

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 WESTLY RIGHT-OF-WAY LINE OF FLORIDA BOULEVARD, AS SHOWN ON SAID PLAT ON THE NORTH BOUNDARY, ON THE SOUTH BY BLOCK 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. 19,887 SF ACTUAL GROUP "S-2" / 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 COMPLES 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
STRUCTURAL ELEMENTS	REQUIRED FIRE RATING REQUIRED FIRE RATING PROVIDED
BEARING WALLS:	0
EXTENSION:	0
INTERIOR:	0
NON-BEARING EXTERIOR WALLS AND PARTITIONS:	0
NON-BEARING INTERIOR 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)	2 HR. SEPARATION GROUP B and GROUP S-1
Refr. Separation of Occupancies WALLS (FBC 506.4)	2 HR. SEPARATION GROUP S-1 and GROUP S-2
HORIZONTAL SEPARATION BETWEEN FLOORS:	2 HR. SEPARATION GROUP B and GROUP S-2
GROUP S-1 and GROUP S-2	2 HR. SEPARATION GROUP S-2 and GROUP S-2
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	2 HR. SEPARATION GROUP B and GROUP S-2
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	
ALLOWABLE BUILDING HEIGHT ABOVE GRADE: FBC TABLE 504.4	GROUP "B" / SPRINKLER SYS. / TYPE IIB / 4 STORIES ALLOWED = 1 STORY PROPOSED GROUP "S-2" / SPRINKLER SYS. / TYPE IIB / 3 STORIES ALLOWED = 1 STORY PROPOSED (S-2 ALSO COMPLES WITH TABLE 406.5.4 RAMP ACCESS 8 TIERS)
ALLOWABLE BUILDING AREA:	FBC TABLE 506.2
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EXTENSION:	0
INTERIOR:	0
NON-BEARING EXTERIOR WALLS AND PARTITIONS:	0
NON-BEARING INTERIOR WALLS AND PARTITIONS:	0
FLOOR CONSTRUCTION:	2
BETWEEN 1ST AND 2ND:	0
BETWEEN UPPER FLOORS:	0
ROOF CONSTRUCTION:	0
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FBC 602: FIRE RATING FOR EXTERIOR WALLS ON FIRE SEPARATION DISTANCE >30' = 0	
Fire Assemblies	04

1. ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT ACCORDANCE WITH PARTICULAR BUILDING CODES AND MANUFACTURERS 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 SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND THESE SPECIFICATIONS.	
3. THE GENERAL CONTRACTOR SHALL FINISH OR PROVIDE FOR ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, IDENTIFIED OR SPECIFIED ON THE DRAWINGS AND THESE SPECIFICATIONS, AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND EXTENT OF THE WORK AND SHALL BE RESPONSIBLE TO MAINTAIN THE SAME UNTIL THE WORK IS COMPLETED.	
4. ALL SETBACKS AND SETBACKS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELEMENTS ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.	
5. IF ANY CLARIFICATIONS OF THE CONSTRUCTION DOCUMENTS ARE REQUIRED, OR ANY DISCREPANCIES ARE NOTED, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR FURTHER CLARIFICATION.	
6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST SET OF DRAWINGS FROM THE ARCHITECT, INCLUDING ANY LATED REVISIONS, BEFORE STARTING CONSTRUCTION.	
7. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL EXECUTION OF THE WORK.	
8. PROVIDE A SHORING, BRACING AND SKELETAL AS REQUIRED FOR SAFETY AND FOR THE PROPER PROTECTION OF THE WORK.	
9. IN THE PROCESS OF LOCATING INTERIOR PARTITIONS, THE CONTRACTOR RESPONSIBLE SHALL REPORT ANY DISCREPANCIES OR DIFFERENCES TO THE FIELD FROM THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT.	
10. ALL DIMENSIONS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELEMENTS ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.	
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