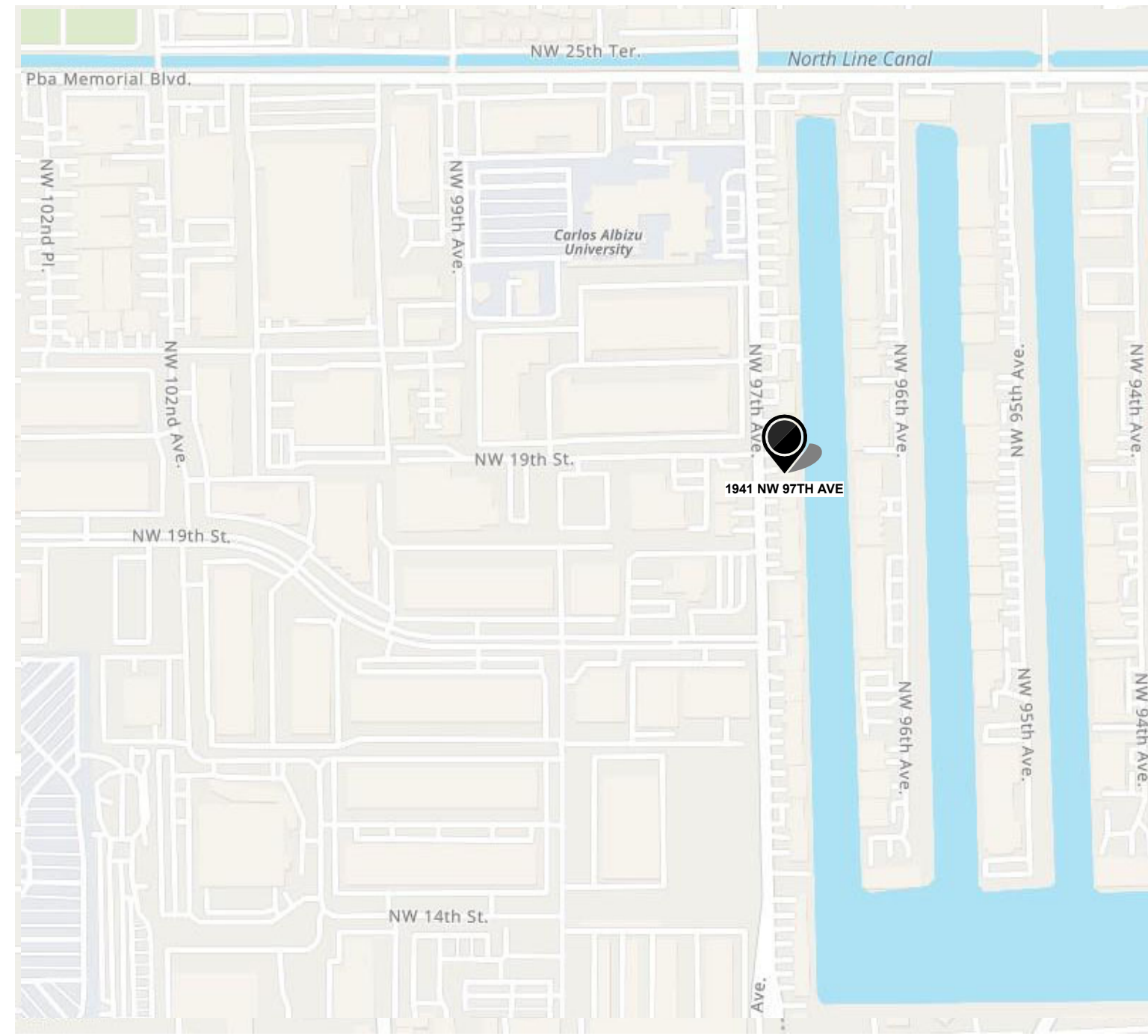


ALTERATIONS TO AN EXISTING WAREHOUSE BUILDING FOR: 1943 NW 97TH AVENUE

DORAL, FL 33172

PROJECT LOCATION



PROJECT ADDRESS: 1941 NW 97TH AVENUE, MIAMI, FLORIDA 33172
FOLIO #: 35-3033-009-0120
LEGAL DESCRIPTION: LAGO INDUSTRIAL
 PB 114-75
 LOT 11 BLK 1
 LOT SIZE 22720 GROSS SQ FT
 OR 14428-535 1189 4
 F/A/U 30-3033-009-0120

