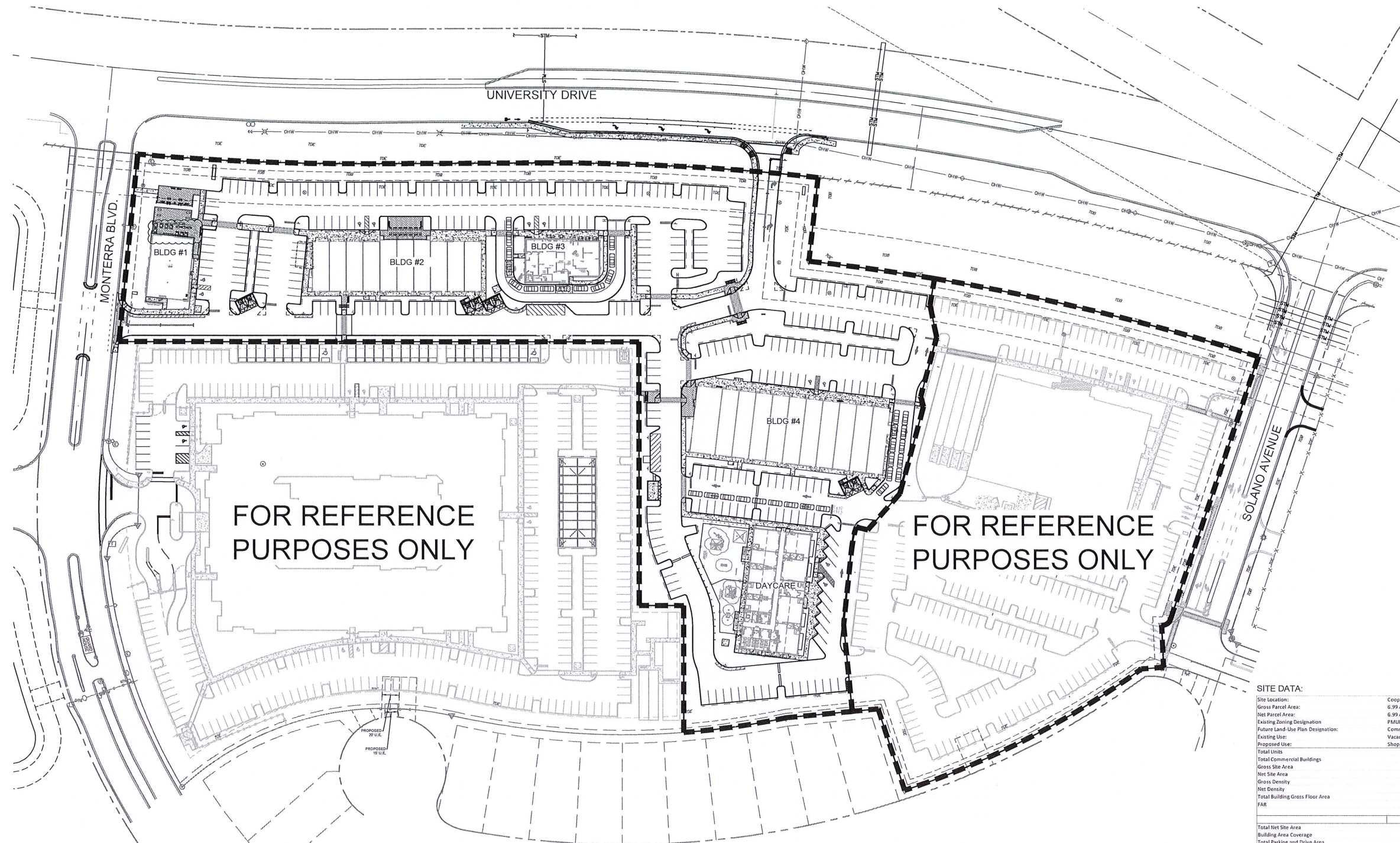
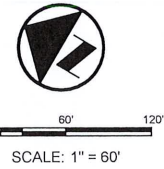


R:\Landscape\2010\10-0026-007\Monterra Commercial Center\Drawings\Site Commercial\10-0026-007-SF_COMM.dwg [CSP] Jun 15, 2023 7:56am SPEAVLER



