

GENERAL CONSTRUCTION NOTES

1. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.
2. **DEPOSITS AND FEES:** DEPOSITS FOR UTILITIES INCLUDING WATER MTR, TELEPHONE AND ELECTRICAL SERVICE TO BE MADE BY THE GENERAL CONTRACTOR. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.
3. GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.
4. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS; MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY. FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION. GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.
6. ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE.
7. ALL PIERS, SUPPORTS, SHELVING, FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY A SUBCONTRACTOR FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.
8. FOR CONVENIENCE IN DESCRIPTION & AS A STANDARD FOR GRADE, TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MINIMUM REQUIREMENTS, WITH FINAL DECISIONS BEING MADE BY THE OWNER AND ARCHITECT.
9. ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.
10. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE & LEAVE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECKS & OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.
11. GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS.
12. ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1,000 PSI, OR NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
13. ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.

GENERAL NOTES

GOVERNING CODE: FLORIDA BUILDING CODE 2014.
ANSI / ASCE 7-10 FOR WIND LOADS. (170 MPH WIDESPREAD EXPOSURE 'C')

REFERENCE STANDARDS: REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE OR DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.

NOTES: NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.

SPECIFICATIONS: REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS

ARCHITECTURAL: REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS & GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.

OMISSIONS/CONFLICTS: IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.

LOAD LIMITS: LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER "DESIGN CRITERIA".

SUBMITTALS: WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED.

ALTERNATES: ALTERNATES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL/ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIALS.

GOVERNING CODE:
FLORIDA BUILDING CODE 2014 EDITION

LEGAL DESCRIPTION

ORIOLE-MARGATE SEC TWO 71-23 B THAT PT OF PAR B DESC AS, COMM AT SW COR PAR B, E 341.94 TO POB, E 17.20, N 319.62, W 17.20, S 319.76 TO POB TOGETHER WITH ALL THAT PT OF PAR B LYING W OF LINE, SAID LINE DESC AS COMM AT SW COR PAR B, E 341.94 TO POB, NLY 319.76 TO PT ON N/L & PT OF TERMINATION OF DESC D LINE LESS PT DESC IN PAR 120 OF 81-19906 FOR RD R/W

BUILDING USE AND OCCUPANCY
OCCUPANCY GROUP 'A-3' ASSEMBLY

TYPE OF CONSTRUCTION
TYPE VB UNPROTECTED

INDEX OF DRAWINGS
A-0 TITLE SHEET, PROPOSED PLAN AND NOTES
D-1 DEMOLITION PLAN AND NOTES
A-1 PROPOSED FLOOR PLAN AND DETAILS
A-2 DOOR SCHEDULE AND DETAILS

SCOPE OF WORK

THIS IS AN INTERIOR ALTERATION OF AN EXISTING TENANT SPACE.

NEW INTERIOR PARTITIONS SHALL BE DEVELOPED AS SHOWN. EXISTING RESTROOMS SHALL BE REDEVELOPED INTO ACCESSIBLE RESTROOMS AS INDICATED IN PLANS. NEW ACCESSIBLE SHOWER SHALL BE INSTALLED AS SHOWN.

NO MECHANICAL WORK IS PROPOSED.

NO ELECTRICAL WORK IS PROPOSED.

ACCESSIBILITY COMPLIANCE

THIS PUBLIC SPACE SHALL COMPLY FULLY WITH THE ADA (AMERICANS WITH DISABILITIES ACT) FEDERAL STANDARDS FOR ACCESSIBLE DESIGN (2010).

THIS PUBLIC SPACE SHALL COMPLY FULLY WITH THE 2014 FLORIDA BUILDING CODE CHAPTER 11 PART A OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

OCCUPANCY SUMMARY

USE	AREA S.F.	S.F./PERSON	OCCUPANTS
ASSEMBLY-GYM	4358	50 GROSS	87
TOTAL OCCUPANTS :			87
NOTE: PREVIOUS TENANTS WERE A THRIFT SHOP			

LIFE SAFETY CRITERIA

BUILDING CLASSIFICATION:	ASSEMBLY
OCCUPANCY: (TABLE - 1003.1 OF F.B.C.-2014)	87 PERSONS
MEANS OF EGRESS REQUIRED: (SECTION-1004 OF F.B.C.-2014)	.2 INCHES PER PERSON x 87 = 17.4"
MEANS OF EGRESS PROVIDED:	9 AT 36" EACH FOR A TOTAL OF 324"

REQUIRED PLUMBING FIXTURES

ACCORDING TO THE ABOVE CHART, MAXIMUM OCCUPANCY IS
43 MALES 44 FEMALES
AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2014 SECTION (P403) MINIMUM PLUMBING FACILITIES, ASSEMBLY
FACILITIES REQUIRED: 2 WATER CLOSET, 1 LAVATORY
FACILITIES PROVIDED: 3 WATER CLOSET, 3 LAVATORY
THE ABOVE REQUIREMENTS ARE BASED ON THE FLORIDA BUILDING CODE PLUMBING SECTION TABLE 403.1 FOR ASSEMBLY



