

An Interior Build-out for: Engineered Concepts

Contractors Business Park
917-919 Northwest 31st Avenue, Building 'A'
Pompano Beach, Florida

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PROJECT TEAM:

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PROJECT SCOPE:

THE SCOPE OF THIS PROJECT INVOLVES A TENANT BUILDOUT OF AN EXISTING TWO STORY BUILDING AS SHOWN ON THE PLANS HEREIN. THIS PROJECT IS LOCATED IN THE CONTRACTORS BUSINESS PARK IN POMPAÑO BEACH, FLORIDA.

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ARCHITECTURAL:

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- A-2 DOOR SCHEDULE AND PARTITION DETAILS
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PLUMBING:

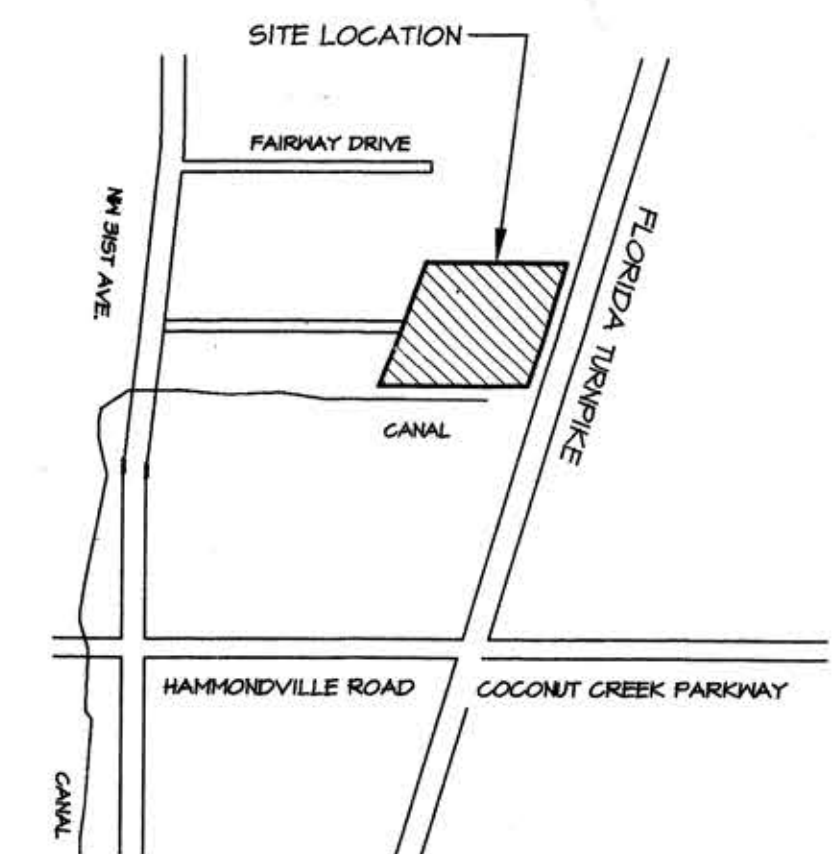
- P0.1 PLUMBING NOTES
- P2.1 FIRST AND SECOND FLOOR PLUMBING PLANS
- P3.1 FIRST AND SECOND FLOOR DOMESTIC WATER PLANS

MECHANICAL:

- M0.1 MECHANICAL NOTES
- M2.1 FIRST AND SECOND FLOOR LIGHTING PLANS
- M7.1 MECHANICAL DETAILS

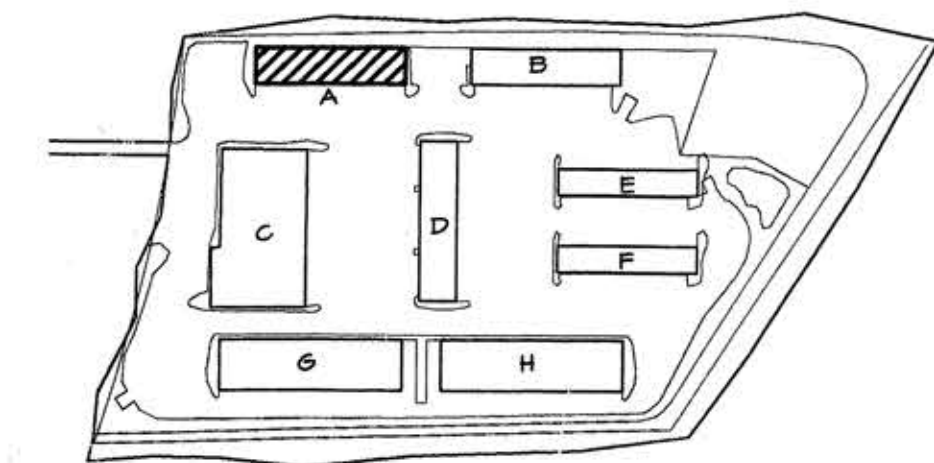
ELECTRICAL:

