

TENANT IMPROVEMENTS FOR: SPODAK DENTAL GROUP



PROJECT TEAM :

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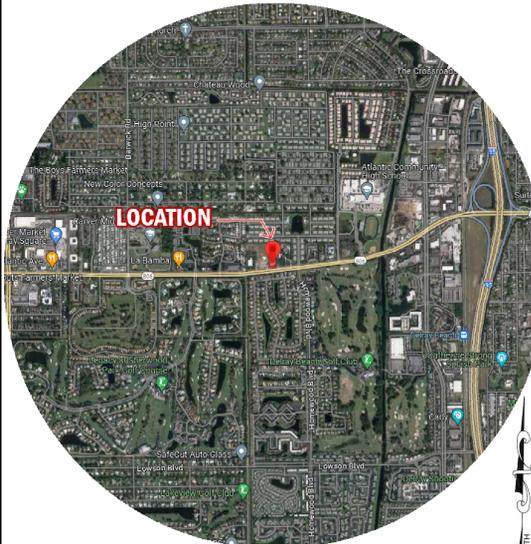
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"SITE PLAN REVIEW SET - FILE NO. 2024-258"
SPODAK DENTAL GROUP
3911 W. Atlantic Ave
Delray Beach, FL 33445

Project Description

03

- ARCHITECTURE**
A-0.0 COVER
--- SURVEY
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.1 EXISTING & PROPOSED ELEVATIONS
A-2.2 EXISTING & PROPOSED ELEVATIONS
A-3.1 FIRST FLOOR LIFE SAFETY PLAN
A-3.2 ROOF PLAN
A-4.2A RENDERINGS
A-4.2B RENDERINGS
- LANDSCAPE**
DT-1 EXISTING TREE CHART & PROTECTION DETAIL
DT-2 DISPOSITION PLAN
LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE SCHEDULE, NOTES & DETAILS
LP-3 DETAILS & CODE CALCULATIONS
IR-1 AS-BUILT IRRIGATION PLAN MODIFICATIONS & NOTES
IR-2 IRRIGATION NOTES & DETAILS
- CIVIL**
1 OF 5 CIVIL SITE IMPROVEMENTS PLAN
2 OF 5 PAVING & DRAINAGE DETAILS
3 OF 5 GENERAL NOTES
4 OF 5 DEMOLITION PLAN
5 OF 5 POLLUTION PREVENTION PLAN
1 OF 1 COMPOSITE UTILITY PLAN



LEGAL DESCRIPTION

LOT 1, SPODAK DENTAL OFFICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 84 AND 85, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DRAWING ISSUE DATES:

Cover

SHEET
A-0.0
PROJECT 230712
DATE 11-20-24
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Index Of Drawings