FOR REFERENCE PURPOSES ONLY

FOR REFERENCE PURPOSES ONLY

LEGAL DESCRIPTION:
NORTH PARCEL:
 A PARCEL OF LAND BEING A PORTION OF PARCEL "C-2", "MONTERRA PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 155 THRU 168, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF PARCEL "C-2"; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 84° 07' 47" W;
 THENCE SOUTHEASTERLY ALONG THE EASTERN LINE OF SAID PARCEL "C-2", ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 60° 49' 23" AND A RADIUS OF 2364.79 FEET FOR AN ARC DISTANCE OF 430.0 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;
 THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 59° 17' 37" AND A RADIUS OF 2364.79 FEET FOR AN ARC DISTANCE OF 273.82 FEET TO A POINT OF TANGENCY;
 THENCE S31° 56' 13" E ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 203.32 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 56° 36' 50" AND A RADIUS OF 2827.85 FEET FOR AN ARC DISTANCE OF 327.43 FEET TO A POINT ON A NON-TANGENT LINE, THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EASTERN LINE OF SAID PARCEL "C-2";
 THENCE S41° 03' 37" E ALONG A LINE PARALLEL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 180.0 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE BEING 100 FEET WESTERLY OF AND CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVE AND THE EAST LINE OF SAID PARCEL "C-2", A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 64° 40' 37" E;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CONCENTRIC CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57° 08' 31" AND A RADIUS OF 2737.55 FEET FOR AN ARC DISTANCE OF 160.94 FEET TO A POINT ON A NON-TANGENT LINE;
 THENCE S68° 01' 42" W, A DISTANCE OF 31.94 FEET;
 THENCE S47° 04' 20" V, A DISTANCE OF 39.08 FEET;
 THENCE S73° 26' 57" V, A DISTANCE OF 72.83 FEET;
 THENCE S43° 13' 48" W, A DISTANCE OF 12.58 FEET;
 THENCE S73° 26' 57" V, A DISTANCE OF 107.10 FEET;
 THENCE N89° 01' 49" W, A DISTANCE OF 57.48 FEET;
 THENCE N18° 11' 45" W, A DISTANCE OF 13.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT

HAVING A BEARING OF N13° 49' 54" W;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11° 45' 59" AND A RADIUS OF 127.57 FEET FOR AN ARC DISTANCE OF 26.20 FEET TO A POINT OF TANGENCY;
 THENCE S 64° 25' 07" W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 90.83 FEET;
 THENCE S 52° 48' 08" W, A DISTANCE OF 103.24 FEET;
 THENCE N 37° 13' 10" W, A DISTANCE OF 78.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 48° 32' 09" W;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0° 25' 59" AND A RADIUS OF 923.39 FEET FOR AN ARC DISTANCE OF 122.48 FEET TO A POINT ON A NON-TANGENT LINE;
 THENCE N 58° 21' 56" E, A DISTANCE OF 150.53 FEET;
 THENCE N 31° 38' 02" W, A DISTANCE OF 52.47 FEET;
 THENCE N 58° 21' 56" E, A DISTANCE OF 313.54 FEET;
 THENCE N 31° 38' 02" W, A DISTANCE OF 614.11 FEET;
 THENCE N 64° 07' 47" E, A DISTANCE OF 223.80 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE AND BEING WITHIN COOPER CITY, BROWARD COUNTY, FLORIDA AND CONTAINING 6.99 ACRES (304,386 SQUARE FEET), MORE OR LESS.

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).

Always call 811 two full business days before you dig to have underground utilities located and marked.

BUILDING AREA BREAKDOWN:

Building No.	Square Footage
1	4,000
2	12,120
3	4,293
4	18,400
5	10,000
Total	48,813

SITE DATA:

Site Location:	Cooper City		
Gross Parcel Area:	6.99 Acres		
Net Parcel Area:	6.99 Acres		
Existing Zoning Designation:	PMUD: Planned Mixed-Use Development District		
Future Land Use Plan Designation:	Commercial		
Existing Use:	Vacant		
Proposed Use:	Shopping Center		
Total Units:	N/A		
Total Commercial Buildings:	5		
Gross Site Area:	6.99 Acres	304,386 SF	
Net Site Area:	6.99 Acres	304,386 SF	
Gross Density:	N/A		
Net Density:	N/A		
Total Building Gross Floor Area:	48,813 SF		
FAR:	0.16 FAR		
	SQFT.	Acres	Percent
Total Net Site Area:	304,386	6.99 Acres	100.00%
Building Area Coverage:	48,813	1.12 Acres	16.04%
Total Parking and Drive Area:	152,551	3.50 Acres	50.12%
Sidewalks, Plazas, etc.:	24,403	0.57 Acres	8.02%
Total Impervious:	225,769	5.18 Acres	74.17%
Total Pervious (Landscape Open Space):	78,619	1.81 Acres	25.83%

