

# PARCEL 129 - BUILDING RECONFIGURATION

1201-1211 N. STATE ROAD 7, HOLLYWOOD, FL

**PARCEL 129 - BUILDING RECONFIGURATION**  
 1201-1211 N. STATE ROAD 7, HOLLYWOOD, FL

## CONTACT INFORMATION

**CLIENT**  
**FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT 4**  
 OFFICE OF RIGHT OF WAY PRODUCTION SERVICES  
 3400 WEST COMMERCIAL BLVD.  
 FORT LAUDERDALE, FL 33309-3421

**ARCHITECT**  
**SALTZ MICHELSON ARCHITECTS**  
 3501 GRIFFIN ROAD  
 FORT LAUDERDALE, FL 33312  
 TELEPHONE: (954) 266-2700

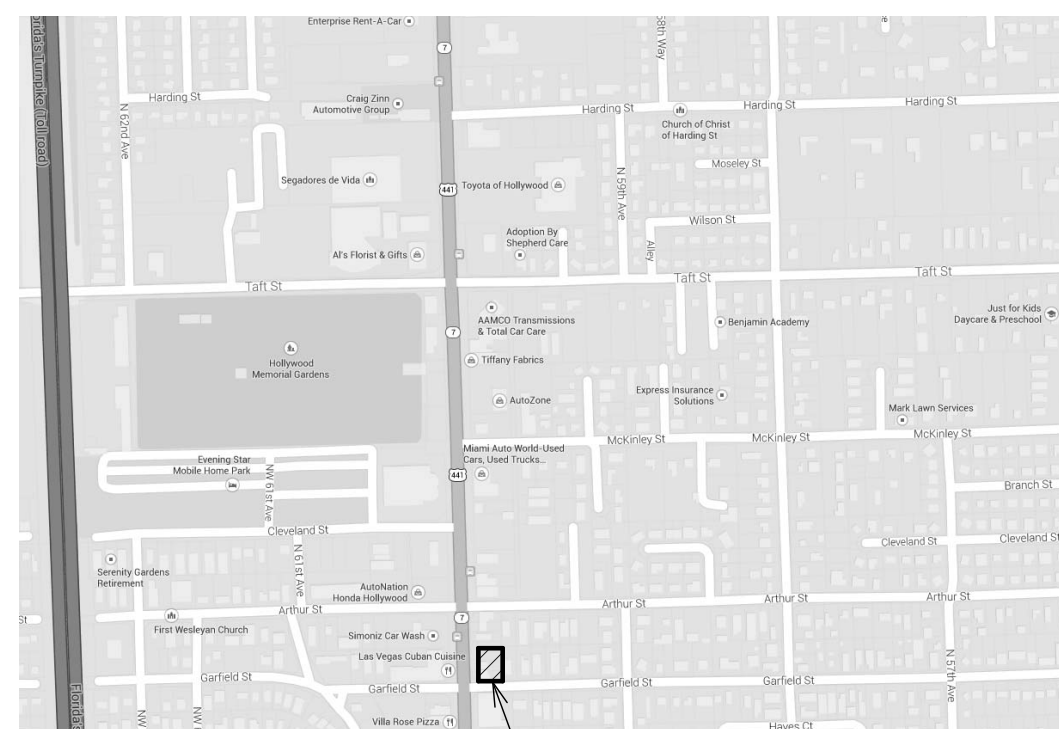
**STRUCTURAL ENGINEER**  
**JOHNSON STRUCTURAL GROUP**  
 951 NW 51ST ST #205,  
 BOCA RATON, FL 33431  
 TELEPHONE: (561) 982-8999

**CIVIL/LANDSCAPE ENGINEER**  
**WANTMAN GROUP, INC.**  
 400 COLUMBIA DRIVE, SUITE 110  
 WEST PALM BEACH, FL 33409  
 TELEPHONE: (561) 478-8501

**SURVEYOR**  
**WANTMAN GROUP, INC.**  
 2035 VISTA PARKWAY, SUITE 100  
 WEST PALM BEACH, FL 33411  
 TELEPHONE: (866) 909-2220

## GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FINAL PLANS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ARISING FROM A FAILURE TO PERFORM A VERIFICATION AND TO MAKE TIMELY NOTIFICATION OF DISCREPANCIES. THE ARCHITECT WILL, IN AN EXPEDIENT MANNER, PROVIDE THE OWNER WITH REVISED DRAWINGS REFLECTING ANY OF THESE DISCREPANCIES AND RELATED MITIGATION FOR REVIEW AND APPROVAL.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGE CAUSED BY WORK OF SUBCONTRACTORS WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
- CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
- THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF CONCRETE SLABS, PARTITIONS, ETC., AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. PATCH & REPAIR AS REQ'D
- IT IS THE CONTRACTORS RESPONSIBILITIES FOR FEES AND COSTS FOR LICENSES, PERMITS, CERTIFICATES, SERVICE CHARGES, ETC., ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY. CONTRACTORS INSTALLATION OF ALL UTILITIES AND SUBSEQUENT HOOKUP SHALL BE AS NECESSARY TO ASSURE CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS.
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF WORK AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, NFPA, OSHA AND OTHER APPLICABLE CODES AND REGULATIONS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK WITH GOOD WORKMANSHIP AND ASSURE PROPER WORKING ORDER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE COST OF ALL INSPECTIONS AND TESTS REQUIRED TO IMPLEMENT THE PLANS AND/OR REQUIRED BY ANY GOVERNMENT AGENCY.
- AFTER APPROVAL OF THE FINAL PLANS, ALL REVISIONS MUST PROCEED THROUGH THE ARCHITECT FOR APPROVAL. ANY REVISIONS MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT MAY BE CONSIDERED INVALID AND, AT THE SOLE DISCRETION OF THE ARCHITECT, THE WORK REJECTED AND REQUIRED TO BE MODIFIED AT NO COST TO THE OWNER.
- OWNER'S SUBCONTRACTORS SHALL BE ALLOWED TO DO WORK PRIOR TO SUBSTANTIAL COMPLETION SUBJECT ONLY TO THE APPROPRIATE PROGRESS OF THE WORK AND A SEVEN (7) DAY PRIOR NOTICE OF INTENT BY OWNER TO THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY PER CITY AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS. SUBMIT FOR REVIEW NO LESS THAN (6) SETS OF SHOP DRAWINGS WHERE REQUIRED AND/OR INDICATED.
- CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING AND OTHER TRADES, AND AS REQUIRED BY CODES, LOCATIONS AND TYPE OF PANEL TO BE REVIEWED AND APPROVED BY THE ARCHITECT.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, LATEST EDITION, SHALL BE MADE PART OF THESE CONTRACT DOCUMENTS.



