

TENANT INTERIOR IMPROVEMENTS FOR:

STERN VISUAL LAB

7350 N.W. 34th STREET
MIAMI, FLORIDA

SEPARATE PERMITS
(SHOP DRAWINGS REQUIRED)

PERMIT #:

PROJECT TEAM

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CERTIFICATE OF AUTHORIZATION # 8842

PROJECT PHOTO



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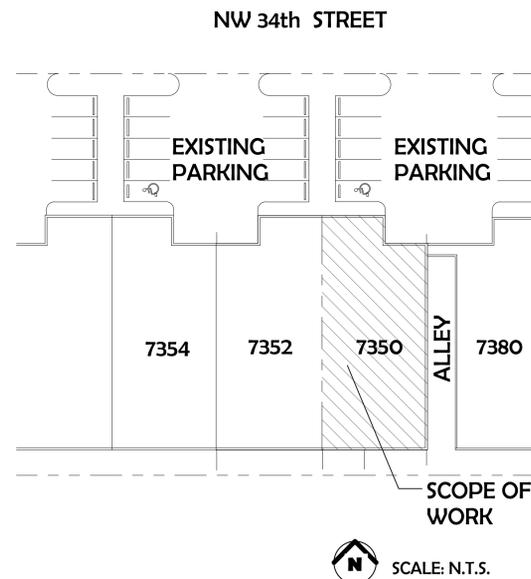
MEP

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SCOPE OF WORK

INTERIOR IMPROVEMENTS AT BAY 7350.

KEY PLAN



LOCATION MAP



CODE ANALYSIS / PROJECT DATA

PLANS SHALL COMPLY WITH THE FOLLOWING:
FLORIDA BUILDING CODE (FIFTH EDITION 2014)
IFBC NFPA 01: 2012 ED.
NFPA 72 2012 ED.
NFPA 13 2012 ED.

TENANT INTERIOR RENOVATION - BUSINESS (THIS PERMIT)
EXISTING 1 STORY CMU BLDG W/ BOULEE TEE AND BUILT-UP ROOF, AND POURED CONC.
SLAB MEZZANINE
TYPE III B CONSTRUCTION
NOT FIRE SPRINKLERED
TYPE OF REHABILITATION: MODIFICATION 43.2.2.13

GROUP	TYPE	ALLOWED	PROVIDED
B	III B	HGT: 3/55' AREA (SQ. FT.): 19,000 PER FLOOR	HGT: 2/17.5' AREA (SQ. FT.): 1-PER FLOOR

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 603)

TYPE III-B NON SPRINKLERED	0 HR
STRUCTURAL FRAME	2 EXT. 0 INT HR
BEARING WALLS (EXT & INT)	0 HR
NONBEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

REQUIRED SEPARATION OF OCCUPANCIES B / S-2 = 2 HR (TABLE 6.14.4.1) 2HR SEPARATION PROVD.

SITE DATA

	REQ'D/ALLOWED	PROVIDED
GENERAL		
APPLICABLE CODES	2014 FIFTH EDITION OF THE F.B.C 2012 FIFTH EDITION OF THE FLORIDA FIRE PREVENTION CODE	
FOLIO NUMBER	30-3026-024-0060	
LEGAL DESCRIPTION:	CENTRAL COMMERCIAL CONDO THREE UNIT 7350 UNDIV 7.1% INT IN COMMON ELEMENTS OFF REC 13925-3310 OR 20546-0034 07 2002.1	
ZONING:	UH-2 Industrial Districts, heavy manufacturing	
LAND USE:	INDUSTRIAL	

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:
Parcel 30-3026-024-0070
CENTRAL COMMERCIAL CONDO THREE UNIT 7350 UNDIV 7.1% INT IN COMMON ELEMENTS OFF REC 13925-3310 OR 14156-710 0689 1 COC 24878-4586 08 2006 1

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SEAL
ARI L SKLAR
LICENSE #AR1473

REVISIONS
1 12/23/16
2 04/27/16

INTERIOR IMPROVEMENTS:
STERN LAB
7350 NW 34 TH STREET,
MIAMI, FL

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRV RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
CHECKED BY:
ARI SKLAR

COVER

Ao.0

PROJECT #: 15-008

DATE: 10-14-15

GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT

SECTION 1 - GENERAL REQUIREMENTS

- A) GENERAL**
- WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES", UNLESS OTHERWISE NOTED ON PLANS.
 - IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION), THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTION OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REGULATIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED. THE CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.
 - CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.
 - CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
 - THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING OR AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR.
 - THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.
 - THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.
 - GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ \$150 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR \$500 PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.
 - THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET THE HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
 - UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH 15 CALENDAR WORKING DAYS.
 - CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
 - PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.

- B) COORDINATION**
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WRITTEN DIMENSIONS SHOWN ON PLANS ARE TO THE FACE OF THE STRUCTURE, UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE TO THE FACE OF THE STRUCTURE AND INTERIOR DIMENSIONS SHOWN ON PLANS ARE TO THE FACE OF THE FINISH. THERE SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.
 - THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL REVIEW DRAWINGS IN ORDER TO COORDINATE AND WORK TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
 - CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHALL COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.
 - CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.

- C) SHOP DRAWINGS & SUBMITTALS**
- CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
 - SUBMIT 4 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECT'S APPROVAL.
 - CONTRACTOR TO SUPPLY SAMPLES OF FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE, AND LAYOUT/POSITION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.
 - THE NOTE "APPROVED EQUAL" MEANS APPROVED BY ARCHITECT.
- D) FIELD CHANGES & CHANGE ORDERS**
- THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS, INCLUDING FEES FOR ANY FIELD CHANGES OR CORRECTIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
 - THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
 - THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.
 - ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER A SAVINGS OF TIME OR MONEY. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ \$250 NON-REFUNDABLE FEE.
- E) INSPECTIONS**
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETING ALL REQUIRED INSPECTIONS UP TO AND THRU ALL FINALS. CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL IN THEIR SCHEDULE OF WORK ALLOW 14 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.

SECTION 2 - SITE WORK

- MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT PUBLIC UTILIZING SPACES & PER ANY OWNER REQUIREMENTS.

SECTION 5 - METALS & ANCHORING

- INTERIOR STEEL STUD FRAMING: STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BY MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRYWALL AND FIRE RATING REQUIREMENTS. PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.

SECTION 6 - WOOD/PLASTICS

- A) ROUGH CARPENTRY**
- ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK APPROVED LUMBER GRADING AGENCY. STRESS GRADE LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK APPROVED LUMBER GRADING AGENCY, AND CONFORM TO THE NATIONAL SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS. LATEST EDITION, WHICH FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT DIRECT OTHERWISE NOTED.
 - FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED LABOR. PROVIDE CERTIFICATION OF AT LEAST 10 YEARS EXPERIENCE & 3 REFERENCES.
 - ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE. PROVIDE (1) 2" x 4" WOOD STUD AND (1) METAL STUD EACH SIDE OF DOORINGS.
 - CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING.
 - PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO RESIST ROT AND INSECT DAMAGE. USE "AMERICAN WOOD PRESERVES BUREAU". NO TOXIC/LEAD CHEMICALS PER BUILDING CODE.
 - INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES & FREE FROM DEFECTS.
 - PROVIDE BLOODING: BEHIND ALL SHELVING & BATHROOM CABINETRY AS REQUIRED BY CODE.
- B) FINISH CARPENTRY**
- BY OWNER

SECTION 7 - THERMAL & MOISTURE PROTECTION

A) CAULKING / FIRESTOPPING / WATERPROOFING

- CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED.
- OPENINGS AROUND PIPES, CONDUITS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES.
- CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.
- CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.
- CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED.
- CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION, BY G.E. SEALANTS OR APPROVED EQ.
- PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK.
- ABOVE, AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.
- RECOMMENDED CAULKING MANUFACTURERS 1. G.E. 2. HILTI. 3. TREMCO. 4. 3M OR APPROVED EQ.

C) INSULATION

- SLIPER THERM INSULATING CERAMIC COATING BY "SUPERIOR PRODUCTS INC." FOR ALL CONDITIONED AREAS. APPLY ONE COAT TO OUTSIDE FACE OF CMU WALLS. APPLY ONE COAT ON TOP OF ALL EXTERIOR ROOFING. CONTACT GREG FROM AMTECH INDUSTRIES 928-444-8822.

SECTION 9 - FINISHES

A) FLOORING

- FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE. GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.

B) GYPSUM BOARD

- INTERIOR WALLS AND CEILINGS SHALL BE GYPSUM DRYWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH (LOA), ALLOW FOR SPECIAL FINISHES. KNOCK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH.
- FIRE-RATED PARTITIONS SHALL BE ONE-HOUR FIRE RATED, CONSISTING OF 5/8" TYPE "X" GYPSUM WALLBOARD.
- SCREW ATTACHED TO EACH SIDE OF STUDS.
- CEILINGS SHALL HAVE ONE LAYER OF 5/8" GYPSUM WALLBOARD SCREW ATTACHED TO 3/2" METAL FRAMING STRIPS SPACED AT 16" O/C WHERE CALLED FOR.
- DUROCK CEMENT BOARD SHALL BE USED IN ALL DAMP AREA ROOMS AND BATHROOMS.
- CHASE WALLS SHALL BE FIRE RATED AS REQUIRED BY GOVERNING CODES AND SHALL BE OF WIDTHS TO ACCOMMODATE RODDINGS IN BY MECHANICAL, PLUMBING, ELECTRICAL, ETC. WORK REQUIRED IN CHASES. CONSTRUCT USING METAL FURRING CHANNELS OR METAL STUDS SPACED TO PROVIDE ADEQUATE STRENGTH. BRACE FURRING CHANNELS ACROSS CHASE USING 5/8" GYPSUM BOARD CROSSBRACES SPACES SO AS TO PROVIDE ADEQUATE STRENGTH AND STIFFNESS TO PARTITION.

C) PAINT

- BENJAMIN MOORE ECO SPEC. OR APPROVED EQ. ONLY.
- PAINT SCHEDULE.
- PAINTS AND SURFACES ON WHICH PAINTS ARE APPLIED ARE SPECIFIED HEREIN. REFER TO ROOM FINISH SCHEDULE AND PLANS FOR INTERIOR FINISHED SURFACES.

A) INTERIOR SURFACES

- GYPSUM WALLBOARD:
 - COAT - LATEX PRIMER SEALER
 - COATS - FLAT LATEX
- BLOCK AND CONCRETE:
 - COAT - LATEX BLOCK FILLER (FOR CONCRETE BLOCK AREAS ONLY)
 - COATS - FLAT LATEX
- FERRUGS METALS:
 - TOUGH SHOP PRIMER SURFACE
 - COAT - OIL ALKYL PRIMER
 - COATS - EGG-SHELL ALKYL ENAMEL
- WOOD TRIM AND DOORS (PAINT FINISH)
 - COAT - ENAMEL LINER COAT
 - COATS - FLAT ALKYL ENAMEL OR EGG-SHELL ENAMEL, AS SELECTED.
- BATHROOM FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.
- GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.

B) CEILINGS

- DRYWALL CEILINGS SHALL BE SMOOTH FINISH AND PAINTED. - SEE DETAILS FOR PROPER CONSTRUCTION.
- INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS A,B, OR C (N.F.P.A. 101-21-3.2)
- PROVIDE CATEGORY 5 FINISH WHERE REQUIRED BY FINAL FINISH TO BE INSTALLED.
- MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC 1408.2.B
- ACOUSTIC CEILING BY AMSTRONG OR APPROVED EQUAL.

SECTION 10 - SPECIALTIES

A) FIRE PROTECTION

- 10522- FIRE EXTINGUISHERS & CABINETS
- PROVIDE F.E. PER UFPA 101 & F. B. C. SEE ARCH. PLAN FOR LOCATIONS.
- PROVIDE MANUF. SUBMITTALS
- MANUFACTURING BY LARSEN OR APPROV. EQ. SEMI-RECESSED CABINETS MODEL # 24098 OR APPROV. EQ.

B) SIGNAGE

- SURFACE MOUNTED SIGNS
- FABRICATED LETTERS, BRUSHED STAINLESS STEEL, 8/32" RETURN, PIN-MOUNTED, 1" STANDOFF, EXTERNALLY ILLUMINATED.

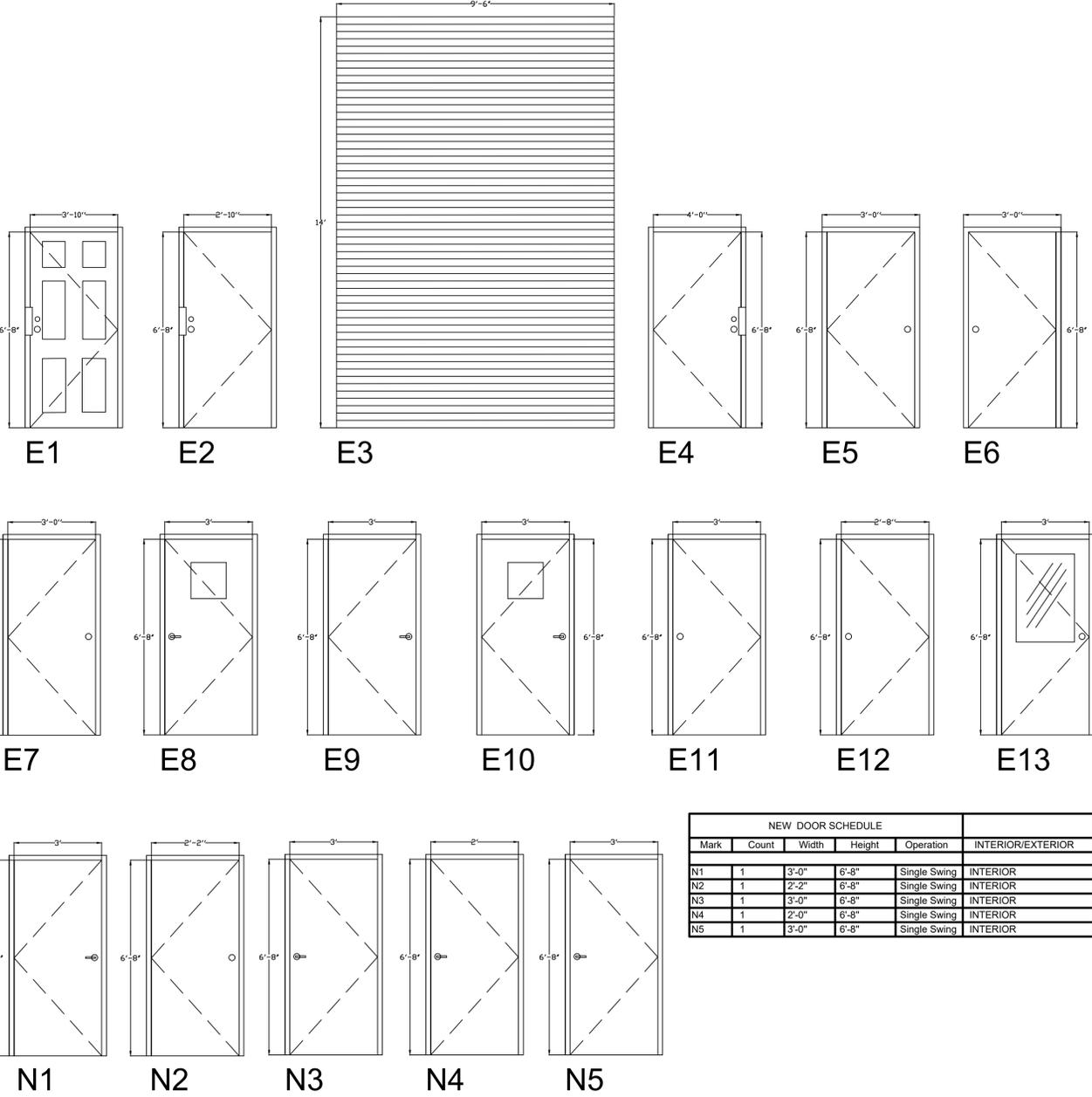
SECTION 23 - AIR-CONDITIONING

- SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.
- SUBMIT SHOP DRAWINGS & SPECS FOR ARCHITECT'S APPROVAL.
- PROVIDE PROTECTION (SEAL) TO ALL DUCT WORK & REGISTERS DURING THE CONSTRUCTION PROCESS
- PROVIDE SYSTEM FLUSH PRIOR TO OCCUPANCY