	Required	Provided
Parking:		
Standard Spaces for Shopping (1 space / 150sf)	251 spaces	249 spaces
(3 spaces designated for Dry Cleaning Tenant)		
Outdoor Seating (1 space / 50 sf) - 585 sf	12 spaces	12 spaces
Handicap Spaces	8 spaces	10 spaces
Daycare Facility (1 space / 6 children) 160 students	27 spaces	27 spaces
Daycare Facility Staff (1 space per employee)	13 spaces	13 spaces
Total Parking Spaces	311 spaces	311 spaces
Loading Spaces	2 spaces	2 spaces
Setbacks (do not include buffers)	Required	Provided
Front-East	25 feet	65.7 feet
Rear-West 1	25 feet	40.4 feet
Rear-West 2	25 feet	51.3 feet
Side-North (Monterra Blvd)	0 feet	0 feet
Side-South (Solano Boulevard)	N/A	N/A
Building Height	Allowed: 45'-0"	Provided: 34'-0"
Building Arch. Projections	45'-3"	38'-8"
Dumpster Data	Required	Provided
4 CY per 20,000 SF of Retail	12 CY	12 CY
Retail/Daycare=40,320 SF	8 CY	3 enclosures @ 4 CY each= 12 CY
Restaurant= 2 x 2 CY (Under 6,000 SF)	4 CY	2 enclosures @ 4 CY each= 8 CY

Notes:
 1) Provided 4 CY surplus to be used for proposed restaurants to be confirmed at time of building permit.
 2) All restaurant dumpster enclosures to be wet dumpster enclosures.

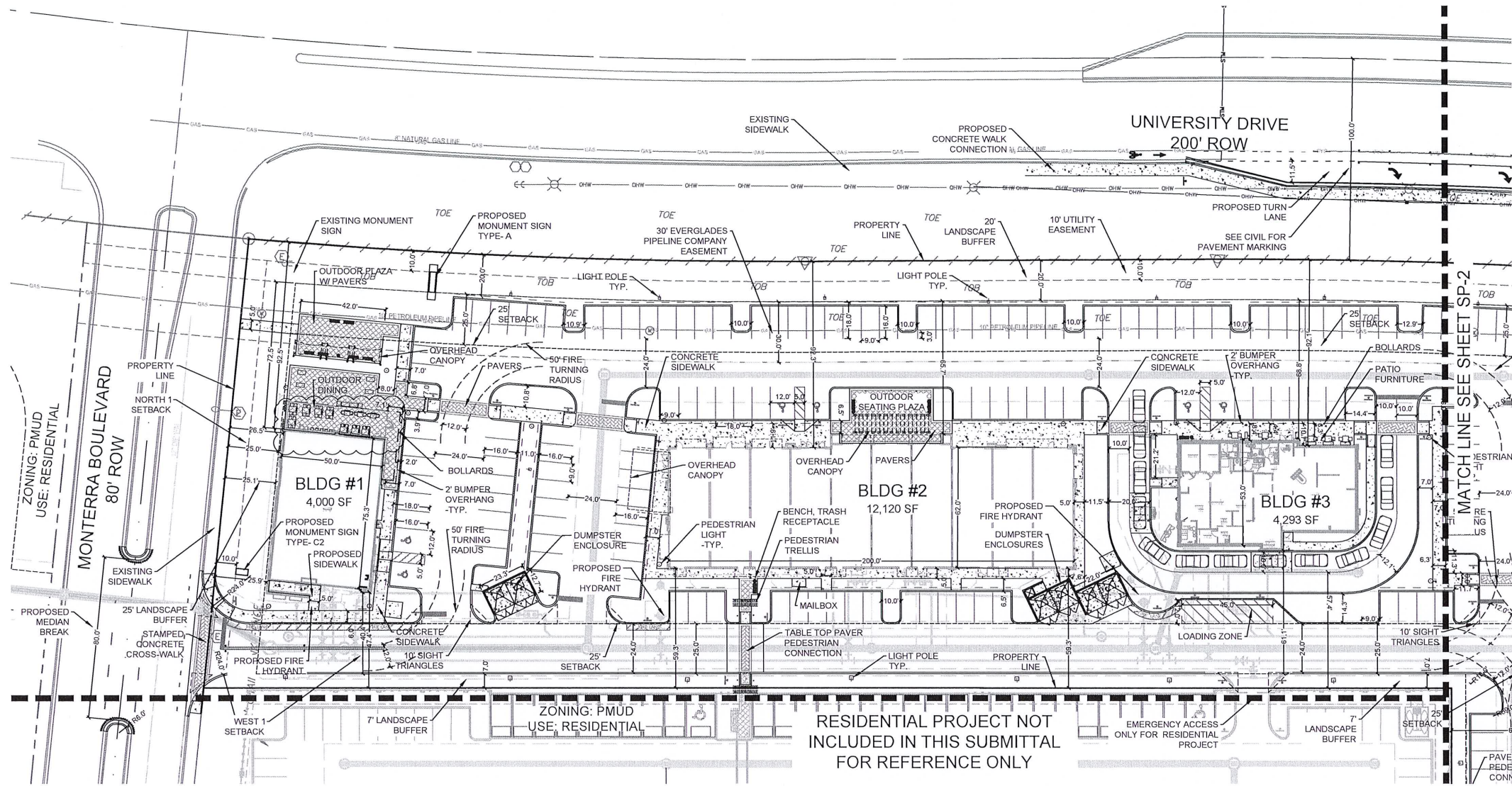
DATE:	SCALE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
12-20-19	AS SHOWN	SVP	SVP	JDH	SVP
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		SVP	SVP	JDH	SVP
		SVP	SVP	JDH	SVP
		SVP	SVP	JDH	SVP
		SVP	SVP	JDH	SVP