PROJECT DIRECTORY

OWNER	GENEROSO REAL ESTATE LLC 13400 SW 70TH AVENUE PINECREST, FL 33156 305.381.6456 NICOLAS PALAZZO
ARCHITECT	DAFA DESIGN LLC 680 NE 64TH STREET SUITE PHA-7 MIAMI, FL 33138 646.401.2729 KENNETH DYMAN, R.A.
MEP ENGINEER	RM2 ENGINEERING & DESIGN LLC 3389 SHERIDAN STREET SUITE 530 HOLLYWOOD, FL 33021 305.331.2699 ROBERT M MOLINA
STRUCTURAL ENGINEER	MDP ENGINEERING, INC. 336 SW SUN CIRCLE PALM CITY, FL 34990 954.243.4595 MARIO DIPIETRO

PROJECT DATA

PROJECT DESCRIPTION + SCOPE OF WORK

ALTERATIONS TO AN EXISTING WAREHOUSE BUILDING. EXISTING INDUSTRIAL STORAGE USE TO REMAIN. THE SCOPE OF WORK INCLUDES:

- EXISTING TENANT SEPARATION WALL TO BE REMOVED TO CREATE ONE UNIFIED TENANT SPACE.
- SELECTIVE DEMOLITION OF EXISTING INTERIOR WALLS, CEILINGS, FIXTURES AND FINISHES.
- CONSTRUCTION OF A NEW INTERIOR WALLS, FIXTURES AND FINISHES.
- ALTERATIONS TO EXISTING ELECTRICAL, PLUMBING AND HVAC SYSTEMS.
- NEW FIRE ALARM SYSTEM.
- SELECTIVE ALTERATIONS TO EXTERIOR FACADE.
- NEW EXTERIOR STOREFRONT OPENINGS AND DOORS TO REPLACE EXISTING.
- NEW FIRE ALARM SYSTEM.

BUILDING INFORMATION

USE AND OCCUPANCY CLASSIFICATION	S-1 (EXISTING TO REMAIN)		
ACCESSORY OCCUPANCIES SECTION 508.2	NA		
TYPE OF CONSTRUCTION	III-B		
CLASSIFICATION OF WORK - FBC	ALTERATION LEVEL 2		
CLASSIFICATION OF WORK - FPPC/NFPA 101	MODIFICATION		
BUILDING AREA DATA	EXISTING GROUND FLOOR AREA	8,534 SQFT	
	EXISTING SECOND FLOOR AREA	1,775 SQFT	
	TOTAL BUILDING AREA	10,309 SQFT	
BUILDING HEIGHT AND AREA TABLE 504.3 & TABLE 506.2	III-B, S-1	HEIGHT (STORIES, FEET)	AREA (SQFT)
	PERMITTED	2, 55 FT	17,500 SQFT
	PROVIDED	2, 29'-4" FT	10,309 SQFT
*IF PROVIDED EXCEEDS PERMITTED SEE BUILDING MODIFICATIONS BELOW			
BUILDING AREA MODIFICATIONS SECTION 506	NA		
SPECIAL FEATURES	NA		
CODE REFERENCE	2020 Florida Building Code - Building, 7th Edition 2017 Florida Building Code - Existing Building, 7th Edition Florida Fire Prevention Code 7th Edition (2020) 2018 edition of the Life Safety Code (NFPA 101)		

FIRE RESISTANT CONSTRUCTION TABLE

ELEMENT	III-B REQ'D RATING (IN HRS)	III-B PROVIDED RATING (IN HRS)
PRIMARY STRUCTURAL FRAME	0	0
BEARING WALLS		
EXTERIOR BEARING WALLS	2	2 HR EXISTING EXTERIOR MASONRY WALLS PROVIDED.
INTERIOR BEARING WALLS	0	0
NON-BEARING WALLS		
EXTERIOR NON-BEARING WALLS	0	2 HR EXISTING EXTERIOR MASONRY WALLS PROVIDED.
INTERIOR NON-BEARING WALLS	0	0
FIRE SEPARATION ASSEMBLIES		
OCCUPANCY SEPARATION WALLS	1HR	1HR GYP BD & 2HR EXISTING MASONRY WALLS PROVIDED
INCIDENTAL USE AREAS		
PARTY WALLS	NA	-
STAIR EXIT ENCLOSURE WALLS	2	2 HR EXISTING MASONRY WALLS PROVIDED.
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

