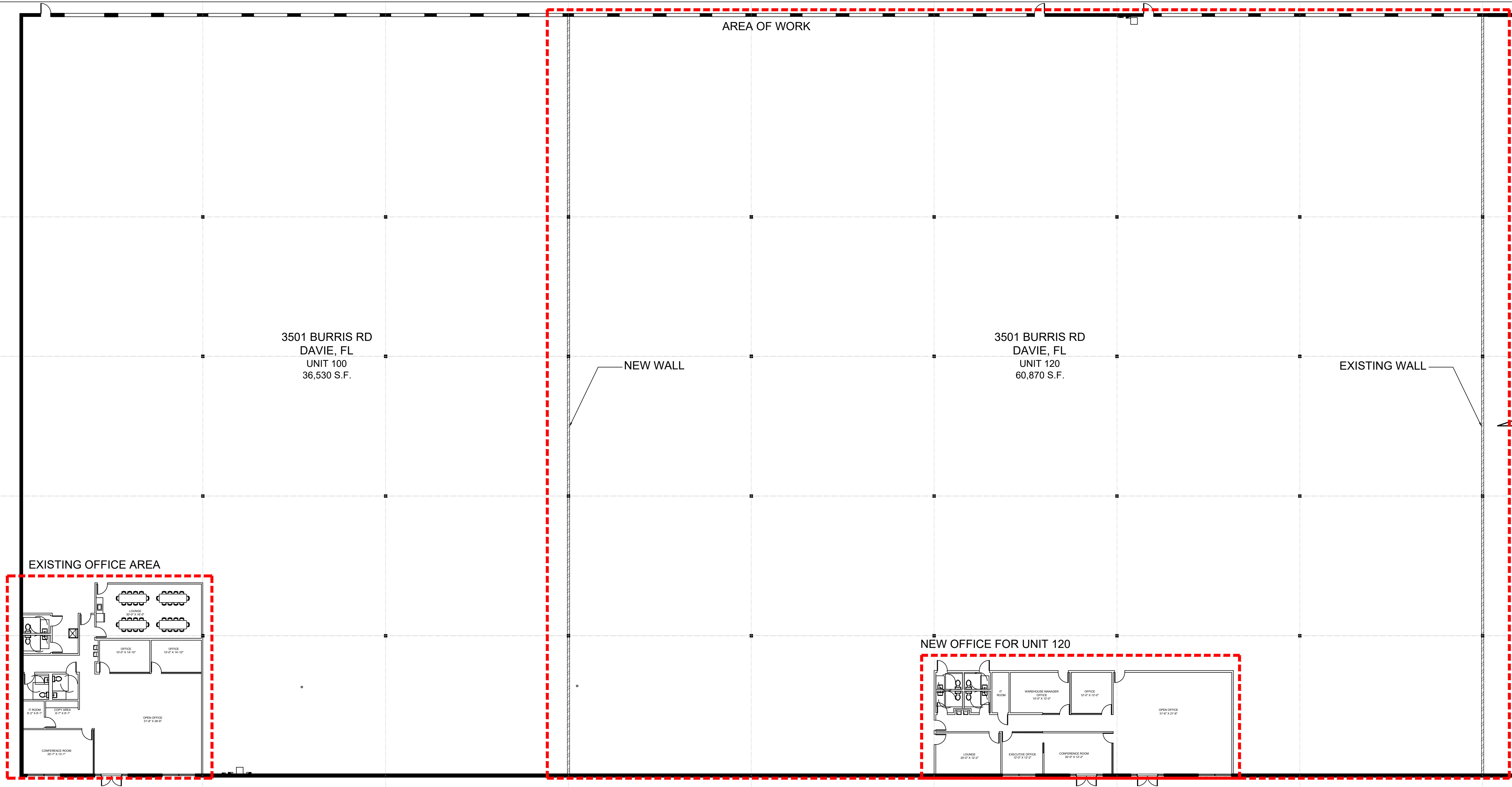


CONSULTANT :

OFFICE REMODELING
 3501 BURRIS RD, unit 120
 DAVIE, FL 33314



LOCATION PLAN

SCALE:1/16"=1'-0"

EXISTING WALLS TO REMAIN UNTOUCHED:

EXISTING 1 HR FIRE RATED WALL (WT2):

1 HR FIRE-RATED WALL (FIRE BARRIER)

- Required per FBC Sections 707 and 508.4.
- Typically constructed using:
- 3 5/8" or 6" metal studs
- Two (2) layers of Type X gypsum board on each side
- Insulation optional, depending on acoustic requirements.

