



GENERAL APPLICATION

APPLICATION DATE:			
2600 Hollywood Blvd Room 315 Hollywood, FL 33022	APPLICATION TYPE (CHECK ALI Technical Advisory Committee Planning and Development Board City Commission	L THAT APPLIES): Art in Public Places Committee Historic Preservation Board Administrative Approval	✓ Variance Special Exception Pre-Application Consultation
Tel: (954) 921-3471 Email: Development@ Hollywoodfl.org SUBMISSION REQUIREMENTS:	PROPERTY INFORMATION Location Address: 1500 N BROAD Lot(s): 4 Blo Folio Number(s): 5142-12-01-0810		ubdivision: HWD BEACH 1ST ADD
 One set of signed & sealed plans (i.e. Architect or Engineer) One electronic combined PDF submission (max. 25mb) Completed Application 	Zoning Classification: BWK-25-HD-C Existing Property Use: COMMERCIA Is the request the result of a viol Has this property been presented to the property	L UNDER CONST Sq Ft/Numb ation notice? Yes No to the City before? If yes, ch	per of Units: 4,254 SF If yes, attach a copy of violation.
Checklist Application fee	Explanation of Request: Modification to create a raised outdoor seating area at	n of an approved Certificate of App nd extension to the third floor balo	
	Phased Project: Yes No Num	iber of Phases.	
	Project Units/rooms (# of units)	Proposal # UNITS: N	WA #Rooms N/A
NOTE: This application must be completed in full and submitted with all documents to be placed on a Board or		# UNITS: N	4152.87 S.F.) Area: 0 S.F.) ACES: (# 0)
 This application must be <u>completed in full</u> and submitted with all documents to be placed on a Board or Committee's agenda. The applicant is responsible for obtaining the appropriate checklist for each type of application. 	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner Address of Property Owner: 20325 N	# UNITS: N Required %: 0 (PARK. SPA (# STORIES) 0 Gross Are	4152.87 S.F.) Area: 0 S.F.) ACES: (# 0) (39'-4" FT.) Ea (4152.87 FT.)
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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:	Date: 8/2/2025
PRINT NAME: ANNA HUA - CHIQUITA PROPERTIES LLC	Date: 8/2/2025 Date: 8/2/2025
Signature of Consultant/Representative:	Date: 8/2/2025
PRINT NAME: FITZ MURPHY,AIA - SENGAARCHITECTURE LLC	Date: 8/2/2025
Signature of Tenant:	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney I am the current owner of the described real property and that I am aware	of the nature and effect the request for
SENGAARCHITECTURE LLC to be my legal representative before the	made by me or I am hereby authorizing HISTORIC PRESERVATION (Board and/or
Committee) relative to all matters concerning this application. Sworn to and subscribed before me	a
this 02 day of August, 2025	Signature of Current Owner
Jara cl. Cambo. SARA IVONNE CAMACHO Notary Public - State of Florida	Ann Huer
Notary Public Commission # HH 507053 My Comm. Expires Apr 12, 2028	Print Name
State of Florida Bonded through National Notary Assn.	
My Commission Expires: (Check One) ersonally known to me; OR	Produced Identification



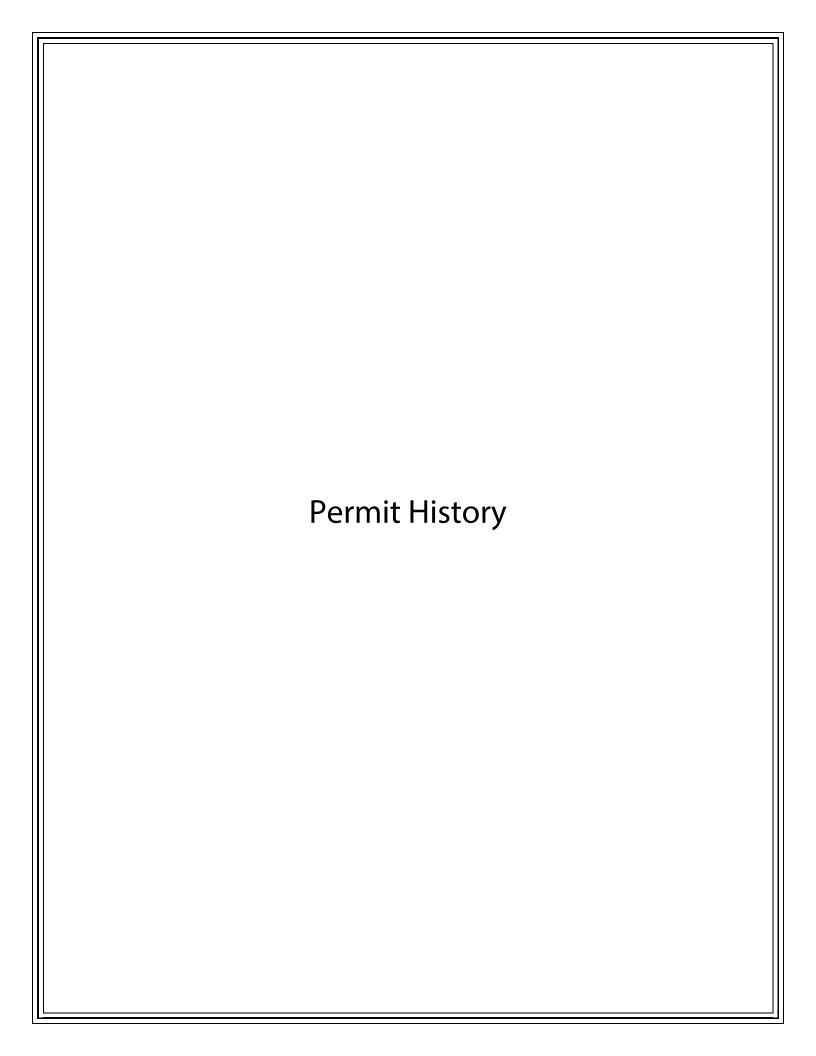
1500 BROADWALK

LEGAL DESCRIPTION

HOLLYWOOD BEACH FIRST ADD 1-31 B LOT 4 BLOCK 4 ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 1 PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

PROJECT INFORMATION

Modification of a Certificate of Appropriateness for Design for renovations and an addition to an existing mixed-use building to include an at raised patio area and extended third floor balcony.





BACKGROUND

The property is currently under construction for an approximate 4,000 square foot, four-story plus roof terrace Restaurant on the west side of the property and an additional approximate 1,000 square foot, one-story retail space renovations in the existing wooden structure on the east side of the property.

On July 23rd, 2020, the City of Hollywood's Historic Preservation Board approved a Certificate of Appropriateness for Design and Variance (18-CV-41) for the major modification of an existing three-story multi-family residential building to convert the structure to a four-story plus roof terrace Restaurant. This approval included setback variances to the sides and rear of the property in order to maintain the original legal non-confirming setbacks, and allow for the vertical extension of said setbacks. The proposal is to conduct significant renovation to the existing structure, while keeping the value of improvement below the threshold of 50% of the current value of the structure (50% FEMA rule).

The project later received a building permit from the City of Hollywood under permit B20-104045 and is currently under construction. The approval did not include any modifications to the one-story structure; however, alterations and renovations to the one-story building were required and approved by the City of Hollywood Building Department under Permit B22-105699 and is also still under construction.

Today, the Property Owner and Restaurant Operator are requesting a modification to the previously approved Certificate of Appropriateness for Design to better suit the operational needs of the restaurant. Today, the current design of the one-story structure with low ceilings and limited physical and visual connections to Hollywood's active Broadwalk and Beach. Furthermore, upon investigation into the construction, it was observed that a significant amount of the building's sheathing for roof and wall had suffered significant water damage and was removed. Although the permit B22-105699 included reroofing the structure, removing the sheathing on the north wall, and making structural repairs to the roof trusses, the permit did not account for re-sheathing the entire roof, nor did it account for resheathing the south wall.

In light of this, and in keeping with the required 50% FEMA rule, the owner and operator are requesting a partial demolition of the structure, retaining the western portion of the building as well as the elevated floors of the structure. This will minimize the cost of repair, maintain the most structurally secure portions of the building, and maintain the existing use at the Broadwalk level, similar to other existing establishments on the Broadwalk.

On August 7th, 2025, the property received an unsafe structures notice for the one-story wooden structure as well as the Chikee Hut, and an accompanying Stop Work Order. The property also received a violation notice for a demolition permit issued without a permit for new construction being in place. And the demolition of a historic structure without obtaining a Certificate of Appropriateness from the Historic Preservation Board following a public hearing. The application for the Modification, which was submitted a month before the violation was issued, seeks to remedy this.

Structural Engineer's Evaluation of the existing one-story indicates that the current structure is not unsafe and may be repaired as prescribed per permit B22-105699. However, Ownership and Operators believe it best that the non-confirming structural elements be removed for the health, safety, and welfare of the Hollywood residents and other patrons of the business.

In addition to the modifications to the one-story structure, a new structure to expand the third-floor balcony, as well as the repair and expansion of the Chikee Hut structure along Hayes Street are also proposed.

Permit Search Results

Search > Properties located at/on/near '...1500 broadwalk...'

50 permits were found for 1500 N BROADWALK

View	Process	Permit #	<u>Description</u>	Appl. Date	<u>Permit Date</u>
<u>Details</u>	<u>#</u>	E19-101595	DEMOLITION- ELECTRICAL	9/12/2019	9/12/2019
<u>Details</u>		B19-103836	DEMOLITION(OTHER THAN COMPLETE BUILDING)	6/11/2019	9/4/2019
<u>Details</u>		P19-100075	BACKFLOW PREVENTER	1/16/2019	4/18/2019
<u>Details</u>		B17-107700	DEMOLITION(OTHER THAN COMPLETE BUILDING)	11/1/2018	11/1/2018
<u>Details</u>		B18-101061	ANTENNAE-SATELLITE DISH-STRUCTURAL	5/23/2018	
<u>Details</u>		E17-102841	TEMP POWER (FOR CONSTRUCTION)	10/24/2017	9/12/2019
<u>Details</u>		B17-104254	REPAIRS-STRUCTURAL	7/12/2017	8/24/2017
<u>Details</u>		P16-101458	WATER METER	8/9/2016	9/9/2016
<u>Details</u>		B16-103979	REPAIRS-STRUCTURAL	7/12/2016	7/12/2016
<u>Details</u>		B15-106083	REROOF - FLAT	12/2/2015	12/16/2015
<u>Details</u>		E15-101364	ELECTRICAL WORK	8/6/2015	8/11/2015
<u>Details</u>		B14-101614	SIGN - AWNING	4/7/2014	5/13/2014
<u>Details</u>		B12-104362	FENCE-CHAIN LINK &/OR WOOD	10/18/2012	11/7/2012
<u>Details</u>		B11-101514	AWNINGS - ALUM OR CANVAS	4/19/2011	5/12/2011
<u>Details</u>		B09-104208	WINDOW &/OR DOOR REPLACEMENT	10/28/2009	3/25/2011
<u>Details</u>		E08-102168	SERVICE CHANGE	11/14/2008	11/19/2008
<u>Details</u>		E08-102167	SERVICE CHANGE	11/14/2008	11/19/2008
<u>Details</u>		M08-101124	CHEMICAL FIRE EXTINGUISHING SYSTEM	10/7/2008	10/7/2008
<u>Details</u>		M08-101123	A/C CENTRAL (NEW)	10/7/2008	
<u>Details</u>		B08-102887	REROOF - COMBINATION OF TYPES	6/19/2008	7/1/2008
<u>Details</u>		M08-100308	VENTILATING SYSTEM	5/28/2008	5/28/2008
<u>Details</u>		M08-100424	HOOD SYSTEM	5/1/2008	5/1/2008
<u>Details</u>		E07-101360	ELECTRICAL WORK	4/30/2008	4/30/2008
<u>Details</u>		P07-100848	PLUMBING WORK	4/21/2008	4/21/2008
<u>Details</u>		B07-103547	ALTERATIONS-INTERIOR	11/8/2007	3/27/2008
<u>Details</u>	32097	B0701648	RE-ROOF FLAT	8/18/2006	3/19/2007
<u>Details</u>	20547	B0609228	REPAIRS-STRUCTURAL	8/18/2006	8/21/2006

<u>Details</u>	59730	P0301513	PLUMBING WORK	11/7/2003	11/26/2003
<u>Details</u>	59729	E0302876	ELECTRICAL WORK	11/7/2003	11/26/2003
<u>Details</u>	59728	M0301821	MECHANICAL WORK	11/7/2003	11/26/2003
<u>Details</u>	58790	B0306602	DEMOLITION(OTHER THAN COMPLETE BUILDING)	11/7/2003	11/26/2003
<u>Details</u>	4011	B9503781	AWNINGS - ALUM OR CANVAS	5/24/1995	7/20/1995
<u>Details</u>		E0000102	ELECTRICAL WORK		1/12/2000
<u>Details</u>		M9701761	A/C - CENTRAL - REPLACEMENT		10/7/1997
<u>Details</u>		E9704045	ELECTRICAL WORK		10/7/1997
<u>Details</u>		E9500503	TEMP SERVICE(FOR TESTING-30 DAY MAX)		2/28/1995
<u>Details</u>		B9500758	AWNINGS - ALUM OR CANVAS		2/15/1995
<u>Details</u>		P9500094	PLUMBING WORK		1/24/1995
<u>Details</u>		м9500076	WALK IN REFRIGERATOR/COOLER		1/24/1995
<u>Details</u>		M9500075	MECHANICAL WORK		1/24/1995
<u>Details</u>		E9500192	ELECTRICAL WORK		1/24/1995
<u>Details</u>		B9500393	ALTERATIONS-INTERIOR		1/24/1995
<u>Details</u>		E9401673	ELECTRICAL WORK		5/20/1994
<u>Details</u>		M9201536	CHEMICAL FIRE EXTINGUISHING SYSTEM		12/11/1992
<u>Details</u>		M9201535	HOOD SYSTEM		12/11/1992
<u>Details</u>		E9203471	ELECTRICAL WORK		12/11/1992
<u>Details</u>		P9201269	GAS PIPING		12/10/1992
<u>Details</u>		B9207908	AWNINGS - ALUM OR CANVAS		12/2/1992
<u>Details</u>		B9205559	STORM SHUTTERS		8/14/1992
<u>Details</u>		B8902540	RE-ROOF- COMPOSITION SHINGLE		5/4/1989

Contact us

Quick Links

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Permit Search Results

SHARE

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Building Department



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Details	89500393	ALTERATIONS- INTERIOR	1/24/1995
<u>Details</u>	E9401673	ELECTRICAL WORK	5/20/1994
<u>Details</u>	E9300974	ALARM - COMMERCIAL - CENTRAL - AUDIBLE	3/25/1993
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City of Hollywood, 2600 Hollywood Boulevard, Hollywood, Fl. 33020-4807

Contact Us

Sitemap

Mobile Devices

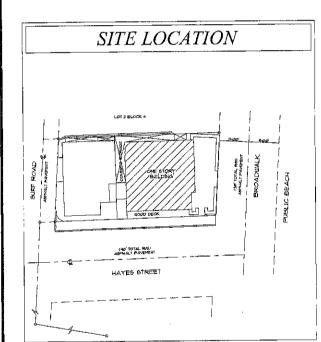
P. O. Box 229045, Hollywood, FL 33022-9045

Accessibility

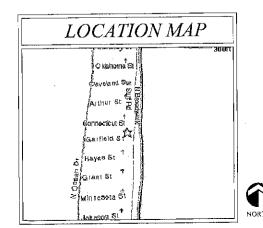
95 EAST BBQ LLC 1500 Boardwalk, Hollywood, FL

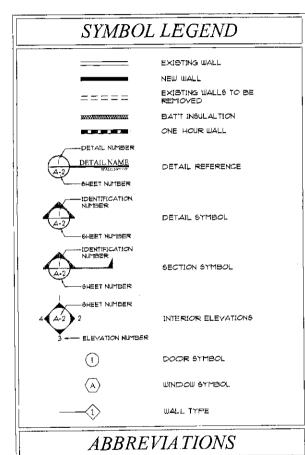
Project Information

DRAWING INDEX T-1 General Information D-1 Demolition Plan



SCOPE OF WORK DEMO INTERIOR IMPROVEMENTS AT A PORTION OF AN EXISTING BUILDING





	ANCHOR BOLT	GG.	GLA65	FNL	PANEL
4B	ANCHOR BOLL	GR	GRADE	PNT	PAINT
vc		GYP	GYPRIM	POL	POLISHED
APP.	ABOVE FINISH FLOOR	HB.	HOSE BIES	FRETAB	PREFADRICATED
ALUM.	ALUMINUM		HANDIGAP	FROJ	PROJECT
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DEPT	DEPARTMENT	LVR	LOUYER	6FEC	RESCIEIGATION
DE7	DETAIL	MATL	MATERIAL	SPKR	BEEAKER
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DIA	CIAMETER	MECH	MECHANICAL	ano	6TANDARD
DIM	DIMENSION	MEHTE	MEMBRANE	STL	STEEL
DN	DOWN	MTL	METAL	STOR	STORAGE
DR	DOOR	MEC	METAL PURRINGS CHANNEL		SUBSTITUTE
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GALY	CAMP ANAPERTY.			UJUE	JUST OFF WIRE FARRIO

GENERAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITTING PRIOR TO SUBMITTING HIS BID.

THE CONTRACTOR CHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMISSION OF ANY BIDS, AND VERIFY THE ARCHITECTS DIMIENSIONS, DETAILS AND INFORMATION PERTAINING TO THE PROJECT IE ANY DISCREPANCIES CONFLICTING PROJECT, IF ANT DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OUNER IMEDIATELY IN WRITTING, ANY DISCREPANCY, OR CONFLICT NOTI BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OUNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL

THE: CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND BORRYMEN'S COMENSATION INSURANCE, VALID CERTIFIC; ATES OF, ALL SHALL BE PROVIDED.

THE: CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ,ASSURE THE PROJECTS COMPLIANCE WITH THE MOSST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING (CODE, CURRENT LOCAL EDITION, NFPA-101 AND ALL OTHER

THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OUNER SHALL RECEIVE A COPY OF THE PERMIT UPON

THE: CONTRACTOR SHALL REFERENCE THE BUILDING SHELL DRAWINGS FOR ALL INPORTATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION OF NEW WORK.

THE: GENERAL CONTRACTOR AND AL SUBJOATRACTORE/VENDORS SHALL FAMILIARIZE THEMSELVES UITH AND CONFORM TO ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK

THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE COORDINATION ALL SUBSCONTRACTORS, SUPPLIERS AND VENDORS.

THE! CONTRACTOR SHALL NOT ALLOW ON THE PROJECT ANY MATTERIALE CONTAINING ASBESTOS, PETROLEUM OR PCB.

THEI CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO THE SUBSCONTRACTORE/VENDORS AS WELL AS SUPERVISING AND COCKRONATING THE WORK OF ALL TRADES IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKING ADJUSTMENTS IN LAMOUT AS REQUIRED. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO THE EXECUTION OF THEIR REVISIONS TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF

THE CONTRACTOR SHALL INSTALL ANY APPARATUS, APPLIANCE MATERIAL OR WORK NOT SHOWN ON THE PRABINGS BUT MENTIONED IN THE GRECIFICATIONS, OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY FOR COMPLETION OF THE WORK FOR OPIERATION WITHOUT ADDITIONAL EXPENSE TO OWNER.

THE CONTRACTOR SHALL COORDINATE ALL OWNER/TENANT SUPPLIED ITEMS AND INCORPERATE THE INSTALLATION INTO THE CONTRUCTION SCHEDULE.

THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING, ELECTICAL, WATER, AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL HAVE A DITIGITAL CAMERA ON SITE TO DOCUMENT ANY 159UES THAT MAY NEED TO BE CLARIFIED, THESE PICTURES SHALL BE EMAILED TO THE ARCHITECT ALONG WITH AN RFI FOR CLARIFICATION.

THE CONTRACTOR SHALL PROVIDE AT ALL TIMES THE CONTRACTOR SHALL PROVIDE AT ALL TIMES
PROTECTION FROM THE WEATHER AND EXCESSIVE DUST
THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIAL,
FIXTURES, AND EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY THE GERNERAL CONTRACTOR DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE SOLE EXPENSE OF THE

THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING

THE CONTRACTOR SHALL RIM PIRE RATED WALLS AND PARTITIONS TO UNDERSIDE OF RATED ROOF/CEILING ASSEMBLY ABOVE: TAPE AND SEAL JOINTS, PROVIDE FIRE DAMPERS AT DUCT PENETRATIONS AS REQUIRED BY CODE. TARE AND SEAL OTHER PENTINATIONS TO MAINTAIN INTEGRITY OF FIRE-RATED PARTITION USING ONLY UL APPROVED MATERIAL

THE CONTRACTOR SHALL FINISH GYPSUM WALLBOARD ABUTTING OTHER MATERIAL JUTH METAL EDGE STRIPS. CONCEAL PIPING, DUCTWORK, AND CONDUIT

THE CONTRACTOR SHALL BACK ALL ELECTRICAL CABINETS, FIRE EXTINGUISHERS, CABINETS AND OTHER RECESSED EQUIPMENT LOCATED IN FIRE-RATED WALLS WITH 5/8"TYPE 'X' GYPSUM BOARD AS REQUIRED TO MAINTAIN THE RATING

THE CONTRACTOR SHALL PROVIDE BRACING OR BLOCKING AS REQUIRED TO SUPPORT IALL MOUNTED EQUIPMENT: CABINETS, GRILLES, DOORS, WINDOWS, ETC., WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. METAL STUDS MAY BE USED IN LIEU OF WOOD BLOCKING.

THE CONTRACTOR SHALL NOT OUT ANY STEEL, WOOD, OR OTHER MAIN STRUCTURAL MIMBERS WITHOUT WRITTEN
APPROVAL OF THE STRUCTURAL ENGINEER.

ANY ROOM, WALL, FLOOR, OR CEILING FINISH NOT SCHEDULED SHALL BE ASSIMED TO BE IDENTICATICAL TO THE CLOSEST ROOM OF SIMILAR USE AND TYPE FOR PURPOSES OF BIDDING AND CONSTRUCTION, NOTIFY THE ARCHITECT OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITTING PRIOR TO COMPENCING WITH THE WORK

ANY DETAIL NOT SPECIFICALLY REFERENCED SHALL BE ASSUMED TO BE SIMILAR TOTHAT SHOWN IN THE CLOSEST POSITION WHERE A SIMILAR CONDITIONS OCCURS FOR THE PUSPICAN WHERE A GITTLE A CONSTRUCTION OCCURS FOR THE PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT IN WRITTING OF ANY OBSERVED APPARENT DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL INCLUDE THE MOST COSTLY SOLUTION IN HIS BID AND NOTITY THE ARCHITECTOF ANY APPARENT DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE UPON COMPLETION OF THE WORK A SET OF "AS-BUILT" NEATLY MARKED UP PLANS, THE ELECTRICAL CONTRACTORS "AS-BUILT" DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER

DZZ STATE OF FLORIDA ©COPYRIGHT 2003 BARR ARCHITECTURAL STUDIO Ivan-Rub 1500 Boardwalk Hollywood, Florida roprietor:

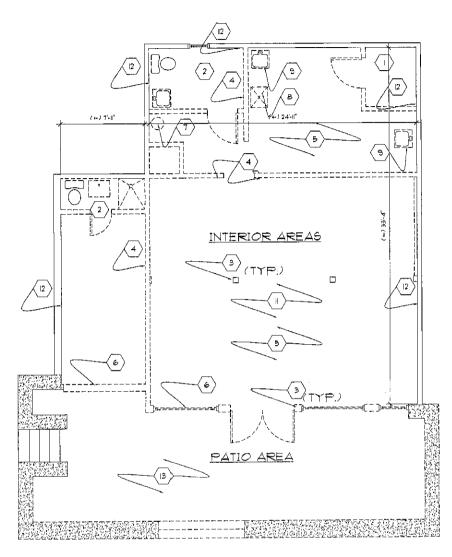
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TITLE SHEET 7/15/03 T-1 03-0715





EXISITNG ASPHALT BOARDWALK

EXISTING/DEMO FLOOR PLAN

- (+)DEMO EXISTING WALK-IN FREZZER
- (2)DEMO EXISTING RESTROOM
- (3) EXISTING COLUMN TO REMIAN, DEMO COLUMN WRAP AND FINISHES
- (4) DEMO EXISTING PARTITIONS
- (5) DEMO FLOOR FINISH AND PLYWOOD DECK. STRUCTURAL SYSTEM TO REMIAN AS-IS
- (6) DEMO EXISITNG STOREFRONT/EXTERIOR WALL/WINDOWS
- 7) DEMO WATER HEATER
- (B) DEMO A/C AIR HANDLER
- (9) DEMO ALL PLUMBING FIXTURES
- (||) DEMO FLOOR FINISHES
- DEMO CEILING FINISHES TO UNDERSIDE OF EXISTING TRUSS SYSTEM
- (D) DEMO PERIMETER FINISHES AND DRYWALL
- (B) EXISTING CONCRETE PATIO TO REMAIN AS-IS

DEMO NOTES

THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO THE OWNER ALONG WITH THE DEMOLITION BID.

THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE OWNER AND MEET THE RULES AND REGULATIONS SET FORTH BY THE OWNER.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH THE OWNER PRIOR TO PLACEMENT.

THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION DURING THE DEMOLITION PROCESS

ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH THE OWNER 72 HOURS PRIOR TO THE PROPOSED INTERRUPTION.

IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION. COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO THE REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY THE OWNER IMMEDIATELY.

THE CONTRACTOR SHALL PROVIDE SHORING OF ANY STRUCTURAL ELEMENTS EFFECTED BY DEMOLITION.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT AND OWNER PRIOR TO DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.

THE CONTRIACTOR SHALL PATCH AND REPAIR ALL HOLES IN THE SLAB AS REQUIRED TO BE EVEN ELEVATION THROUGHOUT, SMOOTH, CONTINUOUS LEVEL & READY TO ACCEPT NEW FINISHES. THIS INCLUDES "FLOATING" AN UNACCEPTABLE EXISTING SLAB AS REQUIRED, OR FILLING A SLAB AT HOLES OR IMPERFECTIONS LEFT BECAUSE OF THE DEMOLITION OF WALLS.

THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR HAULED AWAY FROM THE SITE, OWNER RESERVES THE RIGHT OF FIRST REFUSAL.

THE CONTRACTOR SHALL REMOVE ALL PLUMBING LINES AND CAP OFF PER CODE

THE CONTRACTOR SHALL REMOVE ALL ELECTRICAL AND CAP OFF

THE CONTRACTOR SHALL REMOVE ALL GAS LINES AND CAP OFF PER CODE

THE CONTRACTOR SHALL REMOVE ALL LIGHT FIXTURES PER NEC

THE CONTRACTOR SHALL REMOVE ALL PLUMBING FIXTURES

THE CONTRACTOR SHALL CAREFULLY DEMO THE SPACE TILL WALLS/FLOJOR SLAB ARE BARE CMU/CONCRETE AND ALL PLUMBING AND ELECTIRCAL HAS BEEN CAPPED OFF PER CODE.

ALL STRUCTURAL MEMBERS AND SYSTEMS SHALL REMAIN AS-IS



Job. Capt DZZ Drawn by STATE OF FLORIDA

Ivan Rubelj 1500 Boardwalk Hollywood, Florida Proprietor: 9

Company

CONTRACTOR SHALL LOCATE ALL STRUCTURAL MEMBERS PRIOR TO COMMENCING DEMOLITION

REMOVED

EXISTING WALLS TO BE

EXISTING/DEMO FLOOR PLAN 7/15/03 D-1 03-0715

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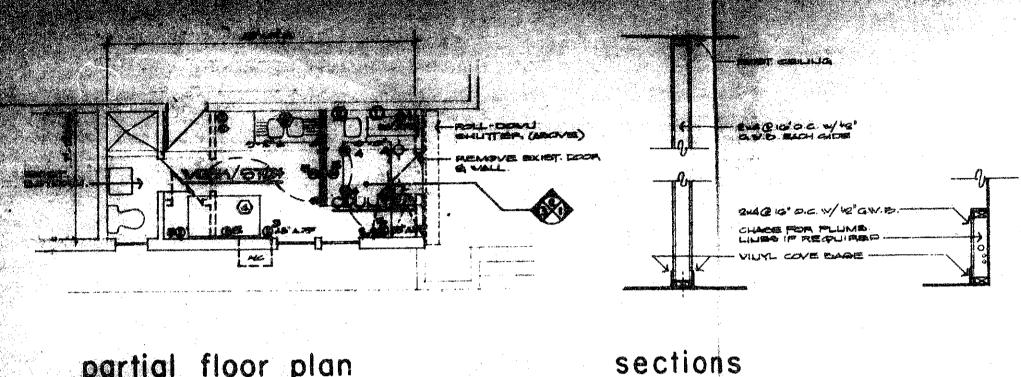
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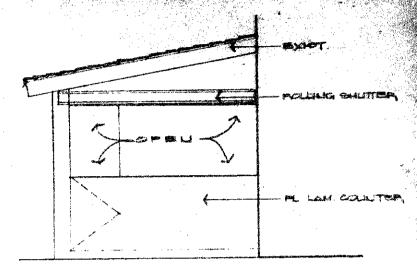
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partial floor plan

KR DIFFELIGER

HALLO GILLE

1/4" =1'-0"

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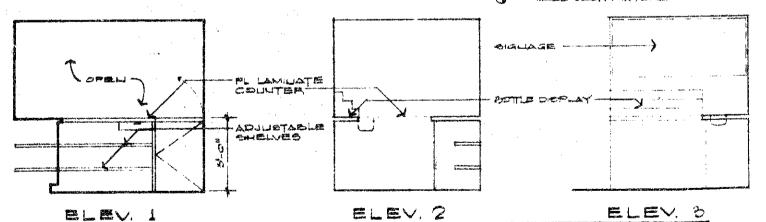
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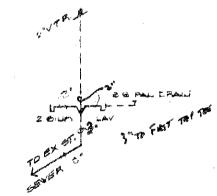
DUPLEX RECEPTACE

3/4" = 1'-0"

EGIUM COMP. W/Z DRAILIDOARD ENTITION (DECIMMER) ICE MAPPILIO MACHINE WALL WASH FIXTURE



SCALE: 8/8" = 1'-0"



PLUMBILIG RISER DIAG.

O SURF MTD OR RELESSED FIXTURE

front elevation

3/8" = 1'-0"

general notes

ALL VERY FER PORVED ALCORDING TO GEBA

ALL WAING TO RE COPPER, COULECT TO EX OT BERVICE

PLUMB.

ALL ISTE I ANAVE

VER FY LOVATION OF HENRY LINE AT

"SEPARATE PLUMBING PERMIT TO INCLECTION REQUIRED.





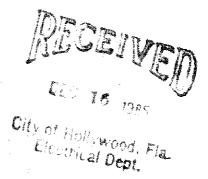


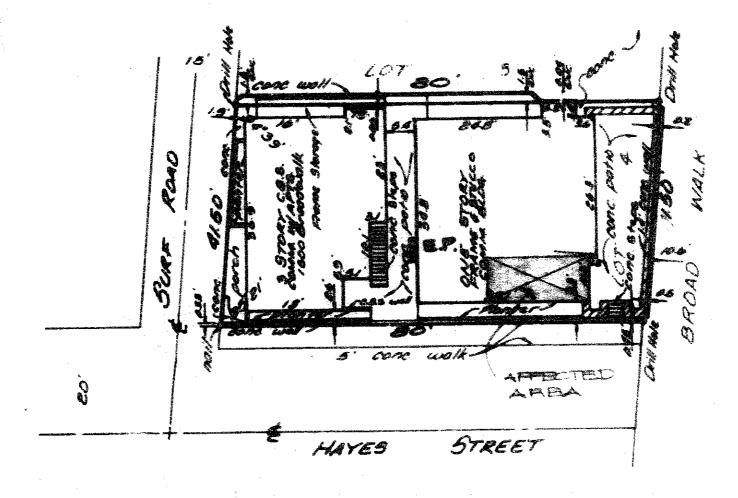
BURNEY FOR: COZENS

DESCRIPTION

LOT 4, Block 4, "HOLLYWOOD BEACH FIRST ADDITION", as recorded in Plat Book 1, page 31, of the public records of Broward County, Florida.







TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY E, hereby certify that I have made a recent euryey of the above described property as indicated, and that there are no above ground engrowshments except as shown. I further certify that the survey represented harvon meets the minimum technic" tandards of the Florida Board of Land Surveyors pursuant to section 472.027, Florida itatutes to the best of my knowledge and belief Collect of Hollywood, Broward County, Florida, this $I\mathcal{E}^{-1}$ day of $D\mathcal{E}\mathcal{E}$

NOTE: Elevations shown are based on National Geodetic Vertical Datum. Survey was not abstracted for Easements and/or Plight-of-Way of record.

MAURICE E. BERRY I Registered Land Surveyor No. 1122 Siche of Florida

THE WILLIAM BY SHE



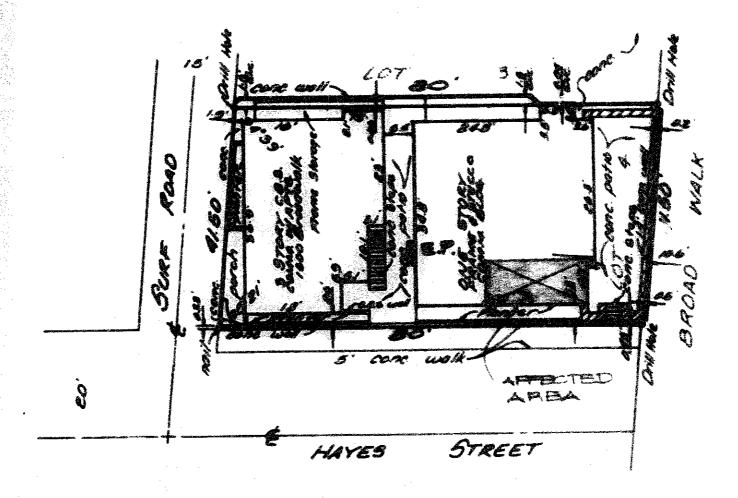
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NOTE:_

Elevations shown are based an National Geodesic Vertical Datum. Survey was not abstracted for Easements and/or Right-of-Way of record. MAURICE E. BERRY Z Registered Land Surveyor No. 1122 Siche of Florida

THE STATE OF THE S



INSPECTIONS WILL ONLY BE PERFORMED IF THIS PERMIT CARD IF DISPLAYED IN A CONSPICOUS LOCATION AT THE FRONT OF THE JOB SITE AND APPROVED PLANS ARE READILY AVAILABLE.

City of Hollywood, Florida

BUILDING PERMIT

Date: 3/18/2025

Master Permit No.	B20-104045
Contractor/Owner	1 UP CONSTRUCTION, LLC
Work Description	ADDITION & ALTERATIONS-COMMERCIAL
Legal Description	HOLLYWOOD BEACH FIRST ADD 1-31 B , LOT 4 BLK 4
Folio No.	514212010810
Address	1500 N BROADWALK
Job Name	CHIQUITA PROPERTIES LLC

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Record. Additional permits from other governmental agencies may be required.

CERTIFICATE OF OCCUPANCY MUST BE SECURED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE

- To schedule required inspections:
 - Online: <u>www.hollywoodfl.org/permit</u> You will need the Permit Number or job site address.
 - IVR (Interactive Voice Response): 954-921-3646 You are required to have the Permit Number along with the Three Digit Reference Number shown on the "Inspection Reference Log". Please have the applicable information handy, as you will not be able to schedule inspections without it using the IVR.
- Warning to Owner: Your failure to record a Notice of Commencement may result in your
 paying twice for improvements to your property. A notice of commencement must be recorded
 and posted on the job site before the first inspection. If you intend to obtain financing, consult
 with your lender or an attorney before recording your notice of commencement

CONSTRUCTION REQUIREMENTS:

ORDINANCE NO 155.30 All Property Owners are to repair and maintain all broken sidewalks in a public right-of-way abutting their property.

ORDINANCE NO 100.05 Construction Activity to be conducted no earlier than 7:00 a.m. and no later than 6:00 p.m., Monday thru Friday. Saturday no earlier than 8:00 a.m. and no later than 6:00 p.m. No such work is to be conducted on Sundays.

This Building Permit shall expire and become null and void 180 days after issuance if work has not commenced or if the work is suspended or abandoned for a period of 90 days after the time the work has commenced. F.B.C. Section 105.3.2.1

1500 North Broadwalk



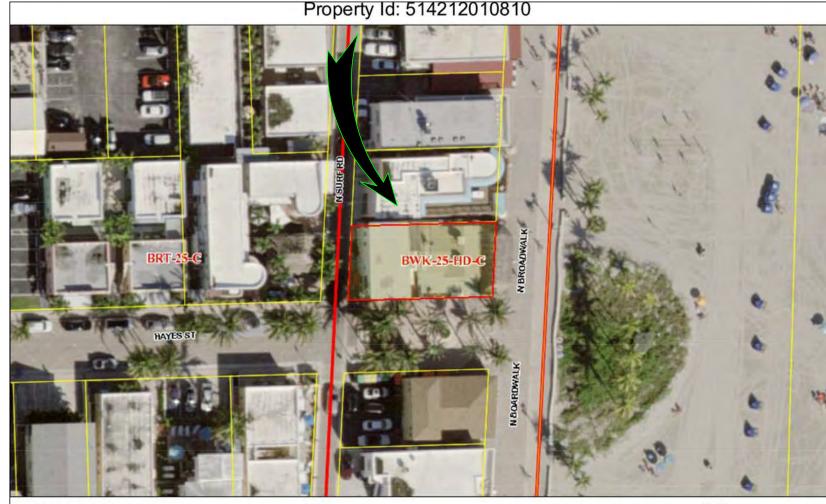
JULY-15-2019

PRELIMINARY TECHNICAL ADVISORY COMMITTEE

SUBMITTAL FILE NUMBER 18-CPV-41

FINAL TECHNICAL ADVISORY COMMITTEE

FILE NUMBER 18-CPV-41



LOCATION PLAN SCALE: N.T.S.

OWNER

CHIQUITA PROPERTIES, LLC

ARCHITECT

IN - SITE DESIGN GROUP, LLC.

1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020 (954) 921-5333 AA26001758 ANNIE CARRUTHERS ARCHITECT AR-97156 EMAIL ANNIE@INSITEDESIGNGROUP.COM

ENGINEERS/CONSULTANTS

STRUCTURAL ENGINEER PROJECT CLASSIC

STRUCTURAL ENGINEERING 5968 NW 77 TER, PARKLAND, FLORIDA 33067

TEL: 954-667-7803 FARID ABUGATTAS, P.E. 72471 PLANS@PROJECT CLASSIC.COM

MECHANICAL ELECTRICAL & PLUMBING ENGINEER

E + E CONSULTING ENGINEERING INC

1701 SUNSET HARBOUR DR #706 MIAMI BEACH, FL 33139 954-566-9708

GUISEPPE NENDIANI PE #59435 EMAIL: ANDRES@EE-CE.NET

CIVIL ENGINEER

GATOR ENGINEERING ASSOCIATES, INC.