SITE LOCATION MAP

SCALE: NOT TO SCALE

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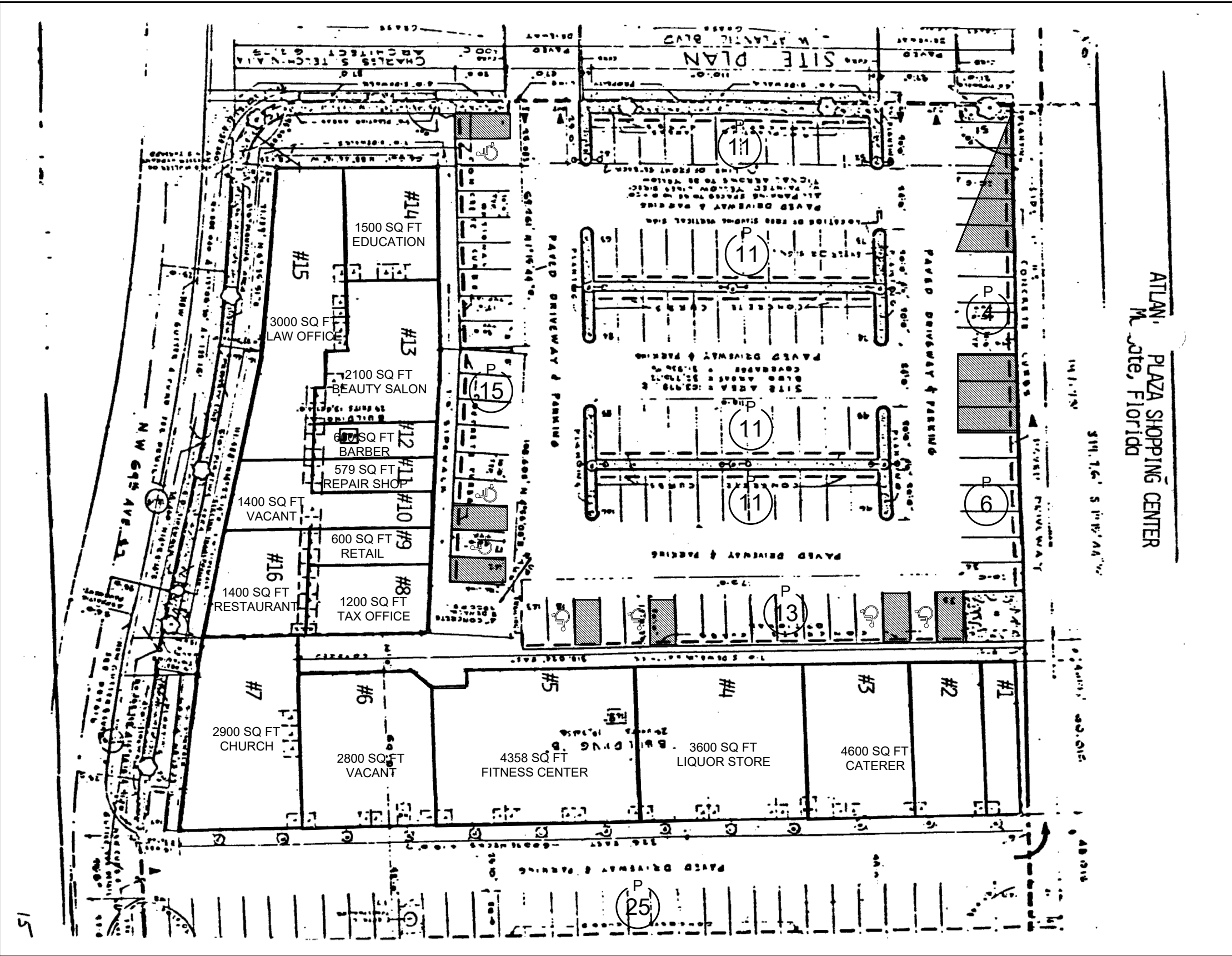
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MARGATE PLAZA
INTERIOR ALERATION

6852 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

PARKING DATA SUMMARY

BUILDINGS	AREA	PARKING REQUIRED	TOTAL PARKING SPACES PROVIDED
TENANT 1,2,3: CATERER	4600 SQ. FT. /1000 (X3)	13.8	118 (INCLUDING 7 H.C. SPACES) 14 SURPLUS PARKING SPACE
TENANT 4: LIQUOR STORE	3600 SQ. FT. /1000 (X3)	10.8	
TENANT 5: FITNESS CENTER	1452 SQ. FT. /75 2906 SQ. FT. /1000	22.2	
TENANT 6: VACANT	2800 SQ. FT. /-	--	
TENANT 7: CHURCH	1450 SQ. FT. /75 1450 SQ. FT. /1000	20.8	
TENANT 8: TAX OFFICE	1200 SQ. FT. /1000 (X3)	3.6	
TENANT 9: RETAIL	600 SQ. FT. /1000 (X3)	1.8	
TENANT 10: VACANT	1400 SQ. FT. /-	--	
TENANT 11: REPAIR SHOP	579 SQ. FT. /1000 (X3)	1.7	
TENANT 12: BARBER	600 SQ. FT. /1000 (X3)	1.8	
TENANT 13: BEAUTY SALON	2100 SQ. FT. /1000 (X3)	6.3	
TENANT 14: EDUCATION	1500 SQ. FT. /1000 (X3)	4.5	
TENANT 15: LAW OFFICE	3000 SQ. FT. /1000 (X3)	9	
TENANT 16: RESTAURANT	466 SQ. FT. /75 934 SQ. FT. /1000	7.1	
TOTAL PARKING REQUIRED:		104	



