

**ATTACHMENT A**  
**Application Package**  
**Part I**

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans  
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

## NOTE:

- This application must be **completed in full** 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.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

**CLICK HERE FOR  
FORMS, CHECKLISTS, &  
MEETING DATES**

## APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☒ Technical Advisory Committee ☐ Art in Public Places Committee ☒ Variance  
☐ Planning and Development Board ☐ Historic Preservation Board ☐ Special Exception  
☐ City Commission ☐ Administrative Approval ☐ Pre-Application Consultation

## PROPERTY INFORMATION

Location Address: **1500 N BROADWALK**

Lot(s): 4 Block(s): 4 Subdivision: HWD BEACH 1ST ADD

Folio Number(s): 5142-12-01-0810

Zoning Classification: BWK-25-HD-C Land Use Classification: GBUS

Existing Property Use: COMMERCIAL UNDER CONST Sq Ft/Number of Units: 4,254 SF

Is the request the result of a violation notice? ☐ Yes ☒ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 18-CV-41

## DEVELOPMENT PROPOSAL

Explanation of Request: Modification of an approved Certificate of Appropriateness for Design

to create a raised outdoor seating area and extension to the third floor balcony and restroom at roof deck

Phased Project: Yes ☐ No ☒ Number of Phases: 1

| Project                       | Proposal                                   |
|-------------------------------|--------------------------------------------|
| Units/rooms (# of units)      | # UNITS: <u>N/A</u> #Rooms <u>N/A</u>      |
| Proposed Non-Residential Uses | <u>4152.87</u> S.F.)                       |
| Open Space (% and SQ.FT.)     | Required %: <u>0</u> (Area: <u>0</u> S.F.) |
| Parking (# of spaces)         | PARK. SPACES: (# <u>0</u> )                |
| Height (# of stories)         | (# STORIES) <u>0</u> ( <u>39'-4"</u> FT.)  |
| Gross Floor Area (SQ. FT)     | Gross Area ( <u>4152.87</u> FT.)           |

Name of Current Property Owner: **CHIKUITA PROPERTIES LLC**

Address of Property Owner: 20325 NE 15 CT, MIAMI FLORIDA, 33179

Telephone: (954) 483-0713 Email Address: 1500BROADWALKFL@GMAIL.COM

Applicant **SENGA ARCHITECTURE LLC**

Consultant ☒ Representative ☐ Tenant ☐

Address: 3434 MCKINLEY STREET, HOLLYWOOD FL 33021 Telephone: (954) 613-8371

Email Address: FITZMURPHY@SENGAARCHITECTURE.COM

Email Address #2: \_\_\_\_\_

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (Board submissions only) : **CUTRO & ASSOCIATES**

E-mail Address: CUTROPLANNING@YAHOO.COM



**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](http://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

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 **MODIFICATION TO CoA FOR DESIGN** to my property, which is hereby made by me or I am hereby authorizing **SENGAArchITECTURE LLC** to be my legal representative before the **HISTORIC PRESERVATION** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

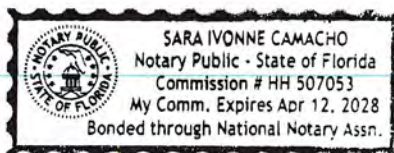
this 02 day of August, 2025

Sara I. Camacho

Notary Public

State of Florida

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



Anna Hua  
Signature of Current Owner

Anna Hua  
Print Name

## **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.



## Permit History

## 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 Boardwalk 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 re-sheathing 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 Boardwalk level, similar to other existing establishments on the Boardwalk.

On August 7th, 2025, the property received an unsafe structures notice for the one-story wooden structure as well as the Chikey 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 Chikey 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 #          | Description                              | Appl. Date | Permit Date       |
|-------------------------|-----------|-------------------|------------------------------------------|------------|-------------------|
| <a href="#">Details</a> |           | <b>E19-101595</b> | DEMOLITION-ELECTRICAL                    | 9/12/2019  | <b>9/12/2019</b>  |
| <a href="#">Details</a> |           | <b>B19-103836</b> | DEMOLITION(OTHER THAN COMPLETE BUILDING) | 6/11/2019  | <b>9/4/2019</b>   |
| <a href="#">Details</a> |           | <b>P19-100075</b> | BACKFLOW PREVENTER                       | 1/16/2019  | <b>4/18/2019</b>  |
| <a href="#">Details</a> |           | <b>B17-107700</b> | DEMOLITION(OTHER THAN COMPLETE BUILDING) | 11/1/2018  | <b>11/1/2018</b>  |
| <a href="#">Details</a> |           | <b>B18-101061</b> | ANTENNAE-SATELLITE DISH-STRUCTURAL       | 5/23/2018  |                   |
| <a href="#">Details</a> |           | <b>E17-102841</b> | TEMP POWER (FOR CONSTRUCTION)            | 10/24/2017 | <b>9/12/2019</b>  |
| <a href="#">Details</a> |           | <b>B17-104254</b> | REPAIRS-STRUCTURAL                       | 7/12/2017  | <b>8/24/2017</b>  |
| <a href="#">Details</a> |           | <b>P16-101458</b> | WATER METER                              | 8/9/2016   | <b>9/9/2016</b>   |
| <a href="#">Details</a> |           | <b>B16-103979</b> | REPAIRS-STRUCTURAL                       | 7/12/2016  | <b>7/12/2016</b>  |
| <a href="#">Details</a> |           | <b>B15-106083</b> | REROOF - FLAT                            | 12/2/2015  | <b>12/16/2015</b> |
| <a href="#">Details</a> |           | <b>E15-101364</b> | ELECTRICAL WORK                          | 8/6/2015   | <b>8/11/2015</b>  |
| <a href="#">Details</a> |           | <b>B14-101614</b> | SIGN - AWNING                            | 4/7/2014   | <b>5/13/2014</b>  |
| <a href="#">Details</a> |           | <b>B12-104362</b> | FENCE-CHAIN LINK &/OR WOOD               | 10/18/2012 | <b>11/7/2012</b>  |
| <a href="#">Details</a> |           | <b>B11-101514</b> | AWNINGS - ALUM OR CANVAS                 | 4/19/2011  | <b>5/12/2011</b>  |
| <a href="#">Details</a> |           | <b>B09-104208</b> | WINDOW &/OR DOOR REPLACEMENT             | 10/28/2009 | <b>3/25/2011</b>  |
| <a href="#">Details</a> |           | <b>E08-102168</b> | SERVICE CHANGE                           | 11/14/2008 | <b>11/19/2008</b> |
| <a href="#">Details</a> |           | <b>E08-102167</b> | SERVICE CHANGE                           | 11/14/2008 | <b>11/19/2008</b> |
| <a href="#">Details</a> |           | <b>M08-101124</b> | CHEMICAL FIRE EXTINGUISHING SYSTEM       | 10/7/2008  | <b>10/7/2008</b>  |
| <a href="#">Details</a> |           | <b>M08-101123</b> | A/C CENTRAL (NEW)                        | 10/7/2008  |                   |
| <a href="#">Details</a> |           | <b>B08-102887</b> | REROOF - COMBINATION OF TYPES            | 6/19/2008  | <b>7/1/2008</b>   |
| <a href="#">Details</a> |           | <b>M08-100308</b> | VENTILATING SYSTEM                       | 5/28/2008  | <b>5/28/2008</b>  |
| <a href="#">Details</a> |           | <b>M08-100424</b> | HOOD SYSTEM                              | 5/1/2008   | <b>5/1/2008</b>   |
| <a href="#">Details</a> |           | <b>E07-101360</b> | ELECTRICAL WORK                          | 4/30/2008  | <b>4/30/2008</b>  |
| <a href="#">Details</a> |           | <b>P07-100848</b> | PLUMBING WORK                            | 4/21/2008  | <b>4/21/2008</b>  |
| <a href="#">Details</a> |           | <b>B07-103547</b> | ALTERATIONS-INTERIOR                     | 11/8/2007  | <b>3/27/2008</b>  |
| <a href="#">Details</a> | 32097     | <b>B0701648</b>   | RE-ROOF FLAT                             | 8/18/2006  | <b>3/19/2007</b>  |
| <a href="#">Details</a> | 20547     | <b>B0609228</b>   | REPAIRS-STRUCTURAL                       | 8/18/2006  | <b>8/21/2006</b>  |



|                         |       |                 |                                          |           |                   |
|-------------------------|-------|-----------------|------------------------------------------|-----------|-------------------|
| <a href="#">Details</a> | 59730 | <b>P0301513</b> | PLUMBING WORK                            | 11/7/2003 | <b>11/26/2003</b> |
| <a href="#">Details</a> | 59729 | <b>E0302876</b> | ELECTRICAL WORK                          | 11/7/2003 | <b>11/26/2003</b> |
| <a href="#">Details</a> | 59728 | <b>M0301821</b> | MECHANICAL WORK                          | 11/7/2003 | <b>11/26/2003</b> |
| <a href="#">Details</a> | 58790 | <b>B0306602</b> | DEMOLITION(OTHER THAN COMPLETE BUILDING) | 11/7/2003 | <b>11/26/2003</b> |
| <a href="#">Details</a> | 4011  | <b>B9503781</b> | AWNINGS - ALUM OR CANVAS                 | 5/24/1995 | <b>7/20/1995</b>  |
| <a href="#">Details</a> |       | <b>E0000102</b> | ELECTRICAL WORK                          |           | <b>1/12/2000</b>  |
| <a href="#">Details</a> |       | <b>M9701761</b> | A/C - CENTRAL - REPLACEMENT              |           | <b>10/7/1997</b>  |
| <a href="#">Details</a> |       | <b>E9704045</b> | ELECTRICAL WORK                          |           | <b>10/7/1997</b>  |
| <a href="#">Details</a> |       | <b>E9500503</b> | TEMP SERVICE(FOR TESTING-30 DAY MAX)     |           | <b>2/28/1995</b>  |
| <a href="#">Details</a> |       | <b>B9500758</b> | AWNINGS - ALUM OR CANVAS                 |           | <b>2/15/1995</b>  |
| <a href="#">Details</a> |       | <b>P9500094</b> | PLUMBING WORK                            |           | <b>1/24/1995</b>  |
| <a href="#">Details</a> |       | <b>M9500076</b> | WALK IN REFRIGERATOR/COOLER              |           | <b>1/24/1995</b>  |
| <a href="#">Details</a> |       | <b>M9500075</b> | MECHANICAL WORK                          |           | <b>1/24/1995</b>  |
| <a href="#">Details</a> |       | <b>E9500192</b> | ELECTRICAL WORK                          |           | <b>1/24/1995</b>  |
| <a href="#">Details</a> |       | <b>B9500393</b> | ALTERATIONS-INTERIOR                     |           | <b>1/24/1995</b>  |
| <a href="#">Details</a> |       | <b>E9401673</b> | ELECTRICAL WORK                          |           | <b>5/20/1994</b>  |
| <a href="#">Details</a> |       | <b>M9201536</b> | CHEMICAL FIRE EXTINGUISHING SYSTEM       |           | <b>12/11/1992</b> |
| <a href="#">Details</a> |       | <b>M9201535</b> | HOOD SYSTEM                              |           | <b>12/11/1992</b> |
| <a href="#">Details</a> |       | <b>E9203471</b> | ELECTRICAL WORK                          |           | <b>12/11/1992</b> |
| <a href="#">Details</a> |       | <b>P9201269</b> | GAS PIPING                               |           | <b>12/10/1992</b> |
| <a href="#">Details</a> |       | <b>B9207908</b> | AWNINGS - ALUM OR CANVAS                 |           | <b>12/2/1992</b>  |
| <a href="#">Details</a> |       | <b>B9205559</b> | STORM SHUTTERS                           |           | <b>8/14/1992</b>  |
| <a href="#">Details</a> |       | <b>B8902540</b> | RE-ROOF-COMPOSITION SHINGLE              |           | <b>5/4/1989</b>   |

## Contact us

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, FL 33020-4807  
Phone: 954-967-HELP  
(4357)

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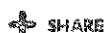
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# HOLLYWOOD

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**41 permits were found for  
1500 N BROADWALK**

Building Department



| View                    | Process # | Permit #          | Description                              | Appl. Date | Permit Date       |
|-------------------------|-----------|-------------------|------------------------------------------|------------|-------------------|
| <a href="#">Details</a> |           | <b>E15-101364</b> | ELECTRICAL WORK                          | 8/6/2015   |                   |
| <a href="#">Details</a> |           | <b>B14-101614</b> | SIGN - AWNING                            | 4/7/2014   | <b>5/13/2014</b>  |
| <a href="#">Details</a> |           | <b>B12-104362</b> | FENCE-CHAIN LINK &/OR WOOD               | 10/18/2012 | <b>11/7/2012</b>  |
| <a href="#">Details</a> |           | <b>B11-101514</b> | AWNINGS - ALUM OR CANVAS                 | 4/19/2011  | <b>5/12/2011</b>  |
| <a href="#">Details</a> |           | <b>B09-104208</b> | WINDOW &/OR DOOR REPLACEMENT             | 10/28/2009 | <b>3/25/2011</b>  |
| <a href="#">Details</a> |           | <b>E08-102168</b> | SERVICE CHANGE                           | 11/14/2008 | <b>11/19/2008</b> |
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| <a href="#">Details</a> |           | <b>M08-100424</b> | HOOD SYSTEM                              | 5/1/2008   | <b>5/1/2008</b>   |
| <a href="#">Details</a> |           | <b>E07-101360</b> | ELECTRICAL WORK                          | 4/30/2008  | <b>4/30/2008</b>  |
| <a href="#">Details</a> |           | <b>P07-100848</b> | PLUMBING WORK                            | 4/21/2008  | <b>4/21/2008</b>  |
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| <a href="#">Details</a> | 58790     | <b>B0306602</b>   | DEMOLITION(OTHER THAN COMPLETE BUILDING) | 11/7/2003  | <b>11/26/2003</b> |
| <a href="#">Details</a> | 4011      | <b>B9503781</b>   | AWNINGS - ALUM OR CANVAS                 | 5/24/1995  | <b>7/20/1995</b>  |
| <a href="#">Details</a> |           | <b>E0000102</b>   | ELECTRICAL WORK                          |            | <b>1/12/2000</b>  |
| <a href="#">Details</a> |           | <b>M9701761</b>   | A/C - CENTRAL - REPLACEMENT              |            | <b>10/7/1997</b>  |
| <a href="#">Details</a> |           | <b>E9704045</b>   | ELECTRICAL WORK                          |            | <b>10/7/1997</b>  |
| <a href="#">Details</a> |           | <b>E9500503</b>   | TEMP SERVICE(FOR TESTING-30 DAY MAX)     |            | <b>2/28/1995</b>  |
|                         |           |                   |                                          |            |                   |

|                         |                 |                                        |                   |
|-------------------------|-----------------|----------------------------------------|-------------------|
| <a href="#">Details</a> | <b>B9500758</b> | AWNINGS - ALUM OR CANVAS               | <b>2/15/1995</b>  |
| <a href="#">Details</a> | <b>P9500094</b> | PLUMBING WORK                          | <b>1/24/1995</b>  |
| <a href="#">Details</a> | <b>M9500076</b> | WALK IN REFRIGERATOR/COOLER            | <b>1/24/1995</b>  |
| <a href="#">Details</a> | <b>M9500075</b> | MECHANICAL WORK                        | <b>1/24/1995</b>  |
| <a href="#">Details</a> | <b>E9500192</b> | ELECTRICAL WORK                        | <b>1/24/1995</b>  |
| <a href="#">Details</a> | <b>B9500393</b> | ALTERATIONS- INTERIOR                  | <b>1/24/1995</b>  |
| <a href="#">Details</a> | <b>E9401673</b> | ELECTRICAL WORK                        | <b>5/20/1994</b>  |
| <a href="#">Details</a> | <b>E9300974</b> | ALARM - COMMERCIAL - CENTRAL - AUDIBLE | <b>3/25/1993</b>  |
| <a href="#">Details</a> | <b>M9201536</b> | CHEMICAL FIRE EXTINGUISHING SYSTEM     | <b>12/11/1992</b> |
| <a href="#">Details</a> | <b>M9201535</b> | HOOD SYSTEM                            | <b>12/11/1992</b> |
| <a href="#">Details</a> | <b>E9203471</b> | ELECTRICAL WORK                        | <b>12/11/1992</b> |
| <a href="#">Details</a> | <b>P9201269</b> | GAS PIPING                             | <b>12/10/1992</b> |
| <a href="#">Details</a> | <b>B9207908</b> | AWNINGS - ALUM OR CANVAS               | <b>12/2/1992</b>  |
| <a href="#">Details</a> | <b>B9205559</b> | STORM SHUTTERS                         | <b>8/14/1992</b>  |
| <a href="#">Details</a> | <b>B8902540</b> | RE-ROOF-COMPOSITION SHINGLE            | <b>5/4/1989</b>   |

**City of Hollywood**, 2600 Hollywood Boulevard, Hollywood, FL 33020-4807  
P. O. Box 229045, Hollywood, FL 33022-9045

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|            |                  |
|------------|------------------|
| Proj. No.  | DZZ              |
| Job. Capt. | DZZ              |
| Drawn by   | DZZ              |
| Rev'd by   | STATE OF FLORIDA |
| RS         | AR 0016160       |

THIS DOCUMENT IS THE PROPERTY OF RON BARR ARCHITECT  
 IT IS TO BE KEPT IN THE OFFICE OF THE ARCHITECT  
 EXCEPT FOR THE SPECIAL PROJECT THAT CONSENT OF  
 RON BARR ARCHITECT

THIS DOCUMENT WAS PREPARED BY RON BARR  
 ARCHITECT FOR THE GENERAL CONDITIONS OF THE CONTRACT FOR  
 CONSTRUCTION. THIS DOCUMENT DOES NOT EITHER  
 WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR  
 INSTRUCTION TO ANY CONTRACTOR WITH RESPECTS TO  
 THE CONSTRUCTION OF ANY PROJECT AUTHORIZED BY  
 THIS DOCUMENT. THE ARCHITECT DOES NOT INTEND  
 TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION  
 OF ANY KIND WHATSOEVER AS TO THE MANNER IN  
 WHICH ANY SUCH CONSTRUCTION WORK IS TO BE  
 ACCOMPLISHED.

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 BARR ARCHITECTURAL STUDIO

## DRAWING INDEX

T-1 General Information  
D-1 Demolition Plan

LOT 3 BLOCK 4

SURF ROAD  
15' TOTAL REAR  
ASPHALT PAVEMENT

ONE STORY BUILDING

3000 DECK

15' TOTAL REAR  
ASPHALT PAVEMENT

HAYES STREET

BROADWALK

PUBLIC BEACH

15' TOTAL REAR  
ASPHALT PAVEMENT

DEMO INTERIOR IMPROVEMENTS AT  
A PORTION OF AN EXISTING BUILDING

[illegible]

|                                                                                                                                                                        |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|                                                                                      | EXISTING WALL                |
|                                                                                      | NEW WALL                     |
|                                                                                      | EXISTING WALLS TO BE REMOVED |
|                                                                                      | BATT INSULATION              |
|                                                                                      | ONE HOUR WALL                |
|  <p>DETAIL NUMBER</p> <p>DETAIL NAME</p> <p>SCALE: 3/4"=1'-0"</p> <p>SHEET NUMBER</p> | DETAIL REFERENCE             |
|  <p>IDENTIFICATION NUMBER</p> <p>SHEET NUMBER</p>                                     | DETAIL SYMBOL                |
|  <p>IDENTIFICATION NUMBER</p> <p>SHEET NUMBER</p>                                  | SECTION SYMBOL               |
|  <p>SHEET NUMBER</p> <p>INTERIOR ELEVATIONS</p> <p>ELEVATION NUMBER</p>             |                              |
|                                                                                    | DOOR SYMBOL                  |
|                                                                                    | WINDOW SYMBOL                |
|                                                                                    | WALL TYPE                    |

[illegible]

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

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMISSION OF ANY BIDS, AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IN WRITING. ANY DISCREPANCIES AND CONFLICTS NOTED BY THE CONTRACTOR AFTER THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMPENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED.

THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101 AND ALL OTHER REGULATION CODES.

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

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

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS/VENDORS SHALL FAMILIARIZE THEMSELVES WITH 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  
SUBCONTRACTORS, SUPPLIERS AND VENDORS.

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

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

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

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

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

THE CONTRACTOR SHALL HAVE A DIGITAL CAMERA ON SITE TO DOCUMENT ANY ISSUES 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 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 GENERAL CONTRACTOR DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE SOLE EXPENSE OF THE CONTRACTOR.

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

THE CONTRACTOR SHALL RUN FIRE 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. TAPE AND SEAL OTHER PENETRATIONS TO MAINTAIN INTEGRITY OF FIRE-RATED PARTITION USING ONLY UL APPROVED MATERIAL.

THE CONTRACTOR SHALL FINISH GYPSUM WALLBOARD  
ABUTTING OTHER MATERIAL WITH 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 WALL 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 CUT ANY STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

ANY ROOM, WALL, FLOOR, OR CEILING FINISH NOT SCHEDULED SHALL BE ASSUMED TO BE IDENTICAL TO THE CLOSEST ROOM OF SIMILAR USE AND TYPE FOR PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITING PRIOR TO COMMENCING WITH THE WORK.

ANY DETAIL NOT SPECIFICALLY REFERENCED SHALL BE ASSUMED TO BE SIMILAR TO THAT SHOWN IN THE CLOSEST POSITION WHERE A SIMILAR CONDITION OCCURS FOR THE PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT IN WRITING 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 NOTIFY THE ARCHITECT OF 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.

Rev 16/06/11

**95 East BBQ LLC**  
**Proprietor: Ivan Rubelj**  
1500 Boardwalk  
Hollywood, Florida

**BARR**  
architectural  
studio  
*The Design-Build Company*

4621 Hollywood Blvd. Suite #100 Hollywood Florida 33021  
p. 954 418 BARR f. 954 212 2962

architecture construction management planning interiors

Sheet Title  
TITLE SHEET

Scale:

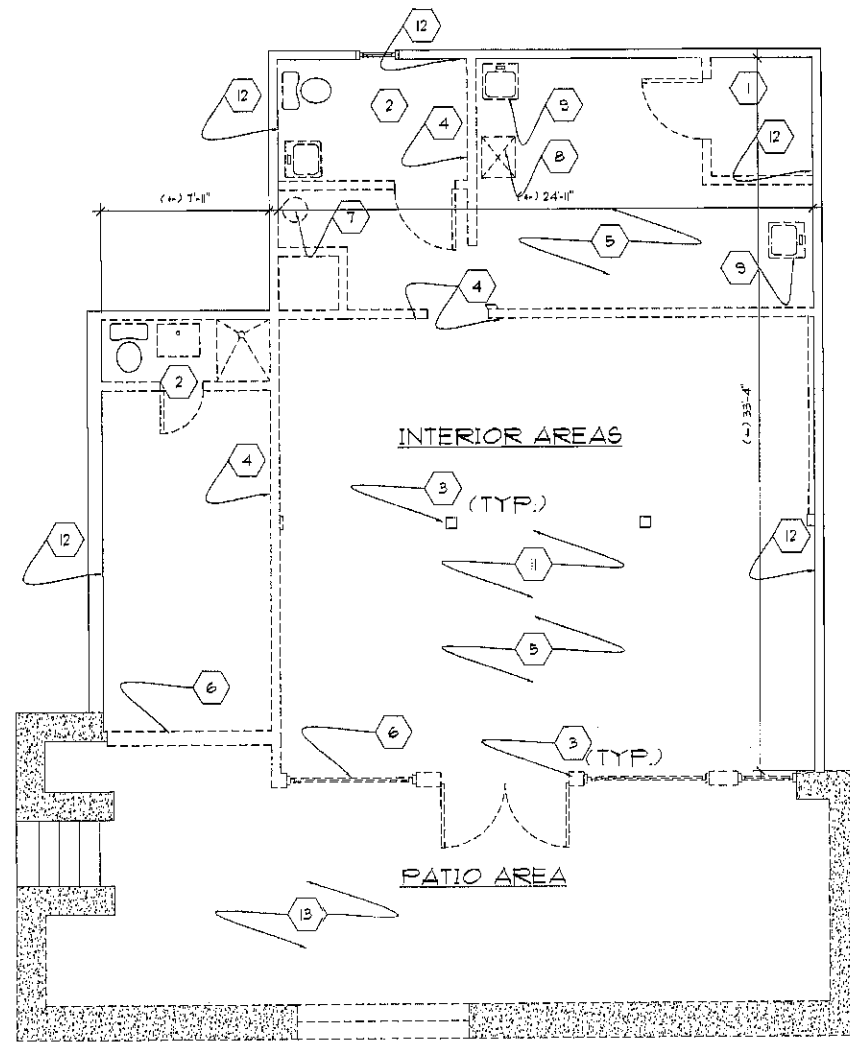
Date: 7/15/03

Project No.  
03-0715

Sheet No.

