

PROJECT TYPE:	NEW AUTOMOTIVE DEALERSHIP AND SERVICE
PROPERTY OWNER:	GRIECO MOTORS LLC 2001 S. Federal Hwy Delray Beach, Florida 33483
CLIENT CONTACT INFO:	PAUL BALAY GRIECO AUTOMOTIVE GROUP 1880 Hartford Ave Directions Johnston, Rhode Island pbalay@griecodag.com 401-553-4600
PROPERTY NAME /LOCATION ADDRESS:	GRIECO DELRAY FORD 2201 S. FEDERAL HWY DELRAY BEACH, FL 33483
LEGAL DESCRIPTION:	THAT PORTION OF FREDERICK BOULEVARD LYING ADJACENT TO AND EAST OF THE EAST LINE OF LOTS 11 THROUGH 20, BLOCK 23, AND LOTS 23 THROUGH 33, BLOCK 22, AND ADJACENT TO AND WEST OF THE WEST LINE OF LOTS 33, BLOCK 23, AND LOTS 12 THROUGH 22, BLOCK 36, OF THE WEST 1/4 OF SECTION 16, TOWNSHIP 36S, RANGE 42E, RECORD 14, IN PALM BEACH COUNTY, FLORIDA, AS SHOWN ON SAID PLAT ON THE NORTH BOUNDARY, ON THE SOUTH BY BLOCKS 23 AND 35 OF SAID PLAT AND BY A PORTION OF THE ABANDONED RIGHT-OF-WAY OF FREDERICK BOULEVARD.
JURISDICTION:	CITY OF DELRAY BEACH, FL
WATER /WASTEWATER SERVICE PROVIDER:	CITY OF DELRAY BEACH, FL
REFER TO CIVIL SHEET C-2 FOR SITE AND ZONING INFORMATION	
CURRENT APPLICABLE CODE(S): 6TH EDITION	2017 FLORIDA BUILDING CODE PALM BEACH COUNTY WITH ALL STATE & LOCAL AMENDMENTS FLORIDA ACCESSIBILITY CODE 2017 FLORIDA ENERGY CONSERVATION 2017 FLORIDA FUEL GAS CODE 2017 FLORIDA MECHANICAL CODE 2017 FLORIDA PLUMBING CODE 2017 FLORIDA TEST PROTOCOLS CODE 2017 NATIONAL ELECTRICAL CODE 12th ed 2014 FLORIDA FIRE PREVENTION CODE 6TH ED
NFPA CHAPTER 38 NEW BUSINESS & 42 STORAGE OCCUPANCIES	
BLDG OCCUPANCY:	GROUP B: OFFICE / STORAGE GROUP S-1: AUTO SERVICE / PARTS DEPT GROUP S-2: OPEN AIR PARKING GARAGE
PARKING GARAGE IS NOT OPEN TO THE PUBLIC AND SHALL COMPLY WITH FBC SECTION 406 MOTOR VEHICLE-RELATED OCCUPANCIES OPEN AIR	
FBC SECTION 406 MOTOR VEHICLE-RELATED OCCUPANCIES OPEN AIR	
TYPE OF CONSTRUCTION:	TYPE IIB WITH ALLOWABLE AREA INCREASE (100% FULLY FIRE SPRINKLER)
FIRE SPRINKLER DRAWINGS PROVIDED BY SUMMER FIRE SPRINKLERS	
FIRE ALARM PROVIDED	
FIRE SEPARATIONS PROVIDED TO MEET CODE	
NUMBER OF STORIES: TOTAL = 4 STORIES	
PROPOSED OCCUPANCY: GROUPS "B", "S-1 & S-2"	
1ST FLR: GROUP "B" MOTOR VEHICLE REPAIR GARAGE /SALES /CARWASH	19,887 SF
1ST FLR: GROUP "S-1" MOTOR VEHICLE REPAIR GARAGE /SERVICE DRIVES	42,676 SF
TOTAL	62,563 SF
2ND FLR: GROUP "S-2" EMPLOYEE PARKING GARAGE	52,873 SF
4TH FLR: GROUP "S-2" INVENTORY PARKING GARAGE	52,809 SF
TOTAL GROSS AREA FOR THIS PROJECT:	222,104 SF
WITH MEZZANINE: GROUP "S-1" PARTS STORAGE	1,025 SF
GROSS BUILDING SF AREA: 222,104 GSF	
TOTAL NUMBER OF OCCUPANTS BY AREA:	
• GROUND FLOOR:	
GROUP "B" - BUSINESS AREA @ 1 / 100 GROSS = 19,887 SF	199 OCCUPANTS
GROUP "S-1" - PARTS STORAGE /SERVICE GARAGE /MECH. @ 1 / 300 GROSS= 43,701 SF /200 =	146 OCCUPANTS
• 2ND FLOOR OPEN PARKING GARAGE:	
GROUP "S-2" : 2ND FLOOR EMPLOYEE & INVENTORY GARAGE PARKING @ 1 / 200 GROSS 49,152 SF PARKING TIER 2/ 200	246 OCCUPANTS
• 3RD & 4TH FLOOR OPEN PARKING GARAGE:	
GROUP "S-2" : 3RD AND 4TH FLOOR INVENTORY GARAGE PARKING 49,152 SF PARKING TIER 3A, FLOOR FOR INVENTORY PARKING ONLY	0 OCCUPANTS
TOTAL OCCUPANTS: 591 OCC	
NOTE: Ground Floor 345 occupants will be used for plumbing fixture calculations. Upper floors are parking stalls for employee and inventory parking only.	