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

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Revisions:

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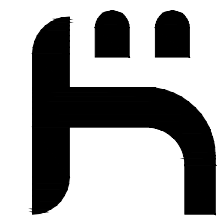
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Project Number

010217



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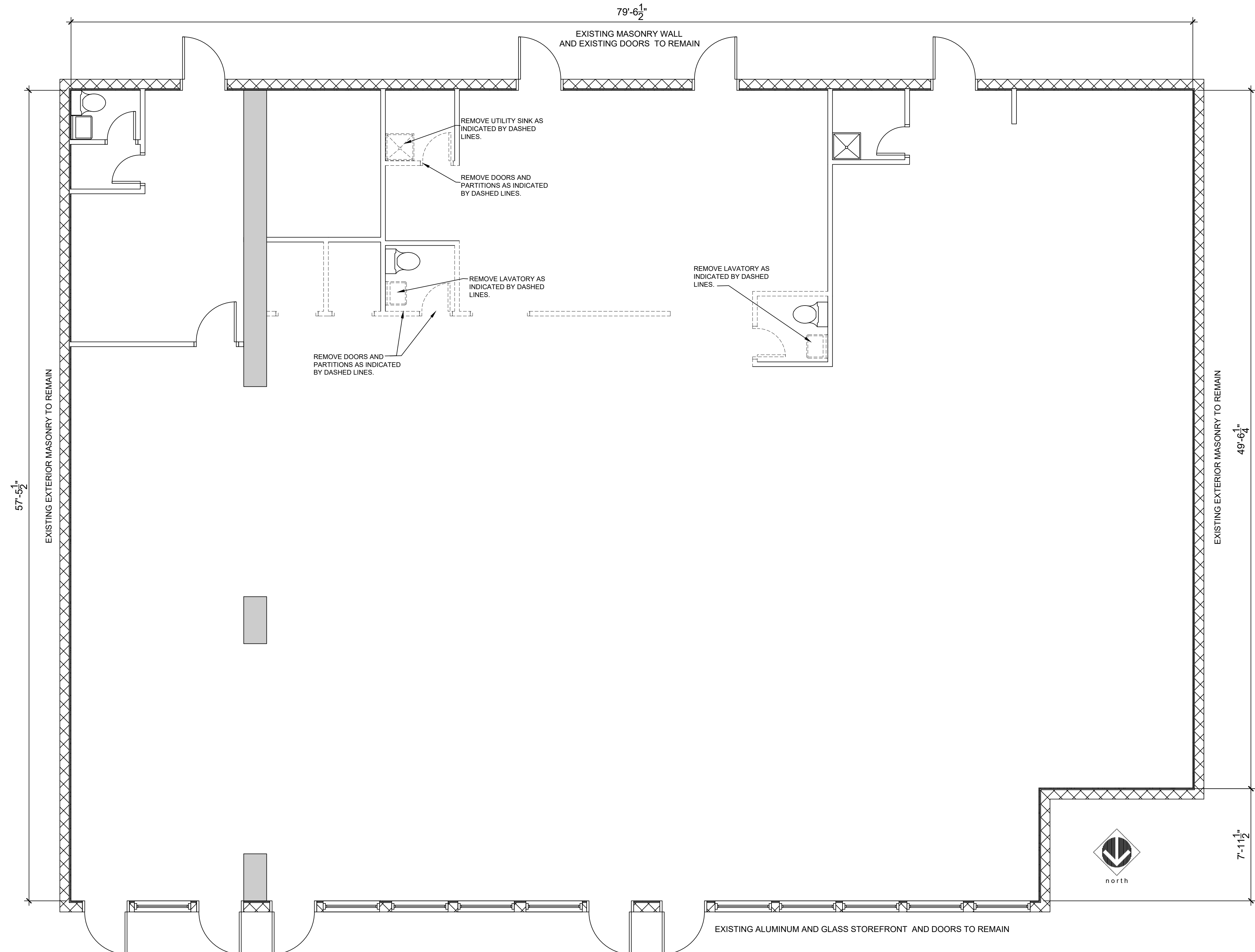
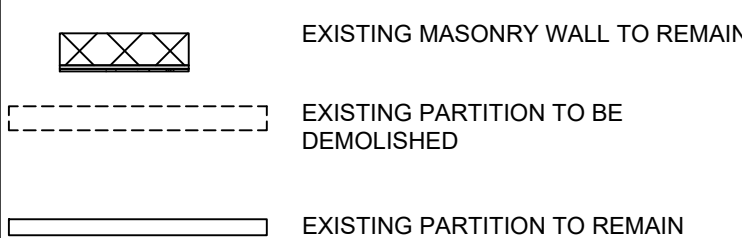
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DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE FULLY LICENSED AND INSURED AND SHALL MAINTAIN COMPLIANCE WITH ALL O.S.H.A. AND OTHER APPLICABLE SAFETY STANDARDS.
2. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL RULES AND REGULATIONS GOVERNING THE DISPOSAL OF CONSTRUCTION DEBRIS.
3. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LOCAL JURISDICTIONS RULES FOR CONSTRUCTION TIMES AND PROCEDURES FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
4. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL LOCAL JURISDICTION POLICE AND FIRE DEPARTMENT WORK WITHIN THE LOCAL JURISDICTION AND SPECIFICALLY AT THIS SITE.
5. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LANDLORD'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES AND FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