SECTION 26 - ELECTRICAL

- SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.
- FOR ALL LIGHT FIXTURES NOT SPECIFIED, PROVIDE AN ALLOWANCE OF \$150.00 PER FIXTURE, NOT INCLUDING INSTALLATION.
- ALL LIGHT FIXTURES NOT SPECIFIED ON PLANS BY ENGINEER TO BE SELECTED BY OWNER
- ALL LIGHT SWITCHES TO BE WHITE DECORA BY LITRON (L.O.A.N.), DISREGARD OTHER SPECIFICATION OR CLARIFY WITH ARCHITECT/ENGINEER DURING BID PROCESS. SUBMIT SHOP DRAWINGS CUT SHEET FOR APPROVAL.
- EXIT SIGNS SHALL BE GREEN LED. (TV9)

EXISTING DOOR SCHEDULE						
Mark	Count	Width	Height	Operation	CONSTRUCTION	INTERIOR/EXTERIOR
E1	1	3'-10"	6'-8"	Single Swing	Existing to remain	EXTERIOR
E2	1	2'-10"	6'-8"	Single Swing	Existing to remain	EXTERIOR
E3	1	9'-6"	14'-0"	Roll-Up	Existing to remain	EXTERIOR
E4	1	4'-0"	6'-8"	Single Swing	Existing to remain	EXTERIOR
E5	1	3'-0"	6'-8"	Single Swing	Existing to remain	INTERIOR
E6	1	3'-0"	6'-8"	Single Swing	Existing to remain	INTERIOR
E7	1	3'-0"	6'-8"	Single Swing	Existing to remain	INTERIOR
E8	1	3'-0"	6'-8"	Single Swing	Existing to remain	INTERIOR
E9	1	3'-0"	6'-8"	Single Swing	Existing to be Removed	INTERIOR
E10	1	3'-0"	6'-8"	Single Swing	Existing to remain	INTERIOR
E11	1	3'-0"	6'-8"	Single Swing	Existing to be Removed	INTERIOR
E12	1	2'-8"	6'-8"	Single Swing	Existing to be Removed	INTERIOR
E13	1	3'-0"	6'-8"	Single Swing	Existing to remain	INTERIOR



NEW DOOR SCHEDULE						
Mark	Count	Width	Height	Operation	INTERIOR/EXTERIOR	
N1	1	3'-0"	6'-8"	Single Swing	INTERIOR	
N2	1	2'-2"	6'-8"	Single Swing	INTERIOR	
N3	1	3'-0"	6'-8"	Single Swing	INTERIOR	
N4	1	2'-0"	6'-8"	Single Swing	INTERIOR	
N5	1	3'-0"	6'-8"	Single Swing	INTERIOR	

INTERIOR IMPROVEMENTS:
 STERN LAB
 7350 NW 34 TH STREET,
 MIAMI, FL

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRV RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
 CHECKED BY:
 ARI SKLAR

GENERAL NOTES AND DOOR SCHEDULE

A0.2

PROJECT #: 15-008

DATE: 10-14-15

ACCESS TO THE BUILDING AND SITE ISSUES:

AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.

AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

PARKING ACCESS AND ACCESSIBLE SPACES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

CURB RAMPS AND RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 4' WIDE.

CURB RAMPS - CURB RAMPS LOCATED WHERE PEDESTRIAN MUST USE THEM AND ALL CURB RAMPS LOCATED WHERE PROTECTED BY HANDRAILS OR GUARDRAILS SHALL HAVE FLARED SIDES WITH A SLOPE NOT EXCEEDING A RATIO OF 1:2 (SEE FIG. 16(A) OF THE F.A.C.). TRANSITIONS FROM RAMPS TO WALKS, CUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING CUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. BUILT-UP CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

DETECTABLE WARNINGS - A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND LENGTH OF THE RAMP.

ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE BUILDING/FIRE CODES.

BUILDINGS -

1. AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY.

2. PROTRUDING OBJECTS: ADA REQUIREES, UNDER SECTION 4.11 THE FOLLOWING: OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES 48" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PIVOTS MAY OVERHANG 12". PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

3. FIRE EXTINGUISHERS: EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LB. SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 4' AFF. WITH FOREWARD APPROACH AND 5' WITH SIDE APPROACH ABOVE THE FLOOR. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT GREATER THAN 40 LB. SHALL BE SO INSTALLED THAT THE TOP OF THE FIRE EXTINGUISHER IS NOT MORE THAN 3 1/2 FEET ABOVE THE FLOOR. IN NO CASES SHALL THE CLEARANCE BETWEEN THE BOTTOM OF THE FIRE EXTINGUISHER AND THE FLOOR BE LESS THAN 4 INCHES.

4. RAMPS: THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. MAXIMUM SLOPE 1:2. MAXIMUM RISE FOR ANY RUN SHALL BE 30". LANDINGS AT RAMPS - 60" x 60" MINIMUM (4.4.4). HANDRAILS - IF A RAMP HAS A RISE GREATER THAN 6" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. EXTENSION OF HANDRAILS SHALL EXTEND AT LEAST 18" AT BOTH THE TOP AND BOTTOM. EDGE PROTECTION OF RAMPS (4.8.7) - SHALL BE A MINIMUM OF 2". THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72 INCHES OF STRAIGHT AND LEVEL CLEARANCE.

5. DOORS: MINIMUM MANEUVERING CLEARANCES AT DOORS PER FIGURE 25 OF THE F.A.C. 18" ON THE PULL SIDE AND 12" ON THE PUSH SIDE.

6. DOOR HARDWARE: DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT GRIPPING OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. DOOR CLOSURES: IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

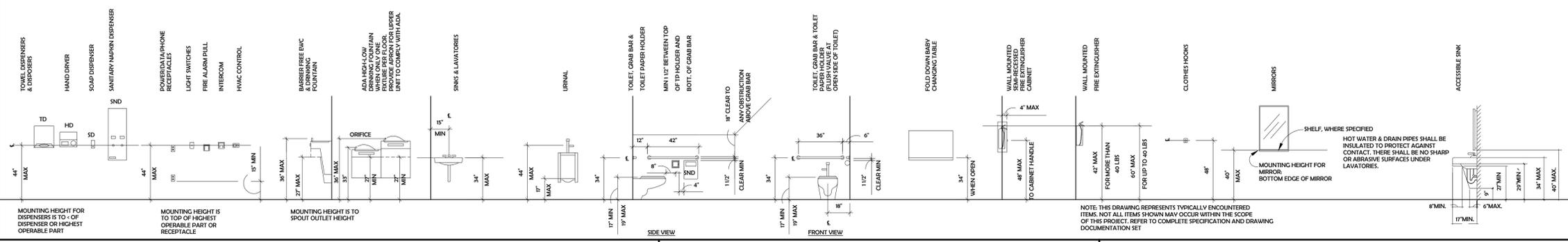
FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
(A) EXTERIOR HINGED DOORS: SHALL BE SO DESIGNED THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 85 FOOT POUNDS (37.8N)
(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)
(C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

7. DRINKING FOUNTAINS: SPOUT HEIGHT 36". THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH. CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT.

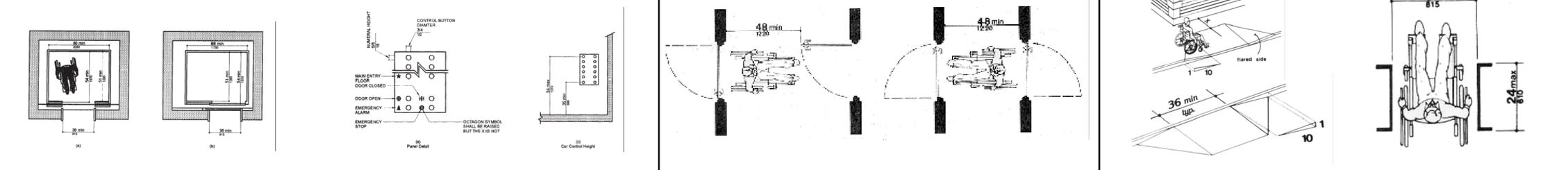
8. TOILET ROOMS AND BATHROOMS/RESTROOMS: TOILET FACILITIES: IF TOILET ROOMS ARE PROVIDED, THEN EACH PUBLIC AND COMMON USE TOILET ROOM SHALL COMPLY WITH 4.22 OF THE F.A.C. TOILET STALLS IN NEW CONSTRUCTION (4.17) SHALL COMPLY WITH THE REQUIREMENTS OF FL. STATUTES, SECTION 883.304 (2), WHICH IS A TOILET STALL WITH A WATER CLOSET AND A LAVATORY IN THE ACCESSIBLE STALL. THE STANDARD ACCESSIBLE RESTROOM SHALL CONTAIN AN ACCESSIBLE LAVATORY WITHIN IT... THE LAVATORY SHALL BE MOUNTED SO AS TO NOT OVERLAP THE CLEAR FLOOR SPACE AREAS REQUIRED BY SECTION 4.17 FIGURE 30(A) OF THE F.A.C. SUCH LAVATORIES SHALL BE COUNTED AS PART OF THE REQUIRED FIXTURE COUNT FOR THE BUILDING. THE ACCESSIBLE WATER CLOSET SHALL BE LOCATED IN THE CORNER, DIAGONAL TO THE DOOR.

TOILET STALL DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH 4.15. URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17 INCHES ABOVE THE FINISH FLOOR. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON, KNEE AND TOE CLEARANCE SHALL COMPLY WITH FIG. 31 OF THE F.A.C.

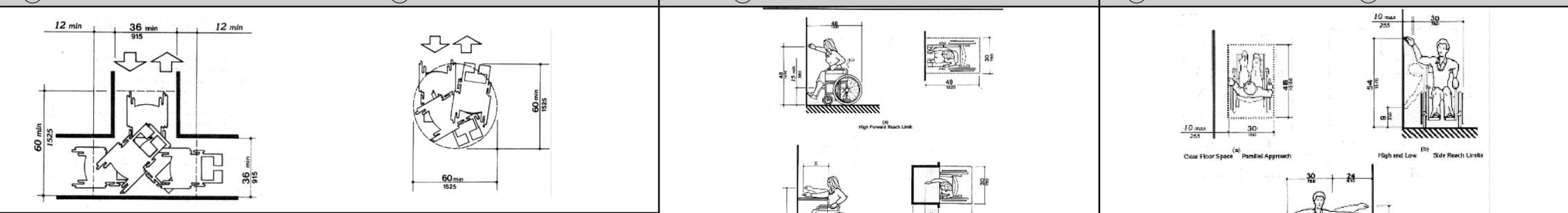
HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. FAUCETS SHALL BE LEVER OPERATED, PUSH-TYPE OR ELECTRONICALLY OPERATED. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS, WHERE ONE OR MORE STALLS ARE PROVIDED. IN ADDITION TO THE BIG STALL AT LEAST ONE STALL 36 INCHES WITH AN OUT SWINGING, SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH FIGURE 30(D) AND 4.26 OF F.A.C. SHALL BE PROVIDED.



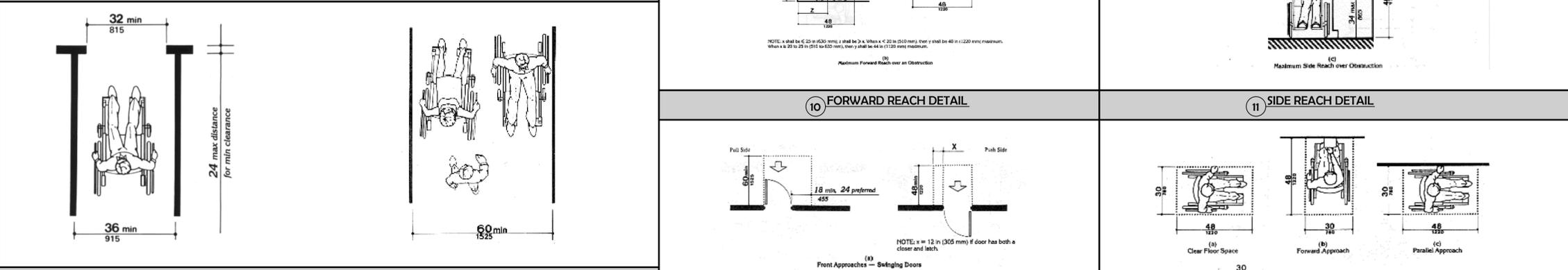
NOTE: THIS DRAWING REPRESENTS TYPICALLY ENCOUNTERED ITEMS. NOT ALL ITEMS SHOWN MAY OCCUR WITHIN THE SCOPE OF THIS PROJECT. REFER TO COMPLETE SPECIFICATION AND DRAWING DOCUMENTATION SET.