11390 TEMPLE STREET, COOPER CITY, FL 33330 954-434-5905

EMAIL: GATOR_EC@BELLSOUTH.NET

INDEX OF DRAWINGS

	COVER/DATA SHT		CIVIL DRAWINGS		ARCHITECTURAL DRAWINGS		
A-000 A-001	COVER SHEET PROJECT DATA			A-100	LIFE SAFETY PLAN FIRST FL	A-300	BUILDING SECTIONS
		C-1	COVER SHEET	A-101	LIFE SAFETY PLAN SECOND FL	A-301	SECTION
A-002	GENERAL NOTES/ABREVIATIONS	C-2	STORM WATER POLLUTION PREVENTION	A-102	LIFE SAFETY PLAN THIRD FL	A-302	SECTION
A-003	BUILDING CODE	0 2	PLAN & DEMOLITION PLAN	A-103	LIFE SAFETY PLAN FOURTH FL	A-303	SECTION
	CITE DD ANAIN IOC			A-104	LIFE SAFETY PLAN ROOF LEVEL	A-400	STAIR DETAILS
	SITE DRAWINGS			A-105	FIRST FLOOR PLAN	A-401	STAIR SECTION
CLID) (E)(A-106	SECOND FLOOR PLAN	A-402	STAIR 3D VIEWS
SURVEY	SURVEY			A-107	THIRD FLOOR PLAN	A-403	ELEVATOR DETAILS
4 00 4				A-108	FOURTH FLOOR PLAN	A-404	ELEVATOR
A-004	NEW SITE PLAN			A-109	ROOF PLAN	A-500	WINDOW DETAILS
A-005	SITE PLAN ENLARGED			A-110	MECHANICAL EQUIP PLAN	A-501	DOOR DETAILS
				A-200	ELEVATION	A-502	MISC DETAILS
				A-201	ELEVATION	A-503	HANDICAP DETAILS

A-202 ELEVATION A-203 ELEVATION

RCHITECTURAL DRAWINGS		
E SAFETY PLAN FIRST FL	A-300	BUILDING SECTIONS
E SAFETY PLAN SECOND FL	A-301	SECTION
E SAFETY PLAN THIRD FL	A-302	SECTION
E SAFETY PLAN FOURTH FL	A-303	SECTION
E SAFETY PLAN ROOF LEVEL	A-400	STAIR DETAILS
ST FLOOR PLAN	A-401	STAIR SECTION
COND FLOOR PLAN	A-402	STAIR 3D VIEWS
IRD FLOOR PLAN	A-403	ELEVATOR DETAILS
URTH FLOOR PLAN	A-404	ELEVATOR
OOF PLAN	A-500	WINDOW DETAILS
ECHANICAL EQUIP PLAN	A-501	DOOR DETAILS
EVATION	A-502	MISC DETAILS

A-504 HANDICAP DETAILS

A-600 A-700 A-701	FINISH SCHEDULES/FINISH NOTES EXTERIOR WINDOW AND DOOR SCHEDULES INTERIOR DOOR SCHEDULES/ HARDWARE SCHEDULE	
A-900	WATERPROOFING DETAILS	
A-901	WATERPROOFING DETAILS	
A-902	WATERPROOFING DETAILS	

<u>.</u>	STRUCTURAL DRAWINGS
F(ILING LOCATION PLAN DUNDATION AND FIRST FLOOR COLUMN PLAN ECOND FRAMING PLAN /THIRD FRAMING PLAN DURTH FRAMING PLAN /ROOF FRAMING PLAN /IND ZONE PRESSURE DIAGRAM/ STRUCTURAL
S ^r	ETAILS TRUCTURAL DETAILS

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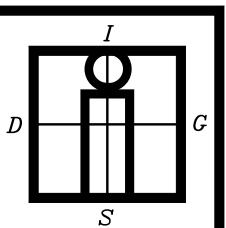
	PLUMBING DRAWINGS
P.1.1 P.1.2 P.1.3 P.1.4 P.1.5 P.1.6 P.2.1 P.2.2	PLUMBING DRAWINGS PLUMBING PLAN - 01 LEVEL PLUMBING PLAN - 02 LEVEL PLUMBING PLAN - 03 LEVEL PLUMBING PLAN - 04 LEVEL PLUMBING PLAN - 05 LEVEL PLUMBING PLAN ROOF PLUMBING RISERS PLUMBING DETAILS
P.3.1	GREASE INTERCEPTOR DETAIL

	ELECTRICAL DRAWIN
E.O.1	ELECTRICAL NOTES
E.0.2	ELECTRICAL PANELS
E.1.1	ELECTRICAL PLAN 01 LEVE
E.1.2	ELECTRICAL PLAN 02 LEVE
E.1.3	ELECTRICAL PLAN 03 LEVE
□1 /	ELECTRIC AL DI ANI DALEVE

ELECTRICAL PLAN 05 LEVEL

<u>3S</u>	MECHA	ANICAL DRAWINGS
	M.1.1 M.1.2 M.1.3 M.1.4 M.1.5	HVAC PLAN 01 LEVEL HVAC PLAN 02 LEVEL HVAC PLAN 03 LEVEL HVAC PLAN 04 LEVEL HVAC PLAN 05 LEVEL

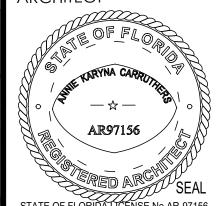
PRODUCT APPROVAL PACKAGE



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.CO AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



GROUP, LLC. AND MAY NOT BE REPRODUCEI EXCEPT WITH SPECIFIC WRITTEN CONCENT OF THE COMPANY. THE CONTACTOR MUST CHEC BE RESPONSIBLE FOR SAME REPORTING AN'

DEVELOPMENT NAME: 1500 N. BROADWALK

OWNER: CHIQUITA PROPERTIES LLC 1500 N. BROADWALK

HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019

PRELIMINARY TECHNICAL ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41 SEPT-3-2019

FINAL TECHNICAL ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41 MAY-2020

HISTORIC PRESERVATION BOARD

PERMIT SUBMITTAL #B20-104045

REVISIONS 9 CHANGES OCT-05-2022



DRAWING NAME

COVER SHEET

APRIL-28-2020

PROJECT: RENOVATION TO AN EXISTING COMMERCIAL STRUCTURI SITE DATA CHIQUITA PROPERTIES LLC STATEMENT OF OWNERSHIP ADDRESS 1500 N. BROADWALK NOLLYWOQD FLORIDA 33019 CONSTRUCTION CLASS (AS PER TABLE GROUND FLOOR STORAGE FOR BIKES AND THREE STORY RESTAURANT AND ROOF DECK TAX ID NUMBER 5142 12 01 0810 CITY WATER AND CITY SEPTIC SYSTEM WATER/WASTEWATER SERVICE PROVIDER THE RENOVATION OF AN EXISTING COMMERCIAL STRUCTURE ADDING TWO SCOPE FLOORS AND ACCESSIBLE ROOF TOP TERRACE FOR A FUTURE RESTAURANT. BUILD OUT OF ALL FLOORS TO BE A VANILLA SHELL ONLY. NET LAND AREA 3309.11 SF (.0759 ACRE) USE AND OCCUPANCY

USE/OCCUPANCY TYPE 1ST FLOOR: STORAGE (GROUP S OCCUPANCY) 2 THROUGH 4TH FLOOR: FUTURE RESTAURANT -(GROUP A OCCUPANCY)- AS PER SECTION 303 FBC PROPOSED BUILD OUT VANILLA SHELL -WILL NOT BE OCCUPIED UNTIL APPROVED AND PASSED INTERIOR BUILD OUT PERMIT OBTAINED. DEMOLITION UNDER SEPARATE PERMIT RESIDENTIAL MULTI FAMILY (GROUP R2 PREVIOUS OCCUPANCY APARTMENT HOUSE) / CHANGE OF

OCCUPANCY

3,492 SF PER TAX ROLL

.0759 OF AN ACRE

41'-6" X 80'-0" (IRREGULAR) = 3,309.11 SF

PRESCRIPTIVE BUILDING ENVELOPE AS PER

1949/ 1948

\$3,142,524

\$1,571,262.

\$885,000

SECTION C402

38'-7" WIDTH X 31'-10" DEPTH

EXISTING ADJ BLDG S.F. EVALUATION OF BUILDING VALUE

ORIGINAL YEAR BUILT

(FAIR MARKET VALUE BY CC APPRAISALS) 50% OF THE BUILDING VALUE COST ESTIMATE FOR CONSTRUCTION

AS PROVIDED BY GCL CONSTRUCTION METHOD OF COMPLIANCE

ZONING ZONING DISTRICT BWK-25-HD-C ZONE -VE-11/AE-9 FEMA FLOOD ZONE +12'-0" NAVD 88 REQUIRED BFE

EXISTING/PROPOSED FINISHED FLOOR +6.8' NAVD 88 88 EXISTING TO REMAIN CROWN OF ROAD DIMENSION OF BUILDING LENGTH (PROPOSED STRUCTURE)

DISTANCE BETWEEN BUILDINGS PROPOSED SIGNAGE

1500 SIGNAGE ON SOUTH AND EAST FACADE UNDER SEPARTE PERMIT SIGNAGE ON SOUTH FACADE EYEBROW. OWNER TO PROVIDE DETAILS

SEE SURVEY

F.I.R.M. DATE: FLOOD ZONE: BASE ELEVATION AUG-18-2014 VE-11/AE-9 COMMUNITY PANEL NUMBER SUFFIX: 125113

1500 BROADWALK SQFT CALCULATIO	T 20.000
ST FLOOR (STORAGE LOW HAZARD)	SQFT
STORAGE	430.09
BATHROOM	48.74
STAIRS	153.50
TRASH AREA	114.50
ELEVATOR	60.95
ELEVATOR LOBBY	45.90
BREEZEWAY	340.32
1ST FLOOR (STORAGE) TOTAL	1194.00
2ND FLOOR (KITCHEN)	SQFT
FURTURE KITCHEN/ RESTAURANT	454.47
STAIR LANDINGS AND 1 FLIGHT	239.69
BATHROOM	50.25
ELEVATOR LOBBY	66.67
ELEVITOREODDI	00.07
TERRACE	186.81
BALCONY	31.82
2ND FLOOR (KITCHEN) TOTAL	1029.71
3RD FLOOR (RESTAURANT)	SQFT
RESTAURANT	733.43
STAIR LANDINGS	94.26
STORAGE/MECH	47.40
BATHROOM	59.98
ELEVATOR LOBBY	
CANTILEVER BALCONY	66.67 517.73
3RD FLOOR (RESTAURANT) TOTAL	1519.47
4TH FLOOR (RESTAURANT)	SQFT
RESTAURANT	733.72
STAIR LANDINGS	94.26
STORAGE/MECH	47.40
BATHROOM	59.26
ELEVATOR LOBBY	64.94
CANTILEVER BALCONY	465.15
4TH FLOOR (RESTAURANT) TOTAL	1464.73
BOOK LEVEL	COLL
ROOF LEVEL	SQFT
ROOF DECK INCL. CANT BALCONY	1168.67
STAIR LANDINGS	95.16
STORAGE/MECH	203.31
ELEVATOR LOBBY	62.22

LANDSCAPE SI	E REQUIREMENTS	
INFORMATION	REQUIRED	PROPOSED
1. LOT SIZE		3,309.11
2.REQUIRED LANDSCAPE AREA	none required	
A. CANOPY TREES	none requireN/A	- A
B. SHRUBS	none required	4
C. PALM TREES		4.00
D. PERVIOUS PAVING	none required	
3. TOTAL LANDSCAPE PROVIDED		
4. NATIVE REQUIREMENTS		
A. EXISTING SWALE/STREET PALMS		4.00
B. ROOF TOP PALMS IN PLANTERS		3.00
TOTAL NATIVES		6.00
	REQUIRED PROPO	SED % OF SITE

EXISTING TACO SPOT ONE STORY		1,318.86	39.86%
TACO SPOT EXISTINGCOVERED TERRACE		447.29	13.52%
PAVER/WALKWAYS		323.23	9.77%
LANDSCAPING/PERVIOUS AREA			0.00%
NET LAND AREA (NOT INCL STREET)		3,309.11	100.00%
LOT COVERAGE TABULATIONS	REQUIRED	PROPOSED	% OF SITE
PROPOSED LOT COVERAGE		2,538.59	76.72%
REQUIRED MAX LOT COVERAGE			0%

1,219.73

8,056.13

0.00%

LEGAL DESCRIPTION

PROPOSED PERVIOUS AREA

REQUIRED MIN PERVIOUS AREA

PROPOSED FAR

1529.36

6737.27

PROPOSED RENOVATION FOOTPRINT

HOLLYWOOD BEACH FIRST ADD 1-31 B LOT 4 BLOCK 4 ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 1 PAGE 31 OF THE PUBLIC RECORDS OF BROWARD

REQUIRED SETBACK	EXISTING/ ORIGINAL SETBACKS	PROPOSED SETBACK	
10'-0" BASE/15'-			
0" TOWER	12'-6"	12'-6"	
5'-0" BASE/15'-			
0" TOWER	1'-11"	1'-11"	
5'-4" BASE/10'-			
0" TOWER	0'-0"	0'-0"	
5'-0" BASE/20'-			
0" TOWER	3'-6"	3'-6"	
		39'-4"	
		FROM	
40'-0"	27'-4"	EXIST	
	SETBACK 10'-0" BASE/15'- 0" TOWER 5'-0" BASE/15'- 0" TOWER 5'-4" BASE/10'- 0" TOWER 5'-0" BASE/20'- 0" TOWER	SETBACK ORIGINAL SETBACKS 10'-0" BASE/15'- 0" TOWER 12'-6" 5'-0" BASE/15'- 0" TOWER 1'-11" 5'-4" BASE/10'- 0" TOWER 0'-0" 5'-0" BASE/20'- 0" TOWER 3'-6"	

LOT WIDTH =41'-6" X 25% =10'-4"

ALL WORK TO BE DONE IN ACCORDANCE W/THE 2017 FLORIDA BUILDING CODE

VARIANCES REQUESTED:

 NORTH SETBACK: REQUEST TO WAIVE THE REQUIRED 5 FT 4" BASE BUILDING SETBACK ON THE NORTH SIDE TO ZERO. REQUEST A VARIANCE ON THE NORTH SIDE TO ALLOW US TO CONTINUE TO BUILD AT THE EXISTING NON CONFORMING BUILDING LINE UP TO A HEIGHT OF 34'-9" IN ORDER TO ACCOMMODATE THE SPACE NEEDED TO INSTALL 2 ENCLOSED STAIR CASES REQUIRED BY THE BUILDING CODE. THE BUILDING CANNOT BE FUNCTIONAL WITHOUT THE APPROVAL OF THE VARIANCE.

2. NORTH SETBACK: REQUEST TO WAIVE THE REQUIRED 10 FOOT TOWER BUILDING SETBACK ON THE NORTH TO 0'-0". REQUEST A VARIANCE ON THE NORTH SIDE TO ALLOW US TO CONTINUE TO BUILD AT THE EXISTING NON CONFORMING BUILDING LINE UP TO A HEIGHT OF 34'-9" IN ORDER TO ACCOMMODATE THE SPACE NEEDED TO INSTALL 2 ENCLOSED STAIR CASES REQUIRED BY THE BUILDING CODE. THE BUILDING CANNOT BE FUNCTIONAL WITHOUT THE APPROVAL OF THE VARIANCE.

SOUTH SIDE - REQUEST A VARIANCE TO ALLOW FOR A 14'-4" WIDE PROPOSED BALCONY ON THE 2ND FLOOR TO BE PROJECTED 2 FEET 4 INCHES OVER THE BASE BUILDING TO ENCROACH INTO THE REQUIRED SETBACK OF 5 FEET. THIS BALCONY ON THE EAST SIDE, IS DESIGNED TO BE CANTILEVERED OVER THE BUILDING ALONG HAYES STREET AT THE SECOND FLOOR ONLY TO PROVIDE A MORE INTERESTING ARCHITECTURAL FEATURE. EXISTING CANTILEVERED EYEBROW TO REMAIN.

CITY OF HOLLYWOOD PARKING REQUIREMENTS							
SPACE	PARKING CODE REQUIREMENT	CALCULATION PER REQUIRED					
RESTAURANT/RETAIL	0 SPACES/SF	0	0 SPACES				

DISTANCE BETWEEN EXISTING AND PROPOSED							
BUILDINGS	NORTH	SOUTH	EAST	WEST			
PROPOSED BLDG.	4'-1"	47'-6"	BROADWALK/ BEACH	N/A			
PARKING LOTS	N/A	N/A	BROADWALK/ BEACH	N/A			
EASEMENTS	N/A	N/A	BROADWALK/ BEACH	N/A			
RIGHT OF WAYS	0'-0"	2'-4"	BROADWALK/ BEACH	3'-9"			

OCCUPANCY GROUP S'STORAGE LOW HAZARD" (PER	TABLE FBC 1004 1 2) I	ERST FLOOR		
FUNCTION OF SPACE	SQ.FT.	OCCUPANT LOAD FACTOR	SF/LOAD	OCC LOAD
Areas on other floors	N/A	60 GROSS		
storage	375.68	300 GROSS	1.25	2
Bevator Lobby grade floor	33.33	5 NET	6.67	7
Mercantile trash, shipping areas	65	300 GROSS	0.22	1

OCCUPANCY				
GROUP A-2 "ASSEMBLY" (PER TABLE 1004.1.2) SEC	OND FLOOR	THRU ROOF		
FUNCTION OF SPACE	SQ.FT.	OCCUPANT LOAD FACTOR	SF/LOAD	OCC LOAD
Bevator lobby	45	5 NET	9	
2nd Floor Kitchen	401.88	200 GROSS	2.01	
Terrace	184.69	15 GROSS	12.31	
SUBTOTAL SECOND FLOOR				23
3 floor Concentrated (tables and chairs)*	673.81	15 NET	44.92	
Storage	35.25	300 GROSS	0.12	
Hevator lobby	45.00	5 NET	9.00	
balcony	440.74	15 NET	29.38	
SUBTOTAL THIRD FLOOR				83
4th floor Concentrated (tables and chairs)*	676.16	15 NET	45.08	
Storage	35.25	300 GROSS	0.12	
⊟evator lobby	46.49	5 NET	9.30	
terrace	440.74	15 NET	29.38	
SUBTOTAL FOURTH FLOOR				84
Roof Unconcentrated (tables and chairs)*	1095.23	15 NET	73.02	
Accessory storage areas, mechanical equip,	190.38	300 GROSS	0.63	
⊟evator lobby	44.44	5 NET	8.89	
SUBTOTAL ROOF LEVEL				83
OCCUPANCY PROPOSED floors 2 thru roof				273
FIRST FLOOR MERCANTILE				10
TOTAL OCCUPANCY PROPOSED ALL FLOORS				283
EXIT WIDTH REQUIRED			0.2" X2	273 = 54.6"
TOTAL NUMBER OF EXITS		12		

* The occupant load of such outdoor areas shall be assigned by the building official in accordance with the

OCCUPANCY LOAD AS PER TABLE 14.8.1.2 NFPA1 (7.3.1.2 NFPA 101)



OWNER:

IN-SITE

AA26001758

954 921 5333

ARCHITECT

DESIGN

1546 JACKSON STREET

HOLLYWOOD, FL 33020

ANNIE K. CARRUTHERS

TATE OF FLORIDA LICENSE No AR-9715

nnie Carrythers, Architect on the date adjace

to the seal. Printed copies of this document a considered signed and sealed and signature must be verified on any e

HESE DESIGNS AND DRAWINGS ARE THE

COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCE!

(CEPT WITH SPECIFIC WRITTEN CONCENT O

AND VERIEY ALL DIMENSIONS OF THE JOB AN

RESPONSIBLE FOR SAME REPORTING AN'

DISCREPANCIES TO THE ARCHITECT BEFORE ENCEMENT OF WORK. DRAWINGS A

NOT TO BE SCALED.

DEVELOPMENT NAME:

1500 N. BROADWALK

HE COMPANY. THE CONTACTOR MUST CHEC

INSITEDESIGNGROUP.CO

CHIQUITA PROPERTIES LL ADDRESS: 1500 N. BROADWALK HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019

PRELIMINARY TECHNICAL

ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41

SEPT-3-2019 FINAL TECHNICAL

ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41

MAY-2020 HISTORIC

PRESERVATION BOARD PERMIT SUBMITTAL

REVISIONS

#B20-104045

COMMNETS **→** MAR-3-2021 BLDG DEP $^{\prime}4$ COMMENTS ---**-** JUNE-25-2021

BLDG DEPT <u>JULY-8-2021</u>

DRAWING NAME

PROJECT DATA

DATE OF ISSUE APRIL-28-2020

ANY APPLICABLE RESOLUTION

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE OTHER ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. APPLICANTS WILL COMPLY WITH ANY APPLICABLE CITY ORDINANCE INCLUDING PERMIT APPLICATION, REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

APPLICABLE CODES

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AS APPLICABLE TO THIS PROJECT AND SCOPE OF WORK (TYP):

THE FLORIDA BUILDING CODE 2017 6TH EDITION, WHICH INCLUDES:

A. BUILDING B. ACCESSIBILITY

C. RESIDENTIAL D. EXISTING BUILDING

E. PLUMBING F. FUEL GAS G. MECHANICAL H. ENERGY CONSERVATION

I. TEST PROTOCOLS

FLORIDA FIRE PREVENTION CODE 6TH EDITION WITH LOCAL AMENDMENTS INCLUDING **BROWARD FIRE AMENDMENTS:**

A. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE-

FLORIDA EDITION 2015 B. NATIONAL FIRE PROTECTION ASSOCIATION'S FIRE CODE NFPA 1

FLORIDA EDITION 2015 BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH-VELOCITY HURRICANE ZONE SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 1605, 1607, 1611, 1616 THROUGH 1626, AND, AS APPLICABLE IN FLOOD HAZARD AREAS, SECTION 1612. IN ADDITION, FOR BUILDINGS LOCATED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS AS

ESTABLISHED IN SECTION 1612.3, THE DOCUMENTATION PERTAINING TO DESIGN, IF REQUIRED IN SECTION 1612.5, SHALL BE INCLUDED AND THE FOLLOWING INFORMATION, REFERENCED TO THE DATUM ON THE COMMUNITY'S FLOOD INSURANCE RATE MAP (FIRM), SHALL BE SHOWN, REGARDLESS OF WHETHER FLOOD LOADS GOVERN THE DESIGN OF THE BUILDING:

1.FLOOD DESIGN CLASS ASSIGNED ACCORDING TO ASCE 24. 2.IN FLOOD HAZARD AREAS OTHER THAN COASTAL HIGH HAZARD AREAS OR COASTAL A ZONES, THE ELEVATION OF THE PROPOSED LOWEST FLOOR, INCLUDING

THE BASEMENT. 3.IN FLOOD HAZARD AREAS OTHER THAN COASTAL HIGH HAZARD AREAS OR COASTAL A ZONES, THE ELEVATION TO WHICH ANY NONRESIDENTIAL BUILDING WILL BE DRY FLOODPROOFED.

4.IN COASTAL HIGH HAZARD AREAS AND COASTAL A ZONES, THE PROPOSED ELEVATION OF THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR, INCLUDING THE BASEMENT.

I	WIND LOAD TYPE:	DESIGN WIND SPEED:	BUILDING TYPE:
	ASCE-10 MWFRS	170	ENCLOSED
	CATEGORY:	IMPORTANCE FACTOR:	BUILDING EXPOSURE
	II	1.0	С

OTHER PERMITS:

NOTES (2): OTHER PERMITS OR AFFIDAVITS MAY BE REQUIRED BY CITY INCLUDING, BUT NOT LIMITED TO FENCE, MANURE BIN, ARENA, IRRIGATION, ROOF, DRIVEWAY, DEMOLITION, GAS, TEMPORARY STRUCTURES, PRE-FAB FIREPLACES, GENERATOR AND/OR LANDSCAPING AS PER CITY ORD. AS REQUIRED TREES TO BE RELOCATED OR REMOVED UNDER SEPARATE

ROOF LEVEL TOTAL

SEE LIFE SAFETY PLAN FOR

OCUPANCY CALCULATION

PROPOSED BUILDING TOTAL

A LAND DEVELOPMENT PERMIT MAY BE REQUIRED. CONTRACTOR TO PROVIDE A PERMIT FOR THE DEMOLITION OF EXISTING STRUCTURES IF REQUIRED, UNDER SEPARATE PERMIT.

SITE PLAN NOTES

1 REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY. 2 REFER TO LEGAL DESCRIPTION FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND

LOCATION OF EXISTING STRUCTURES 3. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK IF ANY DISCREPANCY

ARISES PLEASE NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OR CONTINUATION WITH THE WORK IN QUESTION.

CONDITIONS 5. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES, SEWER, WATER AND

4. GENERAL CONTRACTOR TO VISIT SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING

ELECTRICAL CONNECTIONS BEFORE BIDDING

UNDER NO CIRCUMSTANCES SHALL ANY PART OF THE MAIN STRUCTURE BE CONSTRUCTED WITHIN THE SETBACKS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR POTENTIAL ENCROACHMENTS. IN-SITE DESIGN GROUP AND/OR ARCHITECT MAKE NO REPRESENTATIONS OR GUARANTEES AS TO INFORMATION REFLECTED HEREON PERTAINING TO THE LOCATION OF STRUCTURES, DIMENSIONS OF PROPERTY, SETBACK LINES, RIGHT OF WAYS AND EASEMENTS. SUCH INFORMATION INCLUDING SETBACKS SHALL BE VERIFIED BY THE SURVEYOR AND THE CONTRACTOR.

SITE TO BE FILLED IN ACCORDANCE WITH THE COUNTY FLOOD CRITERIA ELEVATION AND/OR FEMA FLOOD CRITERIA: OR AN ELEVATION NOT LESS THAN 18" ABOVE THE CROWN OF THE ROAD ELEVATION FRONTING THE PROPERTY. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

THE FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE COUNTY FLOOD CRITERIA ELEVATION AND/OR FEMA FLOOD CRITERIA: OR AN ELEVATION NOT LESS THAN 18" ABOVE THE CROWN OF THE ROAD ELEVATION FRONTING THE PROPERTY. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.



SOIL STATEMENT

A COMPLETE GEOTECHNICAL EVALUATION SHALL BE COMPLETED BY A FLORIDA ENGINEERING AND TESTING COMPANY FOR THIS SITE. A COPY OF THE REPORT SHALL BE SUBMITTED WITH THESE DOCUMENTS BY THE OWNER.

CONTRACTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION AS PER F.R.C. A SPOT SURVEY IS REQUIRED SHOWING LOCATION AND ELEVATION OF SLAB

SOIL TREATMENT FOR PROTECTION AGAINST TERMITES SHALL BE SUBMITTED TO BUILDING DEPT. FROM A NATIONAL PEST CONTROL ASSOC. BEFORE CONCRETE CAN BE POURED SEC. F.B.C. 1816.1TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING

SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR WALLS. OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE."

DRAINAGE NOTES

THE SITE SHALL BE DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BURMING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS.

RUNOFF SHALL BE DISCHARGED FROM IMPERVIOUS SURFACES THROUGH RETENTION AREAS, DETENTION DEVICES, FILTERING AND CLEANSING DEVICES OR SUBJECTED TO SOME OTHER TYPE OF BEST MANAGEMENT PRACTICE PRIOR TO DISCHARGE FROM THE PROJECT SITE.

ALL RUNOFF MUST BE CONTAINED ON SITE FOR A 5-YEAR 24-HOUR STORM ALL STORM WATER RUNOFF MUST REMAIN ON SITE DURING CONSTRUCTION AS WELL. CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES,

SURROUNDING RIGHTS OF WAY, STORM WATER FACILITIES AND NEIGHBORING WATER

BODIES. SURVEY

UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2017, BUILDING SECTION 110.3); IN ADDITION, AN AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

LANDSCAPE NOTES FOUR EXISTING PERIMETER PROPERTY STREET/SWALE "PALM" TREES ON PROPERTY. (2) GREEN MALAYAN/COCOS NUCIFERA (1) YELLO MALAYAN AND ONE WILD DATE PALM PHOENIX

NO TREES SHALL BE REMOVED. SEE SITE PLAN FOR LANDSCAPE NOTES. SCOPE SHALL FALL UNDER "THRESHOLD REVIEW" WHERE THE MONETARY VALUE OF THE WORK EVOKES THE LANDSCAPE CODE FOR COMPLIANCE BUT ONLY FOR REQUIRED PERIMETER PROPERTY STREET TREES AS PER DALE BRYANT.

PROVIDE LANDSCAPING TO COMPLY W/CITY OF HOLLYWOOD GUIDELINES. ANY TREES/PALMS TO BE REMOVED SHALL BE REPLACED WITH EQUIVALENT TREES AND TO BE ABOVE MINIMUM SITE CODE.

IN THE EVENT THE LOT IS IRREGULAR IN SHAPE AND/OR THE PROPOSED LAYOUT OF THE STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE A REGISTERED LAND Surveyor stake out the slab perimeter, bearing walls and structural COLUMN LOCATIONS AND VERIFY THAT THE STRUCTURE IS WITHIN ALL REQUIRED CITY SETBACKS AND EASEMENTS. THE SURVEYOR SHALL NOTIFY THE ARCHITECT AND CONTRACTOR IMMEDIATELY IF ANY PORTION OF THE HOUSE ENCROACHES INTO A REQUIRED SETBACK OR EASEMENT. BASED UPON THE INFORMATION PROVIDED BY THE SURVEYOR, THE ARCHITECT SHALL COORDINATE WITH THE CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO THE CONSTRUCTION DRAWINGS. NO WORK SHALL COMMENCE ON THE STRUCTURE UNTIL THE CONTRACTOR HAS RECEIVED FROM THE ARCHITECT REVISED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES AND INFORMING SUBCONTRACTORS OF THE REVISION. DUE TO THE INTRACASY OF THE PROPERTY ANGLES THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING THE LAYOUT OF THE FOUNDATION PERIMETER AND BEARING

GREEN BUILDING:

THIS PROJECT SHALL MEET THE GREEN BUILDING PRACTICES AS PER CITY OF HOLLYWOOD ORD 0-2011-06 CHAPTER 151 AS OPTIONAL. SEE SITE PLAN AND FLOOR PLAN FOR ADDITIONAL DTLS.

(B) RECYCLING A DEDICATED AREA FOR COLLECTING RECYCLED MATERIALS

PER 151.153 (A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.

(D) ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).

(G) ENERGY STAR APPROVED ROOFING MATERIALS.

(H) PROGRAMMABLE THERMOSTATS. (I) OCCUPANCY/VACANCY SENSORS.

(N) DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.

(Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION

(T) ALL HOT WATER PIPES INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION.) ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION. (U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION

(V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED DEMOLITION FOR REMODELING

DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS. CEASE OPERATIONS AND NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT EXISTING STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.

ARRANGE AND PAY FOR DISCONNECTING, REMOVAL AND CAPPING UTILITY SERVICES WITHIN AREA OF DEMOLITION. DISCONNECT AND STUBB-OFF AS REQUIRED. IF CONNECTED TO AREA WHERE OWNER WILL CONTINUE USE DURING CONSTRUCTION, CONTRACTOR SHALL ADVISE OWNER OF INTERRUPTION IN UTILITIES DURING THE WORK CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR USE AND SERVICE DISCONNECT AS REQUIRED.

REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO OWNER AND TO ADJACENT OCCUPIED BUILDING AREAS AS POSSIBLE. ALL DEMOLISHED MATERIALS AND OTHER DEBRIS SHALL BE REMOVED FROM SITE.

DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMODATE NEW WORK, REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT.

AT NO COST TO OWNER. SEAL OFF AREAS THAT ARE NOT UNDER CONSTRUCTION SO THAT DEBRIS DOES NOT ENTER INTERIOR. EXECUTION OF DEMOLITION AND ALTERATION WORK SHALL PROGRESS IN A MANNER AS TO INTERFERE AS LITTLE AS POSSIBLE WITH FUNCTIONS AND NORMAL OPERATIONS OF THE EXISTING BUILDING AND WITH SAFETY AND PRIVACY OF THOSE RESIDING AND/OR WORKING IN AND ABOUT PREMISES. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP BOTH OF CONSTRUCTION SITE AS WELL AS ANY AREAS WHICH BECOME EFFECTED BY CONSTRUCTION DEBRIS.

PRIOR TO REMOVING EXISTING CONSTRUCTION, CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT TO ANY STRUCTURAL MEMBERS BEING SUPPORTED BY THE REMOVED CONSTRUCTION. EXISTING MASONRY WALLS SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. SHOULD BEARING BLOCK, CONCRETE OR STRUCTURAL WALLS, BEAMS AND/OR COLUMNS BE DISCOVERED DURING DEMOLITION WHICH ARE NOT NOTED ON PLANS CONTRACTOR SHALL STOP WORK AND NOTIFY ARCHITECT IMMEDIATELY.

SUPERVISIONS OF CONTRACTORS: THE GENERAL CONTRACTOR OR HIS QUALIFIED REPRESENTATIVE SHALL BE PRESENT WHEN SUBCONTRACTORS ARE ON THE

PLANTS AND TREES. UNLESS SUCH LANDSCAPING SHALL BE INDICATED AS TO BE REMOVED ON THE LANDSCAPE PLAN. ALL LANDSCAPING SHALL REMAIN UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. NOTIFY OWNER IF LANDSCAPING SHALL BE EFFECTED IN ANY WAY.

ALL WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE BEST PRACTICES FOR THE RESPECTIVE TRADES AND QUALITY SPECIFIED. WORK NOT CONSISTENT WITH THE TRADES HIGHEST LEVEL OF WORKMANSHIP SHALL BE REJECTED. ANY WORK REJECTED SHALL BE DONE AT CONTRACTOR'S EXPENSE. CORRECTION OF DEFECTIVE WORK SHALL BE STARTED NOT LATER THAN 5 DAYS AFTER NOTICE IS GIVEN TO THE CONTRACTOR AND SHALL PROCEED WITHOUT DELAY UNTIL WORK IS COMPLETED.

THE CONTRACTOR SHALL PROTECT FROM DAMAGE, WITHOUT LIMITING THE SCOPE THEREOF, EXISTING LANDSCAPING, GROUND-COVERS, GRASS, SHRUBS,

PROTECTION OF PERSONS AND PROPERT

Safety precautions and programs: the contractor shall be responsible for initiating, maintaining and supervising all safety PRECAUTIONS AND PROGRAMS IN ACCORDANCE WITH THE WORK.

SAFETY OF PERSONAS AND PROPERTY: THE CONTRACTOR SHALL TAKE ALL REASONABLE PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED.

ANY AND ALL ASBESTOS AND/OR LEAD PAINT DISCOVERED DURING DEMOLITION OR CONSTRUCTION MUST BE REPORTED TO ARCHITECT AND OWNER

IMMFDIATFLY ANY PROJECT WHERE BUILDING MATERIALS OR BEING REMOVED OR DISTURBED (WALLS, FLOORING, ROOFING, ETC.) TO COMPLY W/ FBC (BROWARD COUNTY BORA AMENDMENTS TO CHAPTER 1) 105.3.6 ASBESTOS. THE ENFORCING AGENCY SHALL REQUIRE EACH BUILDING PERMIT FOR THE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE TO CONTAIN AN ASBESTOS NOTIFICATION STATEMENT. FBC 2017 (BROWARD COUNTY BORA AMENDMENTS TO CHAPTER 1

BROWARD COUNTY'S ASBESTOS AND ENVIRONMENTAL PLANNING SECTIONS THE ASBESTOS SECTION (INCLUDING STATEMENT OF RESPONSIBILITIES) IS REPORTED TO THE ENVIRONMENTAL ENGINEERING AND PERMITTING DEPARTMENT. CALLERS CAN CALL 954-519-0340 OR EMAIL AIRASBESTOS@BROWARD.ORG

DEMOTION NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED IN A VISIBLE PLACE AT ALL TIMES.
- ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- 3. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONALS AND INDUSTRY ORGANIZATIONS.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, WATERWAYS AND OTHER SUPPORT FACILITIES.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR IN ALL FIELDS OF THE WORK AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INSPECTIONS AND APPROVAL OF THE WORK
- THE CONTRACTOR SHALL REVIEW THE DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACK CHARGES WILL NOT BE ACCEPTED.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, STRUCTURAL, PLUMBING, FIRE PROTECTION, ELECTRICAL AND AIR CONDITIONING AT THE TIME THE WORK IS PERFORMED ON THIS STRUCTURE.
- 8. CONTRACTOR TO VERIFY LOCATION OF ALL ELECTRICAL, WATER, GAS, SEPTIC TANK, OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACTOR DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP
- CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED AS IF IT WAS BID BASED ON THE MOST EXPENSIVE METHOD OF FINISH.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND ISSUE ALL REQUESTS FOR INFORMATION (RFI) PRIOR TO THE AWARDING OF THE CONTRACT. ANY RFI ISSUED AFTER THE CONTRACTORS AWARDED CANNOT BE USED AS A BASE FOR A FINANCIAL OR TIME DELAY CLAIM.
- 12. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER OR ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.
- 13. UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR OR SUBCONTRACTOR BE CONSIDERED THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE
- 14. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
- 16. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED. CONTRACTOR SHALL CONTACT THE ARCHITECT FOR ANY CLARIFICATION OR DIMENSIONS REQUIRED AND ARE NOT
- 17. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OR FINISH MATERIAL UNLESS OTHERWISE NOTED ON
- 18. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED. REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. INCOMPLETE SHOP DRAWINGS OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. THE ARCHITECT MUST BE CLEARLY ADVISED OF ANY DEVIATIONS FROM THE ORIGINAL CONSTRUCTION DOCUMENTS ON THE SHOP DRAWINGS WHEN SHOP DRAWINGS ARE SUBMITTED. SPECIALTY ENGINEERING SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
- CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS OR AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. RE-REVIEW BY ARCHITECT OR ENGINEER OR REVIEW OF SHOP DRAWINGS NOT IN SCOPE MAY REQUIRE ADDITIONAL SERVICES. ALL SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR NO LATER THAN 30 DAYS AFTER THE START DATE OF CONSTRUCTION.
- 20. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION WITHIN THE BUILDINGS CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE CHANGE IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY

- AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY
- 21. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED
- 22. ALL WOOD FRAMING INCLUDING PLYWOOD WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS MUCH BE FIRE RETARDANT, PRESSURE TREATED WOOD AND MUST BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY.
- 23. ALL PIPING SHALL BE SLEEVED THROUGH SLAB. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR. PENETRATIONS THROUGH FIRE RATED WALLS OR FLOOR SYSTEM SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OR SAID WALL.
- 24. ALL SHAFTS WHERE APPLICABLE TO BE 2-HOUR RATED WITHOUT EXCEPTION, UL DESIGN NO U-505 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF OR FLOOR
- 25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ELECTRICAL BOXES WITH CABINET MANUFACTURER AND ELECTRICAL SUBCONTRACTOR.
- 26. CONTRACTOR SHALL HAVE CONTRACTED ALL SUBCONTRACTORS AND VENDORS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 27. GENERAL CONTRACTOR TO SECURE ALL POINTS OF ENTRY DURING CONSTRUCTION AND IS TO COORDINATE WITH THE OWNER MEANS OF INGRESS AND EGRESS OF CONSTRUCTION WORKS, MATERIALS, SUPPLIES, TRASH ETC. AND PARKING FOR ALL PROJECT RELATED VEHICLES.
- 28. ALL CONTRACTORS WORK SHALL BE PERFORMED IN A HI END, FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO THE HIGHEST LEVEL OF APPEARANCE AND QUALITY.
- 29. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR ALL WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES AND BATHROOM ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.
- 30. CONTRACTOR TO PROVIDE CONTINUOUS WOOD BLOCKING AT ALL INTERIOR PARTITION FOR INSTALLATION OF BASE BOARDS. COORDINATION PLACEMENT HEIGHTS WITH LOCATION OF BASE
- 31. FOR ALL BATHROOMS PROVIDE WOOD BLOCKING IN SHOWERS AND BEHIND TOILETS FOR GRAB
- 32. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- 33. CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE, REPLACEMENT AND/OR FOR PROPER OPERATION OF THE BUILDING SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CLEARANCE AND/OR AREA. THE ARCHITECT SHALL BE ADVISED IF CHANGES TO THE PLANS WILL BE REQUIRED. THE OMISSION OF ANY OR ALL ACCESS PANELS OR CLEARANCE DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND/OR INSTALLING SUCH PANELS OR DOORS.
- 34. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION
- 35. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS.
- 36. AIR-HANDLING UNITS ARE LOCATED IN THE ATTIC SPACE AND SHALL COMPLY WITH FLORIDA BUILDING CODE 6TH EDITION (2017) BUILDING MECHANICAL SECTION 306 ACCESS AND SERVICE
- 37. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS ETC. UNLESS SPECIFICALLY NOTED OTHERWISE VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGNER, ARCHITECT OR OWNER.
- 38. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER
- 39. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH ARCHITECT OR OWNER.
- 40. THE UNDERSIDE OF ALL EXTERIOR SOFFITS AND SLABS EXPOSED TO WEATHER SHALL RECEIVE A CONTINUOUS DRIP STRIP WITHOUT EXCEPTION
- 41. ALL METAL FLASHING, SCUPPERS ETC. TO RECEIVE PAINT AS RECOMMENDED BY MANUFACTURER, UNLESS OTHERWISE NOTED ON DRAWINGS OR PROJECT MANUAL.
- 42. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CARPETS, WALLS, DOORS ETC.
- 43. ALL REQUIRED TESTS SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR AND BY AN

WALL SECTIONS

SECTION NUMBERS

44. THE CONTRACTOR AND SUB CONTRACTORS, NOT IN-SITE DESIGN GROUP, LLC, ARCHITECT OR ENGINEERS, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND THAT IN-SITE DESIGN GROUP, LLC. AND ARCHITECT IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUB CONTRACTOR OR MATERIAL SUPPLIER AS WELL AS SAFETY PRECAUTIONS. PROGRAMS OR ENFORCEMENT: OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. CONTRACTOR IS ALSO RESPONSIBLE FOR BIDS AND COSTS FOR ALL MATERIALS AND LABOR. DISCUSSIONS WITH IN-SITE

DESIGN GROUP REGARDING COSTS FOR MATERIALS, LABOR AND CONSTRUCTION ARE ONLY

APPROVED TESTING LABORATORY.

ESTIMATES AND SHALL BE VERIFIED WITH A CONTRACTOR.

- 45. UPON COMPLETION OF THIS PROJECT, THE GENERAL CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF "AS-BUILT" ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS NOTING ANY CHANGES THAT HAVE NOT BEEN INCORPORATED INTO THE FINAL SET OF THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL MAINTAIN A COPY OF THE CURRENT SET OF "AS-BUILT" DRAWINGS. INFORMATION SHALL BE RECORDED BY THE GENERAL CONTRACTOR AS CONSTRUCTION PROGRESSES. UPON FINAL COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL ISSUE AN "AS-BUILT" SET OF DRAWINGS AND DOCUMENTS TO THE OWNER, ALONG WITH AN AFFIDAVIT CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THESE "AS-BUILT" DRAWINGS AND DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS PROJECT AND REFLECT THE "AS-BUILT" CONDITIONS THAT HAVE NOT BEEN INCORPORATED INTO THE FINAL CONSTRUCTION DOCUMENTS SET. ANY AS BUILT CHANGES TO BE INCORPORATED INTO THE ARCHITECTS FINAL SET AS REQUIRED BY OWNER OR CITY SHALL BE ADDITIONAL SERVICES.
- 46. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE WRITTEN GUARANTEES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
- 47. THE CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS SHALL GRANT TO THE OWNER/DEVELOPER AND INSTITUTIONAL MORTGAGEE, IMPLIED WARRANTIES OF FITNESS AS TO THE WORK PERFORMED OR MATERIALS SUPPLIED BY THEM AS FOLLOWS: A) FOR THE PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETION OF A BUILDING OR IMPROVEMENTS WARRANTY AS TO THE MECHANICAL AND PLUMBING ELEMENTS, B) FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE BUILDING OR IMPROVEMENT A WARRANTY AS TO ALL OTHER IMPROVEMENTS, LABOR AND MATERIALS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- 48. COMPLETION OF A BUILDING OR IMPROVEMENT MEANS FINAL COMPLETION OF CONSTRUCTION. FINISHING, AND EQUIPPING OF THE BUILDING OR IMPROVEMENT ACCORDING TO THE PLANS AND SPECIFICATIONS AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE ENTIRE BUILDING OR IMPROVEMENT OR THE EQUIVALENT AUTHORIZATION BY THE GOVERNMENTAL BODY HAVING JURISDICTION. THE WARRANTIES PROVIDED HEREIN SHALL INSURE TO THE BENEFIT OF THE OWNER AND ITS SUCCESSOR TO THE BENEFIT OF THE OWNER/DEVELOPER AND TO THE BENEFIT OF THE INSTITUTIONAL MORTGAGEE.
- 49. THE UNDERSIDE OF ALL EXTERIOR SOFFITS AND SLABS EXPOSED TO WEATHER SHALL RECEIVE A CONTINUOUS DRIP STRIP WITHOUT EXCEPTION.
- 50. ALL METAL FLASHING, SCUPPERS ETC. TO RECEIVE PAINT AS RECOMMENDED BY MANUFACTURER, UNLESS OTHERWISE NOTED ON DRAWINGS OR PROJECT MANUAL.
- 51. STRUCTURAL ENGINEERING, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING DRAWINGS ARE PART OF THIS PROJECT AND SHALL BE USED BY THE CONTRACTOR IN FULL COORDINATION WITH ALL THE DRAWINGS ISSUED.
- 52. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING CONSTRUCTION SUCH

AS BUT NOT LIMITED TO, PAVING, SIDEWALKS, STREETS, EXISTING TREES AND LANDSCAPING TO

- INSURE THEIR PROPER DRAINAGE AND RETURN THEM TO THEIR ORIGINAL FINISHED CONDITION. 53. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER
- 54. THE STRUCTURE SHALL BE DESIGNATED AS A NON SMOKING BUILDING AT ALL TIMES DURING CONSTRUCTION ONCE FOUNDATION HAS COMMENCED. CONTRACTOR TO ASSIGN A REMOTE AREA ON SITE FOR SMOKERS AND CIGARETTES SHALL BE DISPOSED OF IN TRASH

EXTERIOR FINISHES ON STRUCTURE AND DESIGN REVISIONS

OWNER DIRECTED REVISIONS PRIOR TO MODIFICATIONS.

