



**OFFICE BUILDING RENOVATIONS**

**Interior 2nd Floor Buildout**  
**3440 NE 12th Avenue**  
**Oakland Park, Florida 33334**

**CODE OF THE CITY OF OAKLAND PARK**  
**SITE DATA**

PROPERTY ADDRESS  
 3340 NE 12TH AVENUE  
 OAKLAND, FL 33334  
 ZONING DISTRICT: DOWNTOWN MIXED USE, SUB AREA 3 (PARK PLACE)

**FLORIDA BUILDING CODE, 2010 ED. / FFPC 101 2010**

CRITERIA	REQUIRED	CODE SECTION
CLASSIFICATION OF WORK:		FBC-EXISTING CH. 4
	ALTERATION LEVEL 2	FBC-EXIST-403
OCCUPANCY CLASSIFICATION GROUPS:	B (BUSINESS)	FBC CH. 3
	MULTI TENANT OFFICE BUILDING	
TYPE OF CONSTRUCTION:		FBC 602
	TYPE-IIA NOT SPRINKLERED	
WALL AND CEILING FINISHES:		FBC 803
ENCLOSED SPACES:	CLASS C FLAME SPREAD: 76-200; SMOKE DEVELOPED: 0-450	
EXIT ACCESS CORRIDORS & PASSAGES:	CLASS B FLAME SPREAD: 26-75; SMOKE DEVELOPED: 0-450	
EGRESS WIDTH/PERSON:		FBC T 1005.1
LEVEL:	0.2 INCHES	
STAIR:	0.3 INCHES	
MINIMUM CLEAR OPENING AT DOORS:	32 INCHES	FBC 1008.1.1
COMMON PATH OF TRAVEL:		FBC 1014.3/FFPC T-A.7.6
BUSINESS:	20 FEET MAX.	
NUMBER OF EXITS REQUIRED:		FBC T 1019.1
(BUSINESS 1ST STORY) <49 OCCUPANTS:	1 EXIT (COMMON PATH OF TRAVEL < 75')	
(BUSINESS 2ND STORY) <29 OCCUPANTS:	1 EXIT (COMMON PATH OF TRAVEL < 75')	
BUSINESS, OCCUPANTS EXCEEDING ABOVE:	2 EXITS	
EXIT ACCESS TRAVEL DISTANCES:		FBC T 1016.1
GROUP B:	200 FEET MAX.	
MINIMUM CORRIDOR WIDTH:	44 INCHES MIN.	FBC 1018.2
DEAD END CORRIDORS:		FBC 1018.4/FFPC T-A.7.6
BUSINESS:	20 FEET MAX.	
FLOOR SQUARE FOOTAGE:		
GROUND FLOOR:	2291.2 SQ. FT.	
SECOND FLOOR:	2249.3 SQ. FT.	
ALTERATIONS:	FLORIDA BUILDING CODE/EXISTING BUILDINGS, 2010 EDITION	
FIRE:	FLORIDA FIRE PREVENTION CODE 101, 2010 EDITION NFPA 1-UNIFORM FIRE CODE NFPA 101-LIFE SAFETY CODE NFPA 10-STANDARD FOR PORTABLE FIRE EXTINGUISHERS NFPA 13-STANDARD FOR THE INSTALLATION OF SPRINKLERS NFPA 72-NATIONAL FIRE ALARM CODE NFPA 80-FIRE DOORS AND OPENING PROTECTIVES	

**NARRATIVE / SCOPE OF WORK:**  
 THE SCOPE OF WORK IS LIMITED TO INTERIOR BUILDOUT OF THE 2ND FLOOR AND UPGRADING / REPLACING THE ELECTRICAL WIRING AND MECHANICAL DUCT WORK.

project:	MUE12060701
date:	11-24-14
revision	date
no.	
drawing	
Cover Sheet	
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 THESE DRAWINGS, ALONG WITH THE ARCHITECTURAL DRAWINGS, AND PROJECT MANUAL CONSTITUTE A SINGULAR CONTRACT DOCUMENT AND MUST BE USED TOGETHER IN THEIR ENTIRETY IN THE CONSTRUCTION OF THIS PROJECT.

