

**ZONING:**

LAND USE DESIGNATION: SPI-2 FCC CITY OF PLANTATION  
SPECIAL PUBLIC INTEREST FOUR CORNER COMMERCIAL.

**PARKING:**

NO PARKING IS AFFECTED

**BUILDING CLASSIFICATION FOR GARAGE AND OFFICE:**

**OCCUPANCY TYPE:**

PER 2014 5TH EDITION OF FLORIDA BUILDING CODE:

SECTION 309-MERCANTILE GROUP M

PER TABLE 503:  
CONSTRUCTION TYPE IS 1B

NFPA 1  
NFPA 101  
OCCUPANCY IS:  
CH 31 - EXISTING MERCANTILE

**BUILDING FIRE PROTECTION:**

AREA SPRINKLERED:  
BUILDING IS SPRINKLERED

**REQUIRED ASSEMBLY RATINGS:**

PER FBC TABLE 601  
STRUCTURAL FRAME 2 HOUR  
BEARING WALLS - EXTERIOR 2 HOUR  
INTERIOR 2 HOUR

NON-BEARING WALLS, INTERIOR PARTITIONS 0 HOUR  
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 2 HOUR  
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 1 HOUR

**FIRE EXTINGUISHER NOTES:**

ANY EXISTING PORTABLE FIRE EXTINGUISHERS, FIRE HOSE CABINETS OR FIRE EXTINGUISHER CABINETS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.  
CONTRACTOR TO VERIFY THAT EXTINGUISHER IS ABC TYPE AND BE IN COMPLIANCE WITH NFPA 10 "STANDARD FOR PORTABLE FIRE EXTINGUISHERS AND BE RATED FOR LIGHT / LOW HAZARD OCCUPANCY WHERE NEEDED AS MINIMUM RATING 2A .ALSO COMPLY WITH FBC 906.

**BUILDING INFORMATION:**

NUMBER OF STORIES: ONE STORY

BUILDING HEIGHT: TO TOP OF WALL +/-16'-9 1/2"

EXISTING GROSS AREAS: 45,320 SQFT  
PROJECT AREA: 2,682 SQFT

**GOVERNING CODES AND REGULATIONS:**

FLORIDA BUILDING CODE (2014 5TH EDITION) INCLUDING:  
FLORIDA ACCESSIBILITY CODE  
FLORIDA ENERGY CODE

FBC TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES (2014 5TH EDITION)  
FBC MECHANICAL CODE (2014 5TH EDITION)  
FBC PLUMBING CODE (2014 5TH EDITION)  
FBC FUEL GAS CODE (2014 5TH EDITION)

**FLORIDA ADMINISTRATIVE CODES (INCLUDING LIFE SAFETY CODE):**

CHAPTER 69A-3.012: STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND OTHER STANDARDS ADOPTED  
FLORIDA FIRE PREVENTION CODE (2014 5TH EDITION) WHICH INCLUDES:  
FLORIDA STATUTES, CHAPTER 633: FIRE PREVENTION AND CONTROL  
FLORIDA ADMINISTRATIVE CODE, CHAPTER 69A  
FLORIDA ADMINISTRATIVE CODE, CHAPTER 69A-60: FLORIDA FIRE PREVENTION CODE  
NFPA 1, UNIFORM FIRE CODE (2012 5TH EDITION)  
NFPA 101, LIFE SAFETY CODE (2012 5TH EDITION)  
FEDERAL CODES AND REGULATIONS:  
THE AMERICANS WITH DISABILITIES ACT (ADA) AND ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (2012).  
FAIR HOUSING

