MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT OCCUPANCY LOAD

FLORIDA BUILDING CODE, CHAPTER 3, USE AND OCCUPANCY CLASSIFICATION SECTION 311, STORAGE GROUP S-2, STORAGE

OCCUPANT LOAD FACTOR STORAGE -300 GROSS

TOTAL EXISTING STORAGE AREA- 5,584.97 SF

5,584.97 SF/300 = 17.89 = 18 PERS

TOTAL OCCUPANCY LOAD FOR STORAGE: (18) OCCUPANT LOAD

OCCUPANT LOADS NFPA 101-2015 TABLE 7.3.1.2 OCCUPANT LOAD FACTOR.

FLORIDA BUILDING CODE, CHAPTER 10, TABLE 1004.1.2, INSTITUTIONAL

OCCUPANT LOADS FOR OFFICE - 150 GROSS

OFFICE-1,239.75 SF/150 = 8.26 = 9 OCCUPANCY LOAD

TOTAL OCCUPANCY LOAD IN OFFICE: (9) OCCUPANTS

TOTAL OCCUPANCY LOAD : (27) OCCUPANT LOAD

TYPE OF CONSTRUCTION

THIS BUILDING IS TYPE II

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2023, 8th EDITION AND ALL LOCAL ORDINANCES GOVERNING. FLORIDA FIRE PREVENTION CODE 2020 EDITION 7th EDITION AND NFPA 101 LIFE SAFETY CODE.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.

3.CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A. REQUIREMENTS DURING CONSTRUCTION.

4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.

LANDSCAPING OPEN SPACE

A MINIMUM OF 10% OF THE NET LOT AREA SHALL BE DEVELOPED AS LANDSCAPED OPEN SPACE
17,822 SF---100% LOT AREA
1,782 SF---10% OF THE NET LOT AREA IS REQUIRED
1,837.18 SF---10.30% OF THE NET LOT AREA IS PROPOSED

OCCUPANCY CLASSIFICATION: THIS AREA DISAGGREGATE IN TWO OCCUPANCY CLASSIFICATION. SEE ZONING DIAGRAM

OCCUPANCY CLASSIFICATION:

OCCUPANCY CLASSIFICATION GROUP/S-2

1-OCCUPANCY CLASSIFICATION: STORAGE LOW HAZARD CONTENTS, GROUP S-2

Includes, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping

FLORIDA BUILDING CODE, 2023 CHAPTER 3, USE AND OCCUPANCY CLASSIFICATION SECTION 311.3 - STORAGE, GROUP S-2 .

OCCUPANCY CLASSIFICATION GROUP B

2-OCCUPANCY CLASSIFICATION: OFFICE BUSINESS GROUP B PER FLORIDA BUILDING CODE, CHAPTER 3, SECTION 303.1.1

LEVEL 2 ALTERATION

TABLE 503
ALLOWABLE BUILDING HEIGHT AND AREA
TYPE II

EXISTING PARKING ZONING INFORMATION

SPACE	SQ.FT.		PARKING SPACE
OFFICE AREA	1,239.75	1PARKING FOR EACH 300 SF	5 PARKING SPACE
STORAGE	5,584.97	1PARKING FOR EACH 1000 SF	6 PARKING SPACE
TOTAL	11 PARKING SPACE ARE REQUIRED		

OFFICE, shall be provided with one (1) parking space for each three hundred (300) square feet and STORAGE, shall be provide with one (1) parking space for each five hundred (500) square feet of gross floor area, or equal to the combined total of personnel and transportation vehicles whichever is greater BY SECTION 33-124 STANDARDS. MIAMI DADE COUNTY FLORIDA CODE OF ORDINANCES. CHARTER 33 ZONING.