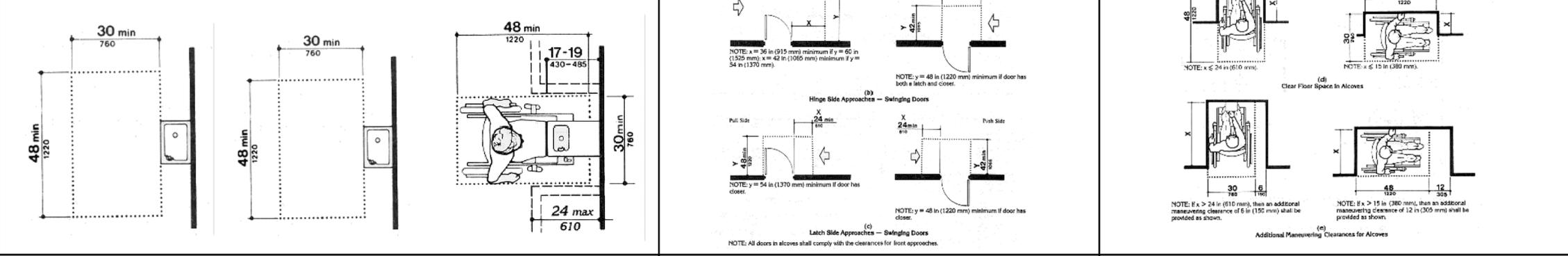
1 CAB CLEARANCE 2 CONTROL PANEL DTL'S 3 H.C. CLEARANCE (DOOR IN SERIES DETAIL) 4 FLARE / BUILT UP RAMP DETAIL 5 MAX. DOORWAY DEPTH DETAIL



6 T-SHAPE CLEARANCE 7 60'D TURNING CIRCLE 10 FORWARD REACH DETAIL 11 SIDE REACH DETAIL



8 SINGLE W.C. CORRIDOR CLEARANCE 9 DOUBLE W.C. CORRIDOR CLEARANCE 13 MANEUVERING CLEARANCE AT DOORS



12 WATER COOLER CLEARANCE DETAIL 14 MIN. CLEAR FLOOR SPACE W.C.

INTERIOR IMPROVEMENTS:
STERN LAB
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MIAMI, FL

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- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
CHECKED BY:
ARI SKLAR

A0.3

PROJECT #: 15-008

DATE: 10-14-15

MIAMI-DADE FIRE RESCUE DEPARTMENT - INSPECTION REPORT



FIRE PREVENTION DIVISION
9300 NW 41 STREET, MIAMI, FLORIDA 33178
PHONE 786.331.4800 FAX 786.331.4801



PERMIT # 03127-00149

Permit Type: Industrial Inspection Month: February
Billing Address:
DR STERN VISUAL
7352 NW 34TH ST MIAMI, FL 33122

Inspection Date: 01/22/2015
Inspector: VINNIE CILLI
Inspector phone: (786) 331-4863

RESULT: Inspected / N.O.V. (30)

DR STERN VISUAL
7350 - 7352 NW 34 ST
MIAMI, FL 33122

NOTICE OF VIOLATIONS AND ORDER TO CORRECT

The hazards noted are in violation of the Florida Fire Prevention Code and/or Miami-Dade County Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy. You are ordered to comply with the corrective measures within the time prescribed.

Please Note: A life safety permit required by County Code# 14-53 to operate within Miami-Dade County will be issued upon correction of all outstanding violations and payment of fees assessed. Failure to obtain the required Life Safety Permit will result in Enforcement Actions including fines, citations, liens and/or orders to cease and desist operation.

APPEALS

Any person that believes they were incorrectly issued a violation or that the violation cited is not applicable to their occupancy classification or believes aggrieved by any action or decision of this code may appeal to the Miami-Dade County Fire Prevention and Safety Appeals Board by filing a written notice within 15 days of receiving the Notice of Violation and Order to Correct. The appeal request must be submitted in writing to the Secretary of the Board. Information on filing an appeal can be obtained on the web at: <http://www.miamidade.gov/fire/request-appeal.asp> or by calling 786-331-4820. Filing of a written notice of appeal shall not stay the effect of any such action or decision which is the subject to the appeal. Code of Miami-Dade County, Part III, Chapter 14, Section 14-48

Viol	Inspection Date	Comply by Date	VIOLATION, CORRECTION & COMMENTS

Printed: 1/22/15 Please Note: A life safety permit will be issued upon compliance of outstanding violations and payment of fees assessed. One (1) re-inspection will be performed at no additional cost. All subsequent re-inspections will be billed at one-half the original permit fee amount. Page 1 of 3

INSPECTION REPORT PERMIT # 03127-00149 Page 2 of 3

Viol	Inspection Date	Comply by Date	VIOLATION, CORRECTION & COMMENTS
1	1/22/15	2/21/15	Violation: NFPA 101 40.3.1 Protection of Vertical Openings. Any vertical opening shall be protected in accordance with Section 8.6, unless otherwise permitted by one of the following: (1) In special-purpose industrial and high hazard industrial occupancies where unprotected vertical openings exist and are necessary to manufacturing operations, such openings shall be permitted beyond the specified limits, provided that every floor level has direct access to one or more enclosed stairs or other exits protected against obstruction by any fire or smoke in the open areas connected by the unprotected vertical openings. (2) Approved existing open stairs, existing open ramps, and existing escalators shall be permitted where connecting only two floor levels. (3) Approved, existing unprotected vertical openings in buildings with low or ordinary hazard contents that are protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1) shall be permitted, provided that the following conditions exist: (a) The vertical opening does not serve as a required exit. (b) All required exits consist of outside stairs in accordance with 7.2.2, smokeproof enclosures in accordance with 7.2.3, or horizontal exits in accordance with 7.2.4. (4) Vertical openings in accordance with 8.6.8.2 shall be permitted. Correction: Protect or enclose all vertical openings that do not meet special conditions in accordance with section 8.6. Approvals and building permits required. Comments: PROVIDE APPROVED PROTECTION OF VERTICAL OPENINGS-PLANS/PERMITS REQUIRED
2	1/22/15	2/21/15	Violation: NFPA 1 14.4.4 There shall be no storage above any component of the means of egress unless it is on a separate floor or mezzanine constructed in accordance with the Florida Building Code. Correction: Remove all storage above any component of the means of egress Comments: PROVIDE APPROVED PLANS/PERMITS FOR MEZZANINE
3	1/22/15	2/21/15	Violation: NFPA 101 42.2.5 Arrangement of Means of Egress. Means of egress, arranged in accordance with Section 7.5, shall not exceed that provided by Table 42.2.5. Arrangement of Means of Egress. Dead end corridors for new storage occupancies shall not exceed 20 ft (6.1m) Correction: Arrange means of egress in accordance with 42.2.5. All modifications to the building require approvals and building permit required. Comments: PROVIDE APPROVED EXITING FROM MEZZANINE-PLANS/PERMITS REQUIRED
4	1/22/15	2/21/15	Violation: NFPA 101 8.6.2 Continuity. Openings through floors shall be enclosed with fire barrier walls, shall be continuous from floor to floor, or floor to roof, and shall be protected as appropriate for the fire resistance rating of the barrier. Correction: Provide proper smoke barriers. Approvals and building permits required Comments:
5	1/22/15	2/21/15	Violation: NFPA 101 7.2.2.4.1.1 Stairs and ramps shall have handrails on both sides, unless otherwise permitted in 7.2.2.4.1.5 or 7.2.2.4.1.6. Correction: Provide Proper Handrails. Approvals and building permits required for any modifications, additions or changes to structure. Comments: PROVIDE APPROVED HANDRAILS-PLANS /PERMITS REQUIRED

Printed: 1/22/15 Please Note: A life safety permit will be issued upon compliance of outstanding violations and payment of fees assessed. One (1) re-inspection will be performed at no additional cost. All subsequent re-inspections will be billed at one-half the original permit fee amount. Page 2 of 3

INSPECTION REPORT PERMIT # 03127-00149 Page 3 of 3

Viol	Inspection Date	Comply by Date	VIOLATION, CORRECTION & COMMENTS
6	1/22/15	2/21/15	Violation: NFPA 101 7.2.2.1.1 Stairs used as a component in the means of egress shall conform to the general requirements of Section 7.1 and to the special requirements of 7.2.2, unless otherwise specified in 7.2.2.1.2. Correction: Failure to provide stairs used as a component in the means of egress that conform with the general requirements of Section 7.1 and with the special requirements of 7.2.2, unless otherwise specified in 7.2.2.1.2. Comments: PROVIDE APPROVED STAIRS-PLANS/PERMITS REQUIRED
7	1/22/15	2/21/15	Violation: NFPA 101 7.1.8 Guards. Guards in accordance with 7.2.2.4 shall be provided at the open sides of means of egress that exceed 30 in. (760 mm) above the floor or grade below. Correction: Provide guards at the open sides of means of egress that exceed 30 in. (760 mm) above the floor or grade below. Approvals and building permits required for any modifications, additions or changes to structure. Comments: PROVIDE APPROVED GUARDS-PLANS/PERMITS REQUIRED
8	1/22/15	2/21/15	Violation: NFPA 101 7.1.5.1 Means of egress shall be designed and maintained to provide headroom in accordance with other sections of this Code, and such headroom shall be not less than 7 ft 6 in. (2285 mm), with projections from the ceiling not less than 6 ft 8 in. (2030 mm) with a tolerance of -¼ in. (-19 mm), above the finished floor, unless otherwise specified by the following: (1) In existing buildings, the ceiling height shall be not less than 7 ft (2135 mm) from the floor, with projections from the ceiling not less than 6 ft 8 in. (2030 mm) nominal above the floor. (2) Headroom in industrial equipment access areas as provided in 40.2.5.2 shall be permitted. Correction: Provide headroom not less than 7 ft 6 in. (2285 mm), with projections from the ceiling not less than 6 ft 8 in. (2030 mm) nominal above the finished floor, unless otherwise specified in 7.1.5.1.1 and 7.1.5.1.2. Approvals and building permits required for any modifications, additions or changes to structure. Comments: PROVIDE APPROVED HEADROOM-7250 SIDE SECOND FLOOR OFFICES

Title: Business Owner
Name: LEE STERN

Printed: 1/22/15 Please Note: A life safety permit will be issued upon compliance of outstanding violations and payment of fees assessed. One (1) re-inspection will be performed at no additional cost. All subsequent re-inspections will be billed at one-half the original permit fee amount. Page 3 of 3

SKLARchitecture

2380 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.sklararchitect.com

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IB 0000894
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SEAL
ARI L SKLAR
LICENSE #AR1473

REVISIONS

2 04/27/16

INTERIOR IMPROVEMENTS :
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MIAMI, FL

- REVIEW SET
- PRELIMINARY
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- PERMIT SET
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- CONSTRUCTION SET

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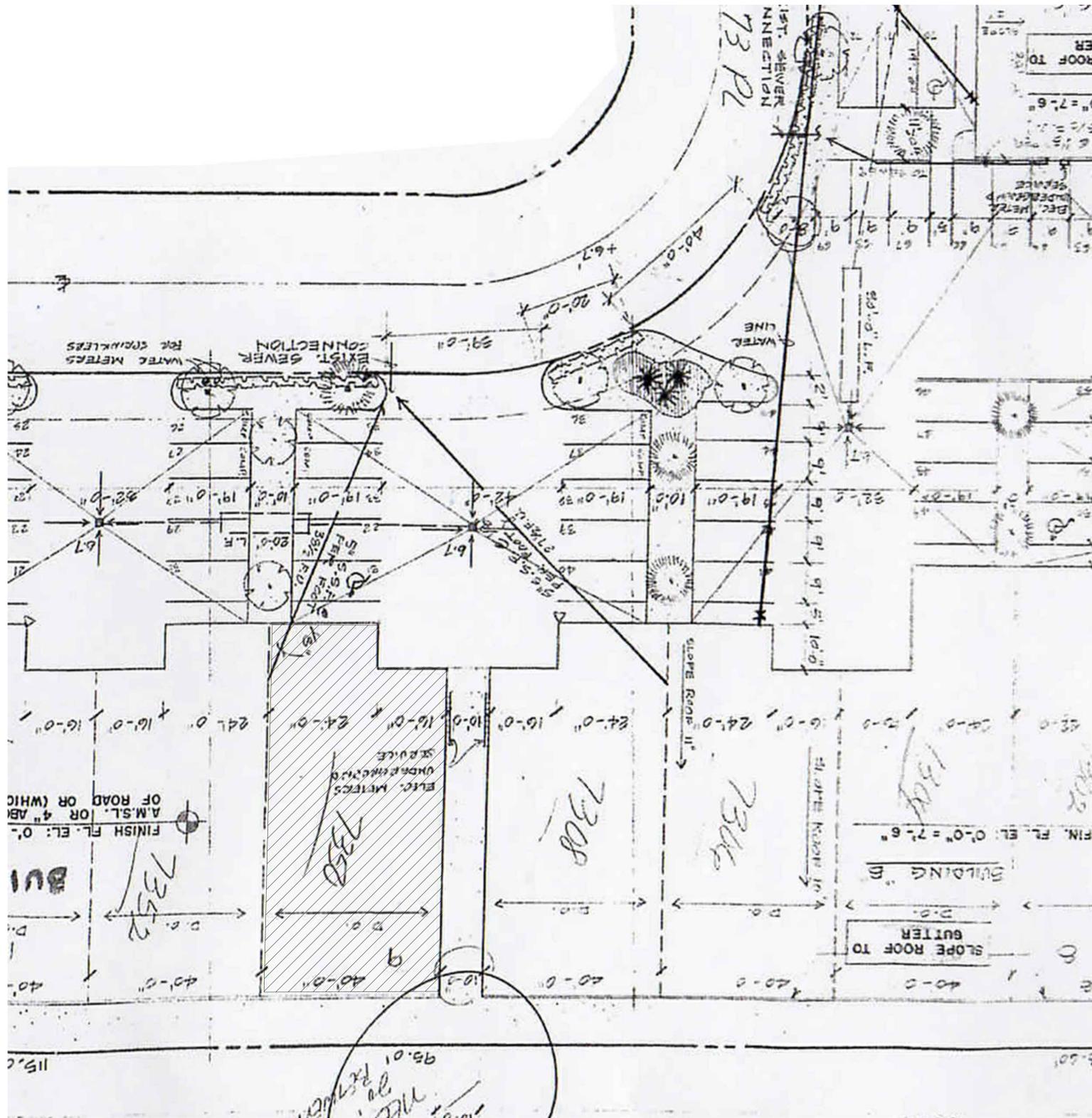
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ARI SKLAR