05

1/2 Mile Radius Map

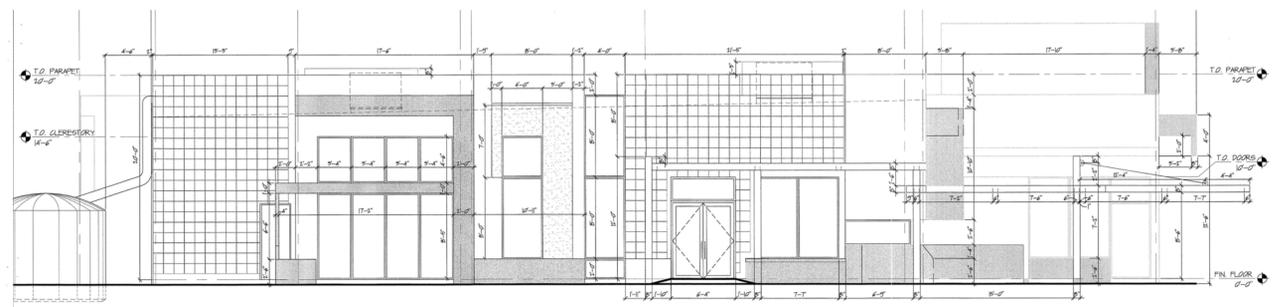
04

Location Plan

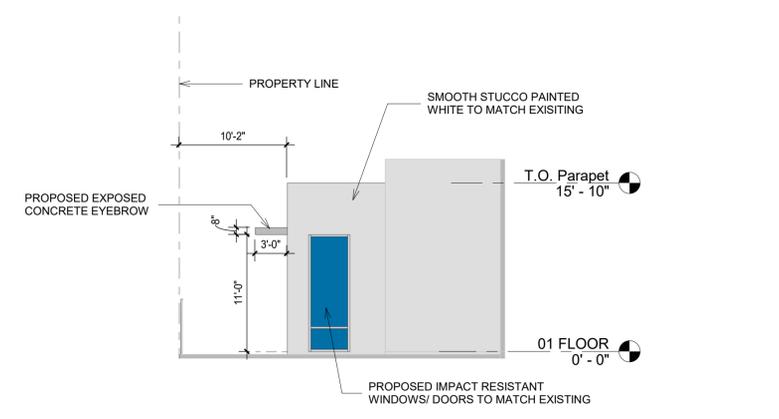
02

Project Information

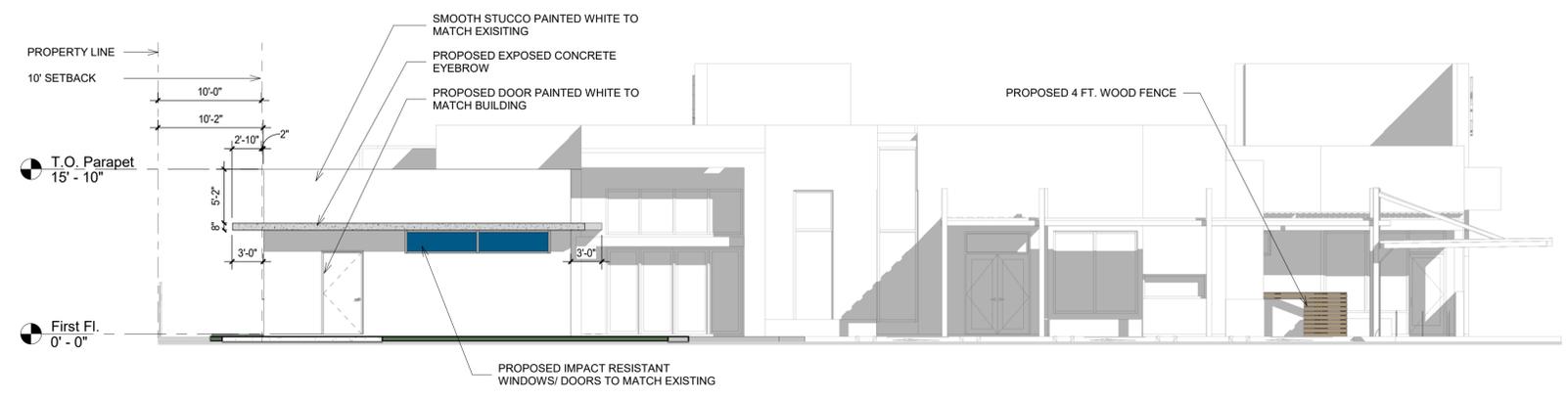
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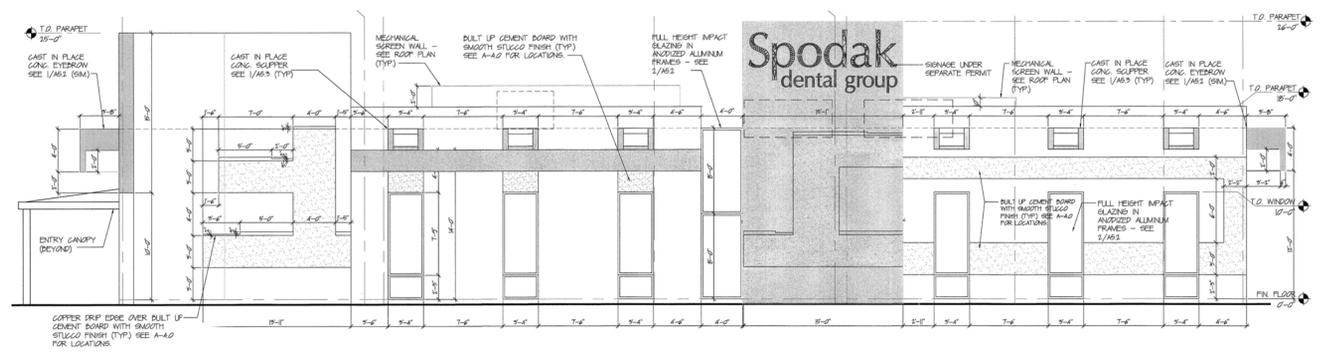
Existing North Elevation SCALE: 1/8" = 1'-0" 04



