, BASES, ETC. THAT ARE AFFECTED BY THESE ALTERATIONS ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL ADJACENT EXISTING FINISHES.
- GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF EXISTING CONCRETE SLABS, PARTITIONS, ETC., AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL PATCHING AND PROVIDE NEW FINISHES TO MATCH EXISTING SO AS TO MAKE THE PATCHED AREA INDISTINGUISHABLE FROM THE EXIST. ADJACENT AREA.
- UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
 - DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR IN-USE FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
- PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
- PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNERS PERSONAL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDINGS.
- THE CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER IF UNABATED, FRIABLE ASBESTOS IS DISCOVERED IN THE EXECUTION OF THE WORK OR IF ASBESTOS IS ENCOUNTERED WHICH MAY BE DISTURBED BY DEMOLITION.
- CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
- THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING CLEAN-UP AND REMOVAL OF ALL CONSTRUCTION DEBRIS.

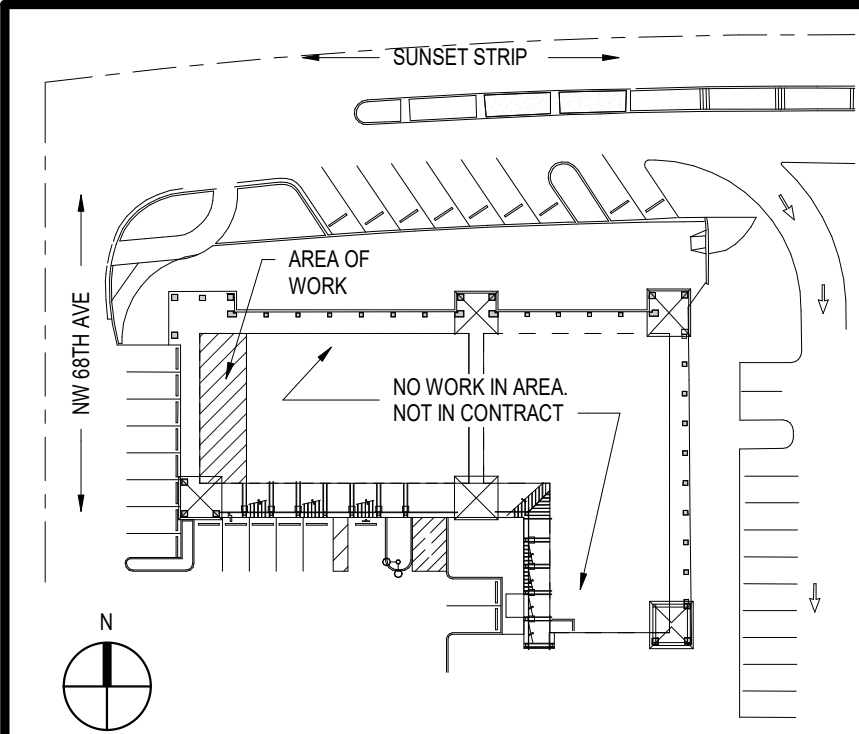
ASBESTOS MANAGEMENT NOTE

IN ORDER TO AVOID DISTURBANCE OF THE MATERIALS, THE ENVIRONMENTAL RESOURCE DEPARTMENT REVIEWS PLANS OF RENOVATION PROJECTS FOR POSSIBLE IMPACT ON THE EXISTING ASBESTOS MATERIALS. IF ANY POSSIBLE DISTURBANCE IS IDENTIFIED, THE CITY COORDINATES WITH CAPITAL IMPROVEMENT PROJECTS TO ASSIST AND REMOVE THE ASBESTOS WITH EPA LICENSED CONTRACTORS, INCORPORATING THE WORK INTO THE RENOVATION PROJECTS SCHEDULE. SIMILAR COMMUNICATION AND COORDINATION IS MAINTAINED WITH THE MAINTENANCE DEPARTMENT, TO ASSIST WITH THEIR REPAIR ACTIVITIES.

WHEN ASBESTOS MATERIALS ARE SCHEDULED FOR REMOVAL, IN SUPPORT OF PROJECTS OR TO ENSURE MATERIAL SAFETY, THE DEPARTMENT PREPARES A DESIGN FOR AN ABATEMENT PROJECT TO BE EFFECTED BY A LICENSED ASBESTOS CONTRACTOR. THE PROJECT IS THEN MONITORED AND ADMINISTERED BY THE DEPARTMENT'S CONSTRUCTION MANAGEMENT SECTION. ITS ENVIRONMENTAL PROJECT INSPECTORS OVERSEE THE WORK AND ENSURE THAT THE CONTRACTORS FOLLOW ALL REGULATORY REQUIREMENTS AND MAINTAIN ALL SAFETY PROCEDURES DURING REMOVAL AND DISPOSAL OF THE MATERIALS.

DEMOLITION FLOOR PLAN KEYNOTES (○)

- REMOVE EXISTING STOREFRONT DOOR. EXISTING OPENING TO BE MODIFIED. SEE A1.0 FOR NEW SCOPE.
- REMOVE EXISTING FIXED WINDOW & FRAME. EXISTING OPENING TO BE MODIFIED TO ACCOMMODATE NEW 4'-9" x 9'-10" IMPACT RESISTANT WINDOW. B.O. WINDOW @ 24" AFF. SEE A1.0 & A9.0 FOR SCOPE AND DETAILS.
- PROVIDE DOOR CUT-IN TO ACCOMMODATE NEW 3'-0" x 7'-0" SINGLE ENTRY EXIT DOOR. VERIFY EXISTING CONDITIONS. SEE A1.0 & A9.0 FOR DOOR TYPE AND SPECS.
- PROVIDE WINDOW CUT-IN TO ACCOMMODATE NEW 4'-9" x 9'-10" IMPACT RESISTANT FIXED WINDOW. B.O. WINDOW @ 24" AFF. VERIFY EXISTING CONDITIONS. SEE A1.0 & A9.0 FOR WINDOW TYPE AND SPECS.
- REMOVE PORTION OF EXISTING CMU WALL TO ACCOMMODATE NEW 6'-0" IMPACT RESISTANT STOREFRONT DOUBLE DOORS.
- SAWCUT EXISTING SLAB AS NECESSARY TO INSTALL NEW SANITARY SYSTEMS. SEE PLUMBING DRAWINGS FOR ADDITIONAL DETAILS AND SCOPE.
- REMOVE EXISTING GYP BD PARTITIONS DENOTED BY DASHED/HATCHED LINES (TYP).
- REMOVE ALL EXISTING PERIMETER WALL FURRING THROUGHOUT (TYP).
- REMOVE EXISTING DOOR & FRAME DENOTED BY DASHED LINES AND DISCARD (TYP).
- REMOVE EXISTING WATER HEATER AND ALL ASSOCIATED PLUMBING. GC TO INSPECT CONDITION FOR POTENTIAL RE-USE.
- REMOVE ALL EXISTING PLUMBING FIXTURES THROUGHOUT & DISCARD. CAP EXISTING SANITARY LINES. EXISTING WATER LINES TO BE PULLED BACK TO SOURCE.
- REMOVE ALL MILLWORK/MILLWORK COUNTERS AND DISCARD.
- REMOVE EXISTING PLUMBING CHASE AND ALL ASSOCIATED PLUMBING LINES AND PIPING.
- REMOVE EXISTING ELECT. PANEL. PULL WIRES BACK TO MAIN PANEL(S). SEE ELECT. DWGS FOR ADDITIONAL DETAILS & SCOPE.
- REMOVE ALL EXISTING MECHANICAL DUCTWORK, DIFFUSERS, ETC.
- REMOVE ALL ABANDONED CONDUITS & WIRING IN CEILING.
- REMOVE ALL EXISTING CEILING TILES, CEILING GRID, GYP BD CEILING, EMERGENCY FIXTURES, & FIRE ALARM DEVICES. EGRESS FIXTURES TO REMAIN UNTIL NEW FIXTURES ARE INSTALLED.
- REMOVE ALL FLOOR & BASE FINISHES THROUGHOUT. PREP FLOOR TO RECEIVE NEW FINISHES.
- GC TO VIF ROUTE OF EXISTING PLUMBING/SANITARY LINE & CONFIRM FEASIBILITY OF REMOVAL. REMOVE PLUMBING IF FEASIBLE.
- EXISTING BACKFLOW PREVENTER TO BE PROTECTED IN PLACE.
- EXISTING ELECTRICAL METERS TO BE PROTECTED IN PLACE.



KEY PLAN

DEMONITION FLOOR PLAN

Signed by:

051F077F49274C8...

100% CONSTRUCTION DOCUMENTS

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D1.0

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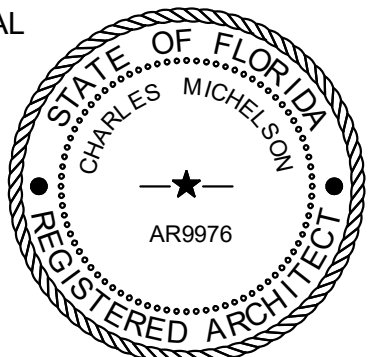
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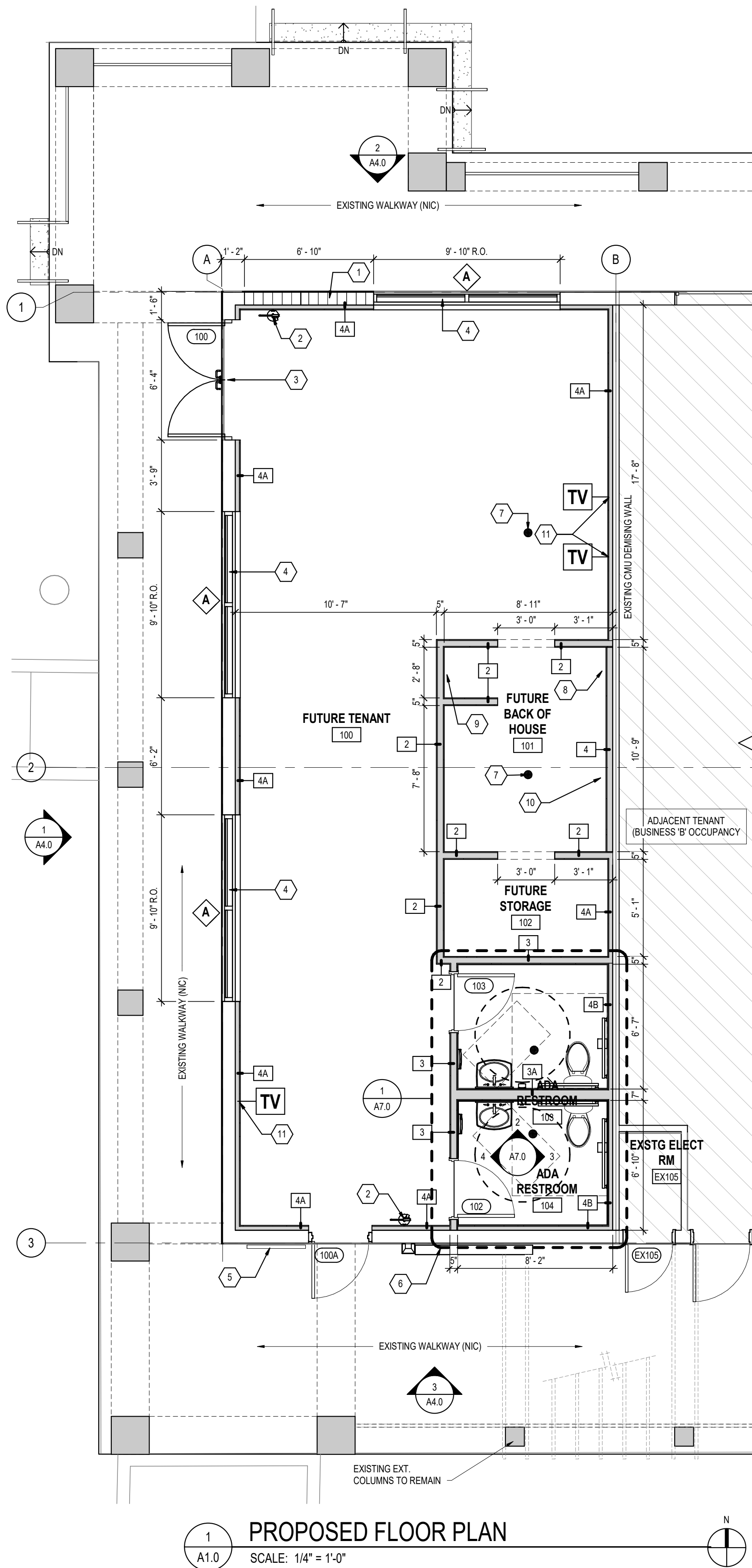
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1
A1.0
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND, SYMBOLS & SHEET NOTES

EXISTING WALL	ROOM NAME 101	ROOM NAME & NUMBER
NEW GYPSUM BOARD WALL SYSTEM	X	WALL TYPE
FIRE EXTINGUISHER	A	WINDOW TYPE
	101	DOOR NUMBER

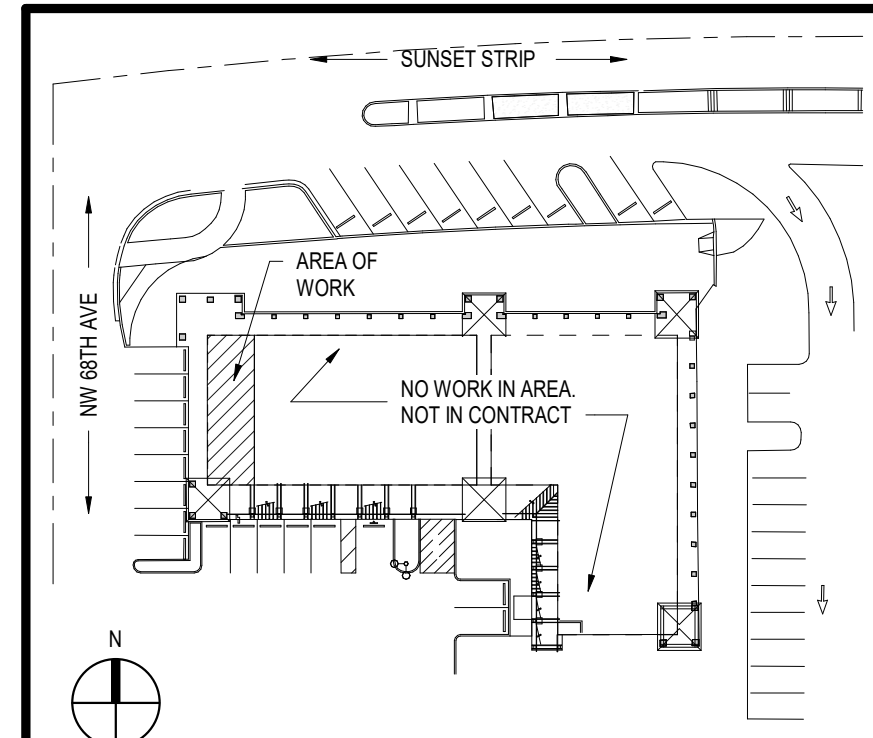
NOTE: REFER TO PARTITION TAGS ON PLANS (A1.0) AND PARTITION TYPE DETAILS (A8.0)