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 Oakland Park, Florida 33334

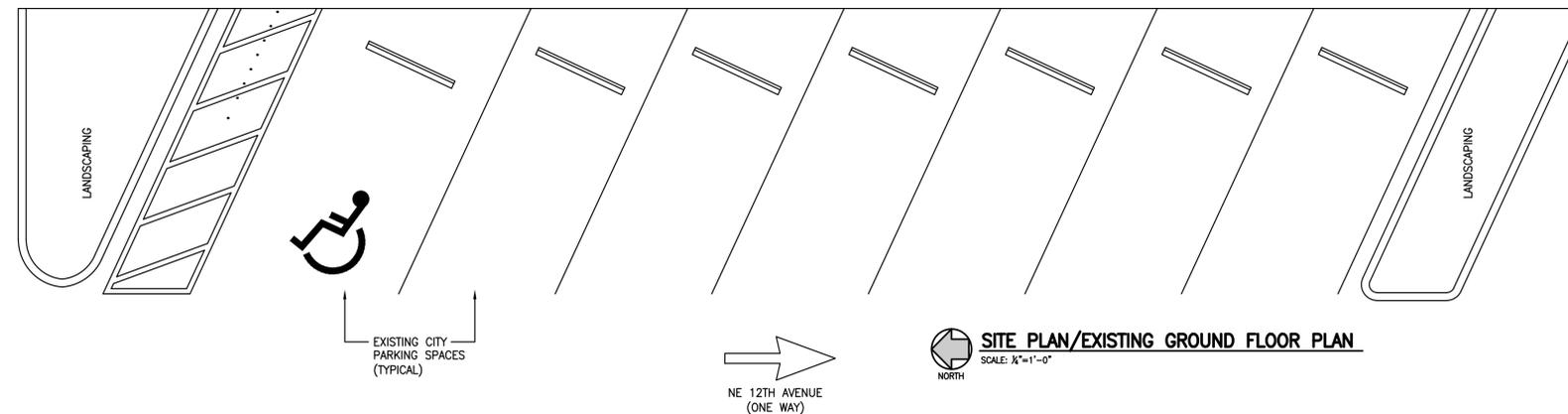