FIRE DEPARTMENT
NOTICE OF VIOLATION

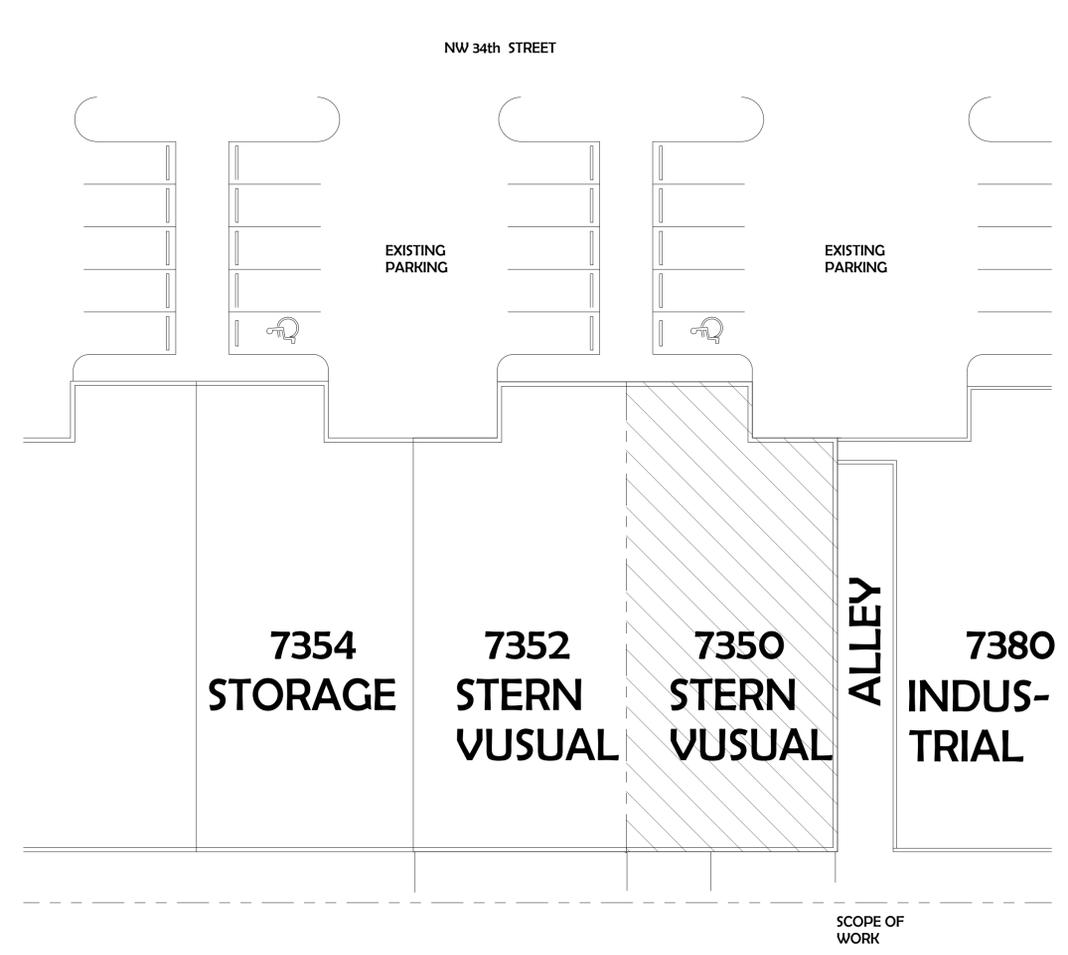
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PROJECT #: 15-008

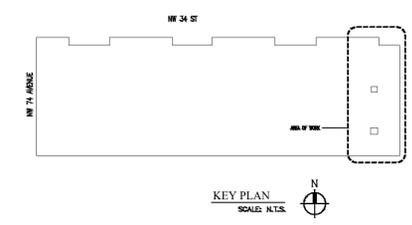
DATE : 10-14-15



1 SITE PLAN FROM MICROFILM
SCALE 3/32" = 1'-0"



2 SITE PLAN
SCALE 3/32" = 1'-0"



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SITE PLAN

A0.5

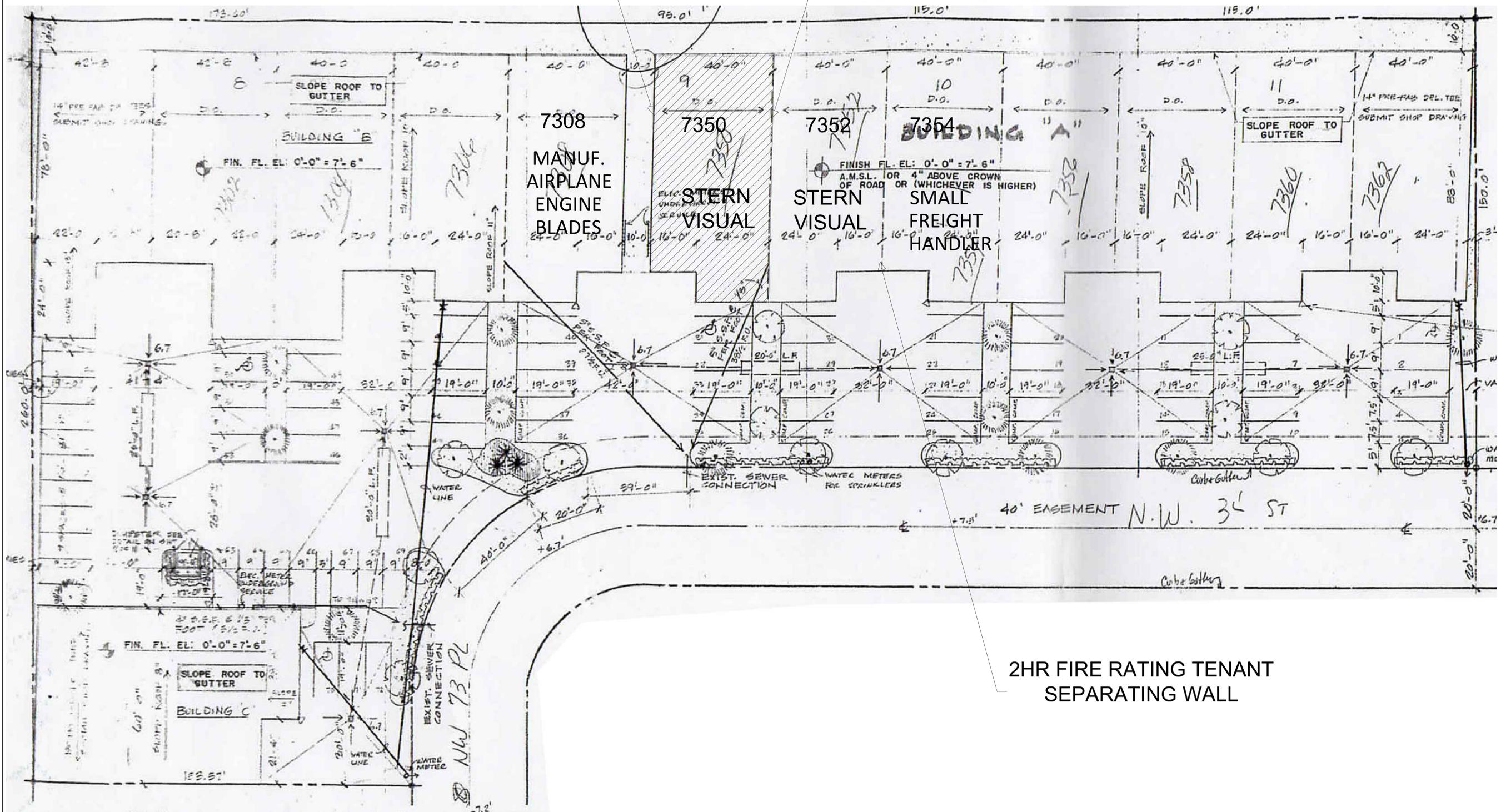
PROJECT #: 15-008

DATE: 10-14-15

2HR FIRE RATING ALLEY
SEPARATING WALL

2HR FIRE RATING TENANT
SEPARATING WALL

2HR FIRE RATING TENANT
SEPARATING WALL



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SITE PLAN - MICROFILM

A0.6

PROJECT #: 15-008

DATE: 10-14-15

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MICROFILM

A0.7

PROJECT #: 15-008

DATE: 10-14-15

STERN VISUAL 7350

SITE PLAN

LANDSCAPE NOTES

SITE DRAINAGE CALCULATIONS

ROOF DRAINAGE CALCULATIONS

INDEX OF DRAWINGS

DESIGN CRITERIA / PARKING CAL

LANDSCAPE LEGEND

LOCATION MAP

NOTES:

RECORDS CUSTOMER DATE

MAY 0 3 2016

CERTIFIED TRUE COPY OF THE ORIGINAL DOCUMENT ON FILE WITH MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

HVAC PLAN

AIR CONDITIONING DIAGRAM

TYPICAL WALL SECTION

REFLECTED CEILING PLAN

FLOOR PLAN

ELECTRICAL RISER

NOTES:

RECORDS CUSTOMER DATE

MAY 0 3 2016

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LIGHTING & HVAC PLAN

AIR CONDITIONING DIAGRAM

TYPICAL WALL SECTION

FLOOR PLAN

NOTES:

RECORDS CUSTOMER DATE

MAY 0 3 2016

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PARKING DETAILS

CONCRETE CURB DETAILS

PAVING DETAILS

CATCH BASIN AND DRAINFIELD DETAIL

FRENCH DRAIN DETAILS

RAMP AT WALKWAY

PIPE GUARD DETAIL

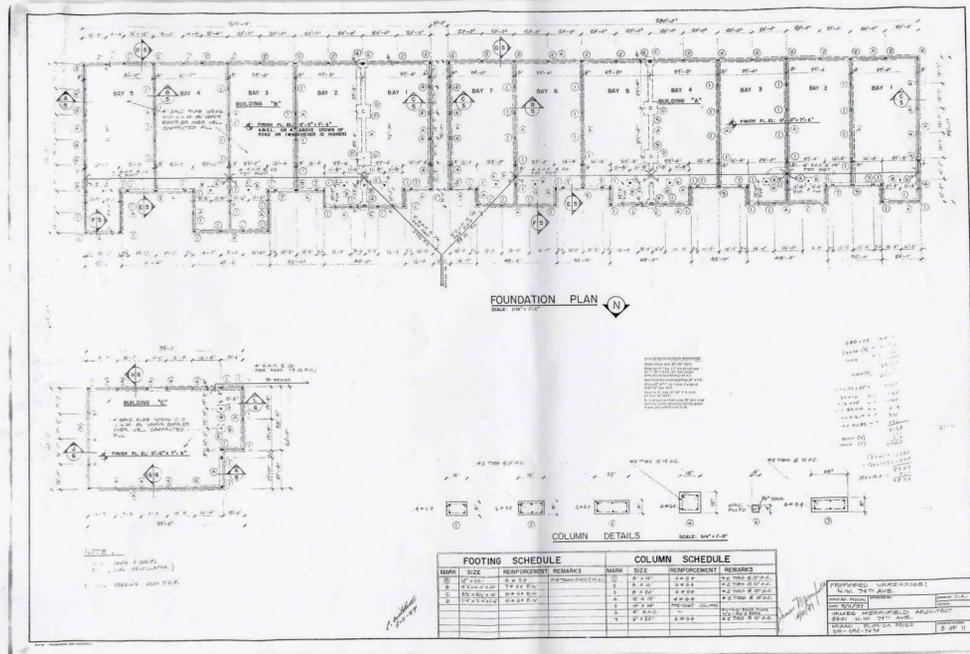
OTHER DETAILS

NOTES:

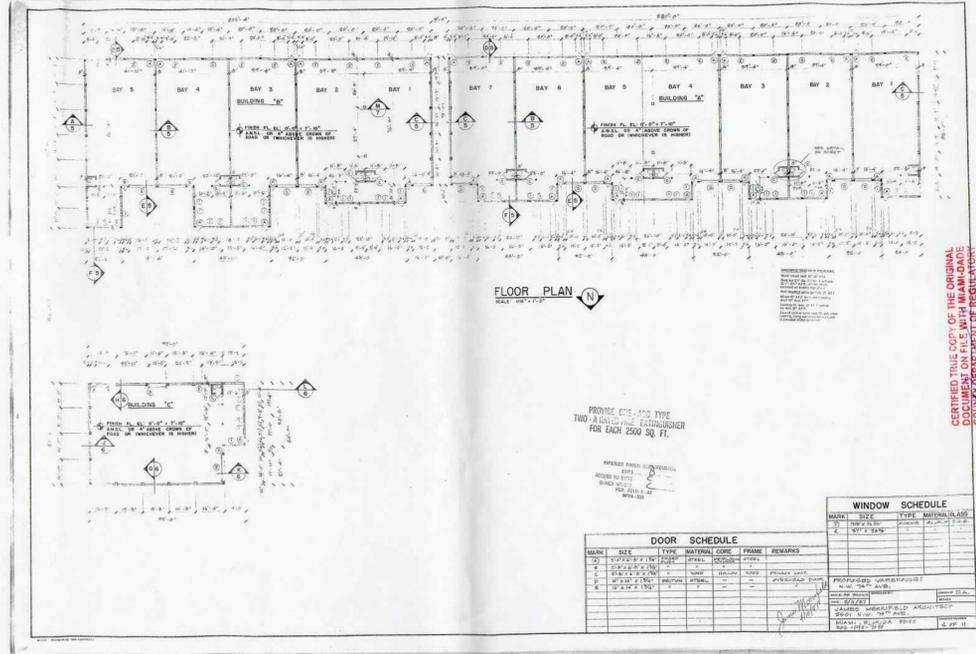
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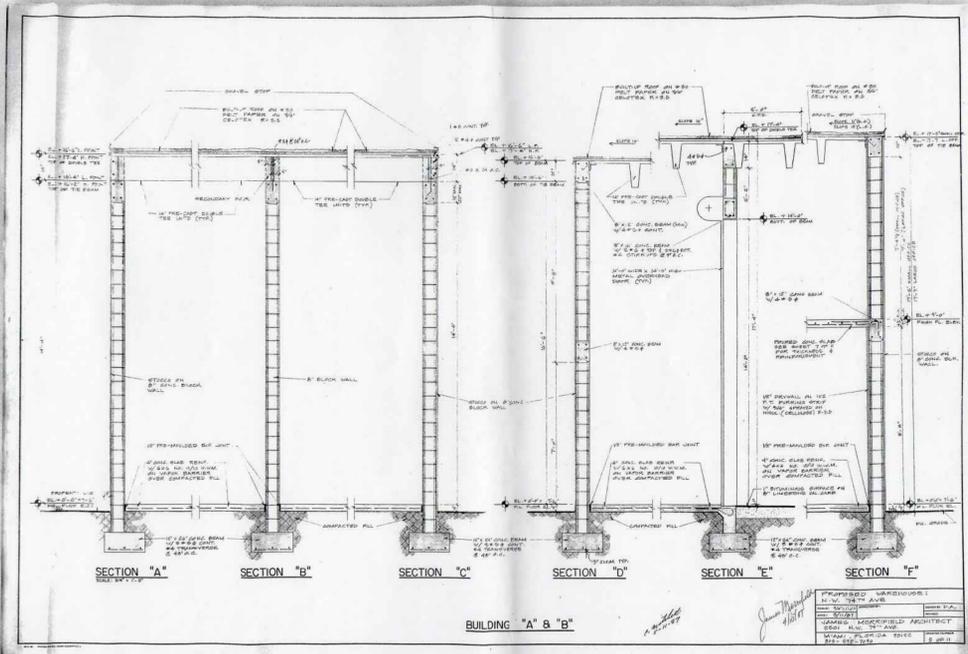
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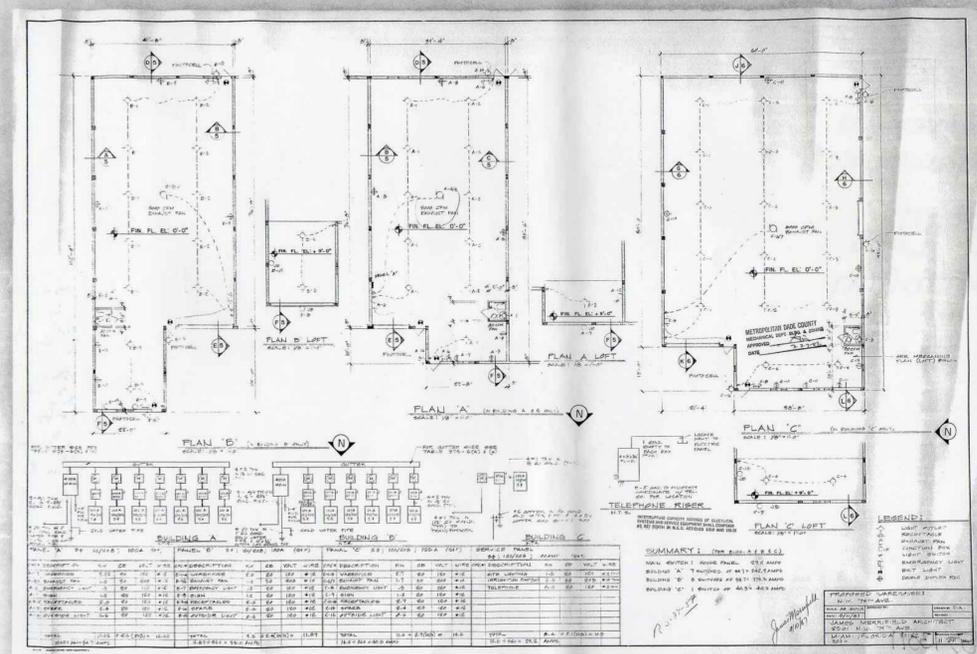
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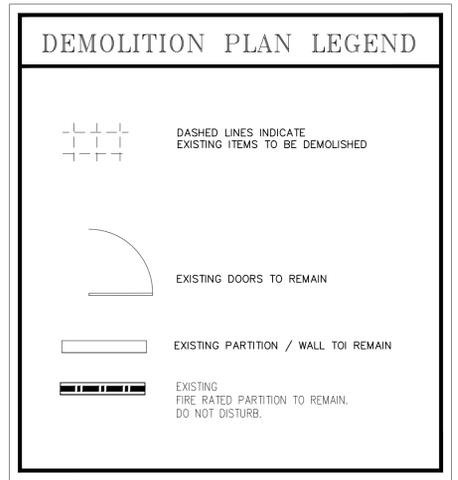
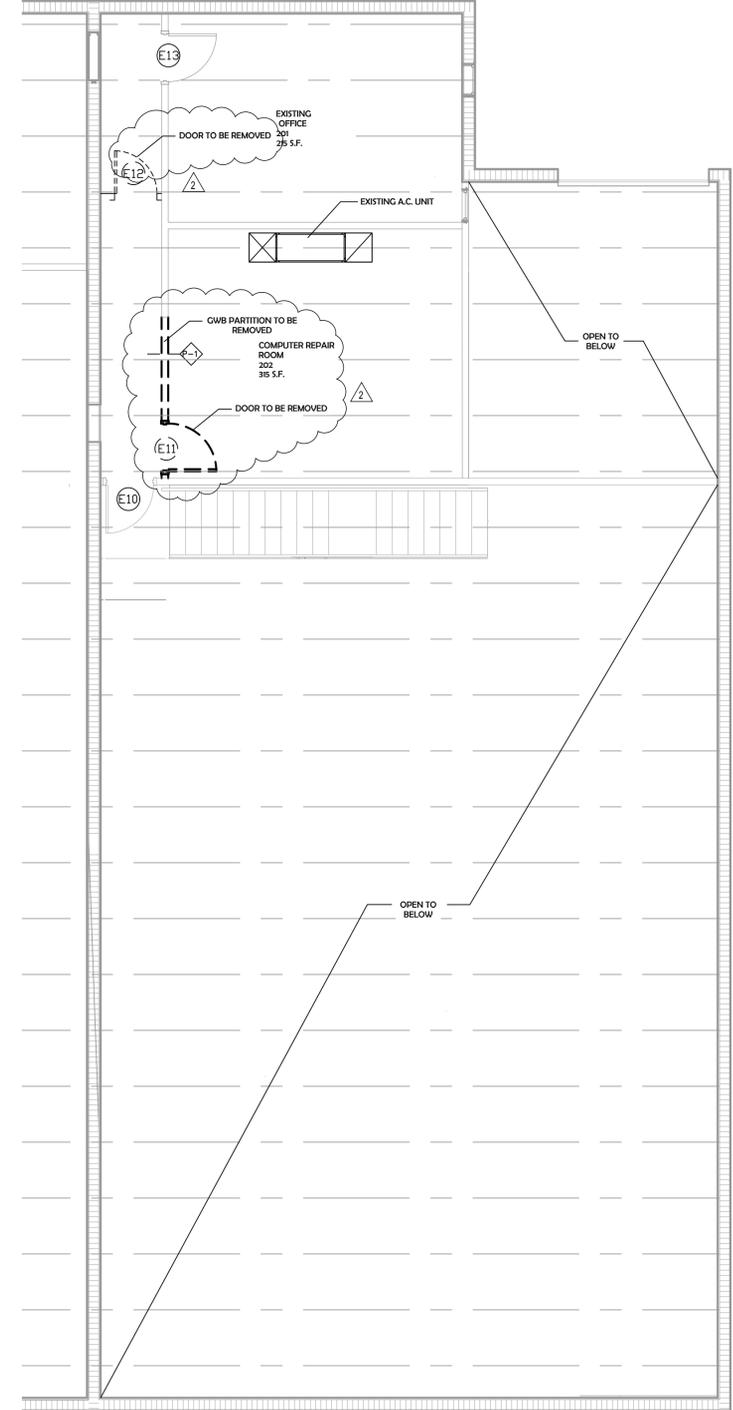
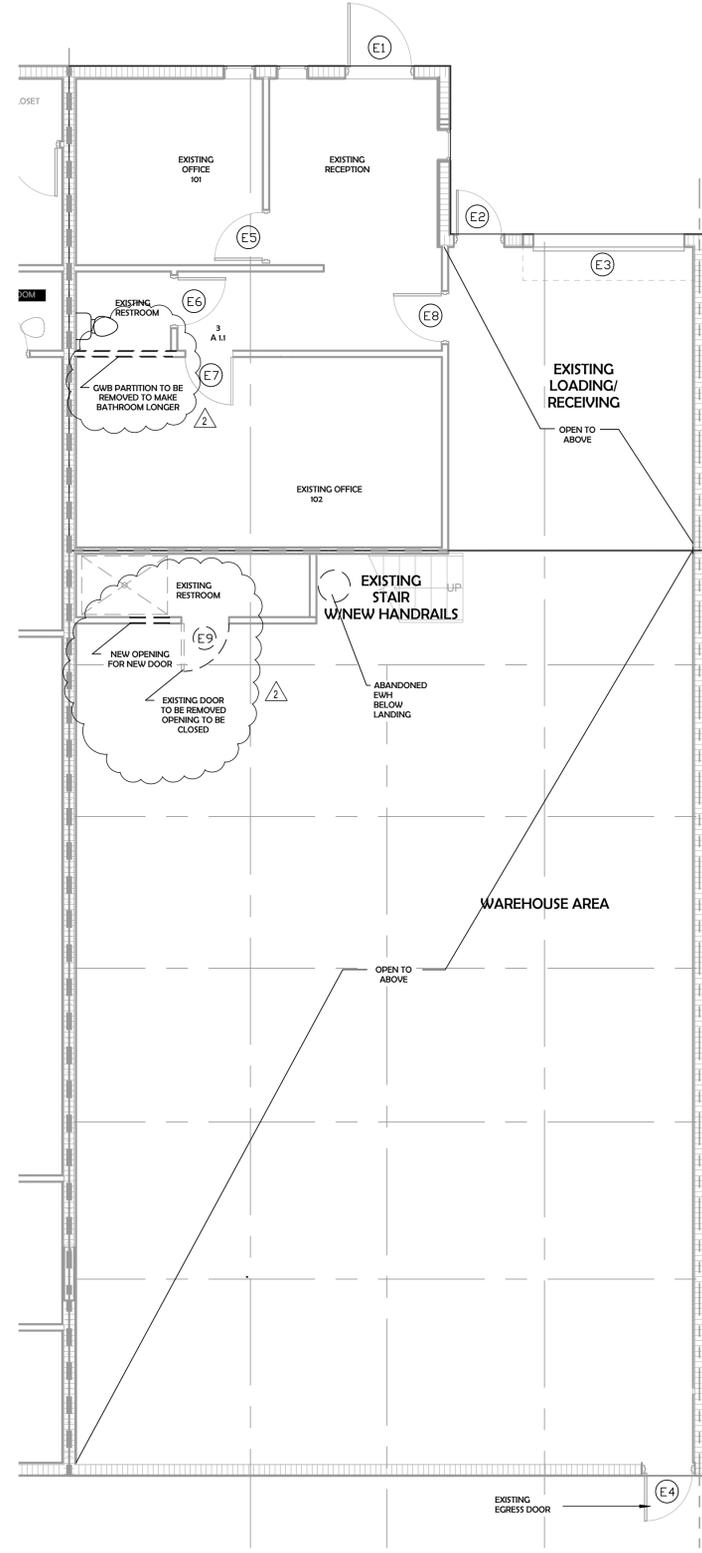
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CHECKED BY:
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MICROFILM

A0.8

PROJECT #: 15-008

DATE: 10-14-15



1 EXISTING / DEMO PLAN - FIRST FLOOR
SCALE 3/16"= 1'



2 EXISTING / DEMO PLAN - SECOND FLOOR
SCALE 3/16"= 1'



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- CONSTRUCTION SET

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 ARI SKLAR

PROPOSED 1ST & 2ND FLOOR PLAN

A1.1

PROJECT #: 15-008

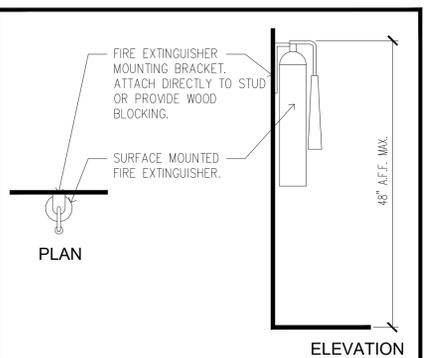
DATE: 10-14-15

WALL LEGEND

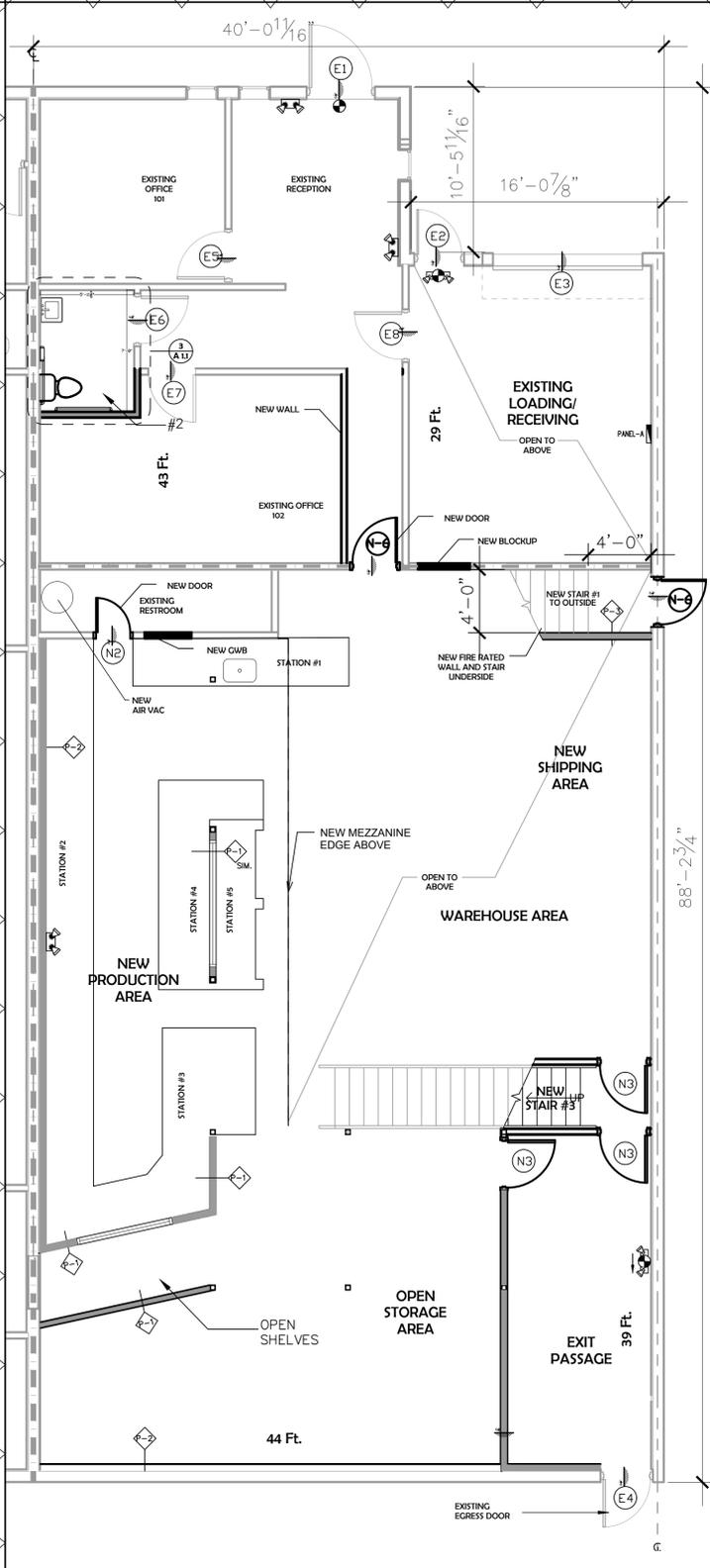
- EXISTING PARTITION / WALL TO REMAIN
- EXISTING PARTITION / WALL TO BE DEMOLISHED
- EXISTING FIRE RATED PARTITION. TO REMAIN. DO NOT DISTURB.
- NEW NON LOAD BEARING PARTITION
- DENOTES PARTITION TYPE -SEE SHEET A6
- DENOTES EXISTING DOORS TO REMAIN (NO WORK REQUIRED)
- DENOTES EXISTING DOOR TYPE PER DOOR SCHEDULE
- DENOTES EXISTING DOOR TO BE REMOVED
- PLAN / FINISH NOTES
- DENOTES SECTION / DETAIL
- DENOTES INTERIOR ELEVATION

SHELVING RACK		LEGEND
1	SHELVING RACKS	5'-9" L X 33 W.
2	SHELVING RACKS	5'-9" L X 33 W.
3	SHELVING RACKS	5'-9" L X 33 W.
4	SHELVING RACKS	5'-9" L X 33 W.
5	SHELVING RACKS	5'-9" L X 33 W.
6	SHELVING RACKS	5'-9" L X 33 W.
7	SHELVING RACKS	5'-9" L X 33 W.