GENERAL FLOOR PLAN NOTES

- THIS BUILDING IS NON-SPRINKLERED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF DRYWALL. EXTERIOR DIMENSIONS ARE TO FACE OF CMU.
- CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ALL QUESTIONS, CONCERNS, AND/OR DISCREPANCIES SHALL BE SUBMITTED AS PRE-BID RFIS FOR CLARIFICATION BY THE ARCHITECT. OTHERWISE, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INCLUDED ALL NECESSARY LABOR, MATERIAL, AND SYSTEMS IN HIS BID TO COMPLETE THE WORK AS INTENDED AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHELL BUILDING STANDARD INSULATION AT EXTERIOR WALLS.
- PROVIDE ONE (1) FIRE EXTINGUISHER FOR EACH 3,000 SF OF FLOOR AREA LOCATIONS WHERE REQUIRED BY FIRE MARSHAL.
- FURF OUT AT MASONRY WALL AS REQUIRED FOR BUILDING SANITARY LINES AND R.W.L.
- ALL FINISHES SHALL COMPLY WITH NFPA 101-38.3.3, 8th EDITION (2023).
- CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF ALL PARTITIONS, CEILING GRID AND TILE, ELECTRICAL, LOW VOLTAGE WIRING, ETC. AS INDICATED IN THESE PLANS AND AS REQUIRED FOR THE SCOPE OF WORK.
- CONTRACTOR TO INCLUDE ALL GENERAL CONDITIONS AND SPECIFICATIONS, INCLUDING DEMOLITION, PARTING/HAULING OF DEBRIS, SUPERVISION, ETC. CONTRACTOR SHALL LEAVE PREMISES IN BROOM SWEEP CONDITION.
- ELECTRICAL CONTRACTOR TO DISCONNECT ALL ELECTRICAL OUTLET, LIGHT FIXTURE, & EQUIPMENT PRIOR TO DEMOLITION OF PARTITIONS AND CEILING GRID.
- PATCH, REPAIR, & SKIM GYPSUM WALL PARTITIONS AS NECESSARY.
- SEE SHEET A9.0 FOR WINDOW & DOOR SCHEDULES
- SEE SHEET G101 FOR LIFE SAFETY ANALYSIS
- THE CONTRACTOR SHALL COMPLY WITH NFPA 101 (2021 EDITION) FOR CONSTRUCTION, REPAIR AND IMPROVEMENTS
- SEE DETAIL & SHEET A11.0 FOR SLAB REPAIR & TERMITE TREATMENT NOTES
- COORDINATE FIRE ALARM DEVICES & PANELS W/ ELECTRICAL DRAWINGS
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL RECEPTACLE DETAILS & ADDITIONAL INFORMATION
- REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT LOCATIONS
- REFER TO MECHANICAL DRAWINGS FOR DUCT, SMOKE & HEAT DETECTOR LOCATIONS (IF ANY).
- ALL PENETRATIONS IN RATED PARTITIONS SHALL BE PROTECTED PER FLORIDA BUILDING CODE 2023 EDITION, SECTION 714. PENETRATIONS FOR CABLES, CABLE TRAYS, CONDUITS, PIPES, TUBES, COMBUSTION VENTS AND EXHAUST VENTS, WIRES, AND SIMILAR ITEMS TO ACCOMMODATE ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS SYSTEMS THAT PASS THROUGH A WALL, FLOOR, OR FLOOR/CEILING ASSEMBLY CONSTRUCTED AS A FIRE BARRIER SHALL BE PROTECTED BY A FIRE STOP SYSTEM OR DEVICE AT RATED WALLS. FILL ALL VOIDS BETWEEN TOP OF PARTITION TRACK AND UNDERSIDE OF DECK OR SLAB WITH INSULATION
- PROVIDE FIRE SEALANT OR FIRE SAFING AS REQUIRED BETWEEN THE TOP OF WALL AND UNDERSIDE OF STRUCTURE AT FIRE RATED PARTITION LOCATIONS (IF ANY). PROVIDE CONTINUOUS FIRE CAULK AT UNDERSIDE OF FLOOR SLABS AT ALL FLOORWALL CONNECTION
- FULL HEIGHT INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED TO RESIST LATERAL LIVE LOAD OF NOT LESS THAN 5 POUNDS PER SQUARE FOOT WITH A DEFLECTION OF NOT LESS THAN L/240.
- GC SHALL VERIFY CONDITION OF EXPOSED SURFACES AND PREPARE THEM TO RECEIVE FINISHES.
- USE MOISTURE RESISTANT GYP BD AT ALL WET WALLS AND WITHIN 2' OF PLUMBING FIXTURES PER FBC 1210.2.2
- SET GYPSUM WALL BOARD INTO CONTINUOUS BEAD OF ACOUSTICAL SEALANT ALONG FLANGES OF TOP AND BOTTOM TRACKS. TYP. AT PARTITIONS WITH SOUND ATTENUATION/BATT INSULATION.
- PROVIDE ACOUSTICAL SEALANT AT ALL OPENINGS AND PENETRATIONS WITH SOUND ATTENUATION/BATT INSULATION TO CREATE SOUND TIGHT CONSTRUCTION.
- PROVIDE FIRE RETARDANT TREATED WOOD FOR CONCEALED BLOCKING AS REQUIRED FOR THE ANCHORAGE OF FIXTURES AND ACCESSORIES, AND FOR EXPOSED LUMBER & PLYWOOD IN HABITABLE SPACES.
LUMBER: AWPA C2083
PLYWOOD: AWPA C27.93
- FIRE RATINGS DETERMINED BY U.L. FIRE RESISTANCE DIRECTORY. SEE WALL TYPES AND DETAILS FOR U.L. ASSEMBLY INFORMATION (IF ANY).
- ALL FIRE RATED WALLS (IF ANY) SHALL HAVE 4" HIGH LETTERING 1/2" STROKE IN BRIGHT RED (GLOSS ENAMEL) ON EACH WALL PLANE LOCATED 12" BELOW LOWEST POINT OF ROOF DECK OR AS OTHERWISE DIRECTED AND AT 15'-0" ON CENTER READING AS FOLLOWS: "X" FIRE RATED FIRE AND SMOKE BARRIER. PROTECT ALL OPENINGS. THE "X" SHALL BE SUPPLEMENTED WITH THE FIRE RESISTIVE TIME RATINGS OF THE WALL.
- GENERAL CONTRACTOR SHALL VERIFY FIREWALLS AND REPAIR AS NEEDED, PROVIDING RESPECTIVE U.L. LISTED FIRE SEPARATION ASSEMBLY
- REVIEW AND APPROVAL BY AHJ SHALL NOT RELIEVE APPLICANT FROM RESPONSIBILITY OF COMPLIANCE WITH NFPA 1.1.14.1
- COORDINATE FINAL EXIT SIGNS & EMERGENCY LIGHT LOCATIONS & QUANTITIES WITH OWNER & FIRE INSPECTOR. ADDITIONAL EXIT SIGNS MAY BE REQUIRED BY FIRE INSPECTOR
- TYPE 2a-10a FIRE EXTINGUISHER SHALL BE INSTALLED @ 48" A.F.F. REFER TO SHEET G101 FOR LOCATIONS & QUANTITIES
- ALL UTILITIES IN "OPEN CEILING AREAS" SHALL BE INSTALLED TIGHT TO STRUCTURE & PROVIDING CLEAR ACCESS TO ALL VALVES & CONTROL BOXES PER CODE REQUIREMENTS.
- CONTRACTOR SHALL CONFIRM ALL EQUIPMENT DIMENSIONS, ELECTRICAL REQUIREMENTS AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION WITH ACTUAL EQUIPMENT'S MAKE AND MODEL.
- PER FBC 1010.1.4.1 & FBCL THRESHOLDS AT EXTERIOR DOORWAYS SHALL NOT EXCEED 1/2" (12.7 MM) ABOVE THE FINISHED FLOOR. CHANGES IN FLOOR LEVEL BETWEEN 1/4" INCH HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION, APPLICATION, OR METHODS SHALL BE STRICTLY ADHERED TO AND BY REFERENCE ARE MADE A PART OF THESE PLANS AS IF FULLY WRITTEN HEREIN. FAILURE OF THE CONTRACTOR TO OBTAIN MANUFACTURER'S INSTRUCTIONS SHALL NOT RELIEVE HIM FROM PERFORMING ALL OF THE REQUIREMENTS OF THE WORK. CONTRACTOR SHALL CONFIRM ALL EQUIPMENT DIMENSIONS, ELECTRICAL REQUIREMENTS AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION WITH ACTUAL EQUIPMENT'S MAKE AND MODEL.
- PROVIDE LOCKABLE COVERS @ ALL THERMOSTATS
- ALL SWITCHES, OUTLETS, & COVER PLATES SHALL BE WHITE (NO IVORY). REFER TO ENGINEERING DRAWINGS FOR LOCATIONS.
- SALES & SERVICE COUNTERS: FBC ACCESSIBILITY 9.4.4 - IN MISCELLANEOUS RETAIL STORES AND WHERE ALL AREAS ARE USED FOR BUSINESS TRANSACTIONS WHERE COUNTERS ARE PROVIDED FOR SALES OR SERVICES TO THE PUBLIC, AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 30" IN LENGTH WITH A MAXIMUM HEIGHT OF 34" ABOVE THE FINISHED FLOOR.
- PER FBC 2406.4.1, GLAZING IN DOORS SHALL BE CAT II SAFETY GLAZING.
- PER FBC 2406.4.2, GLAZING WITHIN 24" OF DOORS SHALL BE CAT II SAFETY GLAZING.
- PER FBC 2406.4.3, GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CAT II SAFETY GLAZING.

FLOOR PLAN KEYNOTES (C)

- INFILL EXISTING OPENING TO MATCH ADJACENT EXISTING CONSTRUCTION. SEE STRUCTURAL DWGS FOR ADDITIONAL INFO
- NEW WALL MOUNTED FIRE EXTINGUISHER. SEE G101 FOR REQUIRED QUANTITY CALCULATIONS
- MODIFIED STOREFRONT TO ACCOMMODATE NEW IMPACT RESISTANT IMPACT RESISTANT DOUBLE DOORS.
- NEW IMPACT RESISTANT STOREFRONT WINDOW. SEE WINDOW SCHEDULE, SHEET A8.0, FOR DETAILS
- EXISTING BACKFLOW PREVENTER TO BE PROTECTED IN PLACE
- EXISTING ELECTRICAL METERS TO BE PROTECTED IN PLACE
- NEW FLOOR DRAIN. SLOPE FLOOR SLAB TO DRAIN (TYP). SEE PLUMBING DRAWINGS FOR ADDITIONAL DETAILS
- PROVIDE PLUMBING FOR FUTURE HAND SINK. SEE PLUMBING DRAWINGS FOR DETAILS
- PROVIDE PLUMBING FOR FUTURE MOP SINK. SEE PLUMBING DRAWINGS FOR DETAILS
- PROVIDE PLUMBING FOR FUTURE 3-COMPARTMENT SINK. SEE PLUMBING DRAWINGS FOR DETAILS
- PROVIDE WALL BACKING/SUPPORT FOR WALL MOUNTED TELEVISION. RECEPTACLES TO BE INSTALLED @ 84" AFF



KEY PLAN

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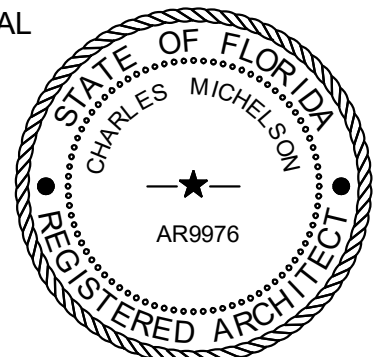
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PROPOSED FLOOR PLAN

Signed by:

Charles Michelson

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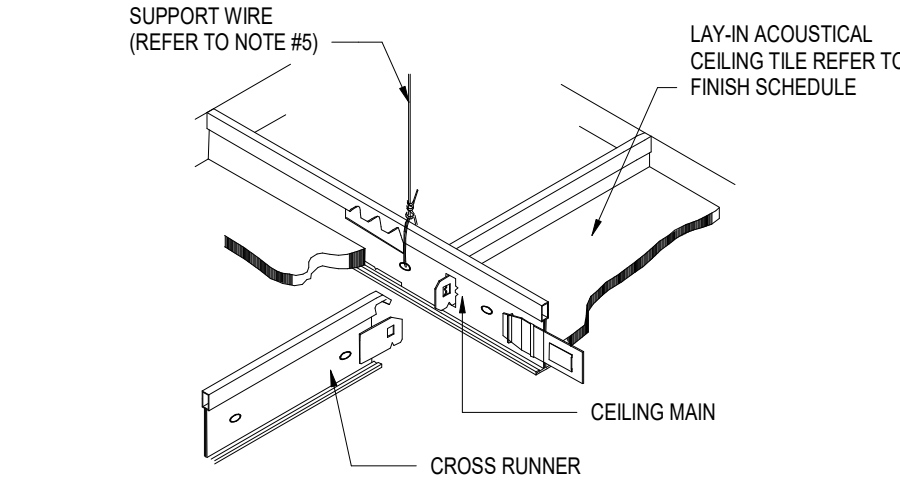
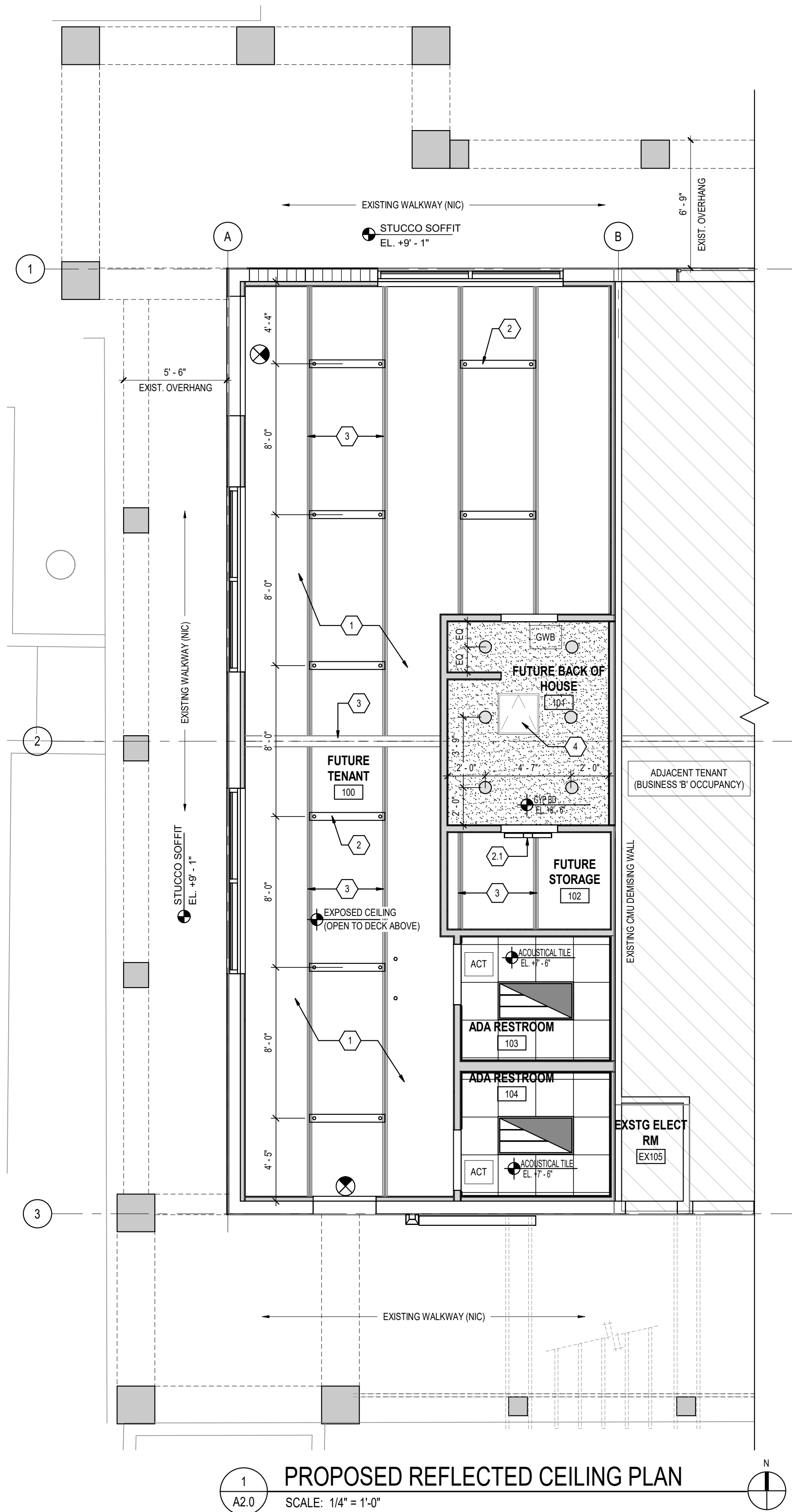
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ACOUSTICAL CEILINGS (NON RATED)

1. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF WORK, DETAILS AND SPECIFICATIONS.
2. THE ACOUSTICAL CEILINGS SHALL BE INSTALLED COMPLETE WITH SUSPENDED EXPOSED "T" GRID AND LAY-IN CEILING TILES.
3. INSTALL SUSPENSION SYSTEMS IN ACCORDANCE WITH MANUFACTURES PRINTED INSTRUCTIONS, AND TO COMPLY WITH ASTI 0285, MEDIUM DUTY SYSTEM.
4. COORDINATE INSTALLATION WITH ELECTRICAL AND MECHANICAL WORK.
5. SUSPENSION SYSTEM: PROVIDE HUNG SUSPENSION SYSTEM. GRILLAGE SHALL CONSIST OF MAIN RUNNERS, CROSS RUNNERS AND STABILIZER BARS AS REQUIRED. HANGER WIRES SHALL BE NOT LESS THAN 12 GAUGE GALVANIZED SOFT ANNEALED MILD STEEL WIRE. WIRES SHALL BE WRAPPED AT LEAST (4) COMPLETE TURNS AROUND SUPPORTS. WIRE SPACING TO BE AX OF 48" O.C. ALONG MAIN RUNNERS (PROVIDE 12 GAUGE WIRE SUPPORTS PLAYED IN FOUR DIRECTIONS FOR DIAGONAL BRACING. MAINTAIN AN ANGLE OF 45° ON STEEPER & 8° MIN. CLEAR TO ALL HORIZONTAL PIPING OR DUCTWORK. ONLY IN SCHEMATIC ZONES. NOTE: ALL LIGHT FIXTURES TO BE SCREWED DOWN TO GRID (PROVIDE MINIMUM OF TWO WIRES AT EACH FIXTURE CADDY CORNER).
6. MOLDINGS: PROVIDE MANUFACTURES STANDARD "L" SHAPED MOLDINGS. TOP MATCH "T" - MINIMUM LENGTH OF 18".
7. CONTRACTOR SHALL FIELD CHECK THE PREMISES AND VERIFY ALL CLEARANCES AS REQUIRED FOR ALL LIGHTING FIXTURES BEFORE PROCEEDING WITH ANY INSTALLATION REPORT ANY DISCREPANCIES TO THE ARCHITECT.
8. ALL FIXTURE TRIM (LIGHTING, SPEAKERS, HVAC, GRILLES, ETC.) SHALL BE METAL AND PAINTED TO MATCH ADJACENT FINISH. PLASTIC TRIM IS NOT ACCEPTABLE UNLESS APPROVED BY ARCHITECT.
9. LEVEL CEILING TO WITHIN 1/8" IN 12'-0" IN ANY DIRECTION. LEVEL WITH HANGER WIRE TAUGHT AND PLUMB, WITHOUT KINKING OR BENDING HANGER WIRES. CEILING HEIGHT SHALL MATCH EXISTING U.O.N.
10. PROVIDE 5% ATTIC STOCK OF ACOUSTICAL TILE MATERIAL USED.
11. SUBMIT ONE FULL SAMPLE OF ACOUSTICAL MATERIAL AND ONE OF EACH TYPE SUSPENSION MEMBER, MOLDING AND HANGER FOR REVIEW BY ARCHITECT.

CEILING PLAN LEGEND & SHEET NOTES

(REFER TO ELECTRICAL DWGS FOR LIGHTING SPECIFICATIONS AND ADDITIONAL INFORMATION)

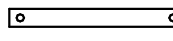
FIXTURE LEGEND



2' x 4' EMERGENCY LED LIGHT FIXTURE



6' LED DOWNLIGHT FIXTURE



4' LINEAR LED LIGHT FIXTURE, B.O. FIXTURE @8'-6" AFF



WALL MOUNTED LINEAR LED LIGHT FIXTURE

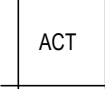


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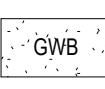


EXHAUST FAN, SEE MECH DWGS FOR ADDITIONAL INFORMATION

CEILING TYPES LEGEND



ACOUSTICAL CEILING TILE, 2' x 2' LAY-IN REGULAR ACOUSTICAL CEILING TILE W/ 15/16" GRID



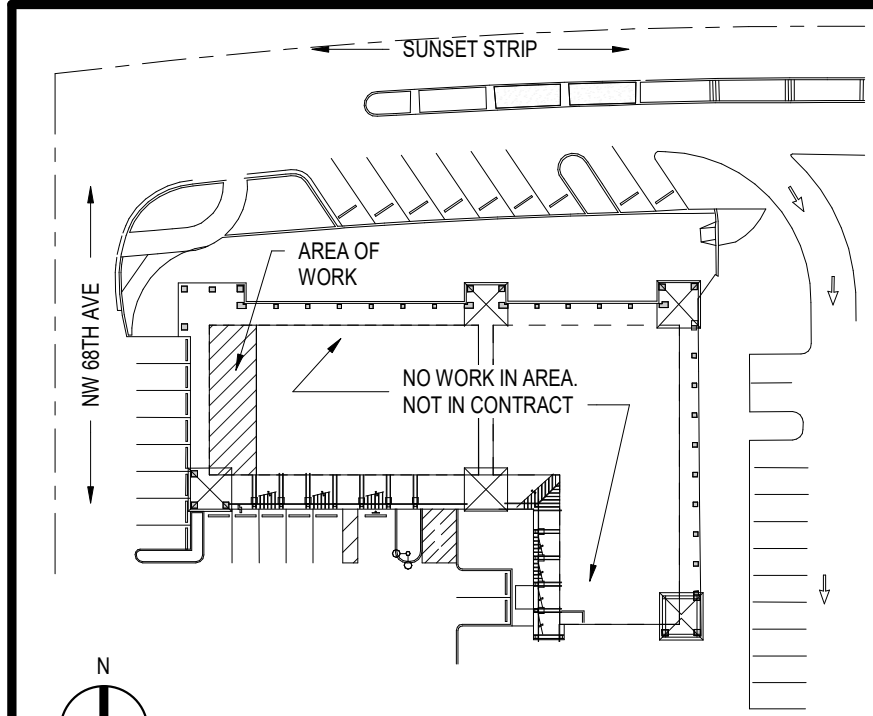
GYPSUM BOARD CEILING, 5/8" GYPSUM BOARD FASTENED TO 3/5/8" 25 GA MTL STUDS @ 24" O.C.

GENERAL REFLECTED CEILING PLAN NOTES

1. SEE FINISH SCHEDULE ON SHEET A2.0 FOR FINISH SPECIFICATIONS.
2. COORDINATE FIRE ALARM DEVICES W/ ELECTRICAL DRAWINGS.
3. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT LOCATIONS AND LIGHTING SCHEDULE/ SPECIFICATIONS.
4. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF AIR GRILLES, FANS, ETC.
5. ALL CEILINGS, LIGHT FIXTURES, SOFFITS, ETC. INDICATED ARE NEW UNLESS OTHERWISE NOTED.
6. ALL CEILING CONFLICTS SHALL BE FIELD COORDINATED BETWEEN CEILING MOUNTED LIGHTS, AND HVAC EQUIPMENT, ETC.
7. CONTRACTOR SHALL INSPECT THE INTEGRITY OF THE EXISTING SMOKE AND/ OR FIRE-RATED PARTITIONS THAT ARE TO REMAIN. ALL OPENINGS SHALL BE SEALED TO MAINTAIN THE RATING OF THE BARRIER.
8. ALL SMOKE AND FIRE WALLS SHALL BE SO NOTED ABOVE THE CEILING IN RED PAINTED STENCILED LETTERS CLEARLY VISIBLE.
9. CONTRACTOR SHALL ALSO RELOCATE ANY EXISTING ELEMENTS THAT INTERFERE WITH INSTALLATION OF NEW DUCTWORK. COORDINATE WITH MECHANICAL CONTRACTOR TO MAINTAIN CIRCUIT CONTINUITY.
10. CONTRACTOR TO VERIFY IN FIELD THAT SCHEDULED CEILING HEIGHTS WILL ACCOMMODATE AC EQUIPMENT AND DUCTWORK AS INTENDED LOCATIONS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF CEILING HEIGHTS NEED TO BE ADJUSTED.
11. CONTRACTOR TO COORDINATE WITH OWNER ALL EQUIPMENT AND FIXTURES TO BE REMOVED.
12. REVIEW AND APPROVAL BY AHJ SHALL NOT RELIEVE APPLICANT FROM RESPONSIBILITY OF COMPLIANCE WITH NFPA 1.1.14.4.
13. COORDINATE FINAL EXIT SIGNS & EMERGENCY LIGHT LOCATIONS & QUANTITIES WITH OWNER & FIRE INSPECTOR. ADDITIONAL EXIT SIGNS MAY BE REQUIRED BY FIRE INSPECTOR.
14. ALL SWITCHES, OUTLETS, & COVER PLATES SHALL BE WHITE (NO IVORY).
15. PROVIDE PAINTED, FLUSH ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES AND/OR EQUIPMENT AS REQUIRED BY CODE.
16. PAINT ALL GYP BD SOFFITS, AND THE BOTTOM AND BACK SIDES OF ALL GYP BD HEADERS.
17. ALL OPEN CEILING TO DECK CONDITIONS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.

CEILING PLAN KEYNOTES (◇)

1. ALL EXPOSED STRUCTURE, DECK & CONDUITS TO BE PAINTED BLACK (TYP). GC TO VERIFY THAT ALL "UL" RATINGS ARE MAINTAINED.
2. NEW LINEAR LED LIGHT FIXTURES IN OPEN AREA TO BE SUSPENDED FROM EXISTING JOISTS (TYP) GC TO VIF LOCATIONS OF EXISTING JOISTS. B.O. FIXTURES @ 8'-6" AFF.
- 2.1. NEW WALL MOUNTED LINEAR LED LIGHT FIXTURE, CENTERED IN OPENING.
3. EXISTING STRUCTURAL JOISTS AND/OR GIRDER TO REMAIN. GC TO VIF LOCATIONS.
4. PROVIDE 24" x 24" CEILING ACCESS PANEL.



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Signed by:

Charles

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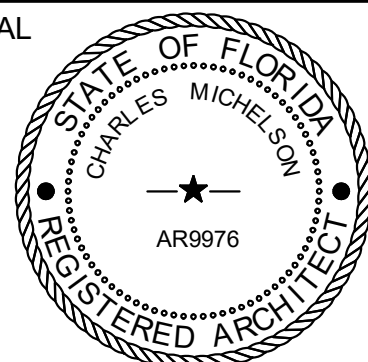
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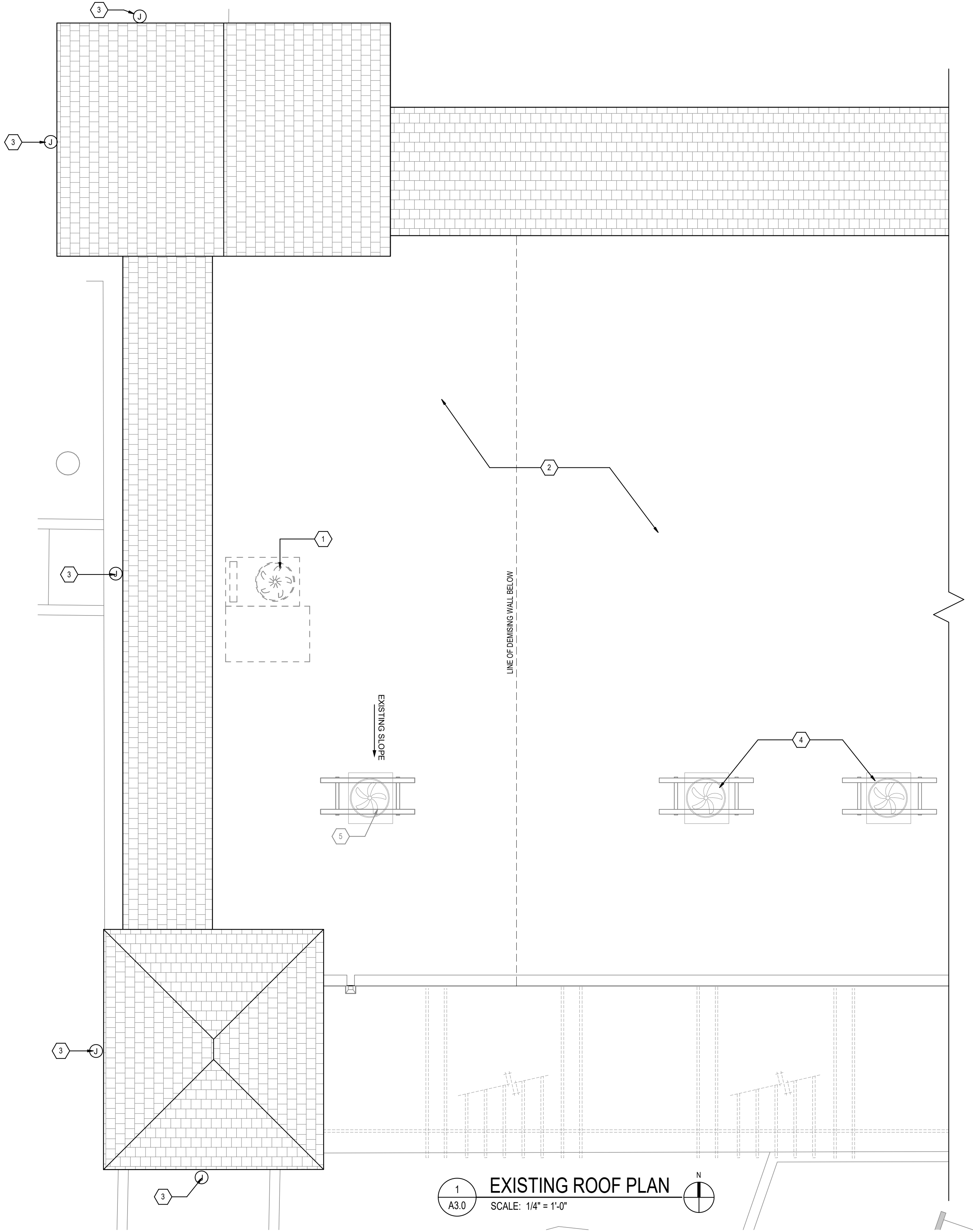
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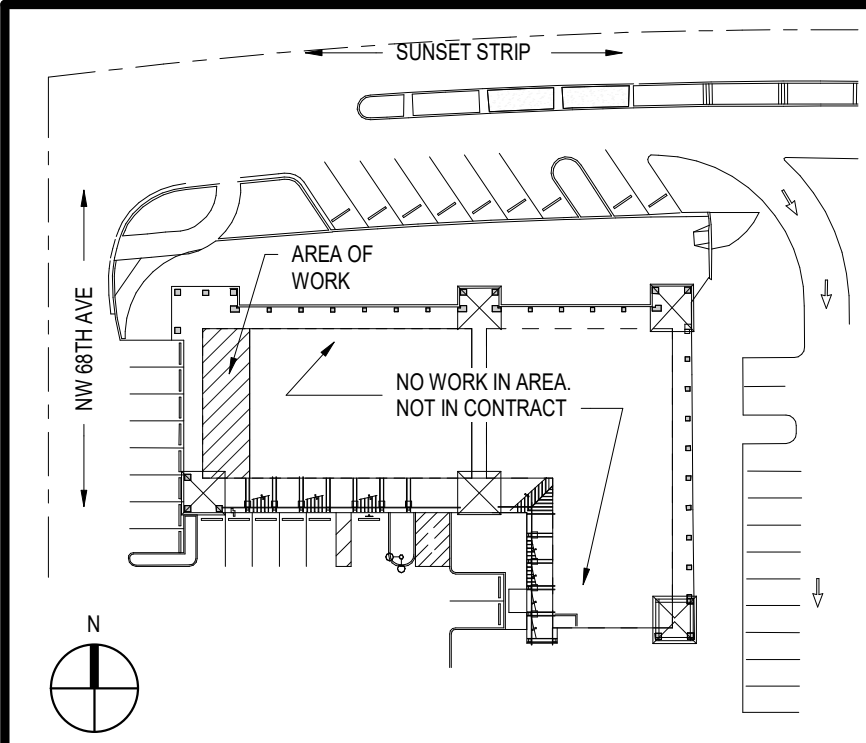
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A3.0
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL ROOF PLAN NOTES