TABLE 403.1
MINIMUN NUMBER OF REQUIRED PLUMBING FIXTURE

CLASSIFICATION: STORAGE OCCUPANCY : S-2

WATER CLOSETS MALE/FEMALE PER 100 OCCUPANCY LOAD
OCCUPANCY LOAD 27/ 100 = 1 WC

LAVATORIES MALE/FEMALE PER 100 OCCUPANCY LOAD
OCCUPANCY LOAD 27/ 100 = 1 WC

DRINKING FOUNTAIN 1 PER 1000
OCCUPANCY LOAD: 27 / 1000 = 0.027 = 1 DRINKING FOUNTAIN

OTHER- SERVICE SINK

JOB DESCRIPTION

10200 NW 25 STREET,MIAMI FL, 33172

LEGAL DESCRIPTION	ZONING INFORMATION
HARBIE CENTER CONDO UNIT UNDIV 6.7764% INT IN COMMON ELEMENTS OFF REC 17902-1172 FOLIO: 35-3032-027-0040	ZONING - IC INDUSTRIAL INTENSIVE, COMERCIAL CONDOMINIUM TOTAL WAREHOUSE AREA 5,584.97 SF TOTAL OFFICE AREA(FIRST FLOOR) 1,239.75 SF TOTAL FOOTPRINT 6,824.72 SF

SITE INVESTIGATION

BEFORE BIDDING, CONTRACTOR VISIT THE SITE TO INVESTIGATE THE EXISTING CONDITIONS AND TO ANALYZE THE NATURE AND EXTENT OF THE WORK TO BE PERFORMED. CONTRACTOR'S WORK INVOLVES EXISTING BUILDING SYSTEMS AND FACILITIES. SLIGHT VARIATION OF ROUTING AND CONSTRUCTION SHOULD BE ANTICIPATED BY THE CONTRACTOR IN ORDER TO AVOID CONFLICTS WITH EXISTING INSTALLATION AND THE INSTALLATION OF OTHER TRADES. THESE VARIATIONS ARE INCLUDED IN CONTRACTOR .S SCOPE OF WORK, AND NO ADDITIONAL COST TO CONTRACTOR'S BID SHALL BE AUTHORIZED. IF CONTRACTOR IDENTIFIES ANY DISCREPANCIES IN THE FIELD, CONTRACTOR IS TO NOTIFY OWNER & ARCHITECT AND AWAIT RESPONSE PRIOR TO CONTINUATION OF WORK.

SITE NOTES

CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.

EGRESS WIDTH	CODE IN EFFECT
TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED 21 x 0.2 = 4.2 INCH REQUIRED 1 EXIT OF 3'-0" WIDTH MIN.	FLORIDA BUILDING CODE 2023, 8th EDITION

BUILDING REHABILITATION

43.1.1 CLASSIFICATION OF REHABILITATION WORK: RENOVATION
LEVEL OF ALTERATION: 1
CATEGORY: 2
CLASSIFICATION OF REMODELING
WORK AS PER NFPA 101 CHAPTER 43: RENOVATION

SCOPE OF WORK

INTERIOR REMODELING :

1. NEW STORAGE WITH METAL PALLET
2. NEW OFFICES AS PER LAYOUT
3. NEW PLUMBING FIXTURES AS PER LAYOUT
4. NEW ELECTRICAL LIGHTING & POWER AS PER LAYOUT
5. NEW MECHANICAL SYSTEM.

THE PARKING LOT IS EXISTING, 17 PARKING SPACES ARE REQUIRED AND THERE ARE 17 PARKING SPACES PROVIDED

SPRINKLERS

NOTE: TERE IS NOT AN SPRINKLER SYSTEM INSTALLED IN THE BUILDING

PENETRATION NOTE

CONTRACTOR SHALL SEAL ALL PENETRATIONS THRU EXISTING 1HR. FIRE RATED PARTITION OR ROOF ASSEMBLY WITH "HILTI"-FIRESTOP SYSTEM -CS -240 FIRE STOP SEALANT OR EQUAL MEETING ASTM-E814 (UL-1479) INSTALL ASPER MANUF. RECOMMENDATION FOR 1,2,3 & 4 HR. RATINGS.