**PROJECT DESCRIPTION**

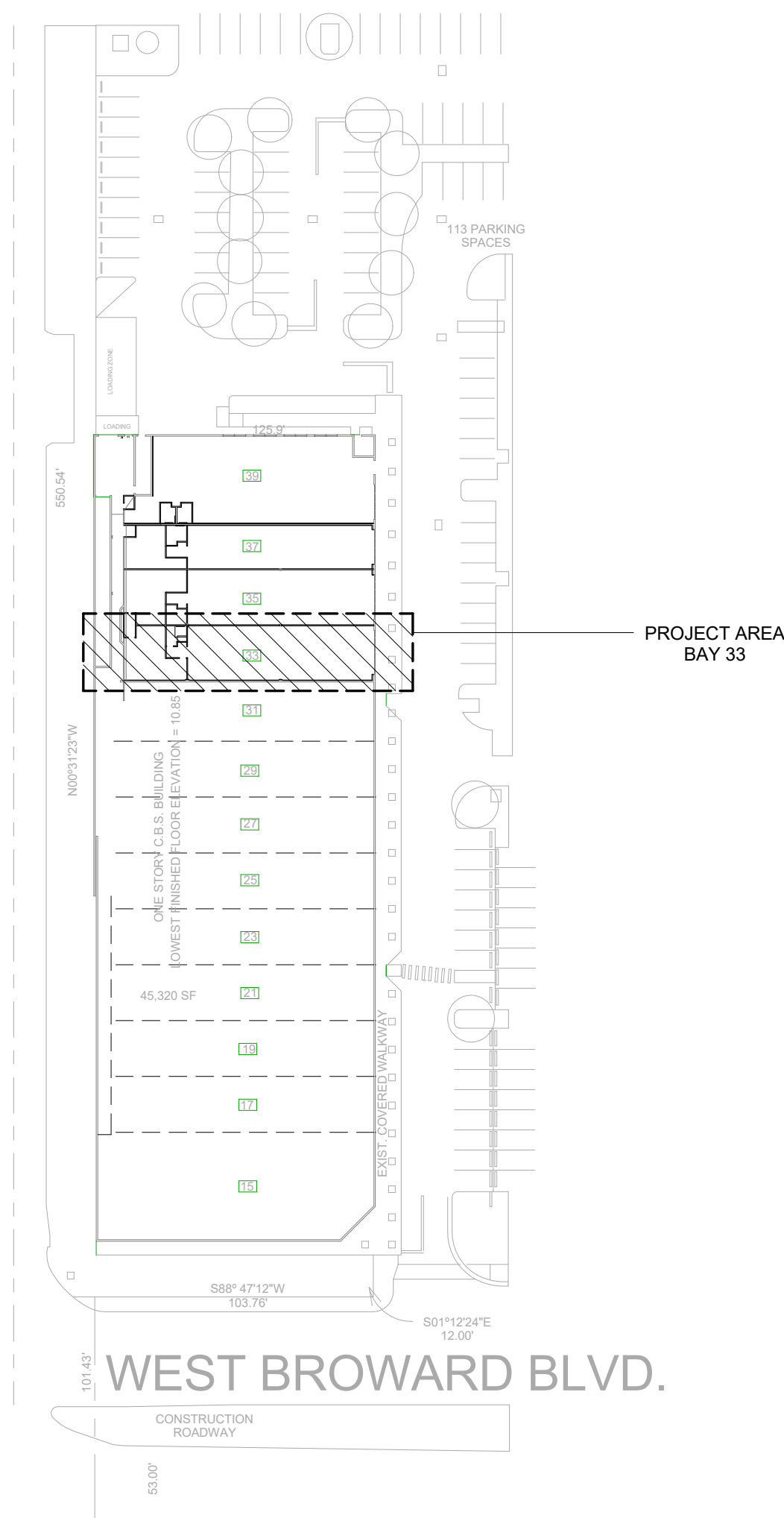
THIS IS A PROJECT TO PREPARE BAY 33 AT THE WESTGATE SHOPPING CENTER FOR FUTURE TENANT.  
WORK INCLUDES AN ADA BATHROOM, DRINKING FOUNTAIN AND ELECTRICAL PANEL TO THE BAY.

**PROJECT DESIGN TEAM**

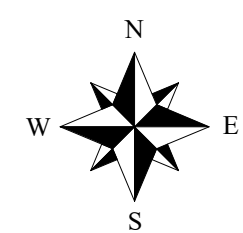
ARCHITECTURE & INTERIORS  
CCS ARCHITECTURE AND INTERIOR DESIGN  
499 EAST PALMETTO PARK ROAD  
SUITE 204  
BOCA RATON, FL 33432  
TEL 561-479-9884  
WWW.CCSARCH.COM  
AA26001852

ELECTRICAL, MECHANICAL, PLUMBING ENGINEERING  
UNITED AMERICAN ENGINEERS CONSULTING ENGINEERS  
4508 SW 24TH STREET  
FORT LAUDERDALE, FL 33317  
TEL 954-471-8657

PROJECT DRAWING INDEX	
Sheet Number	Sheet Name
<b>1-ARCHITECTURAL</b>	
GN-001	COVER SHEET
X1	PROJECT INFORMATION
A1.0	DEMOLITION FLOOR PLAN
A2.0	NEW WORK FLOOR PLAN
A3.0	REFLECTED CEILING PLAN
A4.0	BATHROOM TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS
A8.0	CONSTRUCTION DETAILS
A9.0	DOOR AND HARDWARE SCHEDULE
A10.0	PROJECT SPECIFICATIONS
A10.1	PROJECT SPECIFICATIONS
A10.2	PROJECT SPECIFICATIONS
A10.3	PROJECT SPECIFICATIONS
A10.4	PROJECT SPECIFICATIONS
A10.5	PROJECT SPECIFICATIONS
<b>2-STRUCTURAL</b>	
S1	STRUCTURAL NOTES, KEY PLAN, FRAMING PLAN AND DETAILS
<b>3-ELECTRICAL</b>	
E1	ELECTRICAL PLAN
E2	ELECTRICAL RISER, PANEL, SPECIFICATIONS
<b>4-MECHANICAL</b>	
M1	MECHANICAL PLAN
<b>5-PLUMBING</b>	
P1	PLUMBING PLAN

