

BUILD-OUT PROJECT DATA / CODE INFO. :

A. ZONING CLASSIFICATION: CB COMMERCIAL DISTRICT

B. SPACE DESCRIPTION:
BUILD-OUT FOR PROPOSED CIGAR BAR LOUNGE

C. BUILDING CODE REQUIREMENTS:
- FLORIDA BUILDING CODE 2011, 6TH EDITION, EXISTING BUILDING ALTERATION, LEVEL 3
- FLORIDA FIRE PREVENTION CODE, 6TH EDITION, EFFECTIVE DEC. 31, 2011 W/ INCLUDES:
NFFA 101, 2015 EDITION
NFFA 1, 2015 EDITION 4 LATEST STATE STATUTES EDITION
- NFFA 101 LIFE SAFETY CODE 2015 EDITION
- FLORIDA ACCESSIBILITY CODE 2011, 6TH EDITION
- NATIONAL ELECTRICAL CODE 2012

D. CLASSIFICATION OF WORK
COMMERCIAL BUILD-OUT ALTERATION, LEVEL 3
FBC 2011, EXISTING, SECTION 505 4 CHAPTER 9

E. CLASS OF REHABILITATION OF WORK:
PER NFFA 101, CHAPTER 43
CHANGE OF OCCUPANCY PER SECTION 43.3.16

F. CONSTRUCTION TYPE
TYPE III B/ NON-SPRINKLERED

G. OCCUPANCY CLASSIFICATION
-PER FLORIDA BUILDING CODE 2011, 6TH EDITION: SECTION 303.11
SMALL BUILDING 4 TENANT SPACE
"A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY"
-PER FLORIDA FIRE PREVENTION CODE, 6TH EDITION
SECTION 33.03.11 MERCANTILE
33.03.13 CLASS C MERCANTILE

H. OCCUPANT LOAD PER TABLE 1004.12, FBC, 2011, 6TH EDITION:
TOTAL AREA OF BUILD-OUT REMODELING = 1642 SQ. FT.
CIGAR / BAR LOUNGE
(388 SF) 1 PERSON / 15 NET SF..... 26 PERSONS (PATRON'S AREA)
(130 SF) 1 PERSON / 200 GROSS SF..... 1 PERSONS (BAR) / ACTUAL (2) PERSONS
OUTDOOR PATIO AREA..... 10 PERSON MAXIMUM
TOTAL 38 PERSONS

I. PLUMBING FIXTURES REQUIREMENTS:
NOTES:
1. PER FBC 2011, PLUMBING SECTION 410.4
SUBSTITUTIONS:
WHERE RESTAURANTS / BARS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL BE NOTE REQUIRED
TOTAL OCCUPANCY: 28 PERSONS, REFER TO LETTER "H" ABOVE
PLUMBING FIXTURES REQUIREMENTS: FIXTURE PER TABLE 403.1, FBC 2011, 6TH EDITION
OCCUPANCY: BUSINESS / MERCANTILE

	WATER CLOSETS	URINALS	LAVATORIES
FIXTURE REQUIRED MALES	1	0	1
FIXTURE PROVIDED MALES	1	0	1
FIXTURE REQUIRED FEMALES	1	0	1
FIXTURE PROVIDED FEMALES	1	0	1
DRINKING FOUNTAIN REQUIRED	0	0	0
DRINKING FOUNTAIN PROVIDED	0	0	0
SERVICE SINK REQUIRED	1	1	1
SERVICE SINK PROVIDED	1	1	1

J. PARKING
PER CORAL GABLES ZONING CODE FOR COMMERCIAL DISTRICT,
NO OFF STREET PARKING IS REQUIRED

K. MINIMUM INTERIOR FINISH CLASSIFICATION:
(AS PER FBC 2011 TABLE 803.5)

	NON-SPRINKLERED	EXIT ACCESS	CORRIDOR / OTHER SPACES
-BUSINESS / MERCANTILE	A	B	C

L. TRAVEL DISTANCE BY OCCUPANCY:
(AS PER NFFA 101, NON-SPRINKLERED)
BUSINESS / MERCANTILE TRAVEL DISTANCE TO EXIT SHALL NOT EXCEED (200 FT/150 FT)
BUSINESS / MERCANTILE COMMON PATH DISTANCE SHALL NOT EXCEED (15 FT)
BUSINESS / MERCANTILE DEAD - END LIMIT SHALL NOT EXCEED (20 FT)