FIRE RATED PARTITION NOTE (FOR S-1 OCCUPANCY)

All tenant separation walls and demising partitions between distinct storage areas shall be constructed as minimum 1-hour fire-rated assemblies, in accordance with FBC 2023 Sections 707 & 508.4 for Group S-1 occupancy.

Wall assemblies shall be UL-listed or tested per ASTM E119. Acceptable assemblies include but are not limited to UL U419, UL U465, GA File No. WP 3546, or equivalent.

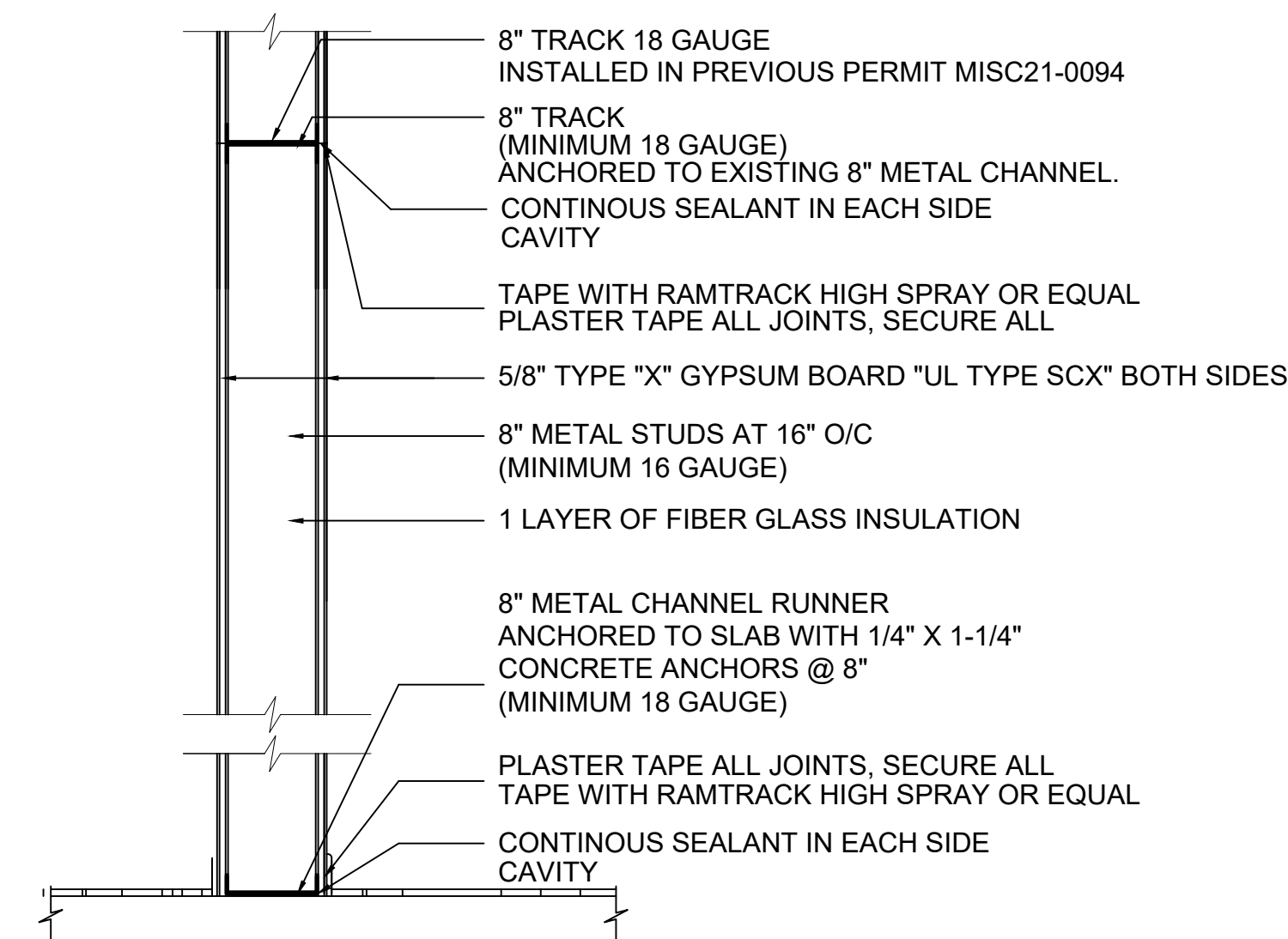
Firestopping shall be provided at all penetrations per FBC 714, and joints shall comply with FBC 715.