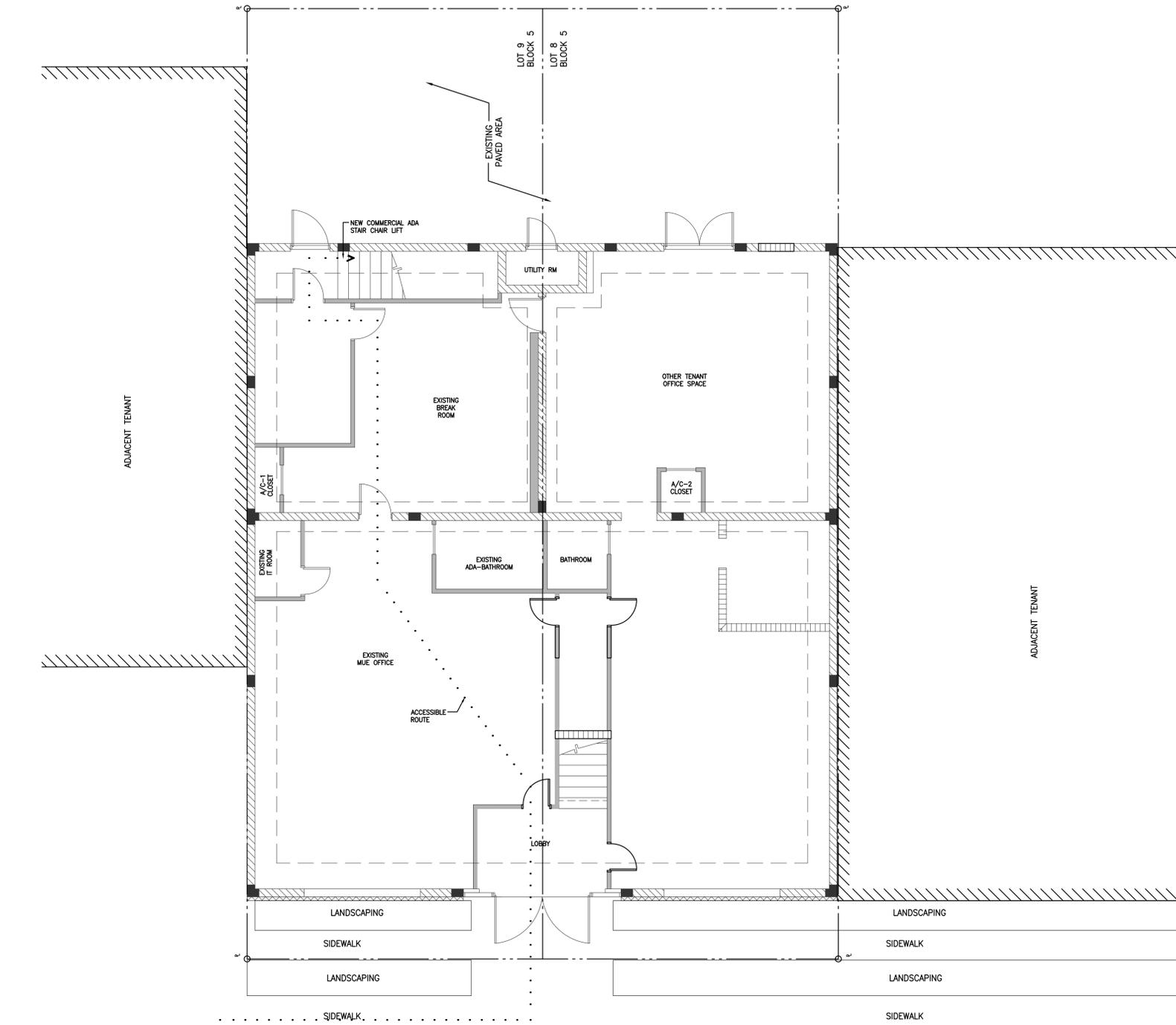
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 Site Plan

