

**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

**BUILDING DATA**

BUILDING GROSS AREA PER F.B.C. & FIRE CODE . . . . . 9,169 + 11,263 = 20,432 SQ. FT.

PERMITTING AGENCY:  
BUILDING DEPT. NAME: CITY OF CORAL SPRINGS

1. CODES USED: 2004 FLORIDA BUILDING CODE  
2004 FLORIDA FIRE PREVENTION CODE

A. OCCUPANCY: GROUP M - MERCANTILE

B. TYPE CONSTRUCTION: TYPE III - SPRINKLERED

C. ALLOWABLE FLOOR AREA: 50,000 SQ. FT.

D. MAXIMUM ALLOWABLE BUILDING HEIGHT: 55'-0" (TWO STORY)

E. MEANS OF EGRESS: MAX. TRAVEL DISTANCE - 250'  
DEAD END CORRIDOR - 50'

F. OCCUPANT LOAD: SPACE A - MERCANTILE - 7120 ÷ 30 = 238  
STOCKROOM - 2,049 ÷ 300 = 7  
TOTAL 245 PERSONS  
SPACE B - MERCANTILE - 9,263 ÷ 30 = 309  
STOCKROOM - 2,000 ÷ 300 = 7  
TOTAL 316 PERSONS

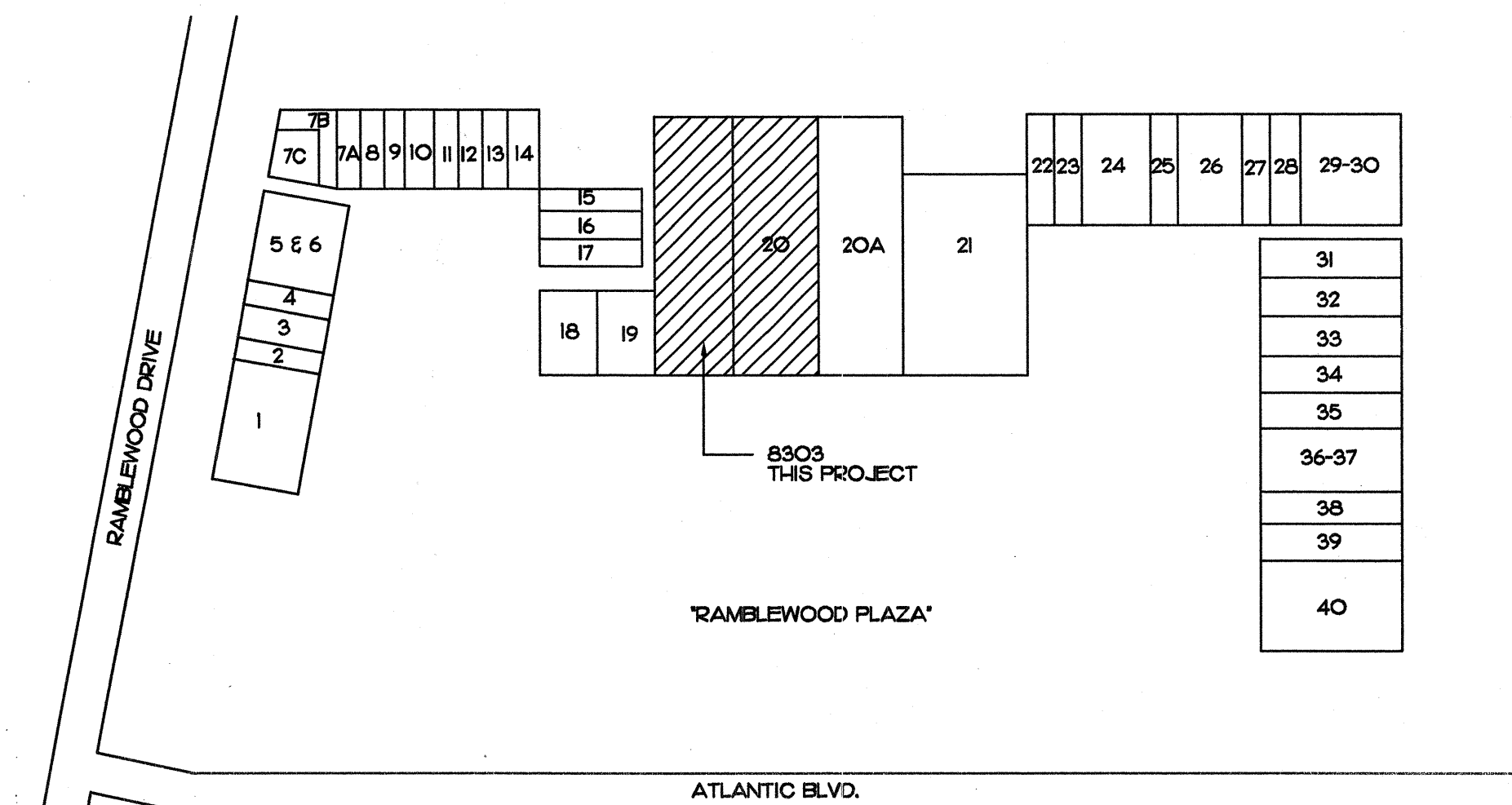
G. WIDTH OF EXITS:  
SPACE A - 245 PERSONS X 2"/PERSON = 49 INCHES (216" PROVIDED)  
SPACE B - 316 PERSONS X 2"/PERSON = 63.2 INCHES (216" PROVIDED)