T-1





EXISTING ASPHALT BOARDWALK

## EXISTING/DEMO FLOOR PLAN

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

- ① DEMO EXISTING WALK-IN FREEZER
- 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 EXISTING STOREFRONT/EXTERIOR WALL/WINDOWS
- ⑦ DEMO WATER HEATER
- ⑧ DEMO A/C AIR HANDLER
- ⑨ DEMO ALL PLUMBING FIXTURES
- ⑩ DEMO FLOOR FINISHES
- ⑪ DEMO CEILING FINISHES TO UNDERSIDE OF EXISTING TRUSS SYSTEM
- ⑫ DEMO PERIMETER FINISHES AND DRYWALL
- ⑬ 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 CONTRACTOR 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 AS PER NEC.

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/FLOOR SLAB ARE BARE CMU/CONCRETE AND ALL PLUMBING AND ELECTRICAL HAS BEEN CAPPED OFF PER CODE.

ALL STRUCTURAL MEMBERS AND SYSTEMS SHALL REMAIN AS-IS

=====

EXISTING WALLS TO BE REMOVED

CONTRACTOR SHALL LOCATE ALL STRUCTURAL MEMBERS PRIOR TO COMMENCING DEMOLITION

Proj. Mgr.  
DZZ  
Job. Capt.  
DZZ  
Drawn by  
DZZ  
Rev'd by  
RB

STATE OF FLORIDA  
AR 0016180

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BARR ARCHITECTURAL STUDIO

Revisions:

95 East BBQ LLC  
Proprietor: Ivan Rubelj  
1500 Boardwalk  
Hollywood, Florida

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architecture construction management planning interiors

Sheet Title  
EXISTING/DEMO FLOOR PLAN  
Scale:  
Date:  
7/15/03  
Project No.  
03-0715  
Sheet No.  
D-1

| JOB CARD                                               |           |                                  |                                                                            |
|--------------------------------------------------------|-----------|----------------------------------|----------------------------------------------------------------------------|
| OWNER<br>Shimon Peret                                  |           | JOB ADDRESS<br>1500 N. Boardwalk |                                                                            |
| LEGAL DESCRIPTION<br>LOT NUMBER                        |           | BLOCK                            | SUBDIVISION OR ADDITION<br>514212010810                                    |
| MICROFILM NO.<br>91-0442                               | ARCHITECT | FEE<br>None                      | VALUATION<br>\$ 42.00                                                      |
| DESCRIPTION OF CONSTRUCTION<br>Hurricane shutters. 662 |           |                                  | <input type="checkbox"/> SEPTIC TANK<br><input type="checkbox"/> SEWER TAP |
| TYPE PERMIT                                            | NUMBER    | DATE                             | CONTRACTOR                                                                 |
| BUILDING                                               | 114146    | 12-4-87                          | Wrono Const.                                                               |
| ROOF                                                   |           |                                  |                                                                            |
| ELECTRIC-BASIC                                         |           |                                  |                                                                            |
| ELECTRIC-SUPP.                                         |           |                                  |                                                                            |
| PLUMBING NO. FIX.                                      |           |                                  |                                                                            |
| C-P-DRY WALL                                           |           |                                  |                                                                            |
| FENCE                                                  |           |                                  |                                                                            |
| NOTES: County surcharge - \$.70                        |           |                                  |                                                                            |

|               |  |  |  |  |
|---------------|--|--|--|--|
| SEPTIC, SEWER |  |  |  |  |
| A/C DUCTS     |  |  |  |  |
| SCREEN ENCL.  |  |  |  |  |
| POOL          |  |  |  |  |
| DRIVEWAY      |  |  |  |  |
| FENCE         |  |  |  |  |

NAME OF OWNER COZINS APARTMENTS  
 ADDRESS 1500 N. BROADWALK  
 LEGAL DESCRIPTION COST 400.00  
 DESCRIPTION OF CONST.  
 ARCHITECT:

| NOT SANDBLASTING |       |          |                   |              |
|------------------|-------|----------|-------------------|--------------|
| PERMIT TYPE      | NO.   | DATE     | TO WHOM           | EXT. or OUT. |
| BLDG.            | 75116 | 10-16-67 | BOBS SANDBLASTING |              |
| ROOF             |       |          |                   |              |
| ELECTRICAL       |       |          |                   |              |
| PLUMBING         |       |          |                   |              |
| GAS              |       |          |                   |              |
| SEPTIC, SEWER    |       |          |                   |              |
| A/C DUCTS        |       |          |                   |              |
| SCREEN ENCL.     |       |          |                   |              |
| POOL             |       |          |                   |              |
| DRIVEWAY         | 69292 | 11-28-66 | Beall, Const. Co. | 66-1362      |
| FENCE            |       |          |                   |              |
| not sandblasting | 71929 | 5-5-67   | Bob Miller        |              |

**JOB CARD**

OWNER Cousins JOB ADDRESS 1500 North Broadwalk

LEGAL DESCRIPTION LOT NUMBER BLOCK SUBDIVISION OF ADDITION

DESCRIPTION NO. ARCHITECT FEE \$ 14.00 VALIDATION \$ 1830

DESCRIPTION OF CONSTRUCTION re roof - tax and gravel

☐ SEPTIC TANK  
☐ SEWER TAP

| TYPE PERMIT    | NUMBER | DATE    | CONTRACTOR   | TYPE PERMIT   | NUMBER | DATE | CONTRACTOR |
|----------------|--------|---------|--------------|---------------|--------|------|------------|
| BUILDING       |        |         |              | SEPTIC/SEWER  |        |      |            |
| ROOF 1400      | 59024  | 12/5/79 | Amex Roofing | AIR/CONDITION |        |      |            |
| ELECTRIC-BASIC |        |         |              | MECHANICAL    |        |      |            |
| ELECTRIC-SUPP. |        |         |              | SCREEN        |        |      |            |
| PLUMBING       |        |         |              | POOL          |        |      |            |
| L-P-DRY HALL   |        |         |              | DRIVEWAY      |        |      |            |
| FENCE          |        |         |              | RATE or HOLD  |        |      |            |

NOTES county surcharge \$.63

**JOB CARD**

**OWNER** ALBERT COUSINS **JOB ADDRESS** 1500 N. Broadway

**LOT NUMBER** **ALLEN** **REVISIONS OF ADDRESS**

**DESCRIPTION** **ARCHITECT** **PER** \$ 6.00 **VALUATION** \$

**REVISIONS OF CONSTRUCTION** Serv. Charge ☐ SEPTIC TANK ☐ SEWER TAP

| TYPE PERMIT    | NUMBER | DATE     | CONTRACTOR | TYPE PERMIT   | NUMBER | DATE | CONTRACTOR |
|----------------|--------|----------|------------|---------------|--------|------|------------|
| SEWER          |        |          |            | SEPTIC/SEWER  |        |      |            |
|                |        |          |            | AIR CONDITION |        |      |            |
| ELECTRIC-BASIC | 5750   | 10/27/79 | ROSS       | MECHANICAL    |        |      |            |
| ELECTRIC-APP.  |        |          |            | SCREEN        |        |      |            |
| PLUMBING       |        |          |            | POOL          |        |      |            |
| 1-P-DRY WALL   |        |          |            | DRY VENT      |        |      |            |
| PAINT          |        |          |            | PATIO AT WALK |        |      |            |

DATE: 11-08-79

**JOB CARD**

**OWNER** Miami Ice **JOB ADDRESS** 1500 N. Broadway

**LOT NUMBER** **ALLEN** **REVISIONS OF ADDRESS** 1717-01-081

**DESCRIPTION** **ARCHITECT** **PER** \$ 30.00 **VALUATION** \$ 300.

**REVISIONS OF CONSTRUCTION** Window canvas awning ☐ SEPTIC TANK ☐ SEWER TAP

| TYPE PERMIT    | NUMBER | DATE   | CONTRACTOR      | TYPE PERMIT   | NUMBER | DATE | CONTRACTOR |
|----------------|--------|--------|-----------------|---------------|--------|------|------------|
| SEWER          | 100251 | 1/8/86 | Tri-City Canvas | SEPTIC/SEWER  |        |      |            |
| SEWER          |        |        |                 | AIR CONDITION |        |      |            |
| ELECTRIC-BASIC |        |        |                 | MECHANICAL    |        |      |            |
| ELECTRIC-APP.  |        |        |                 | SCREEN        |        |      |            |
| PLUMBING       |        |        |                 | POOL          |        |      |            |
| 1-P-DRY WALL   |        |        |                 | DRY VENT      |        |      |            |
| PAINT          |        |        |                 | PATIO AT WALK |        |      |            |

**NOTES:** County surcharge .20

0000  
C/A  
TYS  
OWNER:  
COSTA  
FOUR  
PILIN  
GRADE  
SOIL  
SLAB-  
FADD/  
TIE B  
FRAM:  
LATHE  
TIE C  
SCREEN  
NATEI  
POOL  
CONE  
C/A  
TYS

1500 S. Broadwalk

176

1212-01-081-0543-08 BPP

2nd. Bch. 1st Add'n.

PER \$ 60.00

VALIDATION \$ 3000.

Interior Renovation

| TYPE PERMIT     | NUMBER | DATE     | CONTRACTOR    | TYPE PERMIT   | NUMBER | DATE | CONTRACTOR |
|-----------------|--------|----------|---------------|---------------|--------|------|------------|
| RENOVATION      | 99927  | 12/16/85 | C.B.M. CONST. | SEPTIC/SEWER  |        |      |            |
| ROOF            |        |          |               | AIR/CONDITION |        |      |            |
| ELECTRIC-BASIC  | 23952  | 12-18-85 | Ever Ready    | MECHANICAL    |        |      |            |
| ELECTRIC-SUPP.  |        |          |               | SCREEN        |        |      |            |
| PLUMBING        | 22363  | 12-27-85 | Dennis Plmb   | POOL          |        |      |            |
| PAINT-INT. WALL |        |          |               | DRIVEWAY      |        |      |            |
| PAINT-EXT. WALL |        |          |               | PATIO or WALK |        |      |            |

County Surcharge: .60

NAME OF OWNER Mr. Cozins

ADDRESS 1500 N. Broadwalk

LEGAL DESCRIPTION

DESCRIPTION OF CONST.

ARCHITECT: Sandblast Bldg.

FILE 1060

EVAL 150.00

| PERMIT TYPE   | NO.  | DATE    | TO WHOM   | FIXT. or RMT. |
|---------------|------|---------|-----------|---------------|
| ROOF          | 8584 | 6-30-71 | Bob Wells |               |
| ELECTRICAL    |      |         |           |               |
| PLUMBING      |      |         |           |               |
| GAS           |      |         |           |               |
| SEPTIC, SEWER |      |         |           |               |
| A/C DUCTS     |      |         |           |               |
| SCREEN ENCL.  |      |         |           |               |
| POOL          |      |         |           |               |
| DRIVEWAY      |      |         |           |               |
| FENCE         |      |         |           |               |

NAME OF OWNER COZINS APARTMENTS

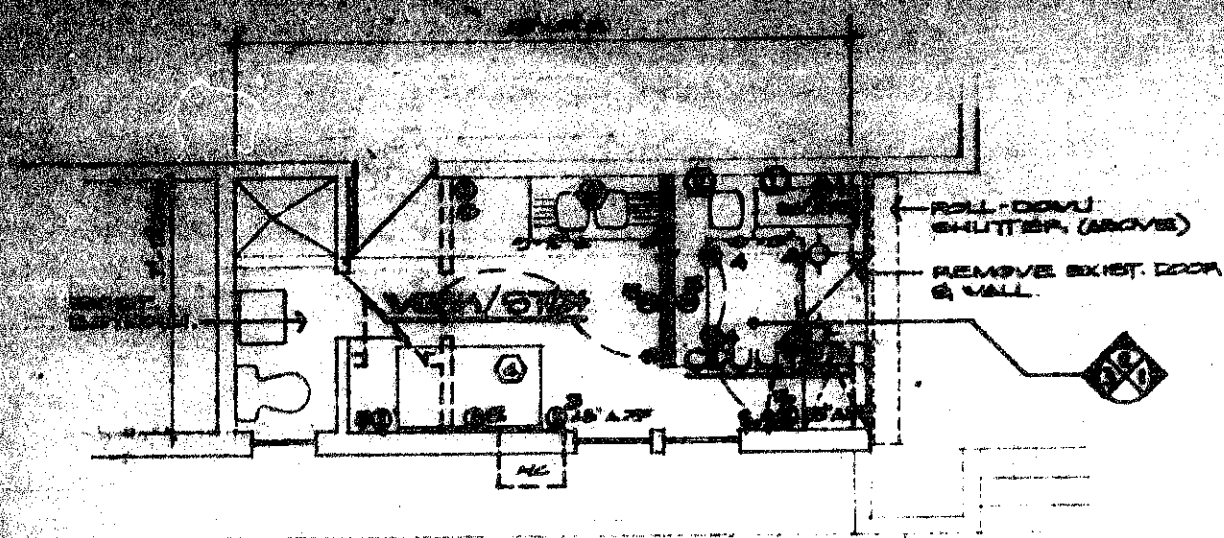
ADDRESS 1500 N. BROADWALK

LEGAL DESCRIPTION

DESCRIPTION OF CONST. COST 400.00

ARCHITECT:



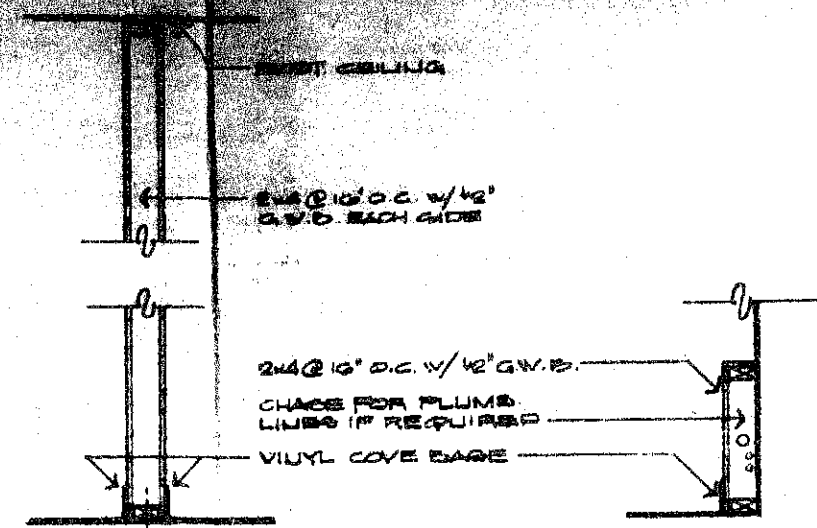


partial floor plan

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

EQUIPMENT SCHEDULE

- ① ICE DISPENSER
- ② HAND SINK
- ③ SINK COMP. W/ 1/2 DRAINBOARD
- ④ ICE MAKING MACHINE

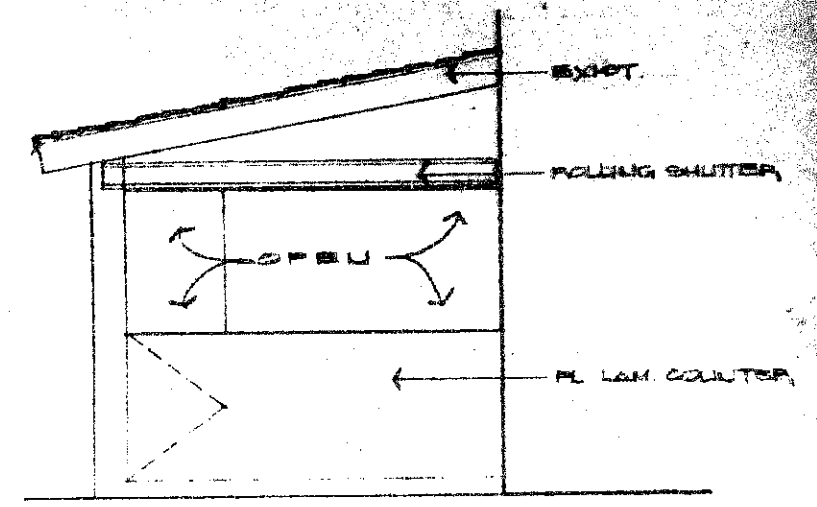


sections

3/4" = 1'-0"

LEGEND

- WALL TO BE REMOVED
- NEW PARTITION
- ① DUPLEX RECEPTACLE
- ② SWITCH (D= DIMMER)
- ③ WALL WASH FIXTURE
- ◆ SURF MTD OR RECESSED FIXTURE



front elevation

3/8" = 1'-0"

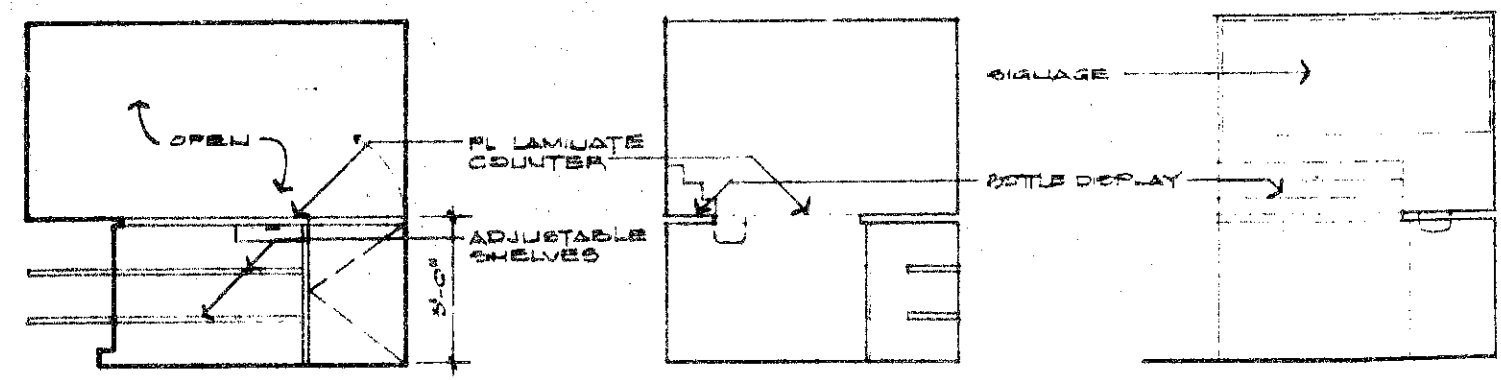
general notes

ELECTR.

- 1. ALL WORK PERFORMED ACCORDING TO SPEC & ALL APPLICABLE REGULATIONS
- 2. ALL WIRING TO BE COPPER, CONNECT TO EXIST. SERVICE.

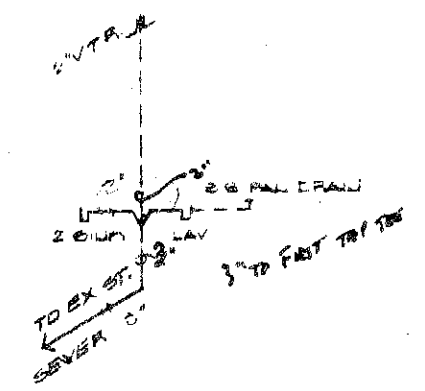
PLUMB.

- 1. AS NOTED ABOVE
- 2. VERIFY LOCATION OF SEWER LINE AT GRAVE SPACE



ELEV. 1 ELEV. 2 ELEV. 3

SCALE: 5/8" = 1'-0"



PLUMBING RISER DIAG.

N.T.S.

"SEPARATE PLUMBING PERMIT AND INSPECTION REQUIRED"

RECEIVED

DEC 16 1985  
City of Hollywood, Fla.  
Elect. 11-1

*Robert J. Davis*  
12.15.85



**BERRY & CALVIN**

LAND SURVEYORS 923-6588

CIVIL ENGINEERS 921-7781

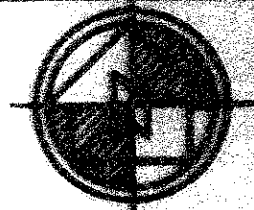
2125 NORTH 13TH AVENUE - HOLLYWOOD, FLORIDA 33020

MEMPHIS (901) 371-2150 FORT LAUDERDALE (305) 523-1332

AT 19827

**SURVEY 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.

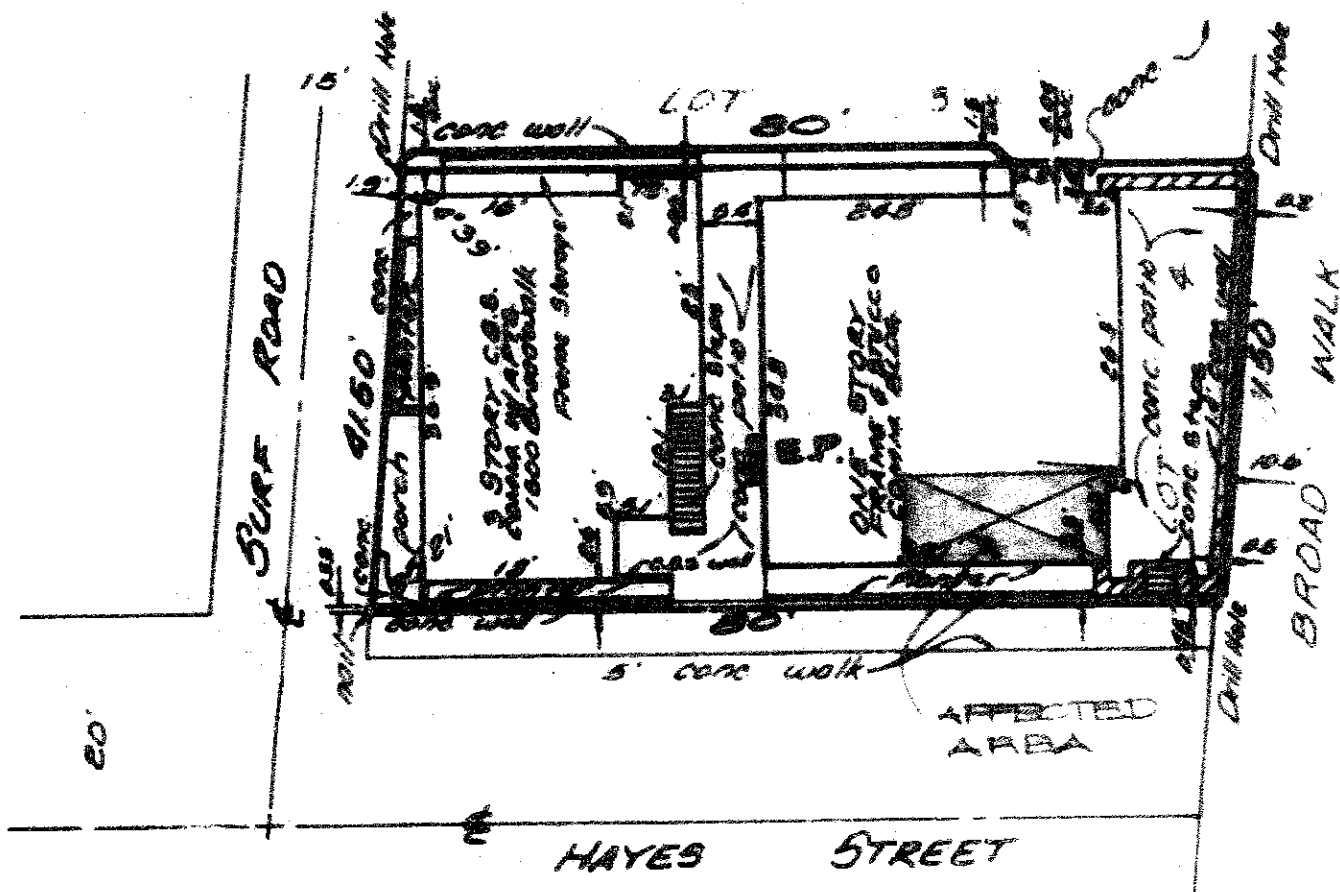


**SCALE**  
1"=80'

**RECEIVED**

DEC 16 1955

City of Hollywood, Fla.  
Electrical Dept.