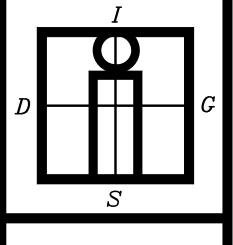
WITHOUT EXCEPTION, UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PREPARE SAMPLES OF ALL EXTERIOR FINISHES THAT ARE TO BE APPLIED TO THE STRUCTURE TO THE ARCHITECT INCLUDING BUT NOT LIMITED TO COLOR, STAINS, APPLIED FINISHES AND DETAILS. ARCHITECT SHALL REVIEW THE SAMPLES FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS AND THE OVERALL DESIGN AND VISION. UPON APPROVAL OF THE SAMPLES THE OWNER SHALL THEN REVIEW AND APPROVE SAID SAMPLES WITH THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL THE OWNER BE PRESENTED WITH SAMPLES PRIOR TO ARCHITECT'S REVIEW.

ANY CHANGES TO THE DESIGN AND/OR ANY PART OF THESE CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY ARCHITECT. ARCHITECT SHALL REVIEW AND APPROVE ANY EXTERIOR

AIR HANDLING UNI A.H.U. **HEADER** SELECT STRUCTURAL SELECT STRUCT. ALTERNATE HEIGHT HT. / HGT. SOLID CORE **ALUMINUM** HOSE BIBB H.B. SHELF AND POLE S & P ABOVE FINISH FLOOR HOLLOW METAL H.M. ANGLE **HANDICAP** H.C. SLIDING GLASS DOOR SL. GL. DR. HOT WATER H.W. SLP. CLG. SLOPING CEILING **ACOUSTICAL TILE** SPI ASH ARCH Architect/Engineer SHEATHING **ACCESS PANEL** SYNTHETIC MARBLE SYN. MARBLE SOAP DISPENSER **INFO** INFORMATION S.F. (SQ.FT.) SQUARE FEET **INSULATION** INSUL. **BAR JOIST** INTERIOR SHELF BLKG. BLOCKING BOARD BD. / BRD S.G.D. SLIDING GLASS DOOR BOTTOM BOT. BLDG. STAINLESS STEEL JOIST BUILDING STANDARD STD BOTH SIDES STEEL KNOCK OUT K.O. BUILT UP ROOFING B.U.R. SUSPENDED SUSP. KNEE SPACE K.S. LAMINATED PLASTIC LAM. PLAS LOUVER LOUV. T.P.D. TOILET PAPER DISPENSER **CEILING JOISTS** CLG. JST LUMINOUS LUM. TEMPERED GLASS TEMP. GL. LAV. CEMENT LAVATORY TIF BFAM LIGHT WEIGHT L.W. **CENTER LINE** TOP OF CURB CFRAMIC TILF TRFAD CHAMFFR **TYPICAI** MACHINE BOLT M.B. CHANNEL TONGUE AND GROOVE T&G MFGR. MANUFACTURER TOP OF PLATE MATERIAL MATL. COLUMN T.O.B. TOP OF BEAM MAX. MAXIMIIM COMPOSITION COMPO MEDICINE CABINET CONC. BLK. CONCRETE BLOCK METAL CONSTRUCTION GRADE CONST. GR. MINIMUM UNLESS NOTED OTHERWISE U.N.O. CONTINUOUS MASONRY COLD WATER C.W. MARBLE **CULTURED MARBLE** CULT. MAR. MANUFACTURER MFR. VENT THRU ROOF V.T.R. CFILING MIRR. MISC MIRROR VENT TO OUTSIDE AIR V.T.O.S.A. CONCRETE MASONRY UNIT CMU MISCELLANEOUS VFRTICAL CERAMIC TILE C.T. M.O. MASONRY OPENING VINYL COMPOSITION TILE V.C.T. COUNTER CTR NOT IN CONTRACT N.I.C. WARD. WARDROBE WATER CLOSET NOT TO SCALE DIAMETER NOT APPLICABLE N/A W.P. WATERPROOFING D.W. DISHWASHER NO. NUMBER WELDED WIRE MESH W.W.M. DOUBLE WIND WINDOW OBSCURE **DOUBLE PLATE** DBL. PL. WITH **OPPOSITE** DOOR WITHOUT W/O ON CENTER WOOD **OVERHANG DOWNSPOUT** D.S. WROUGHT IRON DRAWFR DWR. W.I.C. WALK IN CLOSET DISPENSER D.P.M. PENNY DAMP PROOFING MEMBRANE PLATE DRYWALL D.W. PLYWOOD PLY.WD. PROPERTY LINE ELEC POUNDS PER SQUARE INCH. P.S.I. EXPANSION PRESSURE TREATED **PARTITION** ELEV./EL. ELEVATION PRECUTS PLASTER PLAS. PANEL EXP. JT. **EXPANSION JOINT** PRE ENGINEERED PREENG EXTERIOR **ETCETERA** ETC. **PRFFABRICATED** PRFFAR PAPER TOWEL DISPENSER P.T.D. F.O.W. **FACE OF MASONRY** FACE OF STUD F.B.C. FLORIDA BUILDING CODE **RADIUS** RAD. FINISH FLOOR REQD REQUIRED FINISH GRADE REVISION FLASHING FLSH'G REFRIGERATOR FLOOR FLR. FLOOR DRAIN **ROOF DRAIN** R.D. FLOOR JOISTS FLR. JST. ROOM **FLUORESCENT** FLUOR. **ROUGH SAWN**

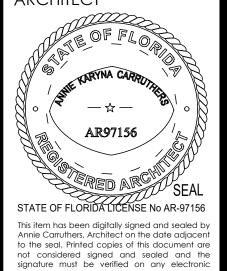
ROUGH OPENING



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FILE NUMBER 18-CPV-41

SUBMITTAL

MAY-2020 HISTORIC PRESERVATION BOARD

PERMIT SUBMITTAL #B20-104045

REVISIONS

DRAWING NAME

DATE OF ISSUE APRIL-28-2020

SHEET

ABBREVIATIONS

DRAWING NOTE (NUMBER) SEE SHT

A-8.1 FOR HEADER SCHEDULE AS

HEADER KEYNOTE

CONTRACTOR SHALL SUBMIT DETAILED FABRICATION AND INSTALLATION DRAWINGS AND /OR PRODUCT LITERATURE (SHOP DRAWINGS) TO THE ARCHITECT/DESIGNER OF RECORD FOR THEIR RECORDS AND APPROVAL FROM THE MANUFACTURERS SUPPLIERS OR INSTALLERS OF THE FOLLOWING ITEMS PRIOR TO THE FABRICATION OR INSTALLATION. DRAWINGS FOR ENGINEERED PRODUCTS OR PRODUCTS OF A STRUCTURAL SAFETY NATURE SHALL BEAR THE SEAL AND SIGNATURE OF A FLORIDA REGISTERED ENGINEER OR SHOW REFERENCE TO PRODUCT APPROVAL BY THE APPLICABLE AUTHORITY. IF THE ARCHITECT'S REVIEW OF SUCH DRAWINGS IS REQUESTED AND OR REQUIRED, THEY SHALL BE SUBMITTED IN REPRODUCIBLE FORM OR WITH FIVE (5) COPIES. SUCH REVIEW IS SOLELY FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THESE DOCUMENTS AND WITH THE INTENT OF THE DESIGN CONCEPT OF THE PROJECT. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS, ACCURACY, JOB CONDITIONS, QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESS AND TECHNIQUES. CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION AND COORDINATION WITH OTHER TRADES. THE PERFORMANCE OF THE PRODUCTS REMAINS SOLEY WITH THE MANUFACTURER AND/OR THE GENERAL CONTRACTOR AS APPLICABLE. REFER TO PERFORMANCE STANDARDS FOR PRODUCT APPROVAL/ COMPLIANCE. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRUSS ENGINEERING TO ARCHITECT, STRUCTURAL AND MECHANICAL ENGINEERS PRIOR TO CONSTRUCTION. ANY SHOP DRAWINGS AND FABRICATION DRAWINGS OR MATERIAL SUBMITTED MUST BE IN CONFORMANCE WITH THE PLANS AND CONTRACT DOCUMENTS. ARCHITECT/ENGINEERS MUST BE CLEARLY INFORMED OF ANY DEVIATION FROM THESE PLANS (IF APPLICABLE) WHEN SHOP DRAWINGS ARE SUBMITTED TO ARCHITECT. ARCHITECT SHALL NOT BE RESPONSIBLE FOR FINDING DEVIATIONS THAT ARE NOT EXPLICITLY NOTED.

SHOP DRAWINGS, INCLUDING BUT NOT LIMITED TO TRUSS AND STAIRS, MUST BE REVIEWED BY THE DESIGNER OF RECORD, STRUCTURAL ENGINEER AND CONTRACTOR PRIOR TO BLDG DEPT SUBMITTAL

SHOP DRAWINGS REQUIRE CITY REVIEW AND APPROVAL.

GENERAL NOTES

ROOF AND/OR FLOOR TRUSS ENGINEERING AND LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL WITH FIVE PRINTED COPIES PRIOR TO POURING ANY SLAB OR FOOTINGS. ARCHITECT AND STRUCTURAL ENGINEER MUST BOTH REVIEW AND SIGN OFF ON TRUSS ROOF AND/OR SHOP DRAWINGS. CONTRACTOR TO OBTAIN BOTH APPROVALS (ARCHITECT AND STRUCTURAL ENGINEER) ON SHOP DRAWINGS PRIOR TO SUBMITTAL TO CITY. PRELIMINARY SHOP DRAWINGS MAY BE EMAILED TO ARCHITECT FOR PRELIMINARY REVIEW ONLY. ROOF TRUSS DESIGN BY TRUSS MANUFACTURER MUST ACCOMMODATE FOR ALL REQUIRED WIND LOADING PER LATEST F.B.C. ELECTRONIC EMAIL COMMENTS AND NOTES SHALL NOT BE CONSTRUED AS FINAL APPROVAL ON SHOP DRAWINGS.

TRUSS MANUFACTURER MUST INCLUDE PERMANENT BRACING AS PART OF THE TRUSS DESIGN. TRUSS DRAWINGS MUST BE SEALED BY A FL LICENSED ENGINEER. TRUSS DESIGN MUST MET OR EXCEED CODE REQUIRED LOADS. REFER TO FLOOR PLANS FOR ALL REQUIRED ATTIC SPACES. PROVIDE TRUSS SHOP DRAWING TO ARCHITECT FOR FINAL ATTIC SPACE REVIEW AND APPROVAL THE FOLLOWING SHOP DRAWINGS AND/OR SAMPLES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AS APPLICABLE TO THIS PROJECT:

- 1. STEEL REINFORCING
- 2. STRUCTURAL COLUMNS AND ACCESS
- 3. PRE-ENGINEERED TRUSSES
- 4. WATERPROOFING MEMBRANES 5. INSULATION
- 6. RAILINGS AND HANDRAILS

8. AIR CONDITIONING EQUIPMENT

- 7. DECORATIVE MOLDINGS/TRIM
- 9. WINDOWS, DOORS AND HARDWARE 10. FIREPLACES 11. FABRICATED STAIRS 12. IRON GATES/FINIALS AND
 - DECORATIVE FIXTURES 13. EXTERIOR VENEERS ON STRUCTURE

14. PREFABRICATED CONC PANELS (HOLLOW CORE)

APPLICABLE • SHEET NUMBER (WHERE SECTION IS DRAWN) DRAWING NOTE NUMBER SEE FLOOR PLAN AND ELEVATIONS MOLDING KEYNOTE **BUILDING SECTIONS** DRAWING NOTE NUMBER SEE SECTION LETTERS MOLDING SCHEDULE SHT A-2 AS • SHEET NUMBER (WHERE SECTION IS DRAWN) CONTROL OR DATUM POINT DESCRIPTION OF POINT _ (TOP OF CONC., TOP OF PLATE, TOP OF T.B.) DETAIL NUMBER **ELEVATION OR POINT** SHEET NUMBER REVISION REFERENCE NUMBER OF REVISION WHICH INTERIOR ELEVATION(S) (UNFOLD) CORRESPONDS TO TITLE BLOCK ARROWS INDICATE ELEVATIONS SHEET NUMBER 4" CURB AT SHOWER DOOR MARK (NUMBER) CHANGE IN ELEVATION EXTERIOR DOOR/WINDOW TYPE WINDOW MARK (LETTER)

INTERIOR PARTITION - 5/8" GYP BOARD BOTH SIDES ON 3-5/8" MTL STUDS @ 16" O.C. (U.O.N.) INTERIOR PARTITION - 5/8" GYP BOARD BOTH SIDES ON 6" MTL STUDS @ 16" INTERIOR PARTITION W/SOUND ATTENUATION BATT INSULATION 5/8" GYP BOARD ON GALV MTL OR P.T. FURRING CHANNELS ON 8" C.M.U WALL THICKNESS PER PLAN. STUCCO EXTERIOR AS NOTED ON PLANS. SEE STRUCT DWGS FOR FILLED CELL LOCATION AND DTLS. WALL SHALL BE INSULATED AS PER INSULATION NOTES ON SHEET A-3.1 AND CONFIRMED WITH MECHANICAL CALCS SKIM COAT PLASTER ON INTERIOR AT

AND LIFE SAFETY PLAN FOR REQUIRED FIRE RATING

EXTERIOR WALLS SHOWN ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR TO

EXTERIOR FACE OF PLYWOOD SHEATHING. SEE SHT A-5.1 FOR ALL WALL TYPE DETAILS

GARAGE ON 8" CMU WALL

POURED CONC WALL OR COLUMN -SIZE AND THICKNESS AS PER STRUCTURAL DWGS.

NDS - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION OCCUPATIONAL SAFETY AND HEALTH ACT STEEL JOIST INSTITUTE (THICKNESS PER PLAN) STUCCO TCA - TILE COUNCIL OF AMERICA EXTERIOR AS NOTED ON PLANS **UNDERWRITERS LABRATORIES** WARNOCK HERSEY INTERNATIONAL

WALL TYPE LEGEND

STANDARDS

PERFORMANCE

FOOTING

FIXTURE

FURRING

FIELD VERIFY

GRAB BAR

GALVANIZED

GYPSUM BOARD

FIRE EXTINGUISHER

FUR.

G.B. Galv. GRD.

GYP.

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OF THE FOLLOWING AGENCIES AS APPLICABLE:

DCPA - (MIAMI) DADE PRODUCT APPROVAL

NFPA - NATIONAL FIRE PROTECTION ASSOCIATION

GYPSUM ASSOCIATION

NER - NATIONAL EVALUATION SERVICE INC

FBC - FLORIDA BUILDING CODE

LSC - LIFE SAFETY CODE

ALL PRODUCTS AND THEIR INSTALLATION SPECIDIED IN HESE DOCUMENTS

STANDARDS OF QUALITY. PROTECTION AND PERFORMANCE OF AT LEAST ONE

ARCHITECTURAL ALUMINUM MANUFACTURERS ASSOCIATION

SHALL HAVE PRODUCT APPROVAL BY AND BE ACCORDING WITH THE

AMERICAN SOCIETY TESTING MATERIALS

AMERICAN FOREST & PAPER ASSOCIATION

AMERICAN WOOD PERSERVATIVES BUREAU

AMERICAN NATIONAL STANDARDS INSTITUTE

AMERICAN INSTITUTE OF STEEL CONSTRUCTION

AMERICAN CONCRETE INSTITUTE

AMERICAN WOODWORK INSTITUTE

F.V.

SHOP DRAWING SCHEDULE

SYMBOLS

AWPB -

STRUCTURE SHALL BE CONSTRUCTED FOR ULTIMATE DESIGN WIND SPEEDS PER FIGURE 301.2 (4) AND TABLE R301.2(2) COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B AND R301,2(3) HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(2). WHEN REQUIRED, ULTIMATE DESIGN WIND SPEEDS, OF FIGURE R301.2 (4) SHALL BE CONVERTED TO NOMINAL DESIGN WIND SPEEDS, USING TABLE R301. 2. 1. 3. FOR EACH WIND DIRECTION CONSIDERED, AN EXPOSURE CATEGORY THAT ADEQUATELY REFLECTS THE CHARACTERISTICS OF GROUND SURFACE IRREGULARITIES SHALL BE DETERMINED FOR THE SITE AT WHICH THE BUILDING OR STRUCTURE IS TO BE CONSTRUCTED.

R301.1APPLICATION.

BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS INCLUDING DEAD LOADS LIVE LOADS ROOF LOADS FLOOD LOADS SNOW LOADS, WIND LOADS AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE. THI CONSTRUCTION OF BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THE PROVISIONS OF this code shall result in a system that provides a complete load path that meets THE REQUIREMENTS FOR THE TRANSFER OF LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. BUILDINGS AND STRUCTURES CONSTRUCTED AS PRESCRIBED BY THIS CODE ARE DEEMED TO COMPLY WITH THE REQUIREMENTS OF THIS

EXCEPTION: BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH VELOCITY HURRICANE ZONE SHALL COMPLY WITH SECTIONS R302 TO R327, INCLUSIVE AND THE PROVISIONS OF CHAPTER 44, SECTIONS R301.2.5 AND R406. IN ADDITION, BUILDINGS AND STRUCTURES LOCATED IN FLOOD HAZARD AREAS ESTABLISHED IN TABLE R301.2(1) SHALL COMPLY WITH SECTIONS R301.2.4, R301.2.5 AND R322.

UTILITY AND MISCELLANEOUS GROUP U

BUILDINGS AND STRUCTURES OF AN ACCESSORY CHARACTER AND MISCELLANEOUS STRUCTURES NOT CLASSIFIED IN ANY SPECIFIC OCCUPANCY SHALL BE CONSTRUCTED, EQUIPPED AND MAINTAINED TO CONFORM TO THE REQUIREMENTS OF THIS CODE COMMENSURATE WITH THE FIRE AND LIFE HAZARD INCIDENTAL TO THEIR OCCUPANCY. GROUP U SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

STABLES PRIVATE GARAGES LIVESTOCK SHELTERS

FENCES MORE THAN 6 FT IN HEIGHT RETAINING WALLS

AGRICULTURAL BUILDINGS

SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS 503.1 GENERAL

UNLESS OTHERWISE SPECIFICALLY MODIFIED IN CHAPTER 4 AND THIS CHAPTER, BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTIONS 504 AND 506 BASED ON THE TYPE OF CONSTRUCTION AS DETERMINED BY SECTION 602 AND THE OCCUPANCIES AS DETERMINED BY SECTION 302 EXCEPT AS MODIFIED HEREAFTER. BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA PROVISIONS SHALL BE APPLIED INDEPENDENTLY. EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS COMPLYING WITH SECTION 706 SHALL BE CONSIDERED TO BE A SEPARATE BUILDING.

BUILDING AREA

506.1 GENERAL THE FLOOR AREA OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING AND THE AMOUNT OF BUILDING FRONTAGE ON PUBLIC WAY OR OPEN SPACE. SECTION712 VERTICAL OPENINGS

712.1GENERAL. EACH VERTICAL OPENING SHALL COMPLY IN ACCORDANCE WITH ONE OF THE PROTECTION METHODS IN SECTIONS 712.1.1 THROUGH 712.1.16. 712.1.1SHAFT FNCLOSURES

VERTICAL OPENINGS CONTAINED ENTIRELY WITHIN A SHAFT ENCLOSURE COMPLYING WITH SECTION 713 SHALL BE PERMITTED. 712.1.2INDIVIDUAL DWELLING UNIT

UNCONCEALED VERTICAL OPENINGS TOTALLY WITHIN AN INDIVIDUAL RESIDENTIAL DWELLING UNIT AND CONNECTING FOUR STORIES OR LESS SHALL BE PERMITTED. 712.1.3ESCALATOR OPENINGS.

WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, VERTICAL OPENINGS FOR ESCALATORS SHALL BE PERMITTED WHERE PROTECTED IN ACCORDANCE WITH SECTION 712.1.3.1 OR 712.1.3.2. 712.1.3.1 OPENING SIZE

PROTECTION BY A DRAFT CURTAIN AND CLOSELY SPACED SPRINKLERS IN ACCORDANCE WITH NFPA 13 SHALL BE PERMITTED WHERE THE AREA OF THE VERTICAL OPENING BETWEEN STORIES DOES NOT EXCEED TWICE THE HORIZONTAL PROJECTED AREA OF THE ESCALATOR. IN OTHER HAN GROUPS B AND M. THIS APPLICATION IS LIMITED TO MORE THAN FOUR STORIES 712.1.3.2AUTOMATIC SHUTTERS

PROTECTION OF THE VERTICAL OPENING BY APPROVED SHUTTERS AT EVERY PENETRATED FLOOR SHALL BE PERMITTED IN ACCORDANCE WITH THIS SECTION. THE SHUTTERS SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION AND HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1.5 HOURS. THE SHUTTER SHALL BE SO CONSTRUCTED AS TO CLOSE IMMEDIATELY UPON THE ACTUATION OF A SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH SECTION 907.3.1 AND SHALL COMPLETELY SHUT OFF THE WELL OPENING. ESCALATORS SHALL CEASE OPERATION WHEN THE SHUTTER BEGINS TO CLOSE. THE SHUTTER SHALL OPERATE AT A SPEED OF NOT MORE THAN 30 FEET PER MINUTE (152.4 MM/S) AND SHALL BE EQUIPPED WITH A SENSITIVE LEADING EDGE TO ARREST ITS PROGRESS WHERE IN CONTACT WITH ANY OBSTACLE, AND TO CONTINUE ITS PROGRESS ON RELEASE THERE FROM.

712.1.4PENETRATIONS. PENETRATIONS, CONCEALED AND UNCONCEALED, SHALL BE PERMITTED WHERE PROTECTED IN ACCORDANCE WITH SECTION 714.

JOINTS SHALL BE PERMITTED WHERE COMPLYING WITH SECTION 712.1.5.1 OR 712.1.5.2, AS

712.1.5.1JOINTS IN OR BETWEEN HORIZONTAL ASSEMBLIES DINTS MADE IN OR BETWEEN HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 715. THE VOID CREATED AT THE INTERSECTION OF A FLOOR/CEILING ASSEMBLY AND AN EXTERIOR CURTAIN WALL ASSEMBLY SHALL BE PERMITTED WHERE PROTECTED IN ACCORDANCE WITH

712.1.5.2JOINTS IN OR BETWEEN NONFIRE-RESISTANCE-RATED FLOOR ASSEMBLIES. JOINTS IN OR BETWEEN FLOOR ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL BE PERMITTED WHERE THEY COMPLY WITH ONE OF THE FOLLOWING: 1. THE JOINT SHALL BE CONCEALED WITHIN THE CAVITY OF A WALL. 2.THE JOINT SHALL BE LOCATED ABOVE A CEILING.

3.THE JOINT SHALL BE SEALED, TREATED OR COVERED WITH AN APPROVED MATERIAL OR SYSTEM TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. EXCEPTION: JOINTS MEETING ONE OF THE EXCEPTIONS LISTED IN SECTION 715.1. 712.1.6DUCTS AND AIR TRANSFER OPENINGS.

PENETRATIONS BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 717. GREASE DUCTS SHALL BE PROTECTED IN ACCORDANCE

WITH THE FLORIDA BUILDING CODE, MECHANICAL. 714.1SCOPE THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND METHODS OF

CONSTRUCTION USED TO PROTECT THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANCE-RATED WALL ASSEMBLIES. 714.1.1DUCTS AND AIR TRANSFER OPENINGS. PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS BY DUCTS THAT ARE NOT PROTECTED WITH

DAMPERS SHALL COMPLY WITH SECTIONS 714.2 THROUGH 714.3.3. PENETRATIONS OF HORIZONTAL ASSEMBLIES NOT PROTECTED WITH A SHAFT AS PERMITTED BY SECTION 717.6, AND NOT REQUIRED TO BE PROTECTED WITH FIRE DAMPERS BY OTHER SECTIONS OF THIS CODE, IALL COMPLY WITH SECTIONS 714.4 THROUGH 714.5.2. DUCTS AND AIR TRANSFER OPENINGS HAT ARE PROTECTED WITH DAMPERS SHALL COMPLY WITH SECTION 717.

714.2INSTALLATION DETAILS. WHERE SLEEVES ARE USED, THEY SHALL BE SECURELY FASTENED TO THE ASSEMBLY PENETRATED. HE SPACE BETWEEN THE ITEM CONTAINED IN THE SLEEVE AND THE SLEEVE ITSELF AND ANY SPACE BETWEEN THE SLEEVE AND THE ASSEMBLY PENETRATED SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION. INSULATION AND COVERINGS ON OR IN THE PENETRATING ITEM SHALL NOT PENETRATE THE ASSEMBLY UNLESS THE SPECIFIC MATERIAL USED HAS BEEN TESTED AS PART OF THE ASSEMBLY IN ACCORDANCE WITH THIS SECTION. 714.3FIRE-RESISTANCE-RATED WALLS

PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS SHALL COMPLY WITH SECTIONS 714.3.1 THROUGH 714.3.3. PENETRATIONS IN SMOKE BARRIER WALLS SHALL ALSO COMPLY WITH SECTION 714.4.4. 714.3.1THROUGH PENETRATIONS.

THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2. EXCEPTION: WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR

CONDUITS. THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL IS PERMITTED TO BE PROTECTED BY EITHER OF THE FOLLOWING 1.IN CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES

NOT EXCEED 144 SQUARE INCHES (0.0929 M2), CONCRETE, GROUT OR MORTAR IS PERMITTED

WHERE INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING 2.THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTMELLE OR UI 263 time-temperature fire Conditions under a minimum positive pressure differential OF 0.01 INCH (2.49 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME

PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

714.3 1THROUGH PENETRATIONS IHROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR

EXCEPTION: WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE

ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL IS PERMITTED TO BE PROTECTED BY EITHER OF THE FOLLOWING MEASURES: 1.IN CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES (0.0929 M2), CONCRETE, GROUT OR MORTAR IS PERMITTED WHERE INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING 2.THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AT THE OCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED. 714.3.1.1FIRE-RESISTANCE-RATED ASSEMBLIES.

PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY. 714.3.1.2THROUGH-PENETRATION FIRESTOP SYSTEM. THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED

714.3.2MEMBRANE PENETRATIONS. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

1.MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.0 103 M2) IN AREA, PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES (0.0645 M2) IN ANY 100 SQUARE FEET (9.29 M2) OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.2 MM). SUCH BOXES ON OPPOSITE SIDES OF THE WALL OR PARTITION SHALL BE SEPARATED BY ONE OF THE FOLLOWING: 1.1.BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING STUD CAVITIES:

1.2.BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL ROCKWOOL OR SLAG MINERAL WOOL INSULATION: 1.3 BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 718.2.15 1.4.BY PROTECTING BOTH OUTLET BOXES WITH LISTED PUTTY PADS: OR

1.5 BY OTHER LISTED MATERIALS AND METHODS. 2.MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL, PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.2 MM) UNLESS LISTED OTHERWISE. SUCH BOXES ON OPPOSITE SIDES OF THE

WALL OR PARTITION SHALL BE SEPARATED BY ONE OF THE FOLLOWING: 2.1.BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES; 2.2.BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 718.2.1; 2.3.BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS; OR

FIRE-RESISTANCE RATING OF THE WALL PENETRATED.

2.4.BY OTHER LISTED MATERIALS AND METHODS. 3.MEMBRANE PENETRATIONS BY ELECTRICAL BOXES OF ANY SIZE OR TYPE, THAT HAVE BEEN LISTED AS PART OF A WALL OPENING PROTECTIVE MATERIAL SYSTEM FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING 4.MEMBRANE PENETRATIONS BY BOXES OTHER THAN ELECTRICAL BOXES, PROVIDED SUCH PENETRATING ITEMS AND THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX, ARE PROTECTED BY AN APPROVED MEMBRANE PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER, AND SHALL HAVE AN F AND T RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED AND BE INSTALLED IN ACCORDANCE WITH THEIR LISTING. 5.THE ANNULAR SPACE CREATED BY THE PENETRATION OF AN AUTOMATIC SPRINKLER, PROVIDED IT IS COVERED BY A METAL ESCUTCHEON PLATE. 6.MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL

ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.0 103 M2) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (0.0645) M2) IN ANY 100 SQUARE FEET (9.29 M2) OF WALL AREA, PROVIDED SUCH PENETRATING ITEMS ARE PROTECTED BY LISTED PUTTY PADS OR OTHER LISTED MATERIALS AND METHODS, AND INSTALLED IN ACCORDANCE WITH THE LISTING 714.3.3DISSIMILAR MATERIALS

NONCOMBUSTIBLE PENETRATING ITEMS SHALL NOT CONNECT TO COMBUSTIBLE ITEMS BEYOND THE POINT OF FIRESTOPPING UNLESS IT CAN BE DEMONSTRATED THAT THE FIRE-RESISTANCE INTEGRITY OF THE WALL IS MAINTAINED

THERMAL- AND SOUND-INSULATING MATERIALS

SECTION 2613.

INSULATING MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE membranes, similar coverings and all layers of single and multilayer reflective foil nsulations. Shall comply with the requirements of this Section. Where a flame spread index or A SMOKE-DEVELOPED INDEX IS SPECIFIED IN THIS SECTION, SUCH INDEX SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E84 OR UL 723. ANY MATERIAL THAT IS SUBJECT TO AN INCREASE IN FLAME SPREAD INDEX OR SMOKE-DEVELOPED INDEX BEYOND THE LIMITS HEREIN ESTABLISHED THROUGH THE EFFECTS OF AGE, MOISTURE OR OTHER ATMOSPHERIC CONDITIONS SHALL NOT BE PERMITTED.

1. FIBERBOARD INSULATION SHALL COMPLY WITH CHAPTER 23. 2.FOAM PLASTIC INSULATION SHALL COMPLY WITH CHAPTER 26 3.DUCT AND PIPE INSULATION AND DUCT AND PIPE COVERINGS AND LININGS IN PLENUMS SHALL COMPLY WITH THE FLORIDA BUILDING CODE, MECHANICAL. 4.ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE PLASTIC CORE INSULATION SHALL COMPLY WITH

720 2CONCEALED INSTALLATION INSULATING MATERIALS. WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION. SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.6 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC

720.2.1FACINGS WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES IN BUILDINGS OF TYPE III, IV OR V CONSTRUCTION, THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS, OVERINGS, AND LAYERS OF REFLECTIVE FOIL INSULATION THAT ARE INSTALLED BEHIND AND IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, WALL OR FLOOR FINISH EXCEPTION: ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE PLASTIC CORE INSULATION SHALL COMPLY WITH SECTION 2613.

720.3EXPOSED INSTALLATION INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.6 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO

MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC 720.3.1ATTIC FLOORS. EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WHEN TESTED IN ACCORDANCE WITH ASTM E970. 720.4LOOSE-FILL INSULATION. LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 723 APPARATUS

WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTIONS 720.2 AND 720.3 WHEN TESTED IN ACCORDANCE WITH CAN/ULC EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT WHEN TESTED IN ACCORDANCE WITH CAN/ULC \$102.2, PROVIDED SUCH INSULATION has a smoke-developed index of not more than 450 and complies with the requirements of SECTION 720.6

720.5ROOF INSULATION THE USE OF COMBUSTIBLE ROOF INSULATION NOT COMPLYING WITH SECTIONS 720.2 AND 720.3 SHALL BE PERMITTED IN ANY TYPE OF CONSTRUCTION PROVIDED THAT INSULATION IS COVERED WITH APPROVED ROOF COVERINGS DIRECTLY APPLIED THERETO.

720.6CELLULOSIC FIBER LOOSE-FILL INSULATION AND SELF-SUPPORTED SPRAY-APPLIED CELLULOSIC CELLULOSIC FIBER LOOSE-FILL INSULATION AND SELF-SUPPORTED SPRAY-APPLIED CELLULOSIC INSULATION SHALL COMPLY WITH CPSC 16 CFR PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR PARTS 1209 AND 1404. 720.7INSULATION AND COVERING ON PIPE AND TUBING.

NSULATION AND COVERING ON PIPE AND TUBING SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. EXCEPTION: INSULATION AND COVERING ON PIPE AND TUBING INSTALLED IN PLENUMS SHALL COMPLY WITH THE FLORIDA BUILDING CODE, MECHANICAL. SECTION803 WALL AND CEILING FINISHES

803.1 GENERAL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1 803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES. CLASS A:=FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450.CLASS B:=FLAME SPREAD INDEX 26-75; SMOKEDEVELOPED INDEX 0-450.CLASS C:=FLAME SPREAD INDEX 76-200; SMOKEDEVELOPED INDEX 0-450.EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

FIRE PROTECTION SYSTEMS

SECTION901 GENERAL 901.1SCOPE.

THE PROVISIONS OF THIS CHAPTER SHALL SPECIFY WHERE FIRE PROTECTION SYSTEMS ARE REQUIRED AND SHALL APPLY TO THE DESIGN, INSTALLATION AND OPERATION OF FIRE PROTECTION SYSTEMS AND CARBON MONOXIDE DETECTION ALARMS. 901 2FIRE PROTECTION SYSTEMS

FIRE PROTECTION SYSTEMS SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE FLORIDA FIRE PREVENTION CODE. ANY FIRE PROTECTION SYSTEM FOR WHICH AN EXCEPTION OR REDUCTION TO THE PROVISIONS OF THIS CODE HAS BEEN GRANTED SHALL BE CONSIDERED TO BE A REQUIRED SYSTEM. EXCEPTION: ANY FIRE PROTECTION SYSTEM OR PORTION THEREOF NOT REQUIRED BY THIS CODE SHALL BE PERMITTED TO BE INSTALLED FOR PARTIAL OR COMPLETE PROTECTION PROVIDED THAT SUCH SYSTEM MEETS THE REQUIREMENTS OF THIS CODE.

901.3MODIFICATIONS PERSONS SHALL NOT REMOVE OR MODIFY ANY FIRE PROTECTION SYSTEM INSTALLED OR MAINTAINED UNDER THE PROVISIONS OF THIS CODE OR THE FLORIDA FIRE PREVENTION CODE WITHOUT APPROVAL BY THE BUILDING

AUTOMATIC SPRINKLER SYSTEMS

[F]903.1GENERAL. AUTOMATIC SPRINKLER SYSTEMS SHALL COMPLY WITH THIS SECTION.

[F]903.1.1ALTERNATIVE PROTECTION. ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS COMPLYING WITH SECTION 904 SHALL BE PERMITTED INSTEAD OF AUTOMATIC SPRINKLER PROTECTION WHERE RECOGNIZED BY THE APPLICABLE STANDARD AND APPROVED BY THE FIRE CODE OFFICIAL

903.3INSTALLATION REQUIREMENTS AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 903.3.1 THROUGH 903.3.8 [F1903.3.1STANDARDS.

SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903-3-1-1 UNLESS. OTHERWISE PERMITTED BY SECTIONS 903.3.1.2 AND 903.3.1.3 AND OTHER CHAPTERS OF THIS CODE, AS APPLICABLE. [F]903.3.1.1NFPA 13 SPRINKLER SYSTEMS

WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE FOUIPPED. THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2.

SECTION906 PORTABLE FIRE EXTINGUISHERS

[F]906.1WHERE REQUIRED . . PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: 1.IN GROUP A, B, E, F, H, I, M, R-1, R-2, R-4 AND S OCCUPANCIES

EXCEPTION: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C. 2. WITHIN 30 FEET (9144 MM) OF COMMERCIAL COOKING EQUIPMENT 3.IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.

4.ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION, EXCEPT GROUP R-3 OCCUPANCIES, IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE. 5. WHERE REQUIRED BY THE FLORIDA FIRE PREVENTION CODE. 6.SPECIAL-HAZARD AREAS, INCLUDING BUT NOT LIMITED TO LABORATORIES, COMPUTER ROOMS AND

GENERATOR ROOMS. WHERE REQUIRED BY THE FIRE CODE OFFICIAL. TABLE [F] 906.1 ADDITIONAL REQUIRED PORTABLE FIRE EXTINGUISHERS IN THE FLORIDA FIRE PREVENTION CODE. RESERVED [F1906.2GENERAL REQUIREMENTS. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THIS SECTION AND

EXCEPTIONS: 1.THE DISTANCE OF TRAVEL TO REACH AN EXTINGUISHER SHALL NOT APPLY TO THE SPECTATOR SEATING PORTIONS OF GROUP A-5 OCCUPANCIES. 2.IN GROUP I-3, PORTABLE FIRE EXTINGUISHERS SHALL BE PERMITTED TO BE LOCATED AT STAFF LOCATIONS. F1906.3SIZE AND DISTRIBUTION THE SIZE AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTIONS 906.3.1

PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL.

[F]906.6UNOBSTRUCTED AND UNOBSCURED. PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF EXTINGUISHERS.

[F1906.7HANGERS AND BRACKETS. HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE

[F]906.8CABINETS CABINETS USED TO HOUSE PORTABLE FIRE EXTINGUISHERS SHALL NOT BE LOCKED.

IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1.WHERE PORTABLE FIRE EXTINGUISHERS SUBJECT TO MALICIOUS USE OR DAMAGE ARE PROVIDED WITH A MEANS OF READY ACCESS. 2.IN GROUP I-3 OCCUPANCIES AND IN MENTAL HEALTH AREAS IN GROUP I-2 OCCUPANCIES, ACCESS TO PORTABLE FIRE EXTINGUISHERS SHALL BE PERMITTED TO BE LOCKED OR TO BE LOCATED IN STAFF LOCATIONS PROVIDED THE STAFF HAS KEYS.

[F]906.9EXTINGUISHER INSTALLATION HE INSTALLATION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTIONS 906.9.1 [F1906.9.1EXTINGUISHERS WEIGHING 40 POUNDS OR LESS

ORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS (18 KG) SHALL BE INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 5 FEET (1524 MM) ABOVE THE FLOOR. [F]906.9.2EXTINGUISHERS WEIGHING MORE THAN 40 POUNDS. INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 3.5 FEET (1067 MM) ABOVE THE FLOOR. [F1906.9.3FLOOR CLEARANCE

THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD PORTABLE FIRE EXTINGUISHERS SHALL BE NOT LESS THAN 4 INCHES (102 MM). SECTION907

FIRE ALARM AND DETECTION SYSTEMS [F1907_1GENERAL

6.ANNUNCIATORS.

THIS SECTION COVERS THE APPLICATION, INSTALLATION, PERFORMANCE AND MAINTENANCE OF FIRE ALARM SYSTEMS AND THEIR COMPONENTS [F]907.1.1 CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS FOR FIRE ALARM SYSTEMS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE FLORIDA FIRE PREVENTION CODE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL.

F1907.1.2FIRE ALARM SHOP DRAWINGS SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM NSTALLATION, AND SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING WHERE APPLICABLE TO THE SYSTEM BEING INSTALLED 1.A FLOOR PLAN THAT INDICATES THE USE OF ALL ROOMS.

2.LOCATIONS OF ALARM-INITIATING DEVICES. 3.LOCATIONS OF ALARM NOTIFICATION APPLIANCES, INCLUDING CANDELA RATINGS FOR VISIBLE ALARM NOTIFICATION APPLIANCES 4.DESIGN MINIMUM AUDIBILITY LEVEL FOR OCCUPANT NOTIFICATION. 5.LOCATION OF FIRE ALARM CONTROL UNIT, TRANSPONDERS AND NOTIFICATION POWER SUPPLIES.

7.POWER CONNECTION 8.BATTERY CALCULATIONS CONDUCTOR TYPE AND SIZES.

10 VOLTAGE DROP CALCULATIONS 11.MANUFACTURERS' DATA SHEETS INDICATING MODEL NUMBERS AND LISTING INFORMATION FOR EQUIPMENT, DEVICES AND MATERIALS

12.DETAILS OF CEILING HEIGHT AND CONSTRUCTION. 13.THE INTERFACE OF FIRE SAFETY CONTROL FUNCTIONS 14.CLASSIFICATION OF THE SUPERVISING STATION. [F]907.1.3EQUIPMENT.

SYSTEMS AND COMPONENTS SHALL BE LISTED AND APPROVED FOR THE PURPOSE FOR WHICH THEY ARE 907.1.4ACCESSIBILITY EVERY REQUIRED FIRE ALARM SYSTEM SHALL INCLUDE A VISIBLE ALARM INDICATING APPLIANCES IN PUBLIC AND COMMON AREAS. FOR MORE SPECIFIC ACCESSIBILITY REQUIREMENTS RELATED TO ALARM INDICATING APPLIANCES, REFER TO APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE, ACCESSIBILITY.

[F1907.2WHERE REQUIRED—NEW BUILDINGS AND STRUCTURES AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SECTIONS 907.2.1 IHROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5, UNLESS OTHER REQUIREMENTS ARE PROVIDED BY ANOTHER SECTION OF THIS CODE. NOT FEWER THAN ONE MANUAL FIRE ALARM BOX SHALL BE PROVIDED IN AN APPROVED LOCATION TO INITIATE A FIRE ALARM SIGNAL FOR FIRE ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES. WHERE OTHER SECTIONS OF THIS CODE ALLOW ELIMINATION OF FIRE ALARM BOXES DUE TO SPRINKLERS, A SINGLE FIRE ALARM BOX SHALL BE INSTALLED.

EXCEPTIONS: 1.THE MANUAL FIRE ALARM BOX IS NOT REQUIRED FOR FIRE ALARM SYSTEMS DEDICATED TO ELEVATOR RECALL CONTROL AND SUPERVISORY SERVICE. 2.THE MANUAL FIRE ALARM BOX IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE WATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT EVENT. WHERE PROVIDED, THE MANUAL FIRE ALARM BOX SHALL NOT BE LOCATED IN AN AREA THAT IS ACCESSIBLE TO THE PUBLIC

CHAPTER 10 MEANS OF EGRESS

SECTION 1001 **ADMINISTRATION**

1001.1 GENERAL. BUILDINGS OR PORTIONS THEREOF SHALL BE PROVIDED WITH A MEANS OF EGRESS SYSTEM AS REQUIRED BY THIS CHAPTER. THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN, CONSTRUCTION AND ARRANGEMENT OF MEANS OF EGRESS COMPONENTS REQUIRED TO PROVIDE AN APPROVED MEANS OF EGRESS FROM STRUCTURES AND PORTIONS THEREOF.

