USE & OCCUPANCY CLASSIFICATION:
SECTION 304 - BUSINESS GROUP B
TABLE 1004.1.2 - MAXIMUM ALLOWABLE AREA/OCCUPANT
BUSINESS - 100 GROSS DIVIDED 1,975 = 20 OCCUPANTS

PLUMBING FIXTURES REQIREMENTS:		
BASED ON TABLE 403.1		
OFFICE AREA (17 OCCUPANTS)	10 FEMALES - 10 MALES (UNISEX - BATHROOM)	
MEN	WATER CLOSETS = 1 PER 25 FOR THE FIRST 50 URINALS = 0 LAVATORIES = 1 PER 40 FOR THE FIRST 50	= 1 WATER CLOSET = 1 LAVATORY
WOMEN	WATER CLOSETS = 1 PER 25 FOR THE FIRST 50 LAVATORIES = 1 PER 40 FOR THE FIRST 50	= 1 WATER CLOSET = 1 LAVATORY
DRINKING FOUNTAIN	1 PER 100	= 1 FOUNTAIN

WALL LEGEND

TYPE	SECTION	FIRE RATED	UL NUMBER	REMARKS
1		—	—	8" (EXISTING) EXTERIOR MASONRY WALL & WINDOWS AS SHOWN: 1/2" DRYWALL ON METAL FURRING STRIPS @ 16" O.C. W/ 4.1 INSULATION
2		1 HOUR	—	EXISTING ONE HOUR RATED TENANT SEPARATION WALL
3		N/A	N/A	NON-BEARING INTERIOR PARTITION W/ 25 GAUAGE METAL STUDS @ 16" O.C. STUDS @ 16" O.C. - SEE SHEET A-3 WALL SECTION
4		N/A	N/A	NON-BEARING INTERIOR PARTITION W/ 25 GAUAGE METAL STUDS @ 16" O.C. STUDS @ 16" O.C. - W/ 4" BATT. INSULATION

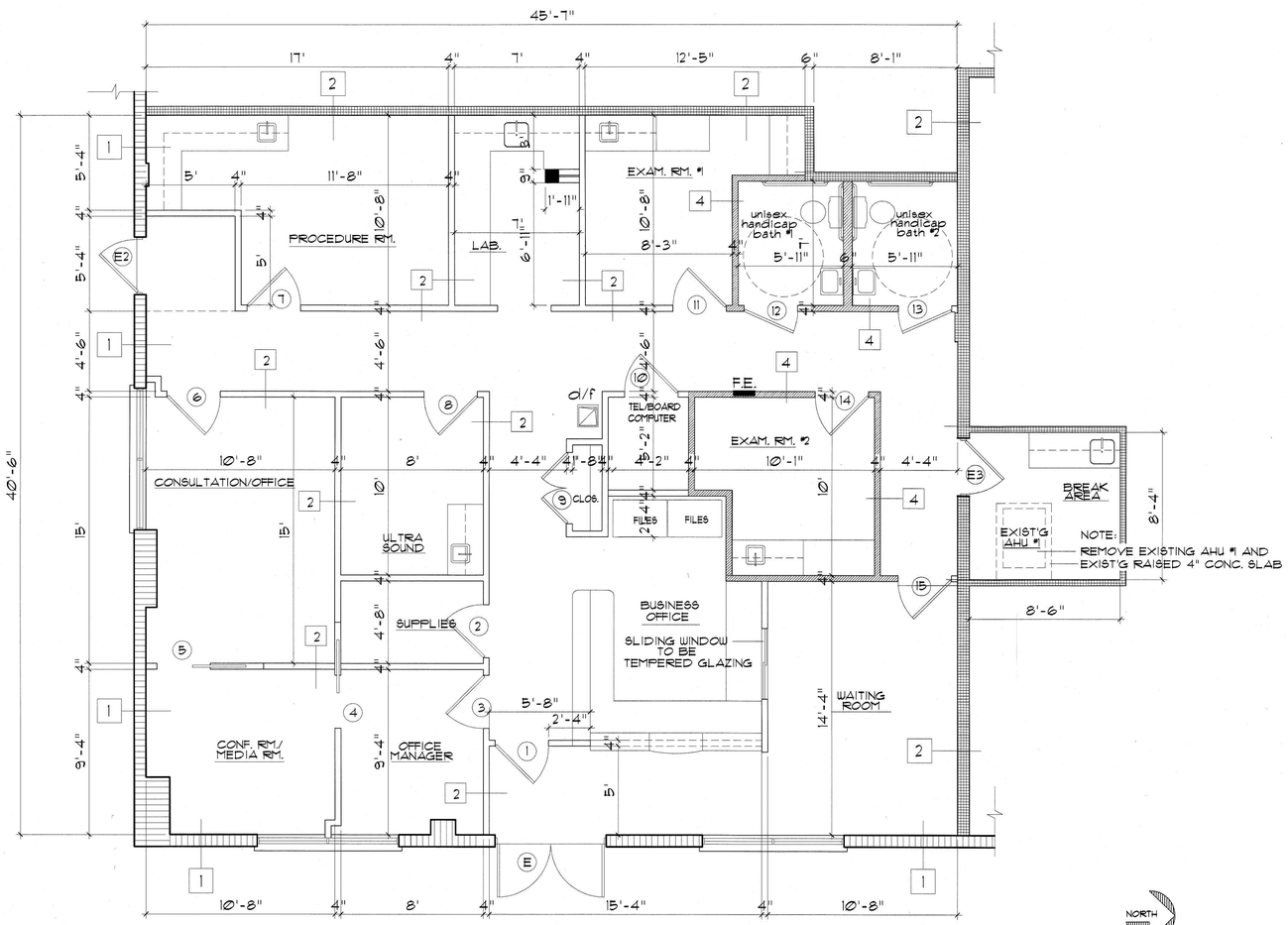
* NOTES:

1. 4" BATT. INSULATION @ BATHROOM WALLS & EXAM. RM. #2

F.H. = ONE RECESSED CABINET WITH 2A10BC FIRE EXTINGUISHER (TOTAL SQ. FT. = 1,975 S.F.)

GENERAL CONDITIONS FOR ALL CONTRACTORS:

1. CONTRACTOR SHALL BE LICENSED AND INSURED BY THE STATE OF FLORIDA.
2. CONTRACTOR SHALL VISIT SITE PRIOR TO COMMENCEMENT AND MAKE NOTE OF ANY ITEMS WHICH MAY NOT BE REFLECTED ON THESE DRAWINGS. IF ANY SUCH ITEM IS UNCOVERED THE CONTRACTOR WILL MAKE A PROPOSAL TO THE OWNER. THE CONTRACTOR WILL HAVE 21 DAYS TO MAKE SUCH A PROPOSAL FROM THE TIME OF SUCH AN OBSERVANCE. AFTER THAT TIME IT WILL BECOME PART OF THE SCOPE OF WORK BY THE CONTRACTOR.
3. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE IN THE FORM OF A CPN CHART SHOWING COMMENCEMENT DATE AND DATE OF SUBSTANTIAL COMPLETION AND DURATION OF EACH ACTIVITY AND INTERDEPENDABLE BETWEEN THEM, TOGETHER WITH HIS BID AND SHALL UPDATE THE SAME EVERY 30 DAYS FROM AWARD OF CONTRACT.
4. THE CONTRACTOR SHALL CARRY ALL REQUIRED INSURANCES BY LAW AND WILL SUBMIT DOCUMENTS TO ARCHITECT. A 30 DAY CANCELATION NOTICE WILL BE REQUIRED BY THE CARRIER AND WILL BE MAILED TO THE OWNER.
5. THE CONTRACTOR SHALL PERFORM ALL WORK IN A SAFE AND ORDERLY MANNER. SPECIAL PROTECTION WILL BE PROVIDED BY MEANS OF BARACADES, COVERS ETC. AS PER OSHA REGULATIONS TO PROTECT PEDESTRIANS AND WORKERS FROM INJURY OR DAMAGE TO WORK PERFORMED.
6. NORMAL WORKING HOURS WILL BE 7:00 TO 5:30 MONDAY THROUGH SATURDAY UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE OWNER AND CONSTRUCTION MANAGER AT NO TIME SHALL ONE PERSON BE WORKING AT JOBSITE ALONE.
7. THE JOB WILL BE KEPT CLEAN DAILY AND ORGANIZED EVERY FRIDAY. THE CONTRACTOR WILL PROVIDE A WASTE CONTAINER FOR CREW'S DAILY DEBRIS. STREETS AND ADJACENT PROPERTIES WILL BE KEPT CLEAN AT ALL TIMES.
8. THE CONTRACTOR SHALL MAKE PRECAUTIONS NOT TO DAMAGE EXISTING PROPERTY OR ADJACENT PROPERTIES. CONTRACTOR WILL MAKE GOOD ANY SUCH DAMAGE.
9. ALL MATERIALS AND EQUIPMENT WILL BE KEPT IN A DESIGNATED LOCATION AND SHALL BE PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL PROVIDE A SUPERINTENDENT ON THE JOB TO COORDINATE WITH THE PROJECT MANAGER.