**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above ground encroachments except as shown. I further certify that the survey represented herein meets the minimum technical standards of the Florida Board of Land Surveyors pursuant to section 472.027, Florida Statutes to the best of my knowledge and belief.

Dated at Hollywood, Broward County, Florida, the 12<sup>TH</sup> day of DEC, A.D. 1955.

**NOTE:**

Elevations shown are based on National Geodetic Vertical Datum.

Survey was not obstructed for Easements and/or Right-of-Way of record.

*Maurice E. Berry II*

MAURICE E. BERRY II  
Registered Land Surveyor No. 1122  
State of Florida

DRAWN BY *SHG* CHECKED BY *SHG* 3

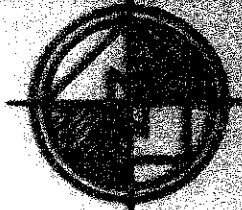


**BERRY & CALVIN**  
LAND SURVEYORS 923-8588  
CIVIL ENGINEERS 921-7781  
2150 N.W. 25th Avenue - Hollywood, Florida 33020  
Phone (305) 371-2100 / (305) 371-1300

**SURVEY FOR:** *COZENIS*

**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.

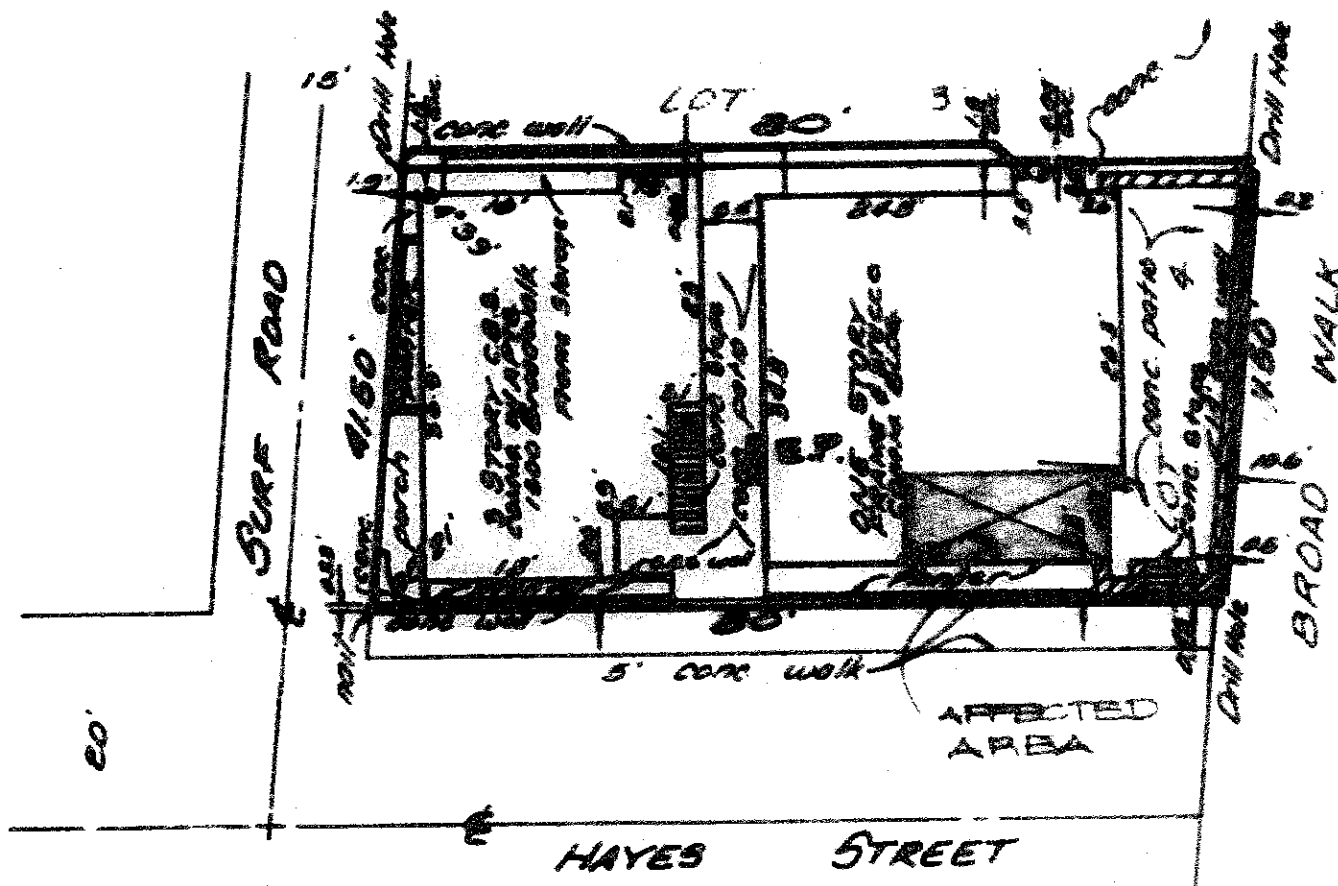


SCALE  
1"=20'

**RECEIVED**

DEC 16 1985

City of Hollywood, Fla.  
Electrical Dept.



**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above ground encroachments except as shown. I further certify that the survey represented hereon meets the minimum technical standards of the Florida Board of Land Surveyors pursuant to section 472.027, Florida Statutes to the best of my knowledge and belief.

Dated at Hollywood, Broward County, Florida, this 12<sup>th</sup> day of DEC, A.D. 1985.

**NOTE:**

Elevations shown are based on National Geodetic Vertical Datum.  
Survey was not obstructed for Easements and/or Right-of-Way of record.

*Maurice E. Berry II*  
MAURICE E. BERRY II  
Registered Land Surveyor No. 1122  
State of Florida

DRAWN BY *SHG* / CHECKED BY *SHG* / 3



INSPECTIONS WILL ONLY BE PERFORMED IF THIS PERMIT CARD IS DISPLAYED IN A CONSPICUOUS 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: [www.hollywoodfl.org/permit](http://www.hollywoodfl.org/permit) 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.

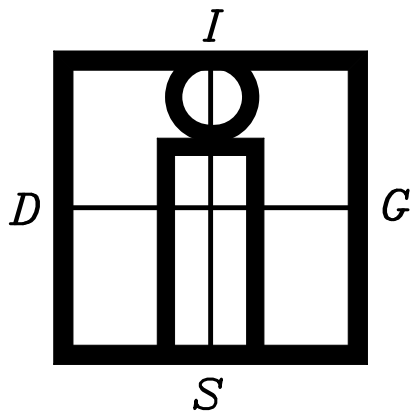
This Building Permit shall expire and become null and void 180 days after issuance if work has not commenced or if the work is suspended or abandoned for a period of 90 days after the time the work has commenced. F.B.C. Section 105.3.2.1



1500 North Broadwalk

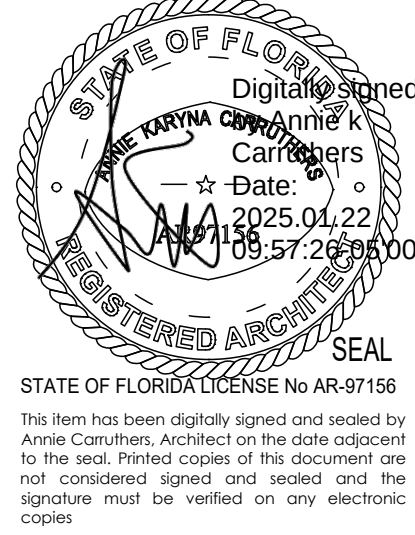


JULY-15-2019  
PRELIMINARY TECHNICAL ADVISORY COMMITTEE  
SUBMITTAL  
FILE NUMBER 18-CPV-41  
  
SEPT-3-2019  
FINAL TECHNICAL ADVISORY COMMITTEE  
SUBMITTAL  
FILE NUMBER 18-CPV-41



**IN-SITE  
DESIGN  
GROUP LLC**  
1546 JACKSON STREET  
HOLLYWOOD, FL 33020  
INSITEDESIGNGROUP.COM  
AA26001758  
954 921 5333

ANNIE K. CARRUTHERS  
ARCHITECT



THESE DESIGNS AND DRAWINGS ARE THE  
COPYRIGHTED PROPERTY OF IN-SITE DESIGN  
GROUP, LLC AND MAY NOT BE REPRODUCED  
EXCEPT WITH SPECIFIC WRITTEN CONSENT OF  
THE COMPANY. THE CONTRACTOR MUST CHECK  
AND VERIFY ALL DIMENSIONS OF THE JOB AND  
BE RESPONSIBLE FOR SAME. REPORTING ANY  
DISCREPANCIES TO THE ARCHITECT BEFORE  
COMMENCEMENT OF WORK. DRAWINGS ARE  
NOT TO BE SCALED.

DEVELOPMENT NAME:  
1500 N. BROADWALK

OWNER:  
CHIKUITA 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 |                           |
|-----------|---------------------------|
| 9         | OWNER CHANGES OCT-05-2022 |
| 11        | REVISIONS 01/21/2025      |

DRAWING NAME

COVER SHEET

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-000

OWNER  
CHIKUITA 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  
EMAIL: 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 |                            |       |                   | STRUCTURAL DRAWINGS |                                                   |       |                                         | PLUMBING DRAWINGS |                            |       | ELECTRICAL DRAWINGS      |       | MECHANICAL DRAWINGS |  |
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| A-000                    | COVER SHEET                 | C-1<br>C-2     | COVER SHEET<br>STORM WATER POLLUTION PREVENTION<br>PLAN & DEMOLITION PLAN | A-100                  | USE SAFETY PLAN FIRST FL   | A-300 | BUILDING SECTIONS | A-600               | FINISH SCHEDULES/FINISH NOTES                     | P.1.1 | PLUMBING PLAN - 01 LEVEL                | E.0.1             | ELECTRICAL NOTES           | M.1.1 | HVAC PLAN 01 LEVEL       |       |                     |  |
| A-001                    | PROJECT DATA                |                |                                                                           | A-101                  | USE SAFETY PLAN SECOND FL  | A-301 | SECTION           | A-700               | EXTERIOR WINDOW AND DOOR                          | S1    | FOUNDATION AND FIRST FLOOR COLUMN PLAN  | P.1.2             | PLUMBING PLAN - 02 LEVEL   | E.0.2 | ELECTRICAL PANELS        | M.1.2 | HVAC PLAN 02 LEVEL  |  |
| A-002                    | GENERAL NOTES/ABBREVIATIONS |                |                                                                           | A-102                  | USE SAFETY PLAN THIRD FL   | A-302 | SECTION           | A-701               | SCHEDULES                                         | S2    | SECOND FRAMING PLAN /THIRD FRAMING PLAN | P.1.3             | PLUMBING PLAN - 03 LEVEL   | E.1.1 | ELECTRICAL PLAN 01 LEVEL | M.1.3 | HVAC PLAN 03 LEVEL  |  |
| A-003                    | BUILDING CODE               |                |                                                                           | A-103                  | USE SAFETY PLAN FOURTH FL  | A-303 | SECTION           |                     | INTERIOR DOOR SCHEDULES/<br>HARDWARE SCHEDULE     | S3    | FOURTH FRAMING PLAN /ROOF FRAMING PLAN  | P.1.4             | PLUMBING PLAN - 04 LEVEL   | E.1.2 | ELECTRICAL PLAN 02 LEVEL | M.1.4 | HVAC PLAN 04 LEVEL  |  |
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|                          |                             |                |                                                                           | A-106                  | SECOND FLOOR PLAN          | A-402 | STAIR 3D VIEWS    | A-900               | WATERPROOFING DETAILS                             | P.2.2 | PLUMBING RISERS                         | E.1.5             | ELECTRICAL PLAN 05 LEVEL   |       |                          |       |                     |  |
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| A-004                    | NEW SITE PLAN               |                |                                                                           | A-108                  | FOURTH FLOOR PLAN          | A-404 | ELEVATOR          | A-902               | WATERPROOFING DETAILS                             | S6    | STRUCTURAL DETAILS                      | P.3.1             | GREASE INTERCEPTOR DETAILS |       |                          |       |                     |  |
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|                          |                             |                |                                                                           | A-202                  | ELEVATION                  | A-504 | HANDICAP DETAILS  |                     |                                                   |       |                                         |                   |                            |       |                          |       |                     |  |
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| PRODUCT APPROVAL PACKAGE |                             |                |                                                                           |                        |                            |       |                   |                     |                                                   |       |                                         |                   |                            |       |                          |       |                     |  |

PRODUCT APPROVAL PACKAGE



PROJECT DATA

PROJECT: RENOVATION TO AN EXISTING COMMERCIAL STRUCTURE

|                                            |                                                                         |
|--------------------------------------------|-------------------------------------------------------------------------|
| SITE DATA                                  | CHIQUITA PROPERTIES LLC                                                 |
| STATEMENT OF OWNERSHIP                     | 1500 N. BROADWALK                                                       |
| ADDRESS                                    | HOLLYWOOD FLORIDA 33019                                                 |
| CONSTRUCTION CLASS (AS PER TABLE 601 F.C.) | TYPE IB                                                                 |
| PROJECT DESCRIPTION                        | GROUND FLOOR STORAGE FOR BIKES AND THREE STORY RESTAURANT AND ROOF DECK |
| TAX ID NUMBER                              | 5142 12 01 0810                                                         |

WATER/WASTEWATER SERVICE PROVIDER

CITY WATER AND CITY SEPTIC SYSTEM

SCOPE

THE RENOVATION OF AN EXISTING COMMERCIAL STRUCTURE ADDING TWO 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 (0.759 ACRE)

USE AND OCCUPANCY

USE/OCCUPANCY TYPE

PREVIOUS OCCUPANCY

RESIDENTIAL MULTI FAMILY (GROUP R2 APARTMENT HOUSE ) /CHANGE OF OCCUPANCY

ORIGINAL YEAR BUILT

EXISTING ADJ BLDG S.F.

LOT SIZE

EVALUATION OF BUILDING VALUE

(FAIR MARKET VALUE BY CC APPRAISALS)

50% OF THE BUILDING VALUE

\$1,571,262.

COST ESTIMATE FOR CONSTRUCTION

AS PROVIDED BY GCL CONSTRUCTION

METHOD OF COMPLIANCE

PRESCRIPTIVE BUILDING ENVELOPE AS PER SECTION C-402

|                                                |                                            |
|------------------------------------------------|--------------------------------------------|
| ZONING                                         |                                            |
| ZONING DISTRICT                                | BWK-25-HD-C                                |
| FEMA FLOOD ZONE                                | ZONE -VE-11/AE-9                           |
| REQUIRED BFE                                   | +12'-0" NAVD 88                            |
| EXISTING/PROPOSED FINISHED FLOOR CROWN OF ROAD | +6.8' NAVD 88 88 EXISTING TO REMAIN +5.79' |

DIMENSION OF BUILDING LENGTH (PROPOSED STRUCTURE)

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

DISTANCE BETWEEN BUILDINGS

SEE SURVEY

PROPOSED SIGNAGE

1500 SIGNAGE ON SOUTH AND EAST FACADE UNDER SEPARATE PERMIT

SIGNAGE ON SOUTH FACADE EYEBROW. OWNER TO PROVIDE DETAILS

|                |              |                 |
|----------------|--------------|-----------------|
| F.I.R.M. DATE: | FLOOD ZONE:  | BASE ELEVATION: |
| AUG-18-2014    | VE-11/AE-9   | 11              |
| COMMUNITY      | PANEL NUMBER | SUFFIX:         |
| 125113         | 0588         | H               |

PROJECT DATA

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.

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

| 1500 BROADWALK SQFT CALCULATION |  |  |         |
|---------------------------------|--|--|---------|
| 1ST 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    |
|-----------------------------|--|--|---------|
| FUTURE KITCHEN/ RESTAURANT  |  |  | 454.47  |
| STAIR LANDINGS AND 1 FLIGHT |  |  | 239.69  |
| BATHROOM                    |  |  | 50.25   |
| ELEVATOR LOBBY              |  |  | 66.67   |
| 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               |  |  | 66.67   |
| CANTILEVER BALCONY           |  |  | 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 |

| ROOF LEVEL                                     |  |  | SQFT    |
|------------------------------------------------|--|--|---------|
| ROOF DECK INCL. CANT BALCONY                   |  |  | 1168.67 |
| STAIR LANDINGS                                 |  |  | 95.16   |
| STORAGE/MECH                                   |  |  | 203.31  |
| ELEVATOR LOBBY                                 |  |  | 62.22   |
| ROOF LEVEL TOTAL                               |  |  | 1529.36 |
| PROPOSED BUILDING TOTAL                        |  |  | 6737.27 |
| SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION |  |  |         |

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 PERMIT.

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:

- REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.
- REFER TO LEGAL DESCRIPTION FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING STRUCTURES
- 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.
- GENERAL CONTRACTOR TO VISIT SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING CONDITIONS
- GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES, SEWER, WATER AND 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.



| LANDSCAPE SITE REQUIREMENTS    |               |     |          |
|--------------------------------|---------------|-----|----------|
| INFORMATION                    | REQUIRED      |     | PROPOSED |
| 1. LOT SIZE                    |               |     | 3,309.11 |
| 2.REQUIRED LANDSCAPE AREA      | none required |     |          |
| A. CANOPY TREES                | none required | N/A | -        |
| B. SHRUBS                      | none required |     | -        |
| 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 | PROPOSED | % OF SITE |
|------------------------------------|----------|----------|-----------|
| PROPOSED RENOVATION FOOTPRINT      |          | 1,219.73 | 36.86%    |
| EXISTING TACO SPOT ONE STORY       |          | 1,318.86 | 39.86%    |
| TACO SPOT EXISTING COVERED TERRACE |          | 447.29   | 13.52%    |
| PAYER/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%        |
| PROPOSED FAR               |          | 8,056.13 | 243%      |
| PROPOSED PERVIOUS AREA     |          | -        | 0.00%     |
| REQUIRED MIN PERVIOUS AREA |          |          | 0.00%     |

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

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" |

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.B.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. 1816.1 TERMITES PROTECTION.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR 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 BURNING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE WEALES 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 SYLVESTRIIS.

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.

| SETBACKS                      | REQUIRED SETBACK         | EXISTING/ ORIGINAL SETBACKS | PROPOSED SETBACK |
|-------------------------------|--------------------------|-----------------------------|------------------|
| FRONT SETBACK EAST BROADWALK  | 10'-0" BASE/15'-0" TOWER | 12'-6"                      | 12'-6"           |
| REAR SETBACK WEST SURF ROAD   | 5'-0" BASE/15'-0" TOWER  | 1'-11"                      | 1'-11"           |
| SIDE SETBACK-NORTH (INTERIOR) | 5'-4" BASE/10'-0" TOWER  | 0'-0"                       | 0'-0"            |
| SIDE SETBACK -SOUTH HAYES ST  | 5'-0" BASE/20'-0" TOWER  | 3'-6"                       | 3'-6"            |

HEIGHT FROM FEMA BASE FLOOD +1 FT

40'-0"

27'-4"

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.
  - 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 ENCRORACH 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 | TOTAL PARKING 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" |

IRREGULAR LOT NOTE:

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 REVISIONS DUE TO THE INTRACASY OF THE PROPERTY ANGLES THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING THE LAYOUT OF THE FOUNDATION PERIMETER AND BEARING WALLS.

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.