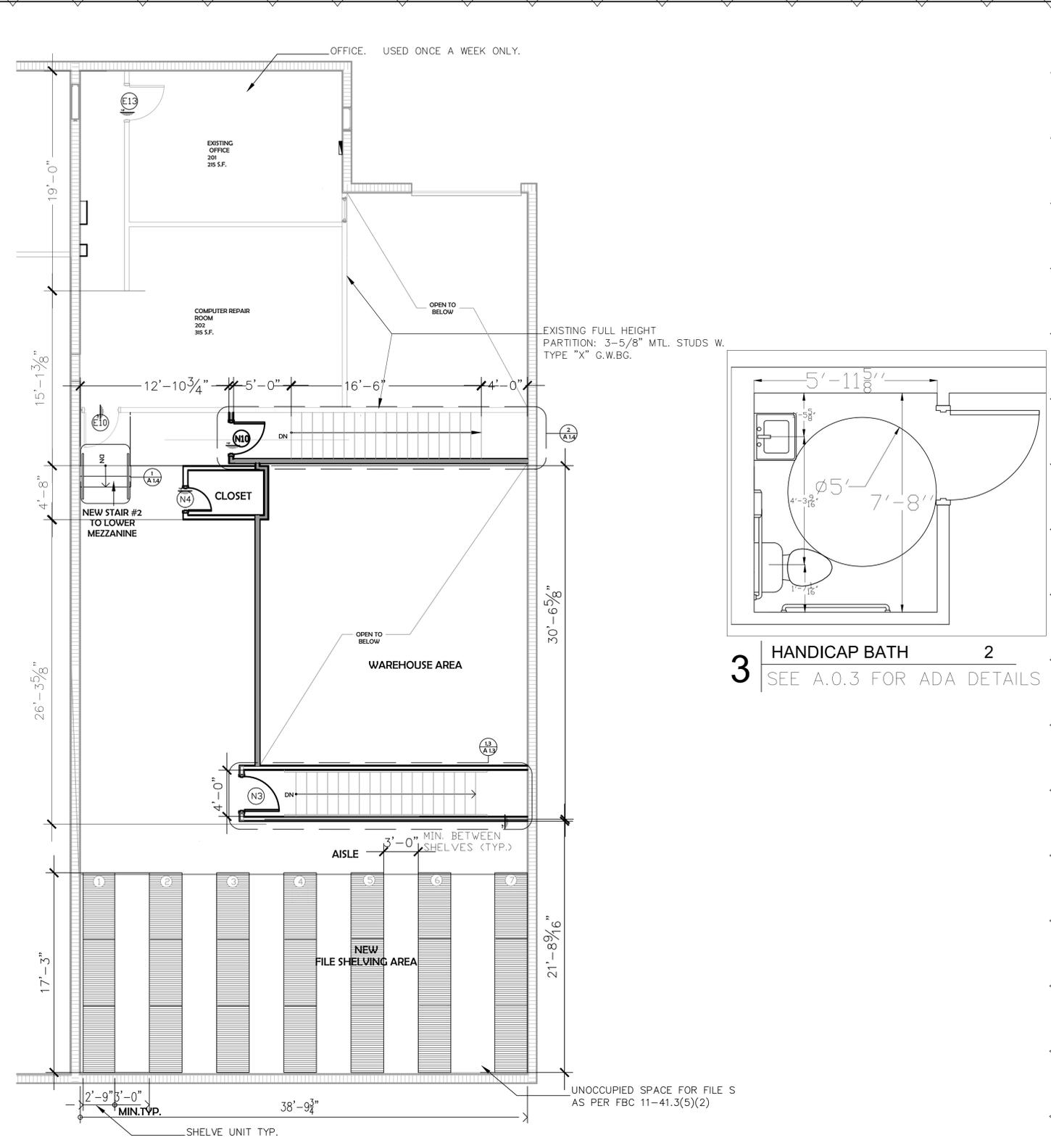
7 SHELVING RACKS X 17.25' = 120' SHELVING



WALL MOUNTED FIRE EXTINGUISHER DETAIL
 SCALE: NOT TO SCALE

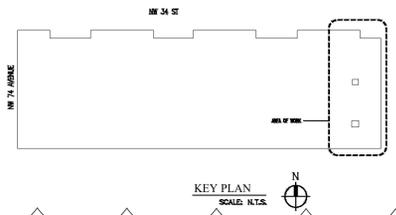


1 PROPOSED - FIRST FLOOR PLAN
 SCALE 3/16"=1'



2 PROPOSED - SECOND FLOOR PLAN
 SCALE 3/16"=1'

AREA CALCULATIONS	
1st FLOOR TOTAL	3,200 SF
2nd FLOOR/OPEN MEZZ	1,335 SF
2nd FLOOR EXISTING	684 SF
2nd FLOOR TOTAL	2,019 SF

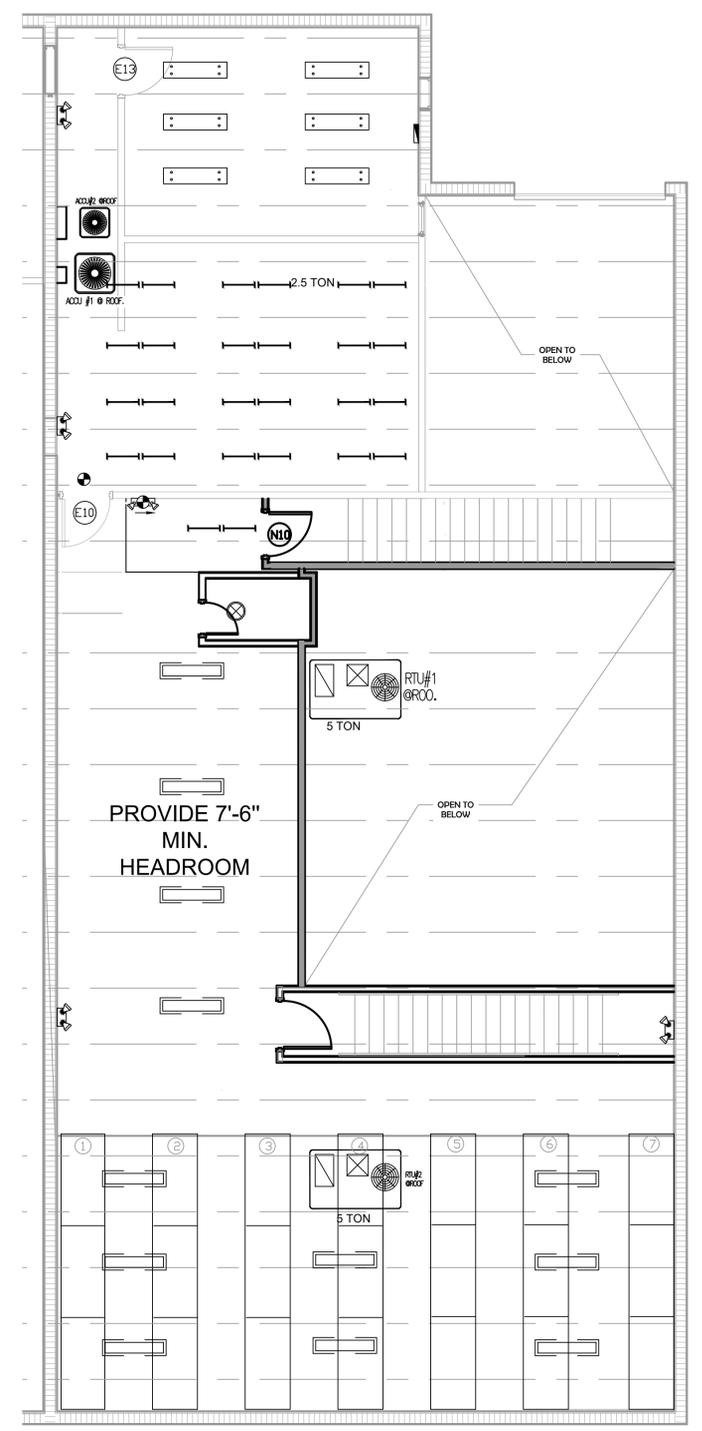
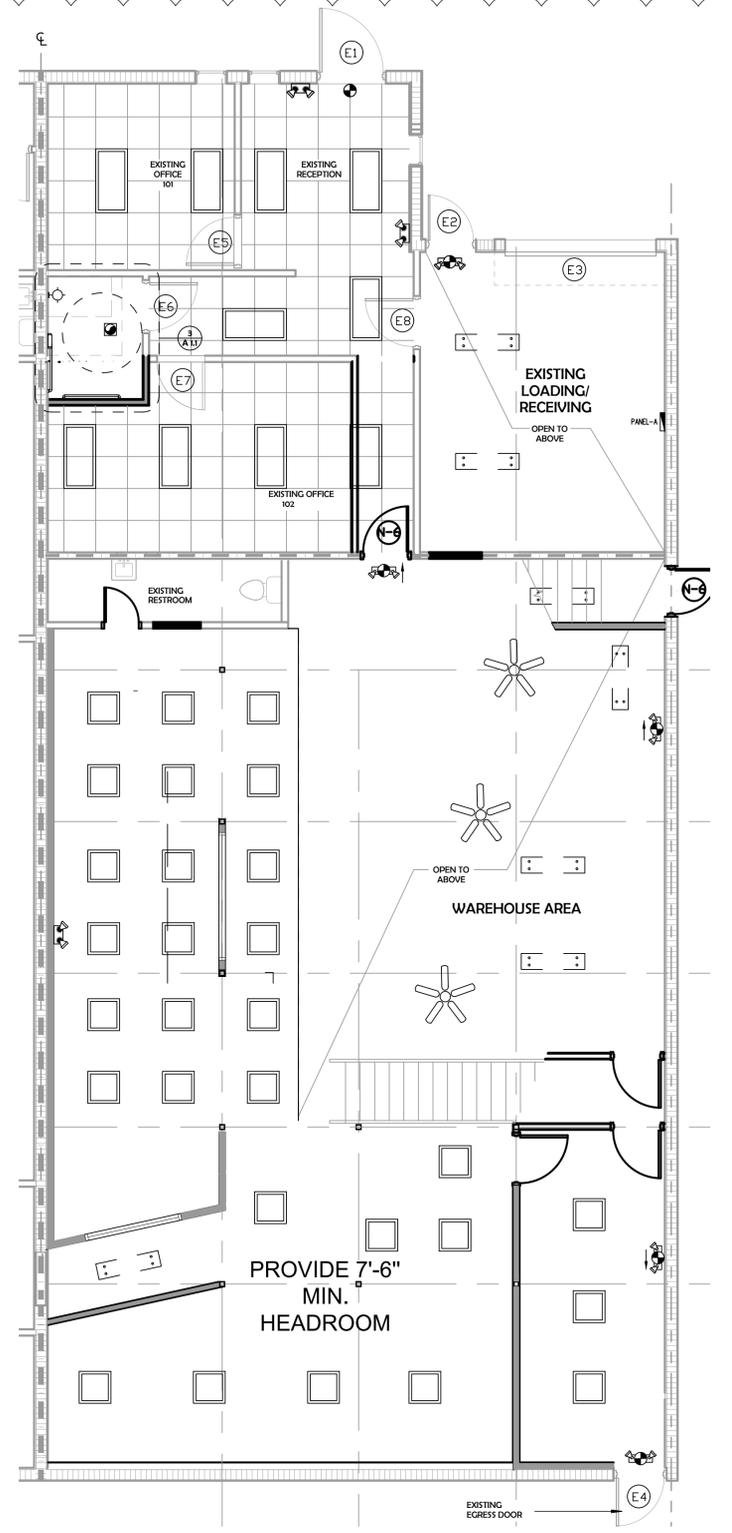


REFLECTED CEILING PLAN
LEGEND

- HAT FIXTURE
- PENDANT FIXTURE
- WALL MOUNTED FIXTURE
- COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK UP
- EMERGENCY LIGHT WITH BATTERY BACK UP
- EXIT LIGHT WITH BATTERY BACK UP
- DIRECTIONAL EXIT LIGHT WITH BATTERY BACK UP
- 2'x2' ACOUSTICAL CEILING TILE AND GRID PER FINISH SCHEDULE
- 4'x4' ACOUSTICAL CEILING TILE AND GRID PER FINISH SCHEDULE
- AIR SUPPLY DIFFUSER, SEE MECHANICAL FOR SPECIFICATIONS
- AIR RETURN GRILLE, SEE MECHANICAL FOR SPECIFICATIONS
- HATCH INDICATES CMB SOFFIT / CEILING
- DENOTES INTERIOR SECTION / DETAIL
- 2'x4 SURFACE MOUNTED LIGHTING FIXTURE
- 2'x2 SURFACE MOUNTED LIGHTING FIXTURE
- PENDANT LIGHTING FIXTURE
- SURFACE MOUNTED LIGHTING FIXTURE
- SURFACE MOUNTED LIGHTING FIXTURE

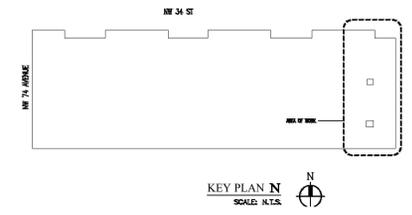
CEILING INSTALLATION SHALL COMPLY WITH FBC 803.9.1.1., ASTM C635 AND ASTM C636

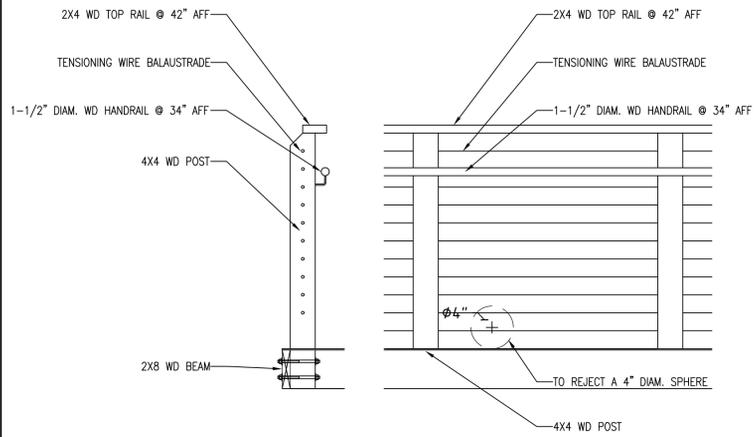
NOTE:
*ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.
*ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.