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**S101**

sheet number



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MARCUS O. UNTERWEGER  
 FL P.E. # 63860  
 DECEMBER 01, 2014

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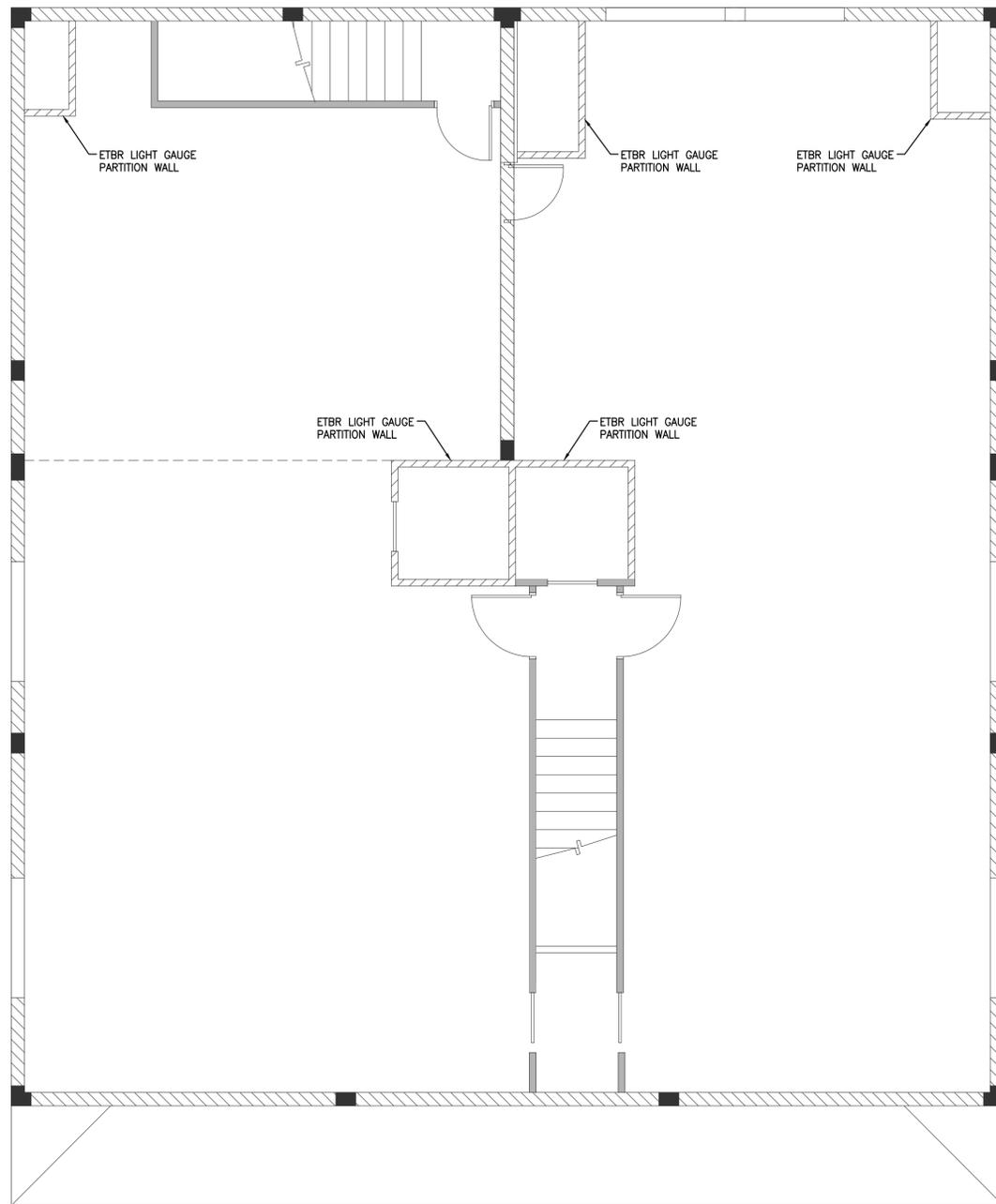
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 Second Floor Plans