Walls shall be continuous from slab to underside of roof deck and sealed airtight to restrict smoke passage.

FIRE AND SMOKE BARRIER IDENTIFICATION (FBC 703.7):

ALL FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNAGE STATING: "FIRE AND/OR SMOKE BARRIER — PROTECT ALL OPENINGS." LETTERING SHALL BE MINIMUM 3 INCHES (76 MM) IN HEIGHT, WITH STROKE WIDTH OF AT LEAST 3/8 INCH (9.5 MM), USING A CONTRASTING COLOR. MARKINGS SHALL BE PLACED AT INTERVALS NOT EXCEEDING 30 FEET (9,144 MM), AND WITHIN 15 FEET (4,572 MM) OF EACH END OF THE WALL OR PARTITION.

CONTRACTOR TO MAINTAIN THE INTEGRITY OF THE FIRE RATED WALL.
 NOTE:1HR WALL CONSTRUCTION SHALL BE FROM FLOOR TO FLOOR DECK ABOVE.
 IF THIS IS NOT POSSIBLE DUE TO EXISTING CONDITIONS CONTACT THE ARCHITECT..



1 HR FIRE RATED WALL (WT2)

SCALE: NTS

SCOPE OF WORK FOR REMODELING

ALTERATION LEVEL 2
 ALL WORK TO BE DONE ACCORDING TO
 FLORIDA BUILDING CODE EXISTING 2023
 FLORIDA FIRE PREVENTION CODE 7TH EDITION
 NFPA1 (2021)
 NFPA 101 (2021)

CLASSIFICATION OF REHABILITATION ACCORDING TO NFPA 101 "MODIFICATION"

FINISH FLOOR ELEVATION TO REMAIN, NO CHANGES TO BE MADE.

WORK IN OFFICE AREA, REMODELING ONLY, OPEN AREA TO REMAIN UNTOUCHED.

UNIT 100:
 EXISTING OFFICE AREA: 2,811 SQ. FT.
 WAREHOUSE: 36,530 SQ.FT

UNIT 120:
 NEW OFFICE AREA: 2,702 SQ. FT
 WAREHOUSE: 60,870 SQ.FT

1. NEW FLOORING AND BASEBOARD TO BE INSTALLED AT NEW OFFICE.
2. NEW CEILING
3. EXISTING DOORS TO REMAIN
4. NEW DOORS AS NOTED.
5. WINDOWS TO REMAIN
6. WATER HEATER
7. ALL NEW FINISHES ARE TO COMPLY WITH FBCB AND NFPA101.43.4.3.FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
8. FIRE SPRINKLER AND ALARM SYSTEM TO REMAIN UNTOUCHED. - NEW SYSTEM FOR NEW OFFICE UNDER SEPARATEPERMIT.
9. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
10. THE FORCE FOR PUSHING AND PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
 * INTERIOR HINGED DOORS AND GATES: 5 POUNDS
 * SLIDING AND FOLDING DOORS: 5 POUNDS
 * EXTERIOR HINGED DOORS: 8.5 POUNDS
 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OF GATE IN A CLOSED POSITION, AS PER FBC 404.2.9.
11. NEW BATHROOMS AND KITCHEN FOR LOUNGE
12. NEW MECHANICAL SYSTEM FOR OFFICE

DATE:
 07/08/2025

REVISIONS:

PROJECT No.
 019

DRAWN BY:
 A.C

CHECKED BY:
 A.B

SCALE:
 INDICATE

SHEET No.