CRAVEN • THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309
 TEL: (954) 739-8400
 FAX: (954) 739-8409
 LICENSED PROFESSIONAL SURVEYORS IN FLORIDA, BUSINESS NO. 271
 LICENSED PROFESSIONAL ARCHITECTS IN FLORIDA, BUSINESS NO. C00014
 LICENSED PROFESSIONAL LANDSCAPE ARCHITECTS IN FLORIDA, BUSINESS NO. C00014
 NATIONAL BOARD MEMBER IN THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL BE
 A MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS AND ARCHITECTS, INC.
 6/15/2023

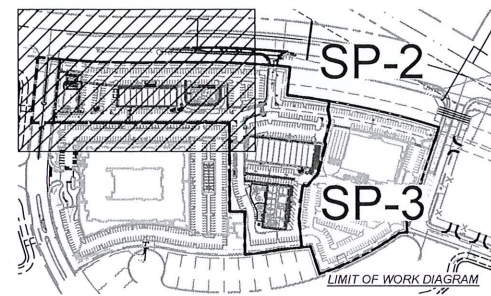
SHOPPES AT MONTERRA COMMONS
 COOPER CITY, FLORIDA
 PREPARED FOR:
DIVERSIFIED COMPANIES, INC.
OVERALL SITE PLAN



R: \\landscape\2010\10-0026-007\Monterra Commercial Center\Drawings\Site Commercial\10-0026-007-03-SF_COMM.dwg [SP-1] Jun 15, 2023 7:56am SPEAVLER



SCALE: 1" = 30'



VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).

Always call 811 two full business days before you dig to have underground utilities located and marked.



DATE:	SCALE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
12-20-19	AS SHOWN	SNP	SNP	JDH	SNP
		05/17/2023	07/17/2023	05/01/2020	03/17/2020
		SNP	SNP	SNP	SNP
		4 SITE PLAN AMENDMENT	3 SITE PLAN AMENDMENT	2 REVISED PER DRC COMMENTS	1 REVISED PER DRC COMMENTS
		BY:	BY:	BY:	BY:
		DESCRIPTION:			

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 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 739-6409 FAX: (954) 739-6400 TEL: (954) 739-6400
 LICENSE NO. 12547 SURVEYING & MAPPING BUSINESS NO. 271
 FLORIDA BUSINESS ARCHITECTURE BUSINESS NO. C00014
 NATIONAL BOARD OF STANDARDIZATION & ASSOCIATES, INC. AND BOARD OF REGISTERED PROFESSIONAL ARCHITECTS, INC.
 REGISTERED PROFESSIONAL ARCHITECT NO. 12547