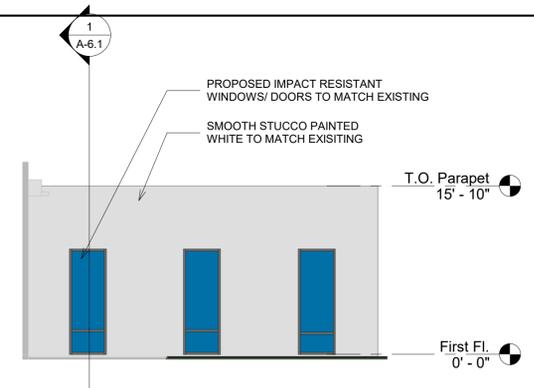
Proposed North Elevation South Block SCALE: 1/8" = 1'-0" 06



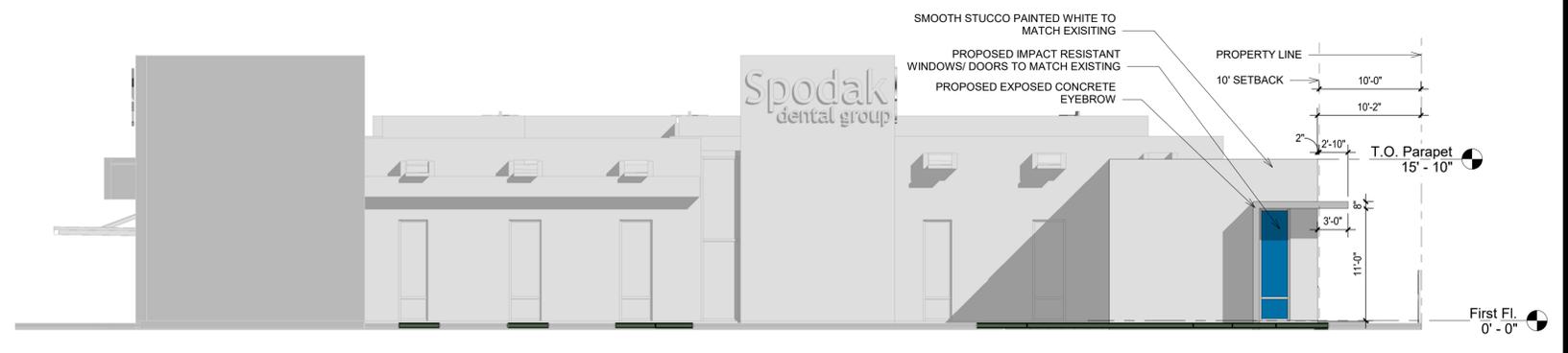
Proposed North Elevation SCALE: 1/8" = 1'-0" 03



