314 NE. 3RD AVENUE

THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING

GENERAL NOTES

GENERAL CONSTRUCTION NOTES (CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE- RESIDENTIAL 8TH EDITION (2023)) INCLUDING ACCESSIBILITY, BUILDING, ENERGY CONSERVATION, EXIST. BUILDING, FUEL GAS, PLUMBING, MECHANICAL & HVHZ) :

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT.
2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
3. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS. BUILDER TO NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE A REASONABLE AMOUNT OF TIME TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION.
4. SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE. IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
6. THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS, WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL. (SEE NOTE 39)
7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
10. ALL WINDOW AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 502.4.
11. ALL FIXED GLASS, BUT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND THE DESIGNED WIND LOAD.
12. TRUSS MANUFACTURER SHALL SUBMIT Three COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REG. ENGINEER OF THIR floor/ROOF TRUSS DESIGN FOR REVIEW
13. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU'S AND MISCELLANEOUS EQUIPMENT, builder shall COORDINATE LOCATIONS PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
14. PROVIDE GROUTED CELL AT BEARING POINT OF EACH GIRDER TRUSS.
15. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE AND AS DETAILED.
16. CONCRETE SHALL CONFORM TO ASTM C94. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI.530/531 MORTAR SHALL MEET THE FOLLOWING STANDARDS:
    TYPE S MORTAR, F'M = 2,000 PSI
17. FILLED CELLS - 3,000 PSI COARSE GROUT W/ 8" TO 10" SLUMP.
18. REINFORCED CONCRETE COLUMNS, BEAMS, SLABS, & BALCONY SLABS - 3,000 PSI. Unless otherwise noted on structural plans ans schedules.
19. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER-3/4" / BEAMS AND COLUMNS-1 1/2" FORMED / CONCRETE BELOW GRADE-3" UNFORMED / CONCRETE BELOW GRADE-5"
20. REINFORCED STEEL: GRADE 60(FY-60,000). ASTM A615 S1.
21. PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". (A.C.I. 315).
22. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION". AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
23. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
24. CONCRETE BEAM SIZES MAY BE INCREASED(IF MAX.) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSING. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOWS AND DOOR BEAMS (28" MAX.) AND ADD 2 #5'S BOTTOM IF DROP EXCEEDS 8".
25. DOWEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND MEMBER OF DOWELS AS VERTICAL BARS ABOVE.
26. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CONTINUOUS CELL.
27. CLEAN-OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
28. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPLICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER HORIZONTAL BEAM REINFORCING AT EACH FACE., LAP 48 BAR DIAMETERS MIN.
29. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL", AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
30. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED or PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.
31. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
32. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER.
33. ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2X 12'S (FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS) EXCEPT WHERE NOTED.
34. DIMENSION LUMBER FOR HEADERS,COLUMNS, AND BEARING WALLS SHALL BE SOUTHERN yellow PINE NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1100 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1400 kSI OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
35. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS". MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: SHAPES, PLATES, ANCHOR BOLTS-A 36 / MACHINE BOLTS- A 325 / TUBULAR STEEL- A 500 GRADE B(46 KSI)
36. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.
37. SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEMS.
38. TOPICAL CURING REQUIRED FOR ALL SLABS AND FLAT WORK UNLESS NOTED OTHERWISE.
39. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC., SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE TO THE ARCHITECT IN WRITING ONLY I WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.
40. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

FOUNDATION NOTES: (SEE FOUNDATION PLANS FOR ADDITIONAL NOTES)

1. FLOOR SLAB SHALL BE MIN. 4" THICK POURED CONCRETE SLAB WITH 6X6, 1.4x1.4 WWF, ON 6 MIL VISQUEEN VAPOR BARRIER ON WELL- TAMPED SAND FILL (U.O.N. SEE FOUNDATION PLAN)
2. FOOTINGS AND SLAB CONCRETE SHALL CONFORM TO ACI 301 AND SHALL HAVE 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS, MAXIMUM SLUMP 5".
3. ALL FOOTINGS SHALL BEAR ON SOIL PREPARED AS RECOMMEND BY A FLORIDA CERTIFIED GEOTECHNICAL ENGINEER AND SUBMITTED TO BUILDING DEPT.
4. REINFORCING STEEL SHALL BE ASTM 615, GRADE 60
5. FILL SHALL BE CLEAN SAND, FREE FROM DELETERIOUS MATERIAL AND WELL GRADED AND COMPACTED MIN. 95% PER CODE (SEE GEOTECHNICAL REPORT)
6. VERIFICATION OF TEST FOR MODIFIED PROCTOR ASTM D1557 SHALL BE FILED WITH BUILDING OFFICIAL.
7. FOOTINGS HAVE BEEN DESIGNED FOR 2,500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL SUBMIT SOIL BEARING REPORT, PRIOR TO DOING ANY WORK.
8. TERMITE TREAT SOIL AS PER CODE.
9. SEE SECTIONS AND/OR DETAILS FOR CONNECTION REQUIREMENTS FOR LOAD BEARING WALLS AND PARTITIONS.
10. DOUBLE MESH AT PERIMETER OF MONOLITHIC FOOTINGS SHALL BE 30" MIN. BEYOND EDGE OF FOOTINGS. DOUBLE MESH AT INTERIOR EDGE OF FOOTINGS SHALL EXTEND 30" EACH SIDE OF FOOTING EDGE. (SEE FOUNDATION PLAN IF NECESSARY)
11. SEE FOUNDATION PLAN FOR DEPTH LOCATIONS OF PAD TYPE FOOTINGS.
12. TOP OF FINISHED SLAB SHALL BE 0'-0" (REFERENCE FINISH SLAB) (SEE STRUCTURAL PLANS)
13. COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
14. REFERENCE ELEVATION +0'-0". (SEE SURVEY PLOT FOR N.A.V.D.)
15. PROVIDE EXPANSION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE.
16. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
17. SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
18. ALL WINDOW & DOOR OPENINGS SHALL BE COORDINATED & VERIFIED WITH MANUFACTURER/SUPPLIER PRIOR TO FABRICATION.
19. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
20. REBARS SHALL BE PLACED AS SHOWN IN THE PLANS. SEE COLUMN SCHEDULE FOR MORE INFORMATION.
21. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (#5 = 30", #7 = 42"). AND REINFORCING SHALL BE CONTINUOUS.
22. REINFORCING FOR FOUNDATION SHALL BE CONTINUOUS AROUND CORNERS AND CHANGES OF DIRECTION WITH THE ADDITION OF A CORNER BAR 48 BAR DIAMETERS ALONG EACH LEG, FOR EACH BAR IN FOUNDATION.
23. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES.

ROOF FRAMING NOTES (SEE ROOF PLANS FOR ADDITIONAL NOTES)

