

BUILD-OUT PROJECT DATA / CODE INFO. :

A. ZONING CLASSIFICATION: B-4

B. SPACE DESCRIPTION: TENANT SPACE IS LOCATED WITHIN THE PREMISES
AT GROUND FLOOR OF AN EXISTING 1-STORY BUILDING.

C. BUILDING CODE REQUIREMENTS:

- FLORIDA BUILDING CODE 2014, 5th EDITION, EXISTING BUILDING
- FLORIDA FIRE PREVENTION CODE, 5TH EDITION, EFFECTIVE DEC. 31, 2014 W/ INCLUDES:
 - NFPA 101, 2012 EDITION
 - NFPA 1, 2012 EDITION
 - STATE STATUTES, 2012 EDITION
- NFPA 101 LIFE SAFETY CODE 2012 EDITION
- FLORIDA ACCESSIBILITY CODE 2014
- (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN)

D. CLASSIFICATION OF WORK

ALTERATION - LEVEL 2
PER SECTION 504 & 801 OF THE FBC 2014, EXISTING BUILDING

E. CONSTRUCTION TYPE

TYPE III(B) UNSPRINKLERED
PER TABLE 601 & 602, FBC 2014, 5TH EDITION

F. OCCUPANCY CLASSIFICATION

PER FLORIDA BUILDING CODE 2014, 5TH EDITION, DAY CARE (GROUP D)
PER NFPA 101 LIFE SAFETY CODE 2012 EDITION

G. OCCUPANT LOAD PER TABLE 1003.1, F.B.C. 2014 5TH EDITION:

TOTAL NET AREA OF INTERIOR BUILD-OUT REMODELING - 2,800 SQ. FT.

- CLASS ROOMS
(2,100 SF) 1 PERSON/ 35 GROSS SF-----60 PERSONS
- OFFICE
(280 SF) 1 PERSON/ 100 GROSS SF-----28 PERSONS

TOTAL 63 PERSONS

H. PLUMBING FIXTURES REQUIREMENTS:

FIXTURE PER TABLE 403.1, FBC 2014
OCCUPANCY: EDUCATIONAL

	WATER CLOSETS	URINALS	LAVATORIES
FIXTURE REQUIRED MALES/ FEMALES	1 PER 50	0	1 PER 50
FIXTURE PROVIDED MALES/ FEMALES	4	0	3
MOP SINK REQUIRED	1		
MOP SINK PROVIDED	1		
DRINKING FOUNTAIN REQUIRED	1 PER 100		
DRINKING FOUNTAIN PROVIDED	2		

