

LOCATION MAP

N.T.S.

CONSTRUCTION REQUIREMENTS

AREA:
GROSS BLDG. AREA: 4,591 SQ. FT.
TENANT AREA: 4,591 SQ. FT.

OCCUPANCY: (A) ASSEMBLY - GROUP A-2
PROPOSED USE: RESTAURANT & SPORTS BAR
PREVIOUS OCCUPANCY: (B) BUSINESS
NEW BUSINESS AT EXISTING LOCATION

LEVEL 2 ALTERATION
BUILDING IS NOT SPRINKLED AND DOESN'T HAVE A FIRE ALARM SYSTEM
ROOF HEIGHT AVERAGE: ±12'4" A.F.F.

OCCUPANT LOAD CALCULATION: ASSEMBLY A-2 - RESTAURANT

AREA OPEN TO PUBLIC:
DINING AREA: 82 PERSONS (82 SEATS)
BAR AREA: 6 PERSONS (1/18" = 6 STOOLS)
STAGE: 5 PERSONS
AREA NOT OPEN TO PUBLIC (INCLUDING, PREP. AREA & RESTROOMS)
1,276 S.F. / 100 = 12 PERSONS
OFFICE: 1 PERSON
DJ: 1 PERSON

TOTAL LOAD CALCULATION: 107 PERSONS
AS PER F.B.C. 2014 TABLE 1004.1.1 & NFPA 101

PROPOSED SEATING CAPACITY: 88 PERSONS

CONSTRUCTION TYPE V-B

STRUCTURAL FRAME: NC
BEARING WALLS: NC
EXTERIOR: NC
INTERIOR: NC
NONBEARING WALLS & PARTITIONS:
EXTERIOR: SEE TABLE 602.
INTERIOR: NC
FLOOR CONSTRUCTION:
INCLUDING SUPPORTING BEAM & JOIST: NO REQ.
ROOF CONSTRUCTION:
INCLUDING SUPPORTING BEAM & JOIST: NC

OCCUPANCY SEPARATION: 2 H; FIRE RATED

FLAME SPREAD RATING CLASSIFICATION OF INT. FINISHES
EXITS CLASS A
ACCESS TO EXITS CLASS B
OTHER SPACES CLASS C
AS PER TABLE 803.9, FBC 2014

FLORIDA BUILDING CODE: 2014 FIFTH EDITION

FIRE CODES IN EFFECT:
FLORIDA FIRE PREVENTION CODE FIFTH EDITION.

GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR TO REPORT AND RECORD ANY EXISTING DAMAGE PRIOR TO CONSTRUCTION AND SHALL REPAIR ALL NEW DAMAGE TO MATCH ADJOINING SURFACES.
3. CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER TYPE AND KIND OF INTERIOR FINISHES DESIRED BY OWNER, NOT SPECIFIED. ALL NEW FINISHES SHALL BE MINIMUM CLASS "C" FLAME SPREAD UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO NOTIFY OWNER IN ADVANCE OF ANY NECESSARY POWER, WATER OR SEWER OUTAGES, AND SHALL KEEP INCONVENIENCES TO A MINIMUM.
5. CONTRACTOR SHALL PROPERLY PATCH AND REPAIR ALL WORK DISTURBED BECAUSE OF THIS NEW WORK AND TO MATCH ALL ADJOINING WORK.
6. ALL MATERIALS AND WORKMANSHIP SHALL FOLLOW THE BUILDING STANDARDS. IN THE EVENT CONFLICTING INFORMATION IS SHOWN OR DESCRIBED, THE ARCHITECT SHALL BE NOTIFIED SO THAT A CLARIFICATION OF THE INTENT OF THESE PLANS MAY BE OBTAINED, PRIOR TO DOING THE WORK.
7. CONTRACTOR IS RESPONSIBLE FOR THE LEGAL REMOVAL OF ALL RUBBISH AND DEBRIS FROM THE PREMISES. KEEP PREMISES NEAT AND CLEAN AT ALL TIMES.