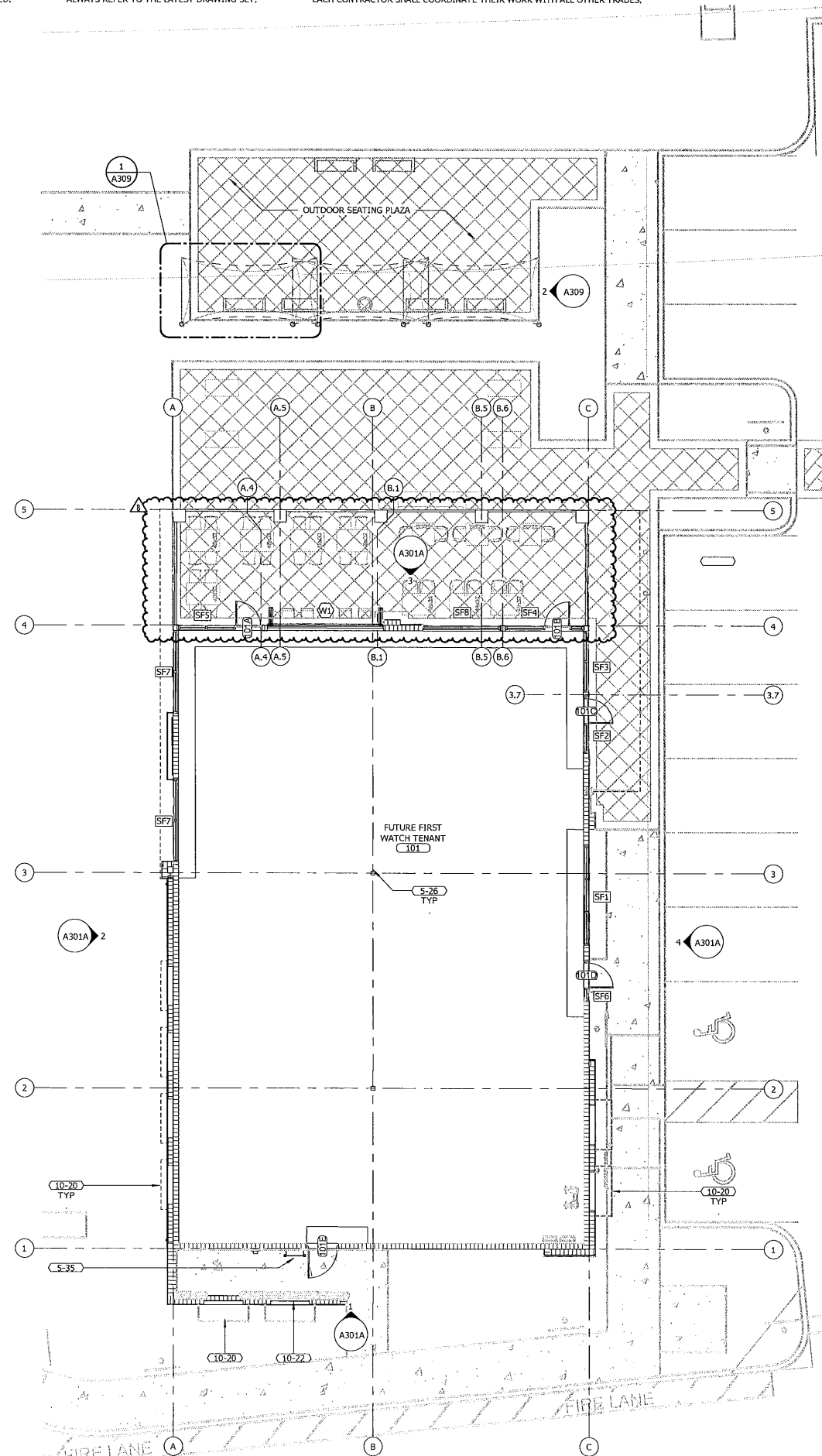
SHOPPES AT MONTERRA COMMONS
 COOPER CITY, FLORIDA
 PREPARED FOR:
 DIVERSIFIED COMPANIES, INC.
 SITE PLAN



SP-1
 SHEET OF

KEYNOTE LEGEND	
S-26	STEEL COLUMN (SEE STRUCTURAL)
S-35	STEEL LADDER
10-20	CANVAS AWNING BY OTHERS
10-22	PRE-MANUFACTURED METAL CANOPY BY OTHERS, G.C. TO PROVIDE SHOP DRAWINGS FOR REVIEW

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown on these drawings. Field verify all conditions prior to beginning work or fabricating associated work. Send to the architect's attention any deviation from designed conditions and field conditions prior to ordering materials and installing work, and cooperate with architect to modify such conditions at no additional cost to the owner, architect or architect's consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials, fabrication and delivery to the job site, unless otherwise provided for under the specific contractual agreement between the architect and client. Scott + Cormia Architecture and Interiors, LLC expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and written consent of Scott + Cormia Architecture and Interiors, LLC. In the event of unauthorized use of these documents by a third party, the third party shall hold Scott + Cormia Architecture and Interiors, LLC, harmless and agrees to remunerate Scott + Cormia Architecture and Interiors, LLC, for such use in an amount equal to the original fee for the original documents, plus legal fees, court costs, collection fees and other costs. 5/23/2023 8:47:59 AM



1 FLOOR PLAN - BUILDING 1
SCALE: 1/8" = 1'-0"

SCOTT + CORMIA
ARCHITECTURE + INTERIORS
Scott + Cormia Architecture and Interiors, LLC
429 S. Keller Road, Suite 200
Orlando, Florida 32810
t. 407-660-2766 f. 407-875-3276
www.scottcormia.com
AIA Registered Firm

project
SHOPPES AT MONTERA COMMONS
FOR DRC
University Drive
Cooper City, FL
seal

2023-05-31

To the best of our knowledge, belief and professional judgment, these plans and specifications are in compliance with the applicable building codes.