1001.2 MINIMUM REQUIREMENTS IT SHALL BE UNLAWFUL TO ALTER A BUILDING OR STRUCTURE IN A MANNER THAT WILL REDUCE THE NUMBER OF EXITS OR THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE MEANS OF EGRESS TO LESS THAN REQUIRED BY THIS CODE. [F]1001.3 MAINTENANCE.

[F]1001.4 FIRE SAFETY AND EVACUATION PLANS. FIRE SAFETY AND EVACUATION PLANS SHALL BE PROVIDED FOR ALL OCCUPANCIES AND BUILDINGS WHERE REQUIRED BY THE FLORIDA FIRE PREVENTION CODE. SUCH FIRE SAFETY AND EVACUATION PLANS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE FLORIDA FIRE

SECTION 1003 GENERAL MEANS OF EGRESS

PREVENTION CODE.

1003.1 APPLICABILITY. THE GENERAL REQUIREMENTS SPECIFIED IN SECTIONS 1003 THROUGH 1015 SHALL APPLY TO ALL THREE ELEMENTS OF THE MEANS OF EGRESS SYSTEM. IN ADDITION TO THOSE SPECIFIC REQUIREMENTS FOR THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE DETAILED ELSEWHERE IN

1003.2 CEILING HEIGHT THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES (2286

1.SLOPED CEILINGS IN ACCORDANCE WITH SECTION 1208.2. 2.CEILINGS OF DWELLING UNITS AND SLEEPING UNITS WITHIN RESIDENTIAL OCCUPANCIES IN ACCORDANCE WITH SECTION 1208.2. 3.ALLOWABLE PROJECTIONS IN ACCORDANCE WITH SECTION 1003.3.

4.STAIR HEADROOM IN ACCORDANCE WITH SECTION 1011.3 5.DOOR HEIGHT IN ACCORDANCE WITH SECTION 1010.1.1. 6.RAMP HEADROOM IN ACCORDANCE WITH SECTION 1012.5.2. 7.THE CLEAR HEIGHT OF FLOOR LEVELS IN VEHICULAR AND PEDESTRIAN TRAFFIC AREAS OF PUBLIC AND PRIVATE PARKING GARAGES IN ACCORDANCE WITH SECTION 406.4.1.

8.AREAS ABOVE AND BELOW MEZZANINE FLOORS IN ACCORDANCE WITH SECTION 505.2. 1003.3 PROTRUDING OBJECTS. PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1003.3.1 THROUGH 1003.3.4.

1003.3.1 HEADROOM. PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MINIMUM CEILING HEIGHT REQUIRED BY SECTION 1003.2 WHERE A MINIMUM HEADROOM OF 80 INCHES (2032 MM) IS PROVIDED OVER ANY WALKING SURFACE, INCLUDING WALKS, CORRIDORS, AISLES AND PASSAGEWAYS. NOT MORE THAN 50 PERCENT OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS.

EXCEPTION: DOOR CLOSERS AND STOPS SHALL NOT REDUCE HEADROOM TO LESS THAN 78 INCHES (1981 MM). A BARRIER SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2032 MM) HIGH. THE LEADING EDGE OF SUCH A BARRIER SHALL BE LOCATED 27 INCHES (686 MM)

1003.3.2 POST-MOUNTED OBJECTS. A FREE-STANDING OBJECT MOUNTED ON A POST OR PYLON SHALL NOT OVERHANG THAT POST OR PYLON MORE THAN 4 INCHES (102 MM) WHERE THE LOWEST POINT OF THE LEADING EDGE IS MORE THAN 27 INCHES (686 MM) AND LESS THAN 80 INCHES (2032 MM) ABOVE THE WALKING SURFACE, WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 INCHES (30.5 MM). THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES (686 MM) MAXIMUM OR 80 INCHES (2032 MM) MINIMUM ABOVE THE FINISHED FLOOR OR GROUND. EXCEPTION: THESE REQUIREMENTS SHALL NOT APPLY TO SLOPING PORTIONS OF HANDRAILS BETWEEN THE TOP AND BOTTOM RISER OF STAIRS AND ABOVE THE RAMP RUN.

1003.3.3 HORIZONTAL PROJECTIONS OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2030 MM) ABOVE THE FLOOR SHALL NOT PROJECT HORIZONTALLY MORE THAN 4 INCHES (102 MM) INTO THE CIRCULATION PATH. EXCEPTION: HANDRAILS ARE PERMITTED TO PROTRUDE 41/2 INCHES (114 MM) FROM THE WALL PROTRUDING OBJECTS SHALL NOT REDUCE THE MINIMUM CLEAR WIDTH OF ACCESSIBLE ROUTES. (SEE THE FLORIDA BUILDING CODE, ACCESSIBILITY.)

1003.4 FLOOR SURFACE. WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED. 1003.5 ELEVATION CHANGE.

WHERE CHANGES IN FLEVATION OF LESS THAN 12 INCHES (305 MM) EXIST IN THE MEANS O EGRESS, SLOPED SURFACES SHALL BE USED. WHERE THE SLOPE IS GREATER THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE), RAMPS COMPLYING WITH SECTION 1012 SHALL BE USED. WHERE THE DIFFERENCE IN ELEVATION IS 6 INCHES (152 MM) OR LESS, THE RAMP SHALL BE EQUIPPED WITH EITHER HANDRAILS OR FLOOR FINISH MATERIALS THAT CONTRAST WITH ADJACENT FLOOR FINISH MATERIALS.

1.A SINGLE STEP WITH A MAXIMUM RISER HEIGHT OF 7 INCHES (178 MM) IS PERMITTED FOR BUILDINGS WITH OCCUPANCIES IN GROUPS F, H, R-2, R-3, S AND U AT EXTERIOR DOORS NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 2.A STAIR WITH A SINGLE RISER OR WITH TWO RISERS AND A TREAD IS PERMITTED AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 WHERE THE RISERS AND TREADS COMPLY WITH SECTION 1011.5, THE MINIMUM DEPTH OF THE TREAD IS 13 INCHES (330 MM) AND NOT LESS THAN ONE HANDRAIL COMPLYING WITH SECTION 1014 IS PROVIDED WITHIN 30 INCHES (762 MM) OF THE CENTERLINE OF THE NORMAL PATH OF EGRESS TRAVEL ON THE STAIR. 3.A STEP IS PERMITTED IN AISLES SERVING SEATING THAT HAS A DIFFERENCE IN ELEVATION LESS THAN 12 INCHES (305 MM) AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11,

PROVIDED THAT THE RISERS AND TREADS COMPLY WITH SECTION 1029.13 AND THE AISLE IS PROVIDED WITH A HANDRAIL COMPLYING WITH SECTION 1029.15. THROUGHOUT A STORY IN A GROUP I-2 OCCUPANCY, ANY CHANGE IN ELEVATION IN PORTIONS OF THE MEANS OF EGRESS THAT SERVE NON-AMBULATORY PERSONS SHALL BE BY MEANS OF A RAMP OR SLOPED WALKWAY. 1003.5.1 ACCESSIBILITY. FOR ACCESSIBILITY PROVISIONS RELATED TO CHANGES IN LEVELS, SEE THE FLORIDA BUILDING

CODE, ACCESSIBILITY. 1003 6 MEANS OF EGRESS CONTINUITY THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY A BUILDING ELEMENT OTHER THAN A MEANS OF EGRESS COMPONENT AS SPECIFIED IN THIS CHAPTER, OBSTRUCTIONS SHALL NOT BE PLACED IN THE MINIMUM WIDTH OR REQUIRED CAPACITY OF A MEANS OF EGRESS COMPONENT EXCEPT PROJECTIONS PERMITTED BY THIS CHAPTER. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEM SHALL

NOT BE DIMINISHED ALONG THE PATH OF EGRESS TRAVEL. NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

THE NUMBER OF EXITS OR EXIT ACCESS DOORWAYS REQUIRED WITHIN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE PROVISIONS OF SECTION 1006.2 FOR SPACES, INCLUDING MEZZANINES, AND SECTION 1006.3 FOR STORIES. 1006.2 EGRESS FROM SPACES.

ROOMS, AREAS OR SPACES, INCLUDING MEZZANINES, WITHIN A STORY OR BASEMENT SHALL BE PROVIDED WITH THE NUMBER OF EXITS OR ACCESS TO EXITS IN ACCORDANCE WITH THIS 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

1007.1 GENERAL. EXITS, EXIT ACCESS DOORWAYS, AND EXIT ACCESS STAIRWAYS AND RAMPS SERVING SPACES, INCLUDING INDIVIDUAL BUILDING STORIES, SHALL BE SEPARATED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS.

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

SECTION1008 MEANS OF EGRESS ILLUMINATION

1008.1 MEANS OF EGRESS ILLUMINATION. LLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2. UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3. 1008.2 ILLUMINATION REQUIRED THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE

.OCCUPANCIES IN GROUP U. 2.AISLE ACCESSWAYS IN GROUP A.

EXCEPTIONS:

ROOM OR SPACE IS OCCUPIED.

3.DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-1, R-2 AND R-3. 4.SLEEPING UNITS OF GROUP I OCCUPANCIES.

1008.2.1 ILLUMINATION LEVEL UNDER NORMAL POWER. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. EXCEPTION: FOR AUDITORIUMS, THEATERS, CONCERT OR OPERA HALLS AND SIMILAR ASSEMBLY

> PERFORMANCES BY ONE OF THE FOLLOWING METHODS PROVIDED THAT THE REQUIRED ILLUMINATION IS AUTOMATICALLY RESTORED UPON ACTIVATION OF A PREMISES' FIRE ALARM SYSTEM 1.EXTERNALLY ILLUMINATED WALKING SURFACES SHALL BE PERMITTED TO BE ILLUMINATED TO NOT LESS THAN 0.2 FOOTCANDLE (2.15 LUX). 2.STEPS, LANDINGS AND THE SIDES OF RAMPS SHALL BE PERMITTED TO BE MARKED WITH SELF-LUMINOUS MATERIALS IN ACCORDANCE WITH SECTIONS 1025.2.1, 1025.2.2 AND 1025.2.4 BY SYSTEMS LISTED IN ACCORDANCE WITH UL 1994.

OCCUPANCIES, THE ILLUMINATION AT THE WALKING SURFACE IS PERMITTED TO BE REDUCED DURING

1008.2.2 EXIT DISCHARGE. IN GROUP I-2 OCCUPANCIES WHERE TWO OR MORE EXITS ARE REQUIRED, ON THE EXTERIOR LANDINGS REQUIRED BY SECTION 1010.6.1, MEANS OF EGRESS ILLUMINATION LEVELS FOR THE EXIT DISCHARGE SHALL BE PROVIDED SUCH THAT FAILURE OF ANY SINGLE LIGHTING UNIT SHALL NOT REDUCE THE LLUMINATION LEVEL ON THAT LANDING TO LESS THAN 1 FOOTCANDLE (11 LUX).

1008.3 EMERGENCY POWER FOR ILLUMINATION. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY.

1008.3.1 GENERAL IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

2.CORRIDORS. 3.EXIT ACCESS STAIRWAYS AND RAMPS.

1008.3.2 BUILDINGS IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

1.INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS 2.INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS. 3.EXIT PASSAGEWAYS

4.VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028 1 5.EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.

SECTION1010 DOORS, GATES AND TURNSTILES

1010.1.2 DOOR SWING.

MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF THIS SECTION. DOORS SERVING A MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1022.2. DOORS PROVIDED FOR EGRESS PURPOSES IN NUMBERS GREATER THAN REQUIRED BY THIS CODE SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR ACCESSIBILITY PROVISIONS RELATED TO DOORS, REFER TO THE FLORIDA BUILDING CODE, ACCESSIBILITY. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION

AND FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZABLE AS DOORS, MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. 1010.1.1 SIZE OF DOORS. THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD. THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM). CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT

A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES (813 MM), THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES (1219 MM) NOMINAL. MEANS OF EGRESS DOORS IN A GROUP I-2 OCCUPANCY USED FOR THE MOVEMENT OF BEDS SHALL PROVIDE A CLEAR WIDTH NOT LESS THAN 411/2 INCHES (1054 MM). THE HEIGHT OF DOOR OPENINGS SHALL BE NOT LESS THAN 80 INCHES (2032 MM). **EXCEPTIONS:**

EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE. 1.PRIVATE GARAGES, OFFICE AREAS, FACTORY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 2.GROUP I-3 OCCUPANCIES USED AS A PLACE OF DETENTION 3. CRITICAL OR INTENSIVE CARE PATIENT ROOMS WITHIN SUITES OF HEALTH CARE FACILITIES.

4.DOORS WITHIN OR SERVING A SINGLE DWELLING UNIT IN GROUPS R-2 AND R-3.

5.IN OTHER THAN GROUP H OCCUPANCIES, REVOLVING DOORS COMPLYING WITH SECTION 6.IN OTHER THAN GROUP H OCCUPANCIES, SPECIAL PURPOSE HORIZONTAL SLIDING, ACCORDION OR FOLDING DOOR ASSEMBLIES COMPLYING WITH SECTION 1010.1.4.3. 7.POWER-OPERATED DOORS IN ACCORDANCE WITH SECTION 1010.1.4.2. 8.DOORS SERVING A BATHROOM WITHIN AN INDIVIDUAL SLEEPING UNIT IN GROUP R-1.

9.IN OTHER THAN GROUP H OCCUPANCIES, MANUALLY OPERATED HORIZONTAL SLIDING DOORS ARE PERMITTED IN A MEANS OF EGRESS FROM SPACES WITH AN OCCUPANT LOAD OF 10 OR LESS. 1010.1.2.1 DIRECTION OF SWING PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A **GROUP H OCCUPANCY**

010.1.3 DOOR OPENING FORCE THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE.

1010.1.3.1 LOCATION OF APPLIED FORCES FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR. 1010.1.4 SPECIAL DOORS. SPECIAL DOORS AND SECURITY GRILLES SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1010.1.4.1 THROUGH 1010.1.4.4.

1010.1.5 FLOOR ELEVATION

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

1.DOORS SERVING INDIVIDUAL DWELLING UNITS IN GROUPS R-2 AND R-3 WHERE THE FOLLOWING 1.1.A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP 1.2.SCREEN DOORS AND STORM DOORS ARE PERMITTED TO SWING OVER STAIRS OR LANDINGS. 2.EXTERIOR DOORS AS PROVIDED FOR IN SECTION 1003.5, EXCEPTION 1, AND SECTION 1022.2, WHICH

3.IN GROUP R-3 OCCUPANCIES NOT REQUIRED TO BE ACCESSIBLE UNITS, THE LANDING AT AN EXTERIOR DOORWAY SHALL BE NOT MORE THAN 73/4 INCHES (197 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR, DOES NOT SWING OVER THE LANDING 4. VARIATIONS IN ELEVATION DUE TO DIFFERENCES IN FINISH MATERIALS, BUT NOT MORE THAN 1/2 INCH

5.RESERVED 6.DOORS SERVING EQUIPMENT SPACES NOT REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH CHAPTER 11 AND SERVING AN OCCUPANT LOAD OF FIVE OR LESS SHALL BE PERMITTED TO HAVE A LANDING ON ONE SIDE TO BE NOT MORE THAN 7 INCHES (178 MM) ABOVE OR BELOW THE LANDING ON THE EGRESS SIDE OF THE DOOR. 1010.1.6 LANDINGS AT DOORS.

LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES (178 MM). WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (1118 MM). EXCEPTION: LANDING LENGTH IN THE DIRECTION OF TRAVEL IN GROUPS R-3 AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 NEED NOT EXCEED 36 INCHES (914 MM).

1010.1.7 THRESHOLDS. IHRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH (19.1 MM) IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH (12.7 MM) ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).

1010.1.9 DOOR OPERATIONS. EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE 1010.1.9.1 HARDWARE

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 1010.1.9.2 HARDWARE HEIGHT

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISHED FLOOR, LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT. EXCEPTION: ACCESS DOORS OR GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1370 MM) MAXIMUM AROVE THE FINISHED FLOOR OR GROUND, PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELE-LOCKING DEVICES OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER OR INTEGRAL COMBINATION LOCK.

1010.1.9.3 LOCKS AND LATCHES. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXIST: 1.PLACES OF DETENTION OR RESTRAINT 2.IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR

LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: 2.1.THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. 2.2.A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS

OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING 2.3.THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. 3. WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS DOES NOT HAVE A DOORKNOB OR SURFACE-MOUNTED HARDWARE 4.DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES

HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH DEAD BOLT OR SECURITY CHAIN PROVIDED SLICH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. 5 FIRE DOORS AFTER THE MINIMUM ELEVATED TEMPERATURE HAS DISABLED THE UNI ATCHING MECHANISM IN ACCORDANCE WITH LISTED FIRE DOOR TEST PROCEDURES ELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).

SECTION1016 FXIT ACCESS

1016.1 GENERAL THE EXIT ACCESS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS 1003 THROUGH 1015. EXIT ACCESS ARRANGEMENT SHALL COMPLY WITH SECTIONS 1016 THROUGH 1021

SECTION1017 **EXIT ACCESS TRAVEL DISTANCE**

1022.2 EXTERIOR EXIT DOORS

1022.2.2 ARRANGEMENT

SECTION1022

TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH THIS SECTION. 017.2 LIMITATIONS EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

1022.1 GENERAL EXITS SHALL COMPLY WITH SECTIONS 1022 THROUGH 1027 AND THE APPLICABLE REQUIREMENTS OF SECTIONS 1003 THROUGH 1015. AN EXIT SHALL NOT BE USED FOR ANY PURPOSE THAT INTERFERES WITH ITS FUNCTION AS A MEANS OF EGRESS. ONCE A GIVEN LEVEL OF EXIT PROTECTION IS ACHIEVED. SUCH LEVEL OF PROTECTION SHALL NOT BE REDUCED UNTIL ARRIVAL AT THE EXIT DISCHARGE. EXITS SHALL BE CONTINUOUS FROM THE POINT OF ENTRY INTO THE EXIT TO THE EXIT DISCHARGE.

BUILDINGS OR STRUCTURES USED FOR HUMAN OCCUPANCY SHALL HAVE NOT LESS THAN ONE EXTERIOR DOOR THAT MEETS THE REQUIREMENTS OF SECTION 1010.1.1. 1022.2.1 DETAILED REQUIREMENTS EXTERIOR EXIT DOORS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION

EXTERIOR EXIT DOORS SHALL LEAD DIRECTLY TO THE EXIT DISCHARGE OR THE PUBLIC

WEATHER PROTECTION 1503.1 GENERAL ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER. ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS

COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE. 1503.2 FLASHING FLASHING SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS. THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICABLE

CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF

SECTION 1507 REQUIREMENTS FOR ROOF COVERINGS

1507.1 SCOPE.

PROVISIONS OF THIS SECTION AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 1507.1.1UNDERLAYMENT UNLESS OTHERWISE NOTED, UNDERLAYMENT FOR ASPHALT SHINGLES, METAL ROOF PANELS, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE SHINGLES, WOOD SHINGLES, AND WOOD SHAKES SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPL WITH ASTM D226, D1970, D4869 AND D6757 SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED IN TABLE 1507.1.1. UNDERLAYMENT SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH TABLE 1507.1.1.

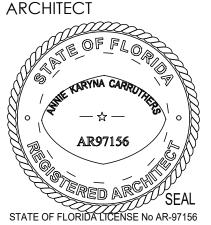
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FILE NUMBER 18-CPV-41 SEPT-3-2019 FINAL TECHNICAL **ADVISORY COMMITTEE** SUBMITTAL FILE NUMBER 18-CPV-41

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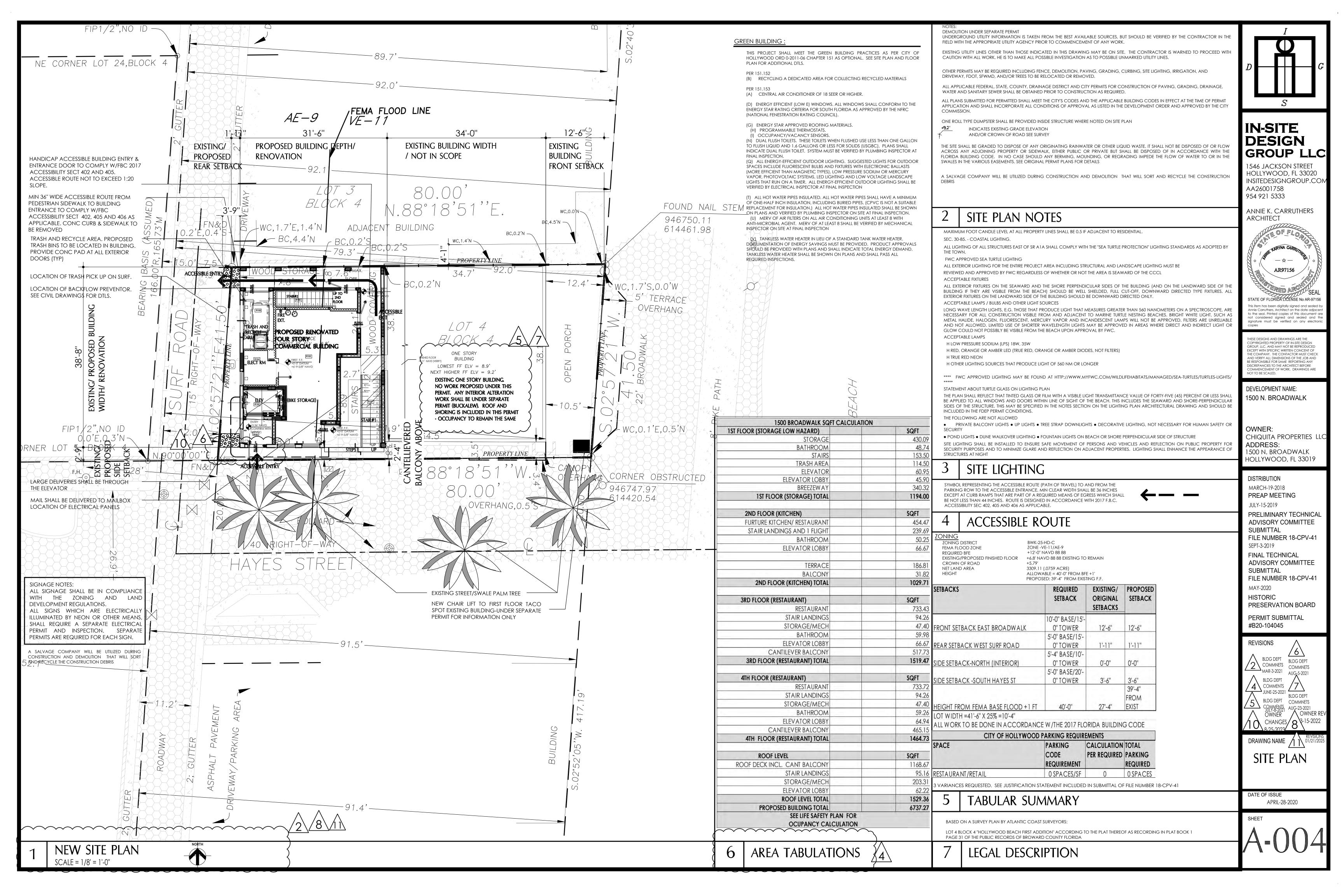
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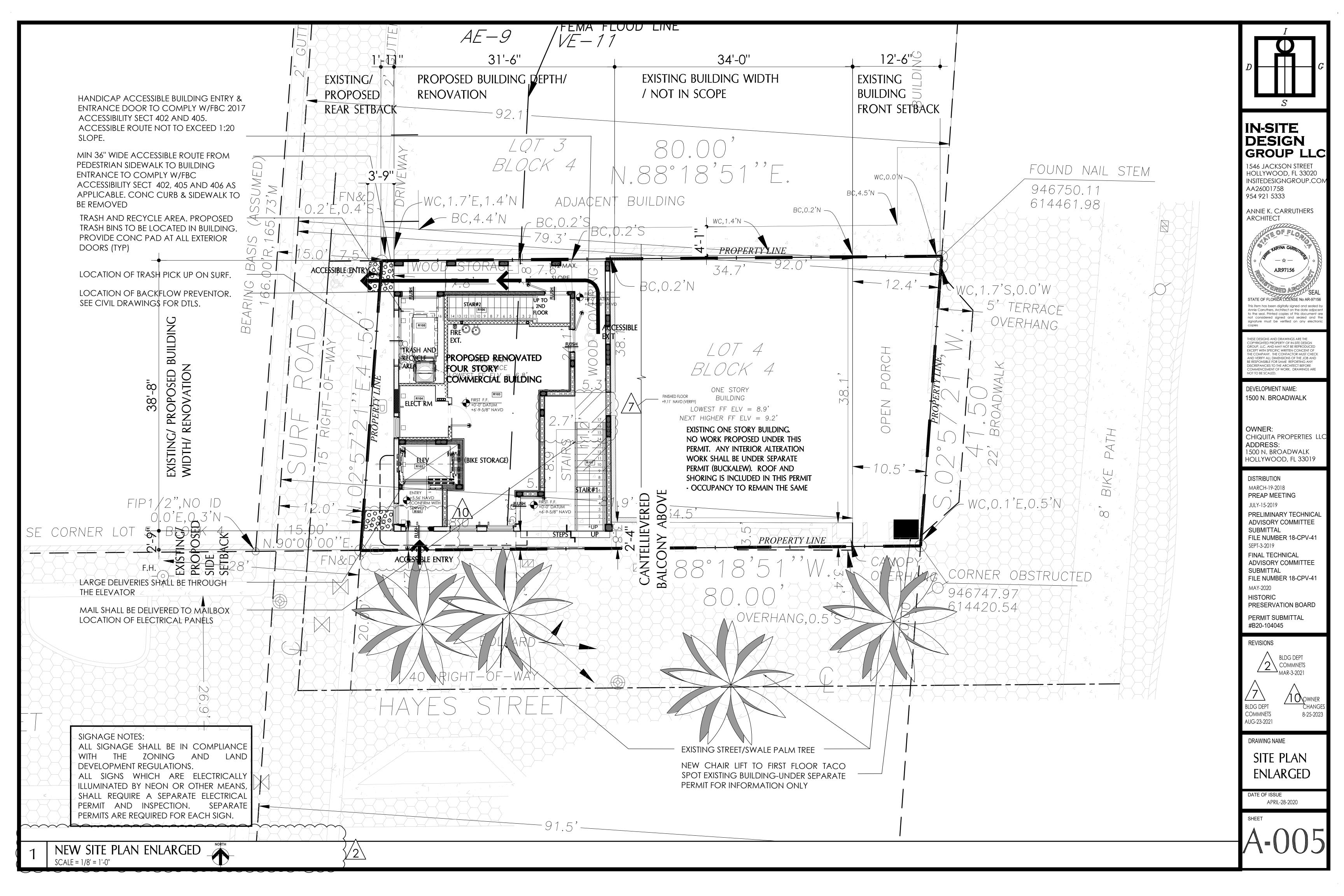
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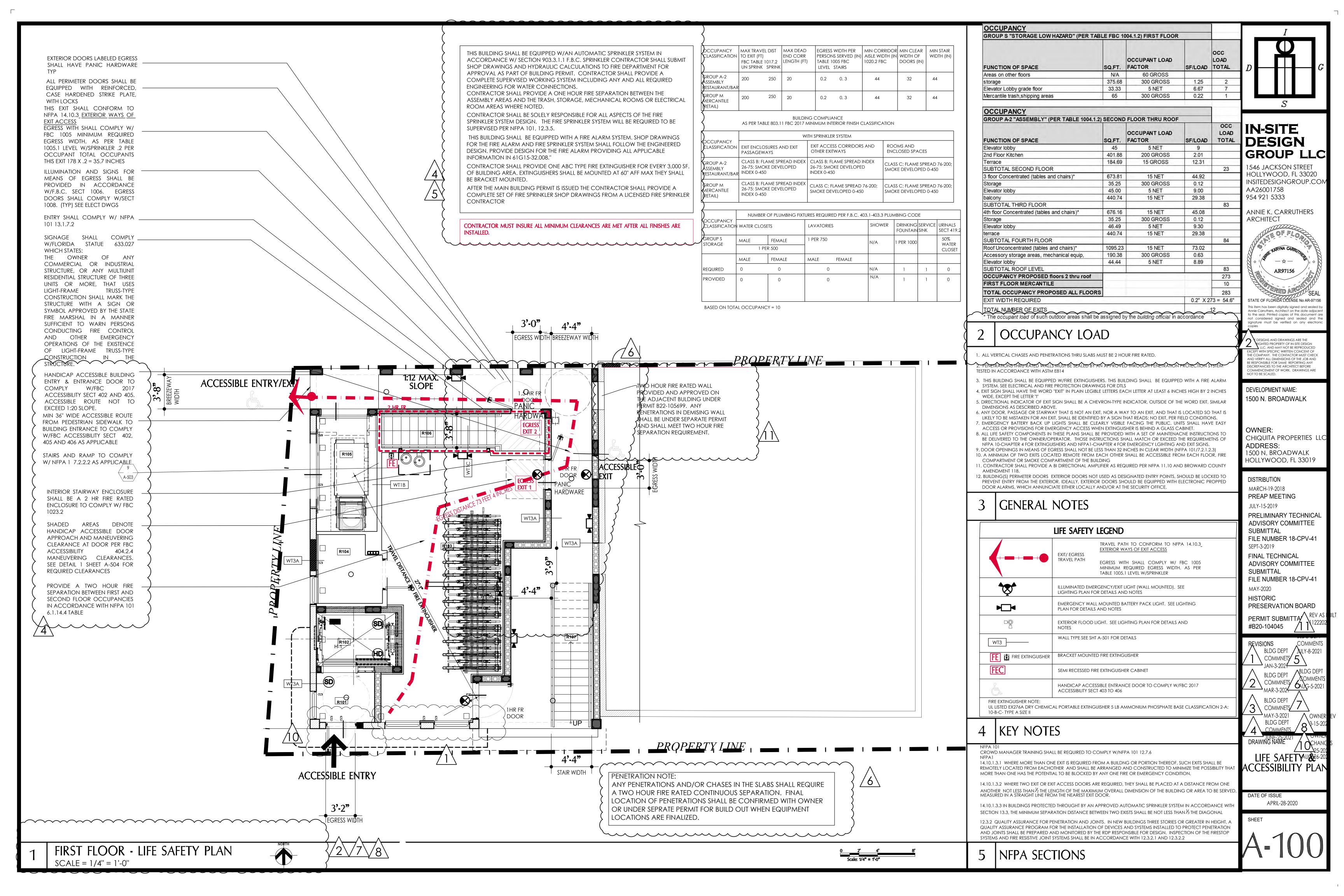
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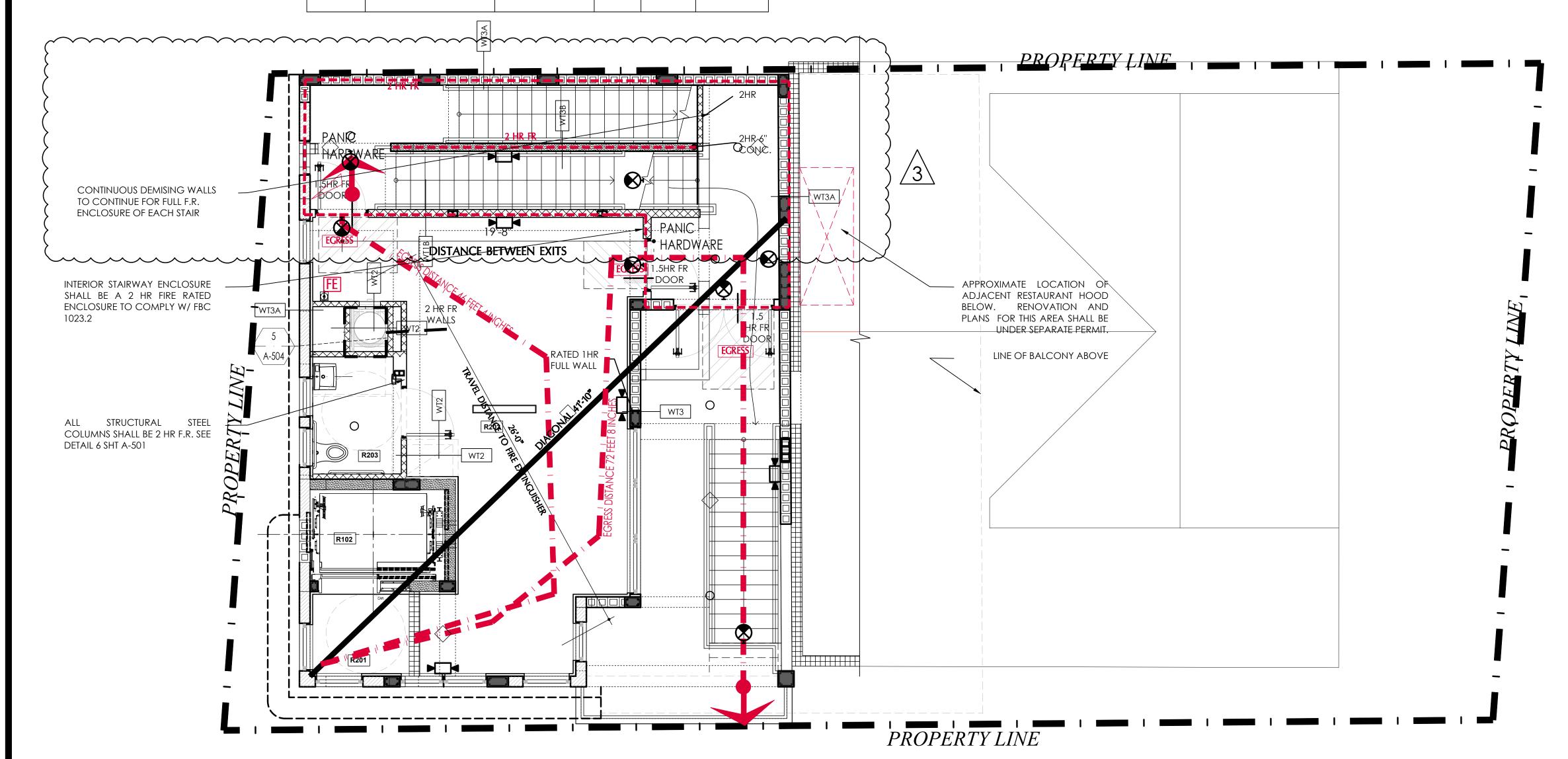


	PLUMBING FIXTU	ires suggested for ener	GY EFFICIENCY	ſ	
TYPE OF FIXTURE	MODEL/NAME PROVIDED	MODEL NUMBER	LOCATION	MIN FLOW REQUIRED	FLOW PROVIDED
TOILET SYSTEM	AMERICAN STANDARD FLOOR MOUNTED MADERA FLOWISE DUAL FLUSH TOILET SYSTEM W/EVERCLEAN ADA ACCESSIBLE	AS 3461.576	BATHROOMS	1.5 GAL/FLUSH	1.6 GPF/1.1 GPF
H/C SINK FAUCET	AMERICAN STANDARD CHROME MONT C'SET 4 IN WRIST BLADE HDL MTL	A/S 7430.101.295	BATHROOM:	1.2 GAL/MIN MAX	1.2 GAL/MIN MAX
h/C SINK	AMERICAN STANDARD DECORUM WALL HUNG SINK WITH EVERCLEAN	A/S 9024000EC.020	BATHROOM	\$	

_											
		NUMBER (NUMBER OF PLUMBING FIXTURES REQUIRED PER F.B.C. 403.1-403.3 PLUMBING CODE								
	OCCUPANCY CLASSIFICATION	WATER	CLOSETS	LAVATORIES	5	SHOWER	DRINKING FOUNTAIN		URINALS SECT 419.2		
	GROUP A-2 ASSEMBLY	MALE	FEMALE	1 PER 200		N/A	N/A		50% WATER		
	RESTAURANT	1 PER 75	1 PER 75				PER 410.4		CLOSET		
		MALE	FEMALE	MALE	FEMALE						
	REQUIRED	1.82	1.82			N/A	0	1	0		
	PROVIDED	3 UNISEX RESTROOM/ 3 TOILETS	3 UNISEX RESTROOM/ 3 TOILETS			N/A	0	2	0		

BASED ON TOTAL OCCUPANCY = 273 FLOORS 2 THRU ROOF

273 OCCUPANCY X 50% MALE = 136.5 273 OCCUPANCY X 50% FEMALE = 136.5



THIS BUILDING SHALL BE EQUIPPED W/AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ SECTION 903,3,1,1 F.B.C. SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO FIRE DEPARTMENT FOR APPROVAL AS PART OF BUILDING PERMIT. CONTRACTOR SHALL PROVIDE A COMPLETE SUPERVISED WORKING SYSTEM INCLUDING ANY AND ALL REQUIRED ENGINEERING FOR WATER CONNECTIONS. CONTRACTOR SHALL PROVIDE A ONE HOUR FIRE SEPARATION BETWEEN THE ASSEMBLY AREAS AND THE TRASH, STORAGE, MECHANICAL ROOMS OR ELECTRICAL

ROOM AREAS WHERE NOTED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE FIRE

SPRINKLER SYSTEM DESIGN. THE FIRE SPRINKLER SYSTEM WILL BE REQUIRED TO BE SUPERVISED PER NFPA 101, 12.3.5. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM. SHOP DRAWINGS

FOR THE FIRE ALARM AND FIRE SPRINKLER SYSTEM SHALL FOLLOW THE ENGINEERED DESIGN. PROVIDE DESIGN FOR THE FIRE ALARM PROVIDING ALL APPLICABLE INFORMATION IN 61G15-32.008." CONTRACTOR SHALL PROVIDE ONE ABC TYPE FIRE EXTINGUISHER FOR EVERY 3,000 SF.

OF BUILDING AREA. EXTINGUISHERS SHALL BE MOUNTED AT 60" AFF MAX THEY SHALL

BE BRACKET MOUNTED. AFTER THE MAIN BUILDING PERMIT IS ISSUED THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS FROM A LICENSED FIRE SPRINKLER | PENETRATION NOTE:

ANY PENETRATIONS AND/OR CHASES IN THE SLABS SHALL REQUIRE A TWO HOUR FIRE RATED CONTINUOUS SEPARATION. FINAL LOCATION OF PENETRATIONS SHALL BE CONFIRMED WITH OWNER OR UNDER SEPRATE PERMIT FOR BUILD OUT WHEN EQUIPMENT

LOCATIONS ARE FINALIZED.

OCCUPANCY

OCCUPANCY

Elevator lobby

Elevator lobby

Elevator lobby

Elevator lobby

2nd Floor Kitchen

FUNCTION OF SPACE

SUBTOTAL SECOND FLOOR

SUBTOTAL THIRD FLOOR

SUBTOTAL FOURTH FLOOR

SUBTOTAL ROOF LEVEL

EXIT WIDTH REQUIRED

TOTAL NUMBER OF EXITS

TESTED IN ACCORDANCE WITH ASTM E814

DIMENSIONS AS DESCRIBED ABOVE.

WIDE, EXCEPT THE LETTER "I"

AMENDMENT 118.

WT3 |-----

10-B-C- TYPE A SIZE II

KEY NOTES

FIRST FLOOR MERCANTILE

3 floor Concentrated (tables and chairs)*

4th floor Concentrated (tables and chairs)*

Roof Unconcentrated (tables and chairs)*

Accessory storage areas, mechanical equip

OCCUPANCY PROPOSED floors 2 thru roof

TOTAL OCCUPANCY PROPOSED ALL FLOORS

OCCUPANCY LOAD

SYSTEM. SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DTLS

COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING

GENERAL NOTES

1. ALL VERTICAL CHASES AND PENETRATIONS THRU SLABS MUST BE 2 HOUR FIRE RATED.

GROUP S "STORAGE LOW HAZARD" (PER TABLE FBC 1004.1.2) FIRST FLOOR OCCUPANT LOAD SQ.FT. FACTOR **FUNCTION OF SPACE** SF/LOAD TOTAL 60 GROSS Areas on other floors N/A 375.68 300 GROSS 6.67 Elevator Lobby grade floor 33.33 5 NET Mercantile trash, shipping areas 65 300 GROSS 0.22

OCCUPANT LOAD

5 NET

200 GROSS

15 GROSS

15 NET

300 GROSS

5 NET

15 NET

15 NET

300 GROSS

5 NET

15 NET

15 NET

300 GROSS

5 NET

TRAVEL PATH TO CONFORM TO NFPA 14.10.3

EGRESS WITH SHALL COMPLY W/ FBC 1005

MINIMUM REQUIRED EGRESS WIDTH. AS PER

EXTERIOR WAYS OF EXIT ACCESS

TABLE 1005.1 LEVEL W/SPRINKLER

ILLUMINATED EMERGENCY/EXIT LIGHT (WALL MOUNTED). SEE

EMERGENCY WALL MOUNTED BATTERY PACK LIGHT. SEE LIGHTING

HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017

EXTERIOR FLOOD LIGHT. SEE LIGHTING PLAN FOR DETAILS AND

LIGHTING PLAN FOR DETAILS AND NOTES

WALL TYPE SEE SHT A-501 FOR DETAILS

SEMI RECESSED FIRE EXTINGUISHER CABINET

UL LISTED EX276A DRY CHEMICAL PORTABLE EXTINGUISHER 5 LB AMMONIUM PHOSPHATE BASE CLASSIFICATION 2-A:

14.10.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF, SUCH EXITS SHALL BE

MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR EMERGENCY CONDITION.

SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2

REMOTELY LOCATED FROM EACHOTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBILITY THAT

14.10.1.3.2 WHERE TWO EXIT OR EXIT ACCESS DOORS ARE REQUIRED, THEY SHALL BE PLACED AT A DISTANCE FROM ONE

ANOTHER NOT LESS THAN ½ THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE BUILDING OR AREA TO BE SERVED

14.10.1.3.3 IN BUILDINGS PROTECTED THROUGHT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 13.3, THE MINIMUM SEPARATION DISTANCE BETWEEN TWO EXISTS SHALL BE NOT LESS THAN 1/3 THE DIAGONAL

12.3.2 QUALITY ASSURANCE FOR PENETRATION AND JOINTS. IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT, A

ACCESSIBILITY SECT 403 TO 406

PLAN FOR DETAILS AND NOTES

SQ.FT. FACTOR

401.88 184.69

673.81

35.25

45.00

440.74

676.16

35.25

46.49

440.74

1095.23

190.38

44.44

ne occupant load of such outdoor areas shall be assigned by the building official in accordance

2. PENETRATIONS THRU RATED WALLS MUST BE SEALED BY AN APPROVED THROUGH PENETRATION PROTECTION SYSTEM

3. THIS BUILDING SHALL BE EQUIPPED W/FIRE EXTINGUISHERS. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM

4. EXIT SIGN SHALL HAVE THE WORD "EXIT" IN PLAIN LEGIBLE LETTERS EACH LETTER AT LEAST 6 INCHES HIGH BY 2 INCHES

5. Directional indicator of exit sign shall be a chevron-type indicator, outside of the word exit, similar

6. ANY DOOR, PASSAGE OR STAIRWAY THAT IS NOT AN EXIT, NOR A WAY TO AN EXIT, AND THAT IS LOCATED SO THAT IS LIKELY TO BE MISTAKEN FOR AN EXIT. SHALL BE IDENTIFIED BY A SIGN THAT READS: NO EXIT, PER FIELD CONDITIONS. 7. EMERGENCY BATTERY BACK UP LIGHTS SHALL BE CLEARLY VISIBLE FACING THE PUBLIC. UNITS SHALL HAVE EASY

8. ALL LIFE SAFETY COMPONENTS IN THESE PLANS SHALL BE PROVIDED WITH A SET OF MAINTENACNE INSTRUCTIONS TO

10. A MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE

CONTRACTOR SHALL PROVIDE A BLDIRECTIONAL AMPLIFIER AS REQUIRED PER NEPA 11.10 AND BROWARD COUNTY

12. BUILDING(S) PERIMETER DOORS EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO

PREVENT ENTRY FROM THE EXTERIOR. IDEALLY, EXTERIOR DOORS SHOULD BE EQUIPPED WITH ELECTRONIC PROPPED

NFPA 10-CHAPTER 4 FOR EXTINGUISHERS AND NFPA1-CHAPTER 4 FOR EMERGENCY LGIHTING AND EXIT SIGNS.

9. door openings in means of egress shall not be less than 32 inches in clear width (nfpa 101/7.2.1.2.3)

BE DELIVERED TO THE OWNER/OPERATOR. THOSE INSTRUCTIONS SHALL MATCH OR EXCEED THE REQUIREMETNS OF

ACCESS OR PROVISIONS FOR EMERGENCY ACCESS WHEN EXTINGUISHER IS BEHIND A GLASS CABINET.

LIFE SAFETY LEGEND

DOOR ALARMS, WHICH ANNUNCIATE EITHER LOCALLY AND/OR AT THE SECURITY OFFICE.

FXIT/ FGRESS

TRAVEL PATH

FE fire extinguisher BRACKET MOUNTED FIRE EXTINGUISHER

CROWD MANAGER TRAINING SHALL BE REQUIRED TO COMPLY W/NFPA 101 12.7.6

GROUP A-2 "ASSEMBLY" (PER TABLE 1004.1.2) SECOND FLOOR THRU ROOF

IN-SITE

LOAD

10

283

0.2" X 273 = 54.6"

SF/LOAD TOTAL

9

2.01

12.31

44.92

0.12

9.00

29.38

45.08

0.12

9.30

29.38

73.02

0.63

8.89

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.COM AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



This item has been digitally signed and sealed Annie Carruthers, Architect on the date adjacet to the seal. Printed copies of this document at not considered signed and sealed and the signature must be verified on any electron

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DEVELOPMENT NAME: 1500 N. BROADWALK

OWNER: CHIQUITA PROPERTIES LLO 1500 N. BROADWALK

HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019

> PRELIMINARY TECHNICAL ADVISORY COMMITTEE

SUBMITTAL FILE NUMBER 18-CPV-41 SEPT-3-2019 FINAL TECHNICAL ADVISORY COMMITTEE

SUBMITTAL FILE NUMBER 18-CPV-41 MAY-2020

PRESERVATION BOARD

PERMIT SUBMITTAL #B20-104045

> REVISIONS $/2 \setminus COMMENTS$

/4 COMMENTS Δ JUNE-25-2021 DRAWING NAME $/8^{v}$

LIFE SAFETY & ACCESSIBILITY PLAN

DATE OF ISSUE APRIL-28-2020

QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTION OF THE FIRESTOP

SECOND FLOOR - LIFE SAFETY PLAN SCALE = 1/4" = 1'-0"

5 NFPA SECTIONS

	NUMBER (NUMBER OF PLUMBING FIXTURES REQUIRED PER F.B.C. 403.1-403.3 PLUMBING CODE								
OCCUPANCY CLASSIFICATION	WATER CLOSETS		LAVATORIES	SHOWER	DRINKING FOUNTAIN	-	URINALS SECT 419.			
GROUP A-2 ASSEMBLY RESTAURANT	MALE	FEMALE	1 PER 200	N/A	N/A		50% WATER			
	1 PER 75	1 PER 75			PER 410.4		CLOSET			
	MALE	FEMALE	MALE FEMALE							
REQUIRED	1.82	1.82		N/A	0	1	0			
PROVIDED	3 UNISEX RESTROOM/ 3 TOILETS	3 UNISEX RESTROOM/ 3 TOILETS	3 UNISEX RESTROOMS (2 HANDICAP ACCESSIBLE)	N/A	0	2	0			

BASED ON TOTAL OCCUPANCY = 273 FLOORS 2 THRU ROOF 273 OCCUPANCY X 50% MALE = 136.5 273 OCCUPANCY X 50% FEMALE = 136.5

-l wt3a l DISTANCE BETWEEN EXITS ENCLOSURE TO COMPLY W/ FBC TWT3A **CANTILEVER** PROPERTY LINE

> THIS BUILDING SHALL BE EQUIPPED W/AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ SECTION 903.3.1.1 F.B.C. SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO FIRE DEPARTMENT FOR APPROVAL AS PART OF BUILDING PERMIT. CONTRACTOR SHALL PROVIDE A COMPLETE SUPERVISED WORKING SYSTEM INCLUDING ANY AND ALL REQUIRED ENGINEERING FOR WATER CONNECTIONS. CONTRACTOR SHALL PROVIDE A ONE HOUR FIRE SEPARATION BETWEEN THE ASSEMBLY AREAS AND THE TRASH, STORAGE, MECHANICAL ROOMS OR ELECTRICAL ROOM AREAS WHERE NOTED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE FIRE SPRINKLER SYSTEM DESIGN. THE FIRE SPRINKLER SYSTEM WILL BE REQUIRED TO BE SUPERVISED PER NFPA 101, 12.3.5. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM. SHOP DRAWINGS FOLLOW THE ENGINEERED DESIGN. PROVIDE DESIGN FOR THE FIRE ALARM PROVIDING ALL APPLICABLE INFORMATION IN 61G15-32.008." CONTRACTOR SHALL PROVIDE ONE ABC TYPE FIRE EXTINGUISHER FOR EVERY 3,000 SF.

·

OF BUILDING AREA. EXTINGUISHERS SHALL BE MOUNTED AT 60" AFF MAX THEY SHALL BE BRACKET MOUNTED.

AFTER THE MAIN BUILDING PERMIT IS ISSUED THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS FROM A LICENSED FIRE SPRINKLER CONTRACTOR

PENETRATION NOTE: ANY PENETRATIONS AND/OR CHASES IN THE SLABS SHALL REQUIRE A TWO HOUR FIRE RATED CONTINUOUS SEPARATION. FINAL LOCATION OF PENETRATIONS SHALL BE CONFIRMED WITH OWNER OR UNDER SEPRATE PERMIT FOR BUILD OUT WHEN EQUIPMENT LOCATIONS ARE FINALIZED.

LOAD OCCUPANT LOAD SQ.FT. FACTOR SF/LOAD TOTAL FUNCTION OF SPACE N/A Areas on other floors 60 GROSS 375.68 300 GROSS 33.33 Elevator Lobby grade floor 5 NET 6.67 Mercantile trash, shipping areas 300 GROSS 0.22 65 OCCUPANCY GROUP A-2 "ASSEMBLY" (PER TABLE 1004.1.2) SECOND FLOOR THRU ROOF

SQ.FT. FACTOR

45

401.88

184.69

673.81

45.00

440.74

676.16

35.25 46.49

440.74

1095.23

190.38

44.44

The occupant load of such outdoor areas shall be assigned by the building official in accordance

2. PENETRATIONS THRU RATED WALLS MUST BE SEALED BY AN APPROVED THROUGH PENETRATION PROTECTION SYSTEM

3. THIS BUILDING SHALL BE EQUIPPED W/FIRE EXTINGUISHERS. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM

4. EXIT SIGN SHALL HAVE THE WORD "EXIT" IN PLAIN LEGIBLE LETTERS EACH LETTER AT LEAST 6 INCHES HIGH BY 2 INCHES

5. DIRECTIONAL INDICATOR OF EXIT SIGN SHALL BE A CHEVRON-TYPE INDICATOR, OUTSIDE OF THE WORD EXIT, SIMILAR

6. ANY DOOR, PASSAGE OR STAIRWAY THAT IS NOT AN EXIT, NOR A WAY TO AN EXIT, AND THAT IS LOCATED SO THAT IS LIKELY TO BE MISTAKEN FOR AN EXIT, SHALL BE IDENTIFIED BY A SIGN THAT READS: NO EXIT, PER FIELD CONDITIONS. 7. EMERGENCY BATTERY BACK UP LIGHTS SHALL BE CLEARLY VISIBLE FACING THE PUBLIC. UNITS SHALL HAVE EASY

8. ALL LIFE SAFETY COMPONENTS IN THESE PLANS SHALL BE PROVIDED WITH A SET OF MAINTENACNE INSTRUCTIONS TO

10. A MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE

. CONTRACTOR SHALL PROVIDE A BI DIRECTIONAL AMPLIFIER AS REQUIRED PER NFPA 11.10 AND BROWARD COUNTY

12. BUILDING(S) PERIMETER DOORS EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO

PREVENT ENTRY FROM THE EXTERIOR. IDEALLY, EXTERIOR DOORS SHOULD BE EQUIPPED WITH ELECTRONIC PROPPED

BE DELIVERED TO THE OWNER/OPERATOR. THOSE INSTRUCTIONS SHALL MATCH OR EXCEED THE REQUIREMETNS OF NFPA 10-CHAPTER 4 FOR EXTINGUISHERS AND NFPA1-CHAPTER 4 FOR EMERGENCY LGIHTING AND EXIT SIGNS. 9. door openings in means of egress shall not be less than 32 inches in clear width (nfpa 101/7.2.1.2.3)

ACCESS OR PROVISIONS FOR EMERGENCY ACCESS WHEN EXTINGUISHER IS BEHIND A GLASS CABINET.

LIFE SAFETY LEGEND

DOOR ALARMS, WHICH ANNUNCIATE EITHER LOCALLY AND/OR AT THE SECURITY OFFICE.

FXIT/ FGRESS

FE FIRE EXTINGUISHER BRACKET MOUNTED FIRE EXTINGUISHER

CROWD MANAGER TRAINING SHALL BE REQUIRED TO COMPLY W/NFPA 101 12.7.6

TRAVEL PATH

OCCUPANT LOAD

5 NET

200 GROSS

15 GROSS

15 NET

300 GROSS

5 NET

15 NET

15 NET

300 GROSS

5 NET

15 NET

15 NET

300 GROSS

5 NET

TRAVEL PATH TO CONFORM TO NFPA 14.10.3

EGRESS WITH SHALL COMPLY W/ FBC 1005

MINIMUM REQUIRED EGRESS WIDTH. AS PER

EXTERIOR WAYS OF EXIT ACCESS

TABLE 1005.1 LEVEL W/SPRINKLER

ILLUMINATED EMERGENCY/EXIT LIGHT (WALL MOUNTED). SEE

EXTERIOR FLOOD LIGHT. SEE LIGHTING PLAN FOR DETAILS AND

EMERGENCY WALL MOUNTED BATTERY PACK LIGHT. SEE LIGHTING

HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017

REMOTELY LOCATED FROM EACHOTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBILITY THAT ACCESSIBILITY PL

LIGHTING PLAN FOR DETAILS AND NOTES

WALL TYPE SEE SHT A-501 FOR DETAILS

SEMI RECESSED FIRE EXTINGUISHER CABINET

UL LISTED EX276A DRY CHEMICAL PORTABLE EXTINGUISHER 5 LB AMMONIUM PHOSPHATE BASE CLASSIFICATION 2-A:

14.10.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF, SUCH EXITS SHALL BE

14.10.1.3.2 WHERE TWO EXIT OR EXIT ACCESS DOORS ARE REQUIRED, THEY SHALL BE PLACED AT A DISTANCE FROM ONE

ANOTHER NOT LESS THAN 1/2 THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE BUILDING OR AREA TO BE SERVED

14.10.1.3.3 IN BUILDINGS PROTECTED THROUGHT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH

SECTION 13.3, THE MINIMUM SEPARATION DISTANCE BETWEEN TWO EXISTS SHALL BE NOT LESS THAN 1/3 THE DIAGONAL 12.3.2 QUALITY ASSURANCE FOR PENETRATION AND JOINTS. IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION

AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTION OF THE FIRESTOP

MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR EMERGENCY CONDITION.

SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2

ACCESSIBILITY SECT 403 TO 406

PLAN FOR DETAILS AND NOTES

GROUP S "STORAGE LOW HAZARD" (PER TABLE FBC 1004.1.2) FIRST FLOOR

OCCUPANCY

FUNCTION OF SPACE

SUBTOTAL SECOND FLOOR

SUBTOTAL THIRD FLOOR

SUBTOTAL FOURTH FLOOR

SUBTOTAL ROOF LEVEL

EXIT WIDTH REQUIRED

TOTAL NUMBER OF EXITS

TESTED IN ACCORDANCE WITH ASTM E814

DIMENSIONS AS DESCRIBED ABOVE.

WIDE, EXCEPT THE LETTER "I"

AMENDMENT 118.

WT3

10-B-C- TYPE A SIZE II

KEY NOTES

FIRST FLOOR MERCANTILE

3 floor Concentrated (tables and chairs)*

4th floor Concentrated (tables and chairs)*

Roof Unconcentrated (tables and chairs)*

Accessory storage areas, mechanical equip,

OCCUPANCY PROPOSED floors 2 thru roof

TOTAL OCCUPANCY PROPOSED ALL FLOORS

OCCUPANCY LOAD

SYSTEM. SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DTLS

COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING

GENERAL NOTES

1. ALL VERTICAL CHASES AND PENETRATIONS THRU SLABS MUST BE 2 HOUR FIRE RATED.

Elevator lobby

Elevator lobby

Elevator lobby

Elevator lobby

2nd Floor Kitchen

IN-SITE

LOAD

273

10

283

0.2" X 273 = 54.6"

SF/LOAD TOTAL

9

2.01

12.31

44.92

0.12

9.00

29.38

45.08

0.12

9.30

29.38

73.02

8.89

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.CO AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



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DEVELOPMENT NAME: 500 N. BROADWALK

OWNER: CHIQUITA PROPERTIES L 1500 N. BROADWALK HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019 PRELIMINARY TECHNICA

ADVISORY COMMITTEE

FILE NUMBER 18-CPV-41 SEPT-3-2019 FINAL TECHNICAL ADVISORY COMMITTEE

SUBMITTAL

SUBMITTAL FILE NUMBER 18-CPV-41 MAY-2020

HISTORIC PRESERVATION BOARD

PERMIT SUBMITTAL #B20-104045 REVISIONS

BLDG DEPT / 5 COMMNETS BLDG DEPT COMMENT

▲ COMMENTS COMMENT

DRAWING NAME /8%LIFE SAFETY &

DATE OF ISSUE

APRIL-28-2020

NFPA SECTIONS

MEASURED IN A STRAIGHT LINE FROM THE NEAREST EXIT DOOR.

THIRD FLOOR - LIFE SAFETY PLAN

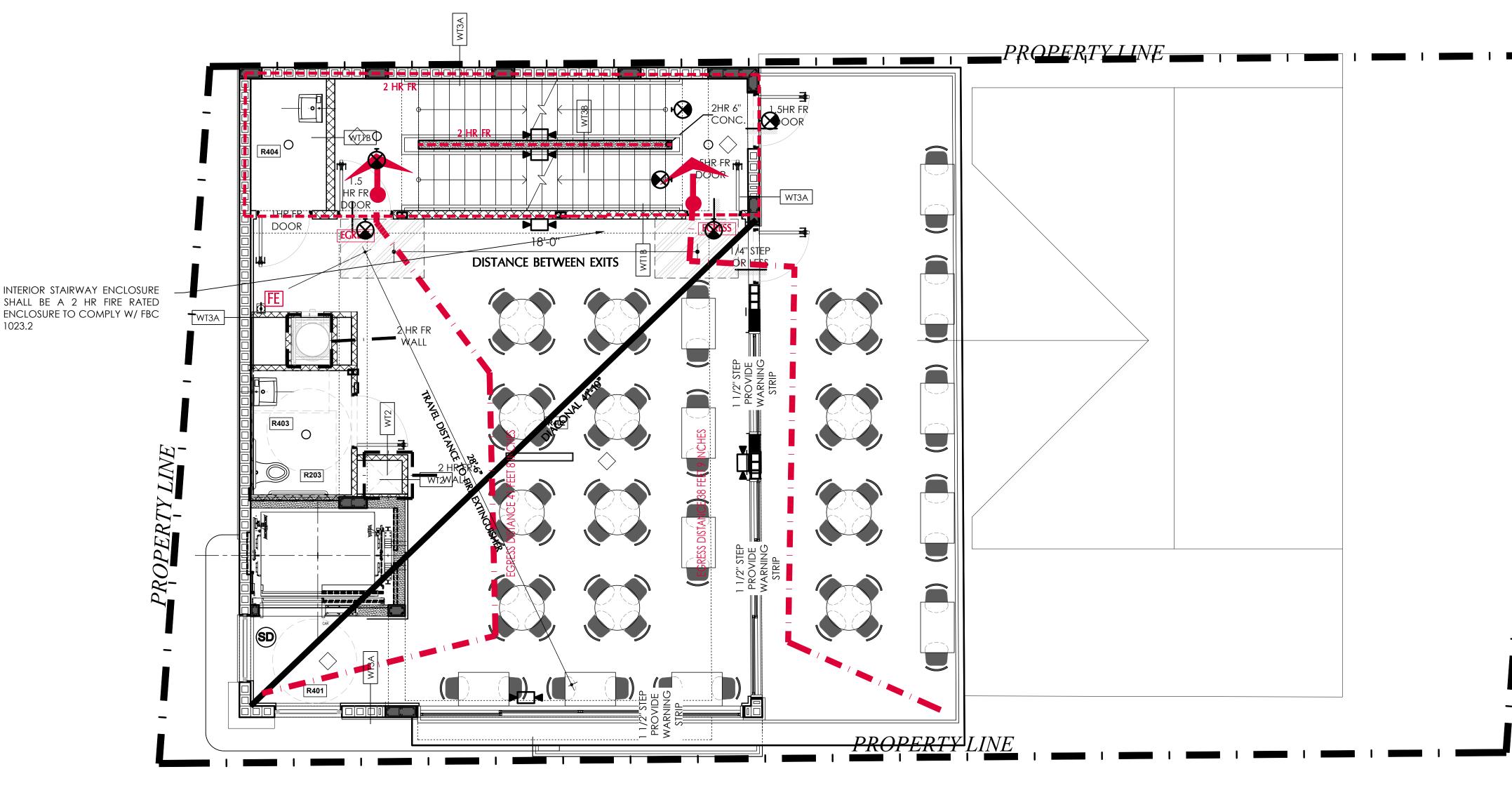
INTERIOR STAIRWAY ENCLOSURE

SHALL BE A 2 HR FIRE RATED

SCALE = 1/4" = 1'-0"

	NUMBER OF PLUMBING FIXTURES REQUIRED PER F.B.C. 403.1-403.3 PLUMBING CODE								
OCCUPANCY CLASSIFICATION	WATER CLOSETS		LAVATORIES		SHOWER	DRINKING FOUNTAIN		URINALS SECT 419.2	
GROUP A-2 ASSEMBLY	MALE	FEMALE	1 PER 200		N/A	N/A		50% WATER	
RESTAURANT	1 PER 75 1 PER 75				PER 410.4		CLOSET		
	MALE	FEMALE	MALE	FEMALE					
REQUIRED	1.82	1.82			N/A	0	1	0	
PROVIDED	3 UNISEX RESTROOM/ 3 TOILETS	3 UNISEX RESTROOM/ 3 TOILETS			N/A	0	2	0	

BASED ON TOTAL OCCUPANCY = 273 FLOORS 2 THRU ROOF 273 OCCUPANCY X 50% MALE = 136.5 273 OCCUPANCY X 50% FEMALE = 136.5



THIS BUILDING SHALL BE EQUIPPED W/AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ SECTION 903.3.1.1 F.B.C. SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO FIRE DEPARTMENT FOR APPROVAL AS PART OF BUILDING PERMIT. CONTRACTOR SHALL PROVIDE A COMPLETE SUPERVISED WORKING SYSTEM INCLUDING ANY AND ALL REQUIRED

ENGINEERING FOR WATER CONNECTIONS. CONTRACTOR SHALL PROVIDE A ONE HOUR FIRE SEPARATION BETWEEN THE ASSEMBLY AREAS AND THE TRASH, STORAGE, MECHANICAL ROOMS OR ELECTRICAL ROOM AREAS WHERE NOTED.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE FIRE SPRINKLER SYSTEM DESIGN. THE FIRE SPRINKLER SYSTEM WILL BE REQUIRED TO BE SUPERVISED PER NFPA 101, 12.3.5.

THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM. SHOP DRAWINGS FOLLOW THE ENGINEERED DESIGN. PROVIDE DESIGN FOR THE FIRE ALARM PROVIDING ALL APPLICABLE INFORMATION IN 61G15-32.008."

CONTRACTOR SHALL PROVIDE ONE ABC TYPE FIRE EXTINGUISHER FOR EVERY 3,000 SF. OF BUILDING AREA. EXTINGUISHERS SHALL BE MOUNTED AT 60" AFF MAX THEY SHALL BE BRACKET MOUNTED.

AFTER THE MAIN BUILDING PERMIT IS ISSUED THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS FROM A LICENSED FIRE SPRINKLER CONTRACTOR

FOURTH FLOOR - LIFE SAFETY PLAN

PENETRATION NOTE: ANY PENETRATIONS AND/OR CHASES IN THE SLABS SHALL REQUIRE A TWO HOUR FIRE RATED CONTINUOUS SEPARATION. FINAL LOCATION OF PENETRATIONS SHALL BE CONFIRMED WITH OWNER OR UNDER SEPRATE PERMIT FOR BUILD OUT WHEN EQUIPMENT LOCATIONS ARE FINALIZED.

OCCUPANCY GROUP S "STORAGE LOW HAZARD" (PER TABLE FBC 1004.1.2) FIRST FLOOR

OCCUPANCY

Elevator lobby

Elevator lobby

Elevator lobby

Elevator lobby

2nd Floor Kitchen

FUNCTION OF SPACE

SUBTOTAL SECOND FLOOR

SUBTOTAL THIRD FLOOR

SUBTOTAL FOURTH FLOOR

SUBTOTAL ROOF LEVEL

FIRST FLOOR MERCANTILE

TOTAL NUMBER OF EXITS

TESTED IN ACCORDANCE WITH ASTM E814

DIMENSIONS AS DESCRIBED ABOVE.

WIDE, EXCEPT THE LETTER "I"

AMENDMENT 118.

WT3 ----

10-B-C- TYPE A SIZE II

KEY NOTES

3 floor Concentrated (tables and chairs)*

4th floor Concentrated (tables and chairs)*

Roof Unconcentrated (tables and chairs)*

Accessory storage areas, mechanical equip

OCCUPANCY PROPOSED floors 2 thru roof

TOTAL OCCUPANCY PROPOSED ALL FLOORS

OCCUPANCY LOAD

SYSTEM. SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DTLS

COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING

GENERAL NOTES

1. ALL VERTICAL CHASES AND PENETRATIONS THRU SLABS MUST BE 2 HOUR FIRE RATED.

OCCUPANT LOAD SQ.FT. FACTOR **FUNCTION OF SPACE** SF/LOAD TOTAL Areas on other floors N/A 60 GROSS 375.68 300 GROSS 6.67 Elevator Lobby grade floor 33.33 5 NET Mercantile trash, shipping areas 65 300 GROSS 0.22

OCCUPANT LOAD

5 NET

200 GROSS

15 GROSS

15 NET

300 GROSS

5 NET

15 NET

15 NET

300 GROSS

5 NET

15 NET

15 NET

300 GROSS

5 NET

TRAVEL PATH TO CONFORM TO NFPA 14.10.3

EGRESS WITH SHALL COMPLY W/ FBC 1005

MINIMUM REQUIRED EGRESS WIDTH. AS PER

EXTERIOR WAYS OF EXIT ACCESS

TABLE 1005.1 LEVEL W/SPRINKLER

ILLUMINATED EMERGENCY/EXIT LIGHT (WALL MOUNTED). SEE

EMERGENCY WALL MOUNTED BATTERY PACK LIGHT. SEE LIGHTING

HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017

EXTERIOR FLOOD LIGHT. SEE LIGHTING PLAN FOR DETAILS AND

LIGHTING PLAN FOR DETAILS AND NOTES

WALL TYPE SEE SHT A-501 FOR DETAILS

SEMI RECESSED FIRE EXTINGUISHER CABINET

UL LISTED EX276A DRY CHEMICAL PORTABLE EXTINGUISHER 5 LB AMMONIUM PHOSPHATE BASE CLASSIFICATION 2-A:

14.10.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF, SUCH EXITS SHALL BE

14.10.1.3.2 WHERE TWO EXIT OR EXIT ACCESS DOORS ARE REQUIRED, THEY SHALL BE PLACED AT A DISTANCE FROM ONE ANOTHER NOT LESS THAN ½ THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE BUILDING OR AREA TO BE SERVED

14.10.1.3.3 IN BUILDINGS PROTECTED THROUGHT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH

12.3.2 QUALITY ASSURANCE FOR PENETRATION AND JOINTS. IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT, A

SECTION 13.3, THE MINIMUM SEPARATION DISTANCE BETWEEN TWO EXISTS SHALL BE NOT LESS THAN 1/3 THE DIAGONAL

MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR EMERGENCY CONDITION.

SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2

REMOTELY LOCATED FROM EACHOTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBILITY THAT

ACCESSIBILITY SECT 403 TO 406

PLAN FOR DETAILS AND NOTES

SQ.FT. FACTOR

401.88 184.69

673.81

35.25

45.00

440.74

676.16

35.25

46.49 440.74

1095.23

190.38

44.44

* The occupant load of such outdoor areas shall be assigned by the building official in accordance

2. PENETRATIONS THRU RATED WALLS MUST BE SEALED BY AN APPROVED THROUGH PENETRATION PROTECTION SYSTEM

3. THIS BUILDING SHALL BE EQUIPPED W/FIRE EXTINGUISHERS. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM

4. EXIT SIGN SHALL HAVE THE WORD "EXIT" IN PLAIN LEGIBLE LETTERS EACH LETTER AT LEAST 6 INCHES HIGH BY 2 INCHES

5. Directional indicator of exit sign shall be a chevron-type indicator, outside of the word exit, similar

6. ANY DOOR, PASSAGE OR STAIRWAY THAT IS NOT AN EXIT, NOR A WAY TO AN EXIT, AND THAT IS LOCATED SO THAT IS LIKELY TO BE MISTAKEN FOR AN EXIT, SHALL BE IDENTIFIED BY A SIGN THAT READS: NO EXIT, PER FIELD CONDITIONS. 7. EMERGENCY BATTERY BACK UP LIGHTS SHALL BE CLEARLY VISIBLE FACING THE PUBLIC. UNITS SHALL HAVE EASY

8. ALL LIFE SAFETY COMPONENTS IN THESE PLANS SHALL BE PROVIDED WITH A SET OF MAINTENACNE INSTRUCTIONS TO

10. A MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE

CONTRACTOR SHALL PROVIDE A BLDIRECTIONAL AMPLIFIER AS REQUIRED PER NEPA 11.10 AND BROWARD COUNTY

12. BUILDING(S) PERIMETER DOORS EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO

PREVENT ENTRY FROM THE EXTERIOR. IDEALLY, EXTERIOR DOORS SHOULD BE EQUIPPED WITH ELECTRONIC PROPPED

BE DELIVERED TO THE OWNER/OPERATOR. THOSE INSTRUCTIONS SHALL MATCH OR EXCEED THE REQUIREMETNS OF NFPA 10-CHAPTER 4 FOR EXTINGUISHERS AND NFPA1-CHAPTER 4 FOR EMERGENCY LGIHTING AND EXIT SIGNS. 9. door openings in means of egress shall not be less than 32 inches in clear width (nfpa 101/7.2.1.2.3)

ACCESS OR PROVISIONS FOR EMERGENCY ACCESS WHEN EXTINGUISHER IS BEHIND A GLASS CABINET.

LIFE SAFETY LEGEND

DOOR ALARMS, WHICH ANNUNCIATE EITHER LOCALLY AND/OR AT THE SECURITY OFFICE.

FXIT/ FGRESS

TRAVEL PATH

FE THE EXTINGUISHER BRACKET MOUNTED FIRE EXTINGUISHER

CROWD MANAGER TRAINING SHALL BE REQUIRED TO COMPLY W/NFPA 101 12.7.6

GROUP A-2 "ASSEMBLY" (PER TABLE 1004.1.2) SECOND FLOOR THRU ROOF

LOAD

273

10

283

SF/LOAD TOTAL

9

2.01

12.31

44.92

0.12

9.00

29.38

45.08

0.12

9.30

29.38

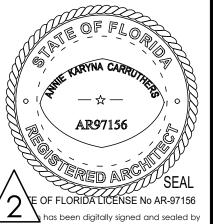
73.02

0.63

8.89

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.COM AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



Annie Carruthers, Architect on the date adjaced to the seal. Printed copies of this document at not considered signed and sealed and the signature must be verified on any electron

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DEVELOPMENT NAME: 1500 N. BROADWALK

OWNER: CHIQUITA PROPERTIES LLC 1500 N. BROADWALK HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019 PRELIMINARY TECHNICAL

ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41 SEPT-3-2019 FINAL TECHNICAL

ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41 MAY-2020

HISTORIC PRESERVATION BOARD PERMIT SUBMITTAL

REVISIONS BLDG DEPT

#B20-104045

 $\mathbf{O} \setminus \mathsf{COMMNETS}$ $\Delta_{\mathsf{MAR-3-2021}}$ BLDG DEPT

 $\sqrt{3}$ COMMNETS MAY-3-2021 BLDG DEPT $4 \setminus COMMENTS$

REVINSEBQ5-2021

LIFE SAFETY &

ACCESSIBILITY PLAN

DATE OF ISSUE APRIL-28-2020

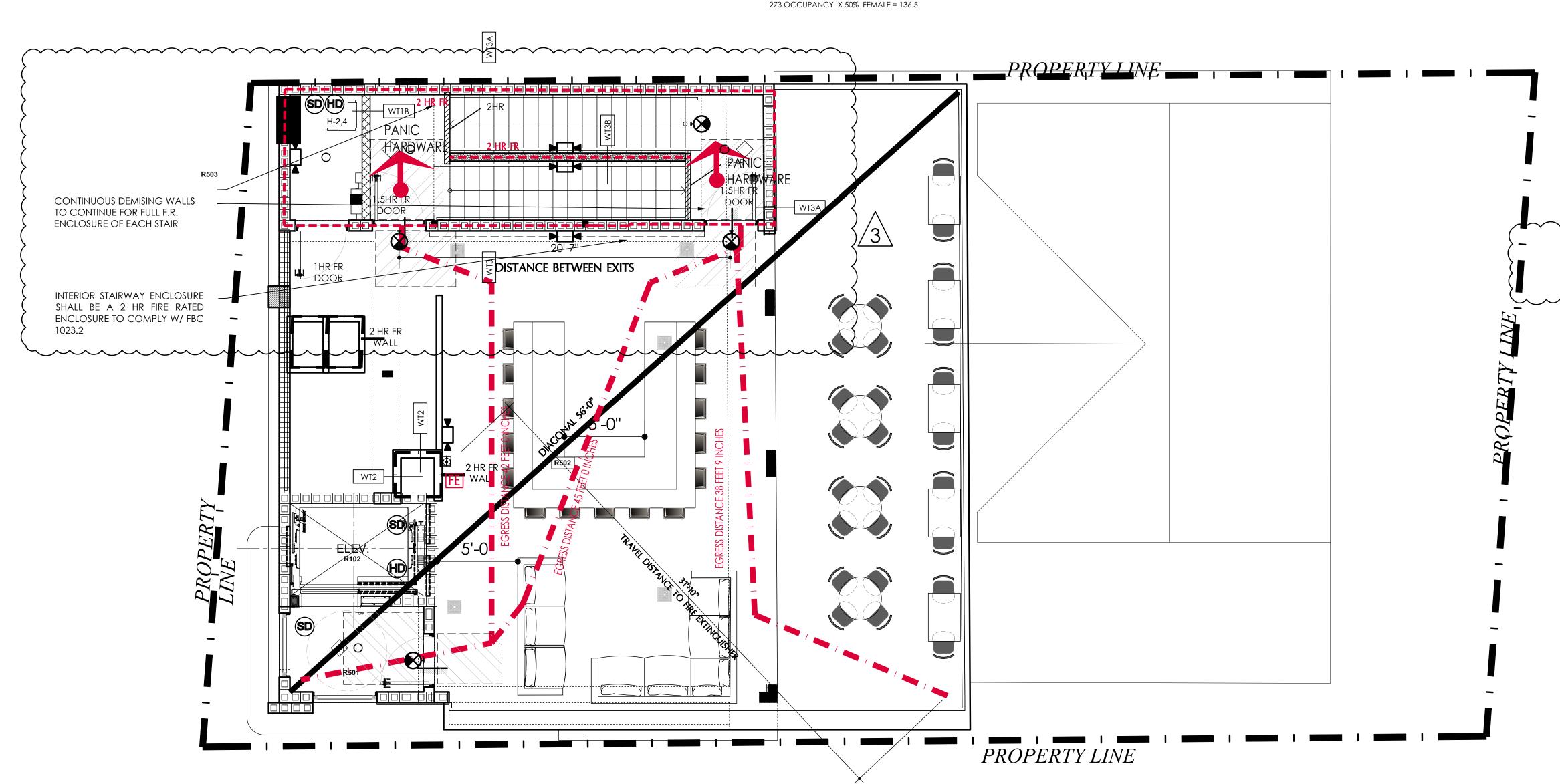
QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTION OF THE FIRESTOP

NFPA SECTIONS

	number of plumbing fixtures required per f.B.C. 403.1-403.3 plumbing code									
OCCUPANCY CLASSIFICATION	WATER CLOSETS		LAVATORIES		SHOWER	DRINKING FOUNTAIN	-	URINALS SECT 419.2		
GROUP A-2 ASSEMBLY RESTAURANT	MALE	FEMALE	1 PER 200		N/A	N/A		50% WATER		
	1 PER 75	1 PER 75				PER 410.4		CLOSET		
	MALE	FEMALE	MALE	FEMALE						
REQUIRED	1.82	1.82			N/A	0	1	0		
PROVIDED	3 UNISEX RESTROOM/ 3 TOILETS	3 UNISEX RESTROOM/ 3 TOILETS	3 UNISEX RESTROOMS / (2 HANDICAP ACCESSIBLE)		N/A	0	2	0		

BASED ON TOTAL OCCUPANCY = 273 FLOORS 2 THRU ROOF

273 OCCUPANCY X 50% MALE = 136.5



THIS BUILDING SHALL BE EQUIPPED W/AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ SECTION 903.3.1.1 F.B.C. SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO FIRE DEPARTMENT FOR APPROVAL AS PART OF BUILDING PERMIT. CONTRACTOR SHALL PROVIDE A COMPLETE SUPERVISED WORKING SYSTEM INCLUDING ANY AND ALL REQUIRED ENGINEERING FOR WATER CONNECTIONS. CONTRACTOR SHALL PROVIDE A ONE HOUR FIRE SEPARATION BETWEEN THE ASSEMBLY AREAS AND THE TRASH, STORAGE, MECHANICAL ROOMS OR ELECTRICAL ROOM AREAS WHERE NOTED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE FIRE SPRINKLER SYSTEM DESIGN. THE FIRE SPRINKLER SYSTEM WILL BE REQUIRED TO BE SUPERVISED PER NFPA 101, 12.3.5. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM. SHOP DRAWINGS FOLLOW THE ENGINEERED DESIGN. PROVIDE DESIGN FOR THE FIRE ALARM PROVIDING ALL APPLICABLE INFORMATION IN 61G15-32.008." CONTRACTOR SHALL PROVIDE ONE ABC TYPE FIRE EXTINGUISHER FOR EVERY 3,000 SF. OF BUILDING AREA. EXTINGUISHERS SHALL BE MOUNTED AT 60" AFF MAX THEY SHALL BE BRACKET MOUNTED. AFTER THE MAIN BUILDING PERMIT IS ISSUED THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS FROM A LICENSED FIRE SPRINKLER

ANY PENETRATIONS AND/OR CHASES IN THE SLABS SHALL REQUIRE A TWO HOUR FIRE RATED CONTINUOUS SEPARATION. FINAL LOCATION OF PENETRATIONS SHALL BE CONFIRMED WITH OWNER OR UNDER SEPRATE PERMIT FOR BUILD OUT WHEN EQUIPMENT

GROUP S "STORAGE LOW HAZARD" (PER TABLE FBC 1004.1.2) FIRST FLOOR LOAD OCCUPANT LOAD SQ.FT. FACTOR SF/LOAD TOTAL FUNCTION OF SPACE N/A Areas on other floors 60 GROSS 375.68 300 GROSS Elevator Lobby grade floor 33.33 5 NET 6.67 Mercantile trash, shipping areas 0.22 1 65 300 GROSS

OCCUPANT LOAD

5 NET

200 GROSS

15 GROSS

15 NET

300 GROSS

5 NET

15 NET

15 NET

300 GROSS

5 NET

15 NET

15 NET

300 GROSS

5 NET

TRAVEL PATH TO CONFORM TO NFPA 14.10.3

EGRESS WITH SHALL COMPLY W/ FBC 1005

MINIMUM REQUIRED EGRESS WIDTH. AS PER

EXTERIOR WAYS OF EXIT ACCESS

TABLE 1005.1 LEVEL W/SPRINKLER

ILLUMINATED EMERGENCY/EXIT LIGHT (WALL MOUNTED). SEE

EMERGENCY WALL MOUNTED BATTERY PACK LIGHT. SEE LIGHTING

HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017

EXTERIOR FLOOD LIGHT. SEE LIGHTING PLAN FOR DETAILS AND

LIGHTING PLAN FOR DETAILS AND NOTES

WALL TYPE SEE SHT A-501 FOR DETAILS

SEMI RECESSED FIRE EXTINGUISHER CABINET

UL LISTED EX276A DRY CHEMICAL PORTABLE EXTINGUISHER 5 LB AMMONIUM PHOSPHATE BASE CLASSIFICATION 2-A:

14.10.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF, SUCH EXITS SHALL BE

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ANOTHER NOT LESS THAN 1/2 THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE BUILDING OR AREA TO BE SERVED

14.10.1.3.3 IN BUILDINGS PROTECTED THROUGHT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH

SECTION 13.3, THE MINIMUM SEPARATION DISTANCE BETWEEN TWO EXISTS SHALL BE NOT LESS THAN 1/3 THE DIAGONAL

MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR EMERGENCY CONDITION.

ACCESSIBILITY SECT 403 TO 406

PLAN FOR DETAILS AND NOTES

SQ.FT. FACTOR

45

401.88 184.69

673.81

45.00

440.74

676.16

35.25 46.49

440.74

1095.23

190.38

44.44

The occupant load of such outdoor areas shall be assigned by the building official in accordance

3. THIS BUILDING SHALL BE EQUIPPED W/FIRE EXTINGUISHERS. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM

4. EXIT SIGN SHALL HAVE THE WORD "EXIT" IN PLAIN LEGIBLE LETTERS EACH LETTER AT LEAST 6 INCHES HIGH BY 2 INCHES

5. DIRECTIONAL INDICATOR OF EXIT SIGN SHALL BE A CHEVRON-TYPE INDICATOR, OUTSIDE OF THE WORD EXIT, SIMILAR

6. ANY DOOR, PASSAGE OR STAIRWAY THAT IS NOT AN EXIT, NOR A WAY TO AN EXIT, AND THAT IS LOCATED SO THAT IS LIKELY TO BE MISTAKEN FOR AN EXIT, SHALL BE IDENTIFIED BY A SIGN THAT READS: NO EXIT, PER FIELD CONDITIONS. 7. EMERGENCY BATTERY BACK UP LIGHTS SHALL BE CLEARLY VISIBLE FACING THE PUBLIC. UNITS SHALL HAVE EASY

8. ALL LIFE SAFETY COMPONENTS IN THESE PLANS SHALL BE PROVIDED WITH A SET OF MAINTENACNE INSTRUCTIONS TO

10. A MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE

. CONTRACTOR SHALL PROVIDE A BI DIRECTIONAL AMPLIFIER AS REQUIRED PER NFPA 11.10 AND BROWARD COUNTY

12. BUILDING(S) PERIMETER DOORS EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO

PREVENT ENTRY FROM THE EXTERIOR. IDEALLY, EXTERIOR DOORS SHOULD BE EQUIPPED WITH ELECTRONIC PROPPED

BE DELIVERED TO THE OWNER/OPERATOR. THOSE INSTRUCTIONS SHALL MATCH OR EXCEED THE REQUIREMETNS OF NFPA 10-CHAPTER 4 FOR EXTINGUISHERS AND NFPA1-CHAPTER 4 FOR EMERGENCY LGIHTING AND EXIT SIGNS. 9. door openings in means of egress shall not be less than 32 inches in clear width (nfpa 101/7.2.1.2.3)

ACCESS OR PROVISIONS FOR EMERGENCY ACCESS WHEN EXTINGUISHER IS BEHIND A GLASS CABINET.

LIFE SAFETY LEGEND

DOOR ALARMS, WHICH ANNUNCIATE EITHER LOCALLY AND/OR AT THE SECURITY OFFICE.

FXIT/ FGRESS

FIRE EXTINGUISHER BRACKET MOUNTED FIRE EXTINGUISHER

CROWD MANAGER TRAINING SHALL BE REQUIRED TO COMPLY W/NFPA 101 12.7.6

TRAVEL PATH

2. PENETRATIONS THRU RATED WALLS MUST BE SEALED BY AN APPROVED THROUGH PENETRATION PROTECTION SYSTEM

GROUP A-2 "ASSEMBLY" (PER TABLE 1004.1.2) SECOND FLOOR THRU ROOF

OCCUPANCY

OCCUPANCY

Elevator lobby

Elevator lobby

Elevator lobby

Elevator lobby

2nd Floor Kitchen

FUNCTION OF SPACE

SUBTOTAL SECOND FLOOR

SUBTOTAL THIRD FLOOR

SUBTOTAL FOURTH FLOOR

SUBTOTAL ROOF LEVEL

EXIT WIDTH REQUIRED

TOTAL NUMBER OF EXITS

TESTED IN ACCORDANCE WITH ASTM E814

DIMENSIONS AS DESCRIBED ABOVE.

