

**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND BECOME FAMILIAR WITH THE PROJECT PRIOR TO SUBMITTING A BID.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR WORK.
3. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE TO THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201 (LATEST ADDITION).
4. THE INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON EITHER EXISTING DOCUMENTS AND/OR LIMITED FIELD MEASUREMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFIRM TO EXISTING CONDITIONS. IN CASES WHERE CHANGES IN DETAIL ARE NECESSARY, THESE DRAWINGS SHALL BE USED TO SHOW THE DESIGN INTENT ONLY.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SUGAR LAND BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL ELECTRIC CODE (NEC), NATIONAL FIRE PROTECTION CODE (NFPA) STANDARDS, AMERICAN WITH DISABILITIES ACT (ADAG) AND ALL OTHER APPLICABLE REGULATIONS.
6. CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS CONCERNING EXISTING AND NEW WORK, AND ALSO INFORMATION CONTAINED ON THE PERMIT DRAWINGS, AND NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH EITHER FABRICATION OR INSTALLATION OF THE WORK. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD IMMEDIATELY SHOULD EXISTING CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OR +/- DIMENSIONS INDICATE VARY BY MORE THAN 1". ANY ADDITIONAL WORK, DEMOLITION AND/OR REMOVAL AS A RESULT OF FAILURE TO DO SO WILL BE AT THE CONTRACTORS EXPENSE.
7. THE OWNER AND ARCHITECT ACCEPT NO RESPONSIBILITY FOR THE MANNER OR METHOD OF SAFETY PRECAUTIONS OR CONSTRUCTION. THE CONTRACTOR IS URGED TO EXERCISE THE UTMOST CARE FRO PROTECTION OF PROPERTY AND PERSONNEL.
8. THE CONTRACTOR SHALL PERFORM A STRUCTURAL SURVEY, INCLUDING X-RAYS OR GRAPHS OF ALL FLOOR SLABS, SLAB ON GRADE AND SUPPORTING WALLS TO LOCATE EXISTING STRUCTURAL BARS, CABLES, IN-SLAB CONDUITS, UTILITIES AND OTHER INTERFERENCES THAT MAY BE IN CONFLICT WITH PROPOSED SLEEVE / PENETRATION LOCATIONS. THE X-RAY OR GRAPH SHALL BE PERFORMED PRIOR TO ANY CUTTING OR CHIPPING. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER FOR FURTHER DIRECTION.
9. NORMAL FUNCTIONS OF THE ADJACENT OCCUPIED AREAS MUST CONTINUE DURING THE CONSTRUCTION PHASES, EVERY EFFORT SHALL BE MADE TO INSURE SUCH FUNCTIONS ARE NOT DISTURBED. SCHEDULE ANY WORK WHICH MAY BE REQUIRED IN OCCUPIED AREAS DURING UNOCCUPIED HOURS, AND OBTAIN PRIOR APPROVAL FROM THE BUILDING OWNER / AGENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTRICTING AND CONTAINING DUST AND DEBRIS GENERATED FROM DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE TEMPORARY PARTITIONS, BARRIERS AND NETTING, AS REQUIRED, DURING DEMOLITION AND CONSTRUCTION TO PREVENT DAMAGE OF PROPERTY OR PERSONNEL INJURY.
11. ALL PENETRATIONS THROUGH FLOORS OR FIRE RATED WALLS SHALL BE PROVIDED WITH SLEEVES. FIRE PREVENTIVE MATERIAL AND/OR CAULKING TO MATCH THE FIRE RATING OF THE RESPECTIVE FLOORS OR WALLS.
12. CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS. CONTRACTOR TO SUBMIT SUBSTITUTIONS FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS AFTER AWARD OF PROJECT. ALL SHOP DRAWINGS ARE TO BE SUBMITTED WITHIN TWO (2) WEEKS OF THE PROJECT AWARD, EXCEPT MILLWORK WHICH MUST BE RECEIVED WITHIN ONE (1) WEEK OF COMPLETION OF THE ROUGH FRAMING.
13. ALL EXISTING EQUIPMENT TO BE REUSED SHALL BE THOROUGHLY CLEANED PRIOR TO REUSE. ALL NEW EQUIPMENT AND MATERIALS SHALL MATCH, AND/OR BE COMPATIBLE WITH EXISTING EQUIPMENT AND MATERIALS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
14. ALL STUD, CEILING FURRING AND FRAMING MEMBERS SHALL BE PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK AND THE LIKE.
15. ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. AND EXISTING FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO MATCH EXISTING IN KIND AND FINISH.
16. NO TOOLS ARE TO BE LEFT ON TOP OF COUNTERTOPS. ANY DAMAGE RESULTING FROM TOOLS WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY THE TENANT. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC., SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO OCCUPANCY.
18. THE M.E.P. DRAWINGS ARE DIAGRAMMATIC, REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND DETAILS OF CONSTRUCTION.
19. THE CONTRACTOR SHALL COORDINATED CONSTRUCTION SCHEDULED AND ACCESS TO THE PROJECT WITH THE BUILDING OWNER / AGENT. THE CONTRACTOR SHALL ALSO COORDINATE AVAILABILITY OF BUILDING STOCK AND/OR TENANT PROVIDED ITEMS. FINAL SCHEDULE IS TO BE ENTERED INTO PROJECT SOFTWARE - BUILDERTREND.
20. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES.
21. ALL CHANGE ORDERS ARE TO BE SUBMITTED AND APPROVED IN BUILDERTREND APPLICATION.
22. ALL PAY APPS TO BE SUBMITTED TO OWNER AND LEAN PRACTICE REPRESENTATIVE FOR REVIEW AND APPROVAL. APPLICATION TO BE SUBMITTED AND APPROVED VIA USE OF BUILDERTREND APPLICATION.