1. PER FBC 1505, ROOFING PERMIT APPLICATION SHALL BE SUBMITTED TO BUILDING DEPARTMENT (IF APPLICABLE).
2. PER FBC TABLE 1505.1, MINIMUM ROOF COVERING CLASSIFICATION SHALL BE CLASS C ROOF ASSEMBLY (TYPE IIB).
3. CONTRACTOR SHALL BECOME FAMILIAR WITH AND VERIFY THE CONDITIONS, DIMENSIONS, AND LOCATIONS OF ALL ROOF AREAS INCLUDING ROOF TOP EQUIPMENT, FLASHING, PIPE LINES, CONDUIT, PIPE SUPPORTS, ETC. BEFORE SUBMITTING A BID OR COMMENCING WORK.
4. FLASH & SEAL THE PERIMETER OF ALL SCUPPERS & EMERGENCY OVERFLOW SCUPPERS, ALL ROOF TOP EQUIPMENT, PENETRATIONS, AND OTHER APPURTENANCES IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SHOWN ON CONTRACT DRAWINGS, APPROVED SHOP DRAWINGS AND AS REQUIRED BY THE ROOF MEMBRANE MANUFACTURER.
5. PROVIDE 42" HIGH SAFEGUARD RAILING AS REQUIRED FOR ANY ROOF MOUNTED EQUIPMENT LOCATED WITHIN 10' - 0" OF ROOF EDGES TO COMPLY WITH F.B.C. 1013.5 & F.B.C. MECHANICAL 304.11.
6. ALL NEW ROOF MOUNTED EQUIPMENT SHALL BE MOUNTED ON CURBS, U.O.N.
7. STRUCTURAL ATTACHMENT OF ANY WOOD NAILERS MUST BE ENGINEERED TO MEET THE FLORIDA BUILDING CODE.
8. VERIFY ALL DIMENSIONS, DETAILS, AND UNIT ORIENTATION W/ MECHANICAL CONTRACTOR PRIOR TO FABRICATION.
9. ALL AREAS MUST MEET SLOPE REQUIREMENTS FOR DRAINAGE.
10. NEW ROOF SYSTEMS SHALL COMPLY WITH FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES.
11. EXISTING ROOF SLOPES ARE EXISTING TO REMAIN.
12. TAPER ALL CURBS TO PROVIDE LEVEL MOUNTING SURFACE FOR ROOF TOP A/C UNITS.
13. ALL NEW ROOF MEMBRANE AND ASSEMBLIES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
14. ALL NEW BUILDING ENVELOPE FLASHING AND SHEET METAL FLASHINGS SHALL BE INSTALLED AS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL.
15. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SYSTEMS AND / OR ITEMS INDICATED AND / OR REQUIRED. THE ARCHITECT AND/OR ENGINEER OF RECORD MUST REVIEW AND STAMP SHOP DRAWINGS PRIOR TO CONTRACTOR'S SUBMITTAL TO THE BUILDING DEPARTMENT FOR APPROVAL.

ROOF PLAN KEYNOTES ()

1. REMOVE EXISTING ROOF TOP UNIT. EXISTING ROOF CURB TO REMAIN. GO TO CAP EXISTING ROOF CURB.
2. EXISTING ROOF & ROOF SYSTEM TO REMAIN. PATCH AND/ OR FLASH ANY NEW PENETRATIONS AS NECESSARY TO MATCH EXISTING ROOF SYSTEM.
3. EXISTING SIGNAGE JUNCTION BOX TO REMAIN.
4. EXISTING ROOF TOP UNITS AND ROOF STANDS TO REMAIN (NIC).
5. NEW CONDENSING UNIT MOUNTED ON NEW 24" H ALUMINUM CONDENSER STAND. CONDENSER STAND TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.



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KEY PLAN

ROOF PLAN

Signed by:

Charles

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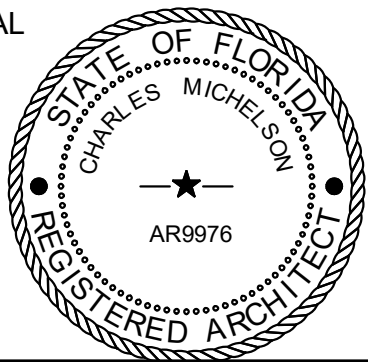
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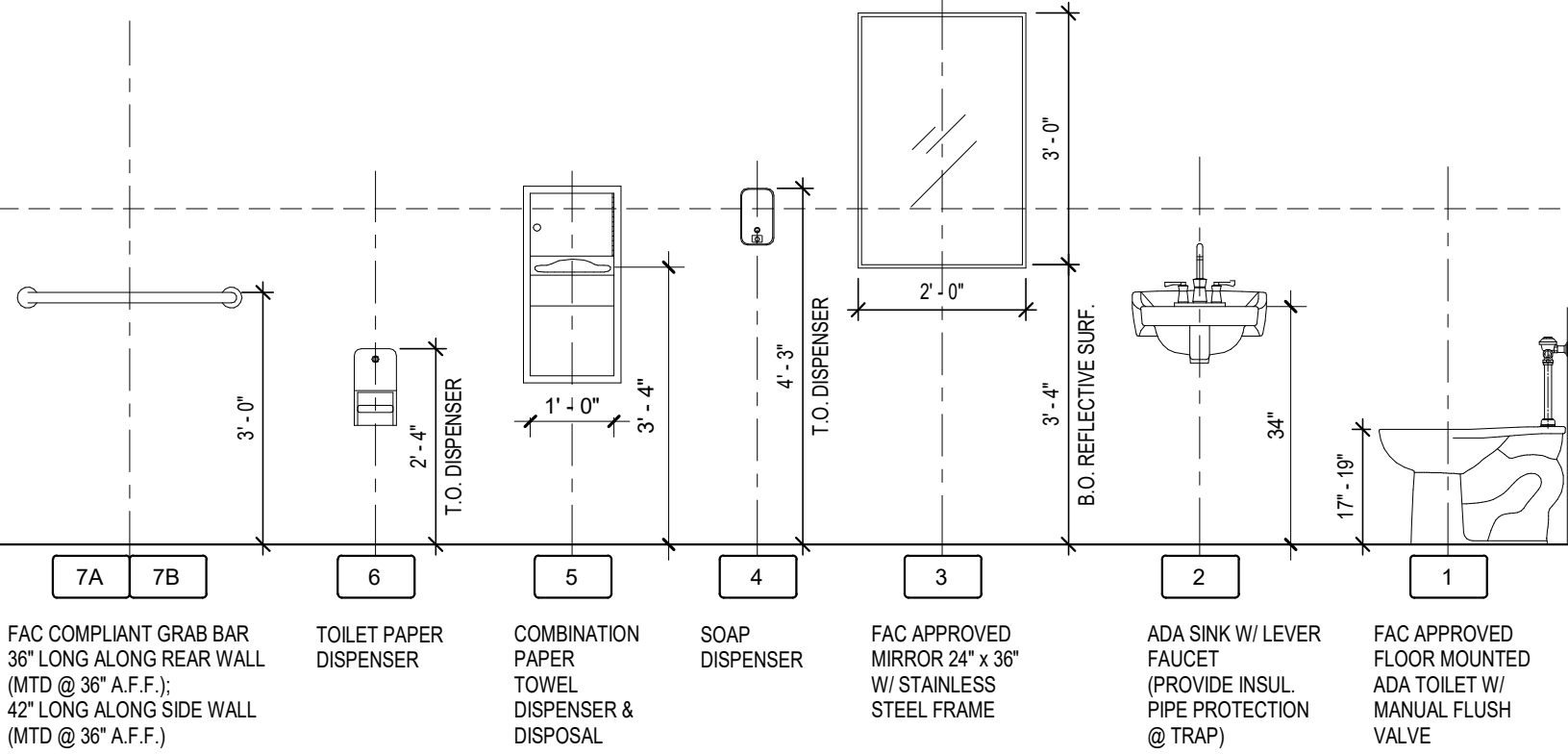
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NOTE:

1. RESTROOM ACCESSORIES SHALL BE MOUNTED W/ THEIR "OPERABLE PARTS" (I.E. DISPENSING MECHANISMS, START BUTTONS, COIN SLOTS, DISPENSER OPENINGS, ETC) @ 48" AFF MAX
2. PROVIDE FIRE RESISTANT WOOD BLOCKING SUPPORT FOR ALL CABINETS, GRAB BARS, PLUMBING FIXTURES, AND ACCESSORIES. (TYP. FULL LENGTH OF EACH)