J. PARKING

AS PROVIDED AT THE BUILDING SHELL CONSTRUCTION

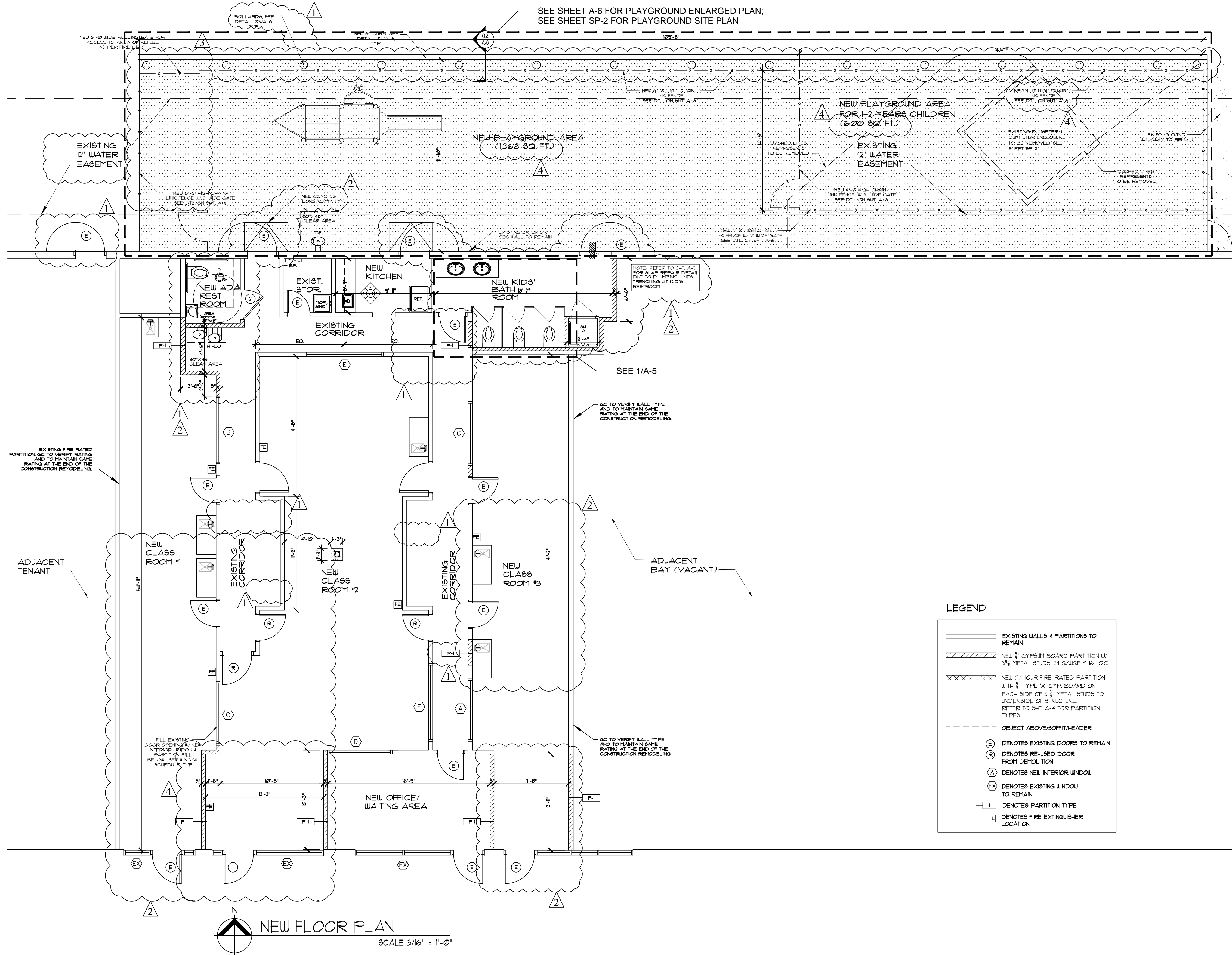
K. TRAVEL DISTANCE BY OCCUPANCY:

(AS PER NFPA 101)

BUSINESS TRAVEL DISTANCE TO EXIT SHALL NOT EXCEED (150 FT)
BUSINESS COMMON PATH DISTANCE SHALL NOT TO EXCEED (15 FT)
BUSINESS DEAD - END LIMIT SHALL NOT EXCEED (20 FT)

NOTES:

- 1- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE (2014) AND ANY OTHER LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL PRODUCE AND INSTALL ALL WORK IN STRICT COMPLIANCE WITH THE DRAWINGS, AND IN FULL COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS AT NO EXTRA CHARGE TO THE OWNER. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT KNOWINGLY PROCEED WITH ANY WORK NOT IN CONFORMANCE WITH THE PLANS, GOVERNING CODES AND REGULATIONS.
- 2- STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER FBC 2014, NO. 4411.43.11.
- 3- A HORIZONTAL MEMBER FASTENED TO NOT LESS THAN (2) STUDS, AND SHALL BE PROVIDED AT WALL HUNG CABINET PER FBC 2014 SECTION NO. 4403.5.1(B) TYPICAL.
- 4- GYPSUM WALL BOARD SHALL BE 5/8" THICK TYPICAL UNLESS OTHERWISE NOTED
- 5- GENERAL CONTRACTOR & ELECTRICAL SUB-CONTRACTOR TO COORDINATE ALL LIGHT FIXTURE WITH OWNER.
- 6- ALL LIGHT FIXTURES TO BE PROVIDED BY OWNER AND INSTALLED BY ELECTRICAL SUB-CONTRACTOR.



REVISIONS	BY
1 DRC Comments	JM
2 Bldg. Dept. Comm.	JM
3 Bldg. Dept. Comm.	JM
4 Tenant Coord.	JM

CARLOS TILLAN PE
CT ENGINEERING, INC.
PROFESSIONAL ENGINEER, LIC. # 68869
11214 SW 156 PL., MIAMI, FL 33196

INTERIOR REMODEL FOR:
LITTLE WONDERS PRESCHOOL, LLC
AT LYONS PLAZA
1487 LYONS ROAD
COCONUT CREEK, FL 33063
PH. # (954) 715-0359



DRAWN : JM
CHECKED : CT
DATE: FEB 17, 2016
SCALE : AS SHOWN
JOB NO: 16-005

SHEET

A-2

OF 5 SHEETS