1. THE TRUSS LAYOUT SHOWN ON THIS SET IS SCHEMATIC IN NATURE HOWEVER, THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T., BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERED TRUSS DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW PRIOR TO POURING OF FOUNDATION AS PER GENERAL NOTES.
2. ROOF SHEATHING SHALL BE 19/32" EXTERIOR PLYWOOD, A.P.A EXTERIOR EXPOSURE 1, C-D GRADE, INSTALLED PER MANUFACTURER RECOMMENDATION & INSTALLED OVER ROOF TRUSSES PERPENDICULAR TO ROOF FRAMING & PANEL END JOINTS STAGGERED. SHEATHING SHALL BE NAILED WITH 8d. GALV. RING- SHANKED NAILS AT 6" O.C. IN FIELD , 4" O.C. @ EDGES & 4" O.C. DIAPHRAGM BOUNDARY (RSRS-03, 2-1/2" X 0.131" TYPICAL (ZONES 2 E , 2 R , 3).
3. REFER TO ARCHITECTURAL FLOOR PLAN DRAWING FOR ALL ROOM VAULTS, TIE BEAM HEIGHTS, SIZE, AND REINFORCING.
4. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLAB.
5. ALL CONNECTOR STRAPS SHALL BE OF GALVANIZED SHEET STEEL ASTM A446-75 GRADE A (FY-33,000 PSI).
6. ALL STEEL SEAT DETAILS SUPPORTING GIRDER TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER FOR SIZE AND BOLT REQUIREMENTS (SEE PLAN).
7. ALL FLAT ROOF AREAS SHALL HAVE A MIN. SLOPE OF 1/4" PER FOOT.
8. ALL CONNECTIONS INDICATED ARE MINIMUM REQUIREMENTS AND ARE SUBJECT TO FINAL REVIEW UPON ROOF TRUSS SHOP DRAWINGS SUBMITTAL TO ARCHITECT'S OFFICE.
9. SUBMIT THREE (3) COPIES OF THE TRUSS LAYOUT TO ARCHITECT FOR APPROVAL.
10. BRACING OF TRUSSES BY TRUSS ENGINEER (TPI.)
11. ALL GIRDER BEARING SEATS TO BE VERIFIED W/ TRUSS ENGINEERING (WIDTH PER ENGINEERING.)
12. ALL UPLIFTS & REACTIONS IN EXCESS OF 3000# SHALL BE NOTED ON ALL SUBMITTALS AS REQUIRED FOR DEEM TO COMPLY OF LOCAL GOVERNING AGENCY
13. GALVANIZED FLASHING FOR VALLEYS SHALL BE 26 MIN. GAUGE (SEE WALL SECTION)
14. GALVANIZED DRIP EDGE SHALL BE 26 MIN. GAUGE (SEE WALL SECTION)
15. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR CHECKING CEILING HEIGHTS WITH GIRDER & TRUSS BOTTOM CHORD HEIGHTS.
16. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE 19/32" APA RATED STRUCTURAL SHEATHING, 40/20, EXPOSURE 1 NAILED WITH 8D GALV. RING-SHANK @ 6"/4"/4" U.O.N.
17. THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY.
18. ALL CONCRETE BEAMS DEEPER THAN 12" SHALL HAVE NOMINAL 8' BEARING ON SUPPORTING MASONRY.
19. BC1.B - 2 X 4 BOTTOM CHORD LATERAL BRACING @ 8'-0"
20. BC1.B - 2 X 4 BOTTOM CHORD DIAGONAL BRACING AS SHOWN (20'-0" MAX)
21. VX1.B - VERTICAL X-BRACING AS SHOWN (SEE DETAIL)
22. GRAVITY LOADING: ROOF - NON CONCURRENT LIVE LOAD = 30 PSF (10 PSF BC FOR ATTIC SPACES)
    DEAD LOAD = 25 PSF (15 PSF TC / 10 PSF BC) FOR A.H.U. = 200 LBS POINT LOAD TC STORAGE: DL = 20 PSF BC

FLOOR FRAMING NOTES:

1. THE STRUCTURAL FRAMING SHOWN IS SCHEMATIC IN NATURE, HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL FLOOR DESIGNERS LAYOUT. PROVIDE SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL. FAILURE TOP PROVIDE SHOP DRAWINGS MAY RESULT IN ADDITIONAL ENGINEERING.
2. FLOOR PLYWOOD (WHEN APPLICABLE) SHALL BE 23/32" APA RATED STRUCTURAL SHEATHING, 48/24, EXPOSURE 1 NAILED WITH 10D @ 6"/12" GALV. RINGSHANK (UNLESS OTHERWISE NOTED)
3. ADDITIONAL BEARING POINTS OR MODIFIED POINTS OF SUPPORT SHALL BE APPROVED BY ENGINEER OF RECORD.
4. BOTTOM OF TIE BEAMS MAY BE DROPPED TO ACCOMMODATE WINDOW HEAD HEIGHTS. PROVIDE ADDITIONAL (2) #5 BARS FOR EACH 8' DROP.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT DISCREPANCIES TO THIS ENGINEER PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
6. THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY.
7. ALL CONCRETE BEAMS DEEPER THAN 12" SHALL HAVE NOMINAL 8' BEARING ON SUPPORTING MASONRY.
8. GRAVITY LOADING
9. LIVE LOAD = 40 PSF (60 PSF AT EXTERIOR BALCONIES)
10. DEAD LOAD = 25 PSF

MECHANICAL NOTES:

1. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, REGISTERS IN THE FIELD. WITH ELECTRICAL, LIGHTING, AND ARCHITECTURAL ELEMENTS.
2. COORDINATE LOCATION OF A/C UNITS AND FANS WITH BUILDING STRUCTURE SO THAT NO INTERFERENCES OCCUR.
3. BUILDER TO COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
4. FURNISH AND INSTALL DISCONNECTED SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING AS REQUIRED.
5. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
6. PROVIDE AND INSTALL FLEXIBLE CONNECTIONS OF APPROVED TYPE AT ALL A/C UNIT SUPPLY AND RETURN DUCT CONNECTIONS AND AT ALL FAN CONNECTIONS(AT THE INDIVIDUAL PIECES OF EQUIPMENT), WHERE APPLICABLE.
7. RUN CONDENSATE DRAIN TO NEAREST INDIRECT WASTE TRAP.
8. THERMOSTAT LOCATION SHALL BE APPROVED BY THE BUILDER AND OWNER BEFORE INSTALLATION.
9. ALL EXHAUST FANS SHALL DISCHARGE THROUGH ROOF A MINIMUM OF 10'-0" FROM ALL A/C UNIT FRESH AIR INTAKES.
10. SWITCH TOILET EXHAUST FAN SEPARATELY FROM BATHROOM LIGHT FIXTURES (UNLESS OTHERWISE NOTED).
11. AIR CONDITIONING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EQUIPMENT AND DUCT WORK. A/C CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A/C EQUIPMENT SPECIFIED ON THE ENERGY CALCULATIONS/AIR TESTS SUMMARY.
12. MECHANICAL A/C SYSTEM TO BE DESIGNED TO MAINTAIN A RELATIVE HUMIDITY LEVEL OF LESS THAN 50% TO MINIMIZE THE POTENTIAL FOR ALLERGENS.
13. IF GAS BBQ IS INSTALLED INTO AN ENCLOSED CABINET, A LOUVERED SCREENED VENT MUST BE PROVIDED.
14. PROVIDE SAFE WASTE FOR AIR CONDITIONING UNIT W/ TRAP. (SEE A/C SHOP DRAWING FOR LOCATION OF UNITS AND DRAINS.
15. ALL THERMOSTAT LOCATIONS TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION.

PLUMBING NOTES:

1. ALL SHOWER HEADS SHALL BE EQUIPPED WITH ANTI-SCALDING PROTECTION PER CODE.
2. PLUMBING CONTRACTOR SHALL VERIFY CENTERLINE DIMENSIONS OF FIXTURE AS PER OWNERS SELECTION.

ARCHITECTS STATUS:

1. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THRUOUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.
3. THESE CONTRACT DOCUMENTS ARE DIAGRAMMATIC ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS.
4. ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
5. ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMANCE OF THE WORK AND DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

FIRE BLOCKING AND DRAFTSTOPPING:

1. DRAFTSTOPPING IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1000 S.F. IN ATTICS FOR AREAS OVER 9000 S.F.
2. INSTALL FIREBLOCKING IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOT) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

ELECTRICAL NOTES (ELECTRICAL SHALL FOLLOW THE NATIONAL ELECTRICAL CODE LATEST ADOPTED EDITION (SEE ELECTRICAL PLANS FOR ADDITIONAL NOTES):

ABBREVIATIONS

ACCOUS.	ACCOUSTICAL	MTD.	MOUNTED
ADJ.	ADJUSTABLE	MUL.	MULLION
AL.	ALUMINUM	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLK.	BLOCK	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	O.A.	OVERALL
CAB.	CABINET	OBS.	OBSCURE
CLR.	CLEAR	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PL.	PLATE
CTSK.	COUNTERSUNK	PLAS.	PLASTER
DEC.	DECORATIVE	PR.	PAIR
DET.	DETAIL	PRCST.	PRECAST
D.F.	DOUGLAS FIR	P.T.D.F.	PRESSURE TREATED
DIA.	DIAMETER	PTN.	PARTITION
DN.	DOWN	Q.T.	QUARRY TILE
D.S.	DOWN SPOUT	RAD.	RADIUS
DWG.	DRAWING	RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
EL.	ELEVATION	RWD.	REDWOOD
ELEC.	ELECTRICAL	R.W.L.	RAIN WATER LEADER
EQ.	EQUAL	S.C.	SOLID CORE
EXH.	EXHAUST	SCHED.	SCHEDULE
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
EXIST.	EXISTING	SQ.	SQUARE
F.F.	FINISH FLOOR	SST.	STAINLESS STEEL
FLS.	FLASHING	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FT.	FOOT/FEET	STOR.	STORAGE
FTG.	FOOTING	STRUC.	STRUCTURAL
GA.	GAUGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	T.C.	TOP OF CURB
GL.	GLASS	TEL.	TELEPHONE
GR.	GRADE	T&G	TONGUE AND GROOVE
GYP.	GYPSUM	THK.	THICK
H.B.	HOSE BIBB	T.O.C.	TOP OF CHIMNEY
HC.	HOLLOW CORE	T.O.FR.	TOP OF FRAMING
HDWD.	HARDWOOD	T.O.L.	TOP OF LEDGER
HDWE.	HARDWARE	T.O.PL.	TOP OF PLATE
HT.	HEIGHT	TYP.	TYPICAL
HOR.	HORIZONTAL	U.N.O.	UNLESS NOTED OTHERWISE
I.D.	INSIDE DIAMETER	U..O.n	UNLESS OTHERWISE NOTED
INCAND.	INCANDESCENT	VEST.	VESTIBULE
INSUL.	INSULATION	W/	WITH
INT.	INTERIOR	W/O	WITHOUT
LAM.	LAMINATE	W.C.	WATER CLOSET
LAV.	LAVATORY	WD.	WOOD
LOC.	LOCATION	W.H.	WATER HEATER
MAX.	MAXIMUM	WT.	WEIGHT
MECH.	MECHANICAL	&	AND
MET.	METAL	^	ANGLE
MFR.	MANUFACTURER	@	AT
MIN.	MINIMUM	CL	CENTER LINE
MISC.	MISCELLANEOUS	#	POUND OR NUMBER
M.O.	MASONRY OPENING		