1 SITE LOCATION MAP  
 A0 N.T.S.

## CODE INFORMATION

**APPLICABLE BUILDING CODE:**  
 Florida Building Code 2010 Edition  
 Florida Building Code 2010 Edition - Existing Building  
 Florida Fire Prevention Code 2010 Edition

**TYPE OF CONSTRUCTION:**  
 Building Shell is Existing  
 Non-Sprinklered

**SCOPE OF WORK:**  
 Alteration-Level 3 - All interior improvements to be provided under a separate permit.

**TIRE OUTLET - 1203 N. State RD 7**  
 Hollywood, FL 33021

Description of work:

- Demolish portion of the existing building which is intruding in to FDOT ROW / 5' set back and build a new wall to block up opening.
- No plumbing.
- Existing HVAC is to remain and is wall mounted.
- Existing electrical is to remain. Some of the existing electrical conduit is being removed and capped off where building is being cut back.

Existing Building Area	1,464 SF
Proposed Demolition Area	827 SF
Remaining Building Area	637 SF

**CASA COCOYA'S - 1207 N. State RD 7**  
 Hollywood, FL 33021

Description of work:

- Demolish portion of the existing building which is intruding in to FDOT ROW / 5' set back and build a new wall to block up opening.
- No plumbing.
- Existing HVAC is to remain and is wall mounted.
- Existing electrical is to remain. Some of the existing electrical conduit is being removed and capped off where building is being cut back.

Existing Building Area	945 SF
Proposed Demolition Area	576 SF
Remaining Building Area	369 SF

**TRAVEL CONNECTION - 1211 N. State RD 7**  
 Hollywood, FL 33021

Description of work:

This building is being totally demolished

### OCCUPANCY TYPE:

CASA COCOYA'S TIRE OUTLET	FACORY INDUSTRIAL STORAGE	F-1 S-1
------------------------------	---------------------------	------------

### ALLOWABLE HEIGHT AND BUILDING AREAS

Both buildings with portions to remain on Parcel 129 are Existing One-Story Buildings

### FLAME SPREAD CLASSIFICATION - Table 803.9

Group	Exit Enclosures and Exit Passageways	Corridors	Rooms and Enclosed Spaces
Group "F-1"	B	C	C
Group "S-1"	C	C	C

### OCCUPANCY LOAD

Function of Space	Area	S.F. / Person	Occupants
Industrial	369	100	4
Storage	637	300	2
TOTAL	1,006		6

# of exits required = Per Table 1021.2 = 1 per building  
 # of exits provided = 1 per building

## INDEX OF DRAWINGS

ARCHITECTURE	
AO	COVER
.	SURVEY
AO.1	SITE PLAN
A1	CASA COCOYA'S PLANS, SECTION
A2	TIRE OUTLET PLANS, SECTION
STRUCTURAL	
S1	STRUCTURAL NOTES AND DETAILS
S2	LANDSCAPE SITE PLAN
LANDSCAPE	
CSP1	LANDSCAPE SITE PLAN
LP1	PAVING & GRADING
LP2	LANDSCAPE DETAILS
LP3	LANDSCAPE NOTES