WIDE, EXCEPT THE LETTER "I"

AMENDMENT 118.

WT3

10-B-C- TYPE A SIZE II

KEY NOTES

FIRST FLOOR MERCANTILE

3 floor Concentrated (tables and chairs)*

4th floor Concentrated (tables and chairs)*

Roof Unconcentrated (tables and chairs)*

Accessory storage areas, mechanical equip,

OCCUPANCY PROPOSED floors 2 thru roof

TOTAL OCCUPANCY PROPOSED ALL FLOORS

OCCUPANCY LOAD

SYSTEM. SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DTLS

COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING

GENERAL NOTES

. ALL VERTICAL CHASES AND PENETRATIONS THRU SLABS MUST BE 2 HOUR FIRE RATED.

IN-SITE

LOAD

273

10

283

0.2" X 273 = 54.6"

SF/LOAD TOTAL

9

2.01

12.31

44.92

0.12

9.00

29.38

45.08

0.12

9.30

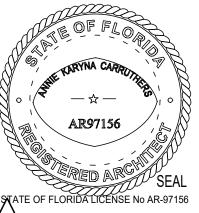
29.38

73.02

8.89

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.COM AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



Carruthers, Architect on the date adjaced seal. Printed copies of this document a Δ nsidered signed and sealed and t

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ISCREPANCIES TO THE ARCHITECT BEFORE MMENCEMENT OF WORK. DRAWINGS ARE IOT TO BE SCALED.

DEVELOPMENT NAME: 500 N. BROADWALK

OWNER: CHIQUITA PROPERTIES LLC

1500 N. BROADWALK HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019 PRELIMINARY TECHNICAL

ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41 SEPT-3-2019 FINAL TECHNICAL

ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41 MAY-2020

PRESERVATION BOARD

PERMIT SUBMITTAL #B20-104045

> **REVISIONS BLDG DEPT** $2 \setminus COMMNETS$ $\Delta_{\mathsf{MAR-3-2021}}$ bldg dept

 $\sqrt{3}$ COMMNETS MAY-3-2021 **BLDG DEPT** /4 COMMENTS

JUNE-25-2021

DRAWING NAME/ LIFE SAFETY &

REMOTELY LOCATED FROM EACHOTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBILITY THAT

ACCESSIBILITY PLAI

DATE OF ISSUE APRIL-28-2020

12.3.2 QUALITY ASSURANCE FOR PENETRATION AND JOINTS. IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTION OF THE FIRESTOP

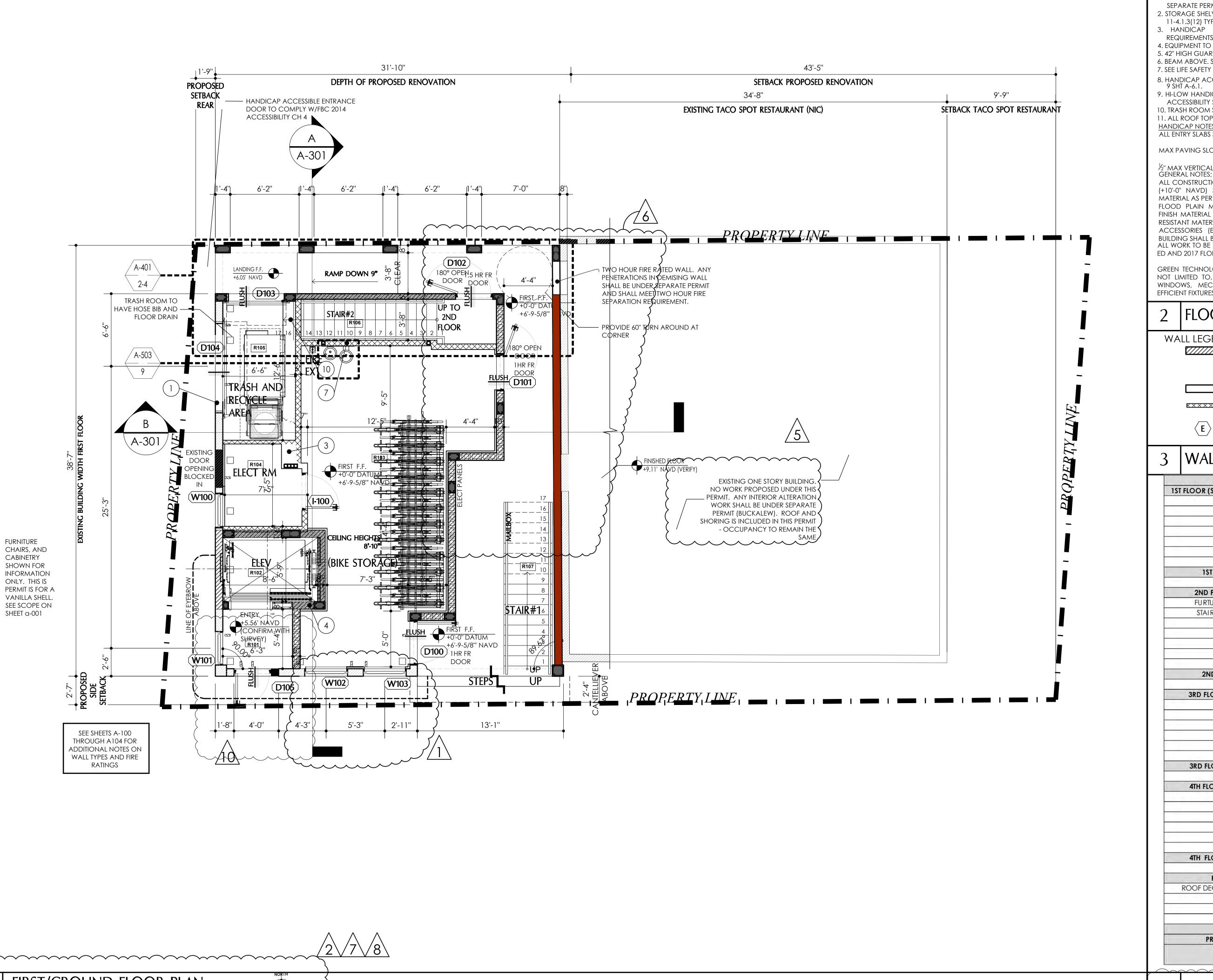
SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2 NFPA SECTIONS

PENETRATION NOTE:

LOCATIONS ARE FINALIZED.

ROOF LEVEL - LIFE SAFETY PLAN

CONTRACTOR



VANILLA SHELL. CABINETRY AND OTHER BUILD OUT ITEMS UNDER SEPARATE PERMIT/AGREEMENT

2. STORAGE SHELVING AND DISPLAY UNITS SHALL COMPLY W/F.B.C. SECT 11-4.1.3(12) TYP. SEE DTL 4/ A-7.2

3. HANDICAP ACCESIBLE BATHROOM TO COMPLY WITH ADA REQUIREMENTS. SEE DTLS SHT A-7.1.

4. EQUIPMENT TO BE SELECTED/PROVIDED BY OWNER NOT IN SCOPE

5. 42" HIGH GUARDRAIL TO COMPLY W/FBC SEE DETAILS SHT 6. BEAM ABOVE. SEE STRUCT. DWGS

7. SEE LIFE SAFETY PLAN FOR ADDITIONAL NOTES AND FIRE RATINGS 8. HANDICAP ACCESSIBLE DOOR. THRESHOLD TO BE MAX $\frac{1}{2}$ " RISE SEE DTL

9. HI-LOW HANDICAP ACCESSIBLE WATER FOUNTAIN TO COMPLY W/FBC ACCESSIBILITY SEE DTL 9 SHT A-7.1

10. TRASH ROOM SHALL BE FOR TRASH AND RECYCLE BIN 11. ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW

HANDICAP NOTES: ALL ENTRY SLABS SHALL BE SET FLUSH W/TOP OF PAVING.

MAX PAVING SLOPE FOR WHEELCHAIR AISLE ACCESS TO BUILDING IS 2%

½" MAX VERTICAL HEIGHT DIFFERENTIAL AT ANY DOOR TYP.

ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION PLUS ONE FOOT (+10'-0" NAVD) SHALL BE CONSTRUCTED WITH FLOOD DAMAGE RESISTANT MATERIAL AS PER FEMA TECH BULLETIN 2/2008.

FLOOD PLAIN MANAGEMENT SECTION REQUIRES: ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-05 CH. 5.0). - ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE

BUILDING SHALL BE INSTALLED ABOVE THE BFE. +10'-0" NAVD 88 ALL WORK TO BE DONE IN ACCORDANCE W/THE FLORIDA BUILDING CODE 2017 ED AND 2017 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

FLOOR PLAN KEY NOTES

WALL LEGEND

NEW EXTERIOR BLOCK WALL SEE WALL TYPES SHT A-5.2 STRUCT DWGS AND NEW FLOOR PLANS. PATCH AND REPAIR WALL AS REQUIRED

EXISTING CBS WALLS TO REMAIN

NEW INTERIOR PARTITIONS SEE WALL TYPES SHT A-5.2.

EXISTING OPENING TO REMAIN AND REPLACE WITH NEW WINDOW/DOOR

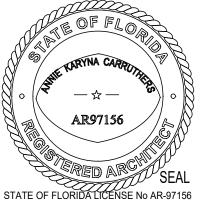
WALL LEGEND

1500 BROADWALK SQFT CALCULAT	ON OWNER:	
1ST FLOOR (STORAGE LOW HAZARD)	SQFT CHIQUITA PRO	PERTIES L
STORAGE	430.09 ADDRESS:	
BATHROOM	48.74 1500 N. BROAD HOLLYWOOD,	
STAIRS	153.50 HOLLYWOOD,	FL 33017
TRASH AREA	114.50	
ELEVATOR	60.95 DISTRIBUTION	
ELEVATOR LOBBY	45.90 MARCH-19-2018	
BREEZEWAY	340.32 PREAP MEETIN	.G
1ST FLOOR (STORAGE) TOTAL	1194.00 JULY-15-2019	
	PRELIMINARY 1	TECHNIC
2ND FLOOR (KITCHEN)	SQFT ADVISORY COM	JMITTEE
FURTURE KITCHEN/ RESTAURANT	454.47 SUBMITTAL	
STAIR LANDINGS AND 1 FLIGHT	239.69 FILE NUMBER 1	8-CPV-41
BATHROOM	50.25 SEPT-3-2019	
ELEVATOR LOBBY	66.67 FINAL TECHNIC	
	ADVISORY COM	MITTEE
TERRACE	186.81 SUBMITTAL	10 ODV 44
BALCONY	31.82 FILE NUMBER 1	8-CPV-41
2ND FLOOR (KITCHEN) TOTAL	1029.71 MAY-2020	
	HISTORIC	
3RD FLOOR (RESTAURANT)	SQFT	1 BOARD
RESTAURANT	733.43 PERMIT SUBMI	TTAL
STAIR LANDINGS	94.26 #B20-104045	
STORAGE/MECH	47.40	
BATHROOM	59.98 REVISIONS	BDC JULY-8-2021
ELEVATOR LOBBY	66.67 \ \ BLDG DEPT \ 5	JULY-8-2021
CANTILEVER BALCONY		BDC AUG-5-2021
3RD FLOOR (RESTAURANT) TOTAL	1519.47 JAN-3-2021 / 6	\
	BLDG DEPT A	BDC AUG-26-2021
4TH FLOOR (RESTAURANT)	SQFT $2\sqrt{2}$ COMMNETS $\sqrt{7}$	AUG-26-2021
RESTAURANT	733.72 A BLDG DEPT A	OWNER REV
STAIR LANDINGS	94.26 A COMMENTS / SUNE-25-202/ 8	\
STORAGE/MECH	47.40 JUNE-25-202/ 8	<u>, </u>
BATHROOM	59.26 Thanges	
ELEVATOR LOBBY	64.94	
CANTILEVER BALCONY	465.15	
4TH FLOOR (RESTAURANT) TOTAL	1464.73 DRAWING NAME	
ROOF LEVEL	sqft FLOOR	PI A
ROOF DECK INCL. CANTBALCONY	1168.67	I L/
STAIR LANDINGS	95.16	
STORAGE/MECH	203.31	
ELEVATOR LOBBY	62.22 DATE OF ISSUE	
ROOF LEVEL TOTAL	1529.36 APRIL-28-20)20
PROPOSED BUILDING TOTAL	6737.27	
SEE LIFE SAFETY PLAN FOR OCUPANCY CALCULATION	SHEET	~ ~

IN-SITE DESIGN **GROUP LLC**

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.COM AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



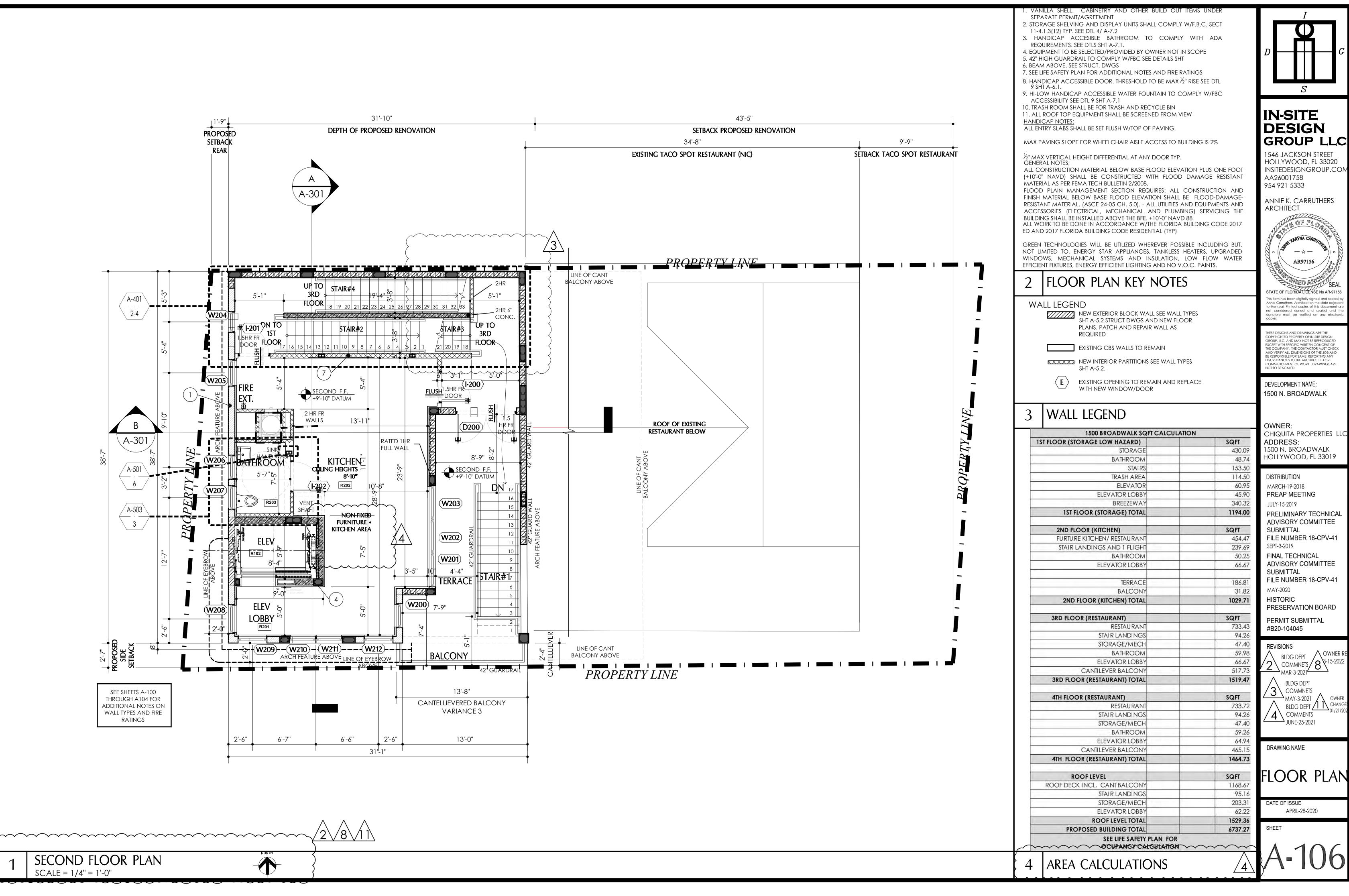
Annie Carruthers, Architect on the date adjace to the seal. Printed copies of this document of not considered signed and sealed and the signature must be verified on any electron

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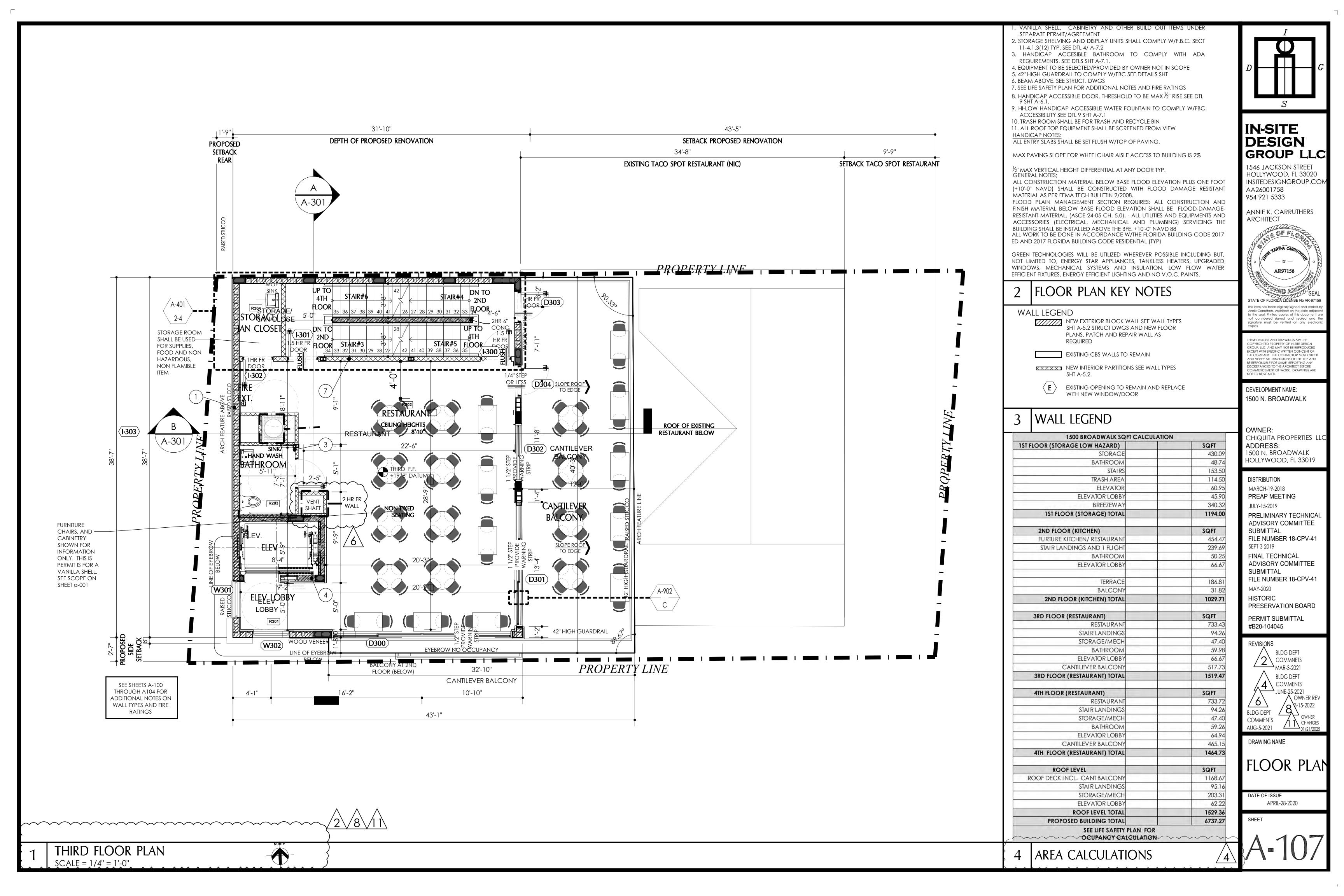
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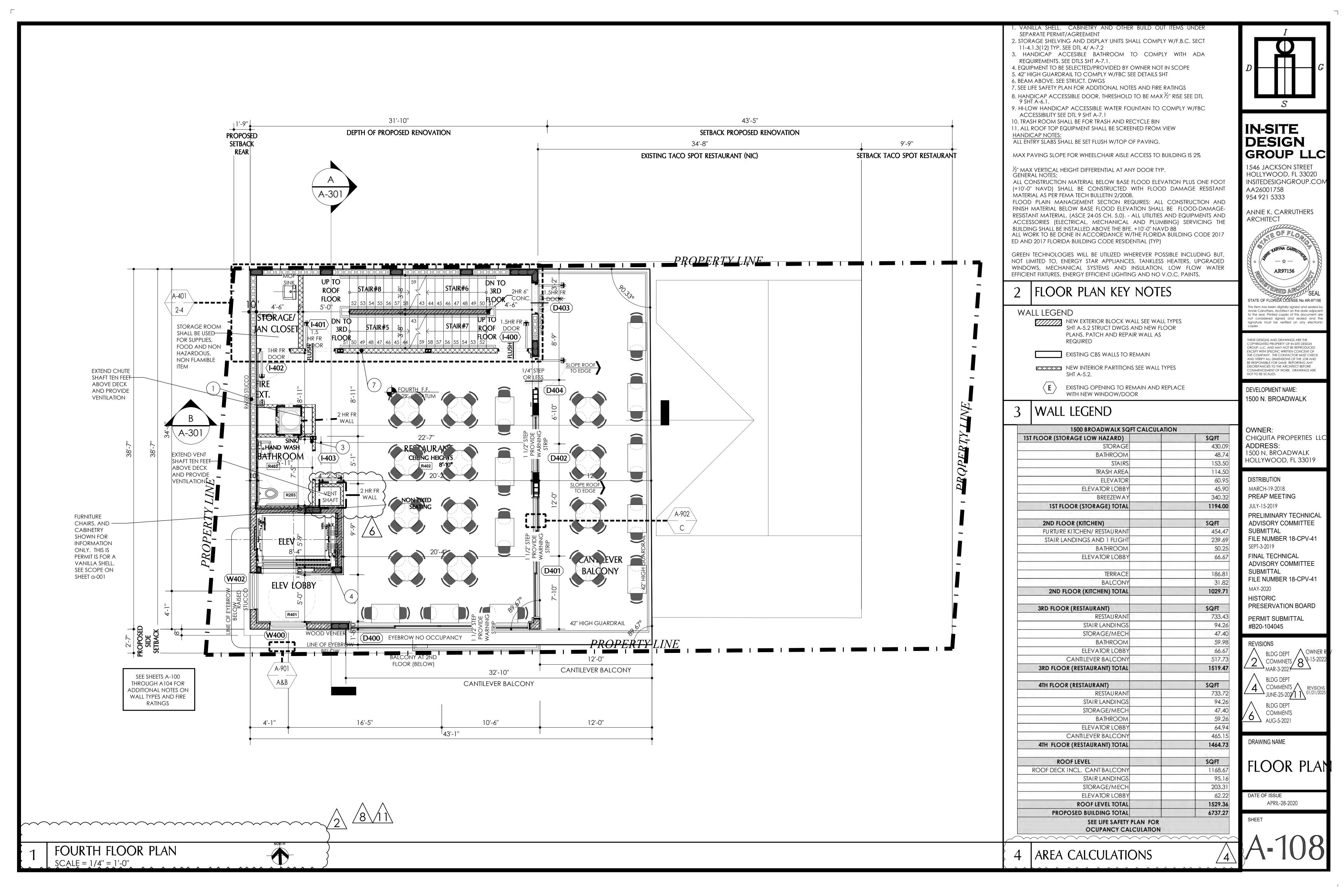
OWNER: CHIQUITA PROPERTIES LLC ADDRESS: 1500 N. BROADWALK

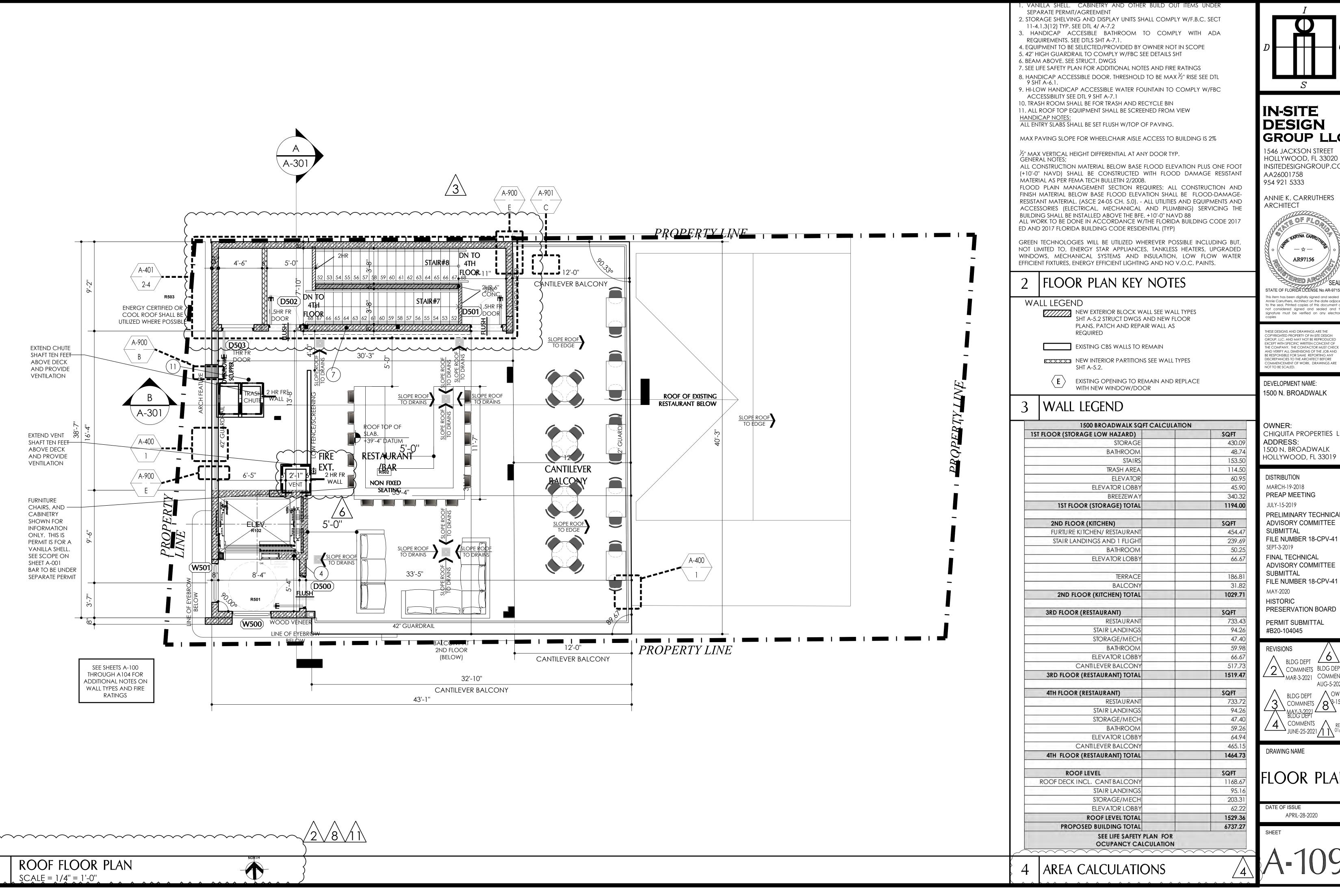
FLOOR PLAN











GROUP LLC

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.COM



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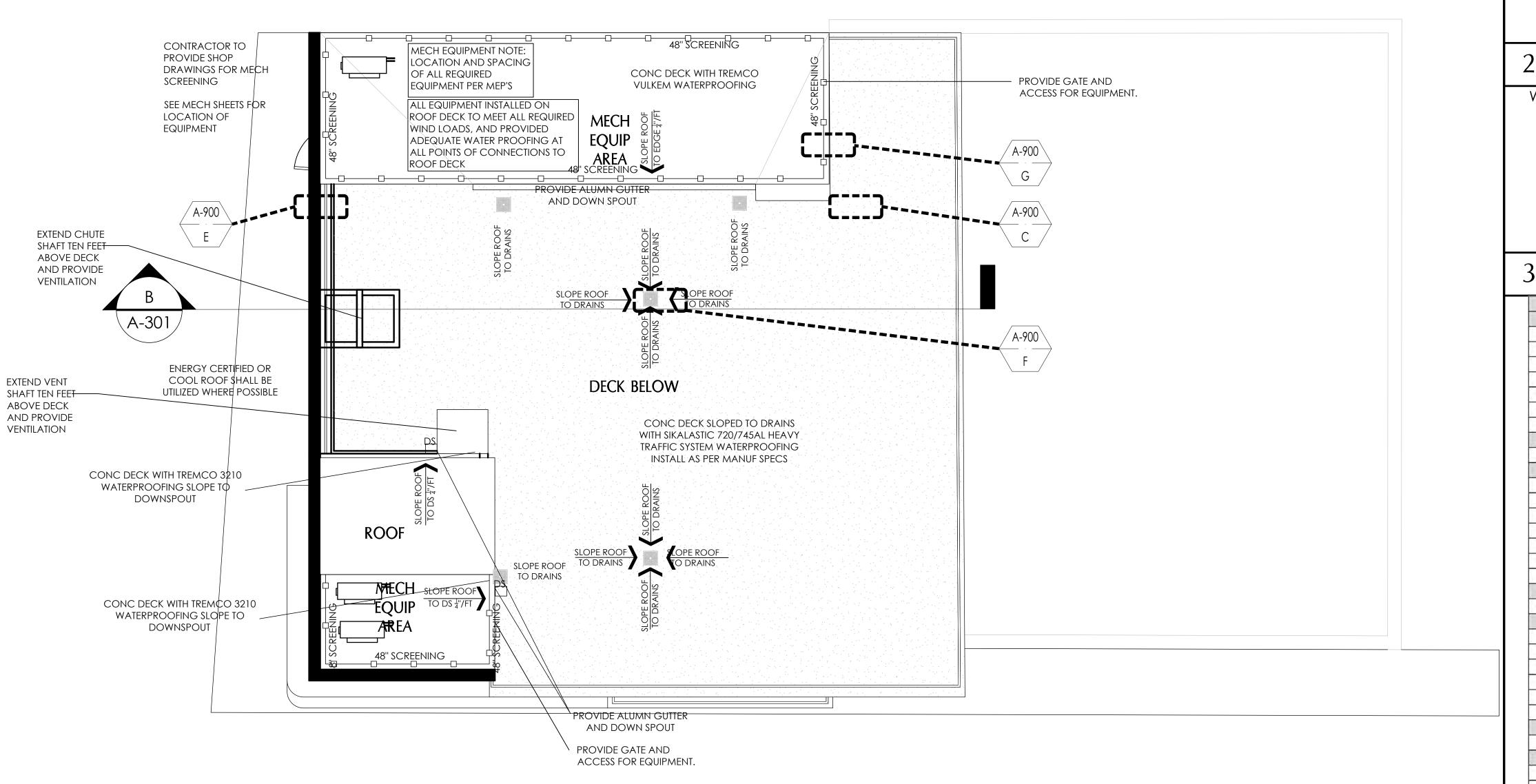
CHIQUITA PROPERTIES LLC

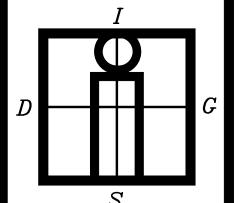
PRELIMINARY TECHNICAL ADVISORY COMMITTEE

ADVISORY COMMITTEE FILE NUMBER 18-CPV-41

COMMNETS BLDG DEPT COMMENTS AUG-5-2021

FLOOR PLAN





IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.COM AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



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DEVELOPMENT NAME: 1500 N. BROADWALK

OWNER: CHIQUITA PROPERTIES LLC ADDRESS: 1500 N. BROADWALK

HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019 PRELIMINARY TECHNICAL ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41 SEPT-3-2019 FINAL TECHNICAL ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41

MAY-2020 HISTORIC PRESERVATION BOARD PERMIT SUBMITTAL

REVISIONS

#B20-104045

10 CHANGES 08-25-2023

DRAWING NAME

FLOOR PLAN

DATE OF ISSUE APRIL-28-2020

SHEET

NOT USED

WALL LEGEND

NEW EXTERIOR BLOCK WALL SEE WALL TYPES SHT A-5.2 STRUCT DWGS AND NEW FLOOR PLANS. PATCH AND REPAIR WALL AS REQUIRED

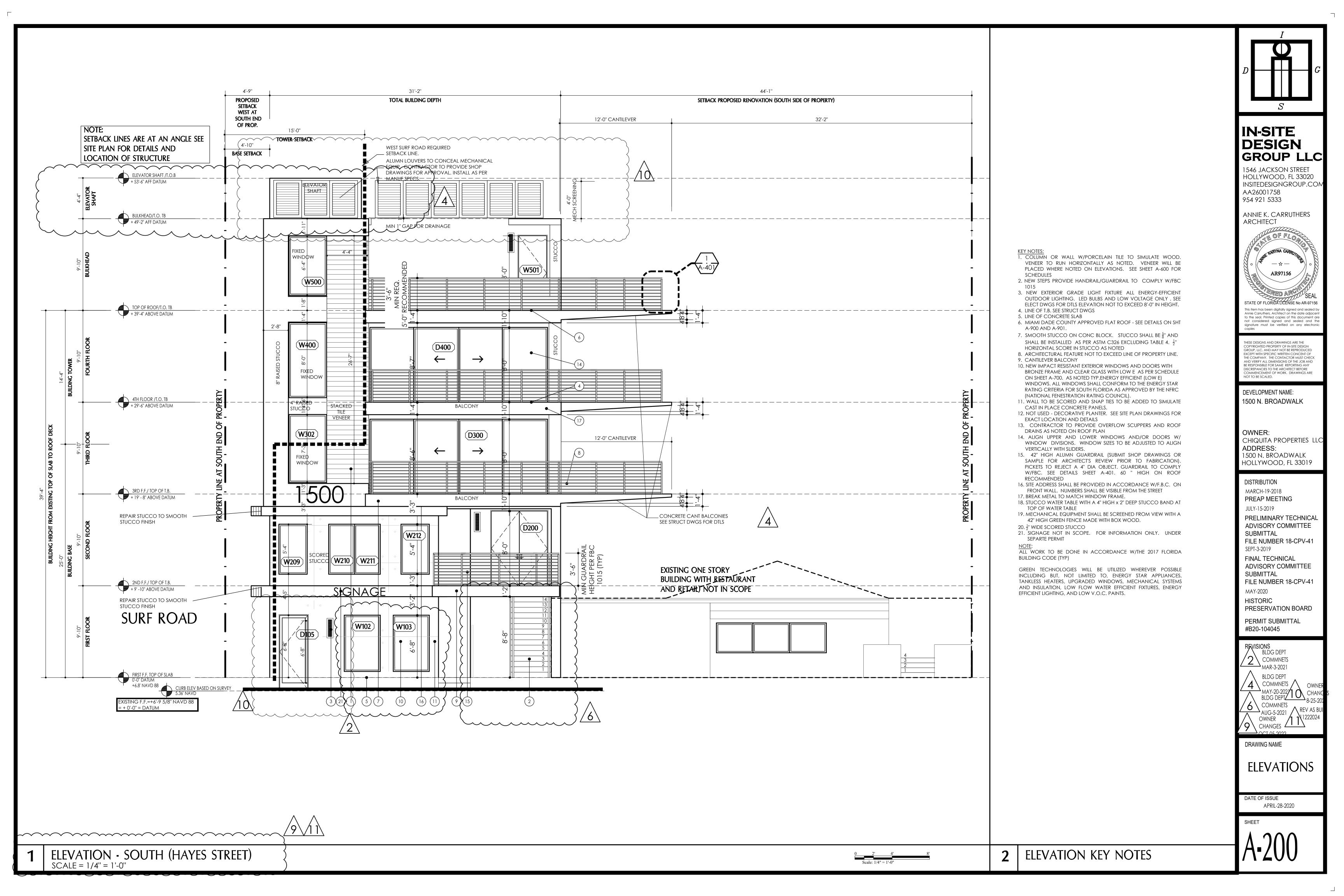
EXISTING CBS WALLS TO REMAIN

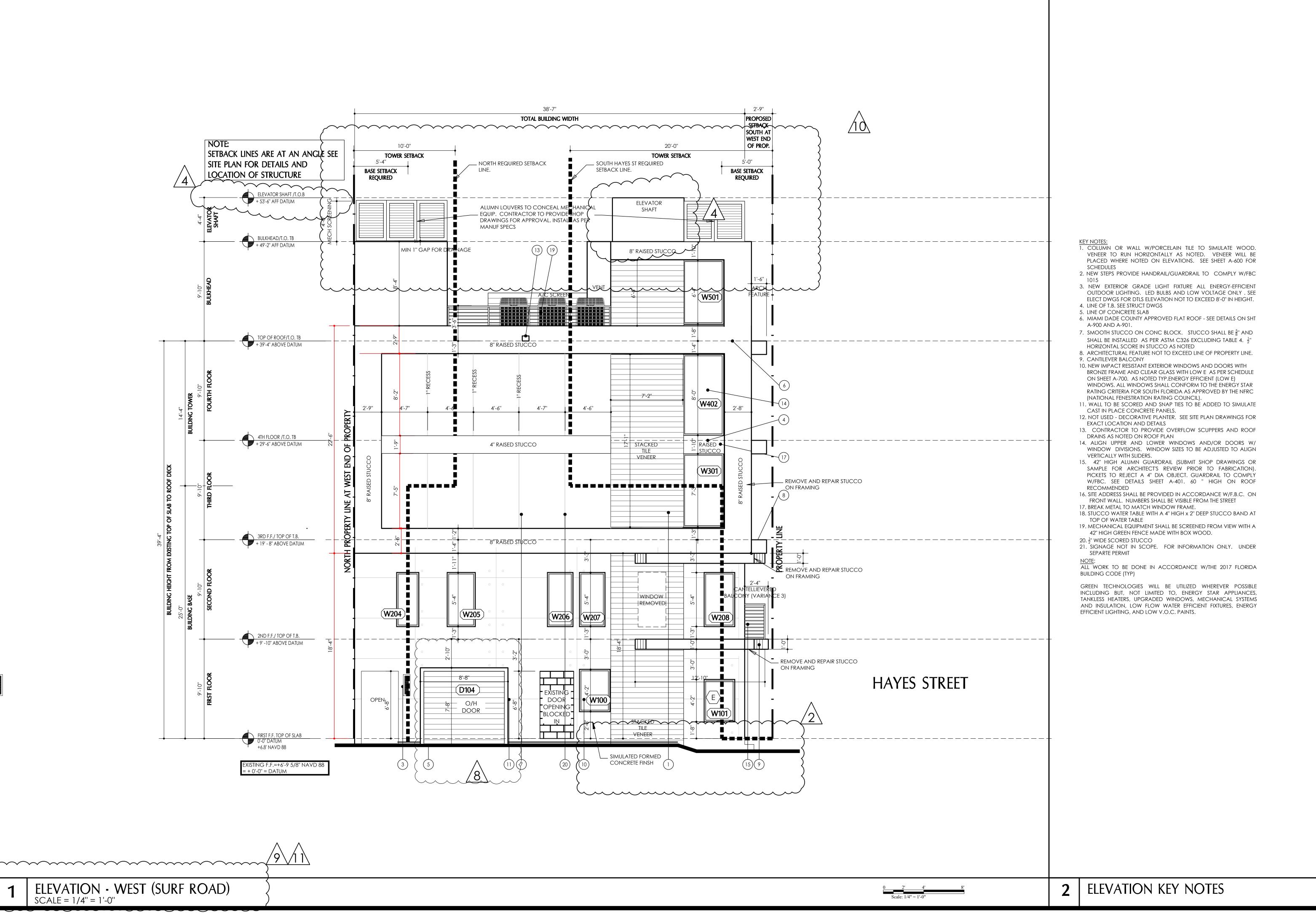
NEW INTERIOR PARTITIONS SEE WALL TYPES SHT A-5.2.