- E0.1 ELECTRICAL NOTES AND DETAILS
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- E5.1 ELECTRICAL RISER AND PANEL SCHEDULES



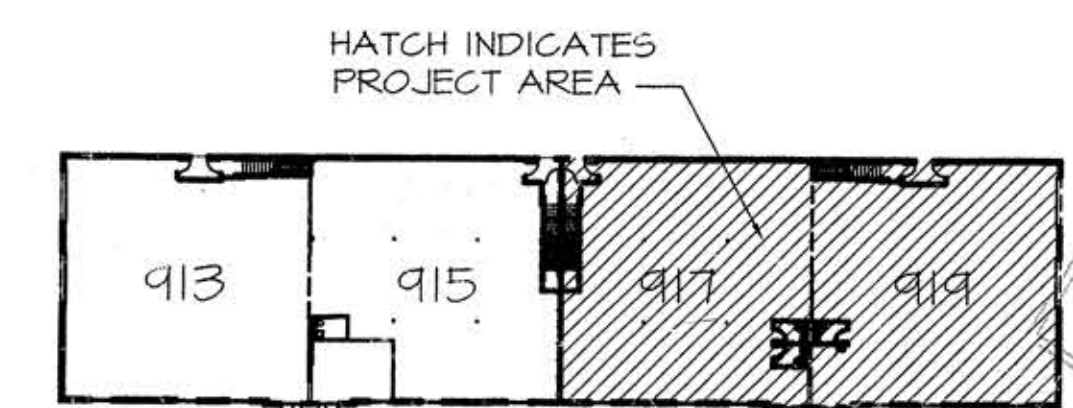
LOCATION MAP

N.T.S.



SITE MAP

N.T.S.



BUILDING PLAN

N.T.S.

| AREA CALCULATIONS: | | TI-AREA DWG | |
|--------------------|----------------|----------------|--|
| DESCRIPTION: | AREA: | | |
| BUILDING: | | | |
| FIRST FLOOR | 14,268 SQ. FT. | | |
| SECOND FLOOR | 7,164 SQ. FT. | | |
| TOTAL: | | 21,432 SQ. FT. | |
| PROJECT AREA: | | | |
| FIRST FLOOR | 7,134 SQ. FT. | | |
| SECOND FLOOR | 3,582 SQ. FT. | | |
| TOTAL: | | 10,716 SQ. FT. | |

| BUILDING CODE: | | CHECKLIST | |
|---|---|----------------------------|---|
| BASED ON FLORIDA BUILDING CODE 2001 | | | |
| DESCRIPTION: | REQUIRED: | PROVIDED: | |
| OCCUPANCY (CHAPTER 3) | GROUP S2 STORAGE | | |
| GENERAL AREA MODIFICATION (SEE SECTION 503.3 F.B.C. 2001) | ALLOWABLE AREA: (CHAPTER 5, TABLE 505) | | |
| 1-403 (100 PIP - 258) | GENERAL AREA MODIFICATIONS: | 16,000 SF | 21,432 SF |
| 1-403 (100 (SRO/ROOF - 258) | + 7467 SF = | 23,467 SF | |
| 1-403.67% | (SECTION 503) | | |
| PERCENT (UNSPRINKLERED AREA) | ALLOWABLE HEIGHT: (SECTION 503, TABLE 505) | 55'-0" | 24'-8" |
| 46.67% (7,467 SF) = 23,467 SF | OCCUPANCY SEPARATIONS: (SECTION 704, TABLE 704.1) | N/A | N/A |
| TYPE OF CONSTRUCTION (CHAPTER 6) | TYPE IV / UNPROTECTED (UN-SPRINKLERED) | | |
| HOURLY FIRE RATING (TABLE 605) | COLUMN | NC | NC |
| | FLOOR / CEILING | NC | NC |
| | ROOF / CEILING | NC | NC |
| | EXT. BEARING WALL | NC | NC |
| MEANS OF EGRESS (CHAPTER 10, TABLE 1004) | OCCUPANT LOAD: (TABLE 1003.1) | OFFICE: 2290 SF / 100 = 23 | WAREHOUSE / STORAGE: 7637 SF / 300 = 26 |
| | MAX. TRAVEL DISTANCE TO AN EXIT | 200' | 78' |
| | MAX. DEAD END CORR. | N.L. | N/A |
| | EGRESS WIDTH / LEVEL (0.2) / (44 IN. MIN.) | 1ST FLOOR: 0' | 2ND FLOOR: 3" |
| | EGRESS WIDTH / STAIRS (0.3) / (44 IN. MIN.) | 4" | 56" |
| | MIN. CORRIDOR WIDTH | 44" | N/A |
| | MIN. CLEAR OPENING | 32" | 34" |
| | MIN. STAIR WIDTH | 44" | 48" |