CONSULTANT :

OFFICE REMODELING
3501 BURRIS RD, unit 120
DAVIE, FL 33314

DATE:
07/08/2025

REVISIONS:

PROJECT No.
019

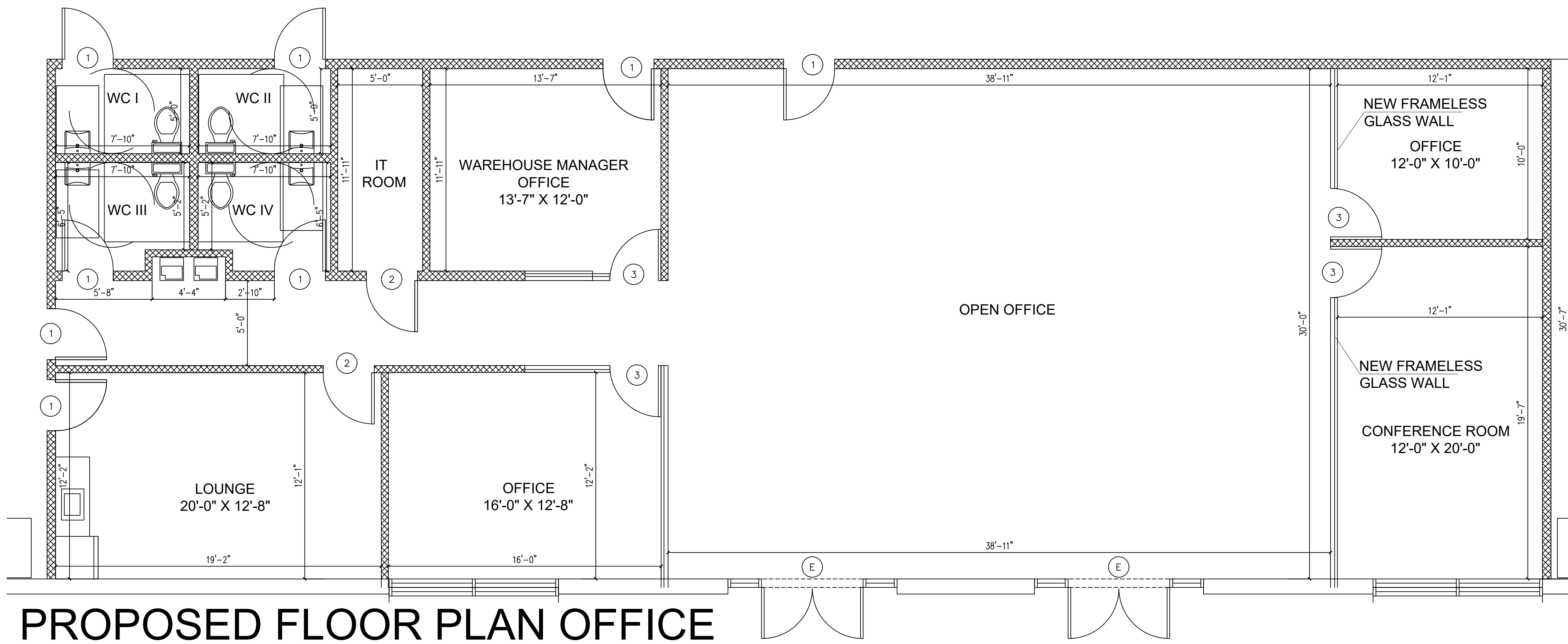
DRAWN BY:
A.C

CHECKED BY:
A.B

SCALE:
INDICATE

SHEET No.