STRUCTURAL ENGINEER

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298 NE 2ND AVE,
DELRAY BEACH, FLORIDA 33444
(561) 274-6500

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SITE PLAN APPROVAL

Date	04/09/2024
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Date | Approval	-
Date | Permit	-
Date | Construction	-

Seal:

AA0002340 © 2024

A0.0

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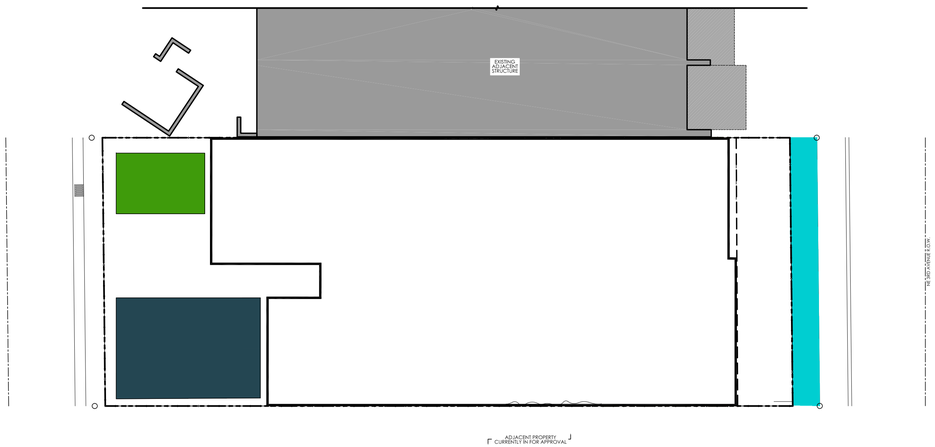
Revisions

1 T.A.C. COMMENTS 05-01-2024

2 T.A.C. COMMENTS 06-14-2024

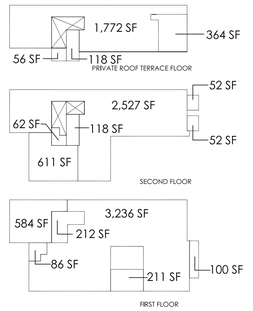
LEGEND	
	CONSTRUCTION FENCE
	CONSTRUCTION DUMPSTER
	PUBLIC IMPROVMENTS-SIDEWALK, CURB ZONE. ADDITIONAL DETAILS AND MOT TO BE PROVIDED WITH BUILDING PERMIT SUBMITTAL
	TEMPORARY CONSTRUCTION PARKING

1. TEMPORARY CONSTRUCTION PARKING CRA PARKING LOT (362 NE 3RD AVE) AND CITY PARKING LOT (352 NE 3RD AVE) JUST NORTH OF THE PROPERTY.
2. CONSTRUCTION MATERIALS TO BE DELIVERED AS NEEDED AND STORED ON SITE.
3. NO ROADWAY CLOSURES NE 3RD AVE. OR ALLEY



PRELIMINARY STAGING PLAN
N.T.S.

LOCATION MAP



PROPOSED AREA CALCULATIONS

DIMENSIONAL REQUIREMENTS FOR STOREFRONT 4.4.13(I)

		MIN.	MAX	PROVIDED
A	BUILDING SETBACK	10'	15'	10'
B	STORE WIDTH	N/A	75' ON RECID RETAIL STREET	49'-8"
C	STOREFRONT BASE	9"	3'	2'
D	GLAZING HEIGHT PLUS STOREFRONT BASE	8'	-	12'
E	REQUIRED OPENINGS	80%	-	36.1%
MAX. ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS				
F	AWNING/EYEBROW PROJECTION	5'	-	4'
G	PROJECTING SIGN	N/A	3'	N/A

DEVELOPMENT STANDARDS PER LDR TABLE 4.4.13

ZONE CBD	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (SF)	MIN. LOT DEPTH (SF)	MIN. LOT COVER (%)	MIN. PERIMETER BUFFER (FT)	MIN. OPEN SPACE (%)	(EAST) MIN. FRONT SETBACK (FT)	MIN. SIDE STREET (FT)	(NORTH & SOUTH) MIN. REAR SETBACK (FT)	(WEST) MIN. REAR SETBACK (FT)	MAX BUILDING HEIGHT (FT)
REQUIRED	2,000	20'	N/A	N/A	N/A	N/A	10'-0"	0'-0"	0'-0"	0'-0"	54'-0"
PROVIDED	6,405	50'	128'-10"	69.1%	0	N/A	10'-0" PROPOSED	N/A	0'-0" EXISTING	10'-0" PROPOSED	33'-6"

DIMENSIONAL REQUIREMENTS FOR LOBBY ENTRY TABLE 4.4.13(K)

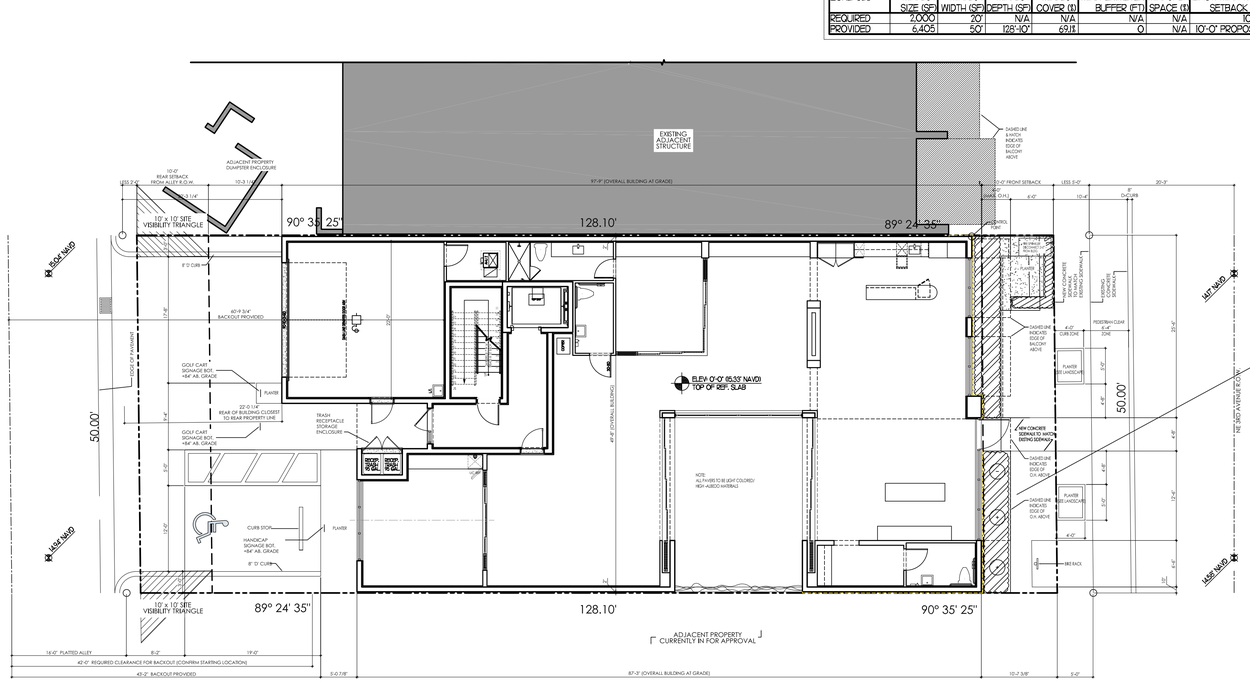
		MIN.	MAX	PROVIDED
A	BUILDING SETBACK	10'	15'	10'
B	LOBBY ENTRY WIDTH	N/A	N/A	17'
MAX. ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS				
C	OVER-HANG/AWNING PROJECTION	N/A	10'	4'
D	COLUMNS, PILASTERS, POSTS	N/A	5'	4'

SETBACK WAIVER HAS BEEN APPLIED FOR

LOBBY FRONTAGE ENTRANCE (SEE LOBBY ENT. TABLE THIIS SHT.)

