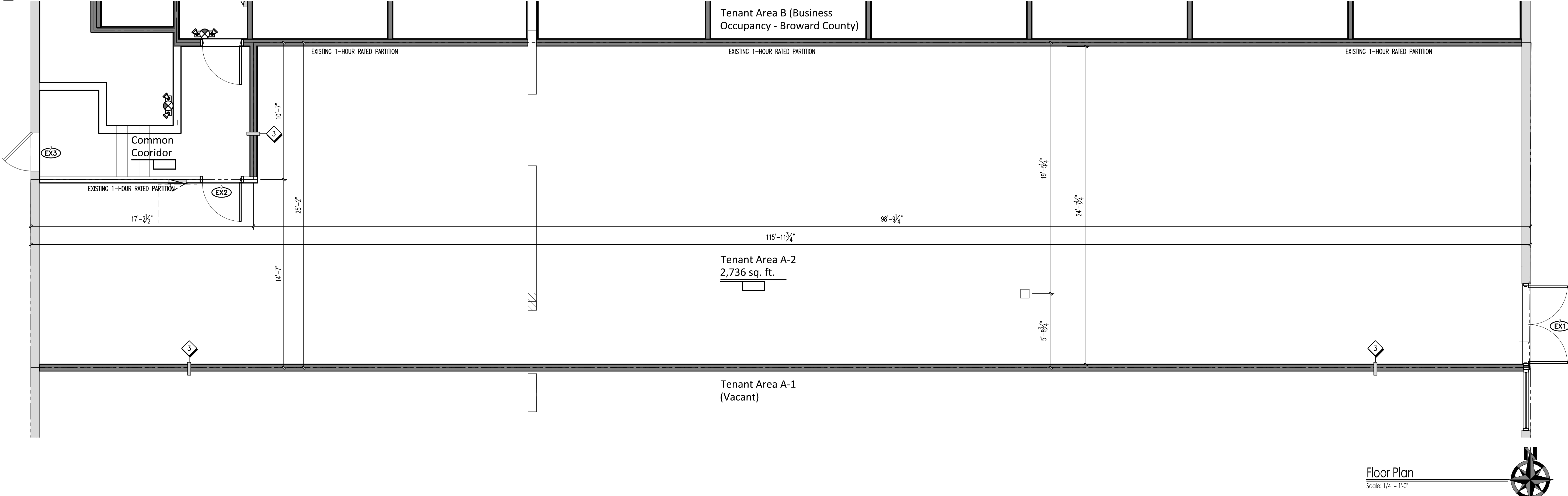




Floor Plan Notes:

- DO NOT SCALE DRAWINGS
- ALL THRESHOLDS SHALL BE ADA COMPLIANT WITH A HEIGHT NOT EXCEEDING 1/2".
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. DIMENSIONS SHOWN ARE APPROXIMATE DUE TO HIDDEN CONDITIONS AND BUILDING IRREGULARITIES; EXACT DIMENSIONS MAY VARY SLIGHTLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO START OF CONSTRUCTION. ANY CONDITION NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. INTERIOR DESIGN CHANGES MADE BY THE ARCHITECT ARE THE ONLY CHANGE ORDERS THAT WILL BE ACCEPTED.
- ALL EXISTING INSTALLATIONS ABOVE THE CEILING TO BE ABANDONED SHALL BE REMOVED. (U.N.O.)
- CARE SHALL BE TAKEN TO PROTECT ALL EXISTING CLEAN OUTS ON WALLS AND COLUMNS TO REMAIN.
- CONTRACTOR TO LOCATE ALL EXISTING INSTALLATIONS THAT WILL PREVENT THE CONSTRUCTION OF THE INTENDED ITEMS, OR REQUIRE THE MODIFICATION OF CEILING HEIGHTS.
- VERIFY DEPTH AND WIDTH OF BUILD OUT REQUIRED FOR RECESSED FIRE EXTINGUISHER AND CABINETS WITH MANUFACTURER.
- ALL WOOD IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR SEPARATED WITH 15# FELT.
- ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. ALL MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.
- IDENTIFY ALL 1-HOUR RATED PARTITIONS ABOVE THE DECORATIVE CEILING WITH THE WORDING "1-HOUR FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS" EVERY 20'-0" O.C. ON BOTH SIDES OF THE WALL.
- ALL PIPE PENETRATIONS THROUGH 1-HOUR RATED PARTITIONS MUST MEET UL APPROVED STANDARDS. SUBMIT SYSTEM TO ARCHITECT FOR APPROVAL. PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED ASTM 119 RATED ASSEMBLY. PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814, WITH A MINIM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER COLUMN (2.5 ps) AND SHALL HAVE AN "1" RATING OF NOT LESS THAN THE REQUIRED RATING OF THE WALL PENETRATED.
- ALL AIR CONDITIONING DUCT PENETRATIONS THROUGH 1-HOUR RATED PARTITIONS MUST HAVE A UL APPROVED FIRE DAMPER INSTALLED. SUB-CONTRACTOR IS RESPONSIBLE FOR REVIEWING ARCHITECTURAL DRAWINGS FOR LOCATION OF 1-HOUR FIRE RATED WALLS AND COORDINATION OF DAMPER LOCATIONS. SUBMIT SYSTEM TO ARCHITECT FOR APPROVAL.
- JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT WALLS, FIRE RESISTANT FLOOR OR FLOOR CEILING ASSEMBLIES AND FIRE RESISTANT ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN BETWEEN WHICH IT IS INSTALLED. FIRE RESISTANT JOINT SYSTEMS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE BUILDING CODE 705.7. THE VOID CREATED AT THE INTERSECTION OF A FLOOR OR FLOOR/CEILING ASSEMBLY AND AN EXTERIOR CURTAIN WALL ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH 705.7.6.
- FOR TYPES I, II AND III CONSTRUCTION, NO COMBUSTIBLES ARE ALLOWED FOR CONCEALED SPACES. ALL WOOD WITHIN CONCEALED SPACES MUST BE FIRE RETARDANT WOOD.
- INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF EXISTING WALLS AND THE EDGE OF FRAMING FOR INTERIOR PARTITIONS.
- PROVIDE FIREBLOCKING OF NON-COMBUSTIBLE MATERIAL AT CEILING LEVEL FOR ALL WALLS.
- ATTACH TRACKS TO CONCRETE FLOOR AND STRUCTURE ABOVE WITH POWDER ACTUATED FASTENERS 13/8"x0.1454" WITH 1" WASHERS SPACED AT 16" O.C. STAGGERED.
- CONTRACTOR IS TO ASSURE THAT ALL THE UL LISTINGS ARE AVAILABLE FOR THE DEVICES TO BE INSTALLED. ADDITIONALLY, THE CONTRACTOR IS TO ASSURE THAT ALL THE DEVICES HAVE UL STICKERS ON THEIR HOUSING.
- MSDS SHEETS FOR ANY EQUIPMENT TO BE INSTALLED WITHIN THIS FACILITY SHALL BE PROVIDED BY THE OWNER.
- SELECTED CONTRACTOR AND THE SUB-CONTRACTORS PROVIDING THE CONSTRUCTION SERVICES ARE TO CONDUCT A FULL FIELD INSPECTION, THE CONTRACTOR SHALL PROVIDE A 4-A, 30-BC PORTABLE FIRE EXTINGUISHER WITHIN A TRAVEL DISTANCE OF 75 FEET OR LESS TO ANY POINT OF THE STRUCTURE UNDER CONSTRUCTION.
- CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR COORDINATION OF ALL PORTIONS OF WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
- NO STRUCTURAL MEMBERS SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, OR OTHER PENETRATIONS, EXCEPT AS DETAILED OR SPECIFIED HEREIN.
- A REDUCED PLAN SHALL BE PROVIDED TO THE FIRE INSPECTOR AT THE TIME OF FINAL INSPECTION.
- FULL HEIGHT INTERIOR WALLS AND PARTITIONS ARE DESIGNED TO RESIST A LATERAL LOAD OF NOT LESS THAN 5 PSF PER THE BUILDING CODE 1618.8
- ALL ELEVATIONS REFER TO AN ASSUMED ELEVATION OF 0'-0" AT THE EXISTING FLOOR LEVEL.
- ALTERNATE EQUAL MATERIALS MAY BE USED IN LIEU OF THAT SPECIFIED ON THESE DRAWINGS, AFTER REVIEW AND APPROVAL BY RJS ARCHITECTS, INC.
- IN THE EVENT OF NON-ACCEPTANCE OF THE WORK BY AN REGULATING AUTHORITY, THE GENERAL CONTRACTOR AND/OR ITS SUB-CONTRACTORS SHALL PERFORM THE ADDITIONAL WORK REQUIRED TO BRING THE WORK INTO A CONDITION OF ACCEPTANCE, AND SUCH ADDITIONAL WORK SHALL BE DONE BY THE CONTRACTOR WITHOUT ANY FURTHER COST TO THE OWNER.
- ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE LANDLORD.

Floor Plan Legend:

- EXISTING EXTERIOR MASONRY WALL TO REMAIN.
- EXISTING PARTITION TO REMAIN.
- EXISTING 1-HOUR FIRE RATED PARTITION TO REMAIN. CONTRACTOR TO VERIFY FIRE RATED PARTITION, REPAIR FIRE RATED PARTITION AS NEEDED AND ENSURE ALL PENETRATIONS ARE SEALED PROPERLY TO MAINTAIN FIRE RATING. CONTRACTOR IS TO LOCATE OR INSCRIBE 4" HIGH STENCILING TO STATE "1-HOUR FIRE RATED WALL. PROTECT ALL OPENINGS".
- 1 HOUR RATED PARTITION. SEE DETAIL 9/A800.1.
- DOOR DESIGNATION. SEE DOOR SCHEDULE ON SHEET 9/A800.2.

Floor Plan Keynotes:

- ELECTRICAL PANEL TO BE RECESSED IN WALL



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An Interior Build-Out for:
1879 Lauderdale LLC

1879 N State Road 7
Unit B
Lauderhill, Florida 33313

ISSUANCE OF DOCUMENTATION:	
Description:	Date:
 PRELIMINARY DESIGN	9.6.2024
 CLIENT APPROVAL	
 LANDLORD APPROVAL	
 BIDDING	
 PERMIT	

REVISIONS:	
Number:	Date: Description:
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FLOOR PLAN
UNIT A-1 & A-2

Project Number: 23041	Principal: RJS
	Project Manager: RJS
	Drawn by: RJS

Robert Jordan Sopourn III
Architect - AR-0017057

Architecture

A 130.2

Total Sheets: 20

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