Project Information	01

ALLOWABLE BUILDING HEIGHT ABOVE GRADE: FBC TABLE 504.3	GROUP "B" / SPRINKLER SYS. / TYPE IIB / SM = 69,000 SF ALLOWED. 19 PROPOSED LESS THAN 48' PER ZONING MAXIMUM HEIGHT ALLOWANCE. GROUP "S-1" / SPRINKLER SYS. / TYPE IIB / 75' FBC ALLOWED. 19 PROPOSED LESS THAN 48' PER ZONING MAXIMUM HEIGHT ALLOWANCE. GROUP "S-2" / SPRINKLER SYS. / TYPE IIB / 75' FBC ALLOWED. 47-6' PROPOSED LESS THAN 48' PER ZONING MAXIMUM HEIGHT ALLOWANCE.
ALLOWABLE NUMBER OF STORIES HEIGHT FBC TABLE 504.4	GROUP "B" / SPRINKLER SYS. / TYPE IIB / 4 STORIES ALLOWED = 1 STORY PROPOSED GROUP "S-1" / SPRINKLER SYS. / TYPE IIB / 3 STORIES ALLOWED = 1 STORY PROPOSED GROUP "S-2" / SPRINKLER SYS. / TYPE IIB / 4 STORIES ALLOWED = 4 STORY PROPOSED (S-2 ALSO COMPLIES WITH TABLE 406.5.4 RAMP ACCESS 8 TIERS)
ALLOWABLE BUILDING AREA: FBC TABLE 506.2	GROUP "B" / SPRINKLER SYS. / TYPE IIB / SM = 69,000 SF ALLOWED. 19,887 SF ACTUAL GROUP "S-1" / SPRINKLER SYS. / TYPE IIB / SM = 76,800 SF ALLOWED PER FLOOR: "S-2" OPEN PARKING GARAGE 2ND FLOOR PARKING TIER = 49,102 SF ACTUAL PARKING AREA 3RD FLOOR PARKING TIER = 49,102 SF ACTUAL PARKING AREA (ALSO COMPLIES WITH TABLE 406.5.4 < 50,000 SF PER AREA PER TIER ALLOWED) ALLOWABLE BUILDING AREA INCREASE FOR THE GROUND FLOOR WITH MOST RESTRICTIVE USE "S-1" PER FBC 506.2.3 SINGLE OCCUPANCY, MULTISTORY BUILDINGS $A_G = A_1 + (N \times h \times i) \times S_o$ $A_G = 52,500 + (17,500 \times .75) \times 4 = 210,000 \text{ sf}$ GROUND FLOOR ACTUAL SF = 62,563 SF < 210,000 SF ALLOWED
REQUIRED FIRE ASSEMBLIES: CONSTRUCTION TYPE IIB	FIRE ALARM PROVIDED: YES
REQUIRED FIRE RESISTANCE RATING REQUIREMENTS BUILDING ELEMENTS (HOURS)	STRUCTURAL FRAME INCL. COLUMNS, GIRDERS, TRUSSES 0 BEARING WALLS 0 EXTENSION 0 INTERIOR 0 NON-BEARING EXTERIOR 0 WALLS AND PARTITIONS 0 NON-BEARING INTERIOR 0 WALLS AND PARTITIONS: 0 FLOOR CONSTRUCTION: 2 BETWEEN 1ST AND 2ND: 0 BETWEEN UPPER FLOORS: 0 ROOF CONSTRUCTION: 0 Refr. Separation of Occupancies WALLS (FBC 506.4) GROUP B and GROUP S-1 GROUP S-1 and GROUP S-2 2 HR. SEPARATION 2 HR. SEPARATION 1 HR. WITH FIRE SPRINKLER Not Applicable
HORIZONTAL SEPARATION BETWEEN FLOORS:	2 HR. SEPARATION 2 HR. SEPARATION 2 HR. SEPARATION 0 HR. SEPARATION 0 HR. SEPARATION
FBC SECTION 722 CALCULATED FIRE RESISTANCE FOR CONCRETE FLOOR AND ROOF SLAB TABLE 722.2.2.1 MIN. SLAB THICKNESS OF 4-6" CARBONATE CONCRETE YIELDS 2HR RATING	A TOTAL THICKNESS OF 4-6" CARBONATE CONCRETE SLAB IS PROVIDED BETWEEN GROUND FLOOR AND 2ND FLOOR PARKING GARAGE TO COMPLY WITH 2-HR OCCUPANCY SEPARATION.