**SCOPE OF WORK**

1. CONSTRUCTION OF NEW ONE HOUR RATED SEPARATION PARTITION.
2. CONSTRUCTION OF NEW STAIR TO EXISTING MEZZANINE FROM FUTURE TENANT SPACE B.
3. CONSTRUCTION OF NEW PARTITION AND CLF SEPARATION AT EXISTING COMMON ELECTRICAL ROOM AT MEZZANINE.
4. RELOCATE 2 EXISTING ELECTRICAL PANELS AND SIGN DISC. SWITCH AT MEZZANINE.

**LEGEND**

- EXISTING WALL OR PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- NEW ONE HOUR RATED TENANT SEPARATION PARTITION PER AIA-2
- PORTABLE FIRE EXTINGUISHER



**KEY PLAN**  
SCALE 1/8" = 1'-0"

**GENERAL NOTES**

1. ALL WORK TO CONFORM WITH LOCAL, STATE AND NATIONAL CODES.
2. ALL MATERIALS SHALL BE NEW AND OF FIRST QUALITY. ALL WORKMANSHIP SHALL BE PERFORMED BY SKILLED CRAFTSMAN. ALL MATERIALS AND LABOR SHALL MEET THE HIGHEST STANDARDS OF THE INDUSTRY.
3. EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS THROUGHOUT THE SET OF DRAWINGS. IF DISCREPANCY OCCURS, IMMEDIATELY CONTACT THE ARCHITECT FOR CLARIFICATIONS.
5. EACH PRIME CONTRACTOR SHALL CONSULT WITH THE RESPECTIVE MUNICIPAL FIRE DEPARTMENT, AUTHORITIES HAVING JURISDICTION RELATIVE TO REQUIREMENTS FOR FIRE EXTINGUISHERS PROVIDED BY GENERAL CONTRACTOR.
6. NOTICE TO ALL GENERAL CONTRACTORS AND SUB-CONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT SOMETHING WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA. IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS AND IF IT IS SHOWN ON THE DRAWINGS, IT IS TO BE BUILT. IT IS AT THE DISCRETION OF THE ARCHITECT TO DECIDE ON ANY DISCREPANCIES DURING CONSTRUCTION AND THE GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE RESPONSIBLE TO BUILD IT.
7. IF THERE ARE ANY DISCREPANCIES IN THE COMPLETE SET OF PERMIT OR CONSTRUCTION DOCUMENTS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN A WRITTEN FORM OF A RFI. REQUEST FOR INFORMATION FROM THE GENERAL CONTRACTOR DURING THE BIDDING STAGE AND PRIOR TO SUBMITTING BIDS.
8. THE CLOSE OUT PACKAGE IN A FORM OF A HARD BINDER, INDEXED, LABELED AND DIVIDERS WHICH INCLUDES COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTORS AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS, ETC. ONE COPY DIRECTLY TO THE OWNER.
9. GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED AND IS ALSO ENCOURAGED IN AN EFFORT TO GET THE BEST VALUE. GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEM SEPARATELY.
10. GENERAL CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY FROM ALL OF HIS SUB-CONTRACTORS FOR ALL LABOR, PRODUCTS, AND/OR ANY SYSTEMS PUT INTO THIS PROJECT. ONE YEAR WARRANTY STARTS AT POSSESSION OF CERTIFICATE OF OCCUPANCY.
11. EXISTING FIRE SPRINKLER SYSTEM AND FIRE ALARM TO REMAIN OPERATIONAL.