BUILDING FACADE TRANSPARENCY PER LDR 4.4.13(F)(3)(c)

BUILDING FACADE AREA 306-756 1,638 SQ.FT.
GLAZING AREA= 592 SQ.FT. (36.1%)
GLASS TRANSPARENCY= NOT TO EXCEED 30%



SITE PLAN
1" = 10'-0"

NORTH

SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION

PROJECT DATA

ARCHITECTURAL STLYE

THIS BUILDING IS IN THE MASONRY MODERN STYLE EXEMPLIFIED BY LOAD BEARING CONSTRUCTION, PUNCHED OPENINGS, STUCCO WITH STONE ACCENTS, A LOGGIA AT THE TOP, AND LOUVERED SHADING DEVICES.

PROJECT DESCRIPTION

THIS PROJECT IS A PREVIOUSLY KNOCKED DOWN STRUCTURE TO CREATE A FIRST FLOOR BUSINESS SPACE WITH DEDICATED RESIDENTIAL PARKING GARAGE FOR A 3 BEDROOM PLUS LOFT, 4 BATH SECOND FLOOR APARTMENT INCLUDING A ROOF TERRACE.

PROJECT INFORMATION

PROJECT OWNER: OCEAN PARKER DELRAY LLC
PROJECT ADDRESS: 314 NE 3RD AVENUE, DELRAY BEACH, FLORIDA
FOLIO NUMBERS: 12-43-46-16-01-081-0170
LEGAL DESCRIPTION: TOWN OF DELRAY BEACH, LOT 17, (LESS E. 5 FT. NE 3RD & W. 2 FT ALLEY R/WS) BLOCK 81 DELRAY BEACH, FL AS RECORDED IN PLAT BOOK 11, PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FL. SAID LAND SITUATE, LYING, AND BEING IN PALM BEACH COUNTY.

ZONING AND CODE INFORMATION

ZONING CLASSIFICATIONS: CBD- CENTRAL BUISINESS DISTRICT / RAILROAD CORRIDOR SUB-DISTRICT
OCCUPANCY:MIXED USE, BUSINESS / RESIDENTIAL R-3
CONSTRUCTION TYPE: VB
CURRENT USE: VACANT
PROPOSED USE: BUSINESS / RESIDENCE
INTERIOR FINISH CLASS: A
FINISH FLOOR ELEVATION: 15.33' N.A.V.D.
FLOOD ZONE: D
BASE FLOOD ELEVATION 15.12 N.A.V.D.
PROPOSED BUILDING HEIGHT: 33'-6"
LOT SIZE: 6,405 SQ. FT.
SQUARE FOOTAGE: 10,161 SQ. FT.

FLORIDA BUILDING CODE

FBC- 2023 BUILDING CODE
FBC EC- FLORIDA BUILDING CODE ENERGY CONSERVATION 2023
NEC- NFPA 70 2023 EDITION, NATIONAL ELECTRICAL CODE
FS- FLORIDA STATUTES
FLORIDA FIRE PREVENTION CODE
NFPA 101 - LIFE SAFETY CODE 2023
ACCESSIBILITY CODE: 2023 FLORIDA ACCESSIBILITY CODE

BUILDING DATA

FIRST FLOOR A/C (BUSINESS)	3,236 SQ. FT.
SECOND FLOOR A/C (RESIDENTIAL	2,645 SQ. FT.
PRIVATE ROOF TERRACE A/C	118 SQ. FT.
TOTAL A/C	5,999 SQ. FT.
FIRST FLOOR STAIRS AND ELEVATOR	212 SQ. FT.
SECOND FLOOR STAIR LANDING	62 SQ. FT.
PRIVATE ROOF TERR. STAIR LANDING	56 SQ. FT.
GARAGE / MECH.	584 SQ. FT.
COVERED FRONT ENTRY	100 SQ. FT.
COVERED REAR ENTRY	86 SQ. FT.
TRELLIS COURTYARD	211 SQ. FT.
SECOND FLOOR BALCONIES	715 SQ. FT.
PRIVATE ROOF TERR. DECK / MECH.	2,136 SQ. FT.
TOTAL NON A/C	4,162 SQ. FT.
GROSS SQUARE FEET	10,161 SQ. FT.

SITE / LAND DATA

TOTAL GROSS SITE AREA 6,405 SQFT (0.147 ACRE)

	ALLOWED	EXISITING	PROPOSED
FAR CALC	3.0 MAX	N/A	1.07 (6,913 SF)
MAX. NO. OF STORIES	2	N/A	2
MAX. SITE COVERAGE (BLDG.)	N/A	N/A	69.1% (14,429 SF)
HARDSCAPE (IMPERMEABLE W/ BLDG)	N/A	N/A	70.8% (4,538 SF)
GREEN SPACE (PERMEABLE)	N/A	100% (6,405 SF)	29.2% (1,867 SF)

SETBACKS:

	REQUIRED	EXISITING	PROPOSED
FRONT (EAST)	10'-0" MIN	10'-0"	10'-0"
REAR (WEST)	10'-0" MIN	10'-0"	10'0"
SIDE (NORTH)	0'-0"	0'-0"	0'-0"
SIDE (SOUTH)	0'-0"	0'-0"	0'-0"
MAX. BUILDING HEIGHT	54'-0"	N/A	33'-6"

PARKING DATA

DEVELOPMENT STANDARDS PER L.D.R. 4. 4. 13. (I) (d)

	H/C REQUIRED	STAND REQUIRED	H/C PROVID	STAND PROVIDE
BUSINESS	3236 SF	0 SPACES	1 SPACE	0 SPACES
FIRST FLOOR	(1 SPACE)			
RESIDENTIAL	0 SPACES	2645 SF	0 SPACES	2 SPACES
SECOND FLOOR		(2 SPACES)		
TOTAL SPACES REQUIRED				3 SPACES

BICYCLE PARKING DATA

	REQUIRED	EXISTING	PROPOSED
1 SP/5,000 SF	1	0	2

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Revisions

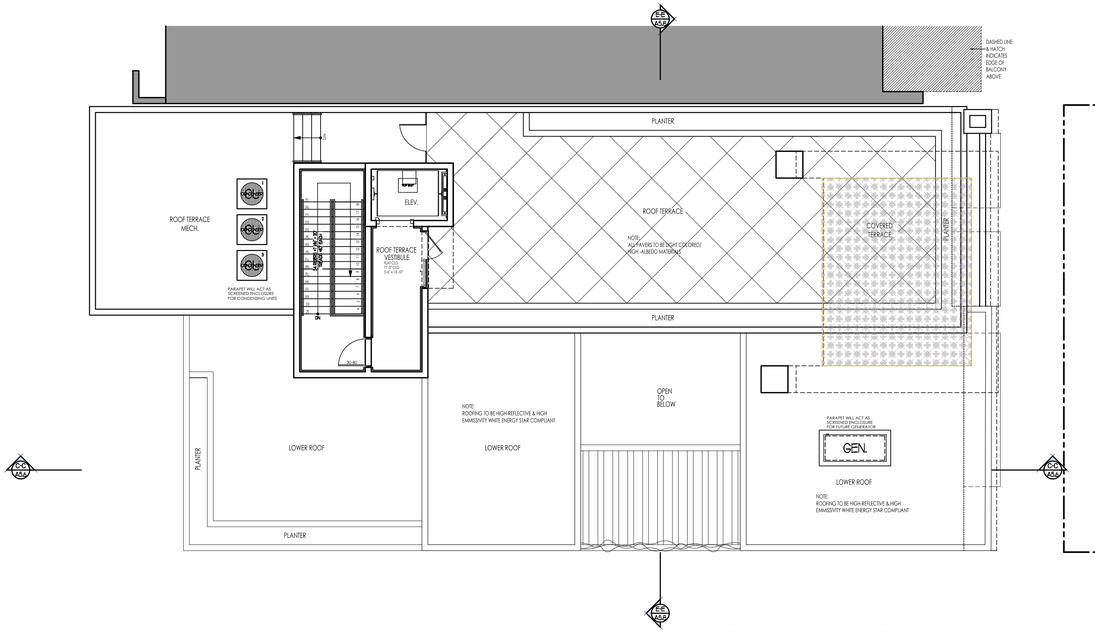
1. T.A.C. COMMENTS 05.01.24
2. T.A.C. COMMENTS 06.14.24

