

**GENERAL NOTES**

1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
3. ALL WORK MATERIAL SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND ORDINANCES.
4. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. MOOD CASING, JAMBS AND TRIM SHALL BE STAINED GRAY OR CLEAR UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWINGS PRIOR TO SUBMITTING FOR ARCHITECT'S REVIEW.
6. DO NOT SCALE DRAWINGS. USE DIMENSION INDICATED ON DRAWINGS. DIMENSIONS OF LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION.
8. INSULATE MASONRY WALLS, EXTERIOR STUD WALL, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
9. ALL WINDOW AND DOOR SIZES ARE NORMAL, VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.
10. ALL REQUIRED TESTS SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR AND BY APPROVED TESTING LABORATORY. TEST RESULT SHALL BE SUBMITTED TO THE ARCHITECT.
11. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOD SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY THE ARCHITECT.
12. ALL NEW DRYWALL IN POTENTIALLY WET AREAS SUCH AS THE KITCHEN, BATHROOM, AND LAUNDRY ROOM SHALL BE MOISTURE RESISTANT TYPE. USE CEMENT TILE BACKER BOARDS IN ALL SHOWERS AND TUB AREAS.
13. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENING TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
14. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK.
15. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECT IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED, AS DIRECTED IN WRITINGS BY THE ARCHITECT, AT NO ADDITIONAL COSTS.
16. FIXED GLASS AND/OR OPERABLE WINDOW WITHIN 24" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
17. COMPLETION: CONTRACTOR TO NOTIFY THE OWNER AND THE ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL ARCHITECT'S PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENTS. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS LEAVE THE PROJECT "ROOM CLEAN."
18. THE PREMISES SHALL STAY CLEAN THROUGH OUT THE CONSTRUCTION