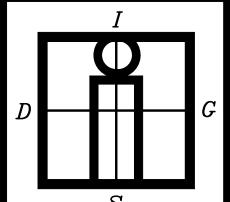
EXISTING OPENING TO REMAIN AND REPLACE WITH NEW WINDOW/DOOR

WALL LEGEND

1500 BROADWALK SQ	FT CALCULATION
IST FLOOR (STORAGE LOW HAZARD)	SQFT
STORAGE	430.0
BATHROOM	48.7
STAIRS	153.5
TRASH AREA	114.5
ELEVATOR	60.9
ELEVATOR LOBBY	45.9
BREEZEWAY	340.3
1ST FLOOR (STORAGE) TOTAL	1194.0
2ND FLOOR (KITCHEN)	SQFT
FURTURE KITCHEN/ RESTAURANT	454.4
STAIR LANDINGS AND 1 FLIGHT	239.6
BATHROOM	50.2
ELEVATOR LOBBY	66.6
TERRACE	186.8
BALCONY	31.8
2ND FLOOR (KITCHEN) TOTAL	1029.7
3RD FLOOR (RESTAURANT)	SQFT
RESTAURANT	733.4
STAIR LANDINGS	94.2
STORAGE/MECH	47.4
BATHROOM	59.9
ELEVATOR LOBBY	66.6
CANTILEVER BALCONY	517.73
3RD FLOOR (RESTAURANT) TOTAL	1519.4
4TH FLOOR (RESTAURANT)	SQFT
RESTAURANT	733.7
STAIR LANDINGS	94.2
\$TORAGE/MECH	47.4
BATHROOM	59.2
ELEVATOR LOBBY	64.9
CANTILEVER BALCONY	465.1.
4TH FLOOR (RESTAURANT) TOTAL	1464.7
ROOF LEVEL	SQFT
ROOF DECK INCL. CANTBALCONY	1168.6
STAIR LANDINGS	95.1
STORAGE/MECH	203.3
ELEVATOR LOBBY	62.2
ROOF LEVEL TOTAL	1529.3
PROPOSED BUILDING TOTAL	6737.2
SEE LIFE SAFETY	







IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.CO AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



STATE OF FLORIDA LICENSE No AR-97156

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DEVELOPMENT NAME: 1500 N. BROADWALK

OWNER:
CHIQUITA PROPERTIES LLC
ADDRESS:
1500 N. BROADWALK

HOLLYWOOD, FL 33019

DISTRIBUTION

MARCH-19-2018

PREAP MEETING

JULY-15-2019

PRELIMINARY TECHNICAL ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41 SEPT-3-2019

FINAL TECHNICAL
ADVISORY COMMITTEE
SUBMITTAL
FILE NUMBER 18-CPV-41
MAY-2020

HISTORIC
PRESERVATION BOARD
PERMIT SUBMITTAL

PEVISIONS
BLDG DEPT
COMMNETS
MAR-3-2021
BLDG DEPT

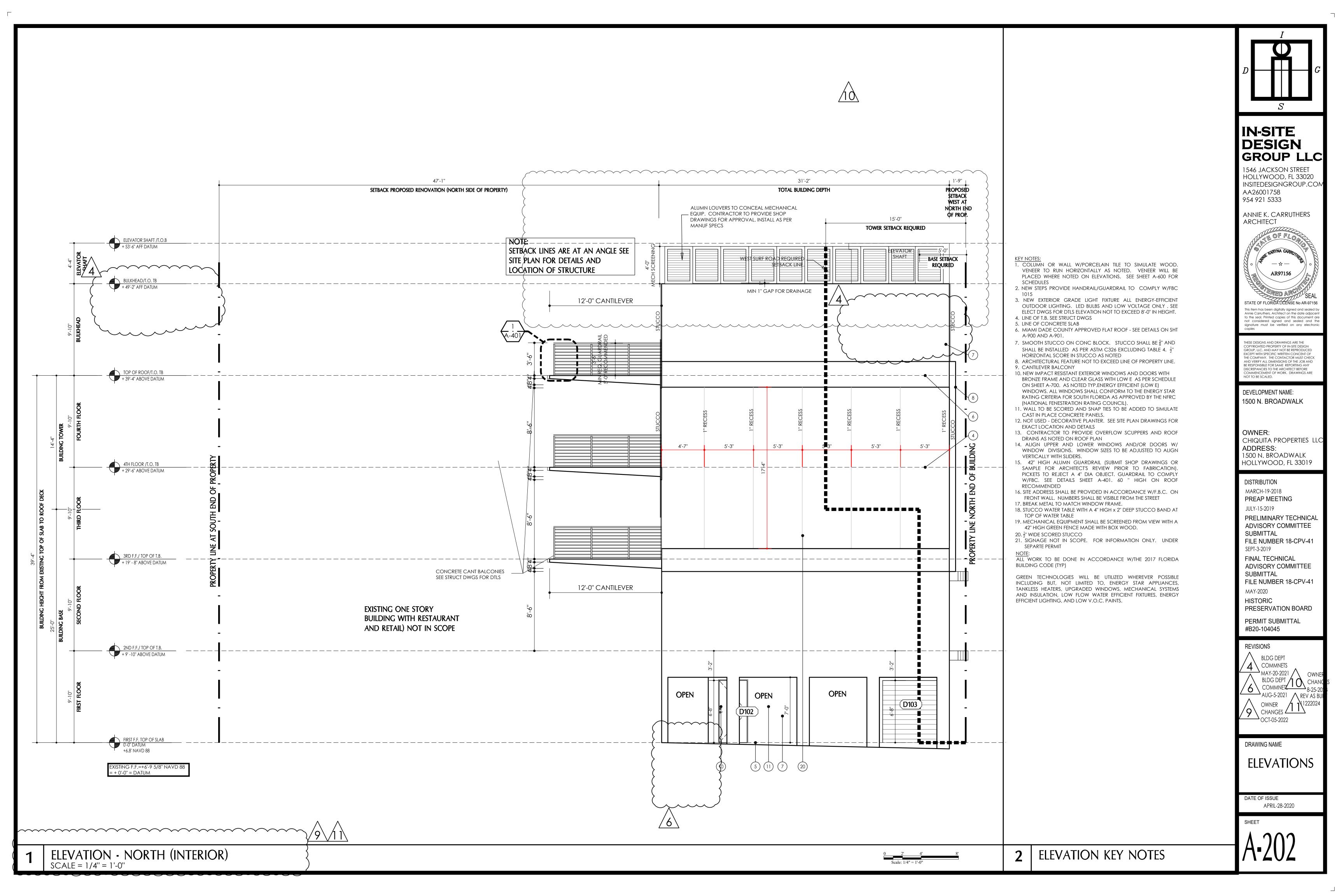
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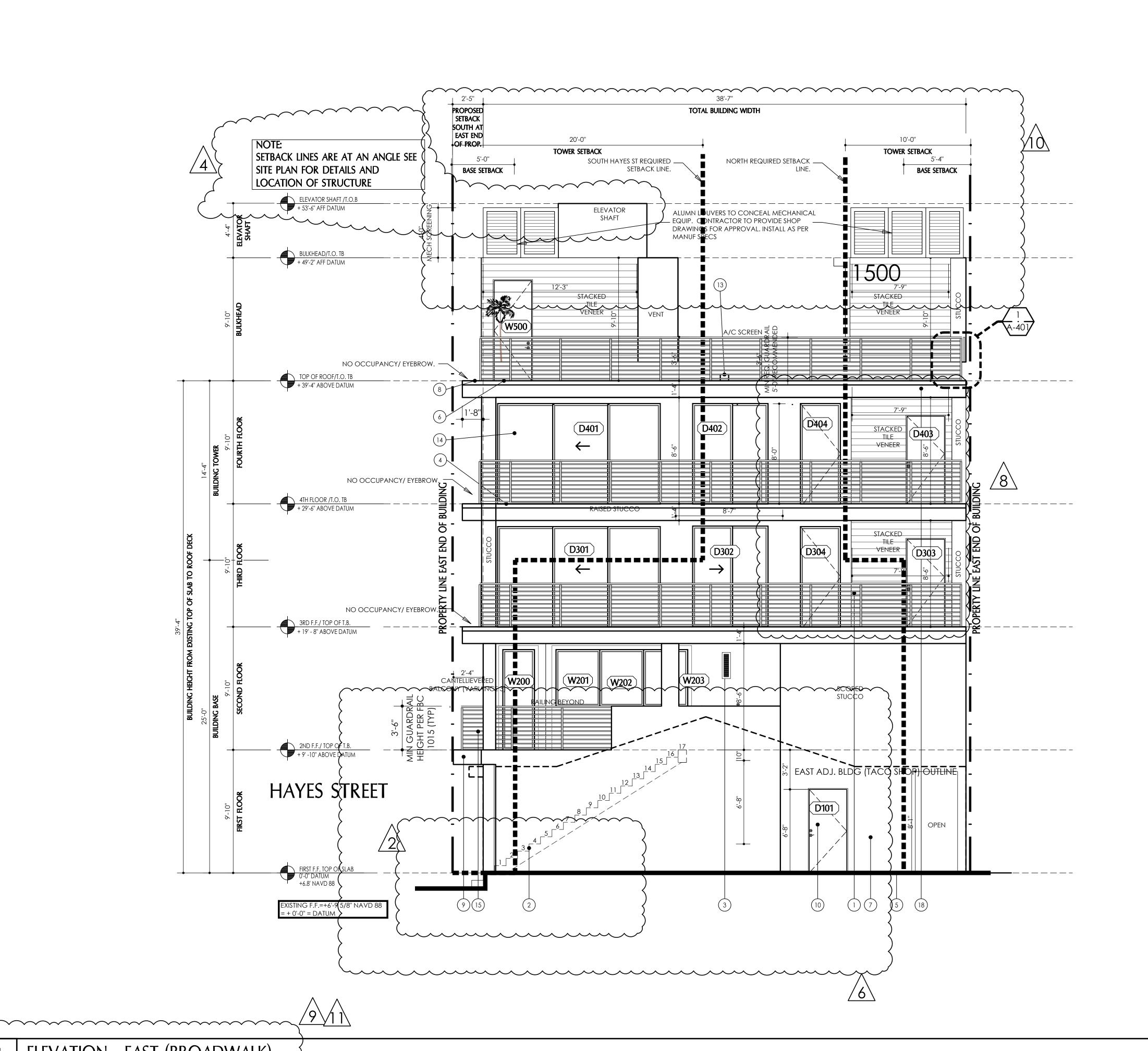
BLDG DEPT
COMMNETS
MAY-20-2021
OWNER REV
3-15-2022
OWNER
OCT-05
CHANGES
REV A
11222

DRAWING NAME

ELEVATIONS

DATE OF ISSUE APRIL-28-2020





. COLUMN OR WALL W/PORCELAIN TILE TO SIMULATE WOOD. VENEER TO RUN HORIZONTALLY AS NOTED. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS. SEE SHEET A-600 FOR **SCHEDULES**

2. NEW STEPS PROVIDE HANDRAIL/GUARDRAIL TO COMPLY W/FBC

3. NEW EXTERIOR GRADE LIGHT FIXTURE ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. LED BULBS AND LOW VOLTAGE ONLY. SEE ELECT DWGS FOR DTLS ELEVATION NOT TO EXCEED 8'-0" IN HEIGHT.

4. LINE OF T.B. SEE STRUCT DWGS 5. LINE OF CONCRETE SLAB

6. MIAMI DADE COUNTY APPROVED FLAT ROOF - SEE DETAILS ON SHT A-900 AND A-901.

7. SMOOTH STUCCO ON CONC BLOCK. STUCCO SHALL BE $\frac{5}{8}$ " AND SHALL BE INSTALLED AS PER ASTM C326 EXCLUDING TABLE 4. $\frac{1}{2}$ "

HORIZONTAL SCORE IN STUCCO AS NOTED 8. ARCHITECTURAL FEATURE NOT TO EXCEED LINE OF PROPERTY LINE.

9. CANTILEVER BALCONY 10. NEW IMPACT RESISTANT EXTERIOR WINDOWS AND DOORS WITH BRONZE FRAME AND CLEAR GLASS WITH LOW E AS PER SCHEDULE

ON SHEET A-700. AS NOTED TYP.ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC

(NATIONAL FENESTRATION RATING COUNCIL). 11. WALL TO BE SCORED AND SNAP TIES TO BE ADDED TO SIMULATE CAST IN PLACE CONCRETE PANELS.

12. NOT USED - DECORATIVE PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS

13. CONTRACTOR TO PROVIDE OVERFLOW SCUPPERS AND ROOF DRAINS AS NOTED ON ROOF PLAN 14. ALIGN UPPER AND LOWER WINDOWS AND/OR DOORS W/

WINDOW DIVISIONS. WINDOW SIZES TO BE ADJUSTED TO ALIGN VERTICALLY WITH SLIDERS. 15. 42" HIGH ALUMN GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION).

PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC. SEE DETAILS SHEET A-401. 60 " HIGH ON ROOF RECOMMENDED

16. SITE ADDRESS SHALL BE PROVIDED IN ACCORDANCE W/F.B.C. ON FRONT WALL. NUMBERS SHALL BE VISIBLE FROM THE STREET 17. BREAK METAL TO MATCH WINDOW FRAME.

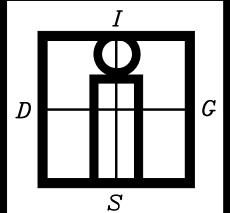
18. STUCCO WATER TABLE WITH A 4" HIGH x 2" DEEP STUCCO BAND AT TOP OF WATER TABLE

19. MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH A 42" HIGH GREEN FENCE MADE WITH BOX WOOD. 20. ½" WIDE SCORED STUCCO

21. SIGNAGE NOT IN SCOPE. FOR INFORMATION ONLY. UNDER

NOTE:
ALL WORK TO BE DONE IN ACCORDANCE W/THE 2017 FLORIDA BUILDING CODE (TYP)

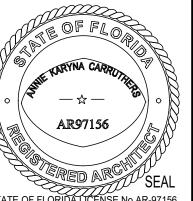
GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING, AND LOW V.O.C. PAINTS.



IN-SITE DESIGN **GROUP LLC**

1546 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.COM AA26001758 954 921 5333

ANNIE K. CARRUTHERS ARCHITECT



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DEVELOPMENT NAME: 1500 N. BROADWALK

OWNER: CHIQUITA PROPERTIES LLC ADDRESS: 1500 N. BROADWALK

HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019 PRELIMINARY TECHNICAL ADVISORY COMMITTEE SUBMITTAL

FINAL TECHNICAL ADVISORY COMMITTEE SUBMITTAL FILE NUMBER 18-CPV-41

FILE NUMBER 18-CPV-41

SEPT-3-2019

MAY-2020 HISTORIC PRESERVATION BOARD

PERMIT SUBMITTAL #B20-104045

REVISIONS BLDG DEPT 8 3-15-20
COMMNET 8 3-15-20
MAR-3-2021

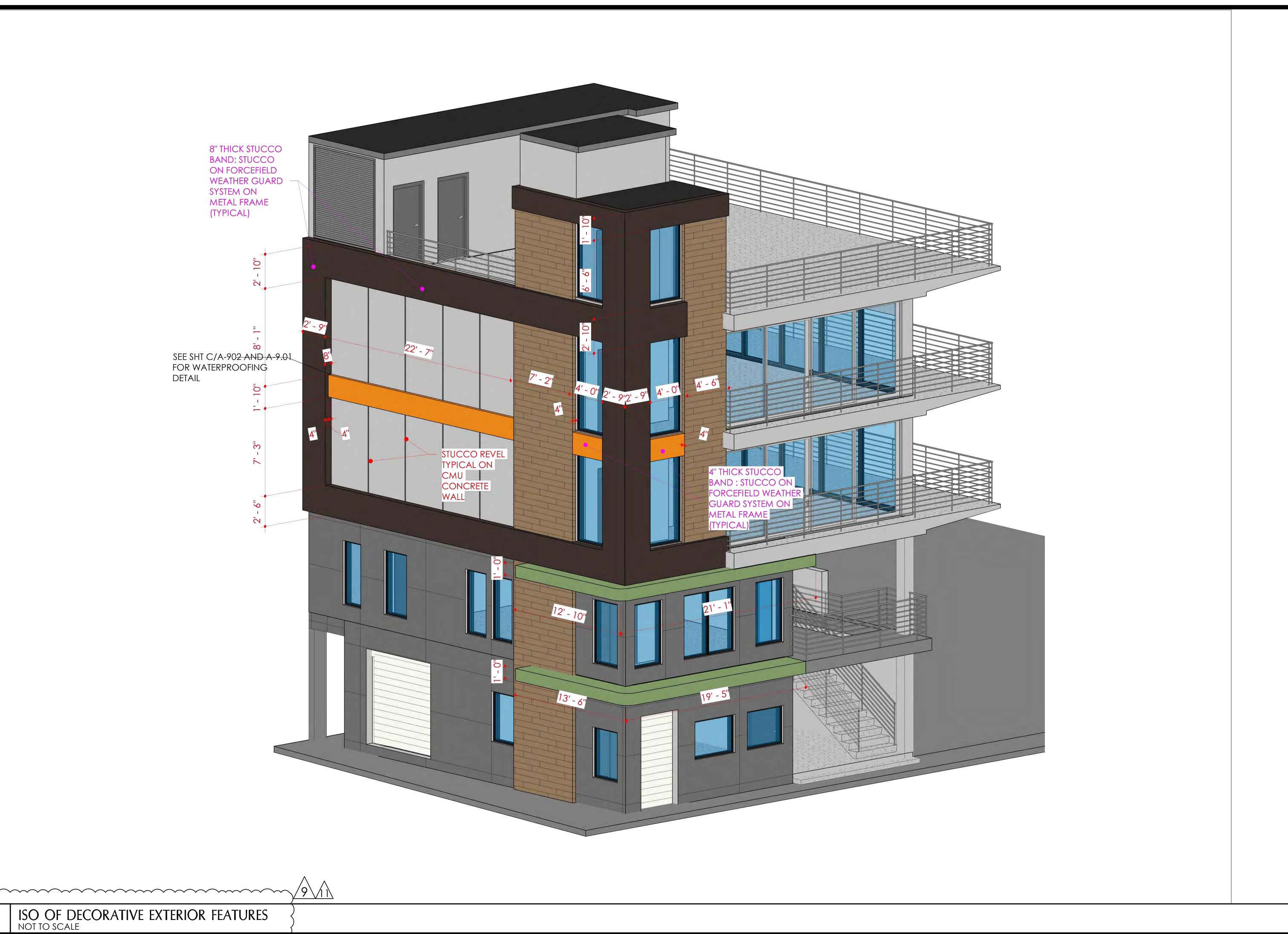
BLDG DEPT / 4 COMMNETS 9 CHANG
MAY-20-2021 OCT-05-

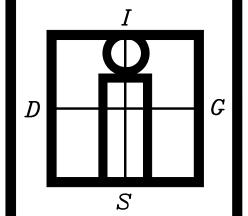
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DATE OF ISSUE APRIL-28-2020

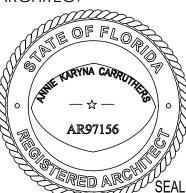




IN-SITE DESIGN GROUP LLC

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DEVELOPMENT NAME: 1500 N. BROADWALK

OWNER: CHIQUITA PROPERTIES LLC ADDRESS: 1500 N. BROADWALK HOLLYWOOD, FL 33019

DISTRIBUTION MARCH-19-2018 PREAP MEETING JULY-15-2019 PRELIMINARY TECHNICAL

ADVISORY COMMITTEE
SUBMITTAL FILE NUMBER 18-CPV-41 SEPT-3-2019

FINAL TECHNICAL ADVISORY COMMITTEE
SUBMITTAL FILE NUMBER 18-CPV-41 MAY-2020

HISTORIC PRESERVATION BOARD

PERMIT SUBMITTAL #B20-104045

REVISIONS

BLDG DEPT
COMMNETS
MAR-3-2021 BLDG DEPT OWNER RE 3-15-2022
MAY-20-2021

BLDG DEPT OWNER CHANGE AUG-5-202T OCT-05-2

DRAWING NAME

ELEVATIONS

DATE OF ISSUE

APRIL-28-2020



INSPECTIONS WILL ONLY BE PERFORMED IF THIS PERMIT CARD IF DISPLAYED IN A CONSPICOUS LOCATION AT THE FRONT OF THE JOB SITE AND APPROVED PLANS ARE READILY AVAILABLE.

City of Hollywood, Florida

BUILDING PERMIT

Date: 3/13/2025

Master Permit No.	B22-105699
Contractor/Owner	1 UP CONSTRUCTION, LLC
Work Description	ALT- INTERIOR COMMERCIAL
Legal Description	HOLLYWOOD BEACH FIRST ADD 1-31 B , LOT 4 BLK 4
Folio No.	514212010810
Address	1500 N BROADWALK
Job Name	LUCKY BEACH HOLLYWOOD EAST

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Record. Additional permits from other governmental agencies may be required.

CERTIFICATE OF OCCUPANCY MUST BE SECURED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE

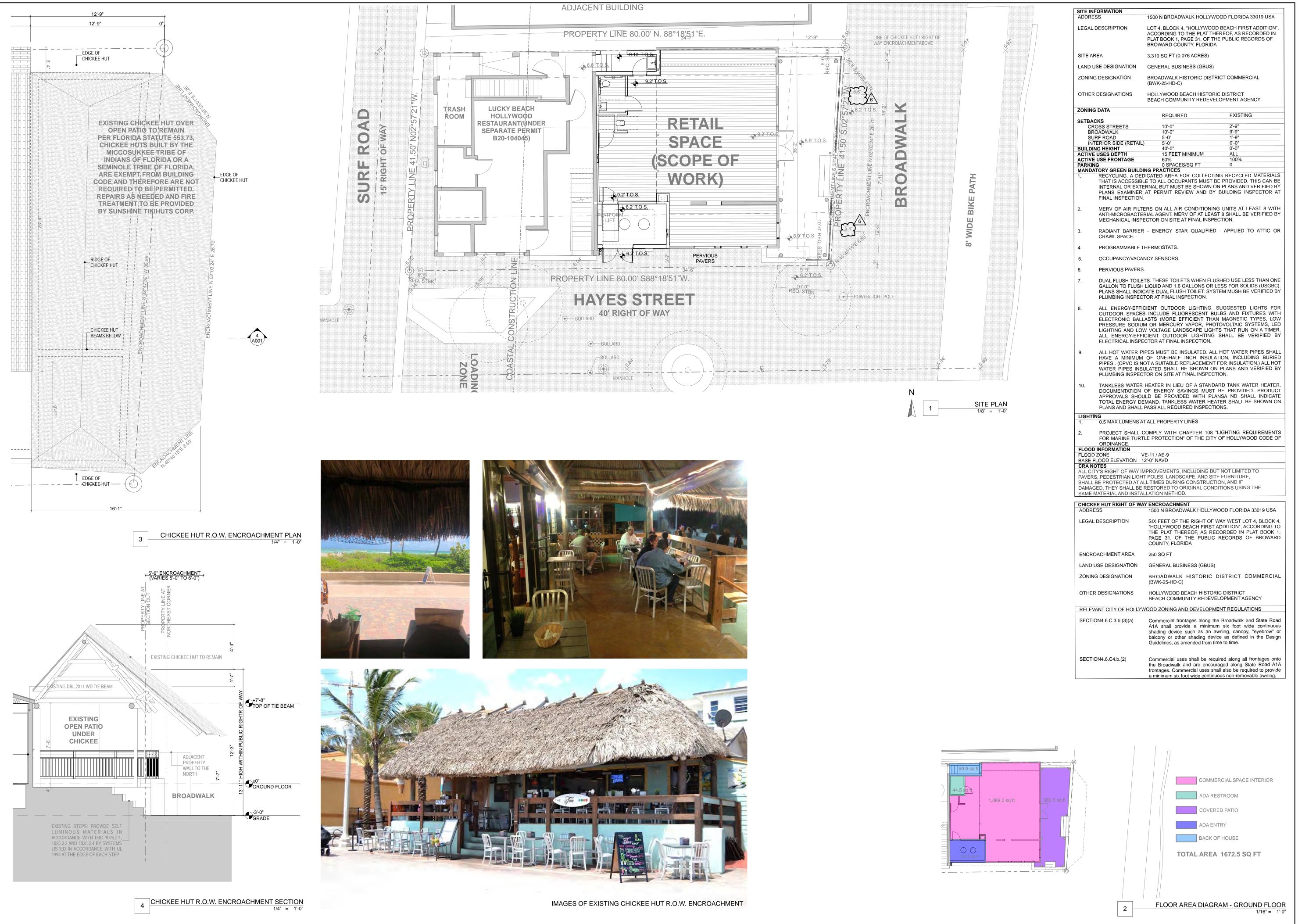
- To schedule required inspections:
 - Online: <u>www.hollywoodfl.org/permit</u> You will need the Permit Number or job site address.
 - IVR (Interactive Voice Response): 954-921-3646 You are required to have the Permit Number along with the Three Digit Reference Number shown on the "Inspection Reference Log". Please have the applicable information handy, as you will not be able to schedule inspections without it using the IVR.
- Warning to Owner: Your failure to record a Notice of Commencement may result in your
 paying twice for improvements to your property. A notice of commencement must be recorded
 and posted on the job site before the first inspection. If you intend to obtain financing, consult
 with your lender or an attorney before recording your notice of commencement

CONSTRUCTION REQUIREMENTS:

ORDINANCE NO 155.30 All Property Owners are to repair and maintain all broken sidewalks in a public right-of-way abutting their property.

ORDINANCE NO 100.05 Construction Activity to be conducted no earlier than 7:00 a.m. and no later than 6:00 p.m., Monday thru Friday. Saturday no earlier than 8:00 a.m. and no later than 6:00 p.m. No such work is to be conducted on Sundays.

This Building Permit shall expire and become null and void 180 days after issuance if work has not commenced or if the work is suspended or abandoned for a period of 90 days after the time the work has commenced. F.B.C. Section 105.3.2.1



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ARCHITECT

3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T. 954.631.8371
HTTP: //WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN

ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 32517
8640 NW 53RD CT | LAUDERRILL, EI, 33351

T. 352 474 (9940 * E. 786:345-6275)

WWW.WINDIANENGINEERING.COM
WINDIAN ENGINEERING LLC

SITE PLAN

ARCHITECT

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AR101069

ON 2/6/24.

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01 COH, COUNTY, FWC REVISION

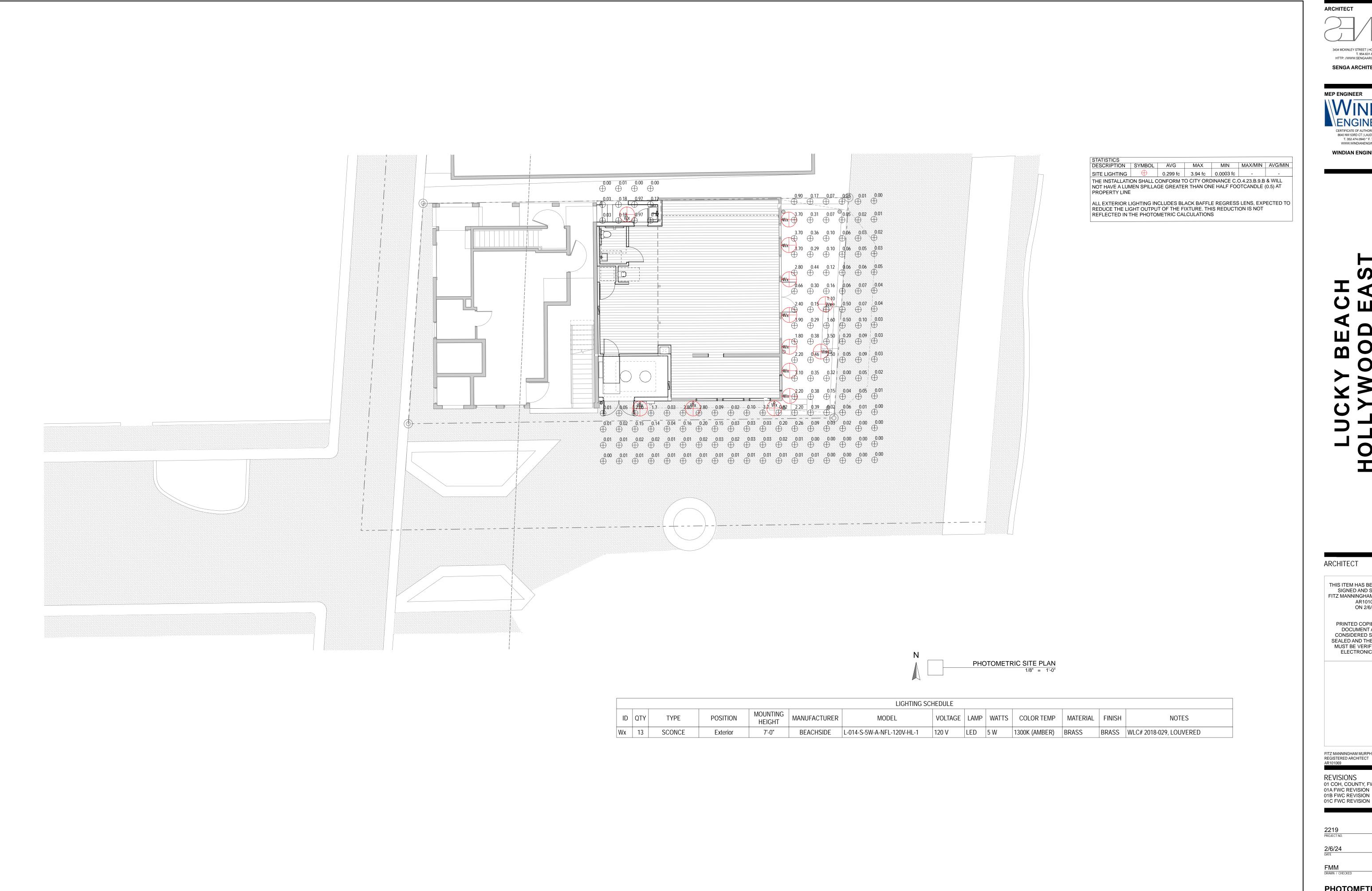
06 COH REVISION - ENGINEERING

REVISIONS

03 COH REVISION

05 COH REVISION

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ARCHITECT T. 954.631.8371 HTTP: //WWW.SENGAARCHITECTURE.COM SENGA ARCHITECTURE LLC

MEP ENGINEER 8640 NW 53RD CT | LAUDERHILL, FL 33351 T. 352.474.0940 * F. 786-345-6275 WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

ARCHITECT

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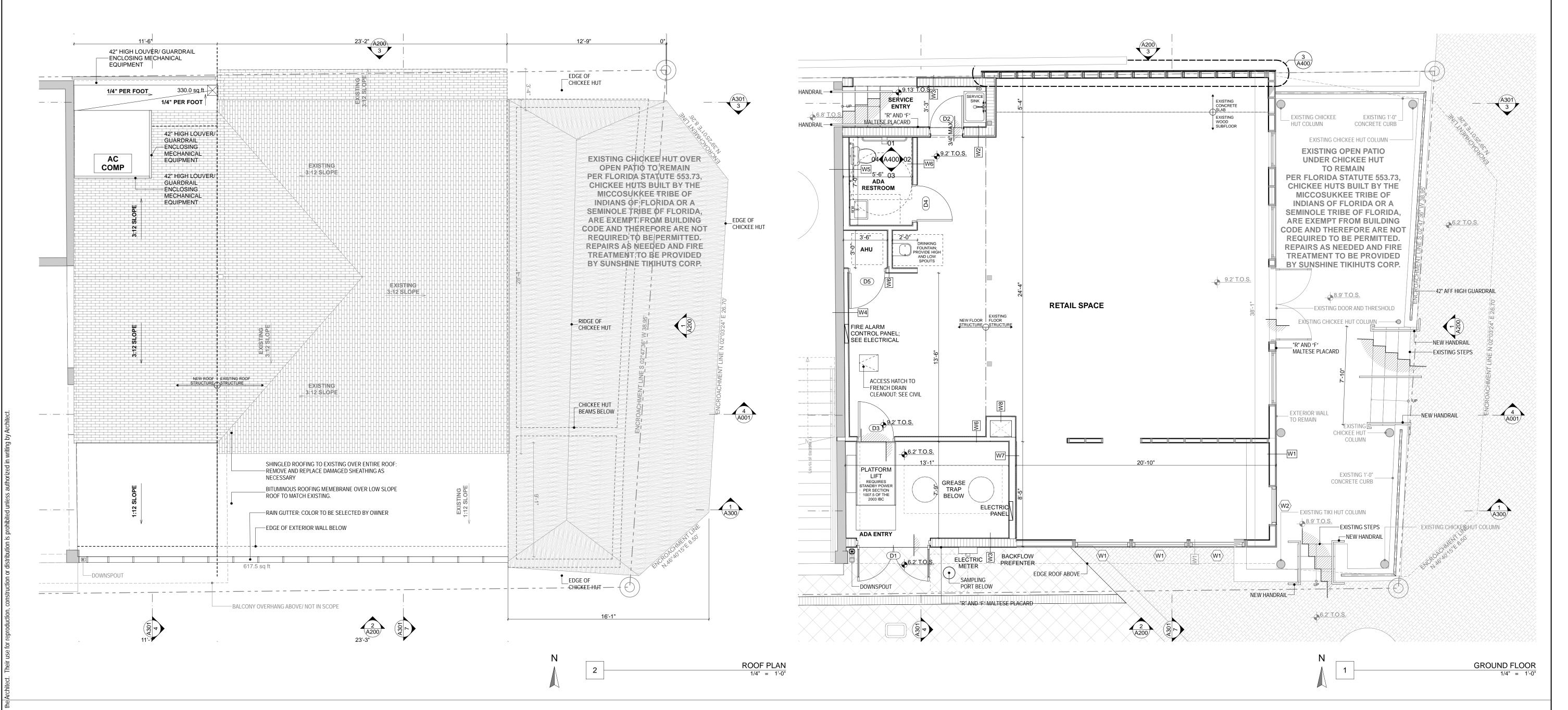
REGISTERED ARCHITECT

REVISIONS 01 COH, COUNTY, FWC REVISION 01A FWC REVISION 01B FWC REVISION

PHOTOMETRIC

PLAN

A002



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APPROVED STRUCTURAL fseijo-montes 11/27/2024 City of Hollywood, FL ARCHITECT

3434 MCKINLEY STREET | HOLLYWOOD, FL 33021 T. 954.631.8371 HTTP: //WWW.SENGAARCHITECTURE.COM SENGA ARCHITECTURE LLC

MEP ENGINEER

CERTIFICATE OF AUTHORIZATION NO.: 32517
8640 NW 53RD CT | LAUDERHILL, FL 33351
T. 352.474.0940 * F. 786-345-6275
WWW.WINDIANENGINEERING.COM

DEACH
ODEAST
NOWATION
KWOOD FLORIDA 33019 USA

ARCHITECT

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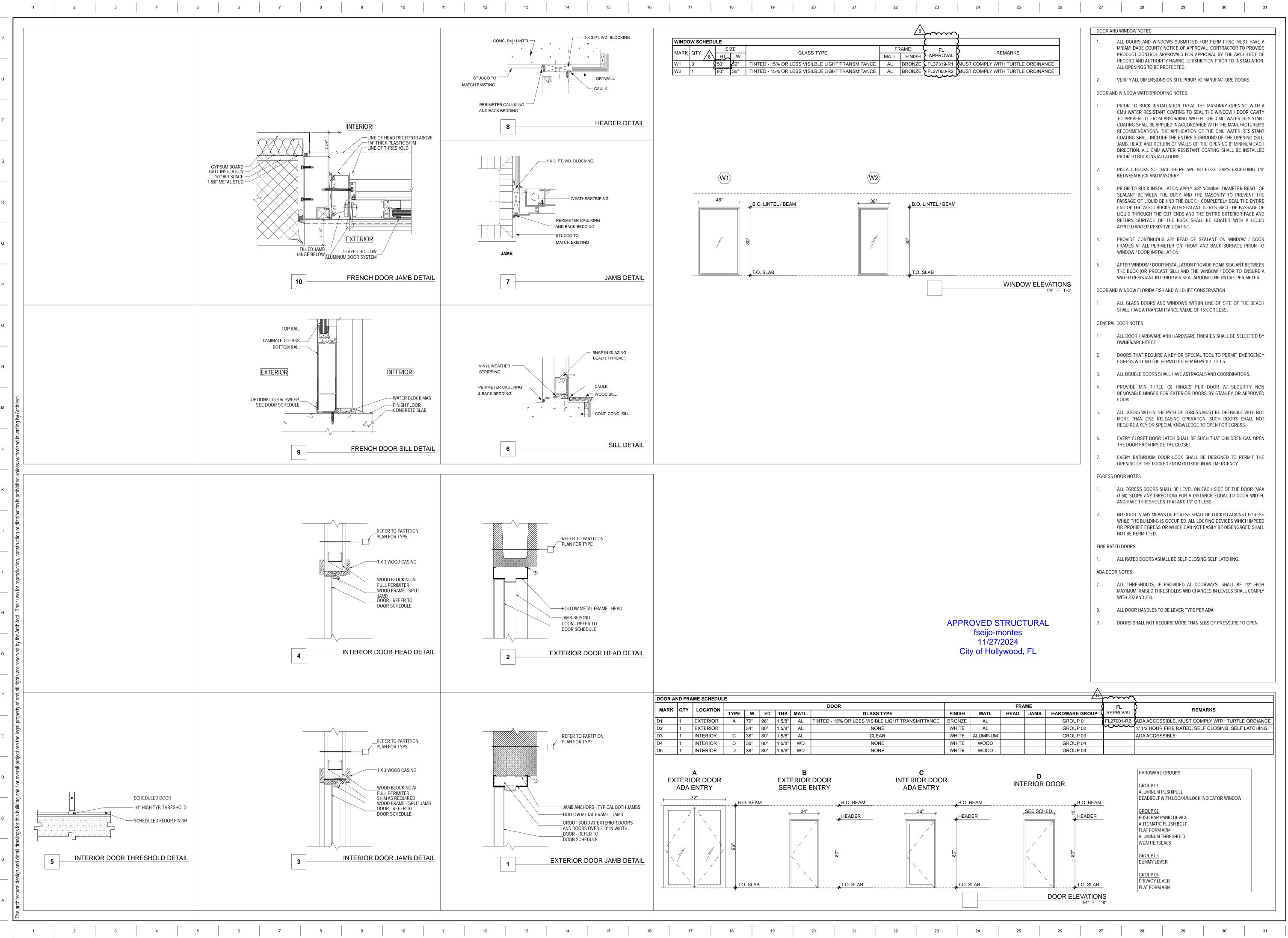
FITZ MANNINGHAM MURPHY, AIA REGISTERED ARCHITECT

REVISIONS
01 COH, COUNTY, FWC REVISION
02 COH STRUCTURE
03 COH STRUCTURE
04 COH FIRE

2219 ROJECT NO.

11/11/24 DATE FMM

FLOOR PLAN A100



ARCHITECT

3434 MCKINLEY STREET | HOLLYWOOD, FL 3302 T. 954.631.8371 HTTP: //WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

8640 NW 53RD CT | LAUDERHILL, FL 33351 T. 352.474.0940 * F. 786-345-6275

WINDIAN ENGINEERING LLC

ARCHITECT

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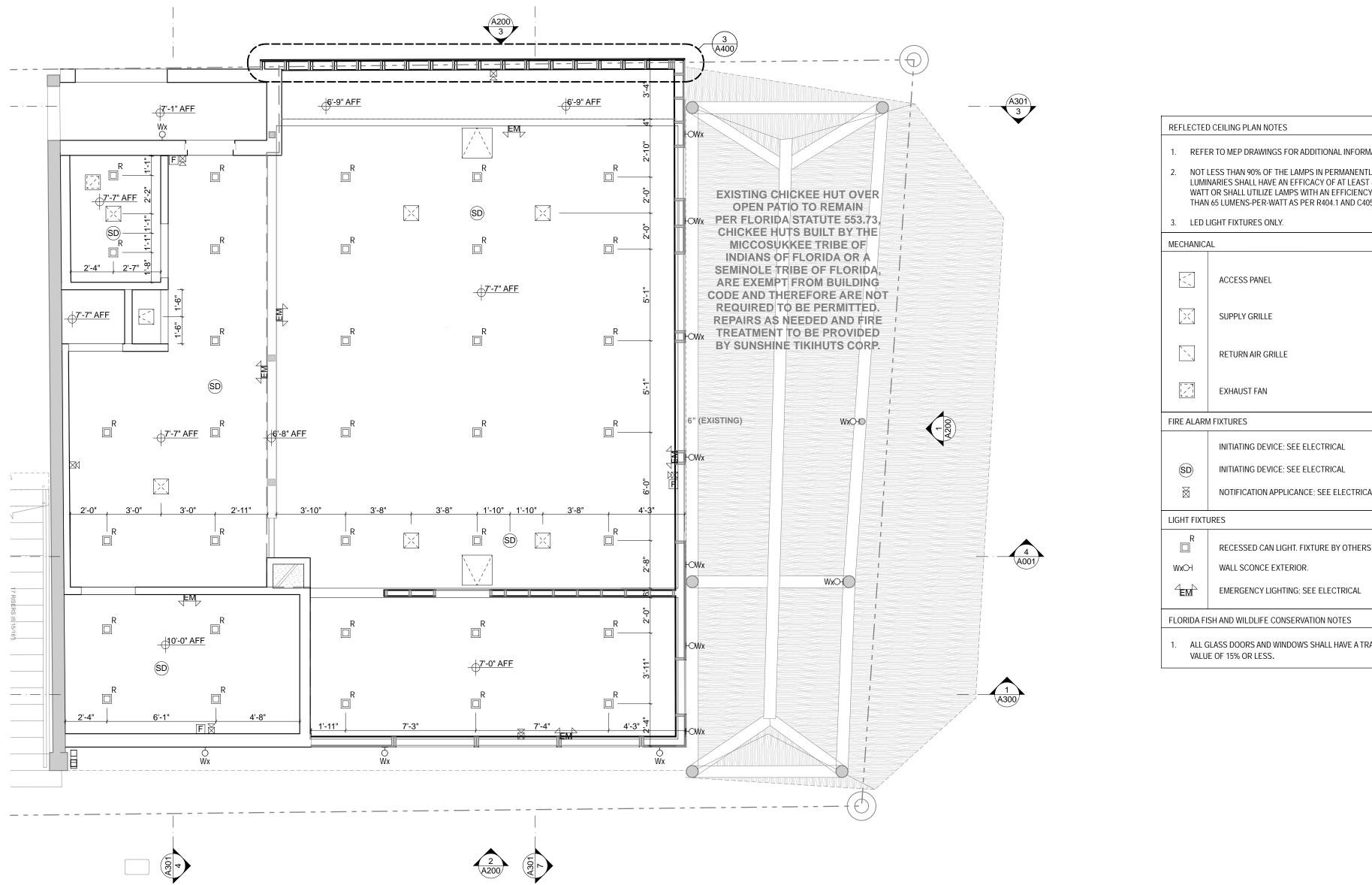
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REGISTERED ARCHITECT

08 OWNER REVISION

REVISIONS 01 COH, COUNTY, FWC REVISION

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REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION NOT LESS THAN 90% OF THE LAMPS IN PERMANENTLY INSTALLED LUMINARIES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICIENCY OF NOT LESS THAN 65 LUMENS-PER-WATT AS PER R404.1 AND C405.1 2020 FBCEC. NOTIFICATION APPLICANCE; SEE ELECTRICAL RECESSED CAN LIGHT. FIXTURE BY OTHERS ALL GLASS DOORS AND WINDOWS SHALL HAVE A TRANSMITTANCE

	LIGHTING SCHEDULE												
C	OTY	TYPE	POSITION	MOUNTING HEIGHT	MANUFACTURER	MODEL	VOLTAGE	LAMP	WATTS	COLOR TEMP	MATERIAL	FINISH	NOTES
	21	RECESSED	Interior	7'-0"	ALCON LIGHTING	140086-NS-B	120 V	LED	12.5W	40K	N/A	WHITE	
	5	RECESSED	Interior	7'-7"	ALCON LIGHTING	140086-NS-B	120 V	LED	12.5W	40K	N/A	WHITE	
	3	RECESSED	Interior	10'-0"	ALCON LIGHTING	140086-NS-B	120 V	LED	12.5W	40K	N/A	WHITE	
	13	SCONCE	Exterior	7'-0"	BEACHSIDE	L-014-S-5W-A-NFL-120V-HL-1	120 V	LED	5 W	1300K (AMBER)	BRASS	BRASS	WLC# 2018-029, LOUVERED