SITE PLAN APPROVAL

Date 01/15/2024
Drawn | Checked JZ | JG
Date | Approval -
Date | Permit -
Date | Construction -

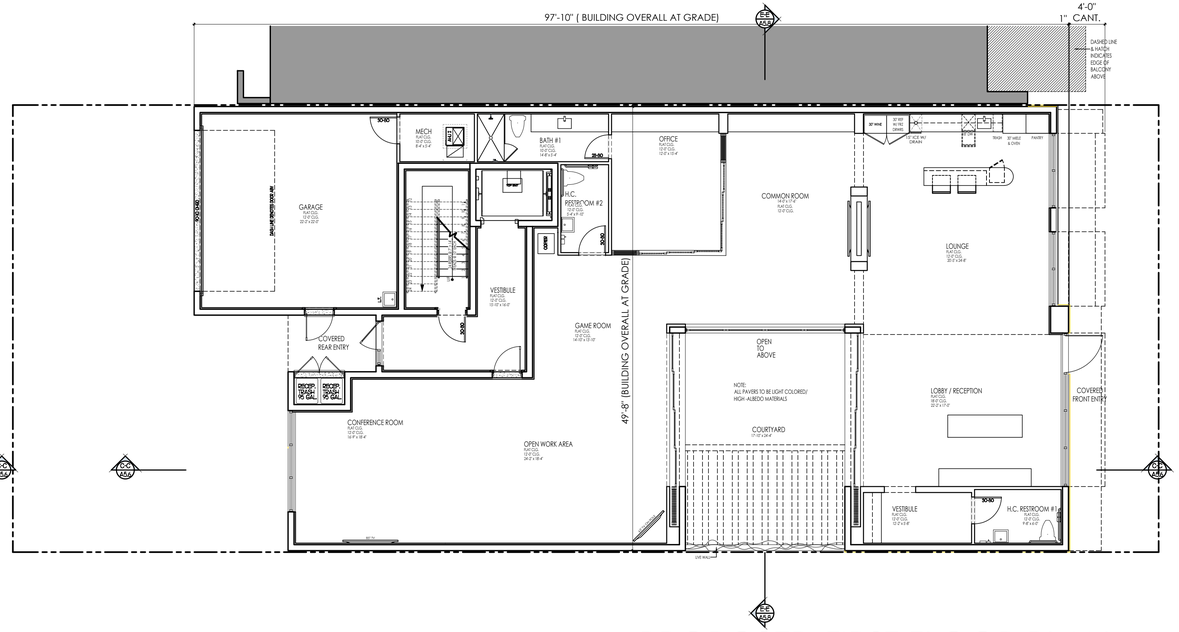
Seal:

A1.0



PROPOSED PRIVATE ROOF TERRACE PLAN

SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

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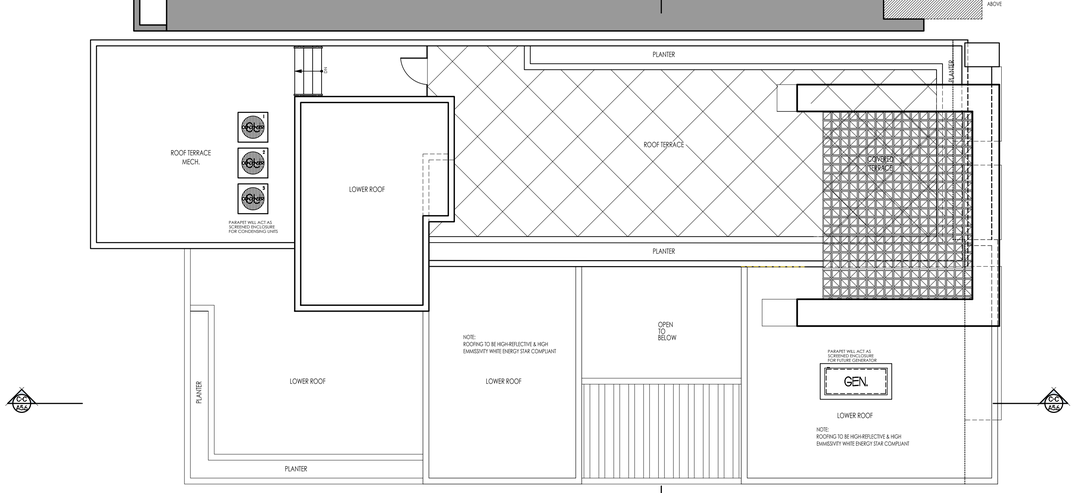
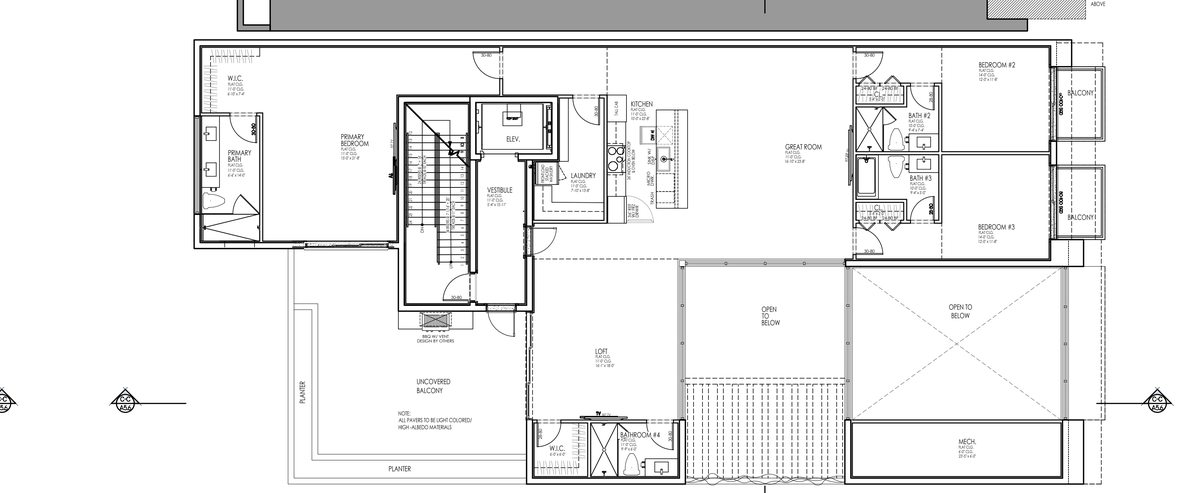


PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

NORTH

FLOOR PLANS

1/8" = 1'-0"

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Drawn | Checked	JZ | JG
Date | Approval	-
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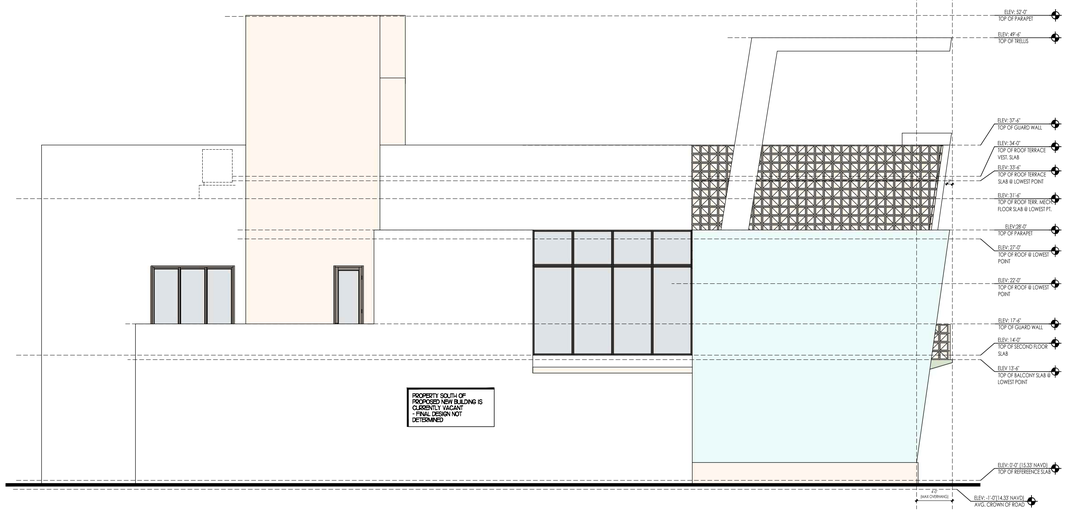
Date | Construction	-