**GENERAL CONDITIONS**

1. AIA STANDARDS FORM FOR GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, LATEST AIA DOCUMENT A201, SHALL APPLY TO THIS PROJECT. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM COMPLETION DATE. CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK FOUND TO BE DEFECTIVE AS A RESULT OF FAULTY MATERIALS OR WORKMANSHIP.
2. THE CONTRACTOR WARRANTS AND REPRESENTS THAT HE HAS CAREFULLY EXAMINED ALL OF THE PLANS AND SPECIFICATIONS AND ALL OF THE PROPERTY UPON WHICH WORK IS TO BE CONDUCTED, AND HAS SATISFIED HIMSELF AS TO THE EXISTING CONDITIONS AND SITUATIONS TO BE ENCOUNTERED IN THE CONSTRUCTION OF THE WORK.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND OTHER APPROVALS REQUIRED BOTH TEMPORARY AND PERMANENT TO COMMENCE AND COMPLETE THE WORK.
4. THE CONTRACTOR SHALL PROTECT THE WORK AND ALL ADJACENT PROPERTY FROM LOSS OR DAMAGE RESULTING FROM HIS OPERATIONS, AND IN THE EVENT OF SUCH LOSS OR DAMAGE SHALL MAKE SUCH REPLACEMENTS OR REPAIRS AS REQUIRED BY THE OWNER WITHOUT ADDITIONAL COST TO SAME.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND THE GENERAL CONTRACTOR SHALL ENFORCE ALL APPLICABLE SAFETY CODES FOR THE PROTECTION OF WORKMEN AND THE PUBLIC.
6. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS CAUSED BY HIS EMPLOYEES, SUBCONTRACTORS OR THEIR WORK. AT THE COMPLETION OF HIS WORK, EACH SUBCONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, TOOLS AND SUPPLUS MATERIALS AND SHALL LEAVE THE WORK BROOM CLEAN FOR THE NEXT TRADE, UNLESS OTHERWISE NOTED.
7. FINAL PAYMENT SHALL NOT BECOME DUE UNTIL THE CONTRACTOR SUBMITS TO THE OWNER AN AFFIDAVIT THAT ALL PAYROLLS, BILLS FOR MATERIALS AND EQUIPMENT AND OTHER INDEBTEDNESS CONNECTED WITH THE WORK FOR WHICH THE OWNER OR HIS PROPERTY MIGHT IN ANY WAY BE RESPONSIBLE HAVE BEEN PAID OR OTHERWISE SATISFIED, INCLUDING FINAL RELEASES AND WAIVERS OF LIENS FROM ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS. PARTIAL RELEASE OF LIENS SHALL BE REQUIRED FROM SUBCONTRACTORS AND SUPPLIERS FOR PAYMENT.
8. THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.

NEW TENANT SEPARATION PARTITION  
**RAMBLEWOOD PLAZA**  
8303 W. ATLANTIC BLVD., CORAL SPRINGS, FLORIDA

PROJECT NO. 08-14  
DATE 3-25-08  
BY MAP

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(SEAL)  
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SHEET NO. A-1  
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