1 REFLECTED CEILING PLAN - FIRST FLOOR
SCALE 3/16" = 1'

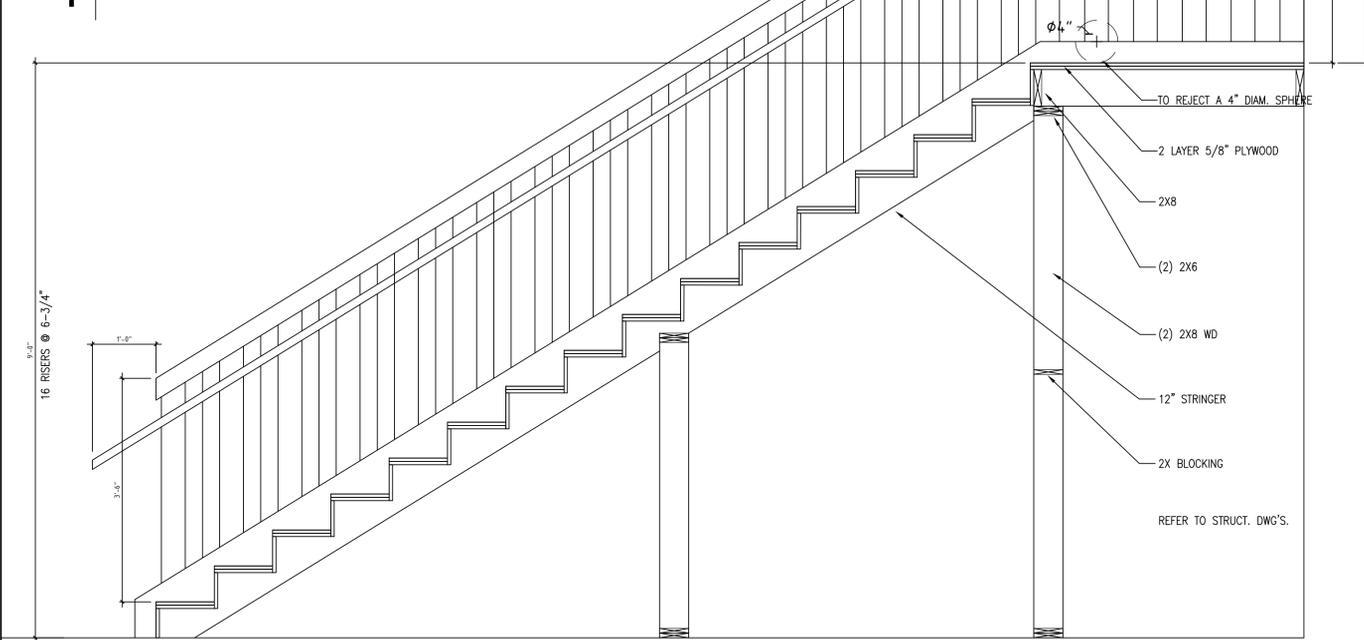
2 REFLECTED CEILING PLAN - SECOND FLOOR
SCALE 3/16" = 1'





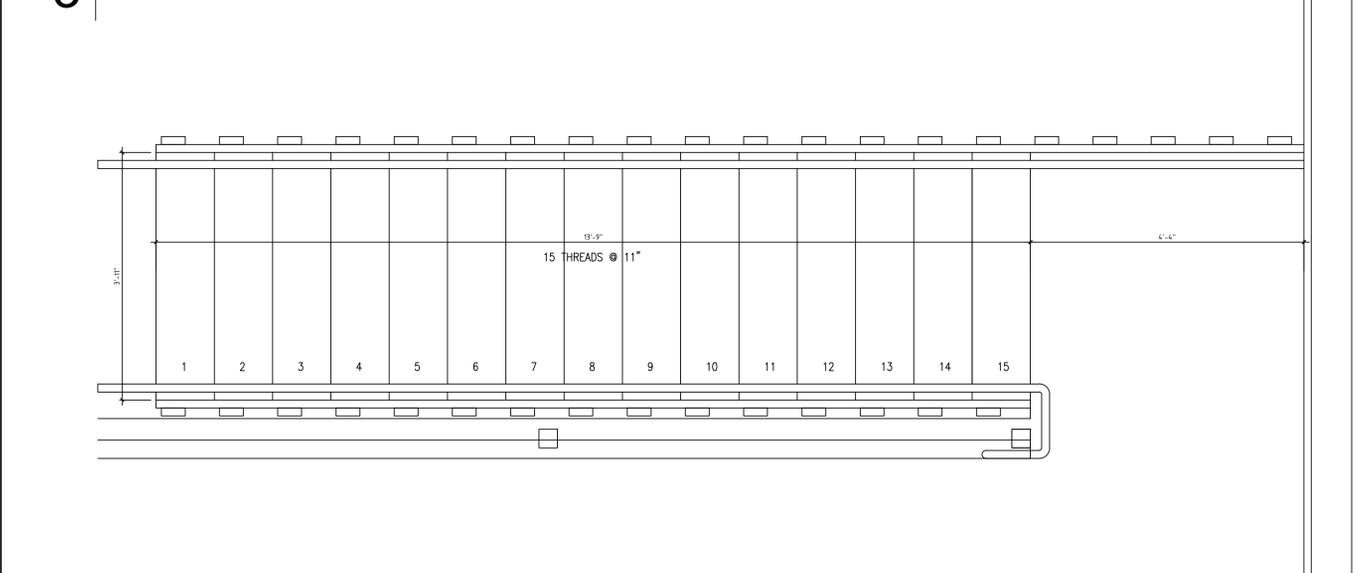
4 PROPOSED RAILING

SCALE 3/4" = 1'



3 PROPOSED STAIRWAYS - SECTION

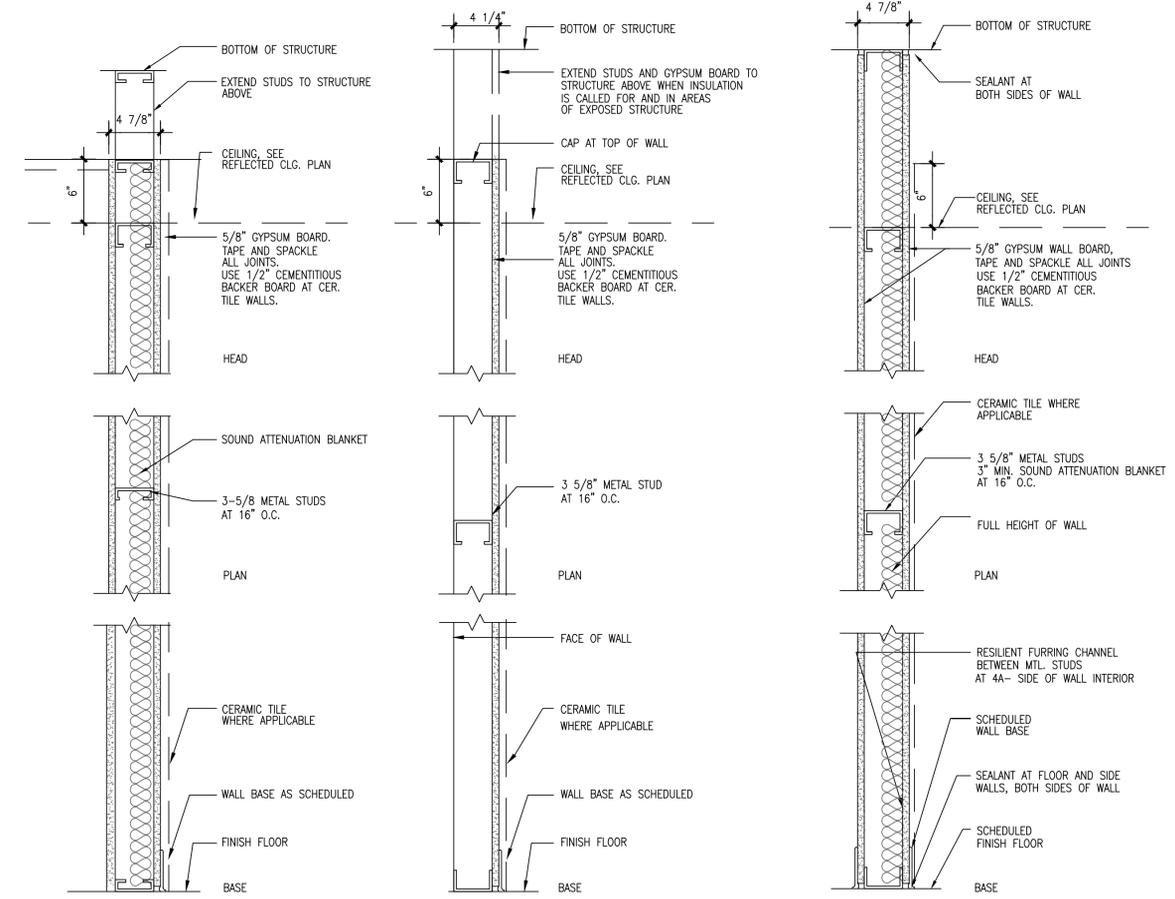
SCALE 3/4" = 1'



1 PROPOSED STAIRWAYS - FLOOR PLAN

SCALE 3/4" = 1'

1. PROVIDE FIRE RATED GYPSUM WALL BOARD ON ALL GYP. BOARD WALLS INDICATED TO BE FIRE RATED. LABEL ALL FIRE RATED AND SMOKESTOP PARTITIONS
2. ABOVE CEILING WITH PLAQUE OR STENCILED LETTERS READING: "FIRE AND SMOKE BARRIER: SEAL AND PROTECT ALL OPENINGS" SIGN MUST BE PLACED ON BOTH SIDES OF WALLS.
3. PROVIDE CONTINUOUS FIRE RATED SEALANT AT THE PERIMETERS OF ALL SMOKE TIGHT, FIRE RATED WALLS AND CHASES INCLUDING THE TOP, BOTTOM AND SIDE EDGES OF GYPSUM BOARD OF WALL.
4. SOUND-RATED PARTITIONS: SEAL AIR TIGHT AT FLOOR, SIDE WALLS AND ROOF ON BOTH SIDES OF WALL WITH A NON-HARDENING ACOUSTICAL SEALANT.
5. SLEEVE PENETRATIONS AT FIRE RATED AND ACOUSTICAL WALLS, SHALL BE PROVIDE WITH FIRESTOPPING, AND SEALANT.
6. IF GYPSUM BD. IS DOUBLED, ALL JOINTS MUST BE STAGGERED AND SEALED.
7. OUTLETS OR OTHER WALL PENETRATIONS IN FIRE RATED OR ACOUSTICAL WALLS SHALL MAINTAIN A MIN. OF ONE STUD SEPARATION WHEN ON OPPOSITE SIDES.
8. PROVIDE CEMENT BACKER BOARD AT ALL WET AREAS SUCH AS TOILETS, JANITOR CLOSETS, LOCKER ROOMS, KITCHEN, ETC.
9. PROVIDE WALL REINFORCEMENT WHERE REQUIRED BY CASEWORK, EQUIPMENT OR FIXTURE.
10. PROVIDE BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, TOILET PARTITIONS, DOOR STOPS, DOOR BUMPERS, WALL RAILS, HANDRAILS, ETC.
11. FOR EXTERIOR WALL DETAILS SEE WALL SECTIONS
12. REFER TO WALL SECTIONS, ELEVATIONS, DETAILS, ETC., FOR ADDITIONAL INFORMATION REGARDING INTERIOR PARTITIONS
13. PROVIDE CERAMIC TILE TO A FULL HEIGHT WALL IN ALL LOCKERS, DRESSING ROOMS, SHOWERS, DRINKING FOUNTAINS, PULPER, DRYING AREAS, INDIVIDUAL TOILETS, KITCHEN AREA. REFER TO FINISH TAG ON FLOOR PLAN ONLY AT STUDENT OCCUPIED AREAS AND CORRIDORS. ALL GROUP TOILETS ARE FULL HEIGHT CERAMIC TILE. FOR ANY OTHER SPACE.
14. WHEN TWO OR MORE WALL TYPES ARE INDICATED ON THE PLANS FOR THE SAME WALL THIS ASSEMBLY BECOMES A COMPOSITE WALL. CONTRACTOR SHALL DELETE THE FINISHES SPECIFIED ON THE INDIVIDUAL TYPES THAT WILL BE COVERED WORK.
15. FOR PLASTER THICKNESS AND NUMBER OF COATS REFER TO TECH-SPEC 09220.
16. PROVIDE HIGH DENSITY IMPACT RESISTANT WALL BOARD
17. PROVIDE 1/16" VENEER PLASTER FINISH AT INTERIOR CORRIDOR WALLS.