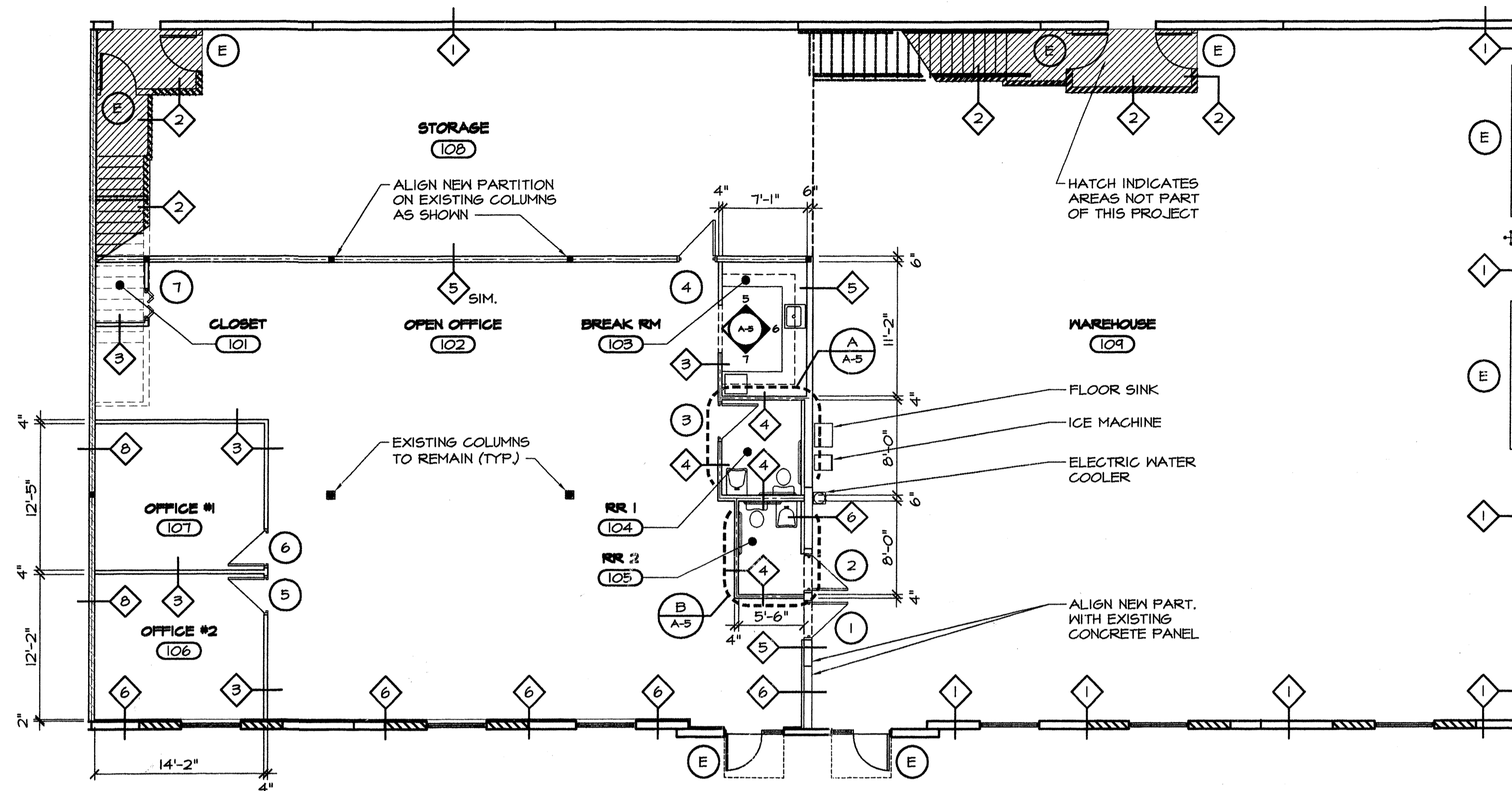
LEGEND: N.C. - NON COMBUSTABLE, N.L. - NO LIMIT