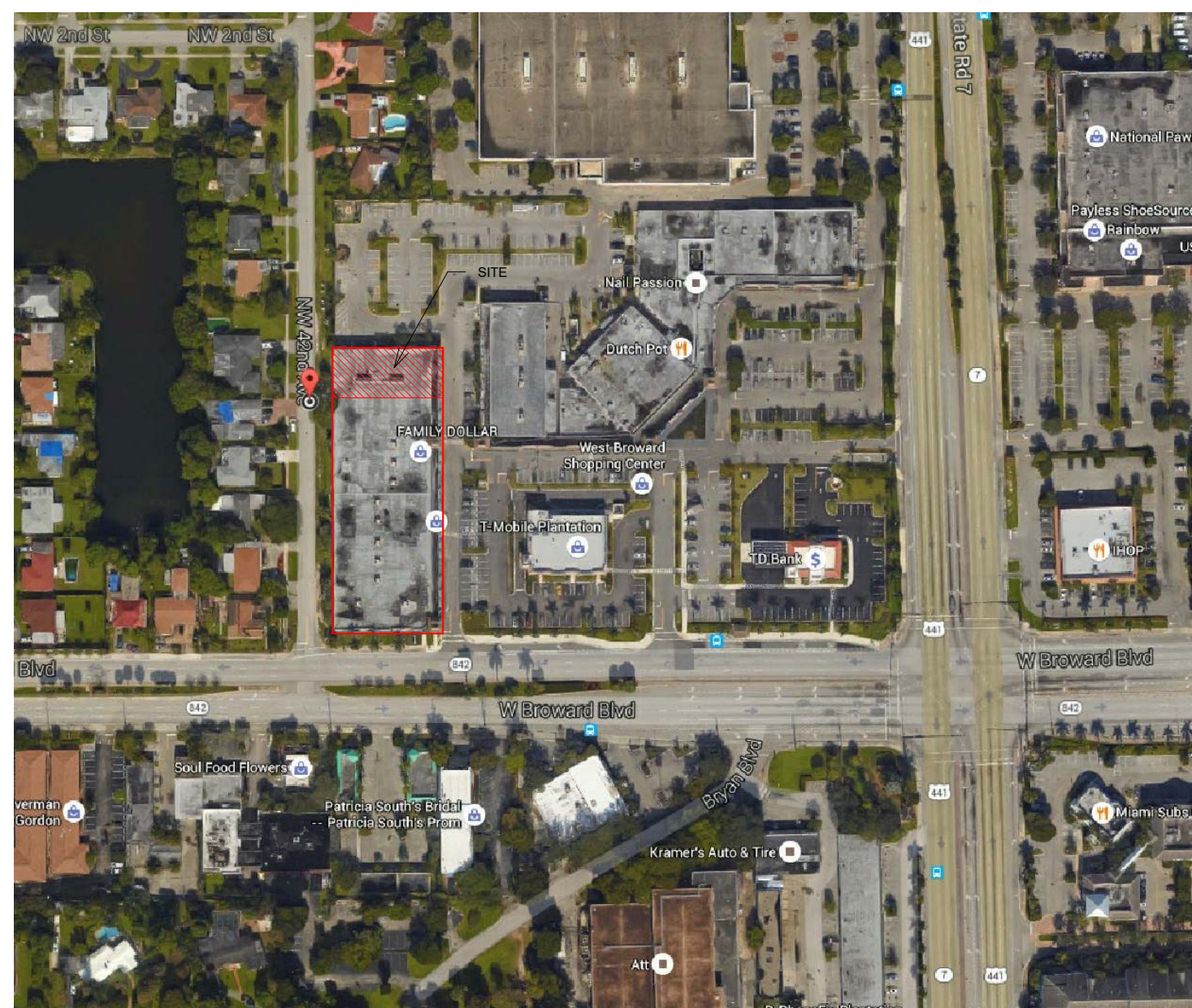


1 SITE PLAN  
X1 1/64" = 1'-0"



**GENERAL NOTES FOR PROJECT**

- 001. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE DRAWINGS AND THE PROJECT MANUAL (SPECIFICATIONS, SCHEDULES, ETC.). THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DRAWINGS AND THE PROJECT SPECIFICATIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES THAT HE DISCOVERS.
- 002. PROVIDE CONTINUOUS SEALANT TO PROVIDE "WATER-TIGHT" AND "AIR-TIGHT" CONDITION AT THE PERIMETERS OF ALL DOOR FRAMES, INTERIOR WINDOW FRAMES, EXTERIOR WINDOW FRAMES, WINDOW STOOLS, CABINETS, CASEWORK, COUNTERTOPS, PLUMBING FIXTURES, TOILET ACCESSORIES (BOTH RECESSED & SURFACE MOUNTED), FIRE EXTINGUISHER CABINETS, FIRE DEPARTMENT VALVE CABINETS, ETC. (EVEN WHEN THE JOINT AT THE PERIMETER IS EITHER HIDDEN OR NOT READILY VISIBLE).
- 003. EQUIPMENT INDICATED WITH DASHED LINES SHALL BE FURNISHED BY THE TENANT/OWNER AND RECEIVED/STORED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT/OWNER AND LANDLORD FOR THE DELIVERY AND INSTALLATION OF ALL TENANT/OWNER FURNISHED EQUIPMENT/FURNITURE.
- 004. THE CONTRACTOR SHALL VERIFY THAT EXIT EGRESS IS MAINTAINED FOR ALL OCCUPIED AREAS OF THE BUILDING THROUGHOUT ALL PHASES OF CONSTRUCTION. ALL EXISTING STAIRWAYS (IF ANY) AND RATED EXIT PASSAGEWAYS SHALL BE MAINTAINED SO THAT THEY ARE CLEAR AND ACCESSIBLE; AND THE INTEGRITY OF THE DESIGNATED RATED ENCLOSURE AROUND THEM SHALL ALSO BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 005. THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED SO AS TO PROVIDE WATER-TIGHT, WEATHER-TIGHT AND CONDITIONED EXISTING SPACE AT ALL TIMES THROUGHOUT ALL PHASES OF CONSTRUCTION. PROVIDE TEMPORARY ENCLOSURES AS REQUIRED. PROVIDE PORTABLE HEATING UNITS AND/OR COOLING UNITS TO MAINTAIN 70 DEGREES F. (INSIDE TEMPERATURE) IN OCCUPIED SPACES, UNLESS OTHERWISE DIRECTED BY THE TENANT AND/OR OWNER.
- 006. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS OR RESTRICTIONS, WHETHER INDICATED OR NOT.
- 007. GC SHALL COORDINATE ALL THE WORK OF THE TRADES.