PER 151.152

(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 LOT. 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 AIR. 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 INSPECTIONS.

| OCCUPANCY                                                           |        |                      |         |                |
|---------------------------------------------------------------------|--------|----------------------|---------|----------------|
| GROUP S'S STORAGE LOW HAZARD " (PER TABLE FBC 1004.1.2) FIRST FLOOR |        |                      |         |                |
| FUNCTION OF SPACE                                                   | SQ.FT. | OCCUPANT LOAD FACTOR | SF/LOAD | OCC LOAD TOTAL |
| Areas on other floors                                               | N/A    | 60 GROSS             |         |                |
| storage                                                             | 375.68 | 300 GROSS            | 1.25    | 2              |
| Elevator 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) SECOND FLOOR THRU ROOF |         |                      |              |                |
| FUNCTION OF SPACE                                                | SQ.FT.  | OCCUPANT LOAD FACTOR | SF/LOAD      | OCC LOAD TOTAL |
| Elevator 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         |                |
| Elevator 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         |                |
| Elevator 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         |                |
| Elevator 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" X 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 NFPA 1 (7.3.1.2 NFPA 101):

DEMOTION NOTES

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

SEPTEMBER 3-2019

FINAL TECHNICAL ADVISORY COMMITTEE SUBMITTAL

FILE NUMBER 18-CPV-41

MAY-2020



- 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 MUST 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 STRUCTURAL DECKING.
  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 BOARDS.
  31. FOR ALL BATHROOMS PROVIDE WOOD BLOCKING IN SHOWERS AND BEHIND TOILETS FOR GRAB BARS AS REQUIRED.
  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 SPACE - 306.3
  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 WALL MOUNTED FIXTURES.
  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

- |                           |             |                         |            |                        |                |
|---------------------------|-------------|-------------------------|------------|------------------------|----------------|
| AIR DUCTWORKING UNIT      | A.H.U.      | HEADER                  | HDR.       | SELECT STRUCTURAL      | SELECT STRUCT. |
| AIR HANDLING UNIT         | A.H.U.      | HEIGHT                  | HT. / HGT. | SOLID CORE             | S.C.           |
| ALTERNATE                 | ALT.        | HOSE BIBB               | H.B.       | SHELF AND POLE         | S & P          |
| ALUMINUM                  | AL.         | HOLLOW METAL            | H.M.       | SIMILAR                | SIM.           |
| ABOVE FINISH FLOOR        | A.F.F.      | HANDICAP                | H.C.       | SLIDING GLASS DOOR     | SL. GL. DR.    |
| ANGLE                     | ∠           | HOT WATER               | H.W.       | SLOPING CEILING        | SPL. CLG.      |
| AT                        | @           |                         |            | SPLASH                 | SPL.           |
| ACOUSTICAL TILE           | A.T.        |                         |            | SHEATHING              | SHTG.          |
| Architect/Engineer        | A.RCH       |                         |            | SYNTHETIC MARBLE       | SYN. MARBLE    |
| ACCESS PANEL              | A.P.        |                         |            | SOAP DISPENSER         | S.D.           |
|                           |             | INFORMATION             | INFO.      | SQUARE FEET            | S.F. [SQ.FT.]  |
| BEAM                      | BM.         | INSULATION              | INSUL.     | SH                     | SH             |
| BAR JOIST                 | B.J.        | INTERIOR                | INT.       | SHEET                  | SHT            |
| BLOCKING                  | BLKG.       |                         |            | SLIDING GLASS DOOR     | S.G.D.         |
| BOARD                     | BD. / BRD.  |                         |            | STAINLESS STEEL        | S.S.           |
| BOTTOM                    | BOT.        | JOINT                   | JT.        | STANDARD               | STD            |
| BUILDING                  | BULDG.      | JOIST                   | JST        | STEEL                  | STL.           |
| BRICK                     | BRK         |                         |            | SUSPENDED              | SUSP.          |
| BOTH SIDES                | B.S.        |                         |            |                        |                |
| BUILT UP ROOFING          | B.U.R.      | KNOCK OUT               | K.O.       |                        |                |
|                           |             | KNEE SPACE              | K.S.       |                        |                |
|                           |             |                         |            |                        |                |
| CABINET                   | CAB.        | LAMINATED PLASTIC       | LAM. PLAS. |                        |                |
| CEILING                   | CLG.        | LOUVER                  | LOUV.      | TOILET PAPER DISPENSER | T.P.D.         |
| CEILING JOISTS            | CLG. JST.   | LUMINOUS                | LUM.       | TEMPERED GLASS         | TEMP. GL.      |
| CEMENT                    | CEM.        | LAVATORY                | LAV.       | TIE BEAM               | T.B.           |
| CENTER LINE               | CER. T.     | LIGHT WEIGHT            | L.W.       | TOP OF CURB            | T.C.           |
| CERAMIC TILE              | CER. T.     |                         |            | TREAD                  | T.             |
| CHAMFER                   | CHAM.       |                         |            | TYPICAL                | TYP.           |
| CHANNEL                   | [ OR ]      | MACHINE BOLT            | M.B.       | TONGUE AND GROOVE      | T&G            |
| CLEAR                     | CLR.        | MANUFACTURER            | M.FGR.     | TOP OF PLATE           | T.O.P.         |
| COLUMN                    | COL.        | MATERIAL                | MATL.      | TOP OF BEAM            | T.O.B.         |
| COMPOSITION               | COMPO.      | MAXIMUM                 | MAX.       |                        |                |
| CONCRETE BLOCK            | CONC. BLK.  | MEDICINE CABINET        | M.C.       |                        |                |
| CONSTRUCTION GRADE        | CONSTR. GR. | METAL                   | MTL.       |                        |                |
| CONTINUOUS                | C.W.        | MINIMUM                 | MIN.       | UNLESS NOTED OTHERWISE | U.N.O.         |
| COLD WATER                | CULT. MAR.  | MASONRY                 | MAS.       |                        |                |
| CULTURED MARBLE           | CULT. MAR.  | MARBLE                  | MFR.       | VENT THRU ROOF         | V.T.R.         |
| CEILING                   | CEILING     | MANUFACTURER            | MFR.       | VENT TO OUTSIDE AIR    | V.T.O.S.A.     |
| CONCRETE MASONRY UNIT     | CMU         | MIRROR                  | MIRR.      | VERTICAL               | VERT.          |
| CERAMIC TILE              | C.T.        | MISCELLANEOUS           | MISC       | VINYL COMPOSITION TILE | V.C.T.         |
| COUNTER                   | CTR         | MASONRY OPENING         | M.O.       |                        |                |
|                           |             |                         |            |                        |                |
|                           |             |                         |            |                        |                |
| DETAIL                    | DTL.        | NOT IN CONTRACT         | N.I.C.     | WARDROBE               | WARD.          |
| DIAMETER                  | DIA.        | NOT TO SCALE            | N/A        | WATER CLOSET           | W.C.           |
| DISHWASHER                | D.W.        | NOT APPLICABLE          | N/A        | WATERPROOFING          | W.P.           |
| DOUBLE                    | DBL.        | NUMBER                  | NO.        | WELDED WIRE MESH       | W.W.M.         |
| DOUBLE PLATE              | DBL. PL.    | OBSCURE                 | OBS.       | WINDOW                 | WIND           |
| DOOR                      | DR.         | OPPOSITE                | OPP.       | WITH                   | W/             |
| DOWN                      | DN.         | ON CENTER               | O.C.       | WITHOUT                | W/O            |
| DOWNSPOUT                 | D.S.        | OVERHANG                | O.H.       | WOOD                   | WD.            |
| DRAWER                    | DWR.        |                         |            | WROUGHT IRON           | W.I.           |
| DISPENSER                 | DISP.       | PAIR                    | PR.        | WALK IN CLOSET         | W.I.C.         |
| DAMP PROOFING MEMBRANE    | D.P.M.      | PENNY                   | d          |                        |                |
| DRY WALL                  | D.W.        | PLATE                   | PL.        |                        |                |
|                           |             | PLYWOOD                 | PLY. WD.   |                        |                |
|                           |             | PROPERTY LINE           | P.         |                        |                |
| ELECTRICAL                | ELEC        | POUNDS PER SQUARE INCH. | P.S.I.     |                        |                |
| EXPANSION                 | EXP         | PRESSURE TREATED        | P.T.       |                        |                |
| EACH                      | EA.         | PARTITION               | PART       |                        |                |
| ELEVATION                 | ELEV./EL.   | PRE CUTS                | P.C.       |                        |                |
| EQUAL                     | EQ.         | PLASTER                 | PLAS.      |                        |                |
| EXHAUST                   | EXH.        | PANEL                   | PNL        |                        |                |
| EXPANSION JOINT           | EXP. JT.    | PRE ENGINEERED          | PREENG     |                        |                |
| EXTERIOR                  | EXT.        | PREFABRICATED           | PREFAB     |                        |                |
| ETCETERA                  | ETC.        | PAPER TOWEL DISPENSER   | P.T.D.     |                        |                |
|                           |             |                         |            |                        |                |
| FACE OF MASONRY           | F.O.W.      |                         |            |                        |                |
| FACE OF STUD              | F.O.S.      | RADIUS                  | RAD.       |                        |                |
| FLORIDA BUILDING CODE     | F.B.C.      | RAFTER                  | RAF.       |                        |                |
| FINISH                    | FIN.        | REQUIRED                | REQD       |                        |                |
| FINISH FLOOR              | F.F.        | REVISION                | REV.       |                        |                |
| FINISH GRADE              | F.G.        | REFRIGERATOR            | REF.       |                        |                |
| FLASHING                  | FLSHG       | RISER                   | R.         |                        |                |
| FLOOR                     | F.L.        | ROOF DRAIN              | R.D.       |                        |                |
| FLOOR DRAIN               | F.L.        | ROOM                    | RM.        |                        |                |
| FLOOR JOISTS              | F.LR. JST.  | ROUGH SAWN              | RO/S       |                        |                |
| FLUORESCENT               | FLUOR.      | ROUGH OPENING           | R.O.       |                        |                |
| FOOTING                   | FTG.        |                         |            |                        |                |
| FIRE EXTINGUISHER         | F.E.        |                         |            |                        |                |
| FIRE EXTINGUISHER CABINET | F.E.C.      |                         |            |                        |                |
| FIXTURE                   | FIXT.       |                         |            |                        |                |
| FURNING                   | FUR.        |                         |            |                        |                |
| FIELD VERIFY              | F.V.        |                         |            |                        |                |
|                           |             |                         |            |                        |                |
| GRASS BAR                 | G.B.        |                         |            |                        |                |
| GALVANIZED                | GALV.       |                         |            |                        |                |
| GRADE                     | GRD.        |                         |            |                        |                |

**WALL SECTIONS**  
SECTION NUMBERS

**SHEET NUMBER** (WHERE SECTION IS DRAWN)

**BUILDING SECTIONS**  
SECTION LETTERS

**SHEET NUMBER** (WHERE SECTION IS DRAWN)

**DETAIL NUMBER**

**SHEET NUMBER**

**INTERIOR ELEVATION(S) (UNFOLD)**  
ARROWS INDICATE ELEVATIONS  
SHEET NUMBER

**INTERIOR DOOR TYPE**  
DOOR MARK (NUMBER)

**EXTERIOR DOOR/WINDOW TYPE**  
WINDOW MARK (LETTER)

**HEADER KEYNOTE**  
DRAWING NOTE (NUMBER) SEE SHT A-8.1 FOR HEADER SCHEDULE AS APPLICABLE

**KEYNOTE**  
DRAWING NOTE NUMBER SEE FLOOR PLAN AND ELEVATIONS

**MOLDING KEYNOTE**  
DRAWING NOTE NUMBER SEE MOLDING SCHEDULE SHT A-2 AS APPLICABLE.

**CONTROL OR DATUM POINT**  
DESCRIPTION OF POINT  
(TOP OF CONC., TOP OF PLATE, TOP OF T.B.)

**ELEVATION OR POINT**

**REVISION REFERENCE**  
NUMBER OF REVISION WHICH CORRESPONDS TO TITLE BLOCK

**4" CURB AT SHOWER**

**STEP DOWN**  
CHANGE IN ELEVATION



## PERFORMANCE STANDARDS



# A-002



## REQUIREMENTS PER 2017 FLORIDA BUILDING CODE

CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES INCLUDING, BUT NOT LIMITED TO THE FLORIDA BUILDING CODE BUILDING 2017 6TH ED AND APPLICABLE UPDATES FOR THIS PERMIT. THE FOLLOWING ARE EXCERPTS FROM THE FBC - BUILDING. THESE EXCERPTS ARE FOR REFERENCE ONLY AND AS APPLICABLE TO THIS PROJECT. ADDITIONAL SECTIONS OF THE FLORIDA BUILDING CODE MAY APPLY AND MAY BE REFERENCED IN THESE PLANS:

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 BIRCHUARIRES SHALL BE DETERMINED FOR THE SITE AT WHICH THE BUILDINGS 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. THE 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 OR EXCEEDS 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 SECTION.

EXCEPTION: BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH VELOCITY HURRICANE ZONE SHALL COMPLY WITH SECTIONS R301.2 AND R302.1, INCLUDING 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.

SECTION312 UTILITIES AND MISCELLANEOUS GROUP U 312.1GENERAL. BUILDINGS AND STRUCTURES OF AN ACCESSORY CHARACTER AND MISCELLANEOUS STRUCTURES NOT CLASSIFIED IN ANY OTHER 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:

- 1.AGRICULTURAL BUILDING.
- 2.BARN.
- 3.STABLES.
- 4.PRIVATE GARAGES.
- 5.SHEDS.
- 6.LIVESTOCK SHEDS.
- 7.FENCES MORE THAN 6 FT IN HEIGHT.
- 8.RETAINING WALLS.

SECTION503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS 503.1GENERAL. 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 HEREFTER. BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA PROVISIONS SHALL BE APPLIED SEPARATELY TO EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS COMPLYING WITH SECTION 706 SHALL BE CONSIDERED TO BE A SEPARATE BUILDING.

SECTION506 BUILDING AREA 506.1GENERAL. 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 HIGHWAY 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 712.1.1.6.

SECTION712.1.1SHAFT ENCLOSURES. EACH VERTICAL OPENING CONTAINED ENTIRELY WITHIN A SHAFT ENCLOSURE COMPLYING WITH SECTION 713 SHALL BE PERMITTED.

SECTION712.1.22-DWELLING UNITS. UNCONCEALED VERTICAL OPENINGS TOTALLY WITHIN AN INDIVIDUAL RESIDENTIAL DWELLING UNIT AND CONNECTING FOUR STORIES OR LESS SHALL BE PERMITTED.

SECTION712.1.3ESCALATOR OPENINGS. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1, VERTICAL OPENINGS FOR ESCALATORS SHALL BE PERMITTED WHERE PROJECTED IN ACCORDANCE WITH SECTION 712.1.3.1 OR 712.1.3.2.

SECTION712.1.3.1OPENING SIZE. PROTECTION BY A DRAFT CURTAIN AND CLOSELY SPACED SPRINKLERS IN ACCORDANCE WITH NFPA 133 SHALL BE PERMITTED WHERE THE AREA OF THE VERTICAL OPENING BETWEEN STORIES DOES NOT EXCEED TWICE THE AREA OF THE ESCALATOR. IN OTHER AREAS, THE AREA BETWEEN GROUP B AND M, THIS APPLICATION IS LIMITED TO OCCUPANCIES THAT DO NOT CONNECT MORE THAN FOUR STORIES.

SECTION712.1.3.2AUTOMATIC SHUTTERS. PROTECTION OF THE VERTICAL OPENING BY APPROVED SHUTTERS AT FEWY 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 ACTIVATION OF A SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH SECTION 907.3.1 AND SHUTTER MANUFACTURER'S INSTRUCTIONS. 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 RESIST ITS PROGRESS AND CONTACT WITH ANY OBSTACLE, AND TO CONTINUE ITS PROGRESS ON RELEASE THERE FROM.

SECTION712.1.4ENTRANCES. EXPOSED INSULATION COVERED AND UNCONCEALED, SHALL BE PERMITTED WHERE PROJECTED IN ACCORDANCE WITH SECTION 714.

SECTION712.1.5JOINTS. JOINTS SHALL BE PERMITTED WHERE COMPLYING WITH SECTION 712.1.5.1 OR 712.1.5.2, AS APPLICABLE.

SECTION712.1.5.1JOINTS IN OR BETWEEN HORIZONTAL ASSEMBLIES.

SECTION712.1.5.2JOINTS MADE IN OR BETWEEN HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 715. THE VOID CREATED AT THE INTERSECTION OF A FLOOR/CILING ASSEMBLY AND AN EXTERIOR CURTAIN WALL ASSEMBLY SHALL BE PERMITTED WHERE PROJECTED IN ACCORDANCE WITH SECTION 716.4.

SECTION712.1.5.2JOINTS IN OR BETWEEN NONFIRE-RESISTANCE RATED FLOOR ASSEMBLIES. JOINTS IN OR BETWEEN FLOOR ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL BE PERMITTED WHERE 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 FIRE PASSAGE OF GASES AND THE PRODUCTS OF COMBUSTION.
- EXCEPTION: JOINTS MEETING ONE OF THE EXCEPTIONS LISTED IN SECTION 715.1.
- SECTION712.1.6DOCKS AND AIR TRANSFER OPENINGS. PENETRATIONS BY DOCKS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 717. GREAT DUST SHALL BE PROTECTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, MECHANICAL.

SECTION714 ISOLATION. 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.

SECTION714.1DOCKS AND AIR TRANSFER OPENINGS. PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS BY DOCKS 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, SHALL COMPLY WITH SECTIONS 714.4 THROUGH 714.5.2. DOCKS AND AIR TRANSFER OPENINGS THAT ARE PROTECTED WITH DAMPERS SHALL COMPLY WITH SECTION 717.

SECTION714.2INSTALLATION DETAILS. WHERE SLEEVES ARE USED, THEY SHALL BE SECURELY FASTENED TO THE ASSEMBLY PENETRATED. THE 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.

SECTION714.3FIRE-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.

SECTION714.3.1THROUGH 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 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 (9,292 MM<sup>2</sup>), 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 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.

SECTION714.3.1.2THROUGH 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 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 (9,292 MM<sup>2</sup>), 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 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.

SECTION714.3.1.3FIRE-RESISTANCE-RATED ASSEMBLIES. PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

SECTION714.3.1.3.1THROUGH 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 AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE WALL PENETRATED.

SECTION714.3.1.3.2MEMBRANE 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.

SECTION714.3.1.3.3MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA. PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING SUE 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 GROUT OR SLAG MINERAL WOOL INSULATION.
- 1.3.BY SOLDER FIRELOCKING IN ACCORDANCE WITH SECTION 718.2.1.
- 1.4.BY PROTECTING BOTH OUTLET BOXES WITH LISTED PUTTY PADS OR.
- 1.5.BY OTHER LISTED MATERIALS AND METHODS.

SECTION714.3.1.3.3.2MEMBRANE 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 BY THE LISTING OF THE ELECTRICAL BOXES.
- 2.2.BY SOLDER FIRELOCKING IN ACCORDANCE WITH SECTION 718.2.1.
- 2.3.BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS OR.
- 2.4.BY OTHER LISTED MATERIALS AND METHODS.

SECTION714.3.1.3.3.3MEMBRANE PENETRATIONS BY ELECTRICAL BOXES OF ANY SIZE OR TYPE, THAT HAVE BEEN TESTED 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.

SECTION714.3.1.3.3.4MEMBRANE 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 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.

SECTION714.3.1.3.3.5MEMBRANE PENETRATIONS BY THE PENETRATION OF AN AUTOMATIC SPRINKLER. PROVIDED IT IS COVERED BY A METAL ESCUTCHEON PLATE.

SECTION714.3.1.3.3.6MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.1MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.2MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.3MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.4MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.5MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.6MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.7MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.8MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.9MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.10MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.11MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.12MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.13MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.14MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.15MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.16MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.17MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.18MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.19MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.20MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.21MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.22MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

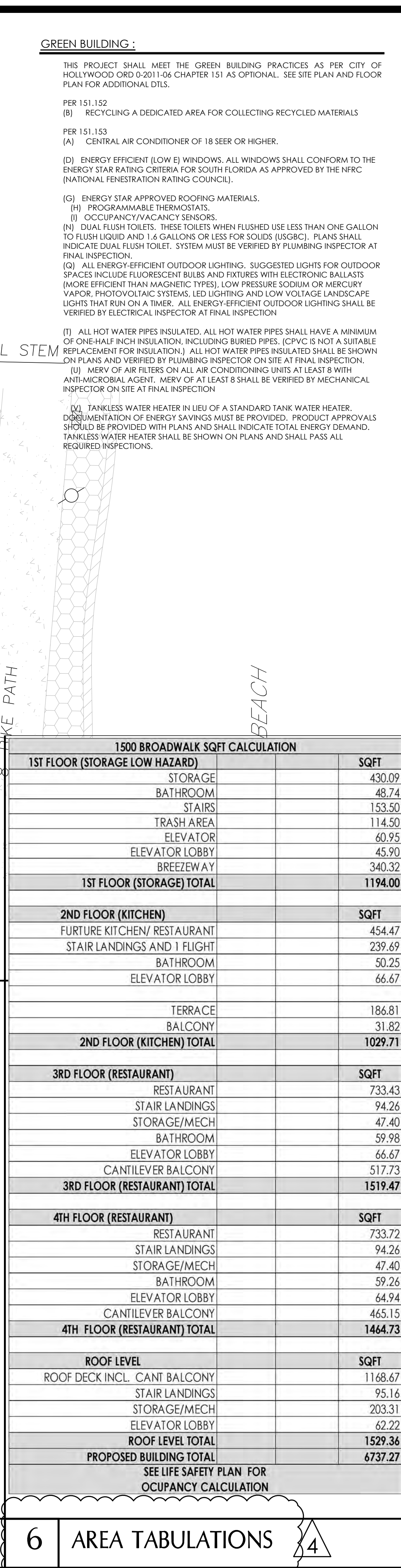
SECTION714.3.1.3.3.6.23MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.24MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

SECTION714.3.1.3.3.6.25MEMBRANE PENETRATIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.103 M<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6,462 MM<sup>2</sup>) IN ANY 100 SQUARE FEET (9.29 M<sup>2</sup>) 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.

CHAPTER109 FIRE PROTECTION SYSTEMS SECTION109.1GENERAL. 109.1.1SCOPE. 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 AND ARRANGEMENT OF MEANS OF EGRESS COMPONENTS REQUIRED TO PROVIDE AN APPROVED MEANS OF EGRESS FROM STRUCTURES AND PORTIONS THEREOF. 109.1.2MINIMUM REQUIREMENTS. 109.1.3MAINTENANCE. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE. 109.1.4FIRE 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 PREVENTION CODE. 109.1.5GENERAL. 109.1.6GENERAL. 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. 109.1.7MINIMUM REQUIREMENTS. 109.1.8MAINTENANCE. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE. 109.1.9FIRE 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 PREVENTION CODE. 109.1.10GENERAL. 109.1.11GENERAL. 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. 109.1.12MINIMUM REQUIREMENTS. 109.1.13MAINTENANCE. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE. 109.1.14FIRE 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 PREVENTION CODE. 109.1.15GENERAL. 109.1.16GENERAL. 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. 109.1.17MINIMUM REQUIREMENTS. 109.1.18MAINTENANCE. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE. 109.1.19FIRE 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 PREVENTION CODE. 109.1.20GENERAL. 109.1.21GENERAL. 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. 109.1.22MINIMUM REQUIREMENTS. 109.1.23MAINTENANCE. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE. 109.1.24FIRE 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 PREVENTION CODE. 109.1.25GENERAL. 109.1.26GENERAL. 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. 109.1.27MINIMUM REQUIREMENTS. 109.1.28MAINTENANCE. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE. 109.1.29FIRE 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





## 2 SITE PLAN NOTES

MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE 0.5 IF ADJACENT TO RESIDENTIAL.  
SEC. 30-85 - COASTAL LIGHTING.

ALL LIGHTING OF ALL STRUCTURES EAST OF SR A1A SHALL COMPLY WITH THE "SEA TURTLE PROTECTION" LIGHTING STANDARDS AS ADOPTED BY THE TOWN.

FWC APPROVED SEA TURTLE LIGHTING

ALL EXTERIOR LIGHTING FOR THE ENTIRE PROJECT AREA INCLUDING STRUCTURAL AND LANDSCAPE LIGHTING MUST BE REVIEWED AND APPROVED BY FWC REGARDLESS OF WHETHER OR NOT THE AREA IS SEAWARD OF THE COCL ACCEPTABLE FIXTURES

ALL EXTERIOR FIXTURES ON THE SEAWARD AND THE SHORE PERPENDICULAR SIDES OF THE BUILDING (AND ON THE LANDWARD SIDE OF THE BUILDING IF THEY ARE VISIBLE FROM THE BEACH) SHOULD BE WELL SHIELDED, FULL CUT-OFF, DOWNWARD DIRECTED TYPE FIXTURES. ALL EXTERIOR FIXTURES ON THE LANDWARD SIDE OF THE BUILDING SHOULD BE DOWNWARD DIRECTED ONLY.

ACCEPTABLE LAMPS / BULBS AND OTHER LIGHT SOURCES

LONG WAVELENGTH LIGHTS, E.G. THOSE THAT PRODUCE LIGHT THAT MEASURES GREATER THAN 640 NANOMETERS ON A SPECTROSCOPE, ARE NECESSARY FOR ALL CONSTRUCTION VISIBLE FROM AND ADJACENT TO MARINE TURTLE NESTING BEACHES, BRIGHT WHITE LIGHT, SUCH AS METAL HALIDE, HALOGEN, FLOURESCENT, MERCURY VAPOR AND INCANDESCENT LAMPS WILL NOT BE APPROVED. FILTERS ARE UNRELIABLE AND NOT ALLOWED, LIMITED USE OF SHORTER WAVELENGTH LIGHTS MAY BE APPROVED IN AREAS WHERE DIRECT AND INDIRECT LIGHT OR GLOW COULD NOT POSSIBLY BE VISIBLE FROM THE BEACH UPON APPROVAL BY FWC.

ACCEPTABLE LAMPS

H LOW PRESSURE SODIUM (LPS) 18W, 35W  
H RED, ORANGE OR AMBER LED [TRUE RED, ORANGE OR AMBER DIODES, NOT FILTERS]  
H TRUE RED NEON  
H OTHER LIGHTING SOURCES THAT PRODUCE LIGHT OF 560 NM OR LONGER

\*\*\*\* FWC APPROVED LIGHTING MAY BE FOUND AT [HTTP://WWW.MYPWC.COM/WILDLIFEHABITATS/MANAGED/SEA-TURTLES/TURTLES-LIGHTS/](http://www.mypwc.com/wildlifehabitats/managed/sea-turtles/turtles-lights/)  
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STATEMENT ABOUT TURTLE GLASS ON LIGHTING PLAN

THE PLAN SHALL REFLECT THAT TINTED GLASS OR FILM WITH A VISIBLE LIGHT TRANSMITTANCE VALUE OF FORTY-FIVE (45) PERCENT OR LESS SHALL BE APPLIED TO ALL WINDOWS AND GLASS WITHIN THE LINE OF SIGHT OF THE BEACH. THIS INCLUDES THE SEAWARD AND SHORE-PERPENDICULAR SIDES OF THE STRUCTURE. THIS MAY BE SPECIFIED IN THE NOTES SECTION ON THE LIGHTING PLAN ARCHITECTURAL DRAWING AND SHOULD BE INCLUDED IN THE FDEP PERMIT CONDITIONS.