| REQUIRED PLUMBING FIXTURE CALCULATIONS: | | BASED ON FLORIDA BLDG. PLUMBING CODE 2001 CHAPTER 4 - TABLE 403.1 | | | | |
|---|------------------|---|--------------------|--------------------|--------------|--|
| BUILDING / OCCUPANCY | OCCUPANT CONTENT | WATER CLOSETS | LAVATORIES | DRINKING FOUNTAINS | SERVICE SINK | |
| BUSINESS | 26 | 1 | 1 | 0 | 0 | |
| MANUFACTURING | | | | | | |
| STORAGE | 23 | 1 | 1 | 0 | 0 | |
| TOTAL REQUIRED | | 2 | 2 | 1 | 1 | |
| PROVIDED PLUMBING FIXTURE CALCULATIONS: | | BASED ON FLORIDA BLDG. PLUMBING CODE 2001 CHAPTER 4 - TABLE 403.1 | | | | |
| BUILDING / OCCUPANCY | WATER CLOSETS | LAVATORIES | DRINKING FOUNTAINS | SERVICE SINK | | |
| BUSINESS | 1 | 1 | 1 | 0 | | |
| WAREHOUSE (UNISEX) | 1 | 1 | 1 | 1 | | |
| TOTAL PROVIDED | 2 | 2 | 1 | 1 | | |

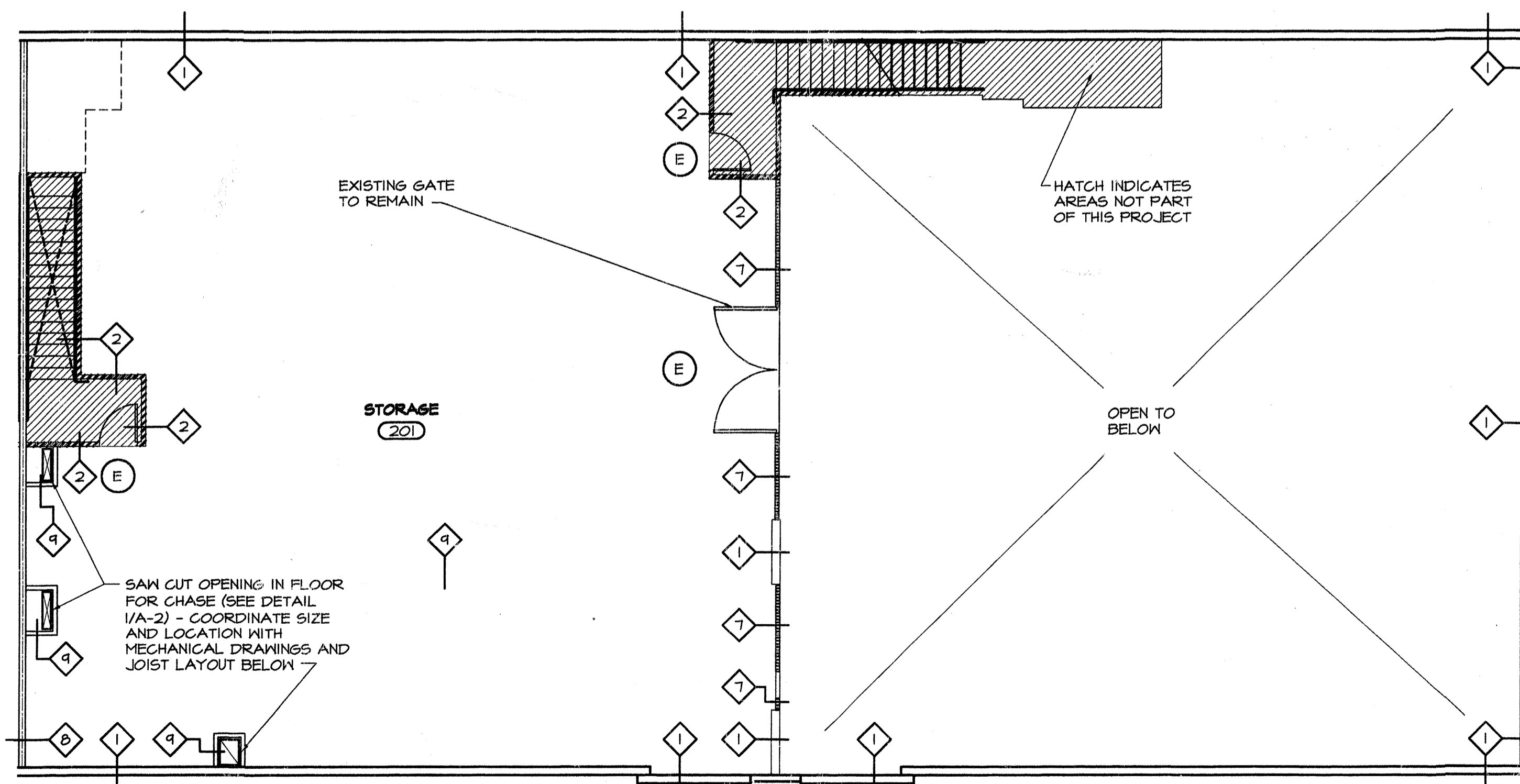
| LIFE SAFETY CODE: | | CHECKLIST | |
|--|---|----------------------|--------|
| BASED ON NFPA 101 / NFPA 101 / LIFE SAFETY CODE 2000 EDITION | | | |
| DESCRIPTION: | REQUIRED: | PROVIDED: | |
| OCCUPANCY (CHAPTER 6) | -- | | |
| MEANS OF EGRESS (CHAPTER 7, TABLE A.7.6.1) | MINIMUM DISTANCE TO AN EXIT = 1/2 OF DIAGONAL | 132'-4" / 2 = 66'-2" | 84'-5" |
| | OCCUPANT LOAD (SEE TABLE 7.3.1.2) | -- | 49 |
| | COMMON PATH LIMIT | 50' | 16' |
| | DEAD-END LIMIT | 50' | N/A |
| | TRAVEL DISTANCE | 200' | 78' |