**SYMBOLS**

- EXISTING PARTITION TO REMAIN
- NEW PARTITION W/ PARTITION TYPE TAG
- NEW FIRE/SOUND RATED PARTITION W/ PARTITION TYPE TAG
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- NEW / EXISTING DOOR AND FRAME W/ DOOR TAG
- DRAWING TITLE: DRAWING TITLE / SCALE / LOCATION
- DETAIL NUMBER: INTERIOR ELEVATION / SHEET
- SHEET NUMBER: ELEVATION / SHEET
- SECTION / SHEET
- DETAIL / SHEET
- PLAN KEY NOTE
- ACCESSORY / APPLIANCE TAG
- EQUIPMENT TAG
- REVISION NUMBER / CLOUD

**BUILDING INFORMATION**

**PROPERTY OWNER:**  
17901 NW 5TH STREET, SUITE 202  
PEMBROKE PINES, FL 33029  
MAIN CONTACT: DR. FREITAS AND DR. SOUZA  
PHONE NUMBER: (000) 000-000

**SCOPE OF WORK:**  
INTERIOR FINISH-OUT OF EXISTING SPACE FOR THE PURPOSE OF A DENTAL OFFICE. WORK INCLUDES NEW INTERIOR NON-LOADING PARTITIONS IN ADDITION TO ALL RELATED MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

**BUILDING CODES USED:**  
FLORIDA BUILDING CODE SIXTH EDITION (2017) - FBC - BUILDING  
FLORIDA FUEL GAS CODE SIXTH EDITION (2017) - FBC - MECHANICAL  
FLORIDA MECHANICAL CODE SIXTH EDITION (2017) - FBC - PLUMBING  
NATIONAL ELECTRIC CODE, NFPA 70, 2014 EDITION

	EXIST. BLDNG	EXIST. SPACE	PROPOSED SPACE
USE GROUP CLASSIFICATION (PER IBC CHP 5)	B	B	B
OCCUPANCY CLASSIFICATION (PER NFPA-101)	BUSINESS	B	BUSINESS (DENTAL)
SEPARATED MIXED USE TENANT (NFPA TABLE 5.1.14.4.1)	YES	---	YES
TENANT (IBC TABLE 508.4)	1 HR (MIN)	---	1 HR (MIN)
AMBULATORY CARE	NO	---	NO
CONSTRUCTION TYPE (PER IBC CHP 5, TBL. 506.2)	III B	---	---
NUMBER OF STORIES ABOVE GRADE (PER IBC CHP 5, TBL. 506.2)	1	---	1
FIRE ALARM	NO	---	NO
FULLY SPRINKLERED & MONITORED	NO	---	YES
TOTAL BUILDING AREA	2,712 SQ. FT.	---	---
TENANT AREA	---	---	2,712 SQ. FT.

**FIRE RESISTANT RATING PER IBC, CHP 6 TBL. 601 & 602**  
STRUCTURAL FRAME: 0 HR - WOOD  
BEARING WALLS EXTERIOR: 0 HR - WOOD  
BEARING WALLS EXTERIOR: 0 HR - WOOD  
FLOOR CONSTRUCTION: 0 HR - WOOD  
ROOF CONSTRUCTION: 0 HR - WOOD  
CORRIDORS (PER TBL. 1018.1) OCCUPANCY <30: 0HR  
PENETRATIONS: ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED WITH UL APPROVED DESIGN