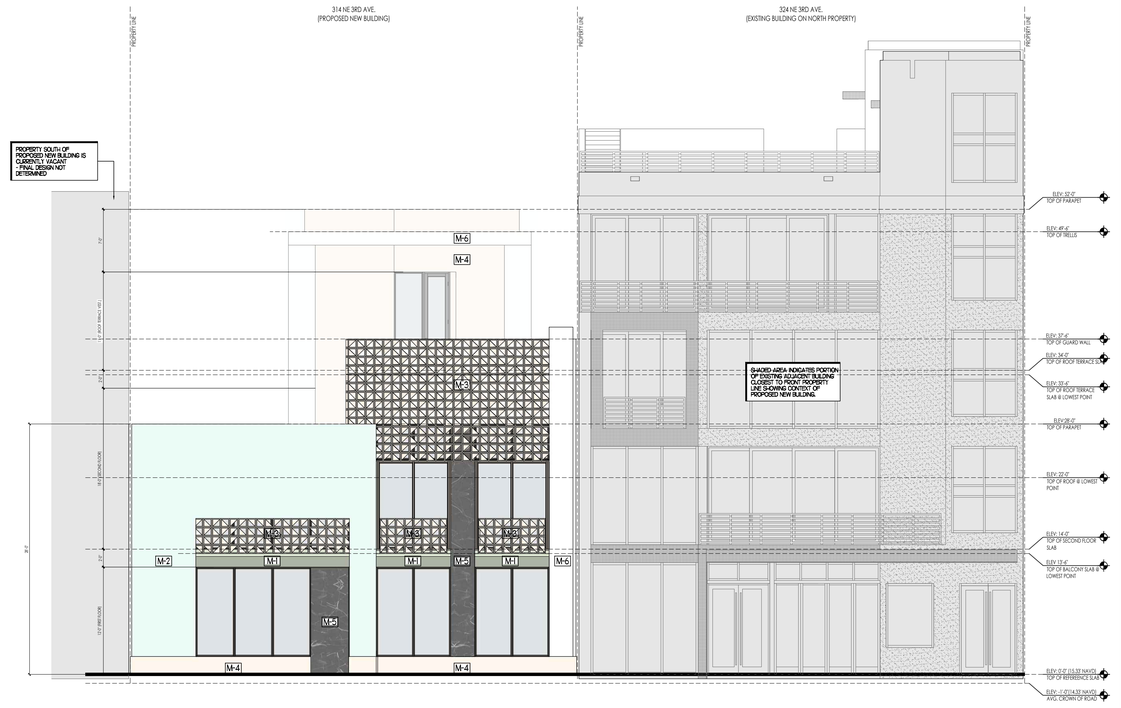
Seal:

A3.0

FINISH SCHEDULE	
M-1	PAINT SHERWIN-WILLIAMS COLOR SW 6730 ROMAINE 150-C2
M-2	PAINT SHERWIN-WILLIAMS COLOR SW 6225 SLEEPY BLUE
M-3	CUSTOM DESIGNED MTL. LOUVER / PREFAB. RAILING SHERWIN-WILLIAMS COLOR SW 9101 TOES NATURALE 203-C1 PAINTED SMOOTH CEMENTITIOUS FINISH BELOW SHERWIN-WILLIAMS COLOR SW 7757 HIGH REFLECTIVE WHITE 256-C1
M-4	PAINT SHERWIN-WILLIAMS COLOR SW 6357 CHOICE CREAM 265-C5
M-5	CLADDING DARK MARBLE PATTERN
M-6	PAINTED SMOOTH CEMENTITIOUS FINISH SHERWIN-WILLIAMS COLOR SW 7757 HIGH REFLECTIVE WHITE 256-C1



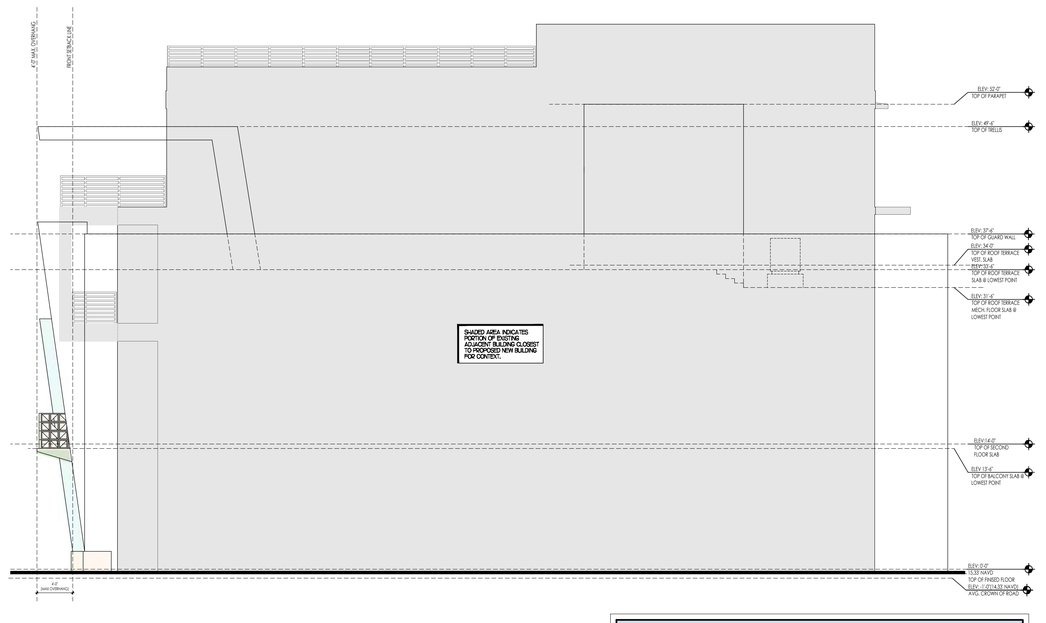
LEFT SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



BUILDING FACADE TRANSPARENCY PER LDR 4.4.13(F)(5)(a)	
BUILDING FACADE AREA:	2,015 SQFT. (1,638 SQFT.
GLAZING AREA:	592 SQFT. (36.1D
GLASS TRANSPARENCY:	NOT TO EXCEED 20%

FRONT ELEVATION (EAST)
1/8" = 1'-0"

REAR ELEVATION (WEST)
1/8" = 1'-0"



RIGHT SIDE ELEVATION (NORTH)
1/8" = 1'-0"

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Date	04/09/2024
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Seal:

A5.0

INSPIRATIONAL IMAGES
N.T.S.

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Date | Construction	-

Seal:

A5.1

KEY MAP

SCALE N.T.S.

PERSPECTIVE VIEW C

SCALE N.T.S.

PERSPECTIVE VIEW B

SCALE N.T.S.

PERSPECTIVE VIEW A

SCALE N.T.S.

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Seal:

A5.2

KEY MAP

SCALE N.T.S.

PERSPECTIVE VIEW D

SCALE N.T.S.

PERSPECTIVE VIEW C

SCALE N.T.S.

PERSPECTIVE VIEW B

SCALE N.T.S.

PERSPECTIVE VIEW A

SCALE N.T.S.

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Date | Construction	-

Seal:

A5.3

KEY MAP

SCALE N.T.S.

EXIST. BLDG. PERSPECTIVE VIEW D

SCALE N.T.S.

EXIST. BLDG. PERSPECTIVE VIEW C

SCALE N.T.S.

EXIST. BLDG. PERSPECTIVE VIEW B

SCALE N.T.S.

EXIST. BLDG. PERSPECTIVE VIEW A

SCALE N.T.S.

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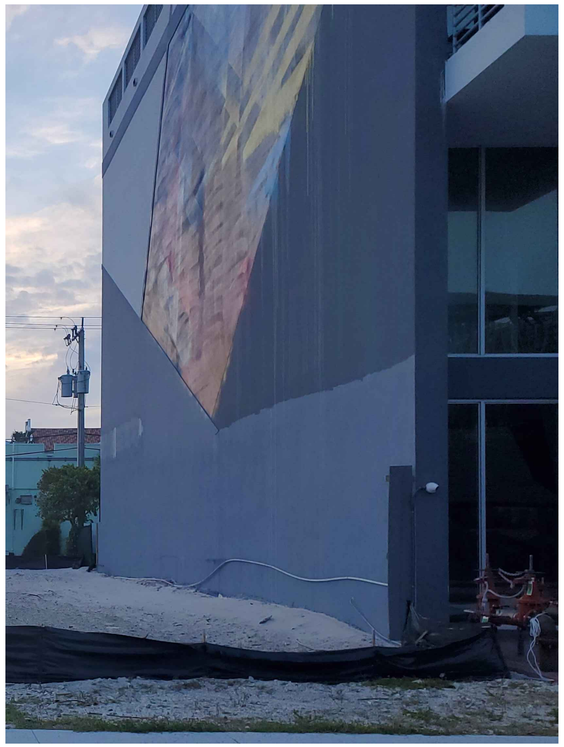
Date | Construction	-

Seal:

A5.4

EXIST. BLDG. PHOTOGRAPH C

SCALE N.T.S.

