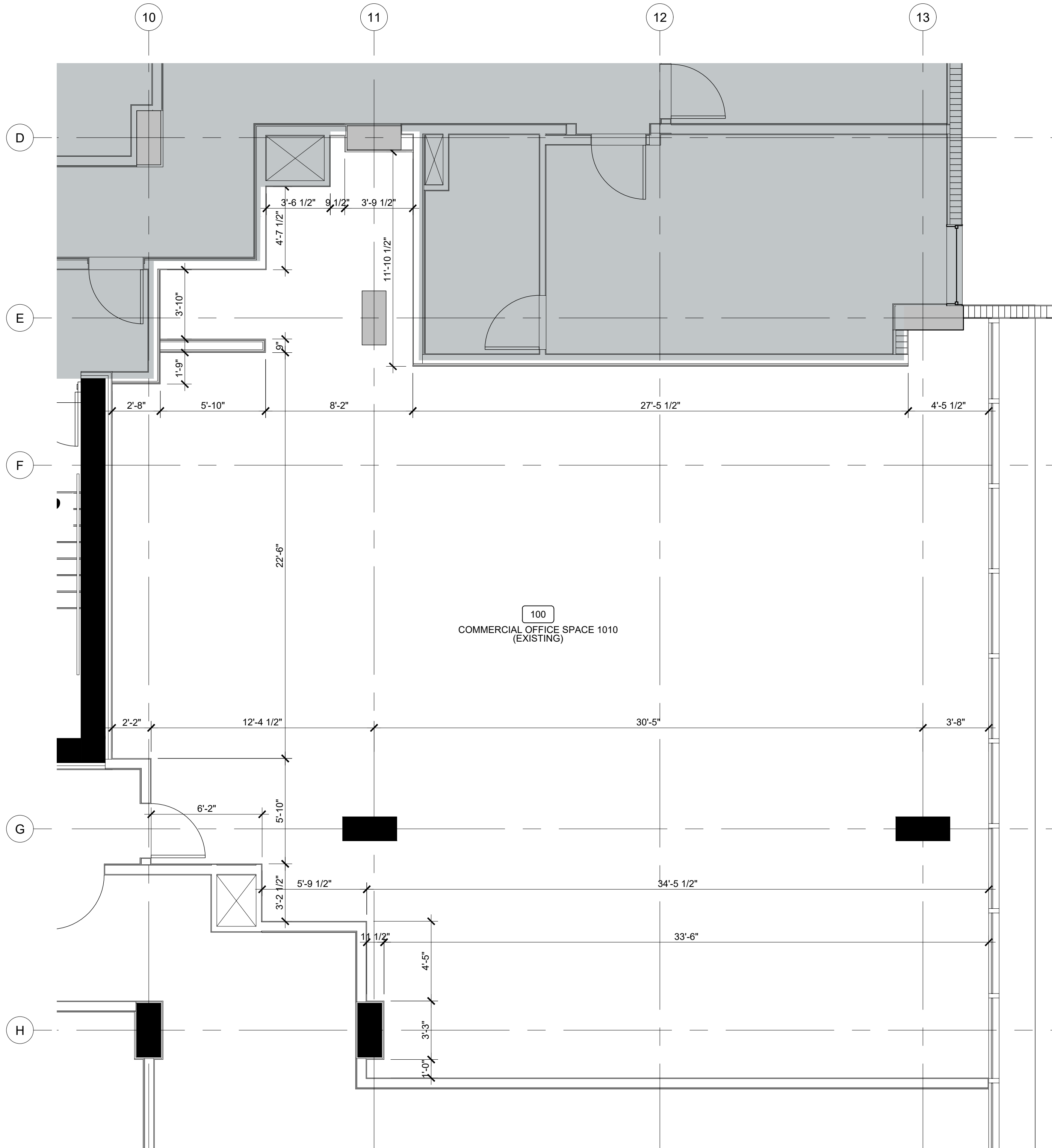




1 EXISTING FLOOR PLAN
A-201 SCALE: 1/4" = 1'-0"

REGULATORY INFORMATION
PROPOSED PROJECT: NEW TENANT IMPROVEMENT FIT-OUT IN EXISTING VACANT OFFICE SPACE.
GOVERNING CODES: FLORIDA BUILDING CODE, 2023 EDITION
NFPA 101, 2021 EDITION
FLORIDA FIRE CODE, 2021 EDITION
TYPE OF CONSTRUCTION: TYPE 1-B, SPRINKLERED
OCCUPANCY CLASSIFICATION: B (BUSINESS)

OCCUPANCY LOAD CALCULATIONS
FBC 2023 BUILDING SECTION 1004.5
FUNCTION OF SPACE - BUSINESS
FLOOR AREA IN SQ. FT. PER OCCUPANT - 150 GROSS