PLUMBING FACILITIES - GROUND FLOOR OCCUPANCY = 28

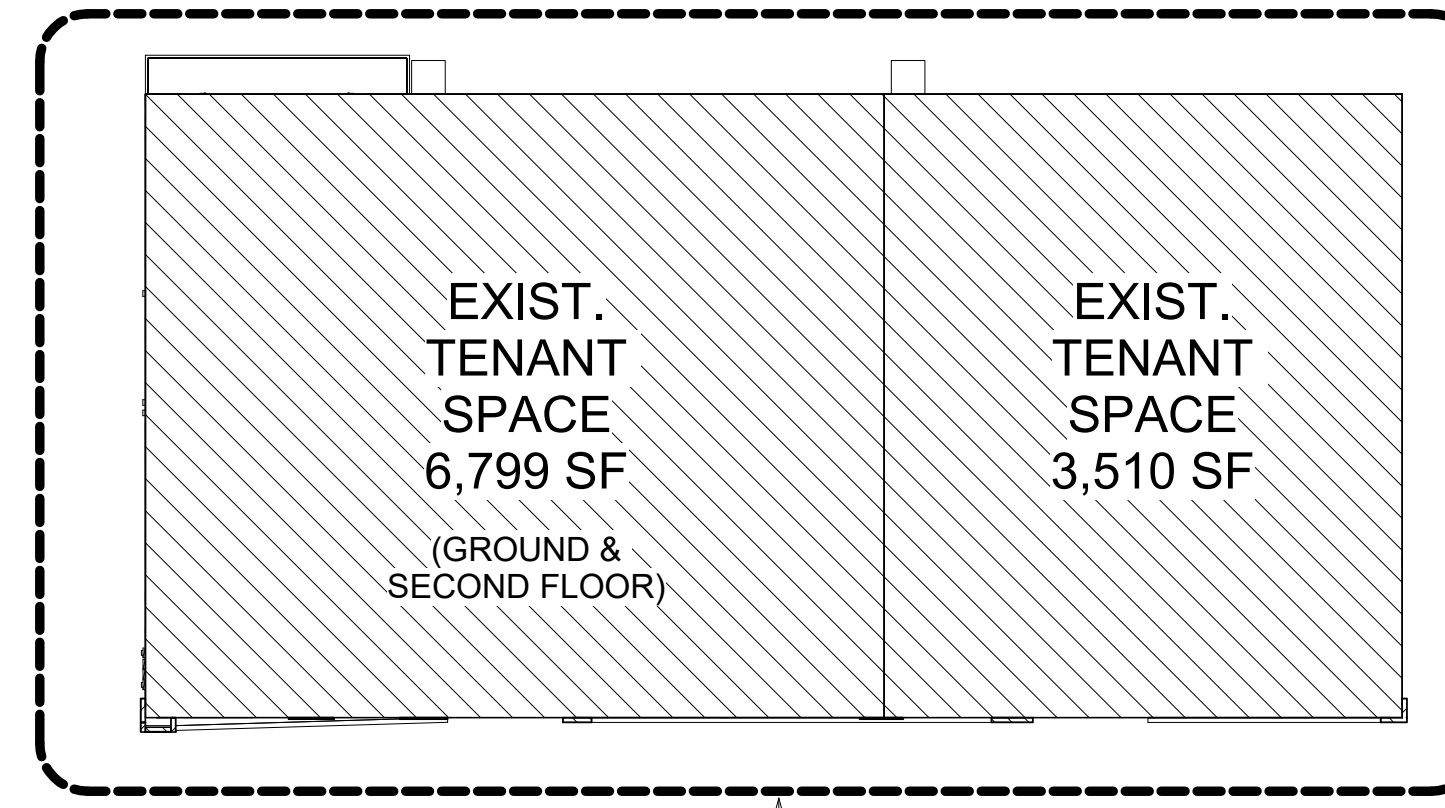
FIXTURES	STORAGE REQUIRED (28 OCC)	STORAGE PROVIDED (28 OCC)
WATER CLOSETS	1-FEMALE 1-MALE	1-FEMALE 1-MALE
LAVATORIES	1-FEMALE 1-MALE	1-FEMALE 1-MALE
DRINKING FOUNTAIN	1	1
SERVICE SINK	1	1

WATER CLOSETS = 1 PER 25 FOR THE FIRST 100
LAVATORIES = 1 PER 100

STORAGE STRUCTURES FOR THE STORAGE OF GOODS, WAREHOUSES, STOREHOUSE AND FREIGHT DEPOTS. LOW AND MODERATE HAZARD.