**BUILDING ANALYSIS- F.B.C.**

OCCUPANCY GROUP: EXISTING ASSEMBLY  
 CONSTRUCTION TYPE: TYPE II A  
 OCCUPANCY LOAD: 173 PEOPLE

**BUILDING CODE INFORMATION (PER TABLE 505)**

OCCUPANCY GROUP:	EXISTING ASSEMBLY
EXISTING USE:	RESTAURANT RESTAURANT
CONSTRUCTION TYPE:	TYPE II A

**MINIMUM INTERIOR FINISH CLASSIFICATION (PER TABLE 505.3)**

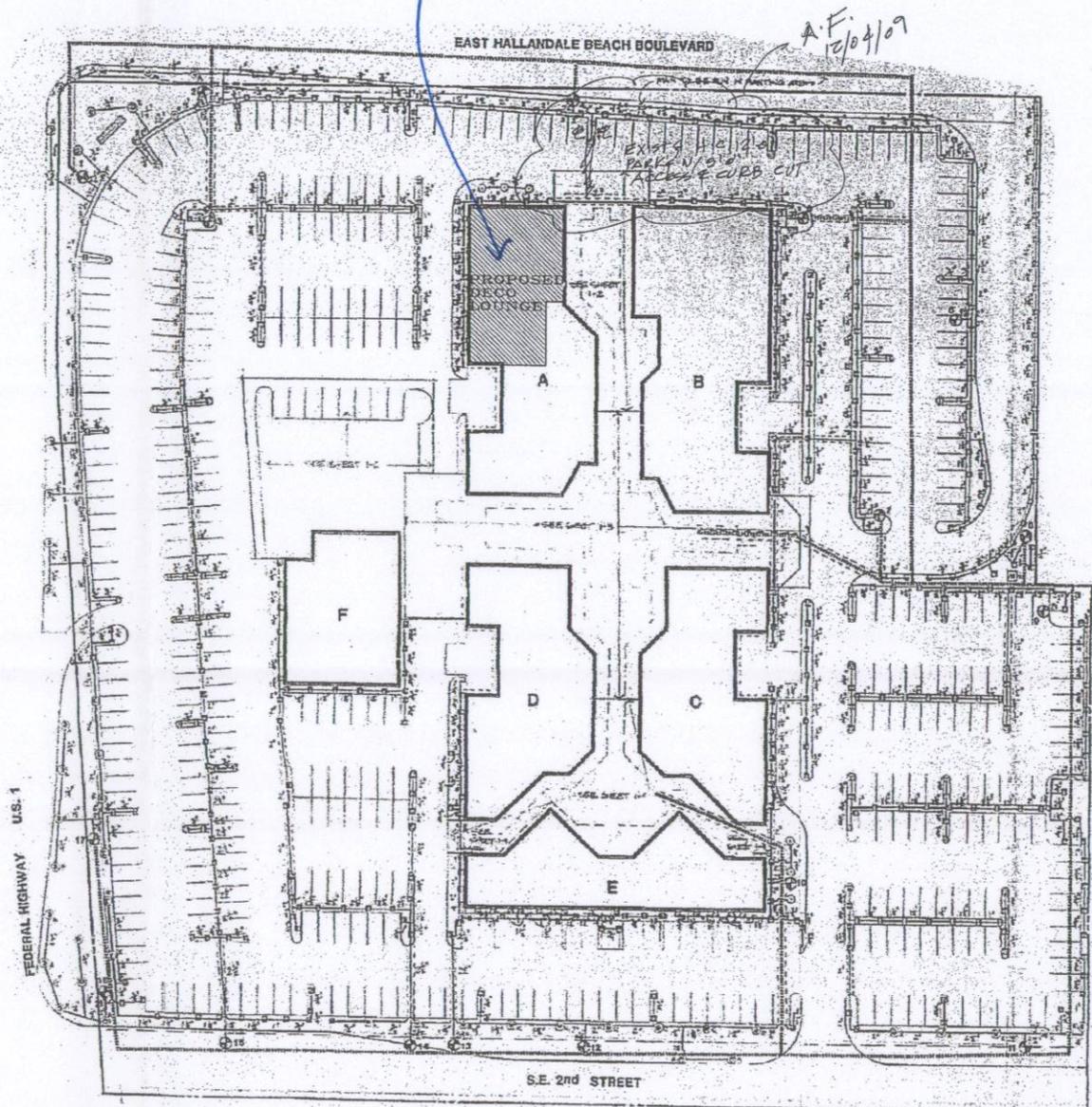
OCCUPANCY	UNSPRINKLERED		
	EXIT	ACCESS	OTHER SPACES
EXISTING ASSEMBLY	A	B	B

**OCCUPANT LOAD**

DINING AREA = 1004 SF @ 100 SF/PERSON = 10 PEOPLE  
 KITCHEN AREA = 1544 SF @ 100 SF/PERSON = 15 PEOPLE  
 BAR = 113 SF @ 100 SF/PERSON = 1 PERSON  
 TOTAL BUILDING AREA = 5500 SF @ 100 SF/PERSON = 55 PEOPLE  
 TOTAL OCCUPANT LOAD = 173 PEOPLE  
 MAXIMUM TRAVEL DISTANCE = 60'  
 MINIMUM EGRESS WIDE 44"  
 LEVEL OF ALTERATION = LEVEL 1

- SCOPE OF WORK**
1. REMOVE / REPLACE CEILING TILE & 24"x48" FLUORESCENT LIGHT FIXTURE IN KITCHEN, TILE SHALL HAVE CLASS "A" FINISH.
  2. NEW +/- 15'-0" x +/- 12'-0" PLYWOOD FIN. PLATFORM
  3. NEW FLAT TV'S.
  4. NEW LIGHT FIXTURES & RECEPTACLES
  5. NEW SURVEILLANCE CAMERAS

39 OUTSIDE SEATING G.  
 A.F.  
 12/02/09



LOCATION MAP

1"=50'

SEAL  
 AGGRIAN LITVATH, R.A.  
 ARCHITECT  
 12/02/09

CONSULTANT:

**AS-BUILT FOR:**  
 DECO LOUNGE  
 606 E. HALLANDALE BEACH BLVD.  
 HALLANDALE, FLORIDA

OWNER:  
 ADDRESS:  
 606 E. HALLANDALE BEACH BLVD.  
 HALLANDALE, FLORIDA  
 PHONE:

REVISIONS	DATE	BY

OWNER: THE ARCHITECT HAS ALL NECESSARY PERMITS AND PLANS REQUIRED TO PROTECT THE PUBLIC AND THE PROPERTY OF THE ARCHITECT, AND THE ARCHITECT HAS OBTAINED THE NECESSARY PERMITS AND PLANS ARE NOT TO BE USED, REPRODUCED, COPIED, EITHER IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT HAS NO LIABILITY FOR DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT HAS NO LIABILITY FOR DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT HAS NO LIABILITY FOR DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE WORK SHOWN ON THESE DRAWINGS.

DATE: 11/28/09  
 SCALE: AS SHOWN  
 DRAWN: R.R.  
 CHECKED: A.F.  
 COMMISSION NO.: 24004

SHEET  
 A 1

total parking spaces:  
 428 spaces

Maximum Capacity  
 Seating Indoor : 173  
 Seating outdoor : 36  
 total 209