SQUARE FEET OF BUSINESS AREA : 1945 SQ. FT.
OCCUPANCY LOAD PER FLOOR - 1945 SQ. FT. / 150 = 13 OCCUPANTS

FLOOR PLAN LEGEND

- HATCHED AREA DENOTES EXISTING AREA AND NO WORK TO BE DONE UNDER THIS PERMIT.
- EXISTING INTERIOR PARTITION
- NEW INTERIOR PARTITION
- W-X DENOTES WALL TYPE, REFER TO SHEET A-901 FOR WALL TYPE DETAILS

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

FBC 2023 PLUMBING TABLE 403.1

CLASSIFICATION - BUSINESS (OFFICE BUILDING)
OCCUPANCY - (B)

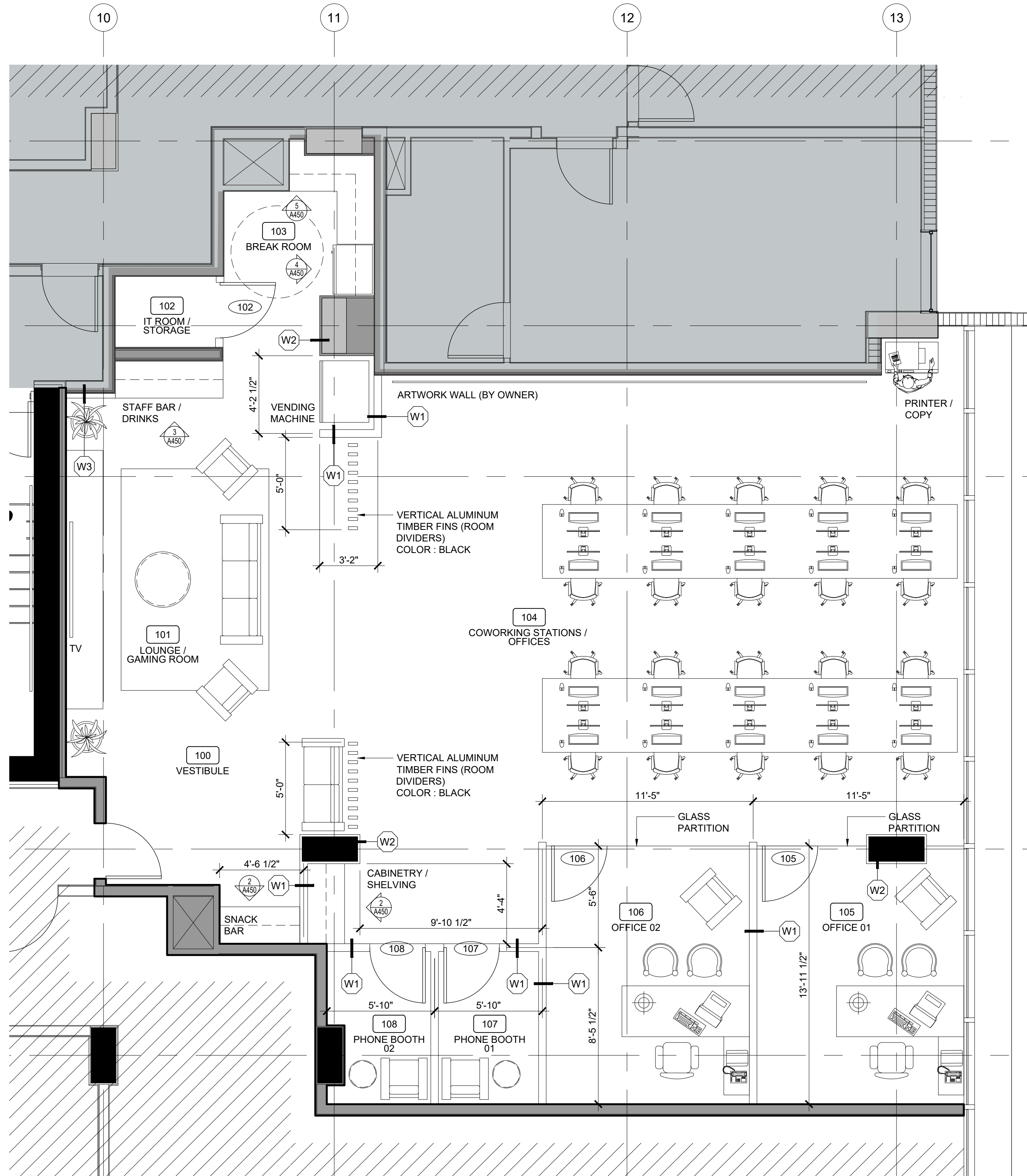
OCCUPANCY (13 OCCUPANTS) - 7 MALE & 7 FEMALE