- P-1 FIRE RATING REQUIREMENTS:
(-) NO FIRE RATING REQUIRED
- P-2 FIRE RATING REQUIREMENTS:
(-) NO FIRE RATING REQUIRED
EXTEND STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE
- P-3 FIRE RATING REQUIREMENTS:
(1) 1 HR. FIRE RATED PER UL DESIGN U465

2 WALL TYPES

NTS

INTERIOR IMPROVEMENTS:
STERN LAB
7350 NW 34 TH STREET,
MIAMI, FL

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

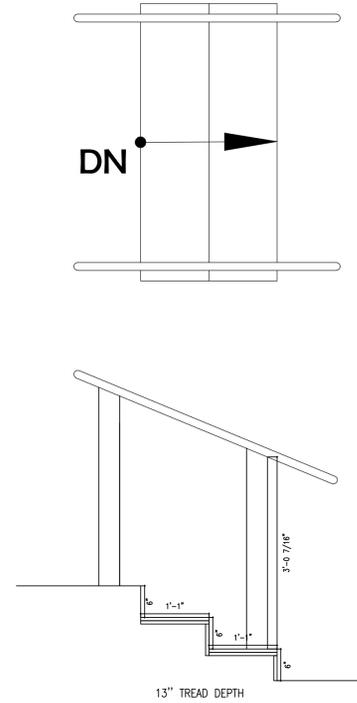
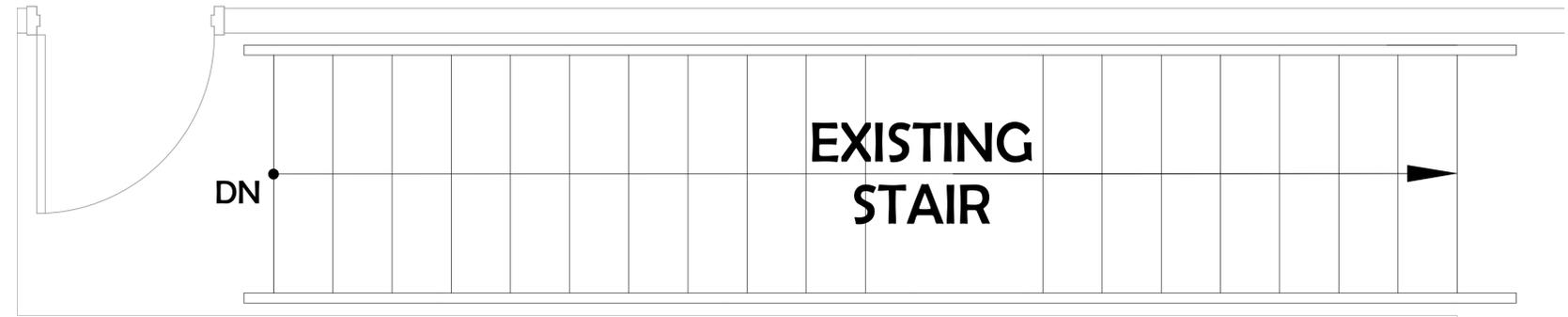
DRAWN BY:
CHECKED BY:
ARI SKLAR

STAIRS WALL TYPES & RAILING

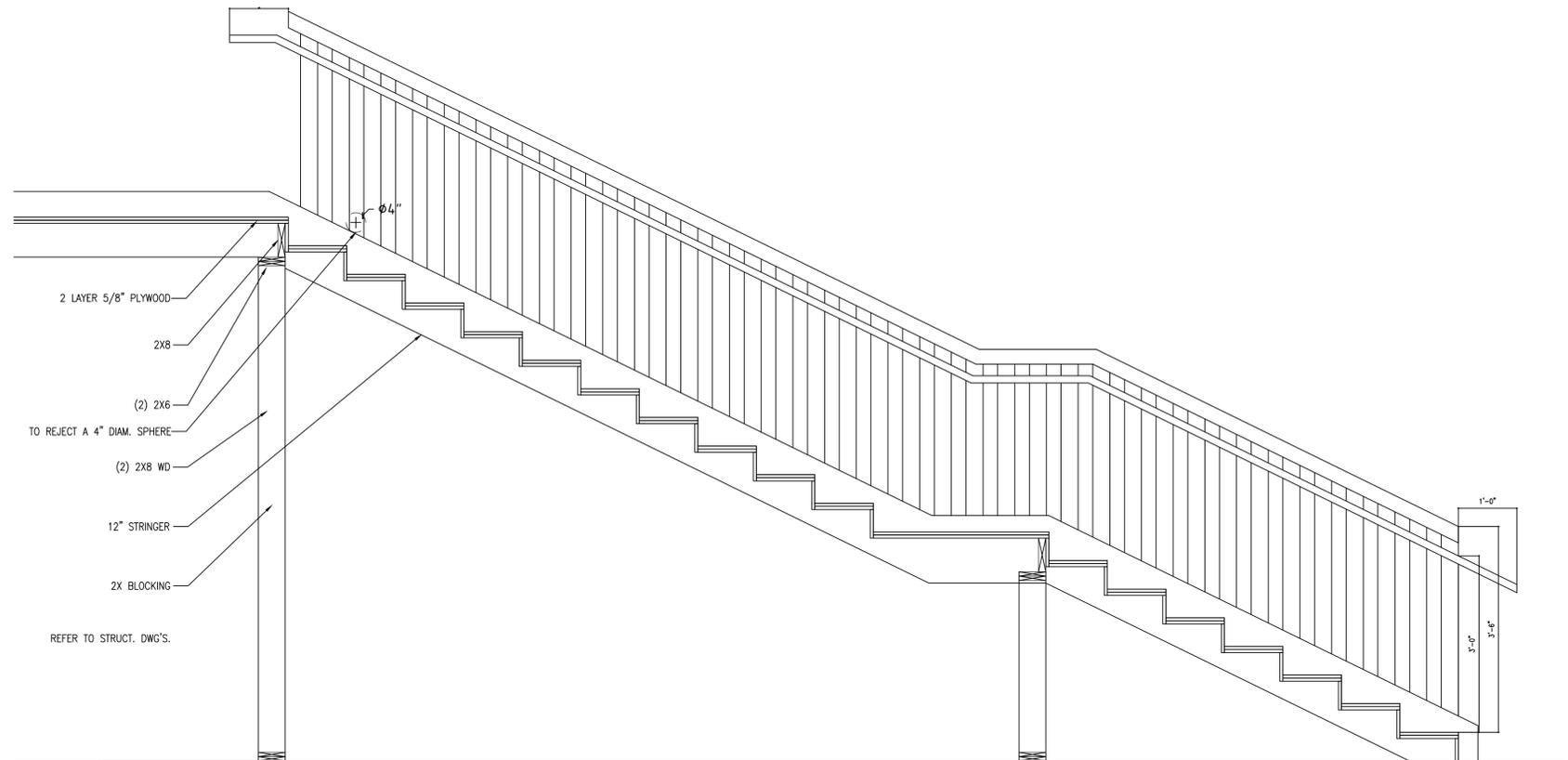
A1.3

PROJECT #: 15-008

DATE: 10-14-15



1 NEW STAIR - PLAN AND SECTION
SCALE 3/4"= 1'



2 EXISTING STAIR- PLAN AND SECTION
SCALE 3/4"= 1'

INTERIOR IMPROVEMENTS:
STERN LAB
7350 NW 34 TH STREET,
MIAMI, FL

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:

CHECKED BY:
ARI SKLAR

STAIR DETAILS

A1.4

PROJECT #: 15-008

DATE: 10-14-15

INTERIOR FINISH CLASSIFICATION LIMITS (NFPA 101, TABLE A.10.2.2)

	WALLS & CEILINGS	FLOORS
EXITS	CLASS A OR B	ANY
EXIT ACCESS CORRIDORS	CLASS A, B, OR C	ANY
OTHER SPACES	CLASS A, B, OR C	ANY

- USE - BUSINESS AND INDUSTRIAL (SHADING OF PRE-MANUF. LENSES INTO EYE GLASS FRAMES).
- CLASS A INTERIOR WALL & CEILING FINISH - FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
- CLASS B INTERIOR WALL & CEILING FINISH - FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
- CLASS C INTERIOR WALL & CEILING FINISH - FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450
- CLASS I INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT LESS THAN 0.45 W / SQ CM
- CLASS II INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX, NOT MORE THAN 0.22 W / SQ CM, BUT LESS THAN 0.22 W / SQ CM

TRAVEL DISTANCES (MAX PROVIDED)

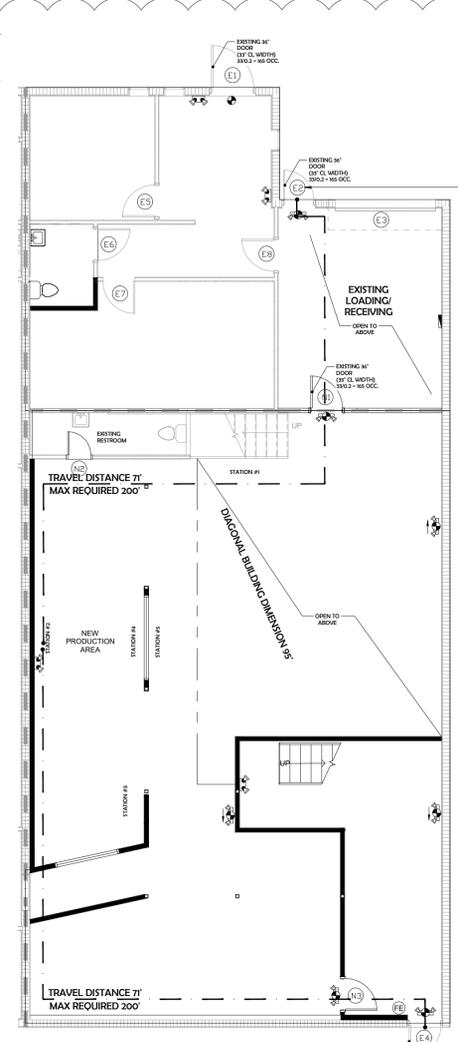
	REQUIRED	PROVIDED
GROUND FLOOR TRAVEL DISTANCE (39.2.5.3.3)	200'	71'-0"
SECOND FLOOR TRAVEL DISTANCE (39.2.6.2)	200'	105'-0"
NUMBER OF EXITS (39.2.4)		
GROUND FLOOR EXITS	2	3

- EXIT REQUIREMENTS**
- EGRESS REQUIREMENTS SHALL COMPLY WITH NFPA 101 CHAPTER 7 SECTION 7-21 & 39-22.2
 - ALL HARDWARE SHALL COMPLY W/ 101-7.2.1.5 REQUIREMENTS.
 - ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE NOT REQUIRING THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE.
- * SHOWN PATH IN PLANS INDICATES WORSE CASE SCENARIO.

REMOINENT REQUIREMENTS (per NFPA 101, 7.5.1.3)

UNSPRINKLERED (NFPA 101, 7.5.1.3.3)			
DIAGONAL OVERALL BUILDING DIMENSION	X 1/2	MIN. REQUIRED DISTANCE BETWEEN DOORS	
95'-0"	X 1/2	= 47'-6" MIN.	
EXIT	MIN. REQUIRED	PROVIDED	
EXISTING DOOR #2	47'-6"	78'-0" to nearest exit	DOOR MEETS REQUIREMENT
EXISTING DOOR #4	47'-6"	78'-0" to nearest exit	DOOR MEETS REQUIREMENT

*DISTANCE BETWEEN SECONDARY DOOR ALSO MEET THE REMOINENT REQUIREMENTS, AS PER NFPA 101, 7.5.1.3.3 THEY ARE LOCATED AT MORE THAN ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE AREA SERVED, AND AS PER NFPA 101, 7.5.1.3.4 AT LEAST 2 EXITS SHALL BE ARRANGED TO COMPLY WITH THE MINIMUM REMOINENT SEPARATION REQUIREMENT.



EGRESS DOOR PER NFPA 2007 SECTION 7.2.1.1
32 PEOPLE 1ST FLOOR
DOOR WIDTH (1) 36" DOOR CLEAR 33" / 2 = 165 PEOPLE
EGRESS DOOR MEETS CAPACITY

EGRESS DOOR PER NFPA 2007 SECTION 7.2.1.1
32 PEOPLE 1ST FLOOR
DOOR WIDTH (1) 36" DOOR CLEAR 33" / 2 = 165 PEOPLE
EGRESS DOOR MEETS CAPACITY

1 GROUND FLOOR
3/32" = 1'-0"

2 SECOND FLOOR
3/32" = 1'-0"

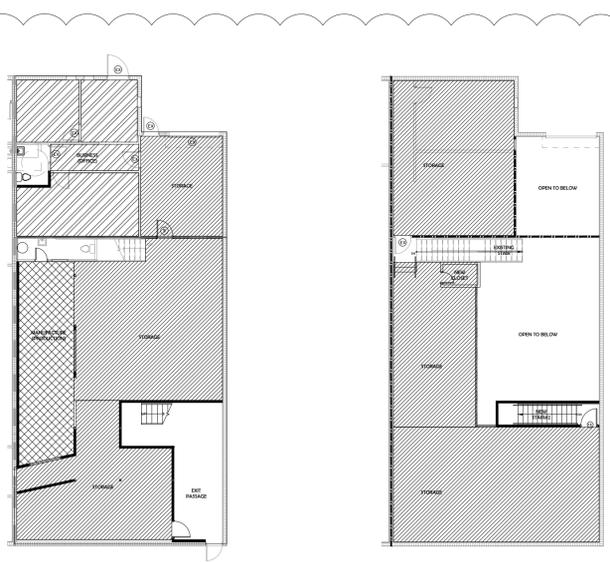
LIFE SAFETY NOTES & WORK PROCEDURE PROGRESS NOTES

- NOTE:**
- ALL LIFE SAFETY SYSTEMS AND EGRESS SHALL BE MAINTAINED IN FULL WORKING ORDER DURING CONSTRUCTION. CONTRACTORS SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FFPC.
 - BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. WORK PROCEDURE AND PROGRESS MUST COMPLY WITH: NFPA 101.4.6.11.1, NFPA 101.1.16.4.7.1 AND NFPA 241.
 - AT NO TIME SHALL WORK PROGRESS INCLUDE WORK WHICH COMPROMISES EGRESS IN BOTH DIRECTIONS. ANY WORK INVOLVING IMPEDIMENT TO EGRESS SHALL REQUIRE SIGNAGE BY CONTRACTOR INDICATING CLEAR ACCESS TO SAFE EGRESS. THIS PROCEDURE MUST BE MAINTAINED AND FOLLOWED DURING DURATION OF CONSTRUCTION.
 - ALL WORK THAT DOES NOT RESTORE LIFE SAFETY REQUIREMENTS INCLUDING F/A, F/S FUNCTIONS, FIRE RATING OF WALLS OR DOORS CAN ONLY BE ACCOMPLISHED DURING THAT WORK PERIOD AND MUST BE RE-ESTABLISHED DURING A WORK BREAK OR COMPLETION OF THE WORK FOR THAT SECTION OR DAY.
 - PROVIDE CONSTRUCTION SCHEDULE TO ARCHITECT WITH CLEAR INSTRUCTIONS INDICATING ABOVE EGRESS MAINTENANCE COMPLIANCE.
 - A PRE-CONSTRUCTION MEETING WITH ARCHITECT REQUIRED.

LIFE SAFETY LEGEND

- COMMON PATH OF TRAVEL/ TRAVEL DISTANCE
- NEW 1 HR TENANT PARTITION
- NUMBER OF EGRESS OCCUPANTS
- EXISTING WALL/PARTITION
- EXISTING 1HR FIRE RATED WALL
- EXISTING CMU WALL
- FIRE EXTINGUISHER
- EXIT SIGN
- EMERGENCY LIGHT
- SMOKE DETECTOR

PROVIDE & INSTALL ONE CERTIFIED
2A-10BC FIRE EXTINGUISHER
for each 3000 sq. ft. and with a maximum travel distance to reach of 75'.
Top not to exceed 5' above the floor



OCCUPANCY LOAD TABULATION TYPE III-B NON SPRINKLERED(14.8.1.2, NFPA 2012)

NAME	OCCUPANCY TYPE	OCCUPANT LOAD FACTOR	AREA	PERSONS
INDUSTRIAL	GROUP F-1	100	387	3.87
BUSINESS	GROUP B	100	1,052	10.52
STORAGE	GROUP S-2	500	3,382	6.76
BATHROOMS	NONE	0	110	0
TOTAL				21.15