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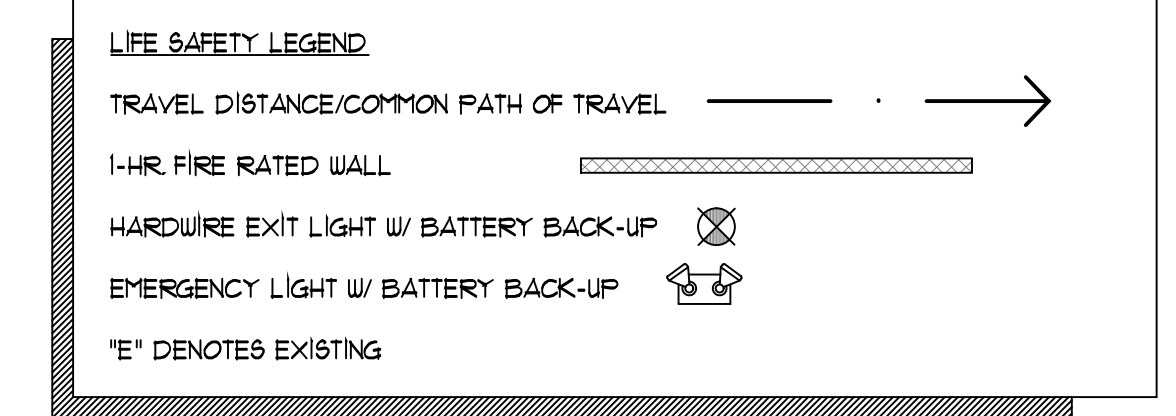
WALL LEGEND & SYMBOLS:

- EXISTING BUILDING ELEMENTS TO BE REMOVED
- EXISTING PARTITIONS / WALLS TO REMAIN
- ||||| NEW 8" BLOCK WALL
- ==== NEW GYPSUM BOARD PARTITION W/ 3 5/8" METAL STUDS, 22 GAUGE @ 16" O.C. W/ 5/8" GYPSUM BOARD @ EACH SIDE
- EXISTING 2 HR. FIRE RATED PARTITION
- ⊕ DENOTES EXISTING DOORS
- ⊙ DENOTES NEW DOORS
- ⊙ DENOTES EQUIPMENT
- ⊠ DENOTES PARTITION TYPE
- FE DENOTES FIRE EXTINGUISHER LOCATION
- FE DENOTES FIRE ALARM FULL STATION LOCATION
- ⊕ DENOTES FIRE ALARM STROBE LOCATION

GROUND FL. LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

TRAVEL DISTANCE

A	58'-4"
B	61'-10"



TEENANT'S SPACE AREA = 1642 SQ. FT.

NOTES:
-NO FIRE ALARM SYSTEM ON PREMISES.
-NO FIRE SPRINKLER SYSTEM ON PREMISES.

FIRE EXTINGUISHERS NOTES :

- PROVIDE FIRE EXTINGUISHERS WITH MINIMUM RATING OF 2A:10BC.
- FIRE EXTINGUISHER SHALL BE MOUNTED 48" AFF TO TOP OF HANDLE.
- TRAVEL DISTANCE TO FIRE EXTINGUISHERS SHALL BE LESS THAN 75' PER CODE.
- EXTINGUISHER SHALL BE CURRENTLY DATED & TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.
- ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FINAL FIRE INSPECTION.

- LIFE SAFETY NOTES**
- REVIEW & APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFFA 101.4.
 - ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FINAL FIRE INSPECTION.
 - ADDITIONAL EXIT SIGNS & EMERGENCY LIGHTS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FINAL FIRE INSPECTION.
 - EMERGENCY LIGHTS & EXIT SIGNS MUST BE WORKING ON EMERGENCY BATTERY BACK-UP AT THE TIME OF THE INSPECTION WITH THE ELECTRICAL PANEL LABELED.
 - ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE AND SHALL COMPLY WITH NFFA 101.12.1.1 AND NFFA 101.12.1.3.
 - DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED, LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING.
 - THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFFA) BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
 - ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE "U" TYPE PULLS & COMPLY WITH F.A.C. 439.3.
 - DOOR ASSEMBLIES IN FIRE RATED BARRIER SHALL BE OF THE APPROPRIATE FIRE RATING FOR LOCATION 101.23.2 FFC.
 - PROVIDE SELF CLOSERS ON ALL RATED DOORS IN ACCORD WITH 101.23.2.1
 - FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN 1/2" CHANGE IN ELEVATION 101-12.13 FFC.
 - EGRESS DOORS SHALL BE HAVE AN ADA COMPLIANT THRESHOLD AND LEVEL SURFACES AT EACH SIDE OF DOOR EXTERIOR EXTENDING A MINIMUM OF 1'-0" PAST THE DOOR JAMB TO A MINIMUM OF 4'-0" EXTERIOR OF THE BUILDING PERMETER
 - FLAME SPREAD NOTE - ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS CEILINGS AND OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER WOOD OR OTHER INTERIOR FINISH MATERIAL AND ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS "A"

Date
Commission
January 2018
Commission
Revisions
1/28/2018 ARCH REVIEW BOARD
2/29/2018 BLDG DEPT. COMMENTS
11/30/2018 NEW OUTDOOR PATIO
Sheet
LS-1
3 of 10