submissions

#	DATE	DESCRIPTION
1	2018-06-12	DRC SUBMISSION
2	2018-08-06	DRC RESPONSES
3	2019-12-12	DRC RE-SUBMISSION
4	2020-03-11	REVISED PER DRC COMMENTS
5	2020-05-01	REVISED PER DRC COMMENTS
6	2023-02-24	REVISED PER DRC COMMENTS
7	2023-05-08	REVISED PER DRC COMMENTS
8	2023-05-31	SITE PLAN AMENDMENT

drawing info
PROJECT #: 17088
DRAWN BY: LO, RB, TL, SC
CHECKED BY: MC, RB
sheet number
FLOOR PLAN BUILDING 1

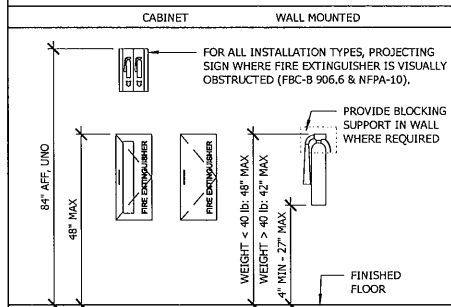
TRUE NORTH
A101
REVISED PER DRC COMMENTS

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BUILDING DATA		
OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	SPRINKLER STATUS
GROUP A, ASSEMBLY (FBC-B 303.1)	TYPE II-B	FULLY SPRINKLERED
BUILDING HEIGHT AND AREA LIMITATIONS	MAX ALLOWABLE (1)	PROVIDED (2)
GROUP A-2, ASSEMBLY (FBC-B TABLE 504.3)	HEIGHT: 75'-00" AREA: 28,500 SF STORIES: 3	HEIGHT: 26'-00" AREA: 3,767 SF STORIES: 1

OCCUPANCY DATA: LEVEL 1				
#	NAME	AREAS	LOAD RATIO	LOAD
ASSEMBLY: UNCONCENTRATED (TABLES & CHAIRS)				
101	FUTURE FIRST WATCH TENANT	3,767 SF	15	NET 252
TOTALS:		3,767 SF		252

FIRE EXTINGUISHER LEGEND



FIRE EXTINGUISHERS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA-1, SECTION 13.6 OF THE FPCC AND NFPA-10, LOCATED SO THAT ALL AREAS ARE WITHIN 75' OF AN EXTINGUISHER. QUANTITY AND LOCATIONS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.

- PROVIDE ABC DRY CHEMICAL TYPE 2A-10BC, OR EQUIVALENT, LIGHT HAZARD EXTINGUISHER, TYP. WALL MOUNTED OR RECESSED CABINET PER PLAN.
- PROVIDE CLASS K WET CHEMICAL TYPE FIRE EXTINGUISHER IN FOOD PREP AREAS. TYP. MAX 30' FROM HOOD. A PLACARD SHALL BE PLACED CONSPICUOUSLY NEAR THE CLASS K FIRE EXTINGUISHER STATING THAT "FIRE PROTECTION SYSTEM SHALL BE ACTIVATED PRIOR TO USING FIRE EXTINGUISHER."

TYPE OF CONSTRUCTION	
BUILDING ELEMENTS	TYPE II-B
PRIMARY STRUCTURAL FRAME	0 hr
BEARING WALLS, EXTERIOR	0 hr
BEARING WALLS, INTERIOR	0 hr
NON-BEARING WALLS, EXTERIOR	0 hr
NON-BEARING WALLS, INTERIOR	0 hr
FLOOR CONSTRUCTION	0 hr
ROOF CONSTRUCTION	0 hr

OCCUPANCY NOTES

1. THE INDICATED SQUARE FOOTAGES ARE SOLELY FOR THE USE OF THE BUILDING DEPARTMENT'S REVIEW. SQUARE FOOTAGE CALCULATIONS ARE MADE BASED ON THE PLAN DIMENSION ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGES.
2. MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT PER:
A. FBC-B TABLE 1004.1.2
B. NFPA-101: TABLE 7.3.1.2.
3. NFPA-101: 12.7.9.3 - OCCUPANT LOAD POSTING: OCCUPANT LOAD SIGN SHALL BE POSTED IN THE ROOMS OF ASSEMBLY. OCCUPANT LOAD SIGN WILL BE POSTED BEFORE FINAL INSPECTION FOR CERTIFICATE OF OCCUPANCY.
4. EGRESS WIDTH PER OCCUPANT SERVED:
A. STAIRWAYS: 0.3" PER OCCUPANT (FBC-B 1005.3.1 & NFPA-101: TABLE 7.3.3.1)
B. NON-STAIRWAYS: 0.2" PER OCCUPANT (FBC-B 1005.3.2 & NFPA-101: TABLE 7.3.3.1)

Exit Access Travel Distance | FBC-B, Table 1017.2
250 feet With/Without Sprinkler System