THE FOLLOWING ARE NOT ALLOWED

- PRIVATE BALCONY LIGHTS • UP LIGHTS • TREE STRAP DOWNLIGHTS • DECORATIVE LIGHTING, NOT NECESSARY FOR HUMAN SAFETY OR SECURITY
- POND LIGHTS • DUNE WAKOVER LIGHTING • FOUNTAIN LIGHTS ON BEACH OR SHORE PERPENDICULAR SIDE OF STRUCTURE

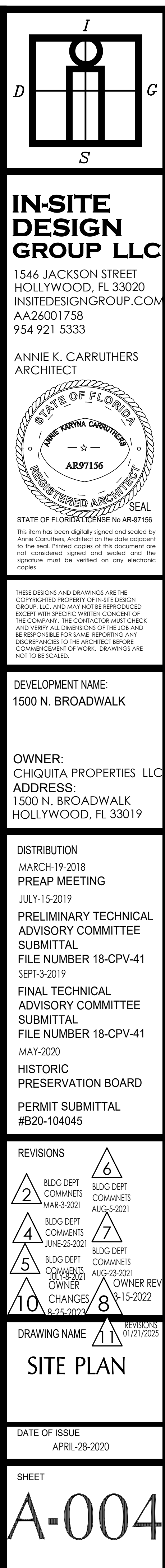
SITE LIGHTING SHALL BE INSTALLED TO ENSURE SAFE MOVEMENT OF PERSONS AND VEHICLES AND REFLECTION ON PUBLIC PROPERTY FOR SECURITY PURPOSES AND TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES. LIGHTING SHALL ENHANCE THE APPEARANCE OF STRUCTURES AT NIGHT

**3 SITE LIGHTING**

SYMBOL REPRESENTING THE ACCESSIBLE ROUTE (PATH OF TRAVEL) TO AND FROM THE PARKING ROW TO THE ACCESSIBLE ENTRANCE. MIN CLEAR WIDTH SHALL BE 36 INCHES, EXCEPT AT CURB RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS WHICH SHALL BE NOT LESS THAN 44 INCHES. ROUTE IS DESIGNED IN ACCORDANCE WITH 2017 F.B.C. ACCESSIBILITY SEC. 402, 405 AND 406 AS APPLICABLE.

| 4                                                                                                                                                                                                         | ACCESSIBLE ROUTE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------|-------------------|----------------------------------|--------------------------|--------|-----------------------------|-------------------------|--------|-------------------------------|-------------------------|-------|------------------------------|-------------------------|-------|-----------------------------------|--------|-------------------|
| <b>ZONING</b><br>ZONING DISTRICT<br>FEMA FLOOD ZONE<br>REQUIRED BFE<br>EXISTING/PROPOSED FINISHED FLOOR<br>CROWN OF ROAD<br>NET LAND AREA<br>HEIGHT                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| BWK-25-HD-C<br>ZONE -VE-11/AE-9<br>+12'-0" NAVD 88 88<br>+6.8' NAVD 88 88 EXISTING TO REMAIN<br>+5.79'<br>3309.11 (0.759 ACRES)<br>ALLOWABLE = 40'-0" FROM BFE +1'<br>PROPOSED: 39'-4" FROM EXISTING F.F. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| SETBACKS                                                                                                                                                                                                  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 35%;">REQUIRED SETBACK</th> <th style="width: 35%;">EXISTING/ ORIGINAL SETBACKS</th> <th style="width: 30%;">PROPOSED SETBACK</th> </tr> <tr> <td style="height: 40px;">FRONT SETBACK EAST BROADWALK</td> <td style="text-align: center;">10'-0" BASE/15'-0" TOWER</td> <td style="text-align: center;">12'-6"</td> </tr> <tr> <td style="height: 40px;">REAR SETBACK WEST SURF ROAD</td> <td style="text-align: center;">5'-0" BASE/15'-0" TOWER</td> <td style="text-align: center;">1'-11"</td> </tr> <tr> <td style="height: 40px;">SIDE SETBACK-NORTH (INTERIOR)</td> <td style="text-align: center;">5'-4" BASE/10'-0" TOWER</td> <td style="text-align: center;">0'-0"</td> </tr> <tr> <td style="height: 40px;">SIDE SETBACK -SOUTH HAYES ST</td> <td style="text-align: center;">5'-0" BASE/20'-0" TOWER</td> <td style="text-align: center;">3'-6"</td> </tr> <tr> <td style="height: 40px;">HEIGHT FROM FEMA BASE FLOOD +1 FT</td> <td style="text-align: center;">40'-0"</td> <td style="text-align: center;">39'-4" FROM EXIST</td> </tr> </table> | REQUIRED SETBACK         | EXISTING/ ORIGINAL SETBACKS                     | PROPOSED SETBACK  | FRONT SETBACK EAST BROADWALK     | 10'-0" BASE/15'-0" TOWER | 12'-6" | REAR SETBACK WEST SURF ROAD | 5'-0" BASE/15'-0" TOWER | 1'-11" | SIDE SETBACK-NORTH (INTERIOR) | 5'-4" BASE/10'-0" TOWER | 0'-0" | SIDE SETBACK -SOUTH HAYES ST | 5'-0" BASE/20'-0" TOWER | 3'-6" | HEIGHT FROM FEMA BASE FLOOD +1 FT | 40'-0" | 39'-4" FROM EXIST |
| REQUIRED SETBACK                                                                                                                                                                                          | EXISTING/ ORIGINAL SETBACKS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PROPOSED SETBACK         |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| FRONT SETBACK EAST BROADWALK                                                                                                                                                                              | 10'-0" BASE/15'-0" TOWER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 12'-6"                   |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| REAR SETBACK WEST SURF ROAD                                                                                                                                                                               | 5'-0" BASE/15'-0" TOWER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1'-11"                   |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| SIDE SETBACK-NORTH (INTERIOR)                                                                                                                                                                             | 5'-4" BASE/10'-0" TOWER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0'-0"                    |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| SIDE SETBACK -SOUTH HAYES ST                                                                                                                                                                              | 5'-0" BASE/20'-0" TOWER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3'-6"                    |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| HEIGHT FROM FEMA BASE FLOOD +1 FT                                                                                                                                                                         | 40'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 39'-4" FROM EXIST        |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| LOT WIDTH = 41'-6" X 25% = 10'-4"<br>ALL WORK TO BE DONE IN ACCORDANCE W/THE 2017 FLORIDA BUILDING CODE                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| CITY OF HOLLYWOOD PARKING REQUIREMENTS                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| SPACE                                                                                                                                                                                                     | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">PARKING CODE REQUIREMENT</th> <th style="width: 50%;">CALCULATION TOTAL PER REQUIRED PARKING REQUIRED</th> </tr> <tr> <td style="height: 40px;">RESTAURANT/RETAIL</td> <td style="text-align: center;">0 SPACES/SF      0      0 SPACES</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PARKING CODE REQUIREMENT | CALCULATION TOTAL PER REQUIRED PARKING REQUIRED | RESTAURANT/RETAIL | 0 SPACES/SF      0      0 SPACES |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| PARKING CODE REQUIREMENT                                                                                                                                                                                  | CALCULATION TOTAL PER REQUIRED PARKING REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| RESTAURANT/RETAIL                                                                                                                                                                                         | 0 SPACES/SF      0      0 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |
| 3 VARIANCES REQUESTED. SEE JUSTIFICATION STATEMENT INCLUDED IN SUBMITTAL OF FILE NUMBER 18-CPV-41                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                 |                   |                                  |                          |        |                             |                         |        |                               |                         |       |                              |                         |       |                                   |        |                   |

|                                                                                                                                                                                                                                |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 5                                                                                                                                                                                                                              | TABULAR SUMMARY   |
| BASED ON A SURVEY PLAN BY ATLANTIC COAST SURVEYORS:<br><br>LOT 4 BLOCK 4 "HOLLYWOOD BEACH FIRST ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 1<br>PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA |                   |
| 7                                                                                                                                                                                                                              | LEGAL DESCRIPTION |





HANDICAP ACCESSIBLE BUILDING ENTRY & ENTRANCE DOOR TO COMPLY W/FBC 2017 ACCESSIBILITY SECT 402 AND 405. ACCESSIBLE ROUTE NOT TO EXCEED 1:20 SLOPE.

MIN 36" WIDE ACCESSIBLE ROUTE FROM PEDESTRIAN SIDEWALK TO BUILDING ENTRANCE TO COMPLY W/FBC ACCESSIBILITY SECT 402, 405 AND 406 AS APPLICABLE. CONC CURB & SIDEWALK TO BE REMOVED

TRASH AND RECYCLE AREA. PROPOSED TRASH BINS TO BE LOCATED IN BUILDING. PROVIDE CONC PAD AT ALL EXTERIOR DOORS (TYP)

LOCATION OF TRASH PICK UP ON SURF.

LOCATION OF BACKFLOW PREVENTOR. SEE CIVIL DRAWINGS FOR DTLS.

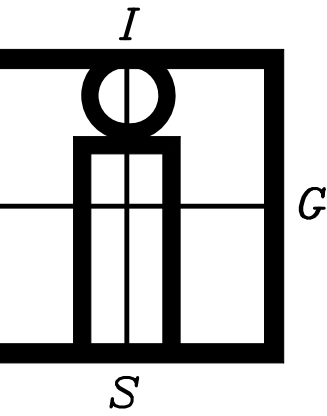
EXISTING/ PROPOSED BUILDING WIDTH/ RENOVATION

FIP 1/2", NO ID  
0.0'E, 0.3'N  
SE CORNER LOT 3 BLOCK 4

LARGE DELIVERIES SHALL BE THROUGH THE ELEVATOR

MAIL SHALL BE DELIVERED TO MAILBOX  
LOCATION OF ELECTRICAL PANELS

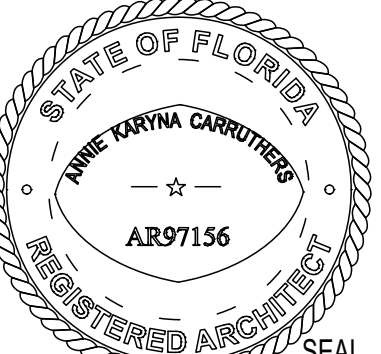
SIGNAGE NOTES:  
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.  
ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.



## IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT



STATE OF FLORIDA  
REGISTERED ARCHITECT  
AR97156  
SEAL  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
Annie Carruthers, Architect on the date adjacent  
to the seal. Printed copies of this document are  
not considered signed and sealed and the  
signature must be verified on any electronic  
copies.

THESE DESIGNS AND DRAWINGS ARE THE  
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GROUP, LLC, AND MAY NOT BE REPRODUCED  
EXCEPT WITH SPECIFIC WRITTEN CONSENT OF  
THE COMPANY. THE CONTRACTOR MUST CHECK  
AND VERIFY ALL DIMENSIONS OF THE JOB AND  
BE RESPONSIBLE FOR SAME. REPORTING ANY  
DISCREPANCIES TO THE ARCHITECT BEFORE  
COMMENCEMENT OF WORK. DRAWINGS ARE  
NOT TO BE SCALED.

DEVELOPMENT NAME:  
1500 N. BROADWALK

OWNER:  
CHIKUITA 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  
2 BLDG DEPT  
COMMENTS  
MAR-3-2021  
7 BLDG DEPT  
COMMENTS  
AUG-23-2021  
10 OWNER  
CHANGES  
8-25-2023

DRAWING NAME  
SITE PLAN  
ENLARGED

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-005





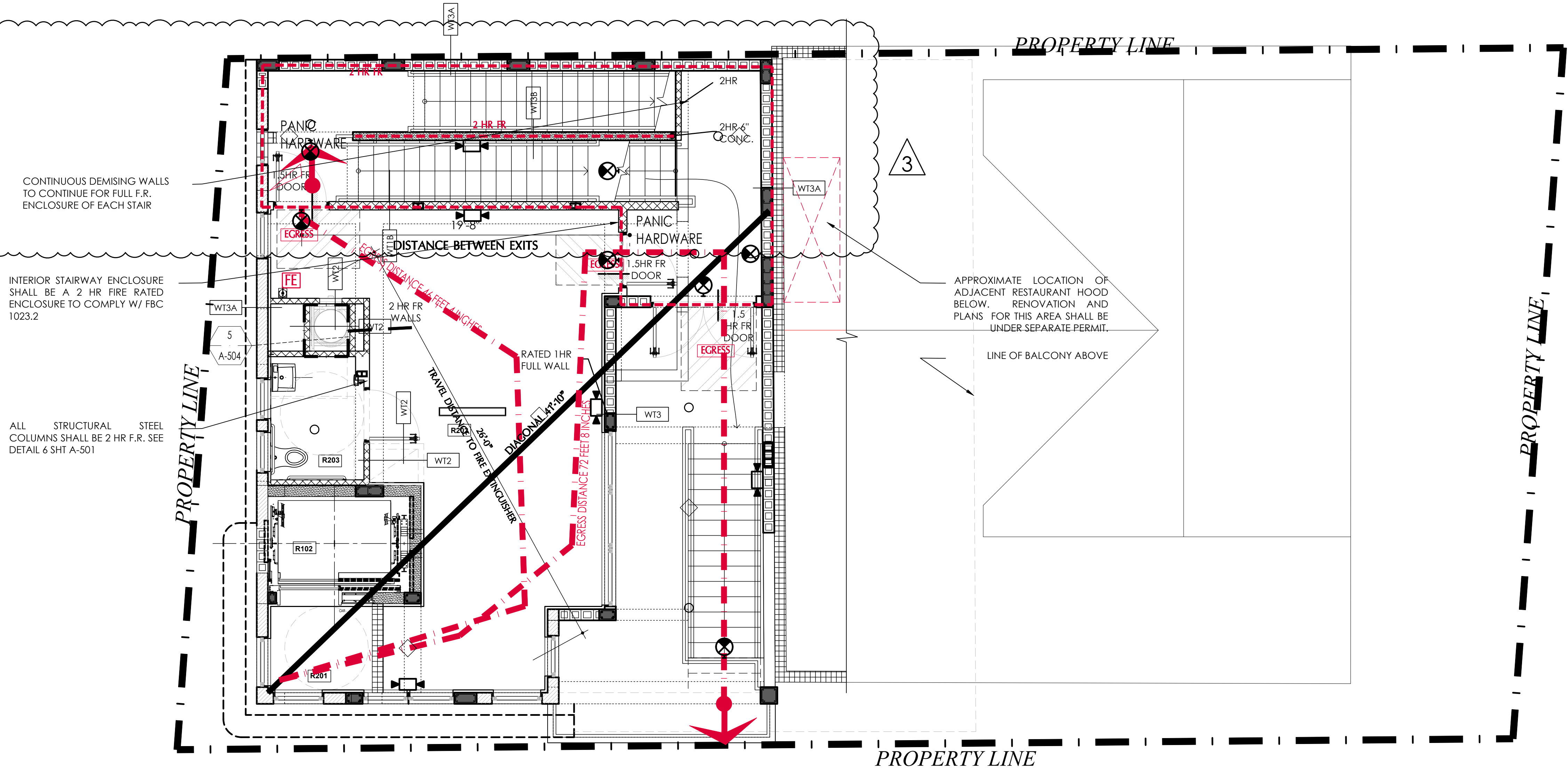


CONTRACTOR MUST INSURE ALL MINIMUM CLEARANCES ARE MET AFTER ALL FINISHES ARE INSTALLED.

| PLUMBING FIXTURES SUGGESTED FOR ENERGY EFFICIENCY |                                                                                                    |                   |           |                   |                 |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------|-----------|-------------------|-----------------|
| 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  | BATHROOMS | 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 | BATHROOMS |                   |                 |

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

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."

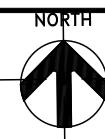
CONTRACTOR SHALL PROVIDE ONE ABC TYPE FIRE EXTINGUISHER FOR EVERY 3,000 SF. OF BUILDING AREA. EXTINGUISHERS SHALL BE MOUNTED AT 60" AFF MAX THEY SHALL BE BRACKET MOUNTED.

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

## 1 SECOND FLOOR - LIFE SAFETY PLAN

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



0 2 4 8  
Scale: 1/4" = 1'-0"

| OCCUPANCY                                                         |        |                      |         |                |
|-------------------------------------------------------------------|--------|----------------------|---------|----------------|
| GROUP S "STORAGE LOW HAZARD" (PER TABLE FBC 1004.1.2) FIRST FLOOR |        |                      |         |                |
| FUNCTION OF SPACE                                                 | SQ.FT. | OCCUPANT LOAD FACTOR | SF/LOAD | OCC LOAD TOTAL |
| Areas on other floors                                             | N/A    | 60 GROSS             |         |                |
| storage                                                           | 375.68 | 300 GROSS            | 1.25    | 2              |
| Elevator 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) SECOND FLOOR THRU ROOF |                    |                      |         |                |
| FUNCTION OF SPACE                                                | SQ.FT.             | OCCUPANT LOAD FACTOR | SF/LOAD | OCC LOAD TOTAL |
| Elevator 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    |                |
| Elevator 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    |                |
| Elevator 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    |                |
| Elevator 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" X 273 = 54.6" |                      |         |                |
| TOTAL NUMBER OF EXITS                                            | 12                 |                      |         |                |

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

## 2 OCCUPANCY LOAD

- ALL VERTICAL CHASES AND PENETRATIONS THRU SLABS MUST BE 2 HOUR FIRE RATED.
- PENETRATIONS THRU RATED WALLS MUST BE SEALED BY AN APPROVED THROUGH PENETRATION PROTECTION SYSTEM TESTED IN ACCORDANCE WITH ASTM E814
- THIS BUILDING SHALL BE EQUIPPED W/FIRE EXTINGUISHERS. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM. SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DETAILS
- EXIT SIGN SHALL HAVE THE WORD "EXIT" IN PLAIN LEGIBLE LETTERS EACH LETTER AT LEAST 6 INCHES HIGH BY 2 INCHES WIDE, EXCEPT THE LETTER "I"
- DIRECTIONAL INDICATOR OF EXIT SIGN SHALL BE A CHEVRON-TYPE INDICATOR, OUTSIDE OF THE WORD EXIT, SIMILAR DIMENSIONS AS DESCRIBED ABOVE.
- 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.
- EMERGENCY BATTERY BACK UP LIGHTS SHALL BE CLEARLY VISIBLE FACING THE PUBLIC. UNITS SHALL HAVE EASY ACCESS OR PROVISIONS FOR EMERGENCY ACCESS WHEN EXTINGUISHER IS BEHIND A GLASS CABINET.
- ALL LIFE SAFETY COMPONENTS IN THESE PLANS SHALL BE PROVIDED WITH A SET OF MAINTENANCE INSTRUCTIONS TO BE DELIVERED TO THE OWNER/OPERATOR. THOSE INSTRUCTIONS SHALL MATCH OR EXCEED THE REQUIREMENTS OF NFPA 10-CHAPTER 4 FOR EXTINGUISHERS AND NFPA 1-CHAPTER 4 FOR EMERGENCY LIGHTING AND EXIT SIGNS.
- DOOR OPENINGS IN MEANS OF EGRESS SHALL NOT BE LESS THAN 32 INCHES IN CLEAR WIDTH (NFPA 101,7.2.1.2.3)
- A MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING
- CONTRACTOR SHALL PROVIDE A BI DIRECTIONAL AMPLIFIER AS REQUIRED PER NFPA 11.10 AND BROWARD COUNTY AMENDMENT 118.
- 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 DOOR ALARMS, WHICH ANNUNCIATE EITHER LOCALLY AND/OR AT THE SECURITY OFFICE.

## 3 GENERAL NOTES

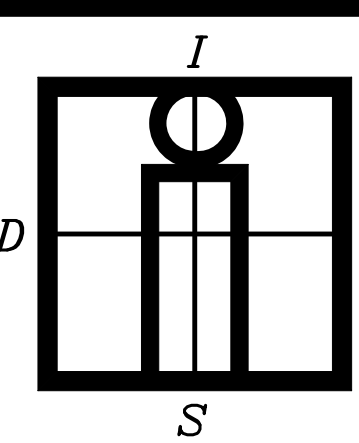
| LIFE SAFETY LEGEND |                                                                                                                                                                                                               |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | TRAVEL PATH TO CONFORM TO NFPA 14.10.3, EXTERIOR WAYS OF EXIT ACCESS<br>EXIT/ EGRESS TRAVEL PATH<br>EGRESS WITH SHALL COMPLY W/ FBC 1005 MINIMUM REQUIRED EGRESS WIDTH, AS PER TABLE 1005.1 LEVEL W/SPRINKLER |
|                    | ILLUMINATED EMERGENCY/EXIT LIGHT (WALL MOUNTED). SEE LIGHTING PLAN FOR DETAILS AND NOTES                                                                                                                      |
|                    | EMERGENCY WALL MOUNTED BATTERY PACK LIGHT. SEE LIGHTING PLAN FOR DETAILS AND NOTES                                                                                                                            |
|                    | EXTERIOR FLOOD LIGHT. SEE LIGHTING PLAN FOR DETAILS AND NOTES                                                                                                                                                 |
|                    | WALL TYPE SEE SHT A-501 FOR DETAILS                                                                                                                                                                           |
|                    | BRACKET MOUNTED FIRE EXTINGUISHER                                                                                                                                                                             |
|                    | SEMI RECESSED FIRE EXTINGUISHER CABINET                                                                                                                                                                       |
|                    | HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017 ACCESSIBILITY SECT 403 TO 406                                                                                                                          |

FIRE EXTINGUISHER NOTE:  
UL LISTED EX276A DRY CHEMICAL PORTABLE EXTINGUISHER 5 LB AMMONIUM PHOSPHATE BASE CLASSIFICATION 2-A:  
10-B-C- TYPE A SIZE II

## 4 KEY NOTES

- NFPA 101  
CROWD MANAGER TRAINING SHALL BE REQUIRED TO COMPLY W/NFPA 101 12.7.6  
NFPA 1  
14.10.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF, SUCH EXITS SHALL BE REMOTELY LOCATED FROM EACHOTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBILITY THAT MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR EMERGENCY CONDITION.
- 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, MEASURED IN A STRAIGHT LINE FROM THE NEAREST EXIT DOOR.
- 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 EXITS SHALL BE NOT LESS THAN 1/2 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 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

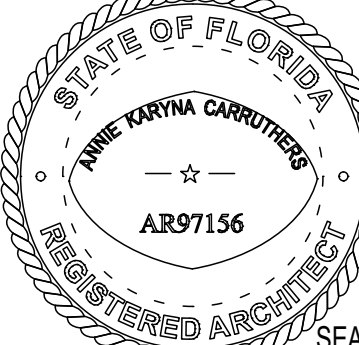
## 5 NFPA SECTIONS



## IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT



STATE OF FLORIDA License No. AR-97156  
This item has been digitally signed and sealed by Annie Carruthers, Architect on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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DEVELOPMENT NAME:  
1500 N. BROADWALK

OWNER:  
CHICUITA 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

|   |                                 |   |                                |
|---|---------------------------------|---|--------------------------------|
| 2 | BLDG DEPT COMMENTS MAR-3-2021   | 5 | BLDG DEPT COMMENTS JULY-8-2021 |
| 3 | BLDG DEPT COMMENTS MAY-3-2021   | 6 | BLDG DEPT COMMENTS MAY-3-2021  |
| 4 | BLDG DEPT COMMENTS JUNE-25-2021 | 7 | BLDG DEPT COMMENTS AUG-5-2021  |
| 8 | BLDG DEPT COMMENTS 8-15-2022    |   |                                |

LIFE SAFETY & ACCESSIBILITY PLAN

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-101



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

[illegible]

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.