Existing South Elevation SCALE: 1/8" = 1'-0" 02



Proposed West Elevation South Block SCALE: 1/8" = 1'-0" 05

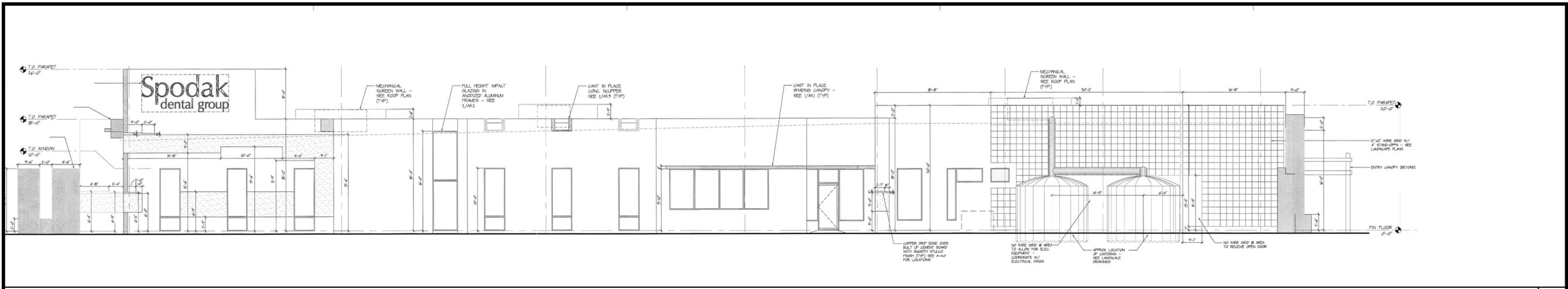


Proposed South Elevation SCALE: 1/8" = 1'-0" 01

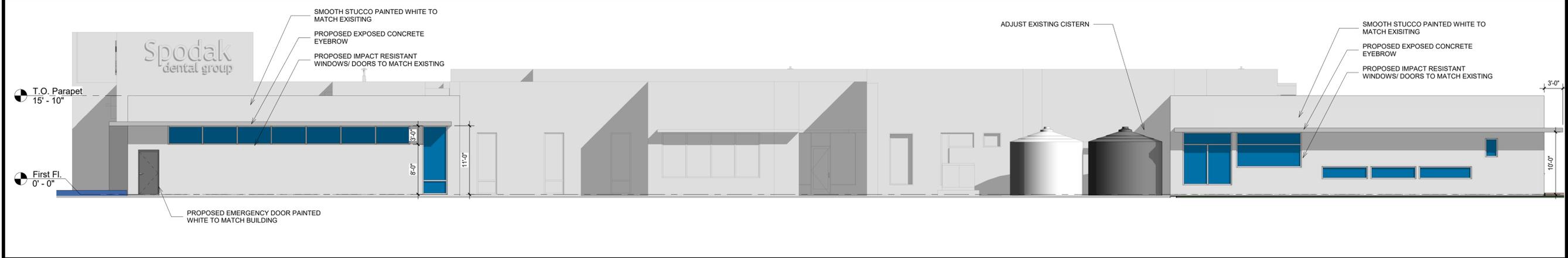
DRAWING ISSUE DATES:

Existing & Proposed Elevations

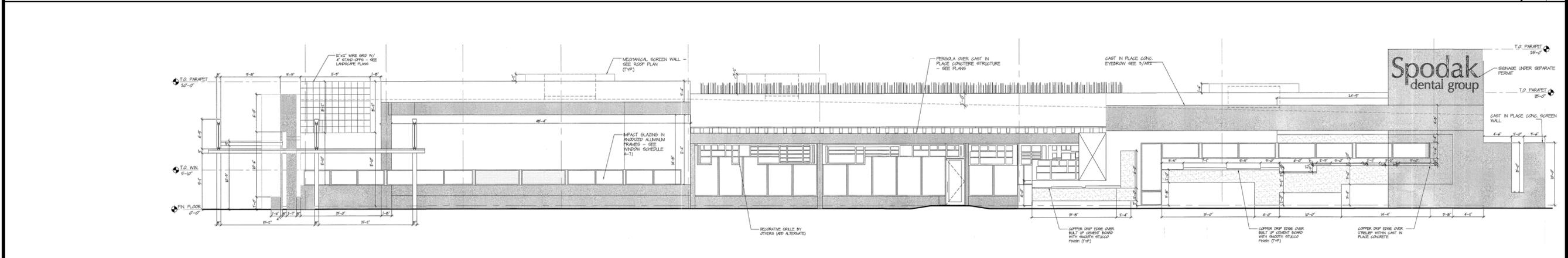
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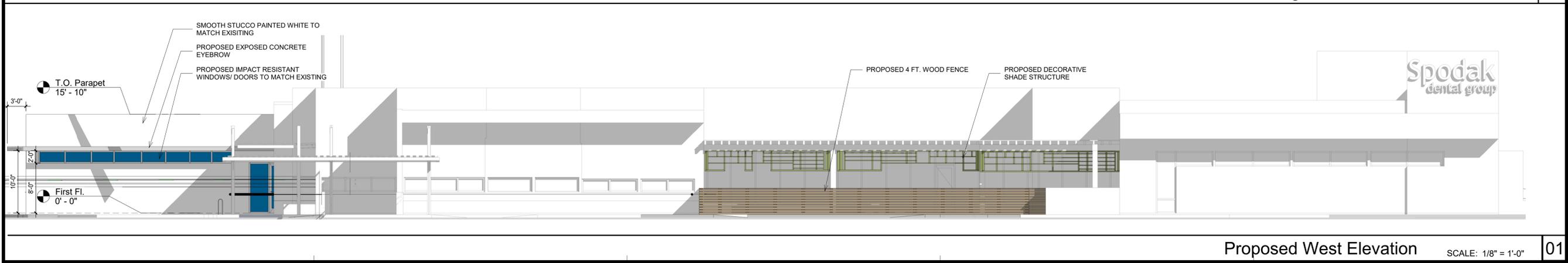
Existing East Elevation SCALE: 1/8" = 1'-0" 04