**SALTZ MICHELSON ARCHITECTS**

3501 Griffin Road  
 Ft. Lauderdale, FL 33312  
 (954) 266-2700 Fx: (954) 266-2701  
 sma@saltzmichelson.com

AA-0002897

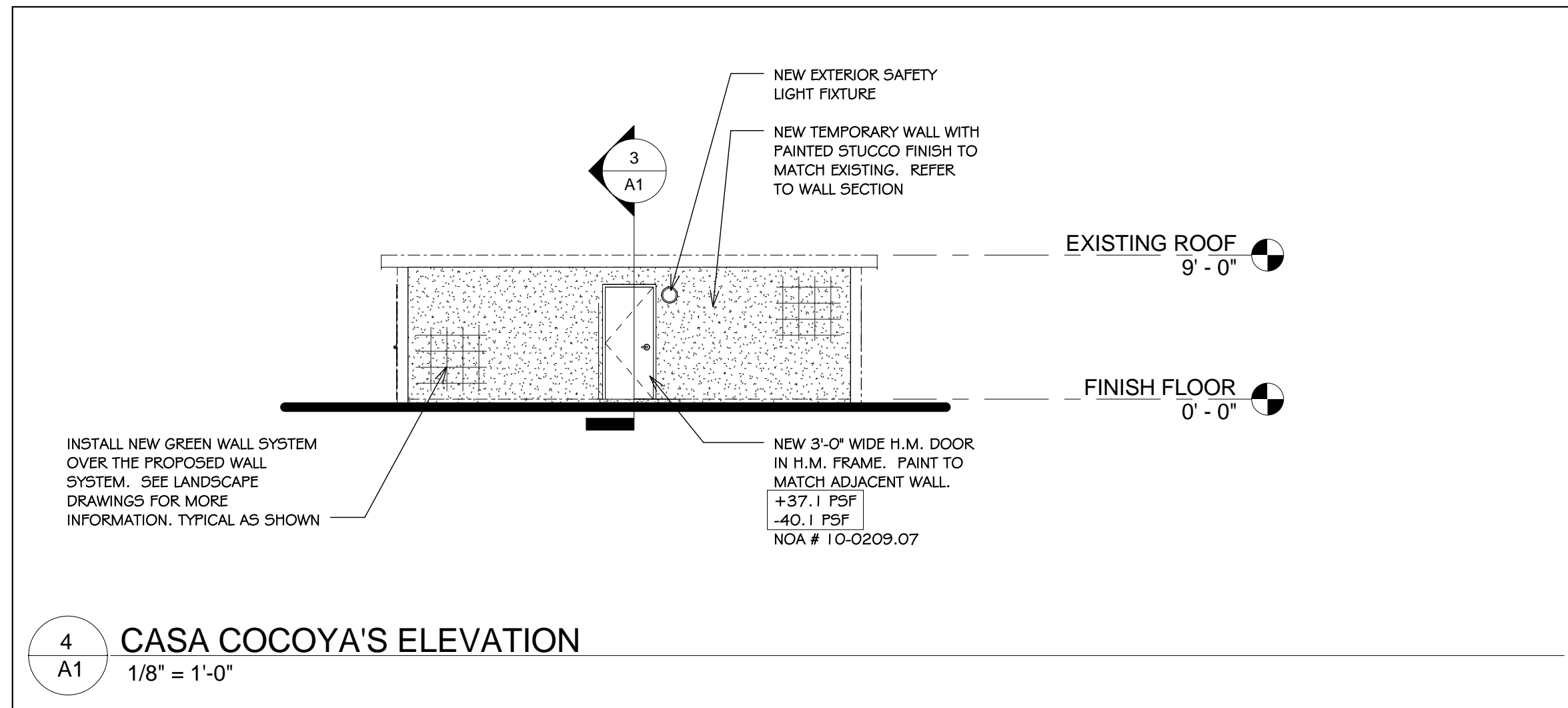
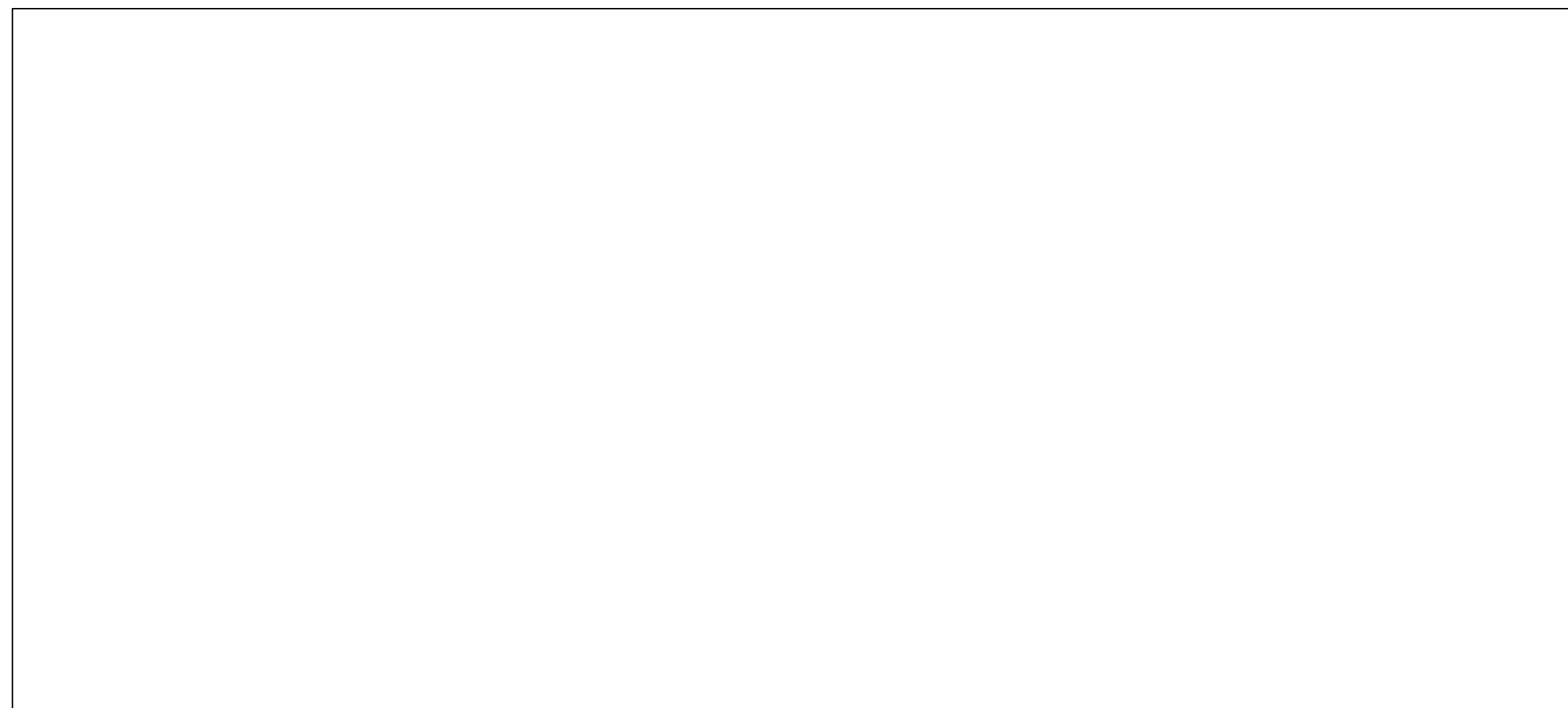
Mark L. Saltz AR 007171

Project No. :  
 2015-100  
 Drawn By :  
 MG  
 Checked By :  
 MA  
 Date:  
 02.04.15