11. THE SUPERINTENDENT SHALL PROVIDE THE PROJECT MANAGER WITH A WORK SCHEDULE OF SHORT TERM GOALS TO BE IN COORDINATION WITH THE LONG TERM SCHEDULE.
12. ANY ADDITIONAL WORK OUTSIDE THE SCOPE OF THE CONTRACT SHALL BE IN WRITTEN WORK ORDER FORM WITH COST AND SHALL BE SIGNED BY THE OWNER.
13. CONTRACTOR WILL COORDINATE WITH CONSTRUCTION MANAGER AND OTHER RELATED CONTRACTORS.
14. SHOULD CONTRACTOR DISCOVER ANY DESCREPANCY IN DIMENSIONS , OR BETWEEN PLANS AND SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT FOR POSSIBLE RE-DESIGN PRIOR TO EXECUTION OF WORK.
15. ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED: ALL BUILDING COMPONENTS SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACCESSIBILITY FOR THE PHYSICALLY HANDCPD. AS PER THE STATE OF FLORIDA, , CHAPTER 553, PART V, THE AMERICAN NATIONAL COUNTY CODE (LATEST EDITION) AND AMERICAN WITH DISABILTIES ACT (ADA) 1990.
16. AT THE END OF THE WORK, THE CONTRACTORS SHALL FURNISH THE OWNER WITH ALL WRITTEN EQUIPMENT/ FIXTURE GUARANTIES AND / OR WARANTEES FURNISHED BY THE MFTR. FOR ALL EQUIPMENT/ FIXTURES WETHER OR NOT SUCH WARANTEE IS REQUIRED IN THE PLANS AND SPECIFICATIONS. COPIES OF PURCHASE ORDERS OR INVOICES SHALL BE FURNISHED IN AN ORGANISED MANNER FOR GARANTEE AND WARANTY PURPOSES UPON THE REQUEST OF THE OWNER.
17. THE CONTRACTOR SHALL FURNISH TO THE OWNER , ALL OPERATIONS, MAINTNANCE AND REPAIR MANUALS SUPPLIED BY THE MANUFACTURER AND SHALL CLEARLY MARK ON ALL ELECTRICAL PANELS THE CIRCUITS THEREOF DESIGNATING AREAS AND EQUIPMENT SERVED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY AS PER OSHA REGULATIONS.



REVISED FLOOR PLAN: DR. WINSTON & RENEE ALEXIS - SUITE 209 = APPROX. 1,975 S.F.

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

REVISIONS:

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CONTENTS: REVISED FLOOR PLAN, WALL LEGEND

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PLANTATION, FLORIDA 33324

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DRAWN BY: MM.	
CHECKED BY: RK	
CAD NAME:	
SHEET A-1	OF 4