6. SHOULD ANY KNOWN HAZARDOUS MATERIALS BE DETECTED WITHIN THE STRUCTURE, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL IMMEDIATELY REQUEST FOR INFORMATION WITH THE ARCHITECT. WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.
7. **IMPORTANT:** IF THERE IS ANY DOUBT AS TO WHETHER A COMPONENT IS STRUCTURAL OR NON-STRUCTURAL, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. DEMOLITION WORK SHALL RESUME PURSUANT TO THE ARCHITECT'S WRITTEN INSTRUCTIONS TO PROCEED.
8. **IMPORTANT:** IF THE DEMOLITION OF ANY NON-STRUCTURAL COMPONENT IS REQUIRED, THE INTERIOR DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. DEMOLITION WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.
9. REMOVE ALL FINISHES IN ALL AREAS. STRIP ABOVE ALL BACKING AND SUPPORT FOR FINISHES AND STRIP STRUCTURE BENEATH IN ALL AREAS, ALL CONDITIONS THROUGHOUT.
10. REMOVE ALL NON-BEARING INTERIOR PARTITIONS AS INDICATED ON THIS PLAN. REMOVE ALL RELATED CONSTRUCTION (DOORS, BUILT-INS, MILLWORK, HEADERS, AND SOFFITS)
11. REMOVE NON-STRUCTURAL CEILINGS AS INDICATED ON THIS PLAN AND FULLY EXPOSE UNDERLYING STRUCTURE.
12. REMOVE ALL PLUMBING FIXTURES AND RELATED PIPING, BOTH SANITARY SEWER LINES AND WATER SUPPLY LINES. CAP ALL EXISTING PIPES BELOW SLAB.
13. REMOVE ELECTRICAL COMPONENTS, WIRING, CONDUITS, RACEWAYS, PANELS, JUNCTION BOXES, ELECTRICAL FIXTURES, & RELATED COMPONENTS WITHIN THE BUILDING. REMOVE ALL REMAINING ELECTRICAL ELEMENTS TO BE DEMOLISHED. CAP ALL REMAINING PIPES AND CONDUITS BELOW SLAB.

