

NOTE: EXISTING EGRESS COMPONENTS ON THE FIRST FLOOR ARE NOT EFFECTED BY THE SCOPE OF THE PROJECT. IN GENERAL TERMS, THE SCOPE OF THE PROJECT INCLUDES RECONFIGURING THE MEZZANINE PLAN TO CONVERT EXISTING STORAGE SPACE INTO OFFICE SPACE. THE OCCUPANT LOAD OF THE MEZZANINE IS INCREASED BY THREE AND DOES NOT ADVERSELY EFFECT EXISTING EGRESS COMPONENTS/CAPACITIES ON THE FIRST FLOOR. EXISTING EXIT SIGNS AND EMERGENCY LIGHTS TO REMAIN "AS IS". REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS AND EMERGENCY LIGHTS ON THE MEZZANINE LEVEL.

CODE ANALYSIS

OCCUPANCY CLASSIFICATION:

S-1 Storage- Moderate Hazard
B -Business; M-Mercantile

TYPE OF CONSTRUCTION:

- BASED ON THE FACT THAT EXISTING BUILDING ELEMENTS DO NOT INCLUDE ANY APPLIED FIRE-RESISTANT MATERIALS, IT IS OUR BELIEF THAT THIS BUILDING WAS ORIGINALLY DESIGNED, PERMITTED AND CONSTRUCTED AS AN UNPROTECTED, NON-COMBUSTIBLE BUILDING. THE CONSTRUCTION TYPE, BASED ON TABLE 601 OF THE FLORIDA BUILDING CODE-BUILDING, 5TH EDITION (2014), THAT MOST CLOSELY RESEMBLES THE EXISTING BUILDING CONSTRUCTION IS TYPE IIB. THE EXISTING BUILDING IS FULLY SPRINKLERED.
- PER TABLE 503, MOST RESTRICTIVE USE FOR IIB CONSTRUCTION TYPE IS MERCANTILE (12,500 S.F.); STORAGE S-1 IS 17,500 S.F. AND BUSINESS IS 23,000 S.F. BASED ON 506.3-AUTOMATIC SPRINKLER SYSTEM INCREASE, ALLOWABLE BUILDING AREA IS 50,000 S.F. (12,500 S.F. PLUS 300% INCREASE).

BUILDING AREA:

- ±44,000 S.F. TOTAL BUILDING AREA (UNCHANGED)
- ±11,000 S.F. MERCANTILE AREA/ SHOWROOM (EXISTING)
- ±31,614 S.F. WAREHOUSE/ DISTRIBUTION AREA AND LOADING DOCK (EXISTING)
- ±1,386 S.F. OFFICE AREA; FIRST FLOOR (EXISTING)
- ± 555 S.F. OFFICE AREA (NET AREA INCREASE FOR CHANGE IN OCCUPANCY FROM STORAGE TO BUSINESS ON MEZZANINE)

OCCUPANT LOAD:

- WAREHOUSE: ±31,614 S.F. + 500 S.F./ PERSON = 64 OCCUPANTS
- BUSINESS: ± 2,528 S.F. + 100 S.F./ PERSON = 26 OCCUPANTS
- MERCANTILE: ±10,588 S.F. + 30 S.F./ PERSON = 353 OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE:

- M, S-1 : 250' WITH SPRINKLERS
- B : 300' WITH SPRINKLERS; MOST REMOTE POINT ON MEZZANINE LEVEL TO EXIT DISCHARGE ON GRADE LEVEL DOES NOT EXCEED 300'.

REQUIRED FIRERESISTANCE RATINGS: TABLE 601

- PRIMARY STRUCTURAL FRAME (EXISTING) 0 HR.
- BEARING WALLS
 - EXTERIOR (EXISTING) UNKNOWN BASED ON FIRE SEPARATION DISTANCE
 - INTERIOR (EXISTING) 0 HR.; 1HR. PROVIDED FOR SEPARATED OCCUPANCY
- NONBEARING WALLS AND PARTITIONS 0 HR.
- FLOOR CONSTRUCTION 0 HR.
- ROOF CONSTRUCTION 0 HR.

INTERIOR WALL & CEILING FINISHES=CLASS C:FRAME SPREAD 76-200 ; SMOKE DEVELOPED 0-450

DESIGN/BUILD WORK

THE FIRE PROTECTION AND FIRE ALARM WORK IS DESIGN/ BUILD BY THE GENERAL CONTRACTOR. RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, DESIGN AND INSTALLATION OF SYSTEMS IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES AND LAWS. GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS WITH LOCAL AUTHORITIES.