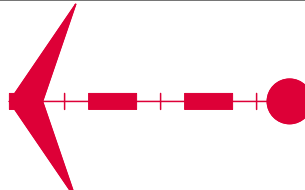
| OCCUPANCY                                                         |        |                      |         |                |
|-------------------------------------------------------------------|--------|----------------------|---------|----------------|
| GROUP S "STORAGE LOW HAZARD" (PER TABLE FBC 1004.1.2) FIRST FLOOR |        |                      |         |                |
| FUNCTION OF SPACE                                                 | SQ.FT. | OCCUPANT LOAD FACTOR | SF/LOAD | OCC LOAD TOTAL |
| Areas on other floors                                             | N/A    | 60 GROSS             |         |                |
| storage                                                           | 375.68 | 300 GROSS            | 1.25    | 2              |
| Elevator Lobby grade floor                                        | 33.33  | 5 NET                | 6.67    | 7              |
| Mercentile trash,shipping areas                                   | 65     | 300 GROSS            | 0.22    | 1              |

| OCCUPANCY                                                        |         |                      |                    |                |
|------------------------------------------------------------------|---------|----------------------|--------------------|----------------|
| GROUP A-2 "ASSEMBLY" (PER TABLE 1004.1.2) SECOND FLOOR THRU ROOF |         |                      |                    |                |
| FUNCTION OF SPACE                                                | SQ.FT.  | OCCUPANT LOAD FACTOR | SF/LOAD            | OCC LOAD TOTAL |
| Elevator 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               |                |
| Elevator 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               |                |
| Elevator 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               |                |
| Elevator 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" X 273 = 54.6" |                |
| TOTAL NUMBER OF EXITS                                            |         |                      |                    | 12             |

## 2 | OCCUPANCY LOAD

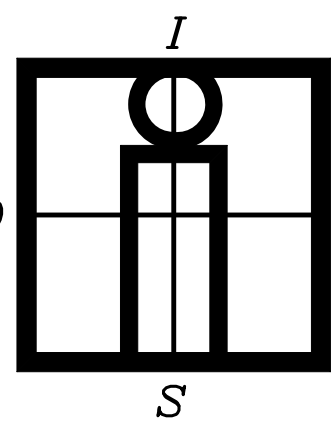
1. ALL VERTICAL CHASES AND PENETRATIONS THRU SLABS MUST BE 2 HOUR FIRE RATED.
2. PENETRATIONS THRU RATED WALLS MUST BE SEALED BY AN APPROVED THROUGH PENETRATION PROTECTION SYSTEM TESTED IN ACCORDANCE WITH ASTM E814
3. THIS BUILDING SHALL BE EQUIPPED W/FIRE EXTINGUISHERS. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM, SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DLS
4. EXIT SIGN SHALL HAVE THE WORD "EXIT" IN PLAIN LEGIBLE LETTERS EACH LETTER AT LEAST 6 INCHES HIGH BY 2 INCHES WIDE, EXCEPT THE LETTER "T"
5. DIRECTIONAL INDICATOR OF EXIT SIGN SHALL BE A CHEVRON-TYPE INDICATOR, OUTSIDE OF THE WORD EXIT, SIMILAR DIMENSIONS AS DESCRIBED ABOVE.
6. ANY DOOR, PASSAGE OR STAIRWAY THAT IS NOT AN EXIT, NOR A WAY TO AN EXIT, AND THAT IS LOCATED SO THAT IT 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 ACCESS OR PROVISIONS FOR EMERGENCY ACCESS WHEN EXTINGUISHER IS BEHIND A GLASS CABINET.
8. ALL FIRE ALARMS SHALL BE PROVIDED WITH A SET OF MAINTENANCE INSTRUCTIONS TO BE DELIVERED TO THE OWNER/OPERATOR. THOSE INSTRUCTIONS SHALL MATCH OR EXCEED THE REQUIREMENTS OF NFPA 10-CHAPTER 4 FOR EXTINGUISHERS AND NFPA1-CHAPTER 4 FOR EMERGENCY LIGHTING 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)
10. A MINOR, OR TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING
11. CONTRACTOR SHALL PROVIDE A BI DIRECTIONAL AMPLIFIER AS REQUIRED PER NFPA 1.10 AND BROWARD COUNTY AMENDMENT 118.
12. BULLETER 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 DOOR ALARMS, WHICH ANNUNCIATE EITHER LOCALLY AND/OR AT THE SECURITY OFFICE.

### 3 | GENERAL NOTES

| LIFE SAFETY LEGEND                                                                                                                                                 |                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                               | TRAVEL PATH TO CONFORM TO NFPA 14.10.3,<br><u>EXTERIOR WAYS OF EXIT ACCESS</u><br><br>EXIT/ EGRESS<br>TRAVEL PATH<br><br>EGRESS WITH SHALL COMPLY W/ FBC 1005<br>MINIMUM REQUIRED EGRESS WIDTH, AS PER<br>TABLE 1005.1 LEVEL W/SPRINKLER |
|                                                                               | ILLUMINATED EMERGENCY/EXIT LIGHT (WALL MOUNTED). SEE<br>LIGHTING PLAN FOR DETAILS AND NOTES                                                                                                                                              |
|                                                                               | EMERGENCY WALL MOUNTED BATTERY PACK LIGHT. SEE LIGHTING<br>PLAN FOR DETAILS AND NOTES                                                                                                                                                    |
|                                                                               | EXTERIOR FLOOD LIGHT. SEE LIGHTING PLAN FOR DETAILS AND<br>NOTES                                                                                                                                                                         |
|                                                                               | WALL TYPE SEE SHT A-501 FOR DETAILS                                                                                                                                                                                                      |
|                                                                               | BRACKET MOUNTED FIRE EXTINGUISHER                                                                                                                                                                                                        |
|                                                                               | SEMI RECESSED FIRE EXTINGUISHER CABINET                                                                                                                                                                                                  |
|                                                                               | HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017<br>ACCESSIBILITY SECT 403 TO 406                                                                                                                                                  |
| <p>FIRE EXTINGUISHER NOTE:<br/>UL LISTED EX276A DRY CHEMICAL PORTABLE EXTINGUISHER 5 LB AMMONIUM PHOSPHATE BASE CLASSIFICATION 2-A:<br/>10-B-C- TYPE A SIZE II</p> |                                                                                                                                                                                                                                          |

## 4 | KEY NOTES

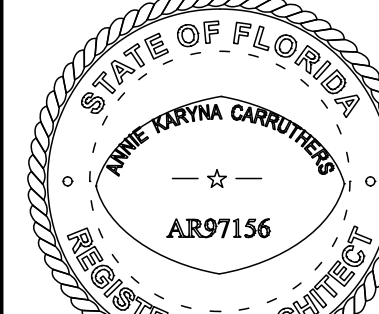
NFPA 101  
CROWD MANAGER TRAINING SHALL BE REQUIRED TO COMPLY WITH NFPA 101 12.7.6  
NFPA 1  
14.10.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF, SUCH EXITS SHALL  
BE REMOTELY LOCATED FROM EACH OTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBILITY THAT  
MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR EMERGENCY CONDITION.  
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  $\frac{1}{2}$  THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE BUILDING OR AREA TO BE SERVED,  
MEASURED IN A STRAIGHT LINE FROM THE NEAREST EXIT DOOR.  
14.10.1.3.3 IN BUILDINGS PROTECTED THROUGH BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH  
SECTION 13.3, THE MINIMUM SEPARATION DISTANCE BETWEEN TWO EXITS SHALL BE NOT LESS THAN  $\frac{1}{2}$  THE DIAGONAL  
14.10.2.2 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 RDY 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



**IN-SITE  
DESIGN  
GROUP LLC**

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

ANNIE K. CARRUTHERS  
ARCHITECT



STATE OF FLORIDA LICENSE No AR-9715

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

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DEVELOPMENT NAME:  
1500 N. BROADWALK

**OWNER:**  
CHIQUITA PROPERTIES L  
**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

| REV | DATE       | BY        | DESCRIPTION |
|-----|------------|-----------|-------------|
| 1   | 03/03/2021 | BLDG DEPT | COMMNETS    |
| 2   | 03/03/2021 | BLDG DEPT | COMMENT     |

REV AS BUILT JULY-8-202  
11222024

| BLDG DEPT | BLDG DEPT |
|-----------|-----------|
| COMMENTS  | COMMENTS  |
|           |           |

4 JUNE-25-2021 AUG-5-202

DRAWING NAME  8-152

**LIFE SAFETY &  
ACCESSIBILITY PLAN**

CONSISTENTLY

DATE OF ISSUE  
APRIL-28-2020

SHEET

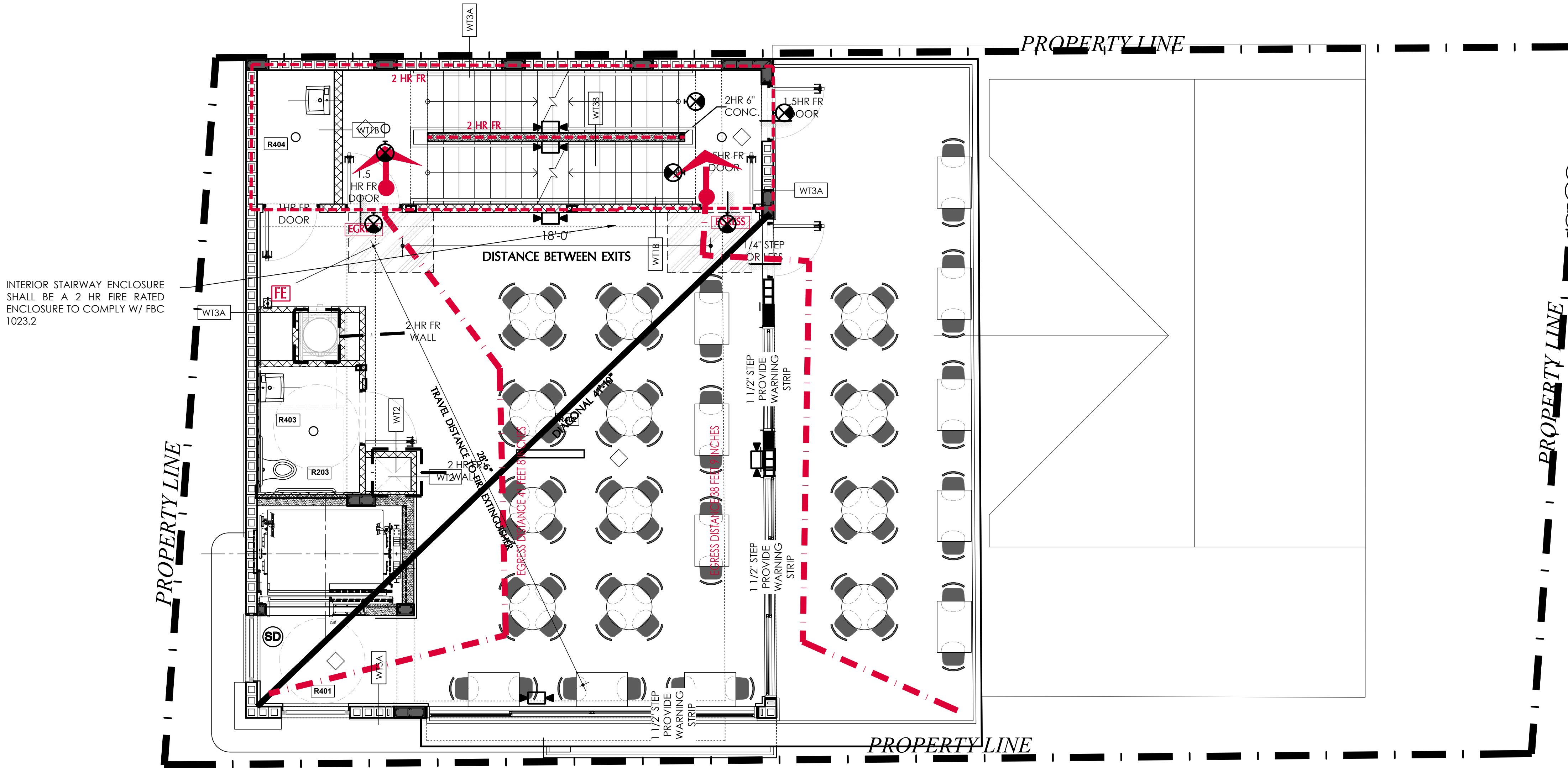
A-102



CONTRACTOR MUST INSURE ALL MINIMUM CLEARANCES ARE MET AFTER ALL FINISHES ARE INSTALLED.

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

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

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 |        |                      |         |                |
|-----------------------------------------------------------------------------|--------|----------------------|---------|----------------|
| FUNCTION OF SPACE                                                           | SQ.FT. | OCCUPANT LOAD FACTOR | SF/LOAD | OCC LOAD TOTAL |
| Areas on other floors                                                       | N/A    | 60 GROSS             |         |                |
| storage                                                                     | 375.68 | 300 GROSS            | 1.25    | 2              |
| Elevator 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) SECOND FLOOR THRU ROOF |                    |                      |         |                |
|----------------------------------------------------------------------------|--------------------|----------------------|---------|----------------|
| FUNCTION OF SPACE                                                          | SQ.FT.             | OCCUPANT LOAD FACTOR | SF/LOAD | OCC LOAD TOTAL |
| Elevator 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    |                |
| Elevator 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    |                |
| Elevator 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    |                |
| Elevator 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" X 273 = 54.6" |                      |         |                |
| TOTAL NUMBER OF EXITS                                                      | 12                 |                      |         |                |

## 2 OCCUPANCY LOAD

- ALL VERTICAL CHASES AND PENETRATIONS THRU SLABS MUST BE 2 HOUR FIRE RATED.
- PENETRATIONS THRU RATED WALLS MUST BE SEALED BY AN APPROVED THROUGH PENETRATION PROTECTION SYSTEM TESTED IN ACCORDANCE WITH ASTM E814
- THIS BUILDING SHALL BE EQUIPPED W/FIRE EXTINGUISHERS. THIS BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM. SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DTLS
- EXIT SIGN SHALL HAVE THE WORD "EXIT" IN PLAIN LEGIBLE LETTERS EACH LETTER AT LEAST 6 INCHES HIGH BY 2 INCHES WIDE, EXCEPT THE LETTER "I"
- DIRECTIONAL INDICATOR OF EXIT SIGN SHALL BE A CHEVRON-TYPE INDICATOR, OUTSIDE OF THE WORD EXIT, SIMILAR DIMENSIONS AS DESCRIBED ABOVE.
- 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.
- EMERGENCY BATTERY BACK UP LIGHTS SHALL BE CLEARLY VISIBLE FACING THE PUBLIC. UNITS SHALL HAVE EASY ACCESS OR PROVISIONS FOR EMERGENCY ACCESS WHEN EXTINGUISHER IS BEHIND A GLASS CABINET.
- ALL LIFE SAFETY COMPONENTS IN THESE PLANS SHALL BE PROVIDED WITH A SET OF MAINTENANCE INSTRUCTIONS TO BE DELIVERED TO THE OWNER/OPERATOR. THOSE INSTRUCTIONS SHALL MATCH OR EXCEED THE REQUIREMENTS OF NFPA 10-CHAPTER 4 FOR EXTINGUISHERS AND NFPA 1-CHAPTER 4 FOR EMERGENCY LIGHTING AND EXIT SIGNS.
- DOOR OPENINGS IN MEANS OF EGRESS SHALL NOT BE LESS THAN 32 INCHES IN CLEAR WIDTH (NFPA 101/7.2.1.2.3)
- A MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING
- CONTRACTOR SHALL PROVIDE A BI DIRECTIONAL AMPLIFIER AS REQUIRED PER NFPA 11.10 AND BROWARD COUNTY AMENDMENT 118.
- 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 DOOR ALARMS, WHICH ANNUNCIATE EITHER LOCALLY AND/OR AT THE SECURITY OFFICE.

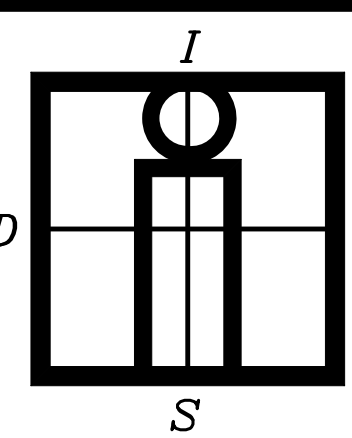
## 3 GENERAL NOTES

| LIFE SAFETY LEGEND                                                                                                                                        |                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|                                                                                                                                                           | TRAVEL PATH TO CONFORM TO NFPA 14.10.3, EXTERIOR WAYS OF EXIT ACCESS                                      |
|                                                                                                                                                           | EXIT/ EGRESS TRAVEL PATH                                                                                  |
|                                                                                                                                                           | EGRESS WITH SHALL COMPLY W/ FBC 1005 MINIMUM REQUIRED EGRESS WIDTH, AS PER TABLE 1005.1 LEVEL W/SPRINKLER |
|                                                                                                                                                           | ILLUMINATED EMERGENCY/EXIT LIGHT (WALL MOUNTED). SEE LIGHTING PLAN FOR DETAILS AND NOTES                  |
|                                                                                                                                                           | EMERGENCY WALL MOUNTED BATTERY PACK LIGHT. SEE LIGHTING PLAN FOR DETAILS AND NOTES                        |
|                                                                                                                                                           | EXTERIOR FLOOD LIGHT. SEE LIGHTING PLAN FOR DETAILS AND NOTES                                             |
|                                                                                                                                                           | WALL TYPE SEE SHT A-501 FOR DETAILS                                                                       |
|                                                                                                                                                           | WT3                                                                                                       |
|                                                                                                                                                           | FE FIRE EXTINGUISHER                                                                                      |
|                                                                                                                                                           | FEC SEMI RECESSED FIRE EXTINGUISHER CABINET                                                               |
|                                                                                                                                                           | HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017 ACCESSIBILITY SECT 403 TO 406                      |
| FIRE EXTINGUISHER NOTE:<br>UL LISTED EX276A DRY CHEMICAL PORTABLE EXTINGUISHER 5 LB AMMONIUM PHOSPHATE BASE CLASSIFICATION 2-A:<br>10-B-C- TYPE A SIZE II |                                                                                                           |

## 4 KEY NOTES

- NFPA 101  
CROWD MANAGER TRAINING SHALL BE REQUIRED TO COMPLY W/NFPA 101 12.7.6  
NFPA 1  
14.10.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF, SUCH EXITS SHALL BE REMOTELY LOCATED FROM EACH OTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBILITY THAT MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR EMERGENCY CONDITION.
- 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, MEASURED IN A STRAIGHT LINE FROM THE NEAREST EXIT DOOR.
- 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 EXITS SHALL BE NOT LESS THAN 1/2 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 ROR 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

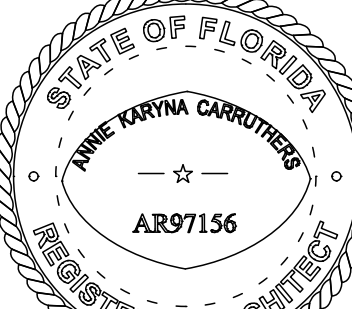
## 5 NFPA SECTIONS



## IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET  
HOLLYWOOD, FL 33020  
IN-SITEDESIGNGROUP.COM  
AA26001758  
954 921 5333

ANNIE K. CARRUTHERS  
ARCHITECT



2 I has been digitally signed and sealed by  
Annie Carruthers, Architect on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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1500 N. BROADWALK

OWNER:  
CHICUITA PROPERTIES LLC  
ADDRESS:  
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#B20-104045

REVISIONS  
2 BLDG DEPT COMMENTS MAR-3-2021 5  
3 BLDG DEPT COMMENTS MAY-3-2021 6  
4 BLDG DEPT COMMENTS JULY-8-2021 8  
11 REVISED 11-22-2024 8  
DRAWING NAME 8

## LIFE SAFETY & ACCESSIBILITY PLAN

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-103

## 1 FOURTH FLOOR - LIFE SAFETY PLAN

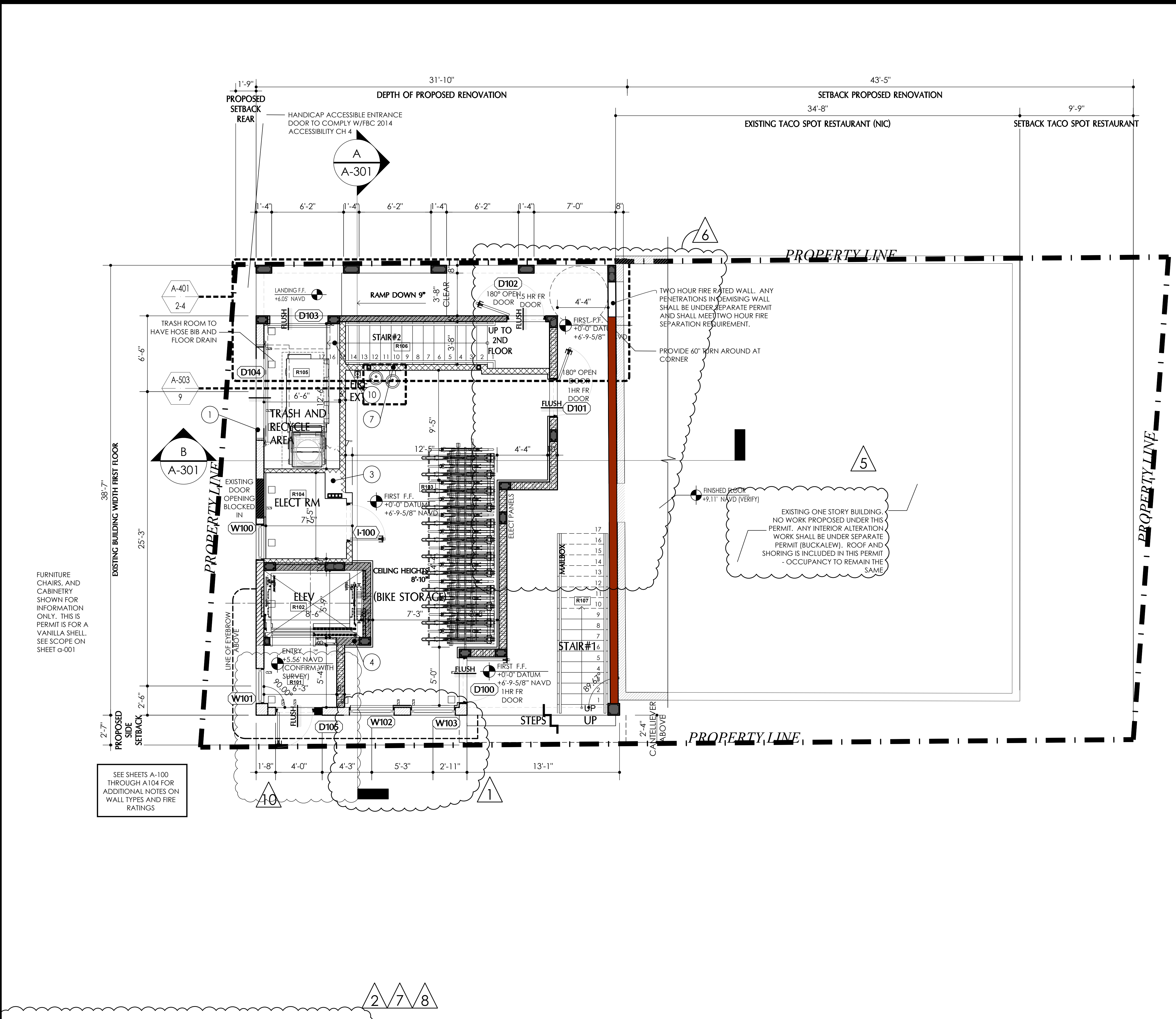
SCALE = 1/4" = 1'-0"

0 2 4 8  
Scale: 1/4" = 1'-0"









1 FIRST/GROUND FLOOR PLAN  
SCALE = 1/4" = 1'-0"

1. VANILLA SHELL, CABINERY 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 ACCESSIBLE BATHROOM TO COMPLY WITH ADA REQUIREMENTS. SEE DTL 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 1/2" RISE SEE DTL 9 SHT A-6.1.
  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%
- 1/2" MAX VERTICAL HEIGHT DIFFERENTIAL AT ANY DOOR TYP.
- GENERAL NOTES:  
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.