A - 3

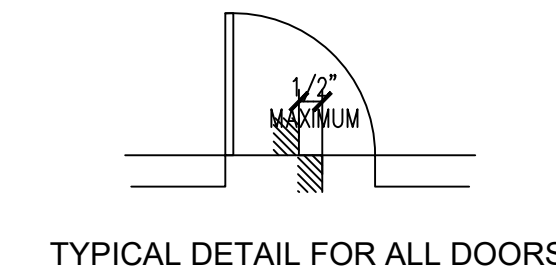


PROPOSED FLOOR PLAN OFFICE

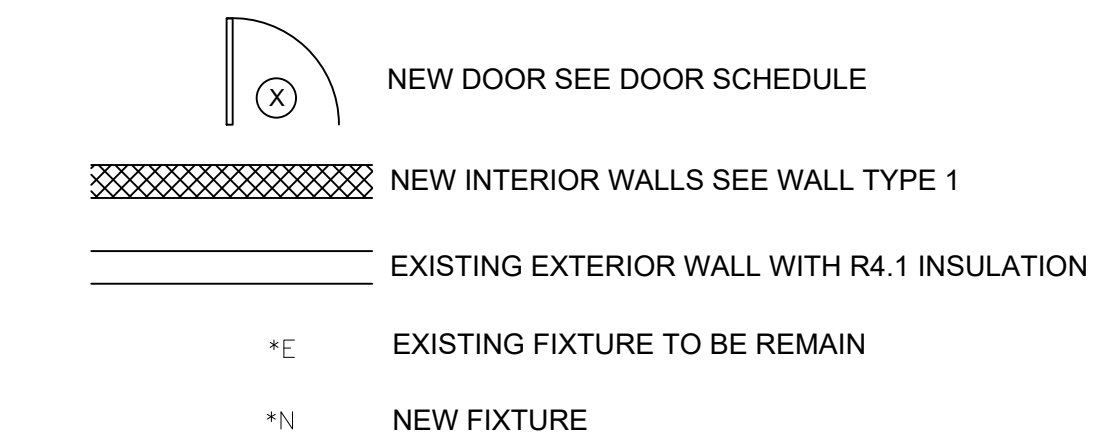
SCALE: 1/4"=1'-0"

DOOR NOTES:

1. PROVIDE WALL & FLOOR STOPS AS REQ'D, PROVIDE SILENCERS TO ALL MTL FRAMES.
2. ALL HARDWARE SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
3. SHOP DRAWING SIGNED AND SEALED BY SPECIALLY ENGINEER IS REQUIRED FOR DOORS, AND SHALL BE DESIGNED TO MEET WIND PRESSURES AS PER ASCE 7-22.
4. ALL STEEL FRAMES ARE GALVANIZED PRIMED AND PAINTED.
5. FIRE DOORS AND FRAMES SHALL BE U.L. "B" LABEL RATED 1-1/2 HOURS.
6. ALL WINDOWS AND EXTERIOR GLASS DOORS SHALL HAVE IMPACT RESISTANCE GLASS.
7. ALL EXTERIOR DOORS TO HAVE WEATHER STRIP: 399 AV. VINYL DORBIN OR APPROVED EQUAL.
8. HINGES AT EXT. MTL DOORS TO BE NON-REMOVABLE PIN W/ SECURITY STUDS TYPE.
9. ALL EXTERIOR DOORS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL, W/ CURRENT NOTICE OF ACCEPTANCE.



TYPICAL DETAIL FOR ALL DOORS



CODE NOTE – MANEUVERING CLEARANCES AT DOORS (FBC-A 404.2.4.1):

All doorways shall provide the required maneuvering clearances as specified in FBC Accessibility Section 404.2.4.1.

- The following minimum clearances shall apply:
- Push side with latch and closer: **12"** (305 mm) minimum clearance.
 - Pull side with latch and closer: **18"** x 60" (457 mm x 1525 mm) minimum clearance.

Clearances shall be measured perpendicular and parallel to the doorway and shall be provided on the floor or ground surface, without obstruction. Provide graphic diagrams or callouts on floor plans at all doors to indicate compliance.

EXISTING WALLS TO REMAIN UNTOUCHED:

NEW INTERIOR PARTITION WALLS (WT1):

INDEXED SUPPORT BAR SUPPORT AT 48" [1219] O.C. IF NEEDED.