ACCESSORY MOUNTING HEIGHTS

FIXTURE & ACCESSORY SCHEDULE

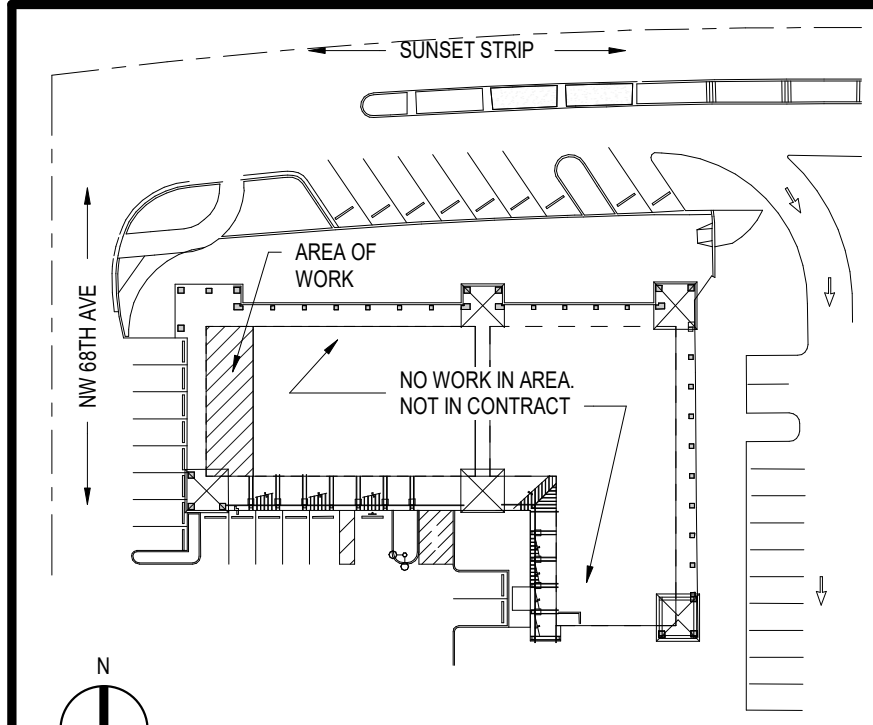
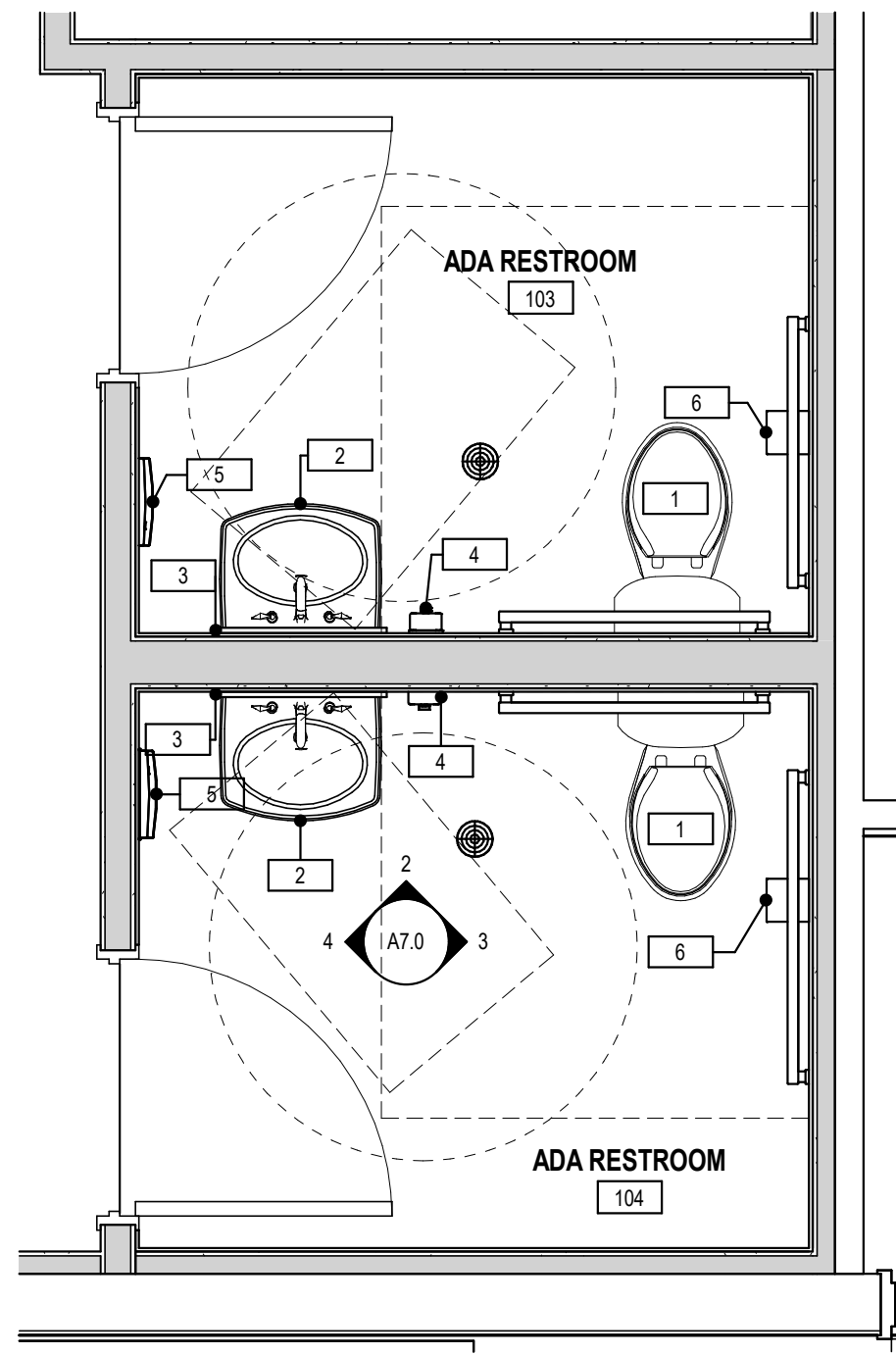
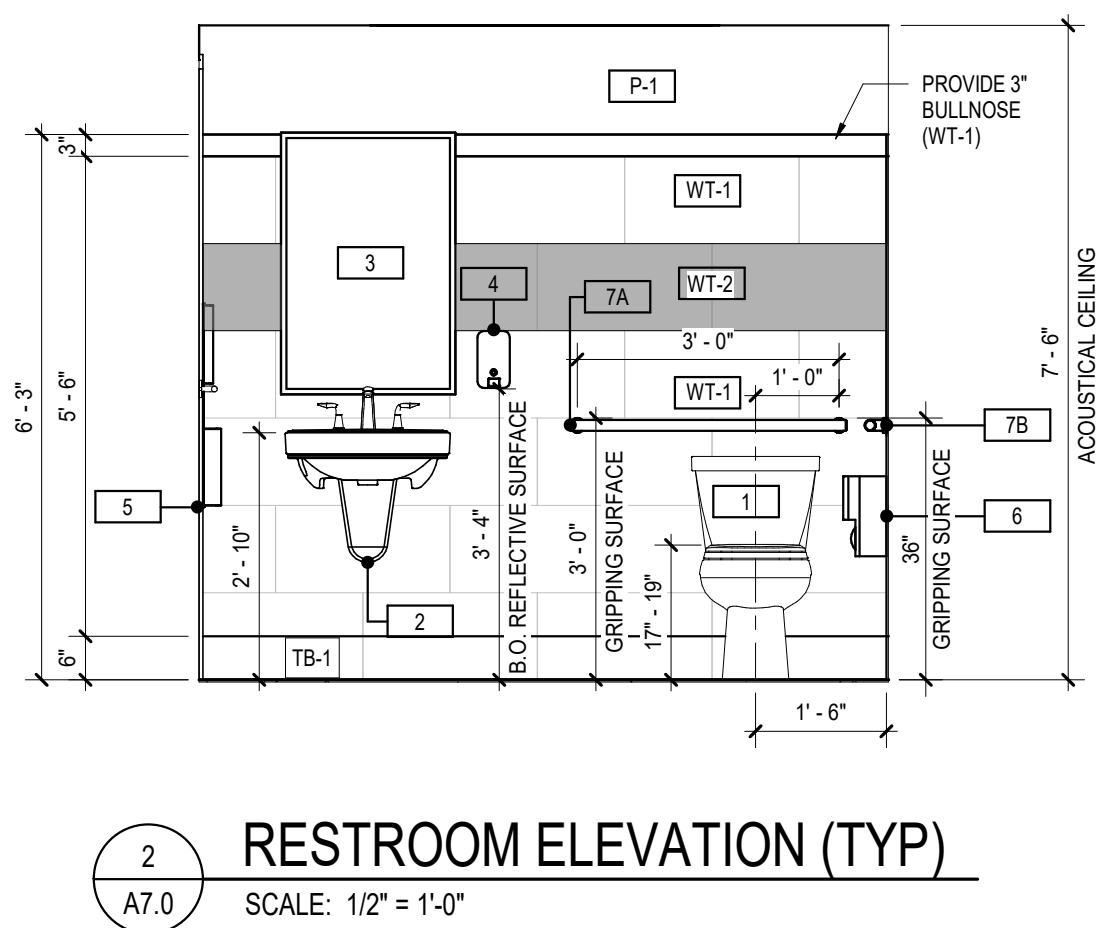
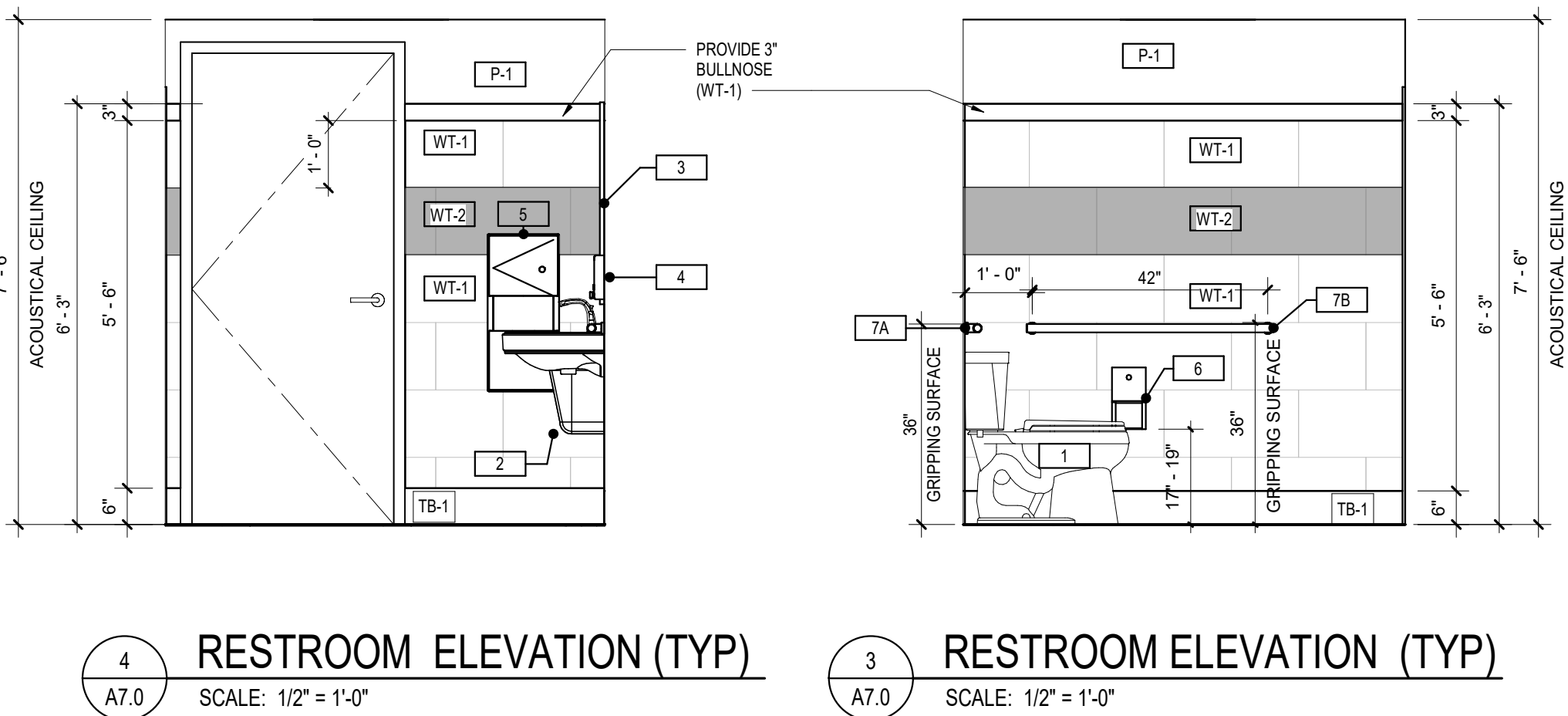
MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
1	ADA COMPLIANT FLOOR MOUNTED TANK TYPE TOILET (WHITE) W/ TOILET SEAT	AMERICAN STANDARD	CADET	PROVIDE TOILET SEAT (OLSONITE #95)
2	ADA COMPLIANT WALL MOUNTED SINK	AMERICAN STANDARD	DECORUM #90240MEC 020	PROVIDE FAUCET (AMERICAN STANDARD BECKLOW #7429201.002); PROVIDE WALL BLOCKING BACKING AS REQUIRED
3	24" x 36" MIRROR W/ STAINLESS STEEL FRAME	BOBRICK	B-165 2436	NO EXPOSED FASTENERS
4	SOAP DISPENSER	BOBRICK	B-2111	SURFACE MOUNT @ ADA HEIGHT (SEE ACCESSORY MOUNTING HEIGHTS, THIS SHEET)
5	COMBINATION PAPER TOWEL DISPENSER/ WASTE RECEPTACLE (RECESSED MOUNTED)	BOBRICK	B-4369	MOUNT @ ADA HEIGHT (SEE ACCESSORY MOUNTING HEIGHTS, THIS SHEET)
6	TOILET TISSUE DISPENSER - 2 ROLL	BOBRICK	B-2888	SURFACE MOUNT @ ADA HEIGHT (SEE ACCESSORY MOUNTING HEIGHTS, THIS SHEET)
7A	36" x 1-1/2" DIA., S.S. GRAB BAR (CONCEALED MOUNTING)	BOBRICK	B-9806-36	MOUNT @ 36" AFF TO TOP, ALONG REAR WALL (PROVIDE WOOD BLOCKING BACKING AS REQUIRED)
7B	42" x 1-1/2" DIA., S.S. GRAB BAR (CONCEALED MOUNTING)	BOBRICK	B-9806-42	MOUNT @ 36" AFF TO TOP, ALONG SIDE WALL (PROVIDE WOOD BLOCKING BACKING AS REQUIRED)

GENERAL NOTES

1. ALL DIMENSIONS ON THIS SHEET ARE FROM FACE OF GYPSUM BOARD.
2. REFER TO SHEET A9.0 FOR DOOR SCHEDULE
3. REFER TO SHEET A12.0 FOR FINISH SPECIFICATIONS & LEGEND
4. REFER TO MOUNTING HEIGHTS, THIS SHEET, FOR ALL TOILET ACCESSORIES.
5. ALL WALL MOUNTED SINKS AND LAVATORIES SHALL BE MOUNTED TO ALLOW 1'-3" MINIMUM BETWEEN THE CENTERLINE OF THE SINK AND THE FACE OF THE ADJACENT WALL, FIXED EQUIPMENT, CASEWORK, ETC.
6. ADA ACCESSIBLE WATER CLOSET SHALL BE MOUNTED SO THAT THERE IS EXACTLY 1'-6" BETWEEN FACE OF THE CLOSET, ADJACENT SIDE WALL OR TOILET PARTITION AND THE CENTERLINE OF THE WATER CLOSET. (SEE INTERIOR ELEVATIONS).
7. THE FLUSH VALVE FOR THE HANDICAP ACCESSIBLE WATER CLOSET SHALL BE MOUNTED ON THE OPEN-MOST SIDE OF THE WATER CLOSET AT 44" MAXIMUM A.F.F. TO THE TOP
8. ALL RESTROOM FIXTURES AND FINISHES, INCLUSIVE OF FLOORS AND WALLS, SHALL BE SUPPLIED & INSTALLED BY CONTRACTOR.
9. VERIFY THAT CARRIERS TO BE USED FOR ALL WALL MOUNTED SINKS AND LAVATORIES ARE THE TYPE THAT WILL FIT WITHIN 6" STUD WALLS. (CONTACT ARCHITECT IF THERE IS A CONFLICT.)
10. RESTROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4" PER FBC 1210.2.1
11. PROVIDE FIRE RETARDANT TREATED WOOD FOR CONCEALED BLOCKING AS REQUIRED FOR THE ANCHORAGE OF FIXTURES AND ACCESSORIES, AND FOR EXPOSED LUMBER & PLYWOOD IN HABITABLE SPACES.
12. LUMBER: AWPAC C2093
13. PLYWOOD: AWPAC C27-93
14. PROVIDE CLEAR SILICONE CAULKING ALL LOCATIONS WHERE FIXTURES ARE MOUNTED/ INSTALLED TO GYP BD PARTITIONS
15. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET
16. THE FOLLOWING ITEMS SHALL BE IMPLEMENTED TO ALLEVIATE REST ROOM NOISE TRANSMISSION:
 - a. BANDS OR COLLARS OF RESILIENT MATERIAL (RUBBER, FELT, MINERAL WOOL, NEOPRENE) SHALL BE PLACED AROUND TOILET PIPES AT POINTS OF SUPPORT AND SLAB PENETRATION.
 - b. ISOLATE HIGH PRESSURE WATER SUPPLY LINES FROM STUD AND FLOOR SLABS WITH RUBBER CLAMPS
 - c. ISOLATE THE JUNCTION BOX BETWEEN THE TOILET'S HIGH PRESSURE WATER SUPPLY PIPE AND THE WALL (AT LEAST 1/2" NEOPRENE CAULK AND NO RIGID JUNCTION).
 - d. INSERT A PRESSURE RELIEF SYSTEM IN THE TOILET'S HIGH PRESSURE WATER SUPPLY LINE.
 - e. PROVIDE BATT INSULATION IN RESTROOM WALL CAVITIES AS SCHEDULED. REFER TO A1.0

RESTROOM ADA NOTES

1. ALL PUBLIC SPACES TO COMPLY WITH FBC AND ADA GUIDELINES
2. GRAB BARS ARE TO BE PROVIDED AT ALL ADA COMPLIANT TOILETS. PROVIDE REINFORCING IN THE WALLS FOR GRAB BARS. PROVIDE INSULATED PIPE PROTECTION ALL WALL MOUNTED ADA COMPLIANT SINKS
3. ADA SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" A.F.F.
4. KNEE CLEARANCE THAT IS AT LEAST 19" SHALL BE PROVIDED UNDERNEATH SINK.
5. FAUCETS SHALL COMPLY WITH 11-4.27.4 OF THE FLORIDA BUILDING CODE, 2023.
6. BOTTOM OF MIRROR REFLECTIVE SURFACE TO BE 3'-4" A.F.F. MAX.
7. ALL NEW SINK/ LAV CABINETS TO BE CONSTRUCTED TO ACCEPT 250 LB. LINE LOAD.
8. THE STRUCTURAL STRENGTH OF FASTENERS AND MOUNTING DEVICES, SHALL COMPLY WITH FBC ACCESSIBILITY GUIDELINES.
9. PER FAC 609.8, THE STRUCTURAL STRENGTH/ ALLOWABLE STRESS OF GRAB BAR BACKING/ REINFORCEMENT SHALL NOT EXCEED 250 LBS.
10. WATER CLOSET & URINAL FLUSH VALVE CONTROLS, FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR
11. FLOOR SLOPES IN PUBLIC ACCESSIBLE AREAS NOT TO EXCEED 1:50 OR 2%.