Proposed East Elevation SCALE: 1/8" = 1'-0" 03



Existing West Elevation SCALE: 1/8" = 1'-0" 02



Proposed West Elevation SCALE: 1/8" = 1'-0" 01

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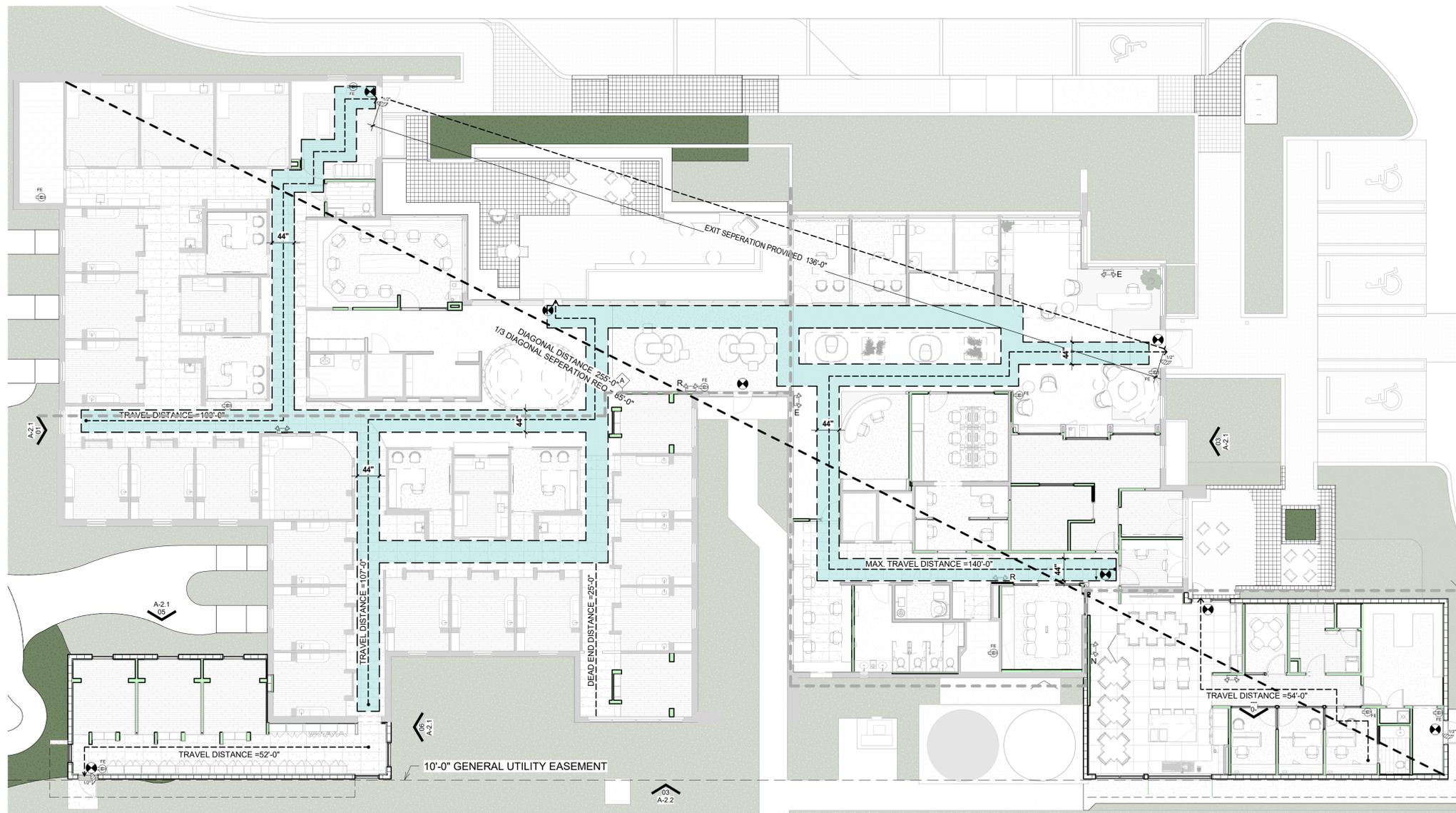
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SHEET
A-2.2
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LIFE SAFETY REQUIREMENTS: GROUP B EXISTING BUSINESS
 CONSTRUCTION TYPE: TYPE III-B, 100% SPRINKLERED
 NUMBER OF STORIES: EXISTING ONE STORY
 NOTE: ONE FIRE EXTINGUISHER MUST BE LOCATED PER 2500 SQ. FT. OF FLOOR SPACE WITH A MAXIMUM OF 75' FROM ANY ONE POINT IN THE SPACE (SEE FLOOR PLAN FOR LOCATION).