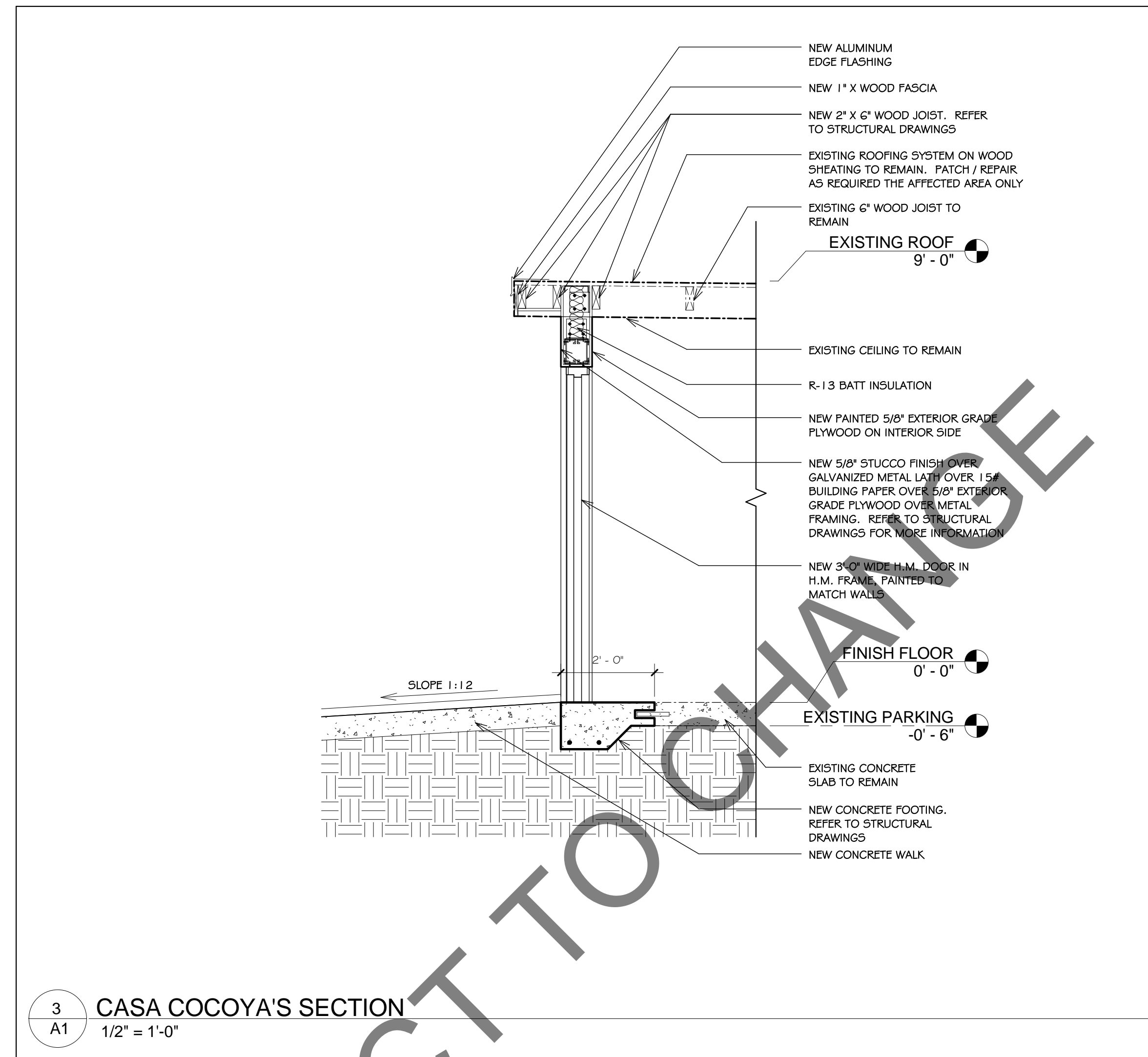
REVISIONS

△

A0

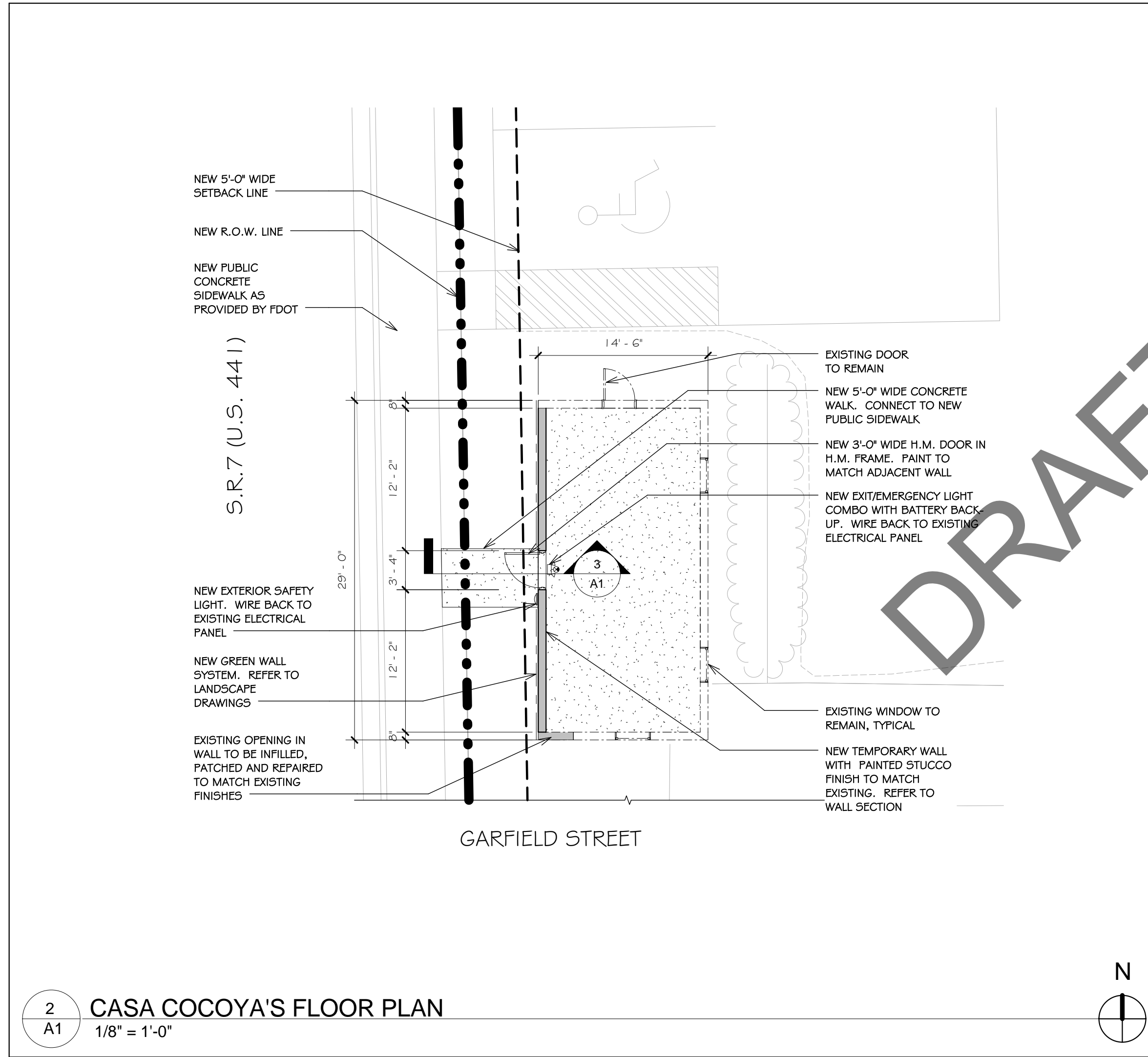


4  
A1 CASA COCOYA'S ELEVATION  
1/8" = 1'-0"

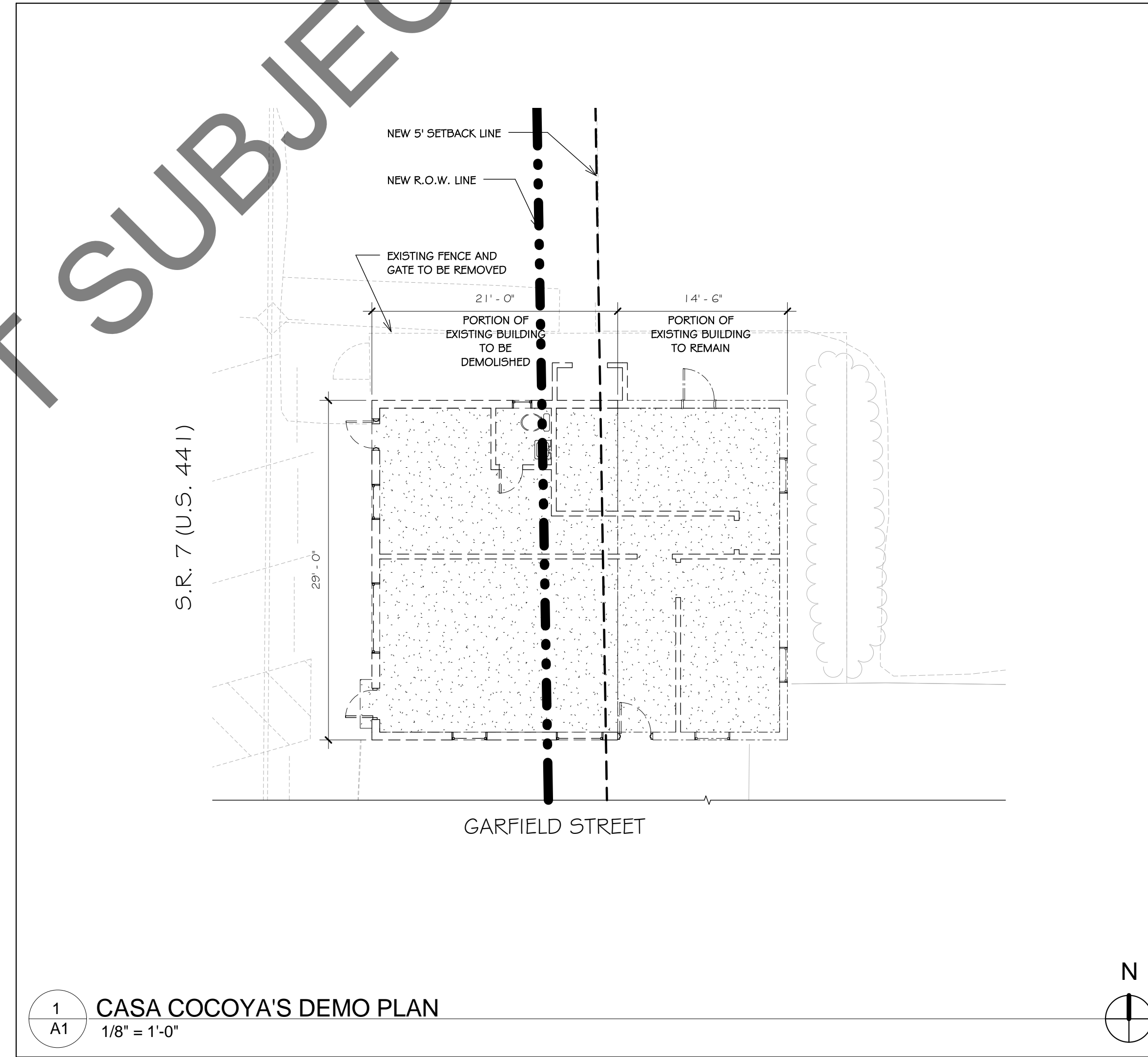


3  
A1 CASA COCOYA'S SECTION  
1/2" = 1'-0"

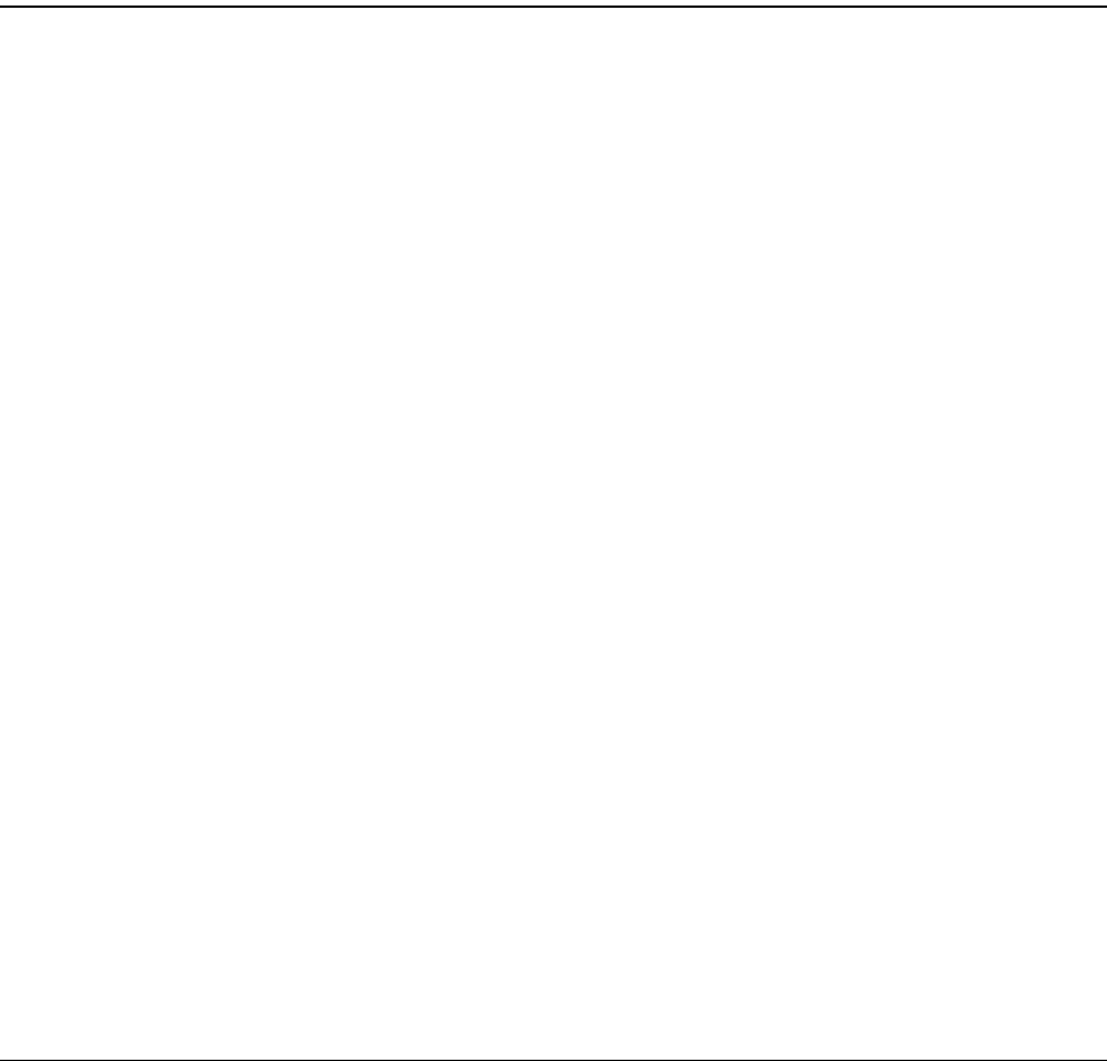
- ### GENERAL DEMOLITION NOTES
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
  2. THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL BE SUBMITTED FOR REVIEW. THE PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION AND THE SEQUENCE OF OPERATION.
  3. TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPTING ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT. ALL PLUMBING FIXTURES, LIGHTING FIXTURES, A/C EQUIPMENT, APPLIANCES, TRAYS, SPECIALTY ITEMS, ETC. SHALL BE EVALUATED BY A REPRESENTATIVE OF THE OWNER AS TO THE STATUS OF THEIR REMOVAL. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS OR DAMAGE OF SUCH PROPERTY AFTER NOTICE TO PROCEED.