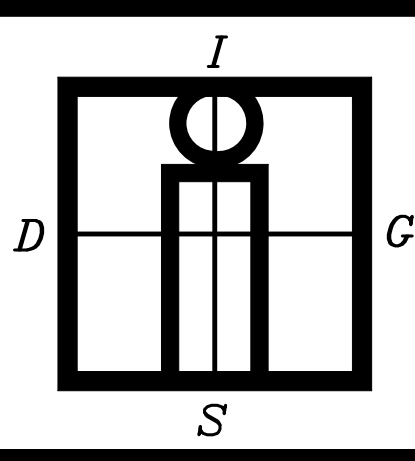
## 2 FLOOR PLAN KEY NOTES

- 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

## 3 WALL LEGEND

| 1500 BROADWALK SQFT CALCULATION                |  |         |
|------------------------------------------------|--|---------|
| 1ST 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    |
| FUTURE KITCHEN/ RESTAURANT                     |  | 454.47  |
| STAIR LANDINGS AND 1 FLIGHT                    |  | 239.69  |
| BATHROOM                                       |  | 50.25   |
| ELEVATOR LOBBY                                 |  | 66.67   |
| 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                                 |  | 66.67   |
| CANTILEVER BALCONY                             |  | 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 |
| ROOF LEVEL                                     |  | SQFT    |
| ROOF DECK INCL. CANT BALCONY                   |  | 1168.67 |
| STAIR LANDINGS                                 |  | 95.16   |
| STORAGE/MECH                                   |  | 203.31  |
| ELEVATOR LOBBY                                 |  | 62.22   |
| ROOF LEVEL TOTAL                               |  | 1529.36 |
| PROPOSED BUILDING TOTAL                        |  | 6737.27 |
| SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION |  |         |

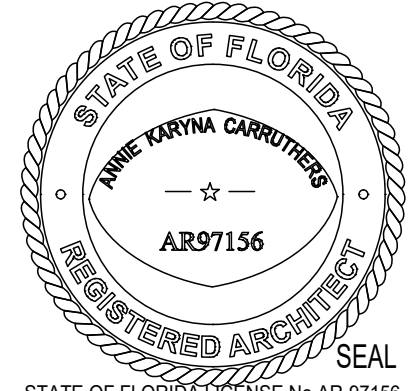
## 4 AREA CALCULATIONS



## IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT



STATE OF FLORIDA LICENSE No. AR 97156  
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#B20-104045

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  - 6 BDC JULY-8-2021
  - 7 BDC JULY-26-2021
  - 8 OWNER REV 8-15-2022
  - 10 OWNER CHANGES 8-25-2023

DRAWING NAME

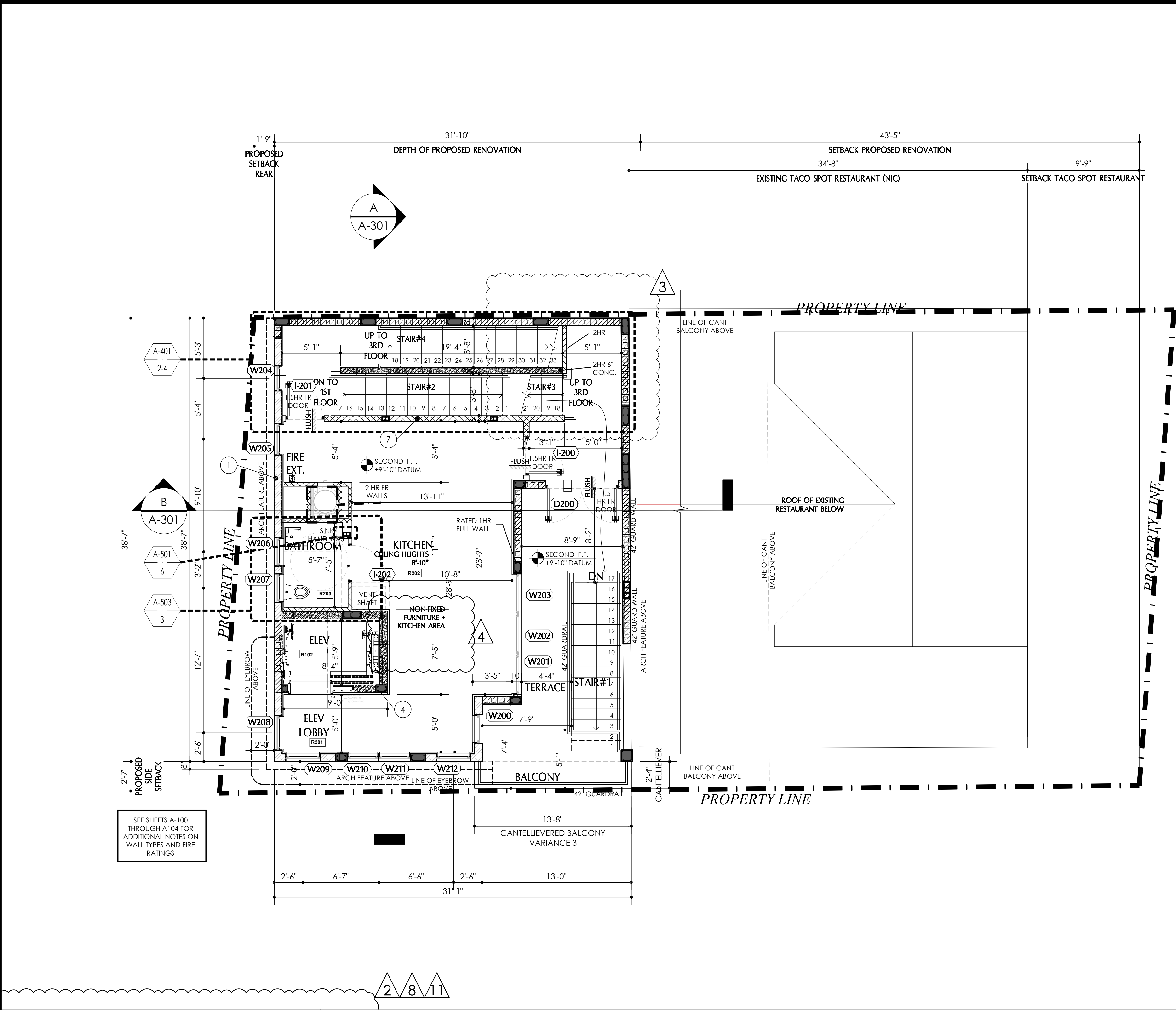
## FLOOR PLAN

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-105





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

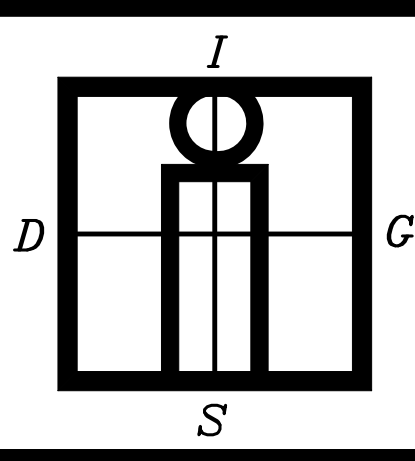
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- 2 FLOOR PLAN KEY NOTES
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  - EXISTING CBS WALLS TO REMAIN
  - NEW INTERIOR PARTITIONS SEE WALL TYPES SHT A-5.2.
  - EXISTING OPENING TO REMAIN AND REPLACE WITH NEW WINDOW/DOOR

3 WALL LEGEND

| 1500 BROADWALK SQFT CALCULATION                |         |      |
|------------------------------------------------|---------|------|
| 1ST FLOOR (STORAGE LOW HAZARD)                 |         |      |
| STORAGE                                        | 430.09  | SQFT |
| 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)                            |         |      |
| FUTURE KITCHEN/ RESTAURANT                     | 454.47  | SQFT |
| STAIR LANDINGS AND 1 FLIGHT                    | 239.69  |      |
| BATHROOM                                       | 50.25   |      |
| ELEVATOR LOBBY                                 | 66.67   |      |
| TERRACE                                        | 186.81  |      |
| BALCONY                                        | 31.82   |      |
| 2ND FLOOR (KITCHEN) TOTAL                      | 1029.71 |      |
| 3RD FLOOR (RESTAURANT)                         |         |      |
| RESTAURANT                                     | 733.43  | SQFT |
| STAIR LANDINGS                                 | 94.26   |      |
| STORAGE/MECH                                   | 47.40   |      |
| BATHROOM                                       | 59.98   |      |
| ELEVATOR LOBBY                                 | 66.67   |      |
| CANTILEVER BALCONY                             | 517.73  |      |
| 3RD FLOOR (RESTAURANT) TOTAL                   | 1519.47 |      |
| 4TH FLOOR (RESTAURANT)                         |         |      |
| RESTAURANT                                     | 733.72  | SQFT |
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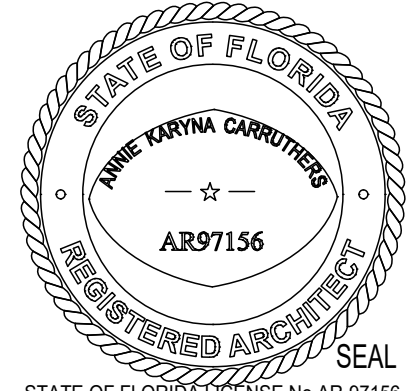
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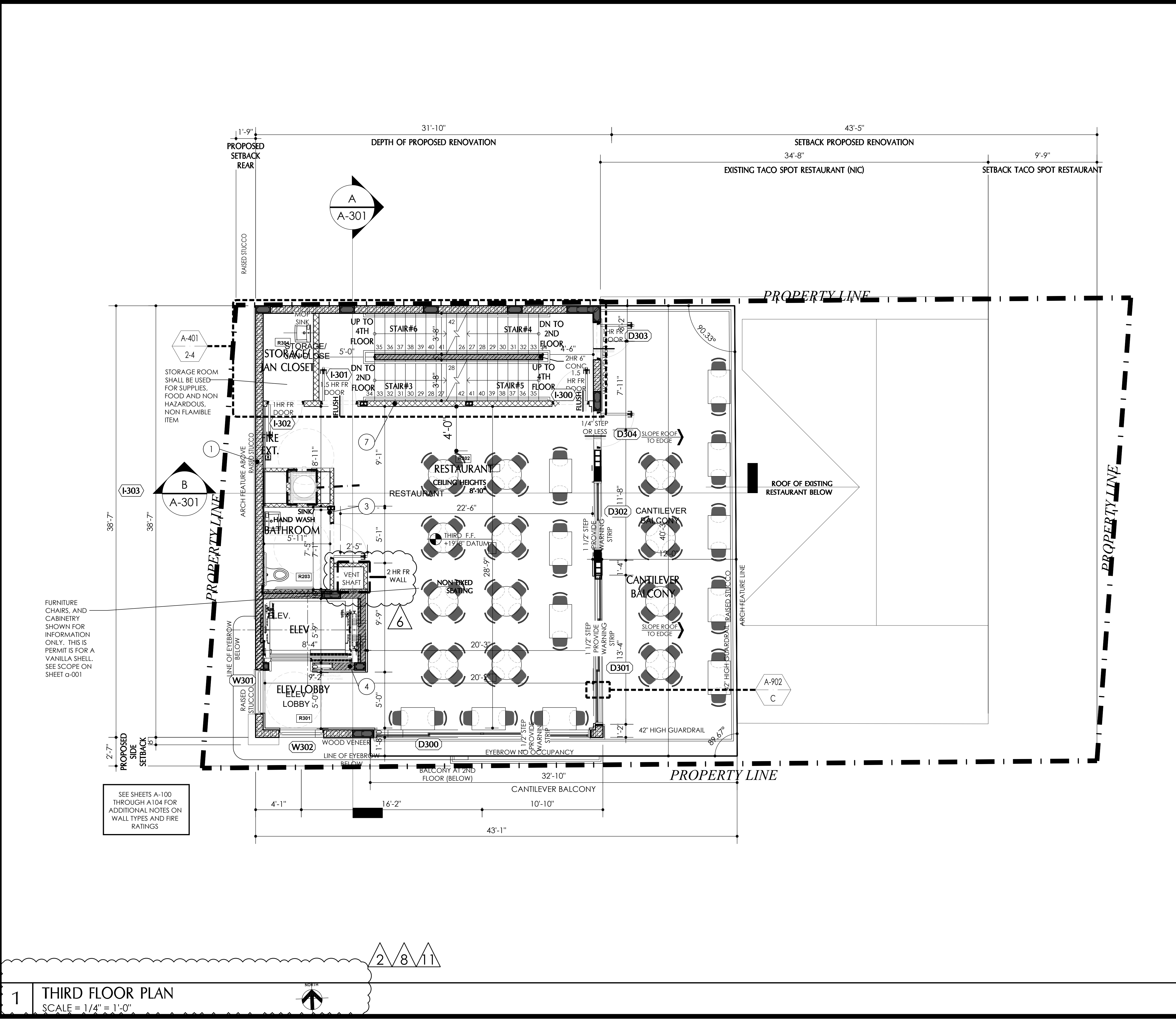
FLOOR PLAN

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-106





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2

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.

E

EXISTING OPENING TO REMAIN AND REPLACE WITH NEW WINDOW/DOOR

3

WALL LEGEND

1500 BROADWALK SQFT CALCULATION

| 1ST FLOOR (STORAGE LOW HAZARD) |  | SQFT    |
|--------------------------------|--|---------|
| STORAGE                        |  | 430.09  |
| BATHROOM                       |  | 48.74   |
| STAIRS                         |  | 153.50  |
| TRASH AREA                     |  | 114.50  |
| ELEVATOR                       |  | 60.95   |
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| 4TH FLOOR (RESTAURANT)         |  | SQFT    |
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| 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 |
| ROOF LEVEL                     |  | SQFT    |
| ROOF DECK INCL. CANT BALCONY   |  | 1168.67 |
| STAIR LANDINGS                 |  | 95.16   |
| STORAGE/MECH                   |  | 203.31  |
| ELEVATOR LOBBY                 |  | 62.22   |
| ROOF LEVEL TOTAL               |  | 1529.36 |
| PROPOSED BUILDING TOTAL        |  | 6737.27 |

SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION.

4

AREA CALCULATIONS

IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT

STATE OF FLORIDA

ANNIE KARRUTHERS

REGISTERED ARCHITECT

AR97156

SEAL

STATE OF FLORIDA LICENSE No AR-97156

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DEVELOPMENT NAME:  
1500 N. BROADWALK

OWNER:  
CHIKUITA 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

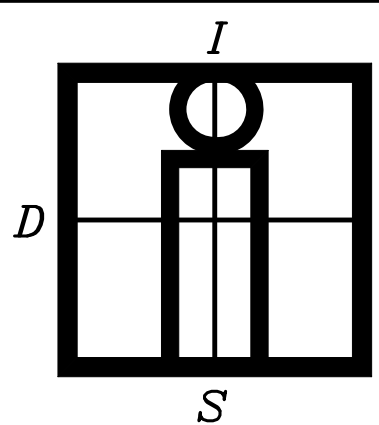
REVISIONS  
2 BLDG DEPT COMMENTS MAR-3-2021  
4 BLDG DEPT COMMENTS JUNE-25-2021  
6 BLDG DEPT COMMENTS AUG-5-2021  
8 OWNER REV 8-15-2022  
11 OWNER CHANGES 01/21/2023

DRAWING NAME  
FLOOR PLAN

DATE OF ISSUE  
APRIL-28-2020

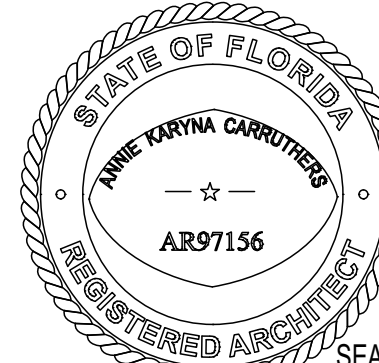
SHEET  
A-107





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

ANNIE K. CARRUTHERS  
ARCHITECT



STATE OF FLORIDA LICENSE No AR-971

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DEVELOPMENT NAME:  
1500 N. BROADWALK

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

DISTRIBUTION  
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JULY-15-2019

PRELIMINARY TECHNICAL  
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SEPT. 3, 2019

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

MAY-2020  
HISTORIC  
PRESERVATION BOARD

PERMIT SUBMITTAL  
#B20-104045

REVISIONS

| NO. | DATE      | BY  | DESCRIPTION |
|-----|-----------|-----|-------------|
| 2   | BLDG DEPT | OWN | COMMNETS    |
| 8   | 3-15-     |     |             |

BLDG DEPT  
COMMENTS  
JUNE-25-2021

BLDG DEPT  
COMMENTS  
AUG-5-2021

DRAWING NAME

FLOOR PLAN

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-108

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

1/2" MAX VERTICAL HEIGHT DIFFERENTIAL AT ANY DOOR TYP.

GENERAL NOTES:  
ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION PLUS ONE  
(+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 FINISH MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAM RESISTANT MATERIAL. (ASCE 24-05 CH. 5.0). - ALL UTILITIES AND EQUIPMENT ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING BUILDING SHALL BE INSTALLED ABOVE THE BFE. +10'-0" NAVD 88

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

## 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.

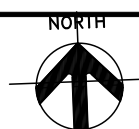
**E** EXISTING OPENING TO REMAIN AND REPLACE WITH NEW WINDOW/DOOR

## 1500 BROADWALK SQFT CALCULATION

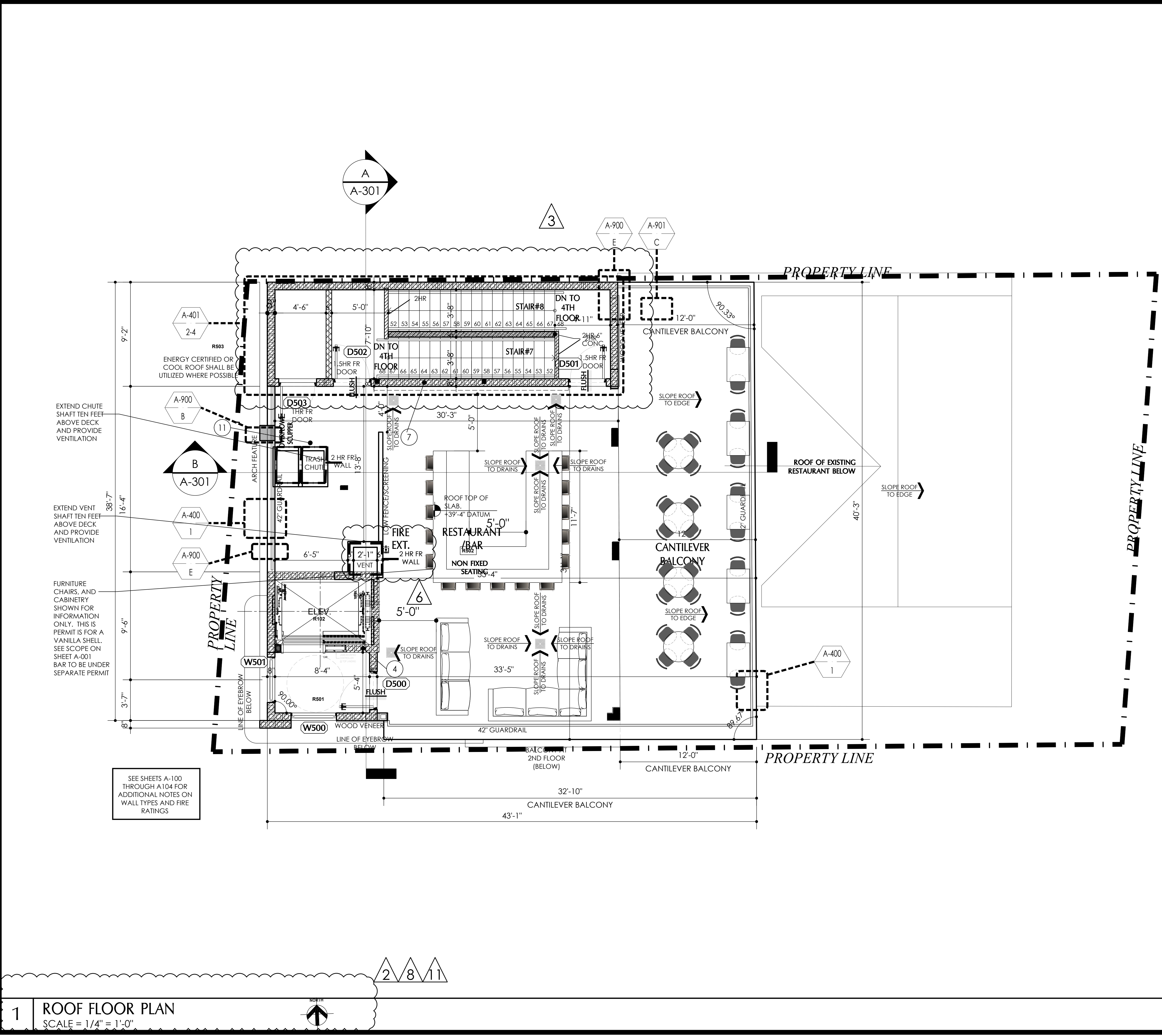
|                                                           |  |                |
|-----------------------------------------------------------|--|----------------|
| <b>1ST FLOOR (STORAGE LOW HAZARD)</b>                     |  | <b>SQFT</b>    |
| STORAGE                                                   |  | 430.09         |
| BATHROOM                                                  |  | 48.74          |
| STAIRS                                                    |  | 153.50         |
| TRASH AREA                                                |  | 114.50         |
| ELEVATOR                                                  |  | 60.95          |
| ELEVATOR LOBBY                                            |  | 45.90          |
| BREEZEWAY                                                 |  | 340.32         |
| <b>1ST FLOOR (STORAGE) TOTAL</b>                          |  | <b>1194.00</b> |
| <b>2ND FLOOR (KITCHEN)</b>                                |  | <b>SQFT</b>    |
| FUTURE KITCHEN/ RESTAURANT                                |  | 454.47         |
| STAIR LANDINGS AND 1 FLIGHT                               |  | 239.69         |
| BATHROOM                                                  |  | 50.25          |
| ELEVATOR LOBBY                                            |  | 66.67          |
| TERRACE                                                   |  | 186.81         |
| BALCONY                                                   |  | 31.82          |
| <b>2ND FLOOR (KITCHEN) TOTAL</b>                          |  | <b>1029.71</b> |
| <b>3RD FLOOR (RESTAURANT)</b>                             |  | <b>SQFT</b>    |
| RESTAURANT                                                |  | 733.43         |
| STAIR LANDINGS                                            |  | 94.26          |
| STORAGE/MECH                                              |  | 47.40          |
| BATHROOM                                                  |  | 59.98          |
| ELEVATOR LOBBY                                            |  | 66.67          |
| CANTILEVER BALCONY                                        |  | 517.73         |
| <b>3RD FLOOR (RESTAURANT) TOTAL</b>                       |  | <b>1519.47</b> |
| <b>4TH FLOOR (RESTAURANT)</b>                             |  | <b>SQFT</b>    |
| RESTAURANT                                                |  | 733.72         |
| STAIR LANDINGS                                            |  | 94.26          |
| STORAGE/MECH                                              |  | 47.40          |
| BATHROOM                                                  |  | 59.26          |
| ELEVATOR LOBBY                                            |  | 64.94          |
| CANTILEVER BALCONY                                        |  | 465.15         |
| <b>4TH FLOOR (RESTAURANT) TOTAL</b>                       |  | <b>1464.73</b> |
| <b>ROOF LEVEL</b>                                         |  | <b>SQFT</b>    |
| ROOF DECK INCL. CANT BALCONY                              |  | 1168.67        |
| STAIR LANDINGS                                            |  | 95.16          |
| STORAGE/MECH                                              |  | 203.31         |
| ELEVATOR LOBBY                                            |  | 62.22          |
| <b>ROOF LEVEL TOTAL</b>                                   |  | <b>1529.36</b> |
| <b>PROPOSED BUILDING TOTAL</b>                            |  | <b>6737.27</b> |
| <b>SEE LIFE SAFETY PLAN FOR<br/>OCCUPANCY CALCULATION</b> |  |                |

## 4 | AREA CALCULATIONS

1 FOURTH FLOOR PLAN  
SCALE = 1/4" = 1'-0"







1 ROOF FLOOR PLAN  
SCALE = 1/4" = 1'-0"

1. VANILLA SHELL, CABINERY 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 ACCESSIBLE BATHROOM TO COMPLY WITH ADA REQUIREMENTS. SEE DTL 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 1/2" RISE SEE DTL 9 SHT A-6.1.
  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%

1/2" 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.