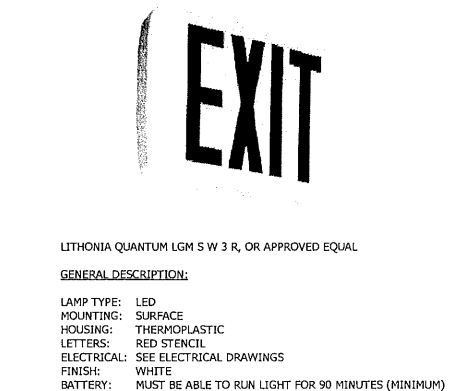
Dead-Ends | FBC-B 1020.4
20 ft

OCCUPANCY DATA

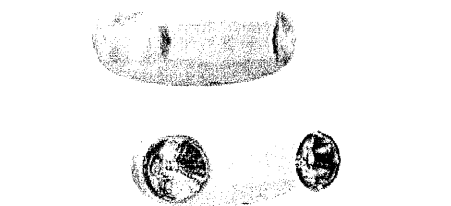
CONSTRUCTION DOCUMENTS ARE FOR BUILDING SHELL ONLY. NO OCCUPANCY ALLOWED UNTIL INTERIOR ALTERATIONS HAVE BEEN PERMITTED. CONSTRUCTION DOCUMENTS FOR TENANT IMPROVEMENTS WILL BE ISSUED FOR PERMIT SEPARATELY.

PLUMBING CALCULATIONS

PLUMBING CALCULATIONS TO BE SUBMITTED AS PART OF TENANT IMPROVEMENT (T.I.) PACKAGE, WHICH IS ON A SEPARATE PERMIT.