  4. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED OF THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
  5. THE CONTRACTOR SHALL REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN.
  6. THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING AND POLLUTION. THE USE OF WATER WILL BE PERMITTED FOR MISTING AND WET FLOOR MOPPING.
  7. ALL EXISTING SURFACES SUCH AS WALLS, FLOORS, CEILINGS, BASES, ETC. THAT ARE AFFECTED BY THESE ALTERATIONS AND WERE INTENDED TO REMAIN, ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL ADJACENT EXISTING FINISHES.
  8. GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF EXISTING CONCRETE SLABS, PARTITIONS, ETC., AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL PATCHING AND PROVIDE NEW FINISHES TO MATCH EXISTING SO AS TO MAKE THE 'PATCHED AREA' INDISCERNIBLE FROM THE EXISTING ADJACENT AREA.
  9. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
    - A. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USE FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
    - B. PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
    - C. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNERS PERSONAL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDINGS.
  10. GARBAGE REMOVAL SHOULD BE BY COVERED CART ONLY.
  11. DEMOLITION SHALL BE LIMITED TO DAYTIME HOURS ONLY.
  12. DO NOT DISTURB THE INTEGRITY OF THE EXISTING STRUCTURAL SYSTEM. CONFIRM LOCATION OF EXISTING STRUCTURAL SUPPORTS AND MEMBERS PRIOR TO CORE DRILLING AND/OR CUTTING OPENINGS FOR NEW PLUMBING AND/OR MECHANICAL LINES, AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.