WALL LEGEND



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

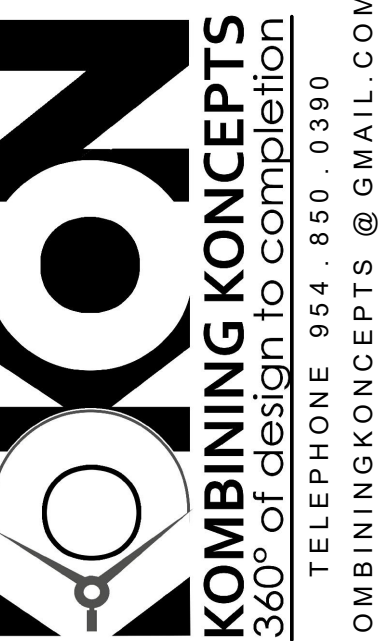
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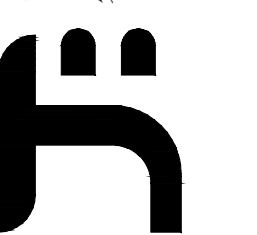


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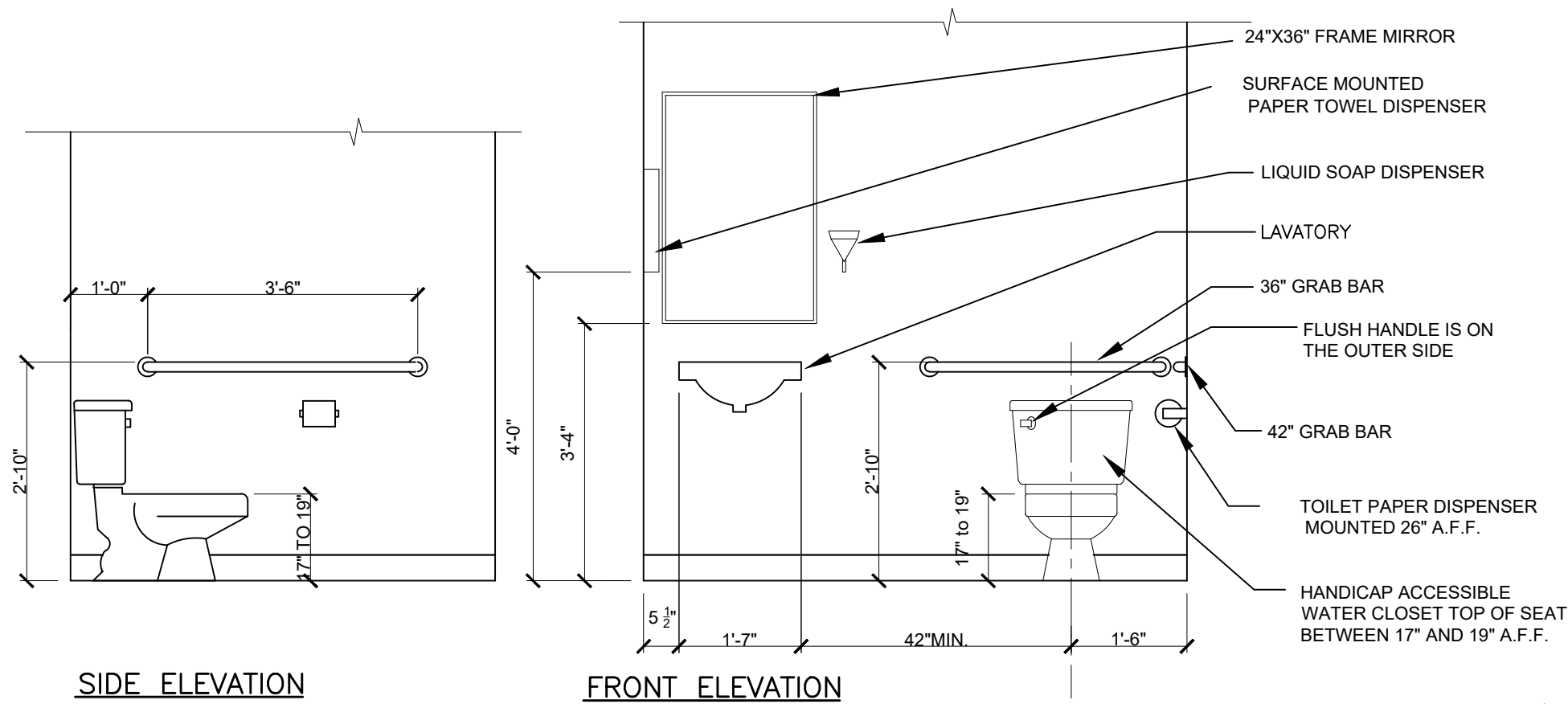
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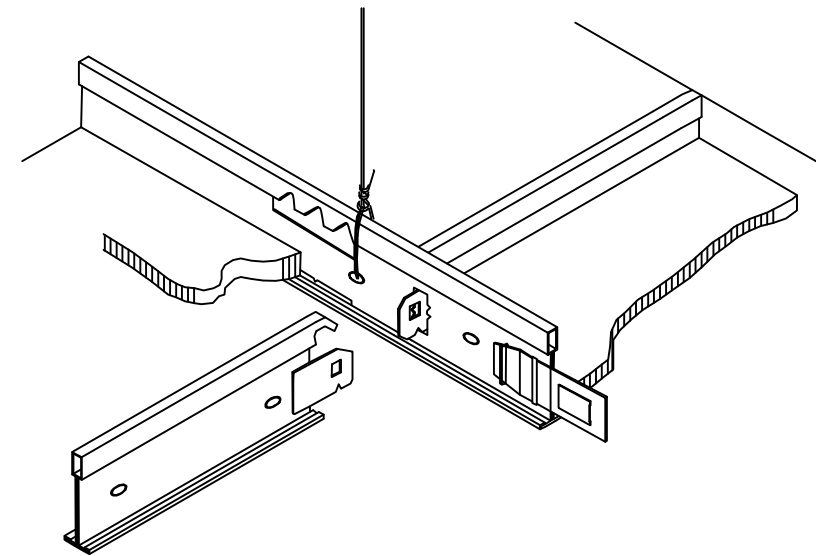


SIDE ELEVATION FRONT ELEVATION

NEW ACCESSIBLE RESTROOM

SCALE: 1/2" = 1'-0"