INTERIOR WALL AND CEILING FINISH CLASSIFICATION
BY OCCUPANCY GROUP S-2 (NON SPRINKLERED)

SURFACE	AREA	FLAME SPREAD RATING
WALLS/CLNGS	INTERIOR EXITS AND EXIT PASSAGEWAYS	CLASS B (FLAME SPREAD INDEX 76-75, SMOKE-DEVELOPED INDEX 0-450)
WALLS/CLNGS	CORRIDORS & ENCLOSURE	CLASS B (FLAME SPREAD INDEX 76-75, SMOKE-DEVELOPED INDEX 0-450)
WALLS/CLNGS	ROOMS & ENCLOSED SPACES	CLASS C (FLAME SPREAD INDEX 76-200, SMOKE-DEVELOPED INDEX 0-450)

INTERIOR FINISHES SHALL COMPLY WITH MIN. FLAME SPREAD CLASSIFICATION PER FBC TABLE 803.11

INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

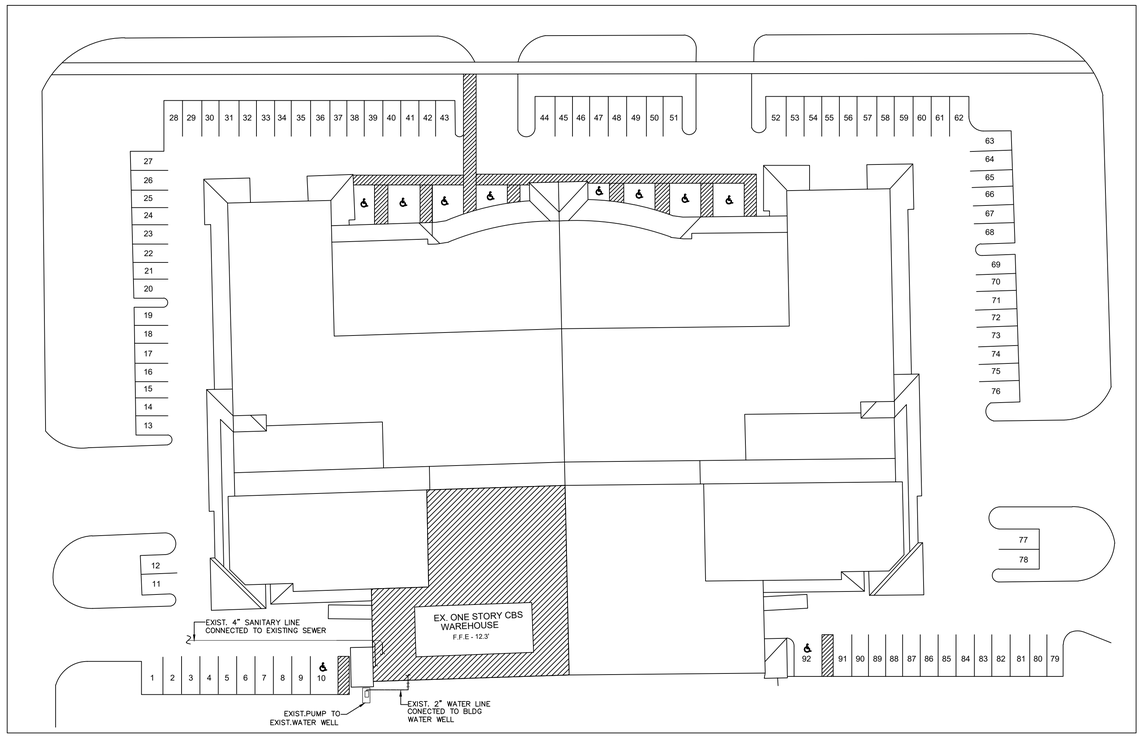
Class A: = Flame spread index 0-25; smoke developed index 0-450.
Class B: = Flame spread index 26-75; smoke developed index 0-450.
Class C: = Flame spread index 76-200; smoke developed index 0-450

INTERIOR WALL AND CEILING FINISH CLASSIFICATION
BY OCCUPANCY GROUP B (NONSPRINKLERED)