LIFE SAFETY REQUIREMENTS: FBC:

12,925 SF EXISTING PLUS (1,800 SF + 868 SF) =	15,593 SF PROPOSED
TOTAL GROSS AREA OF THIS PROJECT:	15,593 SF PROPOSED 78,000 SF ALLOWED

GROSS SF:

TOTAL NUMBER OF OCCUPANTS BY AREA:	104
GROUP "B" @ 1/150 GROSS = 15,593 SF/150	
TOTAL OCCUPANTS:	104 OCC
FIRE SPRINKLER PROVIDED:	YES
FIRE ALARM PROVIDED:	YES
NUMBER OF MEANS OF EGRESS REQUIRED (per NFPA 39.2.4):	(2)
NUMBER OF MEANS OF EGRESS PROVIDED:	(7)
MAXIMUM TRAVEL DISTANCE ALLOWED FOR GROUP "B"	300'-0"
MAXIMUM TRAVEL DISTANCE FOR THIS PROJECT	140'-0"
MAXIMUM COMMON PATH ALLOWED:	100'-0"
MAXIMUM COMMON PATH PROVIDED:	NFPA 39.2.5.3.1
MAXIMUM DEAD END ALLOWED: GROUP "B"	50'-0"
MAXIMUM DEAD END ALLOWED: PROVIDED	25'-0"
MINIMUM CORRIDOR / EGRESS AISLE WIDTH REQUIRED: (FOR AREAS GREATER THAN 50 OCCUPANTS)	44"
MINIMUM AISLE WIDTH REQUIRED: (FOR AREAS WITH LESS THAN 50 OCCUPANTS)	36"
FIRE EXTINGUISHERS REQUIRED: (1 F.E. PER 2,500 S.F.)	7
NUMBER OF FIRE EXTINGUISHERS PROVIDED:	10

FIRE SPRINKLER DRAWINGS:

BUILDING DOES HAVE FIRE SPRINKLERS

LIFE SAFETY PLAN LEGEND

- EGRESS AISLE:**
INDICATES REQUIRED MEANS OF EGRESS
- WALL OR CEILING, MOUNTED EXIT SIGN, PROVIDE DIRECTIONAL ARROW WHERE INDICATED ON PLAN**
- CEILING / WALL MOUNTED EMERGENCY LIGHT W / BACK-UP BATTERY**
- WALL MOUNTED FIRE EXTINGUISHER:
FIRE EXTINGUISHER MOUNTED TO WALL W/ WALL BRACKET
W/ MP5 2A-10 BC FIRE EXTINGUISHER**

FLORIDA FIRE PREVENTION CODE 6th ED 16.3.1.1 THE SUITABILITY, DISTRIBUTION, AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTION 13.6 (241.7.7.1) 16.3.9.3 AT LEAST ONE APPROVED FIRE EXTINGUISHER ALSO SHALL BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES (241.7.7.3) 16.3.9.4 SUITABLE FIRE EXTINGUISHERS SHALL BE PROVIDED ON SELF-PROPELLED EQUIPMENT (241.7.7.4) NFPA 1141 SECTION 10.1.5 (2003 EDITION) AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A:30-B:C SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT (22.86 M) OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. NFPA 1141 SECTION 10.1.5.1 (2003 EDITION) PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHERS PROVIDED.