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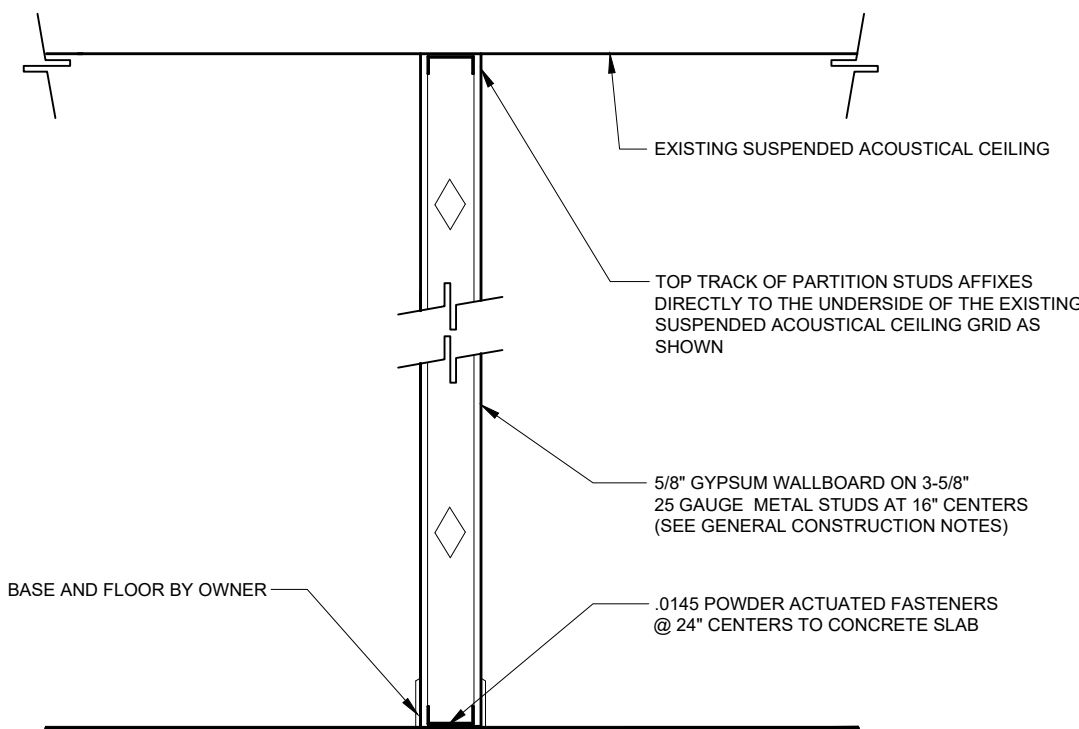


SUSPENSION SYSTEM DETAILS:
PROVIDE MAIN RUNNERS CONTINUOUS IN LINE WITH EACH SIDE OF RECESSED LIGHT AND PARALLEL MAX. 4'-0" ON CENTERS IN THE CEILING FIELD. CROSS RUNNERS SHALL BE MAX. 2'-0" ON CENTERS. PROVIDE ACCESSIBLE HOLD-DOWN CLIPS FOR ACOUSTIC TILES LESS THAN 1 LB./SQ. FT. PROVIDE MINIMUM 12 GAUGE GALVANIZED STEEL HANGER WIRE MAXIMUM 4'-0" ON CENTERS ALONG MAIN RUNNERS.

SUSPENDED CEILING DETAIL

SCALE: NOT TO SCALE

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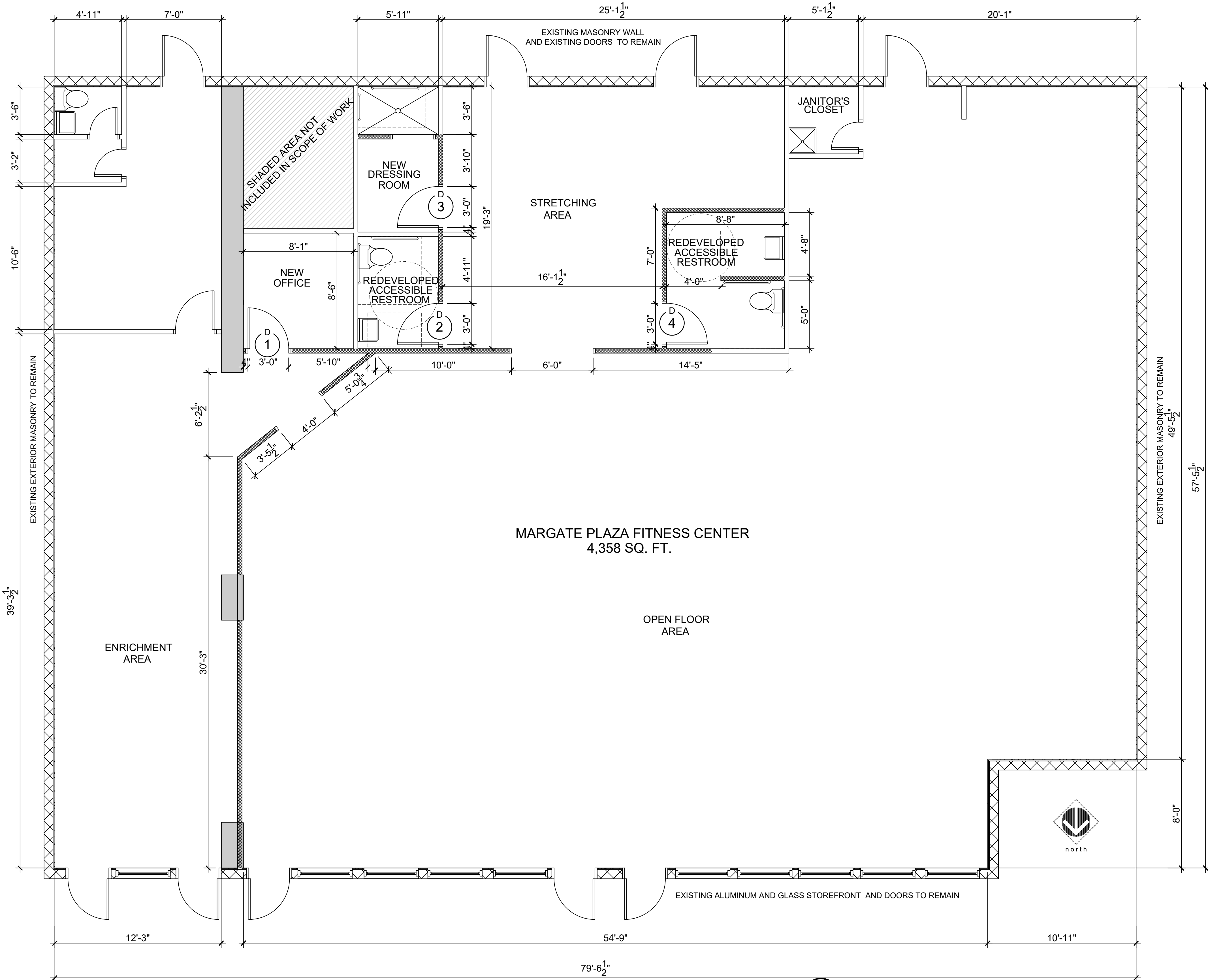