2  
A1 CASA COCOYA'S FLOOR PLAN  
1/8" = 1'-0"



1  
A1 CASA COCOYA'S DEMO PLAN  
1/8" = 1'-0"

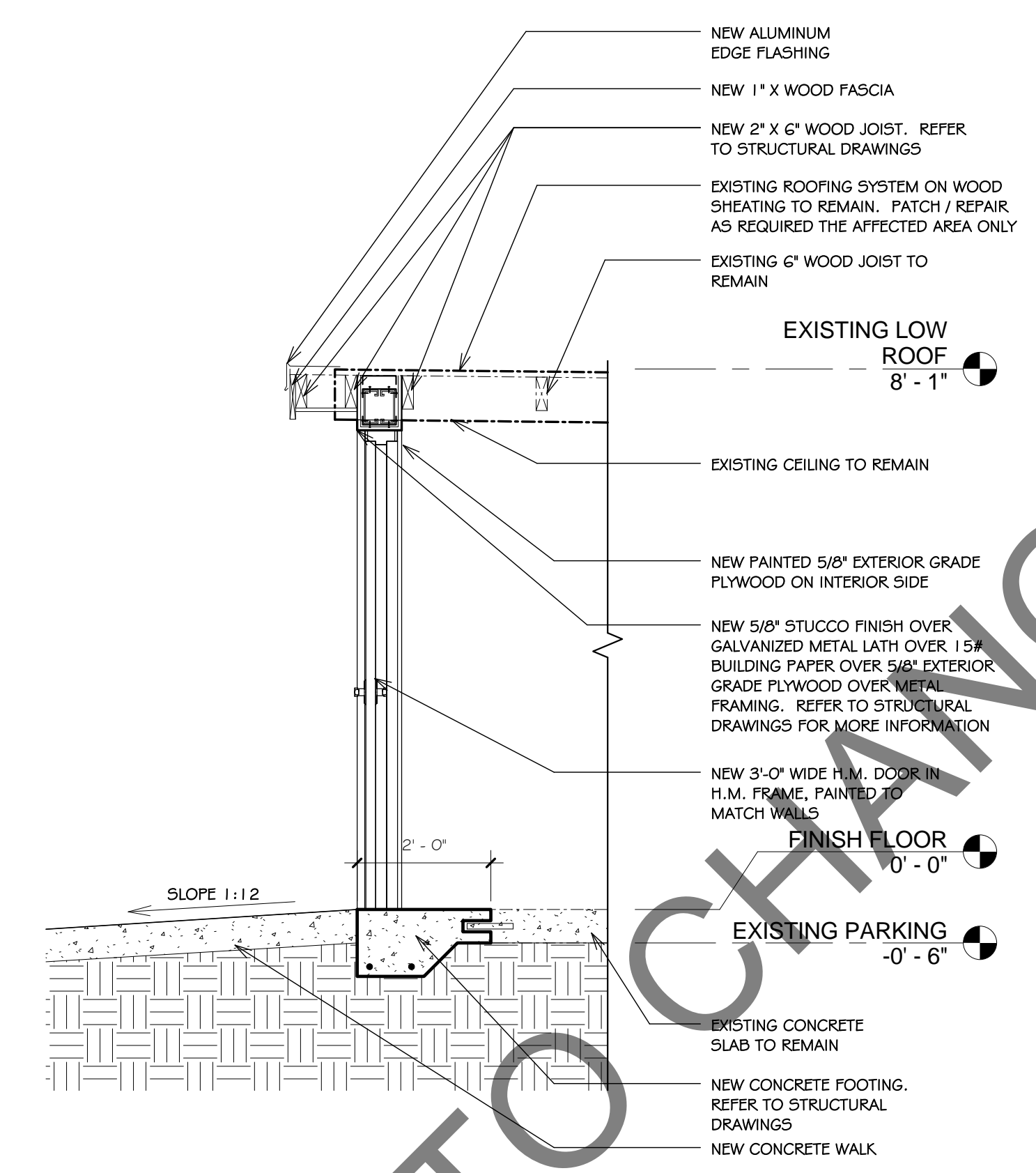


### LEGEND

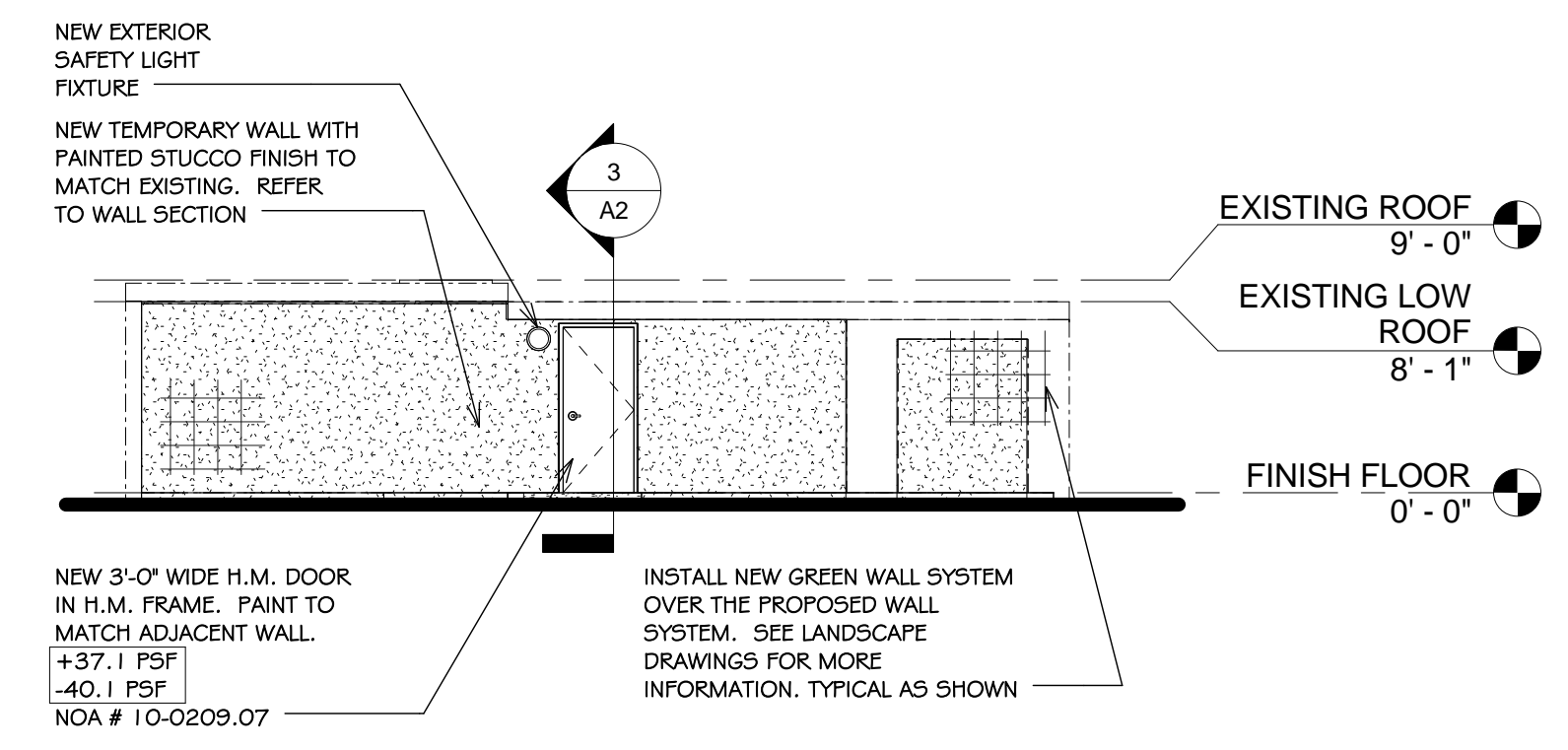
	EXISTING TO BE DEMOLISHED
	EXISTING TO REMAIN
	NEW WALL

**PARCEL 129 - BUILDING RECONFIGURATION**  
 1201-1211 N. STATE ROAD 7, HOLLYWOOD, FL  
**SALTZ MICHELSON ARCHITECTS**  
 3501 Griffin Road  
 Ft. Lauderdale, FL 33312  
 (954) 266-2700 Fx:(954) 266-2701  
 sma@saltzmichelson.com  
 AA-0002897