- 008. CONSTRUCTION SHALL FOLLOW THE 2010 FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES.
- 009. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY IN WRITING OR THE GENERAL CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING IF ADDITIONAL INFORMATION IS REQUIRED TO OBTAIN A BUILDING PERMIT.
- 010. THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE FLORIDA ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE IN ITS ENTIRETY AND AND BUILD IN ACCORDANCE WITH THE PROVISION OF THE CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND IN THE NOTES.
- 011. GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- 012. PROJECT SUBMITTALS AND SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AS PER THE PROJECT SPECIFICATIONS SECTION 01 33 00 LISTED IN THE PLANS.
- 013. PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH A COMPLETE LIST OF ITEMS REQUIRING ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING REVIEW ALONG WITH THE DATES BY WHICH THEIR REVIEW MUST BE COMPLETED.
- 014. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING THEIR BUILDING DEBRIS.
- 015. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE JOBSITE AS WELL AS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION BROOM CLEAN AT ALL TIMES. IF THIS REQUIREMENT IS NOT COMPLETED ON A DAILY BASIS THEN THE ARCHITECT SHALL DEDUCT THE COST OF MAINTAINING A CLEAN JOBSITE DIRECTLY FROM THE CONTRACT RETAINAGE.



2 LOCATION MAP  
X1 N.T.S

**CCS**  
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**CONSULTANTS:**  
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**ELECTRICAL, MECHANICAL, PLUMBING:**  
AMERICAN UNITED ENGINEERS  
4508 SW 24TH STREET  
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PHONE: (954) 471-8657

**PROJECT:**

BAYS 33  
WESTGATE SHOPPING CENTER  
100 N STATE ROAD 7  
PLANTATION, FL 33317

**INTERIOR IMPROVEMENTS**

**FINAL CONTRACT DOCUMENTS**

PROJECT NUMBER: 1600-1  
DATE: JUNE 6, 2016

ADDENDA/REVISION		
No.	Date	Description

**SEAL:**

CYNTHIA C. SPRAY, AIA AR-94167

**DRAWING TITLE:**

**PROJECT INFORMATION**

DRAWING NO:

**X1**