CODE REFERENCE: 2020 Florida Building Code - Plumbing, 7th Edition

DISPOSITION PLANS



1 BUILDING DISPOSITION PLAN
1" = 20'-0"

PLUMBING FACILITIES - SECOND FLOOR OCCUPANCY = 9

FIXTURES	BUSINESS REQUIRED (9 OCC)	BUSINESS PROVIDED (9 OCC)
WATER CLOSETS	1-UNISEX	1-UNISEX 1-PRIVATE
LAVATORIES	1-UNISEX	1-UNISEX 1-PRIVATE
DRINKING FOUNTAIN	1	1
SERVICE SINK	1	1

WATER CLOSETS = 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
LAVATORIES = 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.

CODE REFERENCE: 2020 Florida Building Code - Plumbing, 7th Edition

SHEET INDEX

ARCHITECTURAL

- A0.0 COVER SHEET
- A0.1 SITE PLAN
- A0.2 GENERAL NOTES
- A0.3 GENERAL DEMOLITION NOTES
- A1.0 GROUND FLOOR LIFE SAFETY PLAN
- A1.1 SECOND FLOOR LIFE SAFETY PLAN
- A2.0 GROUND FLOOR DEMOLITION PLAN
- A2.1 SECOND FLOOR DEMOLITION PLAN
- A2.2 GROUND FLOOR PLAN
- A2.3 SECOND FLOOR PLAN
- A3.0 GROUND FLOOR DEMOLITION RCP
- A3.1 SECOND FLOOR DEMOLITION RCP
- A3.2 GROUND FLOOR RCP
- A3.3 SECOND FLOOR RCP
- A3.4 ROOF PLAN
- A4.0 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 WALL DETAILS
- A4.3 WALL DETAILS
- A5.0 MAIN SECTION
- A5.1 DETAIL SECTIONS
- A5.2 DETAIL EXTERIOR PLAN
- A5.3 INTERIOR DETAILS
- A5.4 INTERIOR DETAILS
- A5.5 INTERIOR STAIR
- A5.6 INTERIOR STAIR

STRUCTURAL

- S0.0 GENERAL STRUCTURAL NOTES
- S1.0 STRUCTURAL FLOOR & FOUNDATION
- S1.1 STRUCTURAL SECOND FLOOR PLAN
- S2.0 STRUCTURAL ELEVATIONS
- S3.0 STRUCTURAL SECTION

MECHANICAL

- M0.1 MECHANICAL NOTES AND SCHEDULES
- M2.2 GROUND FLOOR PLAN
- M2.3 SECOND FLOOR PLAN
- M2.4 ROOF PLAN

ELECTRICAL

- E0.1 ELECTRICAL NOTES AND SCHEDULES
- E2.2 GROUND FLOOR PLAN
- E2.3 SECOND FLOOR PLAN
- E2.4 ROOF PLAN

FIRE ALARM

- FA0.1 FIRE ALARM NOTES AND DETAILS
- FA2.2 GROUND FLOOR PLAN
- FA2.3 SECOND FLOOR PLAN

PLUMBING

- P0.1 PLUMBING NOTES AND DETAILS
- P2.2 GROUND FLOOR PLAN
- P2.3 SECOND FLOOR PLAN

SHOP DRAWINGS SHALL BE A SEPARATE SUBMITTAL FOR:

- EXTERIOR DOORS AND STOREFRONT
- EXTERIOR GUARDRAILS
- INTERIOR HANDRAILS & GUARDRAILS

TO BE PROVIDED BY CONTRACTOR, FABRICATOR OR SUPPLIER.



ALTERATIONS TO AN EXISTING WAREHOUSE BUILDING FOR:
 1943 NW 97TH AVENUE
 MIAMI, FL 33172

No.	Description	Date
1	REVIEW COMMENTS	06/15/23
2	REVIEW COMMENTS	07/10/23
4	REVIEW COMMENTS	09/15/23
5	REVIEW COMMENTS	10/18/23
6	REVIEW COMMENTS	11/21/23

KENNETH C. DYMAN R.A.

AR 99987
COVER SHEET

Date	03/17/23
Drawn by	LGM
Checked by	KCD

A0.0

Scale: As indicated