FLORIDA FIRE PREVENTION CODE 6th ED 16.2.3.1.1 STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE IN ACCORDANCE WITH CHAPTER 16. 16.2.3.1.2 STORAGE OF GLASS AND LIQUIDS SHALL NOT EXCEED 60 GAL (227 L) WITHIN 50 FT (15 M) OF THE STRUCTURE. (241.5-5.1.2) 16.2.3.1.3 STORAGE AREAS SHALL BE KEPT FREE OF WEEDS, DEBRIS, AND COMBUSTIBLE MATERIALS NOT NECESSARY TO THE STORAGE. (241.5-5.1.3) 16.2.3.1.4 OPEN FLAMES AND SMOKING SHALL NOT BE PERMITTED IN FLAMMABLE AND COMBUSTIBLE LIQUIDS STORAGE AREAS. 16.2.3.1.5 SUCH STORAGE AREAS SHALL BE APPROPRIATELY POSTED AS "NO SMOKING" AREAS. (241.5-5.1.5) 16.2.3.2.1 CLASS I AND CLASS II LIQUIDS SHALL BE KEPT IN APPROVED SAFETY CONTAINERS. (241.5-5.2.1) 16.2.3.2.2 CLASS I LIQUIDS SHALL BE DISPENSED ONLY WHERE THERE ARE NO OPEN FLAMES OR OTHER SOURCES OF IGNITION WITHIN THE POSSIBLE PATH OF VAPOR TRAVEL. (241.5-5.2.3) FLAMMABLE OR COMBUSTIBLE MATERIALS, IF USED DURING CONSTRUCTION SHALL BE STORED, AND HANDLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE NFPA AS STATED ABOVE.

Life Safety Schedule

02

Applicable Building Codes:

- FLORIDA BUILDING CODE - 2020 BROWARD COUNTY WITH ALL STATE & LOCAL AMENDMENTS
- FLORIDA ACCESSIBILITY CODE - 2020
- FLORIDA ENERGY CONSERVATION - 2020
- FLORIDA FUEL GAS CODE - 2020
- FLORIDA MECHANICAL CODE - 2020
- FLORIDA PLUMBING CODE - 2020
- FLORIDA TEST PROTOCOLS CODE - 2020
- NATIONAL ELECTRICAL CODE 2017
- FLORIDA FIRE PREVENTION CODE 6th ED
- NFPA 241: STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS (2003 EDITION)

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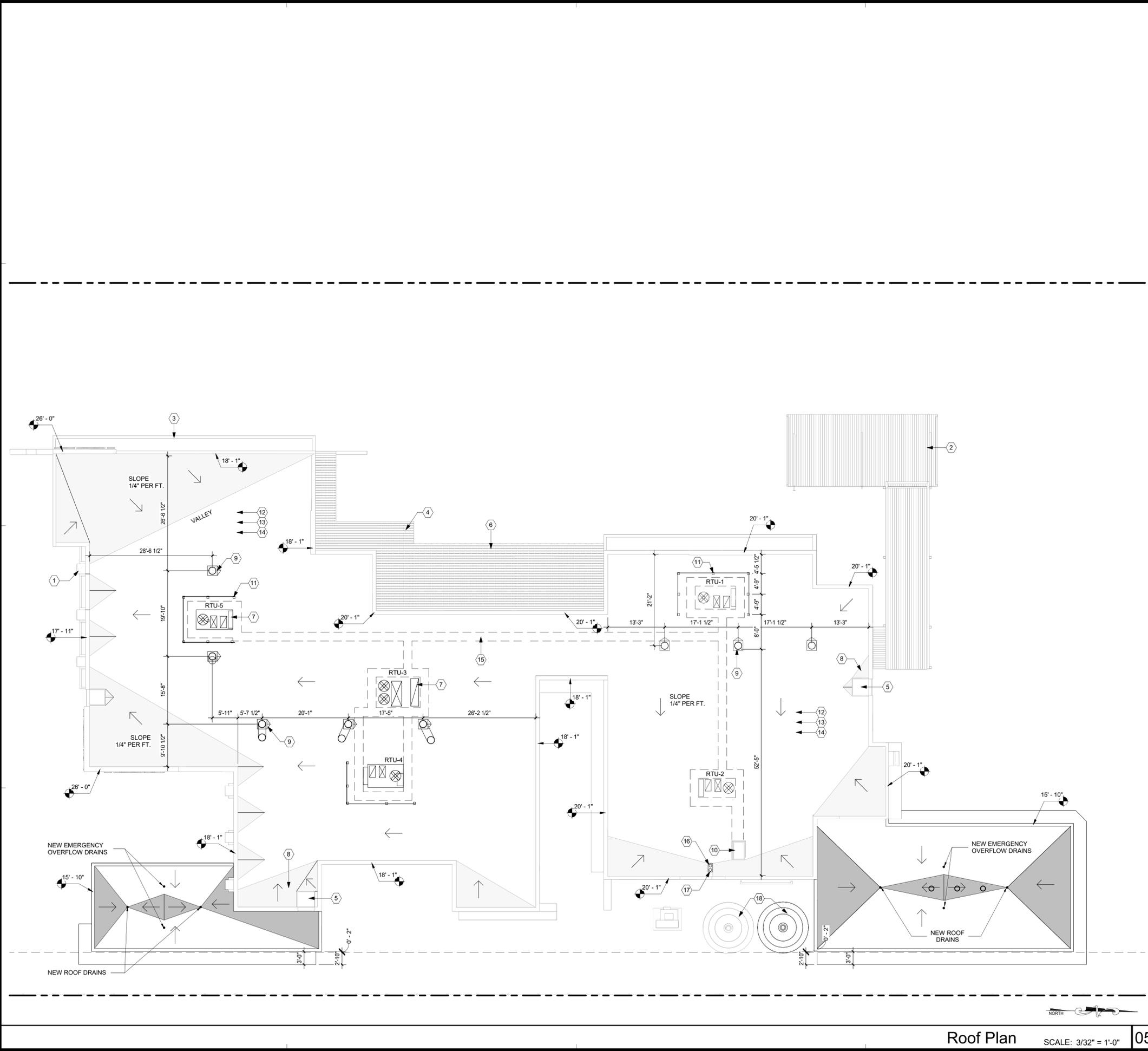
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Life Safety Plan