APPROVED STRUCTURAL fseijo-montes 11/27/2024 City of Hollywood, FL

ARCHITECT

3434 MCKINLEY STREET | HOLLYWOOD, FL 33021 T. 954.631.8371 HTTP: //WWW.SENGAARCHITECTURE.COM **SENGA ARCHITECTURE LLC**

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WINDIAN ENGINEERING LLC

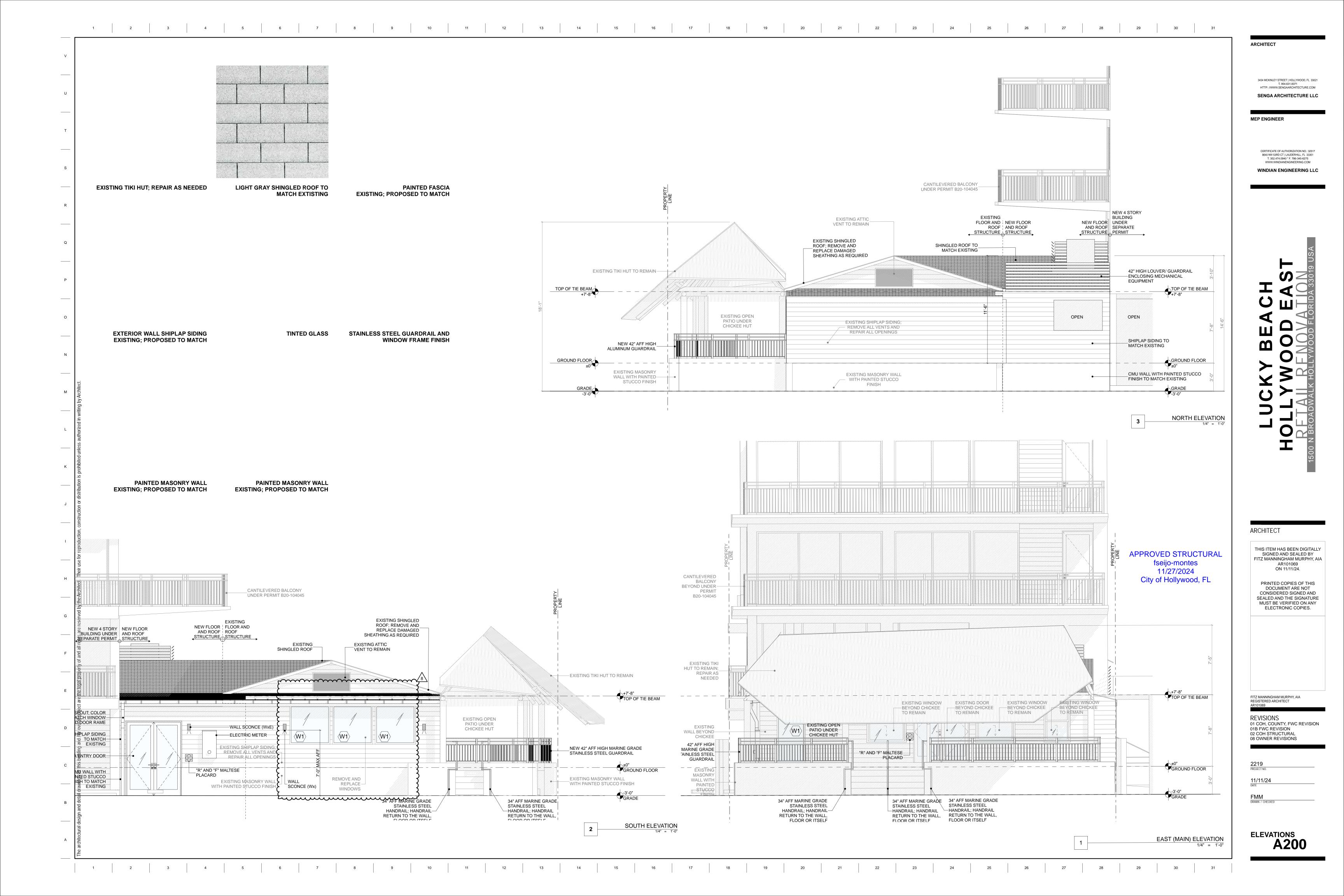
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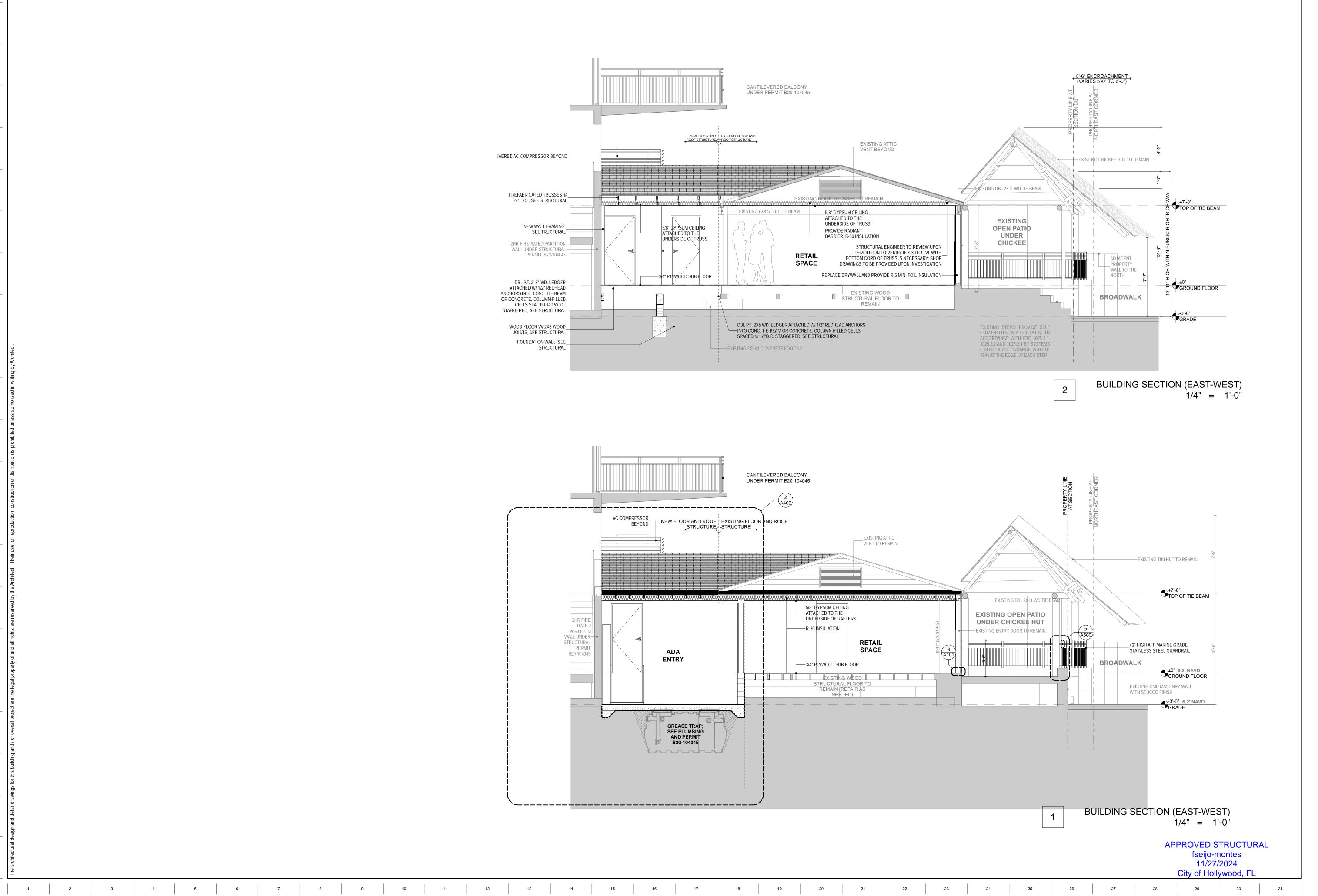
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REVISIONS 01 COH, COUNTY, FWC REVISION 01A FWC REVISION 01B FWC REVISION 03 COH STRUCTURAL

REFLECTED CEILING





ARCHITECT

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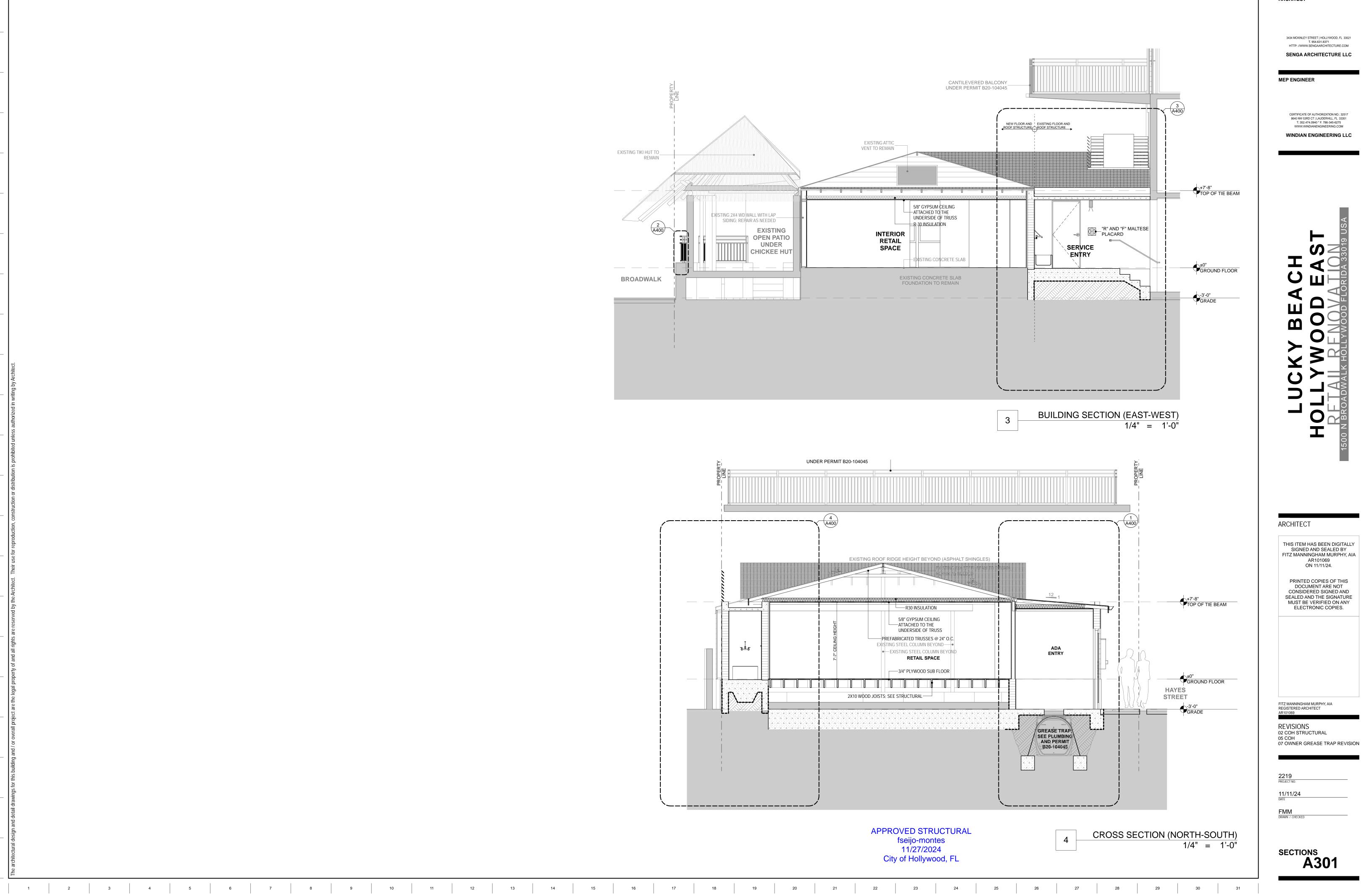
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REVISIONS 01 COH, COUNTY, FWC REVISION 02 COH STRUCTURAL 07 OWNER GREASE TRAP REVISION



ARCHITECT

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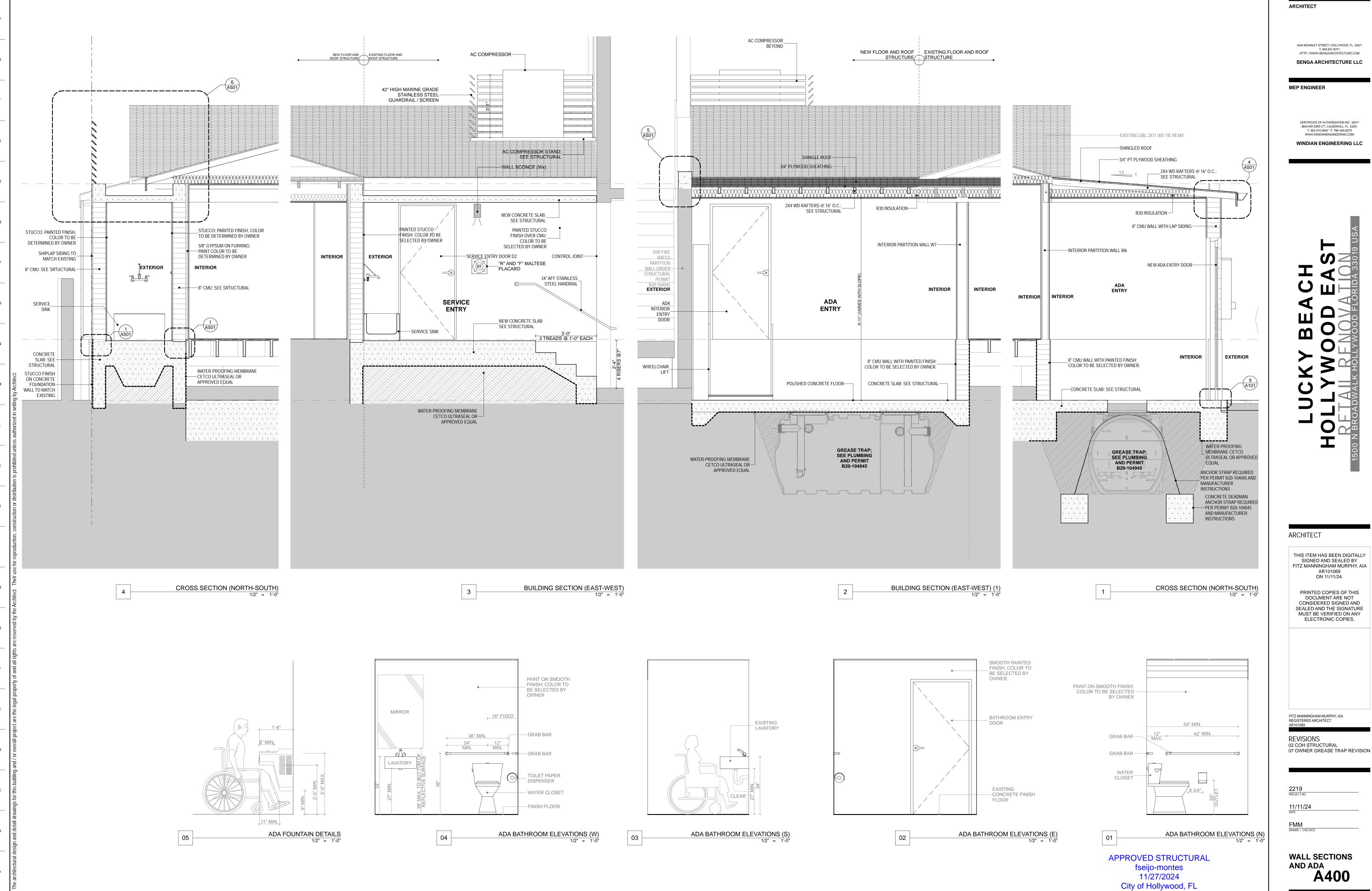
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SECTIONS A301



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ROOF SHEATHING +7'-8"
TOP OF TIE BEAM +7'-8"
TOP OF TIE BEAM -ROOF RAFTERS ---ROOF RAFTERS —(2) 2X6 DBL TOP PLATE —(2) 2X6 DBL TOP PLATE —2X6 SISTERED STUD; SEE STRUCTURAL —2X6 SISTERED STUD; SEE STRUCTURAL —2X6 STUD —FIRE BLOCK (REMOVE AND REPLACE), TYP. —FIRE BLOCK (REMOVE AND REPLACE) REPLACE SHEATHING, BUILDING
—PAPER AND SIDING ON THE
ENTIRE EXTERIOR WALL REPLACE SHEATHING, BUILDING
—PAPER AND SIDING ON THE ENTIRE EXTERIOR WALL EDGE OF ADJACENT ADJACENT PROPERTY LINE WALL PROPERTY LINE WALL —2X6 BOTTOM PLATE —2X6 BOTTOM PLATE GROUND FLOOR GROUND FLOOR ----3'-0" THICK CONCRETE SLAB ----3'-0" THICK CONCRETE SLAB NORTH WALL FRAMING CROSS SECTION

1/2" = 1'-0" NORTH WALL FRAMING ELEVATION SISTER 2X6 WOOD STUD, TYP. — SEE STRUCTURAL FOR ADJACENT WALL -ADDITIONAL INFORMATION SIDING TO MATCH EXISTING — - 5/8" GYPSUM BOARD PLYWOOD SHEATHING OR EXISTING CONCRETE 2X6 WOOD STUD; TYP. — FIBERGLASS MAT GYPSUM SHEATHING _ EXISTING CHICKEE HUT COLUMN EXISTING WOOD SUBFLOOR NORTH WALL FRAMING PLAN APPROVED STRUCTURAL fseijo-montes 11/27/2024 City of Hollywood, FL

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ARCHITECT

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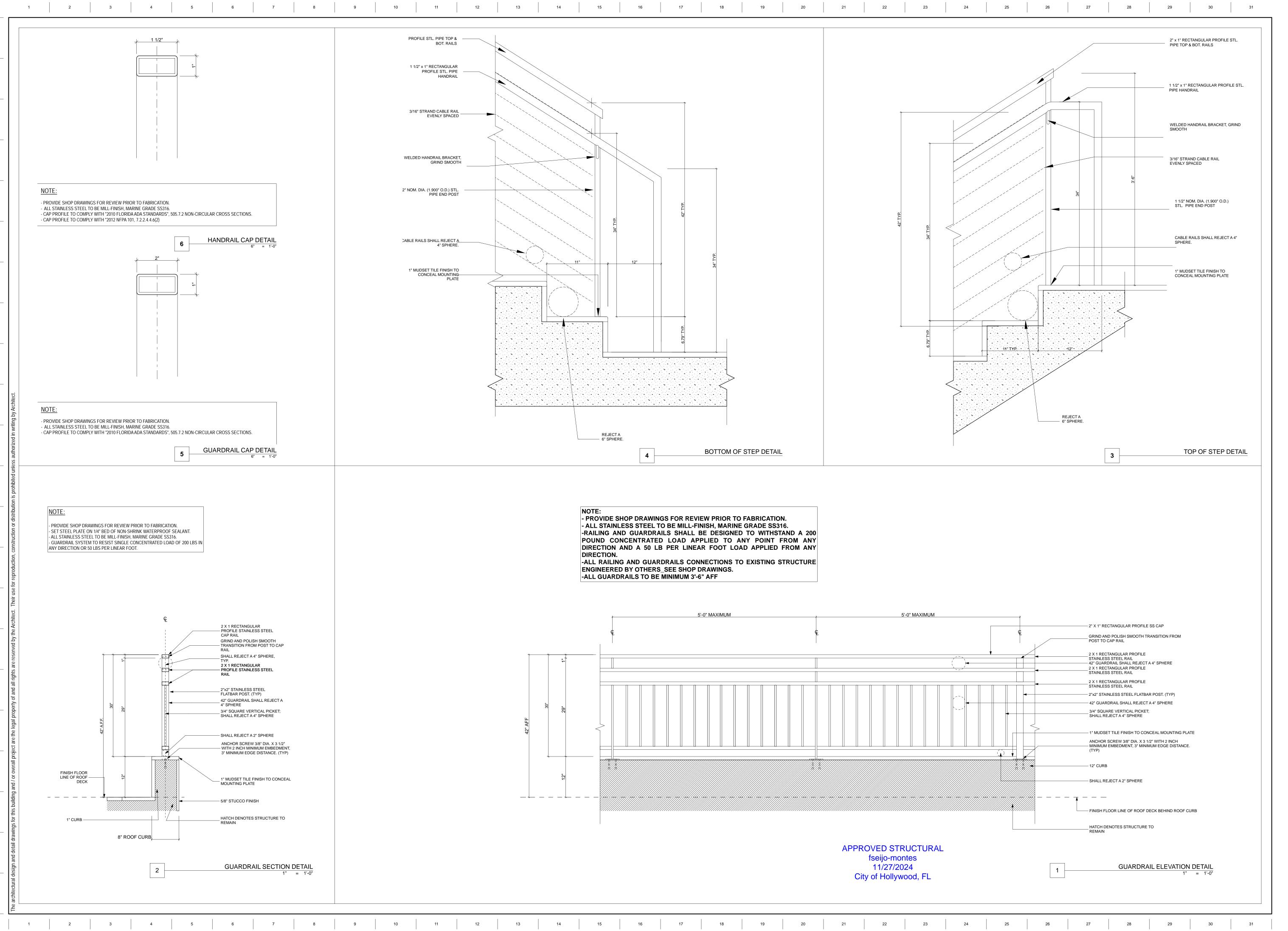
FITZ MANNINGHAM MURPHY, REGISTERED ARCHITECT

REVISIONS 08 OWNER REVISION

2219 PROJECT NO. 11/11/24 DATE

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NORTH WALL REPAIR A401



ARCHITECT

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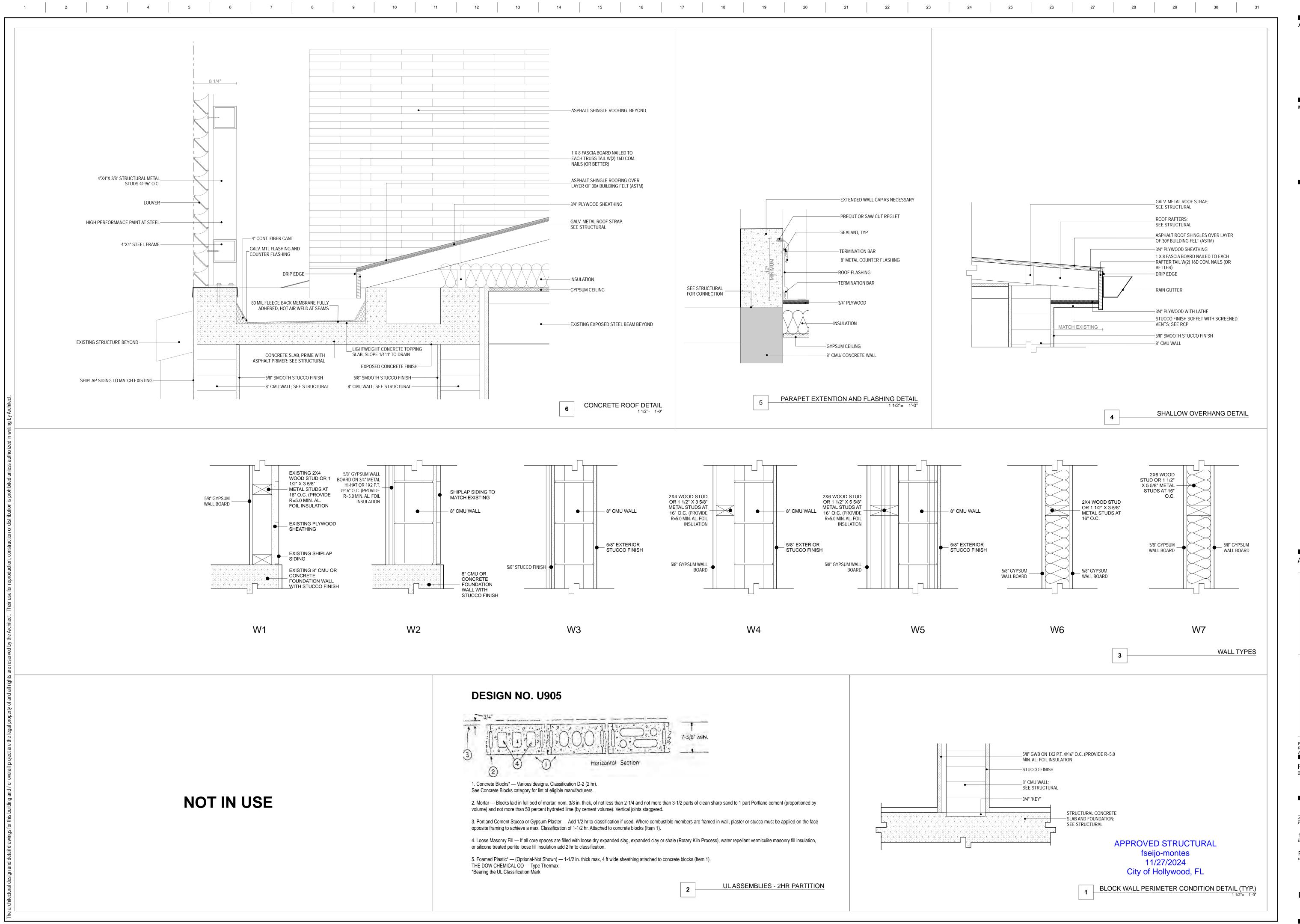
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REGISTERED ARCHITECT

REVISIONS 01 COH, COUNTY, FWC REVISION

03 COH STRUCTURAL

STEP AND RAIL



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 20 21 22 23 24 25 26 27 28 29 30 31

ARCHITECT

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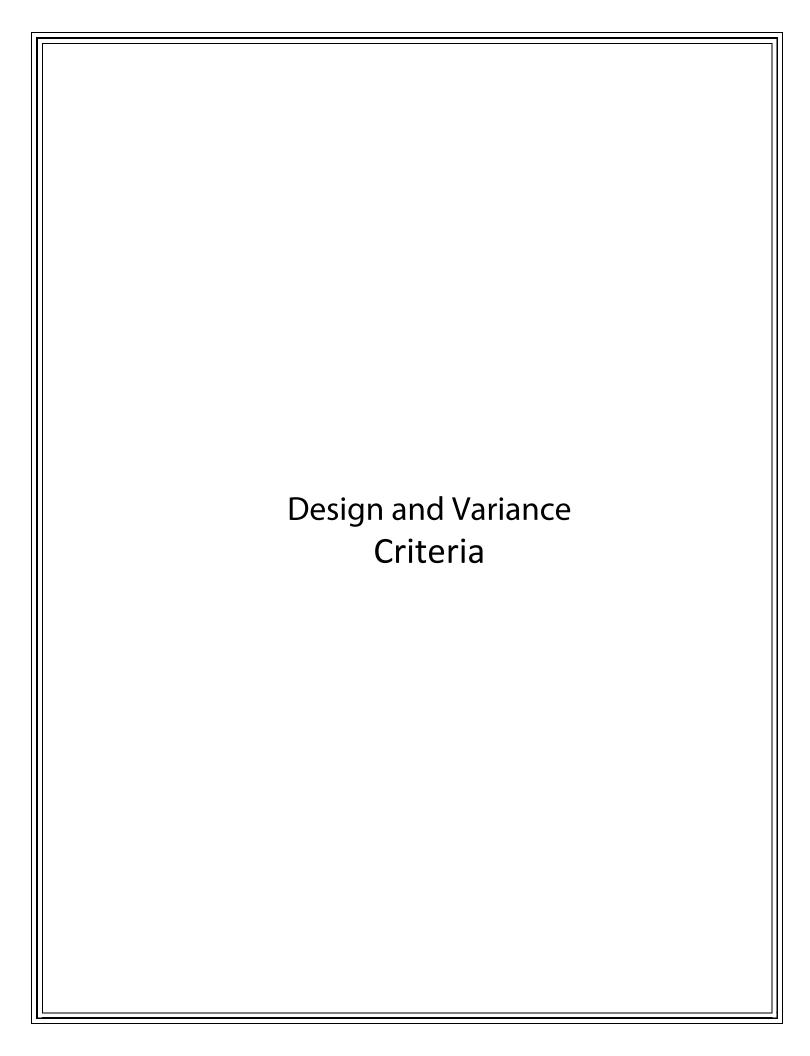
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FITZ MANNINGHAM MURPHY, AIA

REGISTERED ARCHITECT

REVISIONS 02 COH STRUCTURAL

DETAILS A501





CRITERIA STATEMENT VARIANCE

Variance 01: A horizontal extension of the north interior side setback to reduce the required setback from 5 '-0" to 0'-0".

a. That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The existing structures on the property were originally constructed with non-conforming rear and side setbacks. The request is to partially demolish the dilapidated one-story wooden structure on the east side of the property, extend the third floor balcony of the 4-story building on the west side of the site 22'-6" eastward, with a staircase and bathroom below the northernmost end of the balcony. This results in an encroachment of the interior side setback on the north side of the property, reducing the required setback from 5'-0" to zero. This request maintains the existing interior side setback of the property and therefore will not affect the stability and appearance of the neighborhood, but rather maintain the historic appearance of this block.

b. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The variance request continues and extends an existing condition on the property. Due to the location of the requested variance for the horizontal extension of a nonconforming setback, the request will have minimal impact on the community. To the contrary, the structure, as it replaces a structure originally constructed at the same setback, will remain compatible with the existing land uses.

c. That the requested variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan, and all other similar plans adopted by the city.

The requested variance will allow the Applicant to enhance the property and structure. This would promote the Master Plan policy and other plans by encouraging the rehabilitation initiatives that will revitalize and promote the stability of neighborhoods.

d. That the need for the requested variance is not economically based or self-imposed.

The requested variance is not self-imposed as the non-conforming setback is an existing condition of the home. Maintaining the existing setback allows for the property to maintain its massing, scale, and character, which is essential to the sustainability of the neighborhood.

e. That the variance is necessary to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

Not applicable.

Variance 02: A horizontal extension of the south cross street setback projection, increasing the allowed projection from 25% (2'-6") to 72.5% (7'-3").

a. That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.



The existing structures on the property were originally constructed with non-conforming rear and side setbacks. The request is to partially demolish the dilapidated one-story wooden structure on the east side of the property, extend the third floor balcony of the 4-story building on the west side of the site 22'-6" eastward, resulting in an encroachment of the allowed projection into the cross street setback. This projection, which brings the structure within 2'-9" of the cross street property line, replaces an enclosed structure constructed at 3'-7" setback. The openness of the proposed structure, versus the solid nature of the original structure, will therefore not affect the stability and appearance of the neighborhood, but rather maintain the historic massing of this block.

b. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The variance request continues and extends an existing condition on the property. Due to the location of the requested variance for the horizontal extension of a nonconforming setback projection, the request will have minimal impact on the community. To the contrary, the structure, as it replaces a structure originally constructed at the same setback, will remain compatible with the existing land uses.

c. That the requested variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan, and all other similar plans adopted by the city.

The requested variance will allow the Applicant to enhance the property and structure. This would promote the Master Plan policy and other plans by encouraging the rehabilitation initiatives that will revitalize and promote the stability of neighborhoods.

d. That the need for the requested variance is not economically based or self-imposed.

The requested variance is not self-imposed as the nonconforming setback is an existing condition of the home. Maintaining the existing setback allows for the property to maintain its massing, scale, and character, which is essential to the sustainability of the neighborhood.

e. That the variance is necessary to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

Not applicable.



CRITERIA STATEMENT CERTIFICATE OF APPROPRIATENESS OF DESIGN

INTEGRITY OF LOCATION

The subject property is located at the corner of Hayes Street and Broadwalk. The neighboring properties include retail and hospitality establishments and is recognized as the commercial core the Hollywood Beach, thereby making it the ideal location for a restaurant use.

The vision for the project is in line with the City's future vision for the zoning, historic and Community Redevelopment Agency district, which is a serve to preserve the "charming, pedestrian friendly environment, ease of access to the beach and vibrant local businesses, as well as: preserving the architectural character of the neighborhood. The original building on the property included a postwar moderne structure, which was not typical of the art deco historic architectural style that the Historic District wishes to preserve, the contemporary design proposes harmony of architectural styles that The property will provide an appropriate housing typology for this location.

DESIGN

The proposed design is a contemporary design that masks the scale of the building by utilizing horizontal elements. The proposed building is of it's time and place, contributing the future sustainability of the historic district by constructing in a style in keeping with the design and construction methodologies of the day.

SETTING

The setting is intended to be a charming, pedestrian friendly environment with ease of access to the and vibrant local business. As such the design responds to its setting with its location at the intersection of a cross road (Hayes Street) and the prominent Hollywood Broadwalk. The revised design is in keeping with the approved design and further enhances it's functionality by improving the access and burb appeal from the Broadwalk and Hayes Street.

MATERIALS

The property in corporates rich materials and textures including concrete, wood, metal railings, large windows for ocean views. All materials are locally available and commonly utilized in Florida's Vernacular architecture. The proposed landscape materials are also native or subtropical, further contributing to the warmth the contemporary design.

WORKMANSHIP

The design encourages the a sophisticated attention to detail as the minimal design requires an attention to detail, spacing and texture that is true to contemporary architecture. The beauty and success of the design lies in the detailed craftsmanship and precision required in executing this design style.

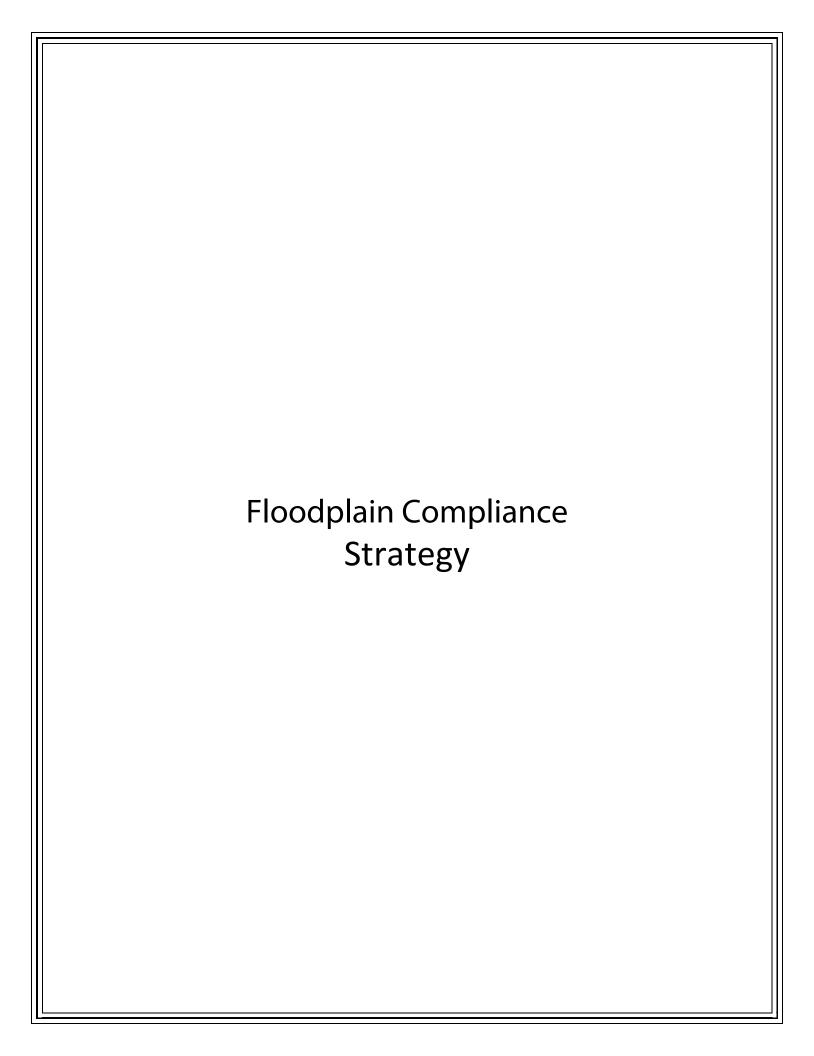
ASSOCIATION

The massing of the proposed building is significantly different from the adjacent properties as the building massing is aligned to the future vision for the zoning district, with low rise buildings within a urban context. The facade of the proposed building is highly articulated, balanced with rhythmic volumetric shifts.

The scale of the proposed building is humanized by emphasizing the horizontality of the building through the use of long horizontal massing elements. The building is further detailed with intersecting surface textures, further emphasizing the materiality.



The project maintains 180 degree street frontage, allowing for multiple access point to the property, with the ability to segregate uses.



10/9/2025

Greg Lister

MLD Beach, LLC 1500 N Broadwalk Hollywood, FL 33019

E gml148@bellsouth.net

RE: 1500 N Broadwalk – Floodplain Compliance Strategy (CCCL Requirements)
Brizaga Project No. 225019.00

Dear Mr. Lister,

Background

The project site lies seaward of the Coastal Construction Control Line (CCCL) and is mapped on the effective Broward County Flood Insurance Rate Map (FIRM) within both an AO Zone (Depth = 3 feet) and a VE Zone (Coastal High Hazard Area, EL 11). Adjacent grade at the project location is approximately 6.8' NAVD.

The property at 1500 N Broadwalk has undergone several approvals and construction phases, including the completed four-story restaurant and renovation work on the one-story wooden structure and Chickee Hut. Portions of the site are mapped in a Coastal High Hazard Area (VE Zone) and others in an AO Zone (Depth 3 feet) under the current effective FIRMs (July 31, 2024).



Figure 1. FEMA FIRM at project site, measuring 261.8 feet from transect baseline to seaward edge of building structure. Transect 12 is located approximately 100 feet to the south and has been utilized for a site-specific analysis, as the zone profile across the transect in consistent between Transect 12 and the project site (VE Zone \rightarrow AO Zone \rightarrow X Zone \rightarrow AE Zone).

The scope of work includes two elements:

- 1. Rehabilitation of the existing one-story building that partially extends into the VE Zone.
 - The rehabilitation includes structural and foundation upgrades, specifically the installation of deep foundation elements (helical anchors) to stabilize and isolate the structure.
 - The existing floor system will remain in place.
 - All new structural components associated with the rehabilitation will be designed such that
 the lowest horizontal structural member of new work is above the site-specific 100-year
 storm elevation identified in the 2024 Broward County Flood Insurance Study (FIS),
 approximately 7.3' NAVD.
- 2. Construction of a new restroom building located entirely within the AO Zone.
 - The restroom block will be structurally independent, with its own foundations and no below-grade ties to the existing building.
 - As a Flood Design Class II non-residential structure, it will be dry floodproofed in accordance with ASCE 24.
 - Dry floodproofing protection will extend to BFE +1 foot (per ASCE 24 Table 6-1). With AO(3) at this site, this requires a protection elevation of 10.8' NAVD.

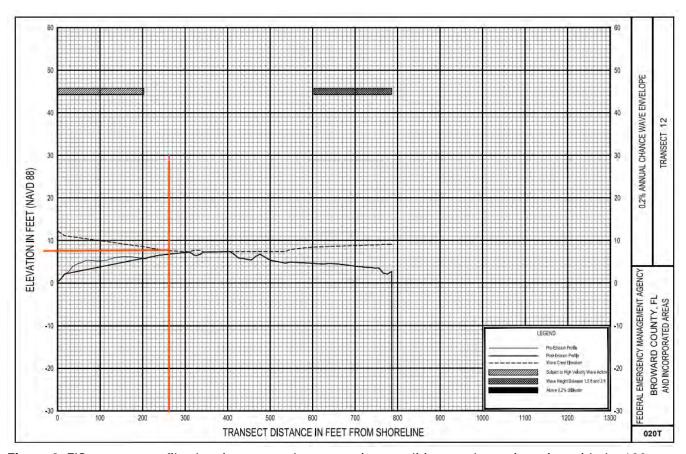


Figure 2. FIS transect profile showing pre- and post-erosion conditions at the project site, with the 100-year wave crest (~7.3' NAVD) plotted relative to existing grade.

The transect demonstrates that the post-erosion profile matches the pre-erosion profile and that the wave crest elevation is only about 0.5 feet above grade, or \sim 7.3' NAVD. This value is substantially lower than the mapped AO(3) depth, which establishes a design flood elevation of 9.8' NAVD.

Accordingly, the AO(3) requirement is more restrictive than the CCCL storm elevation, and will govern design for both project elements.

Code Basis - FBC §3109.3.3 Elevation Standards

Section 3109.3.3 requires the bottom of the lowest horizontal structural member of the lowest floor to be set at or above the higher of:

- 1. The elevation specified in ASCE 24 Chapter 4 if the structure is in a Coastal High Hazard Area (CHHA/Zone V) or Coastal A Zone,
- 2. The jurisdiction's specified elevation, or
- 3. The DEP 100-year storm elevation (1999 report, or site-specific determination).

Application to this project:

- Existing Building (Rehabilitation):
 - Because the building footprint extends into the VE Zone (CHHA), ASCE 24 Chapter 4 elevations apply.
 - o In addition, the AO(3) Zone imposes a DFE of 9.8' NAVD.
 - o Consistent with past City practice, the most restrictive standard will govern.
 - Foundation improvements consist entirely of deep foundations (helical anchors); no shallow footings or stemwalls are proposed.
 - The lowest horizontal structural member of new components will be placed above the sitespecific 100-year storm elevation (7.3' NAVD), ensuring compliance with both ASCE 24 and AO(3). The existing floor system is to remain.
- New Restroom Building:
 - Located entirely outside of the CHHA or Coastal A Zone; therefore ASCE 24 Chapter 4 coastal provisions do not apply.
 - Under §3109.3.3, the controlling elevation is the higher of the site-specific 100-year storm elevation (7.3' NAVD) or the AO(3) DFE (9.8' NAVD). The AO(3) DFE is more restrictive.
 - As a Flood Design Class II non-residential building, ASCE 24 requires dry floodproofing to BFE
 + 1 foot. Accordingly, the restroom building will be dry floodproofed to 10.8' NAVD.

Conclusion

Although the CCCL-based 100-year storm elevation at the project site is only ~7.3' NAVD, the mapped AO(3) requirement of 9.8' NAVD is more restrictive and will govern. For the existing building, foundation improvements will use deep foundations and new structural elements will be set above the site-specific storm elevation, while the existing floor system remains. For the new restroom building, dry floodproofing will extend to 10.8' NAVD, consistent with ASCE 24 requirements for Flood Design Class II non-residential structures.



This approach ensures that both components of the project exceed CCCL requirements, comply fully with the Florida Building Code, and reduce structural vulnerability in accordance with NFIP objectives.

We respectfully request your review of this compliance strategy and welcome the opportunity to discuss further. Please do not hesitate to contact me at michael@brizaga.com or (954)-834-3533 ext. 102 with any questions.

Sincerely,

Michael Antinelli, PE, CFM

Principal & Co-Founder