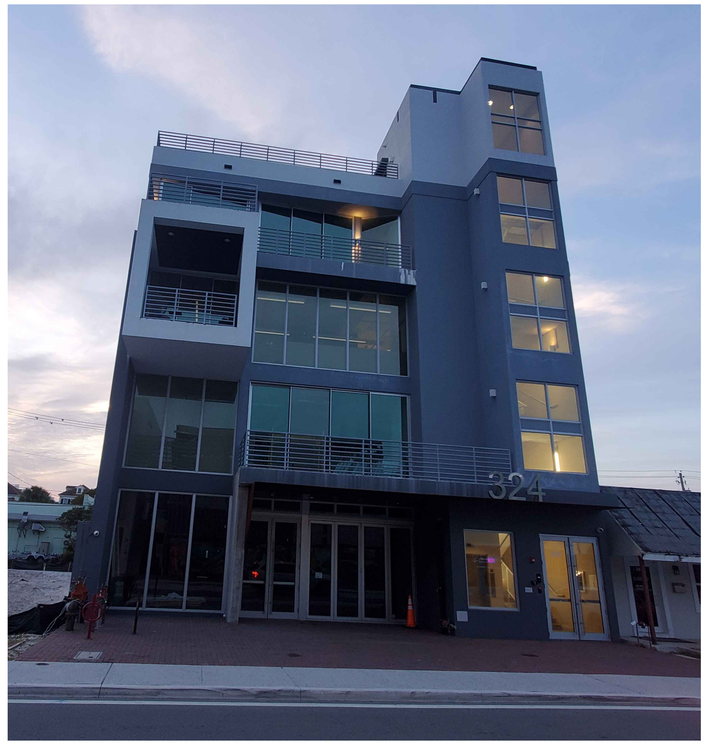


EXIST. BLDG. PHOTOGRAPH B

SCALE N.T.S.

KEY MAP

SCALE N.T.S.



EXIST. BLDG. PHOTOGRAPH A

SCALE N.T.S.

NEIGHBORHOOD IMAGES

N.T.S.

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Seal:

A5.5

Figure 4.4.13-F-1 Façade Articulation Proportions

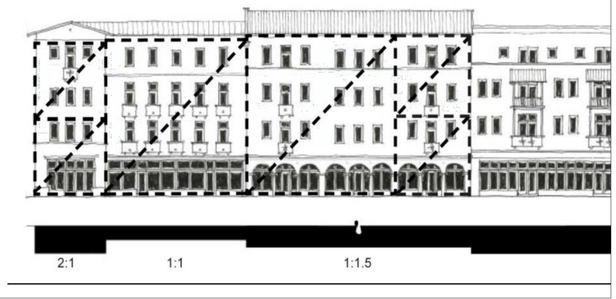
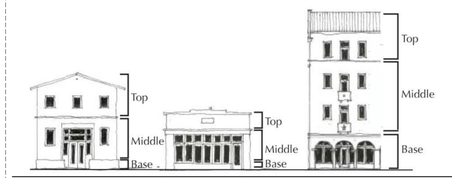
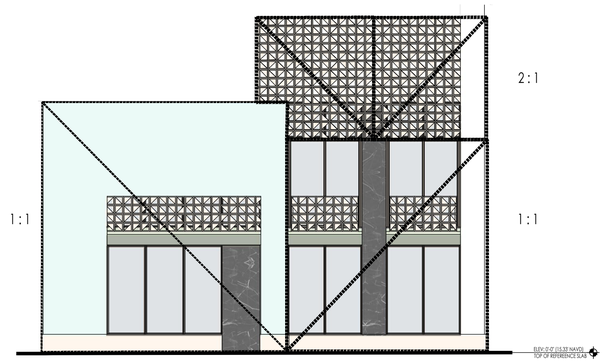


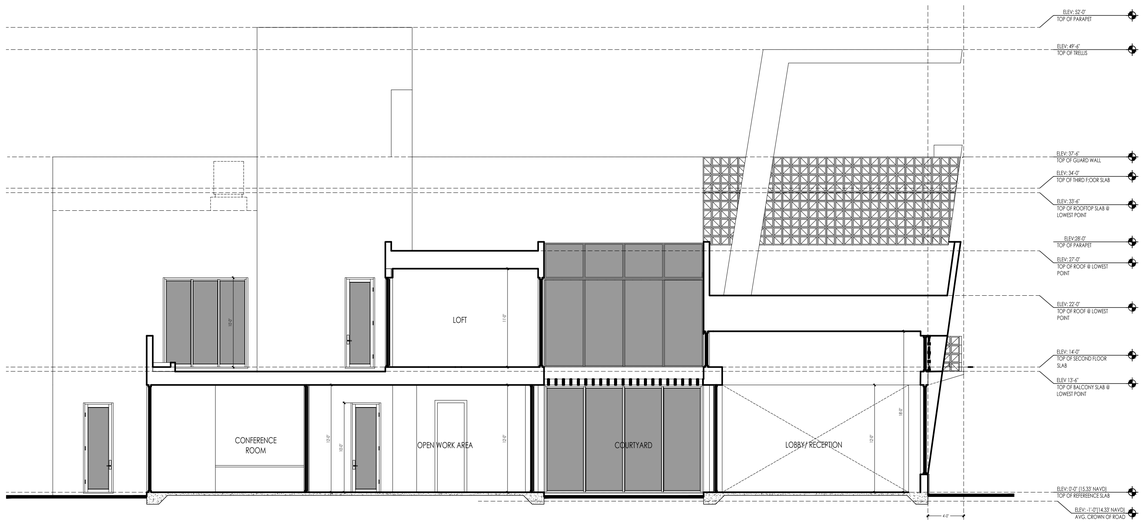
Figure 4.4.13-F-2 Examples of Base, Middle, Top Configurations



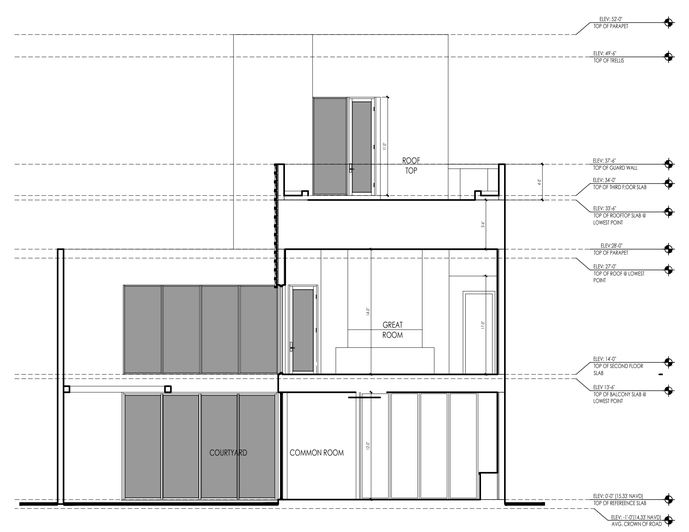


FACADE ARTICULATION PROPORTION PLAN
1/8" = 1'-0"

BASE / MIDDLE / TOP CONFIGURATION
1/8" = 1'-0"



BUILDING SECTION C-C
1/8" = 1'-0"



BUILDING SECTION E-E
1/8" = 1'-0"