**NUMBER OF OCCUPANTS (PER CHP. 10, TBL. 1004.1.2):**

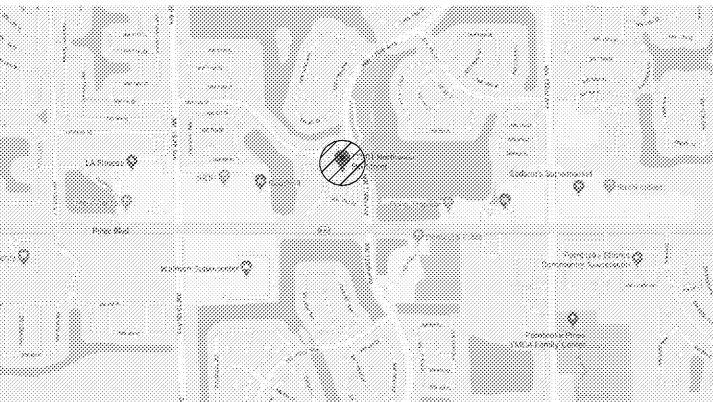
	ALLOWED
WAITING: 424 SQ. FT. BUSINESS (OFFICE) - 1/100 SQ. FT.	4
RECEPTION: 68 SQ. FT. BUSINESS (OFFICE) - 1/100 SQ. FT.	1
CHECK OUT: 60 SQ. FT. BUSINESS (OFFICE) - 1/100 SQ. FT.	1
DOC OFFICE: 51 SQ. FT. BUSINESS (OFFICE) - 1/100 SQ. FT.	1
STERILIZATION: 108 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	1
PANO: 39 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	1
OP 1: 88 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	1
OP 2: 90 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	1
OP 3: 90 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	1
OP 4: 90 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	1
OP 5: 148 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	1
OP 6: 188 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	2
OP 7: 111 SQ. FT. BUSINESS (PROFESSIONAL SERVICES DENTIST) - 1/100 SQ. FT.	1
BREAK ROOM: 105 SQ. FT. ASSEMBLY (UNCONCENTRATED - TABLES & CHAIRS) - 1/15 SQ. FT.	7
<b>TOTAL OCCUPANCY:</b>	<b>24</b>

**MEANS OF EGRESS (PER IBC CHP. 10, TBL. 1020.2)**

	REQUIRED	PROPOSED
EGRESS WIDTH - CORRIDORS (21X0.2 < 44" MIN)	44" MIN	54"
EGRESS WIDTH - DOOR/S (21X0.2 < 32")	32" MIN	36"
NUMBER OF EXITS (PER TBL. 1006.2.1)	1	2

EXISTING PLUMBING FIXTURES SATISFIED THE PLUMBING FIXTURES REQUIRED BY THE SPACE

**VICINITY MAP**

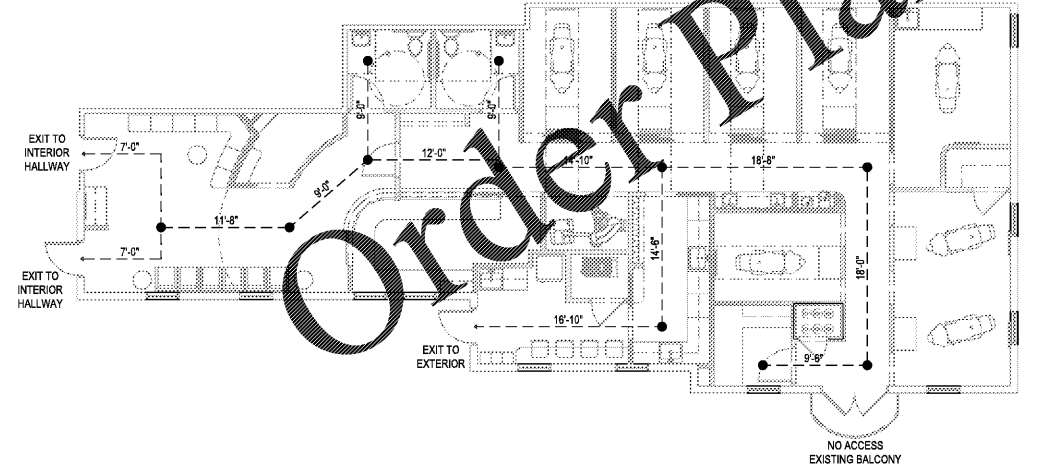


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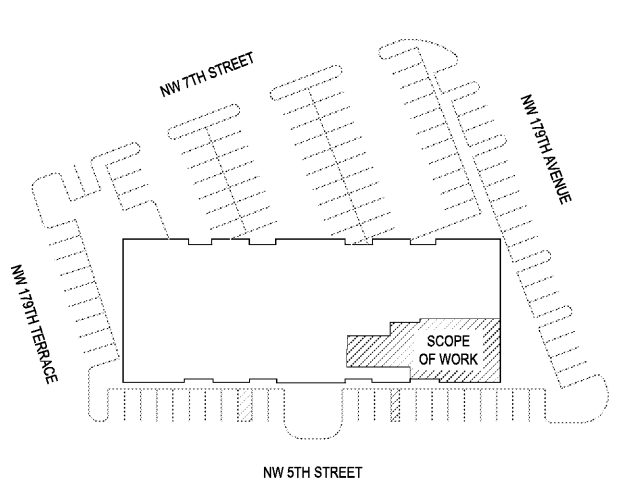
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**DENTAL OFFICES OF DR. FREITAS & DR. SOUZA**  
17901 NW 5TH STREET, SUITE 202, PEMBROKE PINES, FL 33029



**1 LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"



**2 SITE PLAN**  
SCALE: N.T.S.  
TRUE NORTH

**ISSUE**

NO.	DATE	DESCRIPTION
1	2/25/2020	FOR BID & CONSTRUCTION

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