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KEY PLAN

ENLARGED RESTROOM PLANS & DETAILS

Signed by: *Charles*

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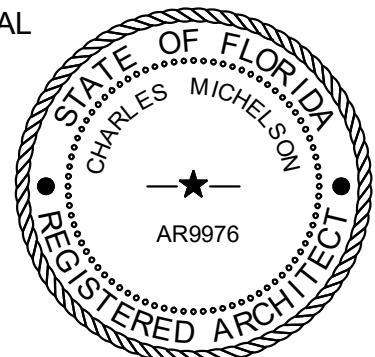
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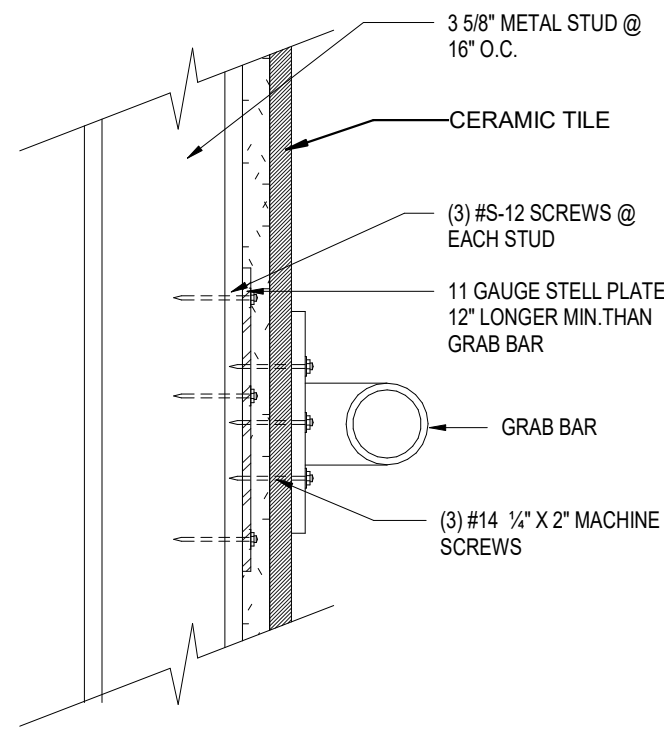
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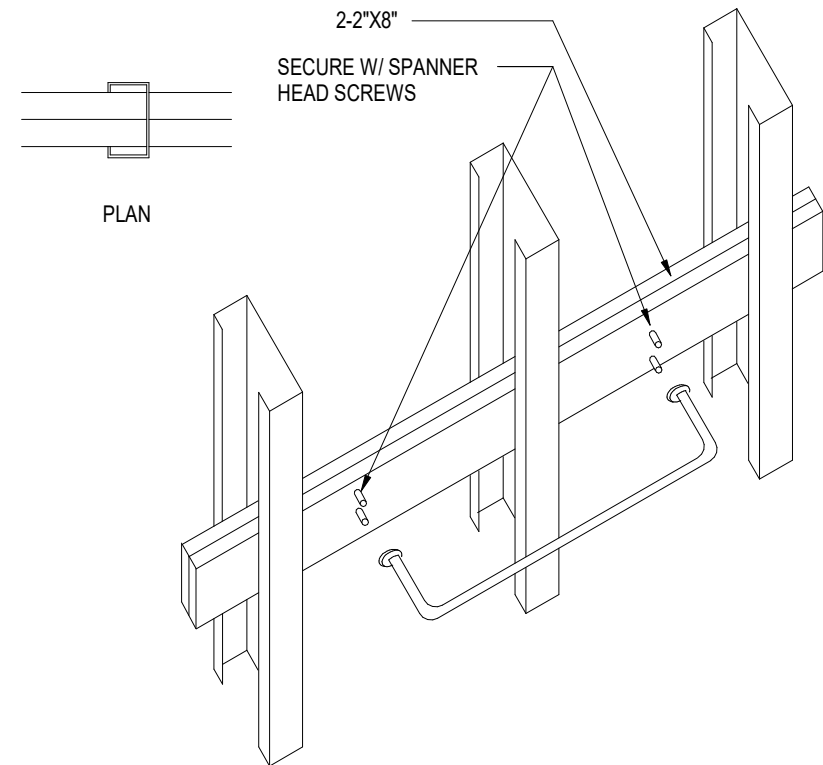
<table><tr><th>WALL TYPE</th><th>GYPSUM BOARD PARTITION (FULL HEIGHT)</th><th>FIRE RATING</th></tr><tr><td>2</td><td></td><td>NR</td></tr></table> 1. FLOOR AND CEILING RUNNERS: C-CHANNEL SHAPED RUNNERS, 3 5/8" DEEP (MIN), 1-1/4" LEGS, FORMED FROM MIN No 25 MSG GALVANIZED STEEL, ATTACHED TO FLOOR AND CONCRETE ABOVE WITH FASTENERS SPACED 16" O.C. 2. STEEL STUDS: C-CHANNEL SHAPED, 3 5/8" DEEP (MIN), FORMED FROM No 20 GA(STRUCTURAL) MSG GALVANIZED STEEL SPACED AT 16" O.C. MAX *PROVIDE MID-SPAN HORIZONTAL BRACING 3. BATTS AND BLANKETS: MINERAL WOOL OR GLASS FIBER BATTS COMPLETELY FILLING STUD CAVITY. 4. GYPSUM WALLBOARD: (1) LAYER 5/8" THICK, 4FT WIDE, ATTACHED TO EA. SIDE OF STEEL STUDS AND FLOOR AND CEILING TRACK W/ 1" LONG TYPE S STEEL SCREWS SPACED 8" O.C. ALONG EDGES OF BOARD AND 12" O.C. IN THE FIELD OF THE BOARD. 5. JOINT AND SHAPE COMPOUND: VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEAD, PAPER TAPE, 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. 6. CEILING: AS SCHEDULED SEAL ALL JOINTS TOP, BOTTOM & PENETRATIONS			WALL TYPE	GYPSUM BOARD PARTITION (FULL HEIGHT)	FIRE RATING	2		NR	<table><tr><th>WALL TYPE</th><th>GYPSUM BOARD PARTITION (TOILET ROOM)</th><th>FIRE RATING</th></tr><tr><td>3 3A</td><td></td><td>NR</td></tr></table> 1. FLOOR AND CEILING RUNNERS: C-CHANNEL SHAPED RUNNERS, 3 5/8" DEEP (MIN), 1-1/4" LEGS, FORMED FROM MIN No 25 MSG GALVANIZED STEEL, ATTACHED TO FLOOR AND CONCRETE ABOVE WITH FASTENERS SPACED 16" O.C. 2. STEEL STUDS: C-CHANNEL SHAPED, 3 5/8" DEEP (MIN), FORMED FROM No 20 GA(STRUCTURAL) MSG GALVANIZED STEEL SPACED AT 16" O.C. MAX *PROVIDE MID-SPAN HORIZONTAL BRACING 3. BATTS AND BLANKETS: MINERAL WOOL OR GLASS FIBER BATTS COMPLETELY FILLING STUD CAVITY. 4. GYPSUM WALLBOARD: (1) LAYER 5/8" THICK, 4FT WIDE, ATTACHED TO EA. SIDE OF STEEL STUDS AND FLOOR AND CEILING TRACK W/ 1" LONG TYPE S STEEL SCREWS SPACED 8" O.C. ALONG EDGES OF BOARD AND 12" O.C. IN THE FIELD OF THE BOARD. 5. JOINT AND TAPE COMPOUND: VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEAD, PAPER TAPE, 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. 6. DURROCK MOLD TOUGH MR WALLBOARD (1) LAYER OF 5/8" THICK, 4FT WIDE, ATTACHED TO STEEL STUDS AND FLOOR & CEILING TRACK, WITHIN 2FT OF PLUMBING FIXTURES TO HEIGHT NOT LESS THAN 4FT (PER FBC 1210.2.2), WITH 1 INCH LONG TYPE S STEEL SCREWS SPACES 8 INCH O.C. ALONG EDGES OF BOARD AND 12 INCHES O.C. IN THE FIELD OF THE BOARD, JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY TO SLAB ABOVE. 7. PORCELAIN TILE: TILE FINISH UP TO 63" A.F.F. ON TILE BACKER BOARD, 5/8" THICK 8. CEILING: AS SCHEDULED SEAL ALL JOINTS TOP, BOTTOM & PENETRATIONS 3A WALL TYPE 3, EXCEPT USE 6" 20 GA MTL STUDS, AND TILE FINISH BOTH SIDES			WALL TYPE	GYPSUM BOARD PARTITION (TOILET ROOM)	FIRE RATING	3 3A		NR	<table><tr><th>WALL TYPE</th><th>GYPSUM BOARD FURRING (FULL HEIGHT)</th><th>FIRE RATING</th></tr><tr><td>4 4A 4B</td><td></td><td>NR</td></tr></table> 1. EXISTING CMU 2. FLOOR AND CEILING RUNNERS: C-CHANNEL SHAPED RUNNERS, 3-5/8" DEEP (MIN), 1-1/4" LEGS, FORMED FROM MIN No 25 MSG GALVANIZED STEEL, ATTACHED TO FLOOR AND CONCRETE ABOVE WITH FASTENERS SPACED 16" O.C. 3. STEEL STUDS: C-CHANNEL SHAPED, 3-5/8" DEEP (MIN), FORMED FROM No 20 GA(STRUCTURAL) MSG GALVANIZED STEEL, SPACED AT 16" O.C. MAX. EXTEND STUDS FLOOR TO UNDERSIDE OF DECK ABOVE. 4. INSULATION: 2" POLYISOQUANURATED RIGID BOARD (R-13) FROM FLOOR TO UNDERSIDE OF DECK ABOVE AT PERIMETER WALLS ONLY. 5. GYPSUM BOARD: (1) LAYER 5/8" THICK, 4FT WIDE, ATTACHED TO EA. SIDE OF STEEL STUDS AND FLOOR AND CEILING TRACK W/ 1" LONG TYPE S STEEL SCREWS SPACED 8" O.C. ALONG EDGES OF BOARD AND 12" O.C. IN THE FIELD OF THE BOARD. 6. FURRING STRIPS: 2" GALV. METAL STRAP @ 48" O.C. VERTICALLY, FASTEN EACH STUD TO CMU. (OCCURS @ CMU WALLS ONLY) 7. CEILING: AS SCHEDULED SEAL ALL JOINTS TOP, BOTTOM & PENETRATIONS 4A WALL TYPE 4, EXCEPT USE 2-1/2" MTL STUDS 4B WALL TYPE 4A AND 4B ONLY 4B WALL TYPE 4A AND 4B ONLY			WALL TYPE	GYPSUM BOARD FURRING (FULL HEIGHT)	FIRE RATING	4 4A 4B		NR	1 TYPICAL FIRE STOP DETAIL SCALE: N.T.S. 2 STUD TO MASONRY DETAIL, TYP. SCALE: N.T.S.		
WALL TYPE	GYPSUM BOARD PARTITION (FULL HEIGHT)	FIRE RATING																											
2		NR																											
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4 4A 4B		NR																											
IF ANY PIPES ARE TO BE INSULATED, DO NOT RUN INSULATION THROUGH A WALL. AFTER PACKING GAP AROUND PIPE THROUGH THE WALL WITH SAFING INSULATION AND DRYWALL MUD, FLARE INSULATION ONTO FACE OF WALL AROUND PIPE ON BOTH SIDES OF WALL, AND SEAL TO FACE OF WALL WITH INSULATION MASTIC. OPENINGS OVER 3" DIA. FOR ALL PENETRATIONS WITH GAPS GREATER THAN 1/2", APPLY GYP. BD. PATCH (SEE PATCHING DETAIL THIS SHEET.) IF MAX. GAP AROUND PENETRATION IS 1/8" OR LESS, APPLY SURFACE BEAD OF USG ACOUSTICAL SEALANT. IF GAP AROUND PENETRATION IS GREATER THAN 1/8" BUT LESS THAN 1/4", FILL GAP WITH FIRE CAULK. IF GAP AROUND PENETRATION IS GREATER THAN 1/4" BUT LESS THAN 1/2", FILL GAP WITH FIRE CAULK (REF. CEG 1-25-85.) OPENINGS UP TO 3" DIA. NOTE: SKIM COAT BACK SIDE OF ALL PATCHES WITH DRYWALL COMPOUND. ATTACH WITH SCREWS AS NOTED. LEAVE ALL SCREWS EXPOSED. PATCHES SHALL BE TYPE "X" GYP. IN THE SAME THICKNESS USED FOR WALL CONSTR. DO NOT TAPE & MUD EDGES. NOTE: IF PIPE IS TO BE INSULATED DO NOT RUN INSULATION THROUGH THE WALL. AFTER PACKING GAP THROUGH WALL WITH EITHER DRYWALL COMPOUND OR SAFING INSULATION AS INDICATED BELOW, FLARE INSULATION ONTO FACE OF WALL AROUND PIPE ON BOTH SIDES OF WALL, AND SEAL TO FACE OF WALL WITH INSULATION MASTIC.						3 WALL PRIORITY DETAIL, TYP. SCALE: N.T.S.																							
TYPICAL PIPE PENETRATION DETAIL PRODUCT: FLAMESAFE FS 1900 SERIES SEALANT UL SYSTEM: C-AJ-8042 F RATING: 2 HOUR FIRESTOP DETAIL (C-AJ-8042) @ PIPE PENETRATION 1. WALL ASSEMBLY 1A. MIN. 5 IN. THICK NW OR LW CONCRETE OR BLOCK WALL CAPABLE OF A 2 HR. RATING. MAX. PENETRANT OPENING IS 144 SQ. IN. WITH A MAX. DIMENSION OF 24 IN. 2. PENETRANT 2A. UP TO FOUR PIPE PENETRATIONS AND TWELVE CABLE PENETRATIONS ARE PERMITTED IN THE OPENING AND ARE AS FOLLOWS: i. MAX. 4 IN. STEEL PIPE, IRON PIPE, EMT, COPPER PIPE, COPPER TUBING, AND MAX. 2" PVC PIPE (CLOSED SYSTEM); OF THE FOUR PIPES ONLY ONE MAY BE GREATER THAN 2" OF THE 2" PIPES ONE MAY BE INSULATED WITH AB/PVC (ARMAFLEX) FLEXIBLE FOAM AT A MAX. 1" THICK. ii. MAX. 25 PAIR NO. 24 AWG TELECOM CABLES AND/OR MAX. 62.5/125 OM FIBER OPTIC CABLES. ANNULAR SPACE - NOMINAL 1in. BETWEEN EACH PIPE AND MIN. 1 IN. TO MAX. 2" BETWEEN PIPES AND EDGE OF OPENING. THE ANNULAR SPACE FOR CABLE BUNDLES IS MIN. 1-7/8" TO MAX. 2-5/8" 3. FIRESTOPPING FLAMESAFE FS 1900 SERIES SEALANT. 3A. MINERAL WOOL (6 PCF) COMPRESSED INTO ANNULAR SPACE TO A MIN. THICKNESS OF 2-1/2". RECESSED ON BOTH SIDES TO ALLOW FOR SEALANT. 3B. AT WALL SURFACE, APPLY FS 1900 INTO ANNULAR SPACE BETWEEN PIPES, CABLES, AND EDGE OF OPENING. MIN. SEALANT THICKNESS IS 1-1/4 IN. AND FINISHED FLUSH WITH WALL SURFACE (BOTH SIDES).						KEY PLAN LEAVE BLANK - FOR CITY USE ONLY																							
REVISIONS:		3501 Griffin Road FL, Lauderdale, FL 33312 (954) 266-2700 Fx:(954) 266-2701 Project@saltzmichelson.com AA-0009976		Project No. : SMA: 2024-116 City: Drawn By : SF / ER Checked By : ER Date: 07.07.2026		INTERIOR MODIFICATIONS (UNIT 11) AT LIBRARY SQUARE 6780 SUNSET STRIP SUNRISE, FL 33313		SEAL		WALL TYPES AND U.L. DETAILS Signed by:		SHEET No. A10.0																	