MIN 12 GAUGE HANGER WIRE, SPACED AT 4'-0" [1219] O.C. INCLUDE ISBAC CLIP NEAR EVERY HANGER WIRE, TYPICAL. IN ACCORDANCE WITH ASTM A641

R-11 INSULATION ON TOP OF THE CEILING SYSTEM

ACOUSTICAL CEILING PANEL

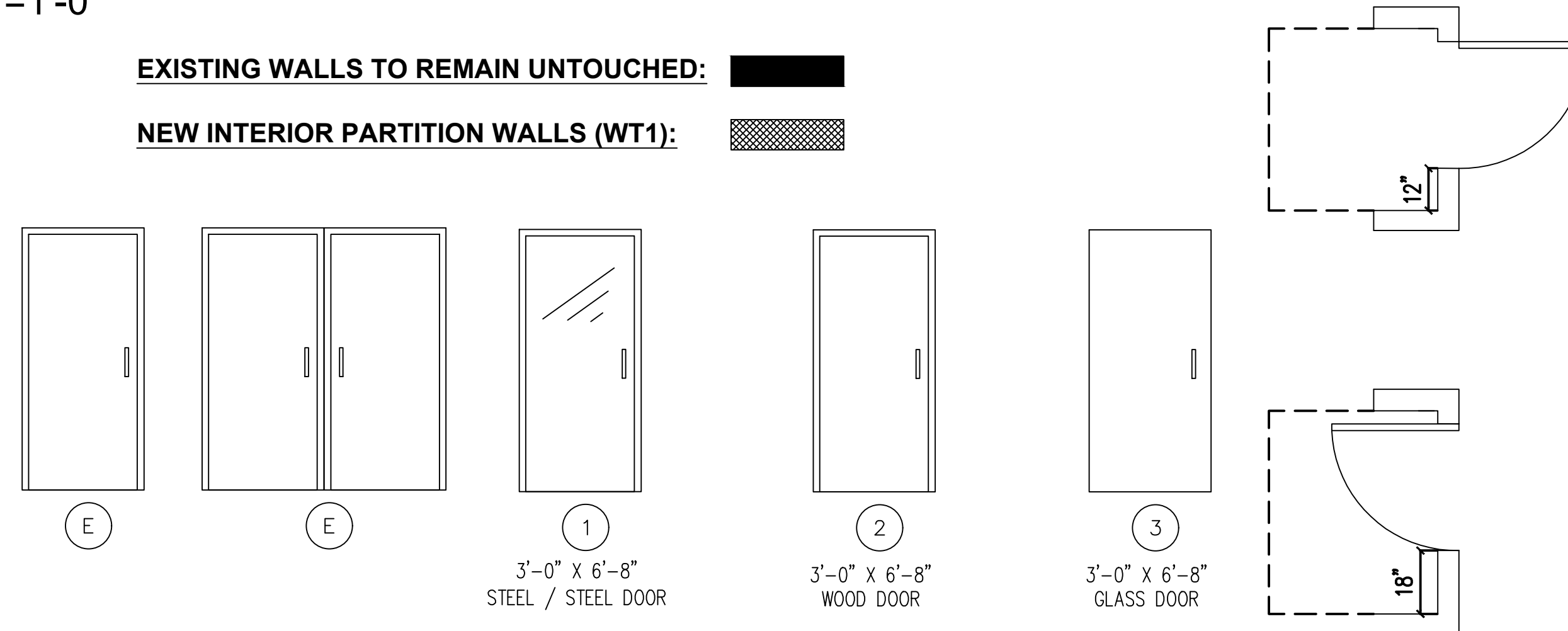
3 5/8" METAL STUDS AT 16" O/C (MINIMUM 20 GAUGE) W/ 5/8" PAINTED DRYWALL EACH SIDE TO 6" ABV CLG

METAL STUD BRACING BETWEEN STEEL JOISTS AS REQUIRED - (MAXIMUM 4'-0" C/C)

R-11 INSULATION WITHIN THE WALL CAVITY

INTERIOR WALL TYPE "1" (WT1)

SCALE: NTS



DOOR SCHEDULE

MARK	DESCRIPTION	SIZE		MATERIAL		COUNT	AREA (sq ft)	REMARKS
		W	H	DOOR	FRAME			
(E)	EXISTING							
(1)	HINGED DOOR	3'-0"	6'-8"	STEEL	STEEL	6	21	
(2)	HINGED DOOR	3'-0"	6'-8"	WOOD	WOOD	1	21	
(3)	HINGED DOOR	3'-0"	6'-8"	GLASS	N/A	7	21	