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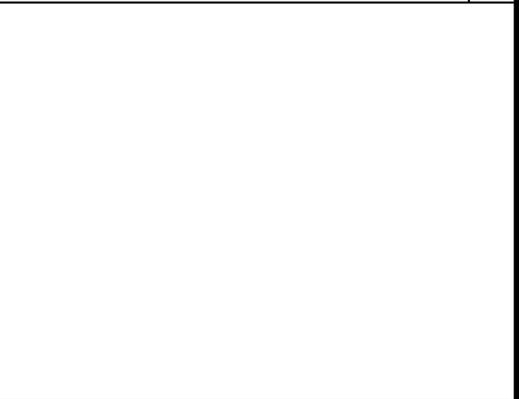


Roof Plan SCALE: 3/32" = 1'-0" 05

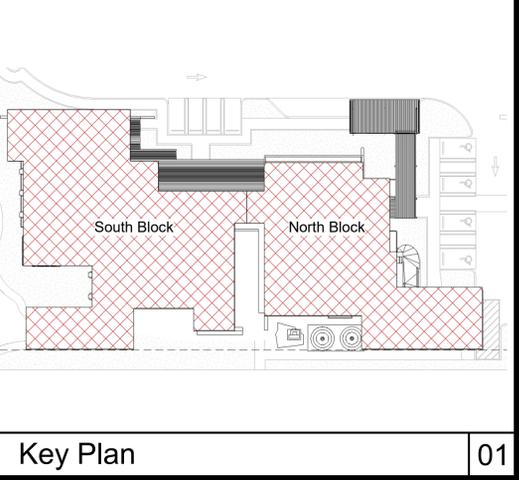
Legend 04

No.	Keynote
1	OVERFLOW SCUPPERS
2	ENTRY CANOPY
3	CAST IN PLACE CONCRETE EYEBROW
4	PERSOLA
5	SKYLIGHT
6	TRELIS CANOPY BELOW
7	MECHANICAL UNIT
8	CROCKET
9	SCALATIME
10	BLEED TYPE NB ROOF HATCH
11	5 FEET TALL MECHANICAL SCREEN WALL
12	2 PLY FIRESTONE TPO ROOF SYSTEM WITH WHITE CAP SHEET OVER 6" DECK W/ R-20 RIGID INSULATION
13	ROOFING PRODUCT TO MEET MIN. SRS OF 78 MFG DATA AND SRS TO BE SUBMITTED WITH SHOP DRAWINGS.
14	ROOF CONTRACTOR TO COORDINATE VALLEYS AND RIDGES IN FIELD W/ ARCH AND G.C.
15	WALKWAY REINFORCEMENT
16	6" ROOF DRAIN CONNECTED TO CISTERN. REFER TO PLUMBING DRAWINGS.
17	6" OVERFLOW TO TERMINATE ABOVE GRADE
18	CISTERN

Existing Roof Plan Keynotes 03



General Notes 02



Key Plan 01

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Roof Plan



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