WATER CLOSETS -
2 MALE AND 1 URINAL AND 3 FEMALE WATER CLOSETS LOCATED ON THE SAME FLOOR AS THE TENANT SPACE AND THE TRAVEL DISTANCE IS LESS THAN 500 FT AS PER 2014 FLORIDA PLUMBING CODE 403.3.3

LAVATORIES -
2 MALE AND 2 FEMALE LAVATORIES LOCATED ON THE SAME FLOOR AS TENANT SPACE AND THE TRAVEL DISTANCE IS LESS THAN 500 FT AS PER 2014 FLORIDA PLUMBING CODE 403.3.3

DRINKING FOUNTAIN - 1 PER 100 (1 PROVIDED)

1 HI LOW DRINKING FOUNTAIN PROVIDED ON THE SAME FLOOR AS TENANT SPACE WITH A TRAVEL DISTANCE LESS THAN 500 FT AS PER 2014 FLORIDA PLUMBING CODE 403.5.



2 PROPOSED FLOOR PLAN
A-201 SCALE: 1/4" = 1'-0"



ENG. CA No. 28787 ARCH LICENSE NBR AA26001856

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TO THE BEST OF MY KNOWLEDGE,
THE PLANS AND SPECIFICATIONS
COMPLY WITH THE APPLICABLE
MINIMUM BUILDING CODES AND
THE APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED BY
THE LOCAL AUTHORITY IN
ACCORDANCE WITH THIS
SECTION AND 633 FLORIDA
STATUTES.

Seal
STEPHANE L'ECUYER
AR 53637

CONTRACTOR

REV.	DATE	DESCRIPTION	Prepared By	Verified By

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS.
NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING.

Notes

ISSUED FOR PERMIT

Client

Client reference number

Project

**IVORY 214
INTERIOR RENOVATION
STE 1010**
2820 NE 214 ST, SUITE 1010
AVENTURA, FL 33180

Title

**OFFICE SPACE
1010
EXISTING / PROPOSED FLOOR PLAN**

Drawn

Verified

Approved

Project Manager

Project

17-815BUS

Field

Scale

Date

Dwg. no.

ARCHITECTURE

AS SHOWN

06-19-2024

A-201