TYPICAL INTERIOR PARTITION

SCALE: NOT TO SCALE

(NON-BEARING, NON-FIRE-RATED)

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PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Revisions:

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KOMBINING CONCEPTS
360° of design to completion
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MARGATE, FLORIDA 33063

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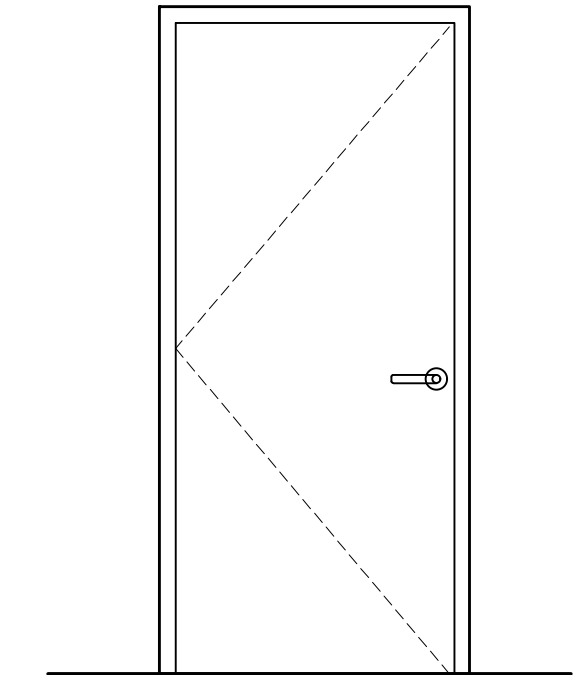
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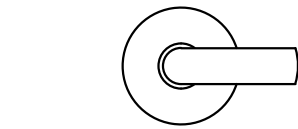
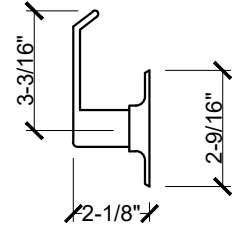
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1 VIEW, DOOR TYPE #1
SCALE: 1/4" = 1'-0"



HARDWARE DETAIL

ACCESSIBILITY COMPLIANCE

(A.D.A. AND STATE OF FLORIDA ACCESSIBILITY CODE)
ALL INTERIOR DOORS SHALL BE HARDWARE ADJUSTED TO REQUIRE A MAXIMUM OF 5 lb OPENING PRESSURE AT ANY POINT OF SWING.

DOOR SCHEDULE:

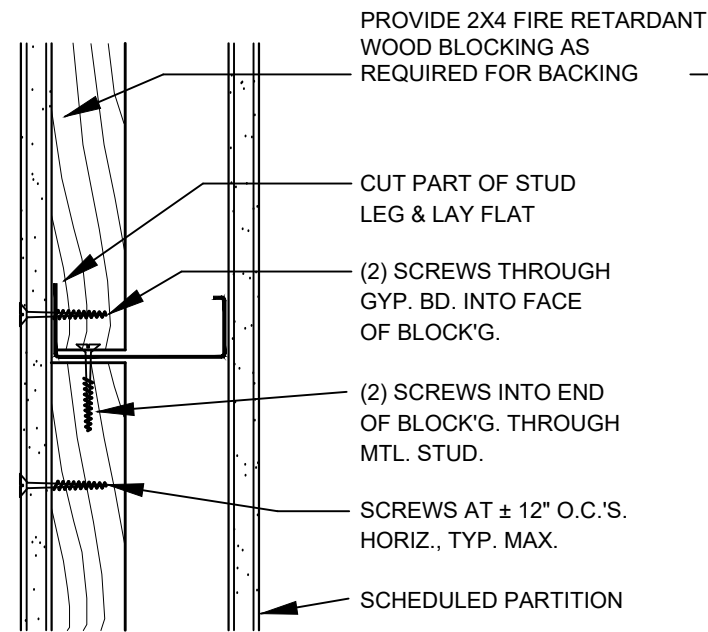
MARK	NOMINAL SIZE	TYPE	MATERIAL	FRAME	FINISH	REMARKS
D 1	3'-0" X 6'-8"	1	HOLLOW CORE WOOD	HOLLOW METAL	SOLID SURFACE	ACCESSIBLE HARDWARE W/ PRIVACY LOCKSET
D 2	3'-0" X 6'-8"	1	HOLLOW CORE WOOD	HOLLOW METAL	SOLID SURFACE	ACCESSIBLE HARDWARE W/ PRIVACY LOCKSET
D 3	3'-0" X 6'-8"	1	HOLLOW CORE WOOD	HOLLOW METAL	SOLID SURFACE	ACCESSIBLE HARDWARE W/ PRIVACY LOCKSET
D 4	3'-0" X 6'-8"	1	HOLLOW CORE WOOD	HOLLOW METAL	SOLID SURFACE	ACCESSIBLE HARDWARE W/ PRIVACY LOCKSET

DOOR NOTES

- ALL DOORS SHALL BE STAINED FINISH AS DIRECTED BY OWNER.
- HARDWARE SELECTION SHALL BE BY OWNER TO MATCH EXISTING STYLE AND TYPES. FOLLOW SCHEDULE FOR OPERATION TYPE.
- ALL NEW EXTERIOR DOORS SHALL HAVE APPROVED "IMPACT" PROTECTION. CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS.
- ALL DIMENSIONS SHOWN ARE EITHER MASONRY OPENING OR ROUGH OPENING FOR DOOR.
- FOR MASONRY OPENING, ADD 3" TO JAMB AND 1-1/2" TO HEAD

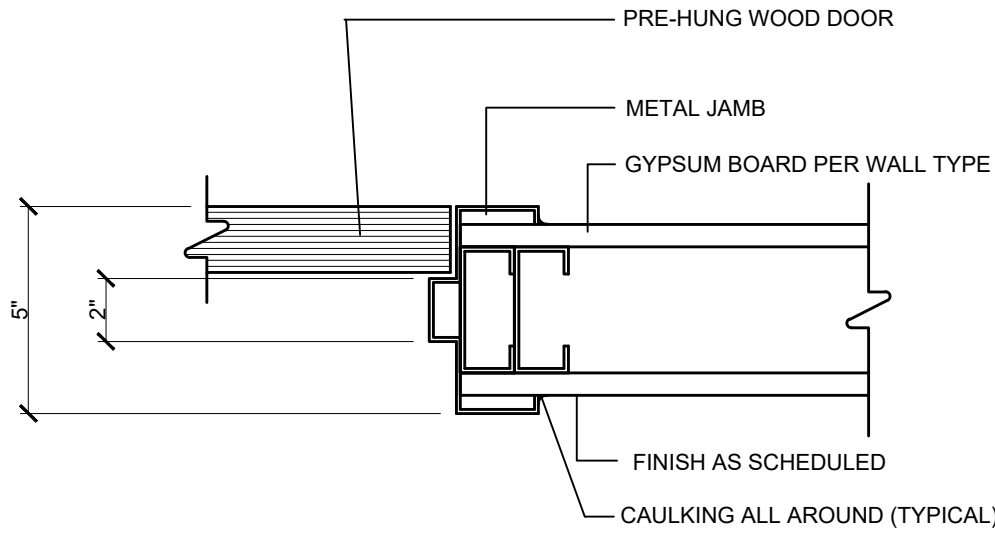
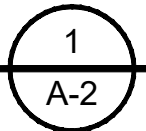
GENERAL NOTE

WHERE BACKING/BLOCKING IS REQUIRED WITHIN THE PROPOSED FIRE RATED PARTITIONS, DO NOT USE WOOD OR ANY COMBUSTIBLE MATERIALS. SUBSTITUTE 3-5/8" 20 GAUGE STUDS INSTALLED BETWEEN THE TYPICAL 22 GAUGE 6" VERTICAL STUDS AT 16" CENTERS (SEE DETAIL 3/A-2). AFFIX THE BLOCKING STUD TO THE VERTICALS WITH MINIMUM (3) DRYWALL SCREWS EACH END.



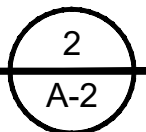
TYPICAL BLOCKING

SCALE: NOT TO SCALE



INTERIOR DOOR DETAIL

SCALE: 1/2" = 1'-0"



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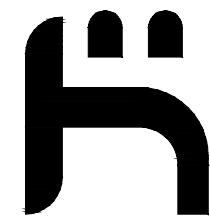
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