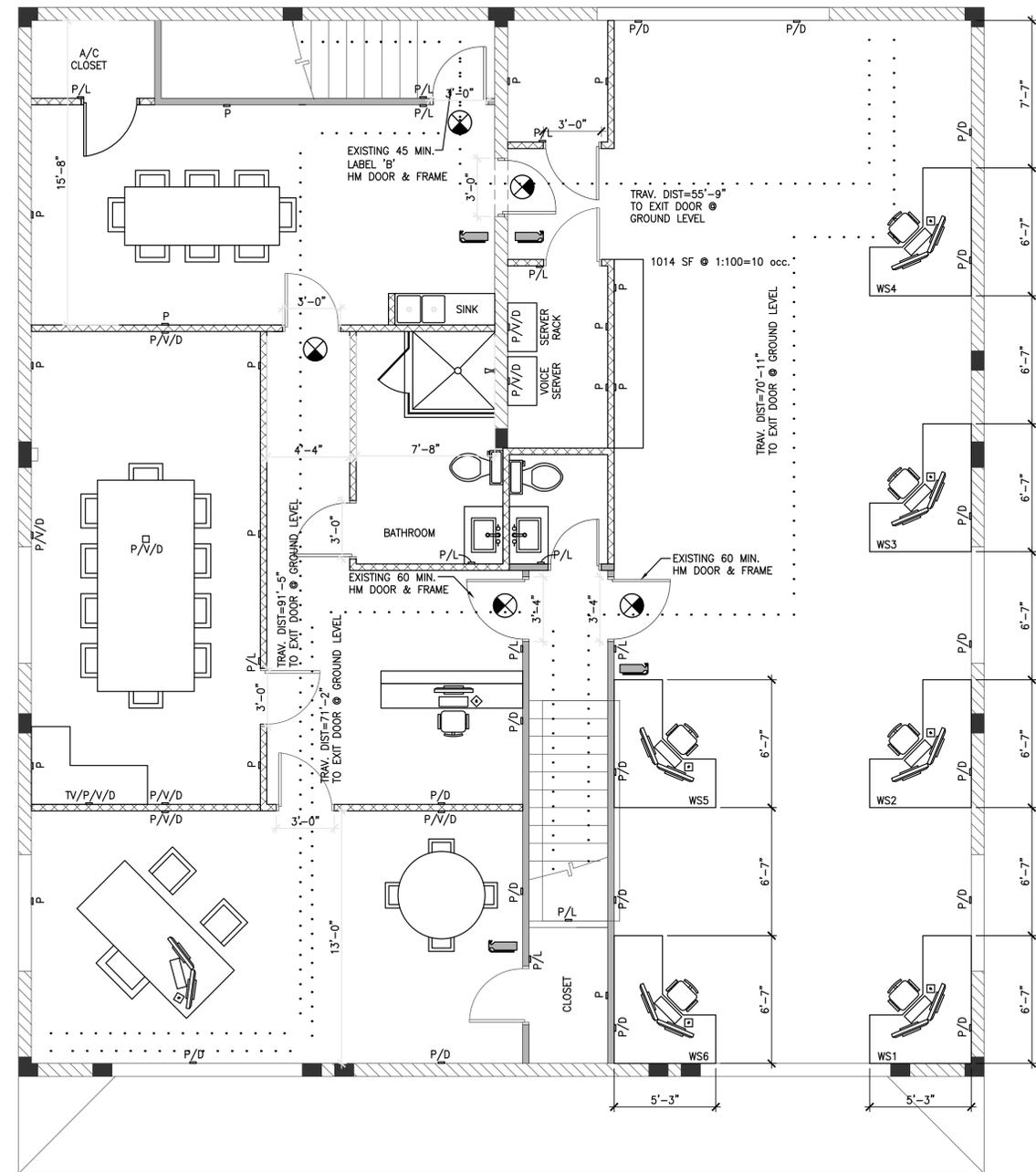
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**SECOND FLOOR DEMOLITION PLAN**  
 SCALE: 1/4"=1'-0"  
 NORTH



**SECOND FLOOR REMODEL & LIFE SAFETY PLAN**  
 SCALE: 1/4"=1'-0"  
 NORTH

- BUILD-OUT FLOOR PLAN NOTES:**
- P - INDICATES POWER OUTLET
  - V - INDICATES VOICE/PHONE
  - D - INDICATES DATA/NETWORK
  - L - INDICATES LIGHT SWITCH

- SECOND FLOOR PLAN NOTES:**
- INDICATES ETR CMU WALL
  - INDICATES TYPE ABC FIRE EXTINGUISHER
  - INDICATES EMERGENCY EXIST SIGN
  - INDICATES ETR RC COLUMNS
  - INDICATES ETR INTERIOR NON LOAD BEARING PARTITION WALL
  - INDICATES NEW INTERIOR NON LOAD BEARING PARTITION WALL
  - INDICATES ETBR INTERIOR NON LOAD BEARING PARTITION WALL
  - ETR INDICATES EXISTING TO REMAIN
  - ETBR INDICATES EXISTING TO BE REMOVED

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