SURFACE	AREA	FLAME SPREAD RATING
WALLS/CLNGS	INTERIOR EXITS AND EXIT PASSAGEWAYS	CLASS A (FLAME SPREAD INDEX 0-25, SMOKE-DEVELOPED INDEX 0-450)
WALLS/CLNGS	CORRIDORS & ENCLOSURE	CLASS B (FLAME SPREAD INDEX 26-75 SMOKE-DEVELOPED INDEX 0-450)
WALLS/CLNGS	ROOMS & ENCLOSED SPACES	CLASS C (FLAME SPREAD INDEX 76-200, SMOKE-DEVELOPED INDEX 0-450)

INTERIOR FINISHES SHALL COMPLY WITH MIN. FLAME SPREAD CLASSIFICATION PER FBC TABLE 803.9

NOTE: INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.FBC 720



SITE PLAN

SCALE: 1/32"=1'-0"

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ALL INFORMATION IS IN COMPLIANCE WITH 8TH EDITION (FBC 2023),2020 NATIONAL ELECTRICAL CODE & FLORIDA FIRE PREVENTION 8TH EDITION—CODE 2023.

NOTE:
OCCUPANCY GROUP "S-2" INTERIOR FINISHES SHALL MEET NFPA-101 TABLE A.10.2.2
ALL WORK TO BE DONE SHALL MEET FLORIDA FIRE PREVENTION CODE 2015.

NOTE:
ALL EXIT DOOR TO OPEN IN DIRECTION OF EXIT TRAVEL W/O KEYS OR TOOLS AS PER NFPA 101 5-2.15.1.

EX.REGULAR & HC PARKING
NO PRESENCE OF HAZARDOUS MATERIALS.

NO WORKS TO BE DONE ON FACADES. EXISTING EXTERIOR WINDOWS & DOORS TO REMAIN. OTHERWISE, THE GENERAL CONTRACTOR MUST NOTIFY IF ANY ADDITIONAL WORK WILL BE PERFORM THAT COULD COMPROMISE ANY FACADE ELEMENT.

PARKING SPACES REQUIREMENTS	
TOTAL NUMBER OF DROP OFF PARKING SPACES REQ.	TOTAL NUMBER OF REQ. DROP OFF PARKING SPACES
1 TO 25	21 OCCUPANCY LOAD/25 = 1 PARKING SPACE

THE PARKING LOT IS EXISTING, 17 PARKING SPACES ARE REQUIRED AND THERE ARE 17 PARKING SPACES PROVIDED

FLOOD LEGEND

FLOOD ZONE	BASE FLOOR ELEVATION	FIRM PANEL	BACK OF SIDEWALK ELEVATION	CROWN OF ROAD ELEVATION	FEMA LETTER OF MAP CHANGE #
AH	8.00'	12086C0286 L	N/A	7.71'	9/11/2009
LOWEST FLOOR ELEVATION		GARAGE FLOOR ELEVATION		LOWEST MACHINERY ELEVATION	
8.2'		N/A		8.7'	

NOTE:
SLOPES FOR ACCESSIBLE ROUTES SHALL BE NO STEEPER THAN 1:20 (EXCEPT FOR RAMPS), AND 1:48 MAX CROSS SLOPE - FBCA 403.3. CHANGES IN LEVEL IN WALKING SURFACES MAY NOT EXCEED 1/4" VERTICALLY. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 - FBCA 303.2 & 303.3. CHANGES IN LEVEL MORE THAN 1/2" SHALL BE RAMPED AND COMPLY W/ FBCA 405 OR 406 - FBCA 303.4.

REVISIONS

No.	

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Project information:
INTERIOR RENOVATIONS FOR EXISTING WAREHOUSE

PROJECT ADDRESS:
10200 NW 25TH ST UNIT 113
DORAL, FL 33172

OWNER INFORMATION:
VALPART ENTERPRISES LLC

This item has been digitally signed and sealed by ROSARIO MONTERO, PE, on 09/05/2024.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

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SCALE: AS SHOW

A-1

SHEET 1 OF 11