LEGAL DESCRIPTION:

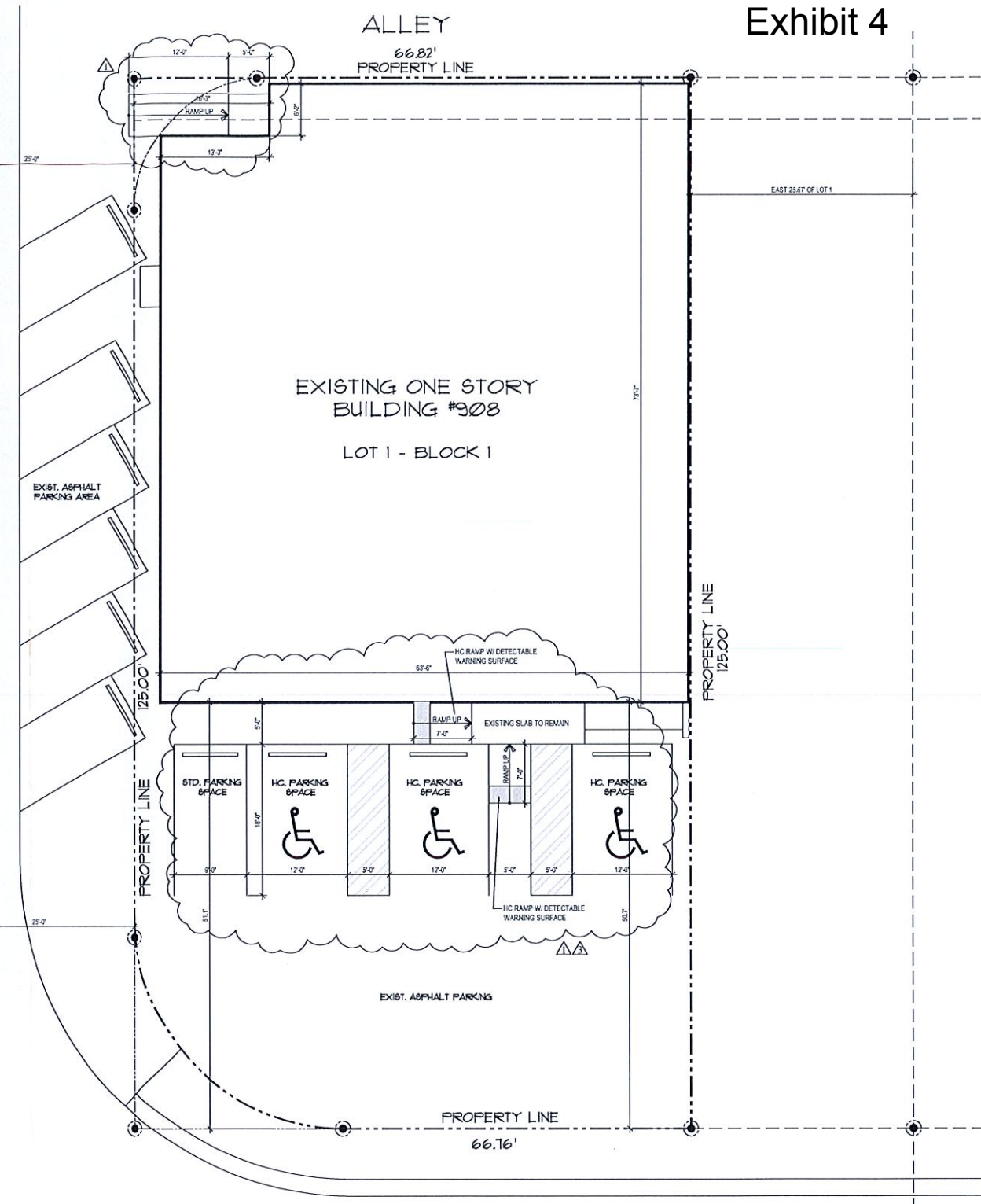
LOT 1 LESS THE EAST 25.67 FEET THEREOF, BLOCK 1, OF "BOULEVARD LAKE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, AT PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

N.W. 9th TERRACE
50' TOTAL R/W



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



HALLANDALE BEACH BOULEVARD
46' ASPHALT PAVEMENT
100' TOTAL R/W

Exhibit 4

PROJECT ARCHITECT
JOSE RAMOS
FLA. REG. AR1115
AAC1595

PROPOSED TENANT IMPROVEMENT FOR:
JAMAICAN RESTAURANT & SPORTS BAR
HALLANDALE BEACH BLVD.
908 HALLANDALE BEACH BLVD.
MIAMI, FL 33144

Ramos Architects & Associates
architects and planners
780 TAMiami CANAL RD
MIAMI, FL 33144
(305) 445-8740



date 12/22/16
REV. 1 (COORD.) 03/22/17
REV. 2 (CITY COMM.) 05/05/17
REV. 3 (CITY COMM.) 09/13/17

project number
16216

sheet
SP-1

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