An Office Buildout for:
Engineered Concepts
at **Contractor's Business Park**
917-919 Northwest 31st Avenue
Pompano Beach, Florida

commission: 03-104
principal: Eric Anderson
project manager: PG
file name: A-00-3104-T
date: 06-10-04
sheet: 11
POMPAÑO BEACH FIRE DEPARTMENT
OFFICE OF FIRE PREVENTION
REVIEWED
REVIEWED



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"

PLAN NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
2. ALL PIPE PENETRATIONS NEW AND EXISTING THROUGH RATED PARTITIONS MUST MEET UL APPROVED STANDARDS - SUBMIT SYSTEM TO ARCHITECT FOR APPROVAL.
4. PROVIDE SOLID WOOD BACKING FOR ALL WALLS TO RECEIVE COUNTERS, CABINETS, DOOR STOPS, SINKS, TOILET ACCESSORIES, AND OTHER RELATED INSTALLATIONS. THE INSTALLATIONS SHALL BE INSPECTED BY THE ARCHITECT PRIOR TO COVERING WITH DRYWALL.
5. ALL GYPSUM BOARD IN THE RESTROOMS SHALL BE MOISTURE RESISTANT BOARD.

PARTITION LEGEND:

- 1 ——— EXISTING TILT-UP PANEL
- 2 ——— EXISTING 1-HOUR RATED PARTITION
- 3 ——— NEW STANDARD PARTITION (SEE A/A-2)
- 4 ——— NEW SOUND PARTITION (SEE B/A-2)
- 5 ——— NEW PARTITION TO UNDERSIDE OF MEZZANINE (SEE C/A-2)
- 6 ——— EXISTING TILT-UP PANEL TO RECEIVE NEW FURRING AND GYPSUM BOARD ON OFFICE SIDE (SEE D/A-2)
- 7 ——— EXISTING LOW PARTITION (42" HIGH)
- 8 ——— EXISTING 2-HR RATED PARTITION
- 9 ——— NEW STANDARD PARTITION @ CHASE WALL (SEE E/A-2)

consultant:

An Office Buildout for:
**Engineered Concepts
at Contractor's Business Park**
317-919 Northwest 31st Avenue
Pompano Beach, Florida

| | |
|------------------|---------------|
| revision: | |
| date: | |
| commission: | 03-104 |
| principal: | Eric Anderson |
| project manager: | PG |
| file name: | a-01-3104-fp |
| date: | 06-10-04 |

POMPANO BEACH
OFFICE OF FIRE PLAN REVIEW
RESCUE