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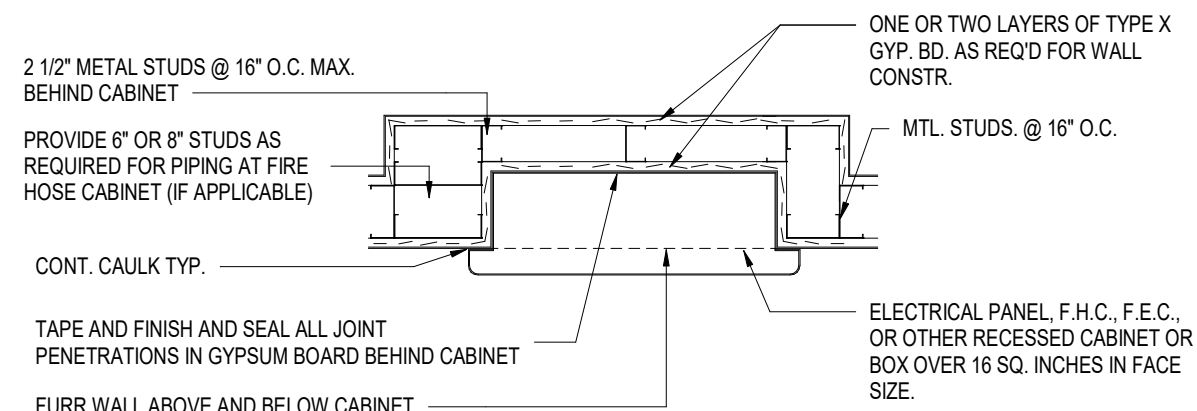
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4 GRAB BAR MOUNTING DETAIL
A11.0 SCALE: 3" = 1'-0"

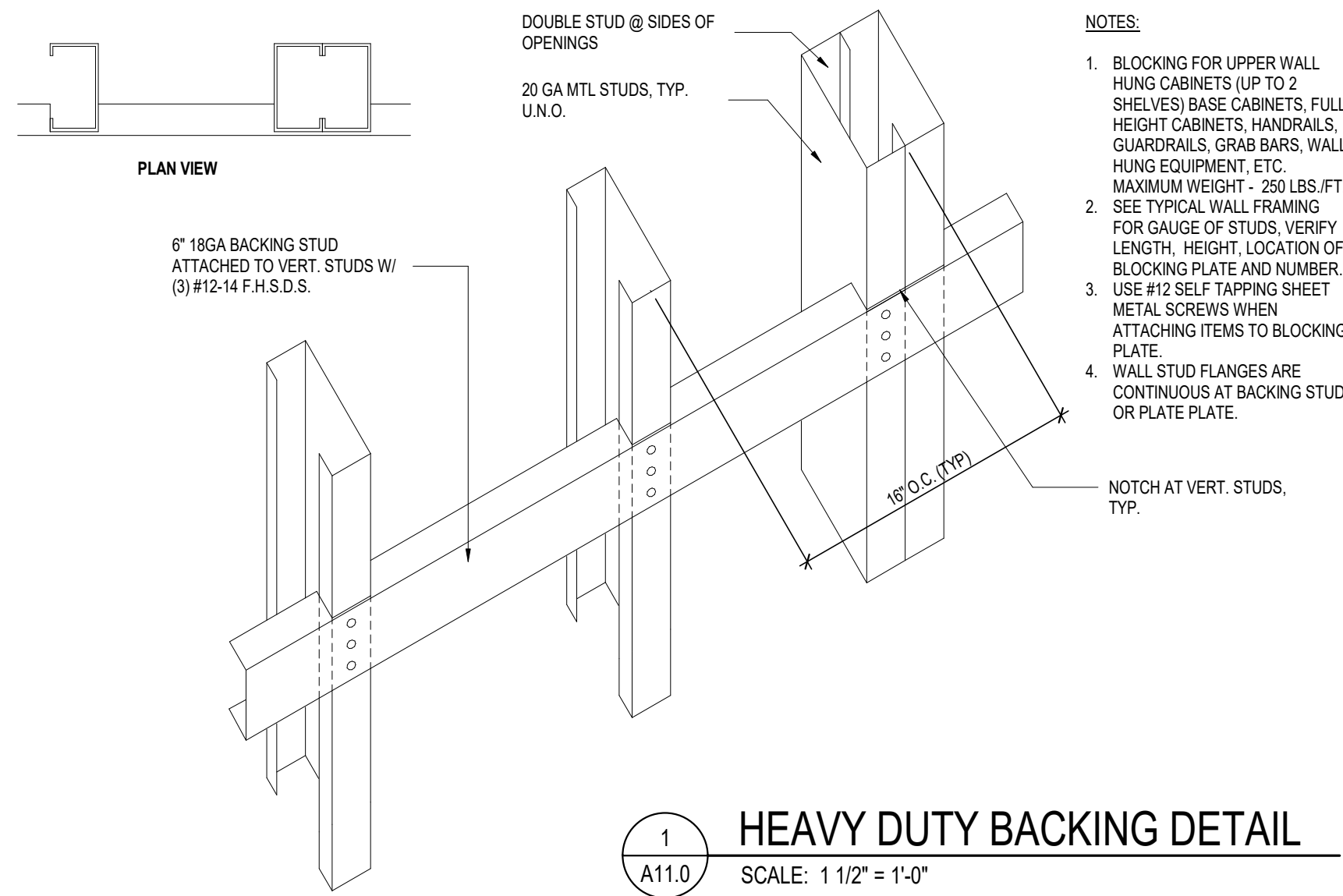


3 GRAB BAR DETAIL ISO
A11.0 SCALE: 1" = 1'-0"



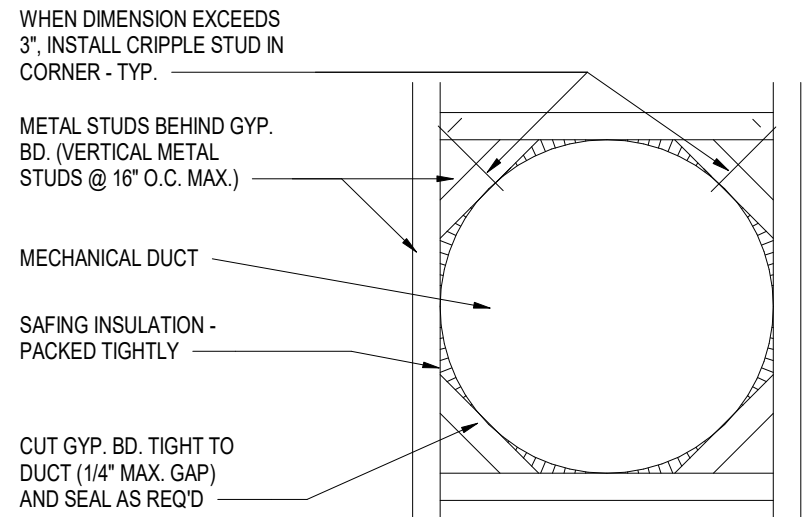
RATED OR SMOKE WALL NOTES:
1. 5 SIDED ENCLOSURE BEHIND CABINET IS NOT NECESSARY IF RATED WALL IS CONTINUOUS AND ALL PENETRATIONS ARE SEALED. FLOOR TO DECK BEHIND CABINET.
2. SEE PLANS FOR LOCATION OF LEAD LINING WHERE APPLICABLE. MAINTAIN CONTINUITY OF LEAD LINING AT ALL WALL PENETRATIONS.

2 RECESSED CABINET DETAIL
A11.0 SCALE: 1" = 1'-0"

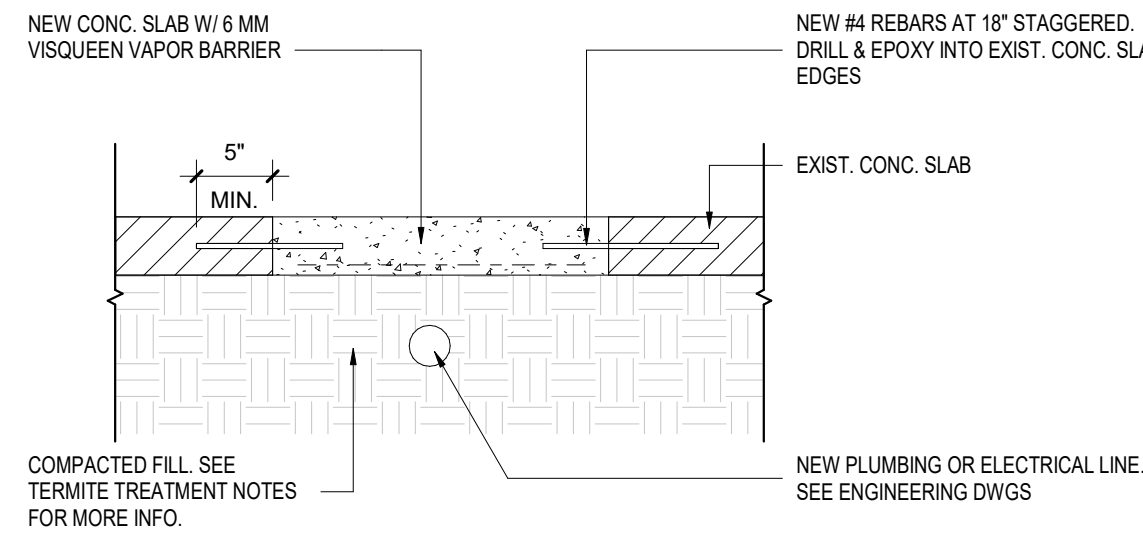


1 HEAVY DUTY BACKING DETAIL
A11.0 SCALE: 1 1/2" = 1'-0"

NOTE:
IF DUCT IS TO BE INSULATED, DO NOT RUN INSULATION THROUGH THE WALL. FLARE INSULATION ONTO FACE OF WALL AROUND DUCT ON BOTH SIDES OF WALL AND SEAL TO FACE OF WALL WITH INSULATION MASTIC.

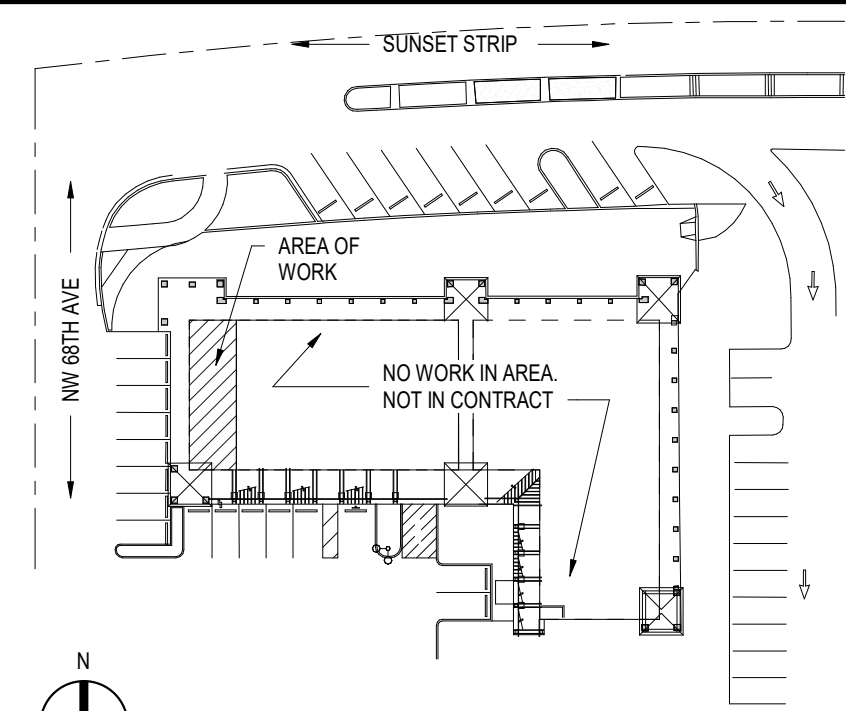


6 TYP. DUCT PENETRATION
A11.0 SCALE: 1" = 1'-0"



TERMITE TREATMENT NOTES:
1. PER FBC 1816.1, TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
2. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT & PRIOR TO BUILDING FINAL INSPECTION, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
3. A WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, DENSITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL, CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

5 CONC. SLAB REPAIR DETAIL
A11.0 SCALE: 1" = 1'-0"



KEY PLAN

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REVISIONS:



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(954) 266-2700 Fx: (954) 266-2701
Project@saltzmichelson.com

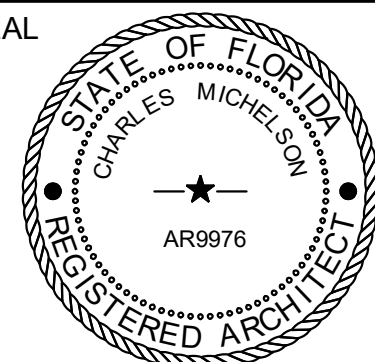
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SMA: 2024-116
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07.07.2026

INTERIOR MODIFICATIONS (UNIT 11) AT LIBRARY SQUARE

6780 SUNSET STRIP
SUNRISE, FL 33313

SEAL



Charles Michelson AR0009976

DETAILS

Signed by:

Charles Michelson

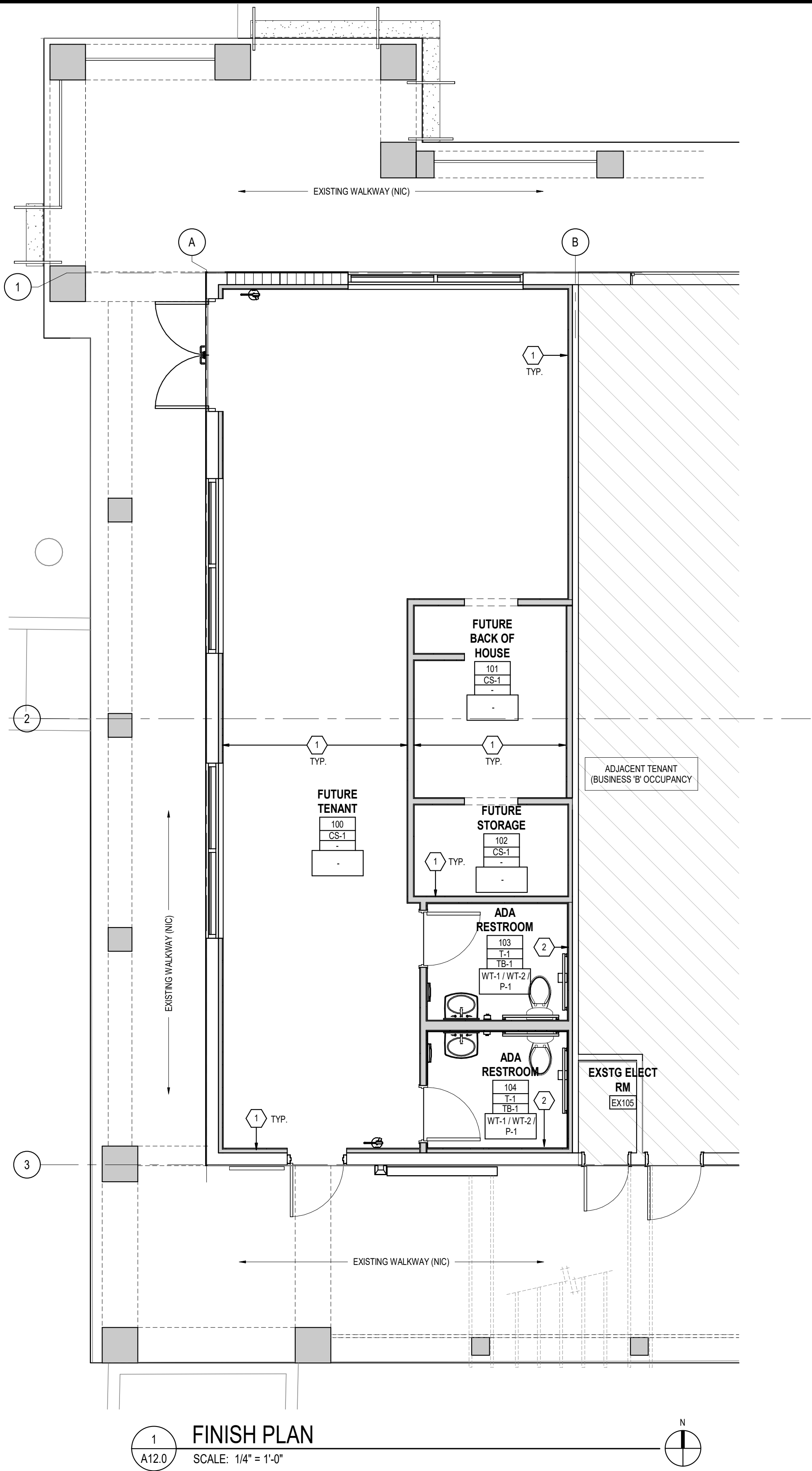
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1
A12.0
FINISH PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:



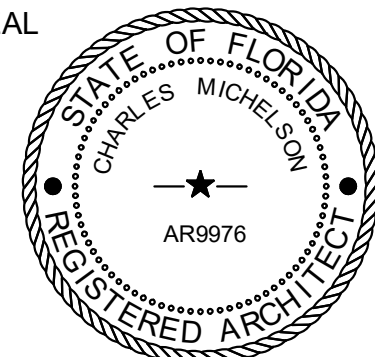
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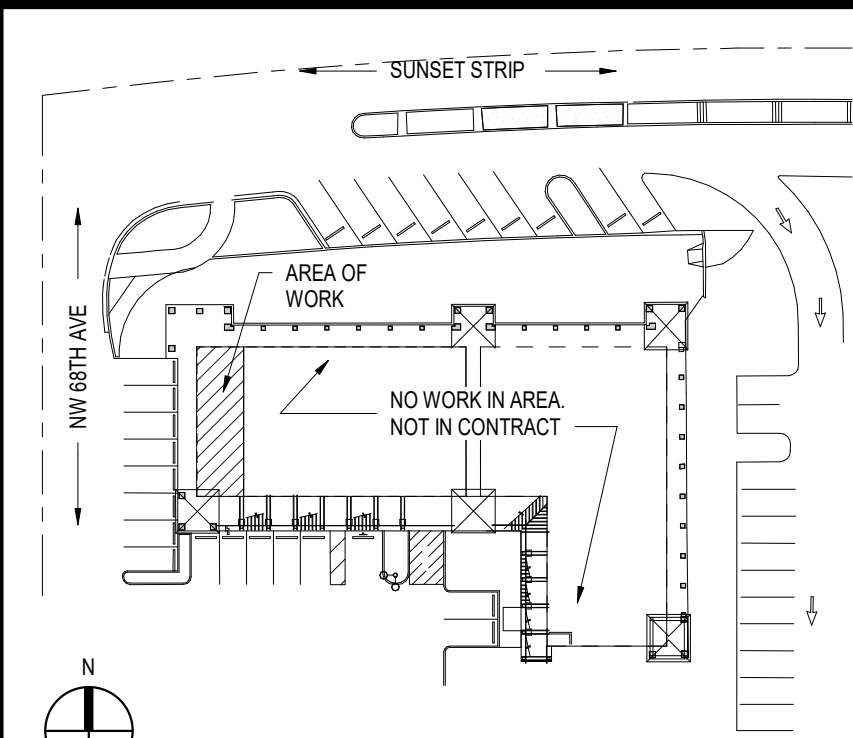
SEAL



Charles Michelson AR0009976

FINISH SPECIFICATIONS						
SYMBOL	MATERIAL	MANUFACTURER	SPECIFICATION	COLOR	REMARKS	
FLOOR FINISH	CS-1	EXISTING CONCRETE	-	-	CONTRACTOR TO CLEAN EXISTING CONC FLOOR, REMOVE ANY RESIDUES, BLEMISHES, ETC. PREP AS NECESSARY TO RECEIVE NEW FLOOR FINISHES	
	T-1	PORCELAIN TILE	DALTILE	PORTFOLIO 24" x 24"	CREAM (PF07)	INSTALLED IN RESTROOMS; INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
		GROUT (1/8" LINES)	LATICRETE	SPECTRILOCK PRO GROUT	TBD	
BASE FINISH	TB-1	PORCELAIN TILE	DALTILE	PORTFOLIO 6" x 24"	CREAM (PF07)	INSTALLED IN RESTROOMS; (SEE ELEVATIONS ON SHEET A7.0); INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
		GROUT (1/8" LINES)	LATICRETE	SPECTRILOCK PRO GROUT	MARBLE BEIGE 17	
INTERIOR WALL FINISH	P-1	EPOXY	SHERWIN WILLIAMS	TBD	TBD	WATER BASED EPOXY @ RESTROOMS
	P-2	DOOR PAINT	SHERWIN WILLIAMS	TBD	TBD	SEMI-GLOSS FINISH
	WT-1	PORCELAIN TILE	DALTILE	PORTFOLIO 12" x 24"	CREAM (PF07)	INSTALLED ON RESTROOM WALLS (SEE ELEVATIONS ON SHEET ON SHEET A7.0); INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
		GROUT (1/8" LINES)	LATICRETE	SPECTRILOCK PRO GROUT	MARBLE BEIGE 17	
	WT-2	PORCELAIN TILE (ACCENT)	DALTILE	PORTFOLIO 12" x 24"	COTTO (PF10)	INSTALLED ON RESTROOM; INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
		GROUT (1/8" LINES)	LATICRETE	SPECTRILOCK PRO GROUT	MARBLE BEIGE 17	
LEVEL 5 DRYWALL FINISH LEVEL 1: TAPE EMBEDDED IN MUD. LEVEL 2: THIN COAT OF MUD ON TAPE, COVER SCREWS. LEVEL 3: COAT OF MUD ON TAPE AGAIN, COVER SCREWS AGAIN. LEVEL 4: COVER SCREWS AGAIN, SAND, PRIME. LEVEL 5: REQUIRES ALL THE OPERATIONS IN LEVEL 4. ADDITIONALLY, A THIN SKIM COAT OF JOINT COMPOUND, OR MATERIAL MANUFACTURED ESPECIALLY FOR THIS PURPOSE, IS APPLIED TO THE ENTIRE SURFACE. THE SURFACE IS SMOOTH AND FREE FROM TOOL MARKS AND RIDGES. THE PREPARED SURFACE SHALL BE COATED WITH A PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. THE LEVEL 5 FINISH IS REQUIRED TO ACHIEVE THE HIGHEST DEGREE OF QUALITY PROVIDING A UNIFORM SURFACE AND MINIMIZING THE POSSIBILITY OF JOINT PHOTOGRAPHING AND/OR FASTENERS "BURNING THROUGH" THE FINAL DECORATION.						
CEILING	ACT	ACOUSTICAL CEILING	ARMSTRONG	OPTIMA #3251 (SQUARE TEGULAR) (24" x 24")	WHITE	PROVIDE SUPRAPINE 9/16" GRID
	GWB	GYPSUM BOARD			PRIMED	SIDES AND BOTTOM OF GWB CEILING AND/ OR SOFFIT TO BE PRIMED

FINISH PLAN NOTES	
GENERAL SHEET NOTES 1. SEE MATERIAL & FINISH SCHEDULE. THIS SHEET FOR MORE DETAIL. 2. PER FBC 1210.2.2, WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. 3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES. 4. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN CLASS "C" AS SPECIFIED IN FBC 803.11. 5. INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER FBC 720. 6. INTERIOR FLOOR FINISH SHALL COMPLY WITH MINIMUM CLASS II CRITICAL RADIANT FLUX PER FBC 304.4.2. 7. PROVIDE TRANSITIONS AT ALL CHANGE OF FLOOR MATERIAL LOCATIONS; ALL FLOOR LEVELS AND TRANSITIONS SHALL BE ADA COMPLIANT. 8. CONTRACTOR TO CAULK (SILICONE SEALANT) BETWEEN FLOOR FINISH AND BASE & MILLWORK. 9. ALL SOLID SURFACE COUNTER TO HAVE BULL NOSE EDGING AND CORNERS. 10. INSTALL CAULK JOINT WHERE REQUIRED AT INTERFACE OF DISSIMILAR MATERIALS. 11. WIDTH OF GROUT LINES AND GROUT MUST BE LEVEL AND FLUSH TO TILE MINIMIZING GROUT VALLEYS - GROUT WIDTH SHALL BE FOLLOWED TO MINIMUM TOLERANCE ALLOWED BY MANUFACTURER RECOMMENDATIONS. GROUT LINES IN ALL TILE SHALL BE A MAXIMUM 1/8". 12. ALL WALLS SHOWN AS PAINTED ARE TO BE PAINTED FULL HEIGHT INCLUSIVE OF EXPOSED CEILINGS / DECKS. 13. ALL WALLS SHALL BE PAINTED EGGSHELL WITH THE EXCEPTION OF THE TOILET WALLS, WHICH SHALL BE PAINTED WITH EPOXY PAINT. 14. ALL UNUSED PAINT SHALL BE CLEARLY LABELED AND ADEQUATELY PACKAGED FOR STORAGE. CONTRACTOR SHALL DELIVER ALL UNUSED PAINT AND FINISH MATERIAL TO OWNER. 15. ALL INTERIOR PARTITIONS SHALL RECEIVE (2) COATS OF SCHEDULED PAINT. 16. GC TO COORDINATE PLACEMENT OF ALL MILLWORK PRIOR TO START OF TILE WORK. 17. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION. 18. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION. 19. AFTER DEMOLITION AND BEFORE COMMENCING NEW CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO CLEAN, REPAIR, PATCH AND LEVEL THE SLAB, G.G. TO VERIFY AND ENSURE THAT ANY SUB-FLOOR IS SOUND, SMOOTH, FLAT & READY TO ACCEPT FINISH FLOORING MATERIALS. 20. ALL NEW DOOR FRAMES TO BE SEALED TO FLOORING WITH CAULKING COMPOUND. THE COLOR SHALL MATCH FLOOR COLOR. ALL DOOR FRAMES TO BE PAINTED WITH SEMI-GLOSS PAINT TO MATCH ADJACENT WALL COLOR. 21. ANY TRENCHING OR DEMOLITION OF EXISTING SUBSTRATE BY THE GC MUST BE POURED BACK, LEVEL AND SMOOTH TO THE EXISTING SUBSTRATE BY THE GC. FINISH TO BE AT AN ACCEPTABLE LEVEL FOR POLISHING. SEE DETAIL 8/A11.0. 22. CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF INSTALLING KOSTER VAP 1200 WATERPROOF FLOOR COATING SYSTEM OR APPROVED EQUAL AT ALL CONCRETE SLABS WHERE SHEET VINYL, VINYL PLANKS, AND/OR VINYL TILE ARE SCHEDULED. TEST ALL FLOOR SLABS AS REQUIRED FOR MOISTURE CONTENT AND OBTAIN MANUFACTURER'S APPROVAL PRIOR TO INSTALLATION OF FLOORING MATERIALS AND FINISHES IF IT IS DETERMINED THAT A WATERPROOF COATING SYSTEM IS NOT REQUIRED. 23. PATCH & REPAIR EXISTING PARTITIONS AS REQUIRED WHERE NEW PLUMBING LINES ARE INSTALLED. REFER TO PLUMBING DWGS FOR LOCATIONS. 24. PATCH & REPAIR EXISTING PARTITIONS WHERE NEW WALL BACKING/ BLOCKING IS BEING INSTALLED FOR NEW WALL MOUNTED CABINETS & FIXTURES. SEE ARCHITECTURAL DRAWINGS FOR CABINET & FIXTURE LOCATIONS. 25. CONTRACTOR TO REFINISH ALL DOORS & FRAMES TO MATCH EXISTING, AS NECESSARY. IF DAMAGED DURING CONSTRUCTION. 26. ALL WALLS SHOWN AS PAINTED ARE TO BE PAINTED FULL HEIGHT. 27. RUN ALL TILE GRAINS IN THE SAME DIRECTION WHEN INSTALLING RECTIFIED. SUBSTRATE MUST BE PREPARED PROPERLY AS RECOMMENDED BY MANUFACTURER TO APPLY THINSET. 28. ALL DOORS AND FRAMES TO BE PRIMED AND PAINTED. SEE FINISH FLOOR SCHEDULE FOR COLORS.	
FLOORING NOTES 1. PROVIDE VINYL PLANK FLOORING, PER FINISH LEGEND FREE OF ASBESTOS, 1/8" MIN. THICKNESS. 2. VINYL WALL BASE: PROVIDE VINYL BASE WITH MATCHING END STOPS AND PREFORMED OR MOLDED CORNER UNITS AS FOLLOWS: HEIGHT: 4" OR 6" (SEE FINISH PLAN & SCHEDULE FOR LOCATIONS) MIN. THICKNESS: .080" GAUGE STYLE: PER FINISH SCHEDULE FINISH: PER FINISH SCHEDULE 3. SLAB SHALL BE PREPARED ON ALL AREAS WHERE NEW FLOOR WILL BE APPLIED. USE MOXIE FLOOR SEALER (MFS II) MOISTURE SEALING PRODUCT BEFORE THE FINISH FLOOR IS INSTALLED. CONTRACTOR MUST CONTACT NEW FLOOR MANUFACTURER'S REPRESENTATIVE FOR MANUFACTURER ACCEPTANCE OF THE SLAB CONDITION IN WRITING. 4. PREPARE SUBSTRATE SURFACES TO RECEIVE VINYL FLOORING AS PER MANUF. RECOMMENDATIONS. DETERMINE THAT FLOORING IS SUITABLE FOR THE APPLICATION OF VINYL FLOORING BEFORE INSTALLATION. REPAIR ALL CRACKS, HOLES, RIDGES OR DEFECTS FOR A SMOOTH AND LEVEL FLOOR. 5. WHERE EXISTING FLOOR REQUIRES REPAIR OR LEVELING, APPLY FLOOR LEVELING COMPOUND AS REQ'D & IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS. 6. GYPSUM BASE PRODUCT IS NOT ACCEPTABLE. 7. TEST EXISTING FLOORING FOR ANY SIGNS OF MOISTURE INFILTRATION AND REPAIR PRIOR TO APPLICATION OF LEVELING COMPOUND. 8. INSTALL RESILIENT FLOORING USING METHOD AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. 9. APPLY WALL BASE TO WALLS WHERE BASE IS REQ'D AS INDICATED IN FINISH SCHEDULE. 10. CLEAN AND PROTECT FLOORING AGAINST DAMAGES FROM CONSTRUCTION. 11. FOLLOW ALL MANUF. REQUIREMENTS FOR INSTALLATION. NO EXCEPTIONS TAKEN. FAILURE OF COMPLIANCE WILL MAKE THE CONTRACTOR RESPONSIBLE. INSTALLATION SHALL BE AT HIS OWN COST.	
FINISH PLAN KEYNOTES (C) 1 PARTITIONS AND WALL FURRING TO BE PRIMED. FINAL FINISHES TO BE INSTALLED UNDER TENANT INTERIOR PERMIT 2 WT UP TO TS' AFF- P-1 FROM TS' AFF TO CEILING ABOVE	



KEY PLAN

FINISH PLAN

Signed by:

Charles Michelson

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100% CONSTRUCTION DOCUMENTS

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SHEET No.

A12.0