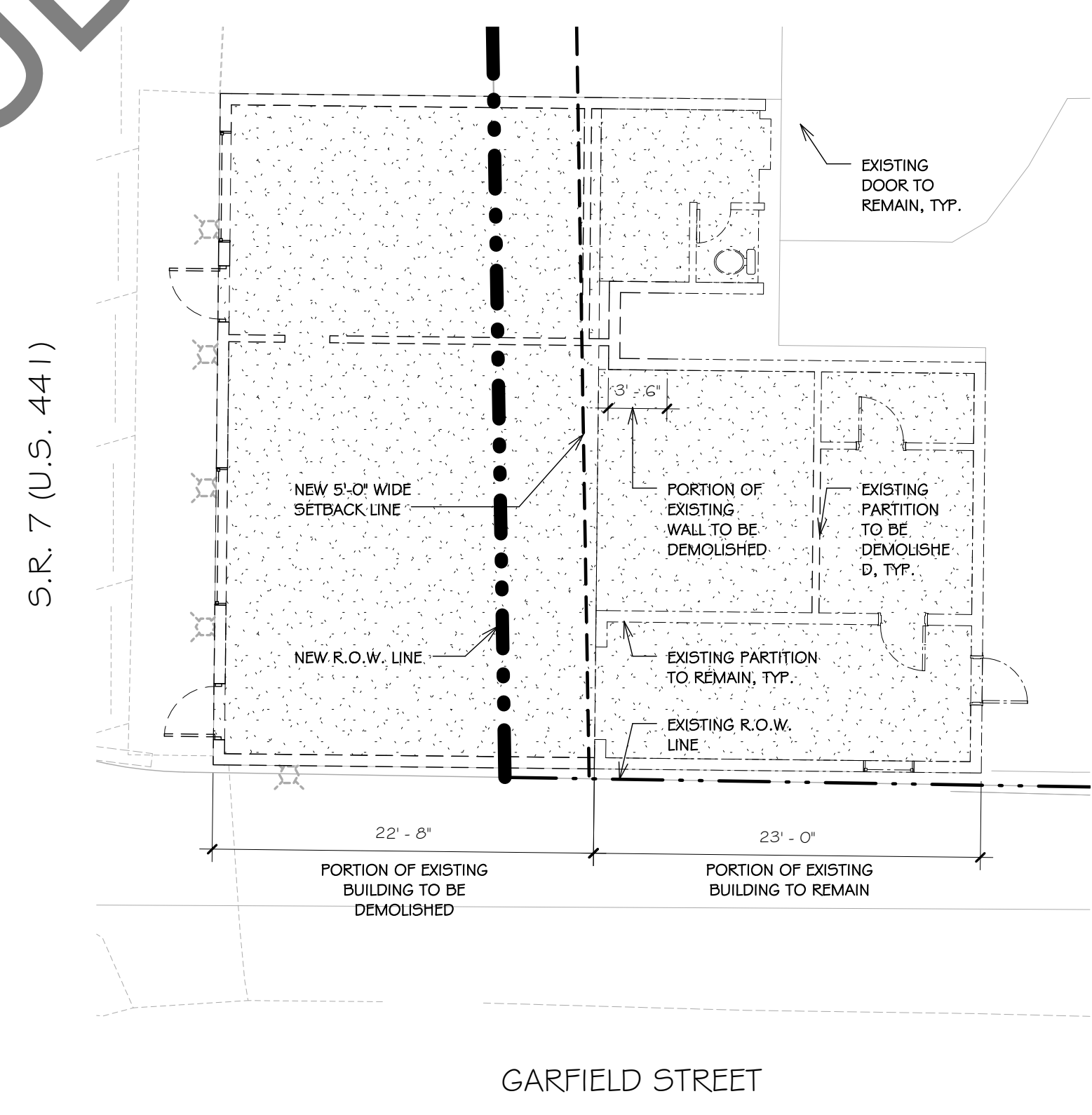
Mark L. Saltz AR007171  
 Project No. : 2015-100  
 Drawn By : MG  
 Checked By : MA  
 Date: 02.04.15  
 REVISIONS  
 2/12/2015 3:56:29 PM  
 S:\PROJECTS\2015\2015-00\Drawings\07\_CDS\01\_SHELL\PARCEL\_129\_T\TRAVEL\_CONNECTION.DWG  
**A1**



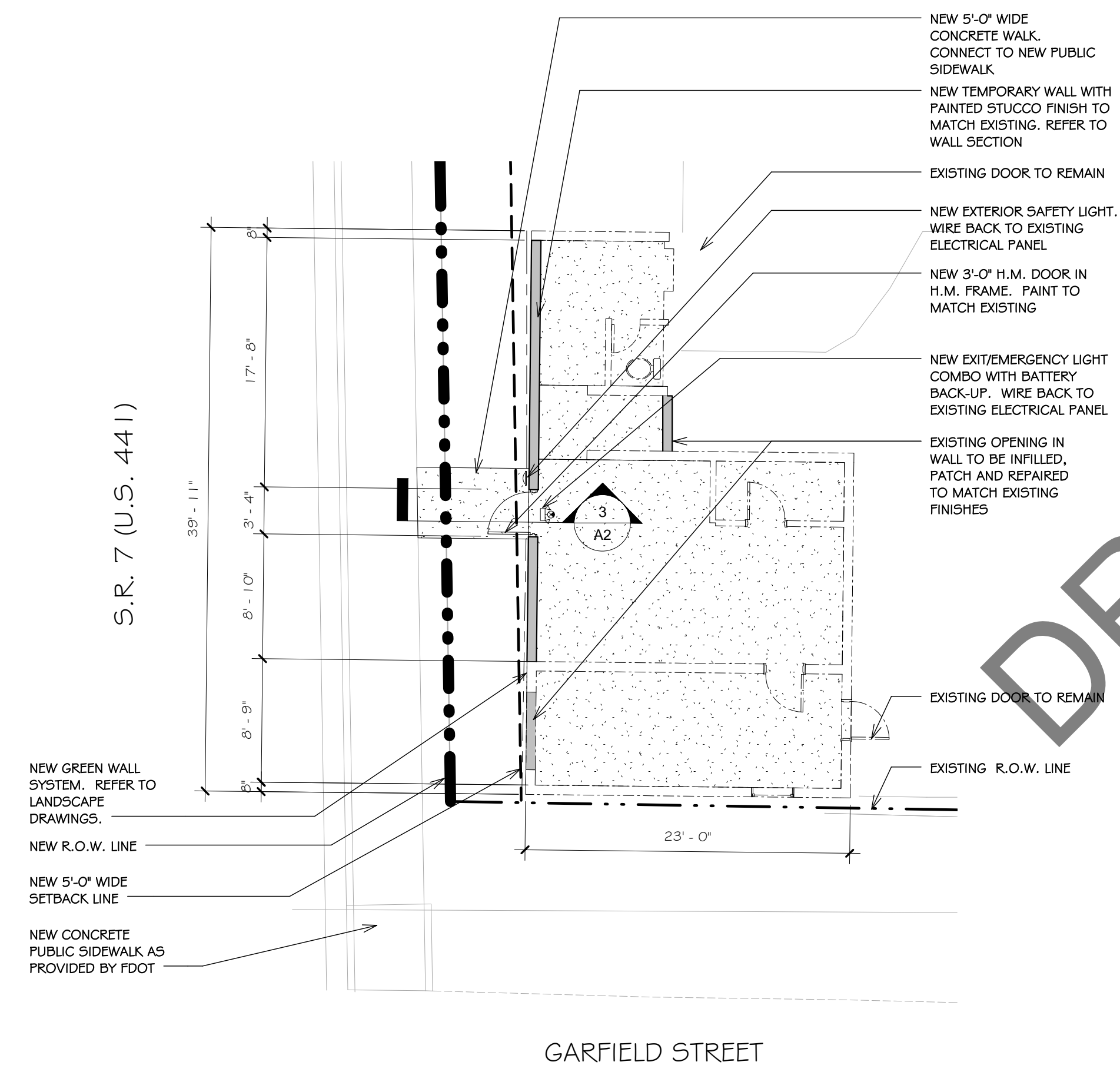
3  
A2 TIRE OUTLET SECTION  
1/2" = 1'-0"



4  
A2 TIRE OUTLET ELEVATION  
1/8" = 1'-0"



1  
A2 TIRE OUTLET DEMO PLAN  
1/8" = 1'-0"



2  
A2 TIRE OUTLET FLOOR PLAN  
1/8" = 1'-0"

**LEGEND**

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW WALL