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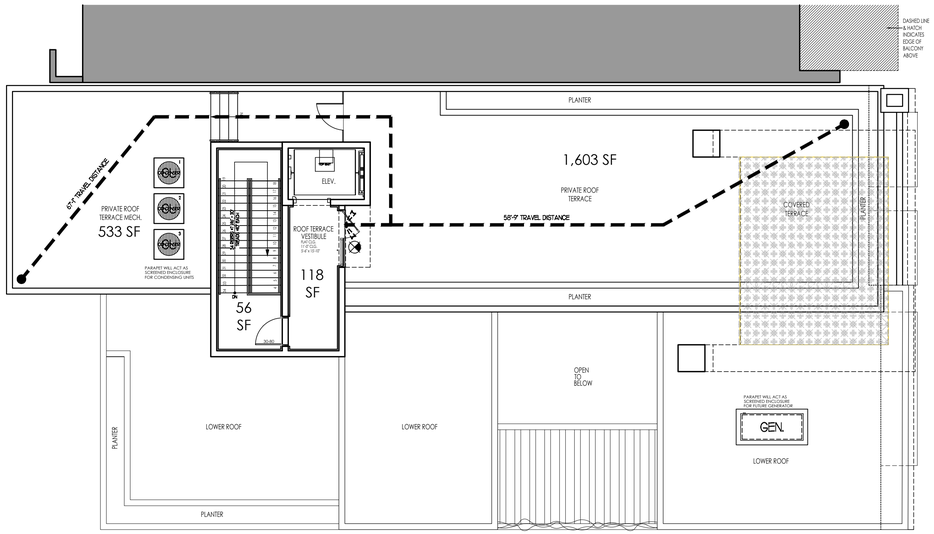
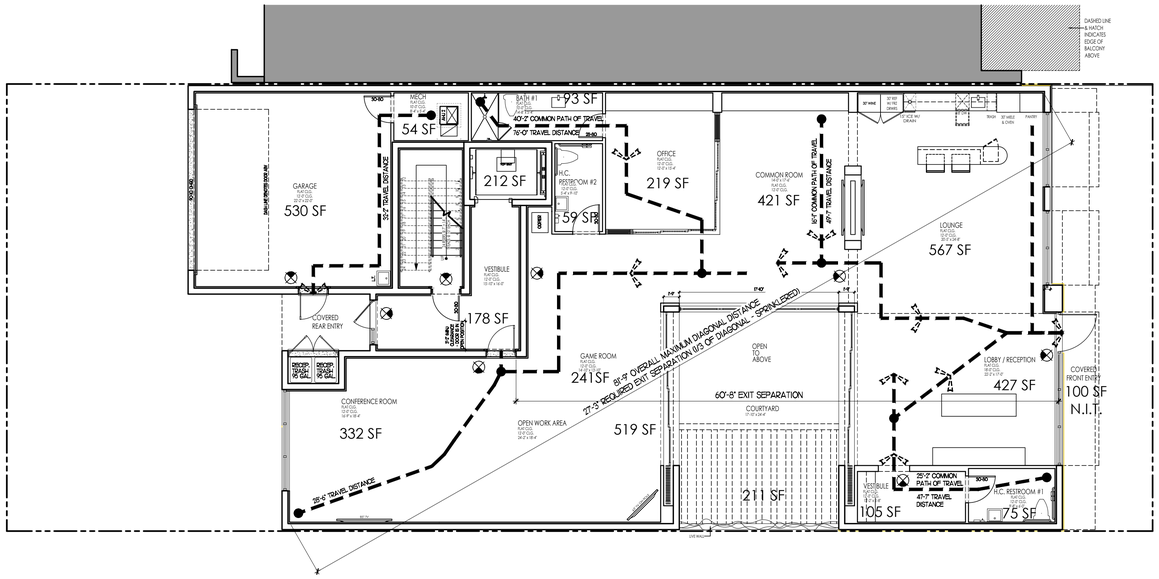
Seal:

A5.6



PROPOSED PRIVATE ROOF TERRACE LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"

CONSTRUCTION REQUIREMENTS
GROUP B/R-3
TYPE VB/SPRINKLERED

BUILDING CAPACITIES OFFICE BUILDING

INTERIOR

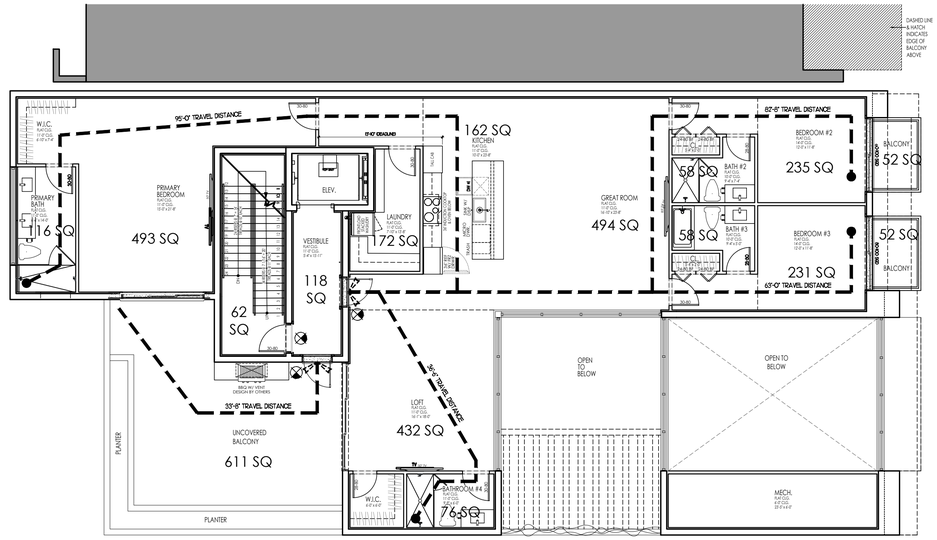
USE	AREA	SQ. FT. PER OCCUPANT		NO. OF OCCUPANTS
BUSINESS				
1ST FLR VEST./CODE	590 S.F.	150	(BUSINESS AREA)	3
COMMON ROOM	421 S.F.	150	(BUSINESS AREA)	3
CONFERENCE ROOM	332 S.F.	150	(BUSINESS AREA)	3
LOBBY/ DRCEPTION	427 S.F.	150	(BUSINESS AREA)	3
LOUNGE	567 S.F.	150	(BUSINESS AREA)	4
OPEN WORK AREA	519 S.F.	150	(BUSINESS AREA)	4
OFFICE	219 S.F.	150	(BUSINESS AREA)	2
GAME ROOM	241 S.F.	150	(BUSINESS AREA)	2
TOTAL	3,86 S.F.			24
TOILET ROOMS				
BATH #1	93 S.F.	*		1
H.C. RESTROOM #1 / VEST.	180 S.F.	*		1
H.C. RESTROOM #2	59 S.F.	*		1
TOTAL	332 S.F.			3
STORAGE				
MECH./STORAGE ROOM	54 S.F.	150		1
TOTAL	54 S.F.			1
RESIDENTIAL				
2ND FLR. VEST./CODE	180 S.F.	200		1
GREAT ROOM	494 S.F.	200		3
KITCHEN/VEST.	162 S.F.	200		1
LAUNDRY	172 S.F.	200		1
PRIMARY BED/WLLC.	493 S.F.	200		3
PRIMARY BATH	116 S.F.	200		1
BED #2/WLLC.	235 S.F.	200		2
BATH #2	58 S.F.	200		1
BED #3/WLLC.	231 S.F.	200		2
BATH #3	58 S.F.	200		1
LOFT / WLLC.	432 S.F.	200		3
BATH #4	76 S.F.	200		1
PRIVATE ROOF TERR. VEST./CODE	174 S.F.	200		1
DED. RESIDENT GAR.	530 S.F.	200		3
TOTAL	3,411 S.F.			24
TOTALS				52
BUILDING A/C TOTALS	5,999 S.F.			
ALL NON-AC STAIR LAND.	330 S.F.			
COV. ENTRIES	196 S.F.			
COV. COURTYARD	28 S.F.			
DED. RESIDENT GAR. / MECH.	584 S.F.			
2ND FLR BALCONIES	715 S.F.			
PRIVATE ROOF TERRACE	1,603 S.F.			
PRIVATE ROOF TERR. MECH.	533 S.F.			
GRAND TOTAL	10,661 S.F.			

LIFE SAFETY LEGEND

- (X) — DENOTES NO. OF OCCUPANTS PER ROOM/AREA
- 40'-10" (FT) — MAXIMUM TRAVEL DISTANCE
- 1 HR. FIRE RATED CEILING ASSEMBLY - SEE DETAIL A/U1.0
- 1 HR. FIRE RATED WALL ASSEMBLY - SEE DETAIL B/U1.0

LEGEND :

- (EL) - CEILING MOUNTED EMERGENCY EXIT SIGN (SEE ELECTRICAL PLANS FOR ALL LOCATIONS)
- FE - ALL FIRE EXTINGUISHERS TO BE SUB "ARC" TYPE IN CABINETS PLACED NO MORE THAN 75'-0" APART • EA. FLOOR



PROPOSED SECOND FLOOR LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"

NORTH

LIFE SAFETY FLOOR PLANS

1/8" = 1'-0"

Project Number: 23075

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Delray Beach, Florida

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Revisions

1. T.A.C. COMMENTS 05.01.24
2. T.A.C. COMMENTS 06.14.24

SITE PLAN APPROVAL

Date	04/09/2024
Drawn | Checked	JZ | JG
Date | Approval	-
Date | Permit	-
Date | Construction	-

Seal:

LS1.0