FBC 602: FIRE RATING FOR EXTERIOR WALLS ON FIRE SEPARATION DISTANCE >30' = 0	
Fire Assemblies	03

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General Notes	04

1. ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT ACCORDANCE WITH PARTICULAR BUILDING CODES AND MANUFACTURER'S RECOMMENDED PROCEDURES FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT AS REQUIRED TO SATISFY THE DRAWINGS AND THESE SPECIFICATIONS.	2. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS AND DIMENSIONS OF THE EXISTING BUILDING AND THE PROPOSED ADDITION SHALL BE IN ACCORDANCE WITH THE ACTUAL MEASUREMENTS AND CONDITIONS FROM THOSE SHOWN ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR CORRECTION AND REVISION BEFORE PROCEEDING WITH THE WORK.	3. THE GENERAL CONTRACTOR SHALL FURNISH OR PROVIDE FOR ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, IDENTIFIED OR SPECIFIED ON THE DRAWINGS AND REVISION SPECIFIED THEREON OR OTHERWISE LISTED, IDENTIFIED OR SPECIFIED ON THE DRAWINGS AND REVISION SPECIFIED THEREON AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME AND THE EXTENT OF THE WORK AND SHALL BE RESPONSIBLE TO MAINTAIN THE SAME THROUGHOUT THE PROJECT.	4. ALL SETBACKS AND SETBACKS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONFORMED TO APPLY TO ANY SIMILAR SITUATION ELEMENTS ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IF ANY CLARIFICATION OF THE CONSTRUCTION DOCUMENTS ARE REQUIRED, OR ANY DISCREPANCIES ARE NOTED, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR FURTHER CLARIFICATION.	7. THE CONTRACTOR SHALL COMPLY WITH THE LATEST SET OF DRAWINGS FROM THE ARCHITECT, INCLUDING ANY LATED REVISIONS, BEFORE STARTING CONSTRUCTION.	8. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL EXECUTION OF THE WORK.	10. IN THE PROCESS OF LOCATING INTERIOR PARTITIONS, THE CONTRACTOR RESPONSIBLE SHALL REPORT ANY DISCREPANCIES OR DIFFERENCES IN THE FIELD FROM THE DIMENSIONS SHOWN ON THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.	11. ALL DIMENSIONS SHOWN ARE NOMINAL. PLEASE SEE PARTITION DETAILS FOR ACTUAL ASSEMBLY THICKNESSES.	12. PROVIDE KICKING IN PARTITIONS AND WALLS AS REQUIRED TO SUPPORT SHELVING AND WALL MOUNTED WOOD CONSTRUCTION (SEE ARCHITECTURAL DETAILS)	1. ALL WOOD IN CONTACT WITH CONCRETE OR MORTAR, SHALL BE PRESURE TREATED METAL STUDS	1. ANY NEW METAL STUDS USED SHALL BE GALVANIZED.	2. GALVANIZED METAL STUDS USED AT INTERIOR WALLS SHALL BE 26 GA. (MINIMUM) AT 24" O.C. (MAXIMUM).	3. GALVANIZED METAL STUDS USED AT EXTERIOR WALLS SHALL BE 26 GA. (MINIMUM) AT 24" O.C. (MAXIMUM).	4. ATTACHMENT FOR METAL STUD FRAMING SHALL BE WITH USE OF SHEET METAL SCREWS AT CORNER AND INTERIOR PARTITIONS. GYPSUM WALLBOARD SHALL BE INSTALLED WITH DRYWALL SCREWS AT CORNER AND INTERIOR PARTITIONS.	5. PARTITIONERS 2" LUMEN AT 24" O.C. (MAX).	6. PARTITIONERS 2" LUMEN AT 24" O.C. (MAX).	7. GYPSUM WALLBOARD SHALL BE USED AT ALL PLUMBING NET WALLS TO ALLOW PROPER CLEARANCE FOR PLUMBING. GYPSUM WALLBOARD SHALL BE USED AT ALL PLUMBING NET WALLS TO ALLOW PROPER CLEARANCE FOR PLUMBING. GYPSUM WALLBOARD SHALL BE USED AT ALL PLUMBING NET WALLS TO ALLOW PROPER CLEARANCE FOR PLUMBING.	8. GYPSUM WALLBOARD SHALL BE USED AT ALL PLUMBING NET WALLS TO ALLOW PROPER CLEARANCE FOR PLUMBING. GYPSUM WALLBOARD SHALL BE USED AT ALL PLUMBING NET WALLS TO ALLOW PROPER CLEARANCE FOR PLUMBING.	9. GYPSUM WALLBOARD SHALL BE USED AT ALL PLUMBING NET WALLS TO ALLOW PROPER CLEARANCE FOR PLUMBING. GYPSUM WALLBOARD SHALL BE USED AT ALL PLUMBING NET WALLS TO ALLOW PROPER CLEARANCE FOR PLUMBING.	1. 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