3 TYP LED EXIT SIGN
SCALE: 1 1/2" = 1'-0"

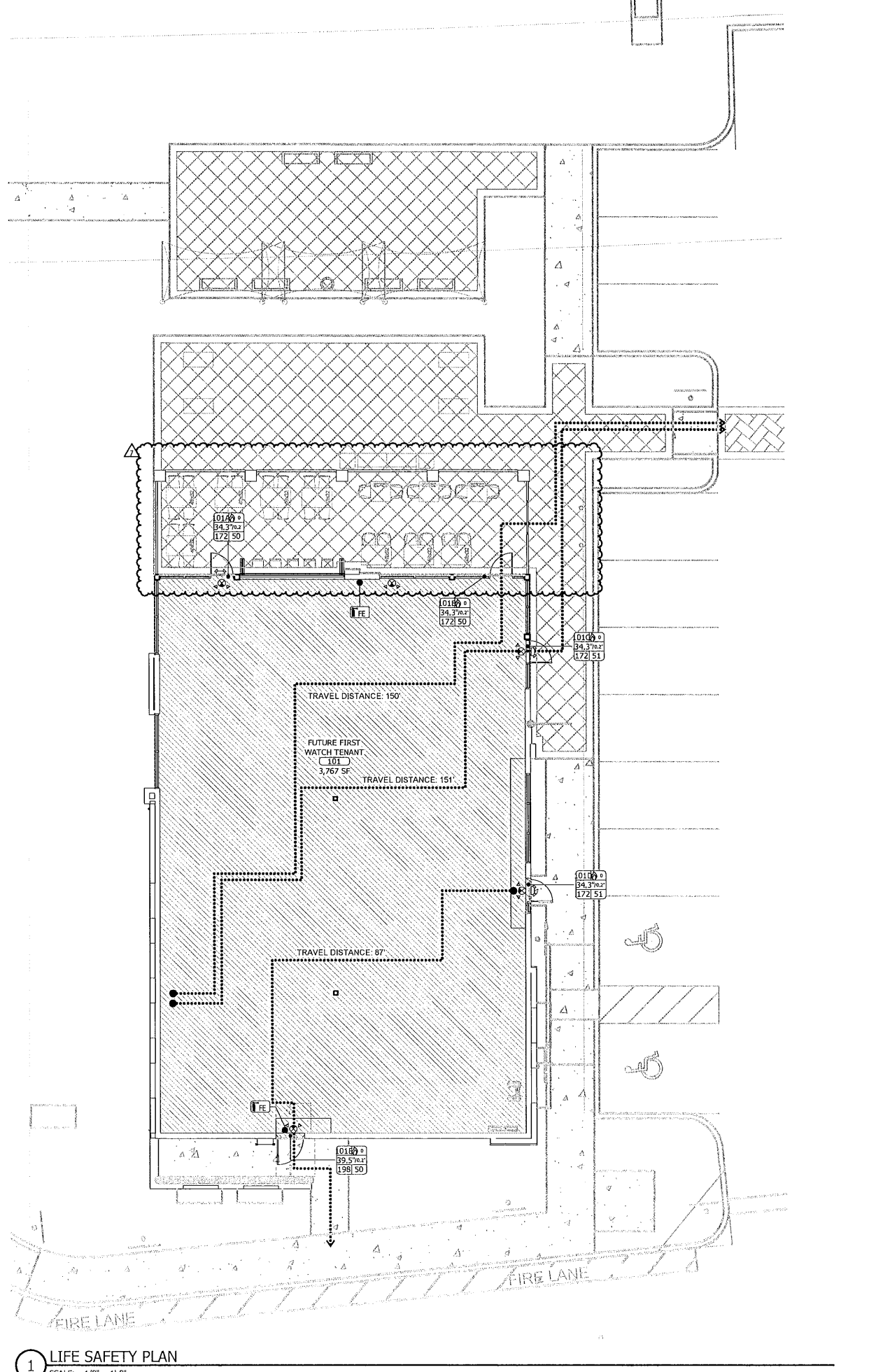


2 TYP EMERGENCY LIGHT DETAIL
SCALE: 1 1/2" = 1'-0"

THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED.

ALWAYS REFER TO THE LATEST DRAWING SET.

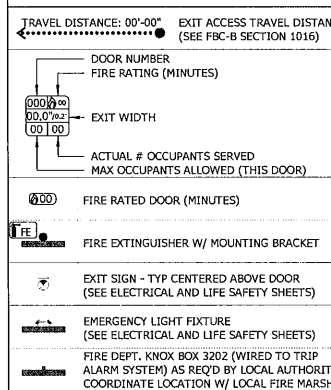
EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.



1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

LIFE SAFETY NOTES		
#	NOTE	REV
1	REFER TO SHEET 6000 FOR LIST OF CURRENT APPLICABLE CODES.	
2	REFER TO ELECTRICAL DOCUMENTS FOR COMPLETE ELECTRICAL AND LIFE SAFETY DEVICE REQUIREMENTS.	
3	AT ALL TIMES, THE CONTRACTOR SHALL KEEP ALL REQUIRED EGRESS EXIT PATHS UNOBSTRUCTED, ILLUMINATED AND PROTECTED FROM CONSTRUCTION ACTIVITY.	
4	GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHAL.	
5	INTERIOR LAYOUT FOR REFERENCE ONLY. TI DRAWINGS SUBMITTED ON SEPARATE PERMIT.	

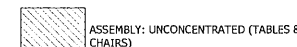
LIFE SAFETY LEGEND



FIREFIGHTER SAFETY WARNING SIGNS FOR STRUCTURES WITH LIGHT-FRAME TRUSS TYPE CONSTRUCTION IN ACCORDANCE WITH THE FLORIDA ADMINISTRATIVE CODE 69A-3.012:

- STRUCTURES WITH LIGHT-FRAME TRUSS ROOFS SHALL BE MARKED WITH THE LETTER "R"
- STRUCTURES WITH LIGHT-FRAME TRUSS FLOOR SYSTEM SHALL BE MARKED WITH THE LETTER "F"
- STRUCTURES WITH LIGHT-FRAME TRUSS FLOOR AND ROOF SYSTEM SHALL BE MARKED WITH THE LETTERS "RF"
- SYMBOLS MUST BE ALL WEATHER AND CONTRASTING BACKGROUND
- MALTESE CROSS SHALL:
 1. MEASURE 8" HORIZONTALLY AND 8" VERTICALLY
 2. BE BRIGHT RED REFLECTIVE IN COLOR
 3. BE WITHIN 24" OF AND TO THE LEFT OF THE MAIN ENTRY
 4. SHALL BE NOT LESS THAN 4 FEET ABOVE GRADE
 5. BE NOT MORE THAN 6 FEET ABOVE GRADE
- IT MAY BE DETERMINED THAT ADDITIONAL SIGNS MAY BE NEEDED AS DETERMINED BY THE FIRE MARSHAL

ROOM OCCUPANCY LEGEND



SCOTT + CORMIA
ARCHITECTURE + INTERIORS
Scott + Cormia Architecture and Interiors, LLC
429 S. Keller Road, Suite 200
Orlando, Florida 32810
t. 407-660-2766
f. 407-875-3276
www.scottcormia.com
AA26002980

project
SHOPPES AT MONTERA COMMONS
BUILDING 1
3900 N. UNIVERSITY DRIVE
COOPER CITY, FL

submissions

#	DATE	DESCRIPTION
1	2021 AUG 06	OWNER REVIEW
2	2021 SEPT 15	PERMIT SUBMITTAL
3	2023 APR 18	UPDATED COORDINATION SET
4	2023 MAY 31	SITE PLAN AMENDMENT

drawing info
PROJECT #: 17088
DRAWN BY: LO, PL, BS, OA
CHECKED BY: OA
sheet number
LIFE SAFETY PLAN, DETAILS & LEGEND

PLAN NORTH
A021

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