SCOPE OF WORK TO INCLUDE THE RELOCATION OF CERTAIN SPECIFIC FIRE SPRINKLERS WITHIN THE NEW OFFICE SPACE ON THE EXISTING MEZZANINE AND THE RELOCATION OF EXISTING HEADS WITHIN THE RENOVATED EMPLOYEE BREAK/ LUNCH ROOM ON GRADE LEVEL.

CONTRACTORS TO SUBMIT ENGINEERED FIRE ALARM AND FIRE PROTECTION DOCUMENTS/ SHOP DRAWINGS TO THE LOCAL AUTHORITIES FOR SECURING A SUB-PERMIT TO THE BUILDING PERMIT.

SCOPE OF WORK

THE SCOPE OF SERVICE/ WORK ASSOCIATED WITH THESE CONTRACT DOCUMENT INCLUDES THE FOLLOWING ITEMS AS NOTED:

- INTERIOR:
- THE CREATION OF NEW OFFICE SPACE ON THE EXISTING MEZZANINE STRUCTURE
 - ADD A SECOND MEANS OF EGRESS (NEW STAIR) FROM MEZZANINE AREA
 - RENOVATION OF THE EXISTING EMPLOYEE BREAK/ LUNCH ROOM.

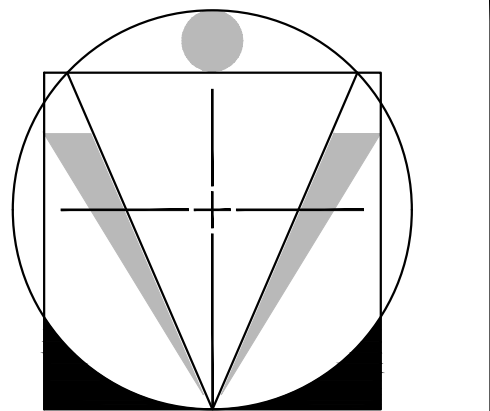
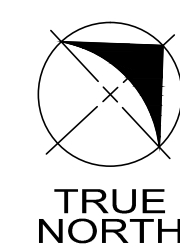
ASBESTOS DETERMINATION

THE SCOPE OF SERVICES DOES NOT INCLUDE ANY SERVICES RELATED TO DETERMINING THE PRESENCE OF ANY HAZARDOUS OR TOXIC MATERIALS. IN THE EVENT THE CONTRACTOR OR ANY OTHER PARTY ENCOUNTERS ANY HAZARDOUS OR TOXIC MATERIALS, OR SHOULD IT BECOME KNOWN TO THE CONTRACTOR THAT SUCH MATERIALS MAY BE PRESENT ON OR ABOUT THE JOBSITE, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION OR REMOVAL OF ANY HAZARDOUS OR TOXIC MATERIALS AT THE JOBSITE. SUCH REMOVAL, BY OTHERS, SHALL THEN BE COMPLETED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

1 FIRST FLOOR PLAN

1/16" = 1'-0"

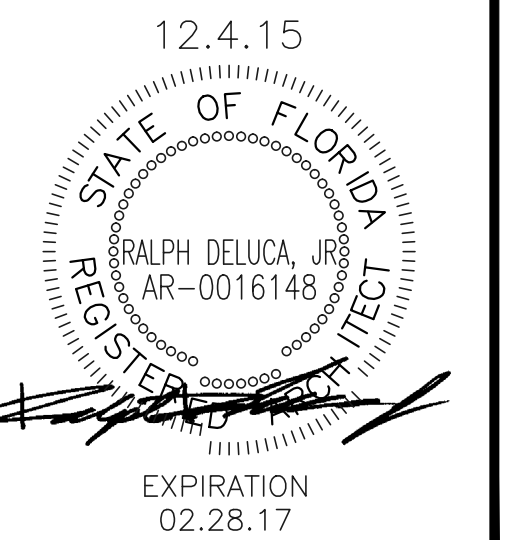


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Rev. No.	Description	Date
▲ 1	VERTICAL ACCESSIBILITY WAIVER	2/26/16



REMODELING OF EXISTING
BREAK ROOM AND
MEZZANINE OFFICES
FOR:

CITY MATTRESS

2255 PALM BEACH
LAKES BOULEVARD

WEST PALM BEACH, FL 33401

FIRST FLOOR PLAN, CODE ANALYSIS

Date: 2/26/16	Drawn By: K.B.	Sheet No.:
Project No.:	Rev'd By:	A2.0
15.081	R.D.	