- 2 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

3 WALL LEGEND

| 1500 BROADWALK SQFT CALCULATION                |  |                |
|------------------------------------------------|--|----------------|
| <b>1ST FLOOR (STORAGE LOW HAZARD)</b>          |  |                |
| STORAGE                                        |  | 430.09         |
| BATHROOM                                       |  | 48.74          |
| STAIRS                                         |  | 153.50         |
| TRASH AREA                                     |  | 114.50         |
| ELEVATOR                                       |  | 60.95          |
| ELEVATOR LOBBY                                 |  | 45.90          |
| BREEZEWAY                                      |  | 340.32         |
| <b>1ST FLOOR (STORAGE) TOTAL</b>               |  | <b>1194.00</b> |
| <b>2ND FLOOR (KITCHEN)</b>                     |  |                |
| FUTURE KITCHEN/ RESTAURANT                     |  | 454.47         |
| STAIR LANDINGS AND 1 FLIGHT                    |  | 239.69         |
| BATHROOM                                       |  | 50.25          |
| ELEVATOR LOBBY                                 |  | 66.67          |
| TERRACE                                        |  | 186.81         |
| BALCONY                                        |  | 31.82          |
| <b>2ND FLOOR (KITCHEN) TOTAL</b>               |  | <b>1029.71</b> |
| <b>3RD FLOOR (RESTAURANT)</b>                  |  |                |
| RESTAURANT                                     |  | 733.43         |
| STAIR LANDINGS                                 |  | 94.26          |
| STORAGE/MECH                                   |  | 47.40          |
| BATHROOM                                       |  | 59.98          |
| ELEVATOR LOBBY                                 |  | 66.67          |
| CANTILEVER BALCONY                             |  | 517.73         |
| <b>3RD FLOOR (RESTAURANT) TOTAL</b>            |  | <b>1519.47</b> |
| <b>4TH FLOOR (RESTAURANT)</b>                  |  |                |
| RESTAURANT                                     |  | 733.72         |
| STAIR LANDINGS                                 |  | 94.26          |
| STORAGE/MECH                                   |  | 47.40          |
| BATHROOM                                       |  | 59.26          |
| ELEVATOR LOBBY                                 |  | 64.94          |
| CANTILEVER BALCONY                             |  | 465.15         |
| <b>4TH FLOOR (RESTAURANT) TOTAL</b>            |  | <b>1464.73</b> |
| <b>ROOF LEVEL</b>                              |  |                |
| ROOF DECK INCL. CANT BALCONY                   |  | 1168.67        |
| STAIR LANDINGS                                 |  | 95.16          |
| STORAGE/MECH                                   |  | 203.31         |
| ELEVATOR LOBBY                                 |  | 62.22          |
| <b>ROOF LEVEL TOTAL</b>                        |  | <b>1529.36</b> |
| <b>PROPOSED BUILDING TOTAL</b>                 |  | <b>6737.27</b> |
| SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION |  |                |

4 AREA CALCULATIONS

I  
D  
G  
S

**IN-SITE DESIGN GROUP LLC**

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

ANNIE K. CARRUTHERS  
ARCHITECT

STATE OF FLORIDA  
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DEVELOPMENT NAME:  
1500 N. BROADWALK

OWNER:  
CHICUITA 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  
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FILE NUMBER 18-CPV-41  
MAY-2020  
HISTORIC PRESERVATION BOARD  
PERMIT SUBMITTAL  
#B20-104045

REVISIONS

|   | BLDG DEPT COMMENTS | BLDG DEPT COMMENTS | OWNER REV COMMENTS |
|---|--------------------|--------------------|--------------------|
| 2 | MAR-3-2021         | AUG-5-2021         |                    |
| 3 | MAY-3-2021         |                    | 8-15-2021          |
| 4 | JUNE-25-2021       |                    | 01/21/2022         |

DRAWING NAME

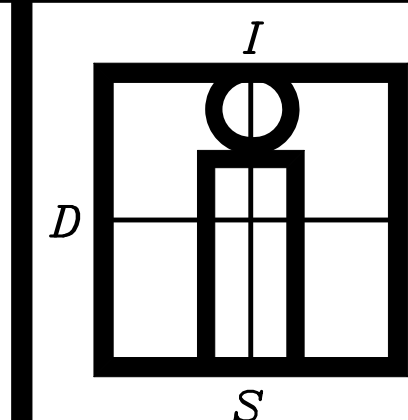
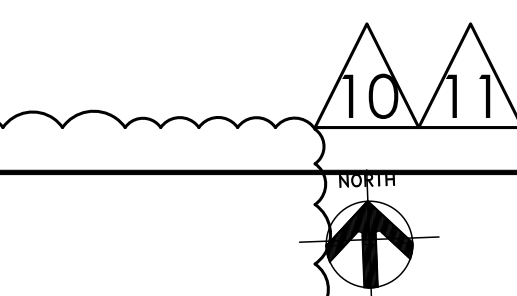
**FLOOR PLAN**

DATE OF ISSUE  
APRIL-28-2020

SHEET

**A-109**

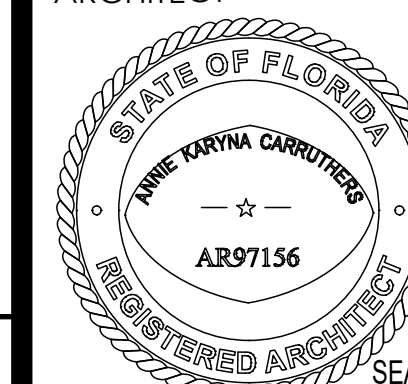




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GROUP LLC**

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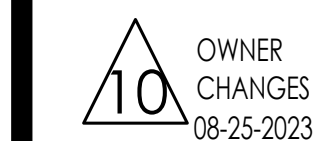
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HISTORIC  
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#B20-104045

REVISIONS



DRAWING NAME

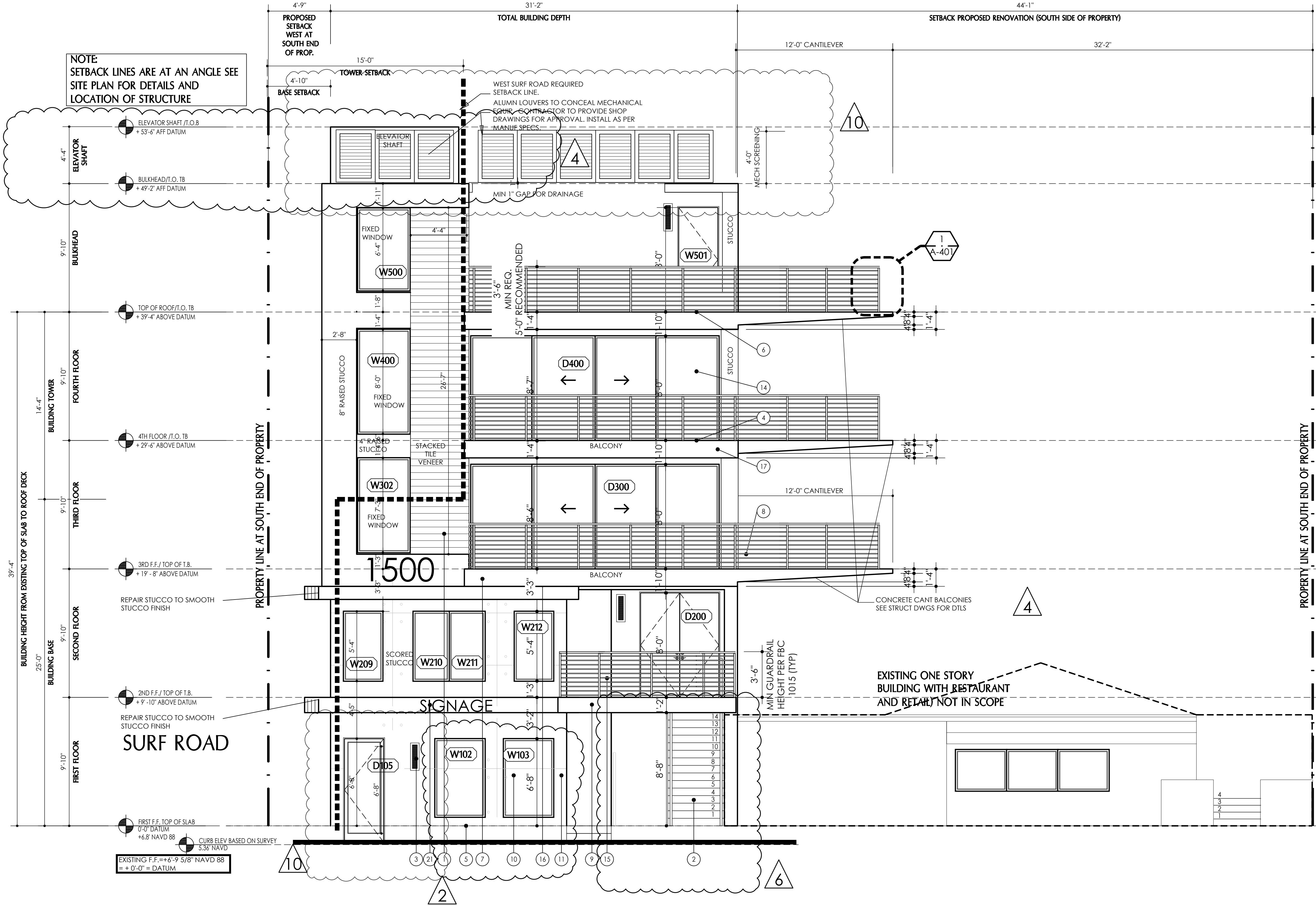
## FLOOR PLAN

DATE OF ISSUE  
APRIL-28-2020

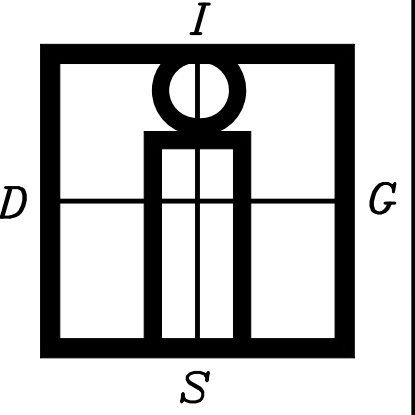
SHEET

# A-110





- KEY NOTES:**
1. 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 1015
  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.  $\frac{1}{2}$ " WIDE SCORED STUCCO
  21. SIGNAGE NOT IN SCOPE. FOR INFORMATION ONLY. UNDER SEPARATE PERMIT
- 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.



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STATE OF FLORIDA LICENSE No AR-97156  
This item has been digitally signed and sealed by Annie Carruthers, architect on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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DEVELOPMENT NAME:  
1500 N. BROADWALK

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

DISTRIBUTION  
MARCH-19-2018  
PREP 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 | COMMENTS    | DATE       | OWNER |
|-----------|-----------|-------------|------------|-------|
| 2         | COMMENTS  | MAR-3-2021  |            |       |
| 4         | COMMENTS  | MAY-20-2022 |            |       |
| 6         | COMMENTS  | AUG-5-2021  |            |       |
| 9         | OWNER     | CHANGES     | 12/22/2024 |       |

DRAWING NAME

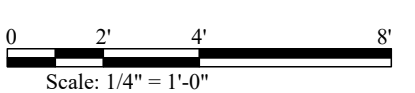
ELEVATIONS

DATE OF ISSUE  
APRIL-28-2020

SHEET

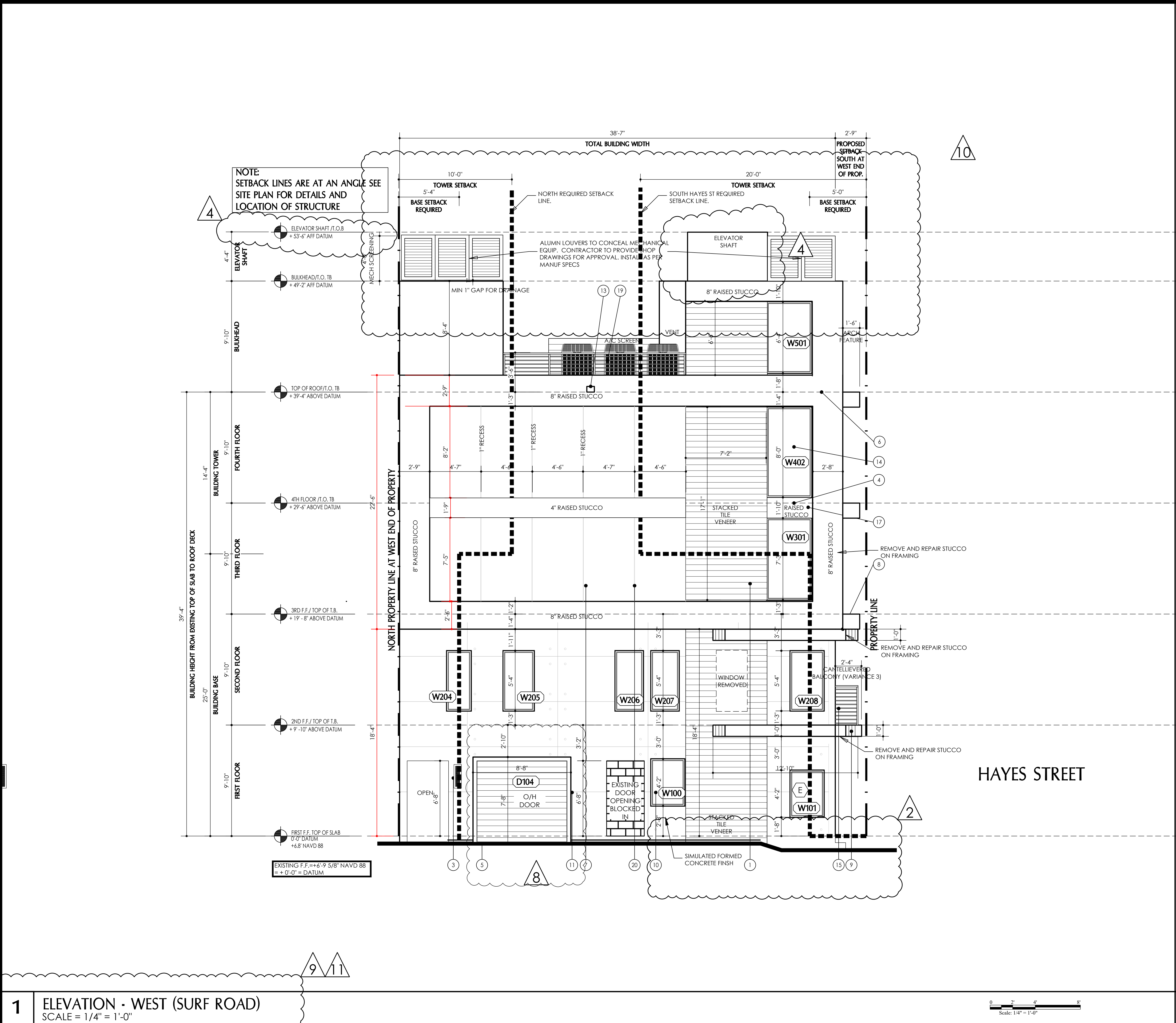
A-200

1 ELEVATION - SOUTH (HAYES STREET)  
SCALE = 1/4" = 1'-0"



2 ELEVATION KEY NOTES





2 ELEVATION KEY NOTES

KEY NOTES:

1. 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 1015
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  $\frac{1}{2}$ " 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 PLASTER. 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.  $\frac{1}{2}$ " WIDE SCORED STUCCO
21. SIGNAGE NOT IN SCOPE. FOR INFORMATION ONLY. UNDER SEPARATE PERMIT

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

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.

DEVELOPMENT NAME:  
1500 N. BROADWALK

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

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JULY-15-2019  
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SEPT-3-2019  
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FILE NUMBER 18-CPV-41  
MAY-2020  
HISTORIC PRESERVATION BOARD  
PERMIT SUBMITTAL  
#B20-104045

REVISIONS  
2 BLDG DEPT COMMENTS  
4 BLDG DEPT COMMENTS  
8 OWNER REV  
10 OWNER REV  
11 OWNER REV

DRAWING NAME  
ELEVATIONS

DATE OF ISSUE  
APRIL-28-2020

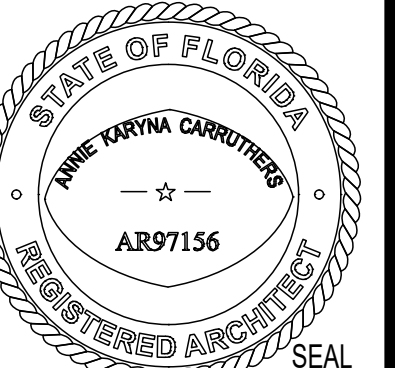
SHEET  
A-201





146 JACKSON STREET  
HOLLYWOOD, FL 33020  
SITEDESIGNGROUP.COM  
A26001758  
54 921 5333

ANNIE K. CARRUTHERS



STATE OF FLORIDA LICENSE No AR-97156

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DEVELOPMENT NAME:  
100 N. BROADWALK

OWNER:  
HIQUITA PROPERTIES LLC  
ADDRESS:  
100 N. BROADWALK  
HOLLYWOOD, FL 33019

DISTRIBUTION  
MARCH-19-2018  
REAP MEETING

JULY-15-2019  
PRELIMINARY TECHNICAL  
ADVISORY COMMITTEE  
SUBMITTAL  
FILE NUMBER 18-CPV-41  
EPT-3-2019

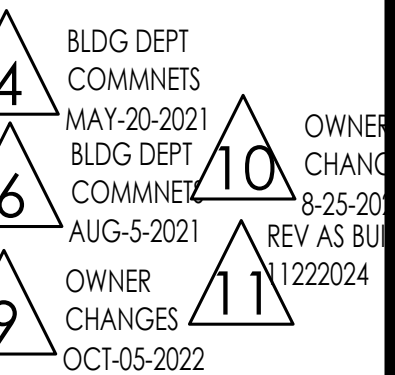
# FINAL TECHNICAL ADVISORY COMMITTEE SUBMITTAL

FILE NUMBER 18-CPV-41  
MAY-2020

HISTORIC  
RESERVATION BOARD

ERMIT SUBMITTAL  
B20-104045

## REVISIONS



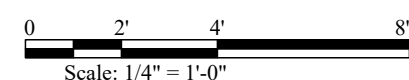
DRAWING NAME

## ELEVATIONS

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-202



KEY NOTES:

1. COLUMB 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 101.
3. NEW EXTERIOR GRADE LIGHT FIXTURE ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. LED BULBS AND LOW VOLTAGE TO EXCEED DWGS FOR DTLs ELEVATIONS NOT TO EXCEED 8'-0" IN HEIGHT
4. LINE OF F.B. SEE STRUCT DWGS
5. LINE OF CONCRETE SLAB
6. MIAMI DADE COUNTY APPROVED FLAT ROOF - SEE DETAILS ON SHIT A-500 AND A-401
7. SMOOTH STUCCO ON CONC BLOCK. STUCCO SHALL BE  $\frac{1}{2}$ " 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 TYPE-ENERGY EFFICIENT (LOW E) GLASS AND ALL WINDOW AND DOOR SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NRC (NATIONAL PENETRATION 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. CONTRASTOR TO PROVIDE OVERLAP SCUFFERS AND ROOF DRAINS AS NOTED ON SHEET A-500
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 ARCHITECTS REVIEW PRIOR TO FABRICATION). PICKETS TO REFLECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY WITH DETAIL 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 MATERIAL TO MATCH WINDOW FRAME.
18. STUCCO WATER TABLE WITH A 4" HIGH x 2" DEEP STUCCO BAND AT TOP OF WATER TABLE
19. METAL ALUMINUM VENT SHALL BE SCREENED FROM VIEW WITH A 42" HIGH GREEN FENCE MADE WITH BOX WOOD.
20.  $\frac{1}{2}$ " WIDE SCORED STUCCO
21. SIGNAGE NOT IN SCOPE. FOR INFORMATION ONLY. UNDER SEPARTE PERMIT

NOTE:

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BUILDING CODE (TYP)

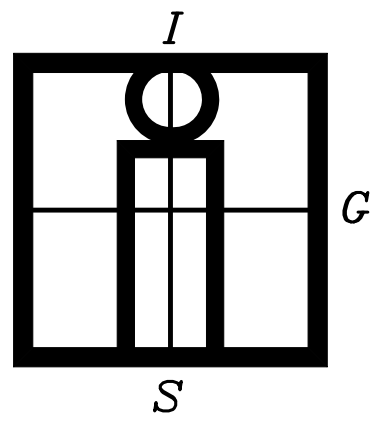
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## 2 | ELEVATION KEY NOTES



# A-203

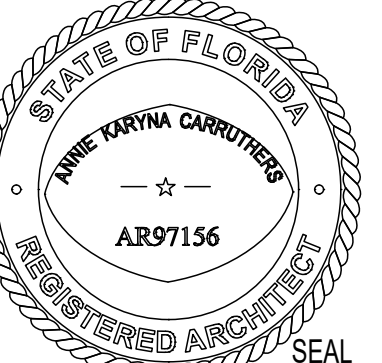




**IN-SITE  
DESIGN  
GROUP LLC**

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

ANNIE K. CARRUTHERS  
ARCHITECT



STATE OF FLORIDA LICENSE No AR-97156  
This item has been digitally signed and sealed by  
Annie Carruthers, architect on the date adjacent  
to the seal. Printed copies of this document are  
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DEVELOPMENT NAME:  
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OWNER:  
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ADDRESS:  
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HOLLYWOOD, FL 33019

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PREAP MEETING  
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FILE NUMBER 18-CPV-41  
MAY-2020  
HISTORIC  
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PERMIT SUBMITTAL  
#B20-104045

REVISIONS  
2 BLDG DEPT  
COMMENTS  
MAR-3-2021  
4 BLDG DEPT  
COMMENTS  
MAY-20-2021  
6 BLDG DEPT  
COMMENTS  
AUG-5-2021  
8 OWNER RE  
8-15-2022  
9 OWNER  
CHANGE  
OCT-05-2022

DRAWING NAME

ELEVATIONS

DATE OF ISSUE  
APRIL-28-2020

SHEET

A-204



INSPECTIONS WILL ONLY BE PERFORMED IF THIS PERMIT CARD IS DISPLAYED IN A CONSPICUOUS 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: [www.hollywoodfl.org/permit](http://www.hollywoodfl.org/permit) 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

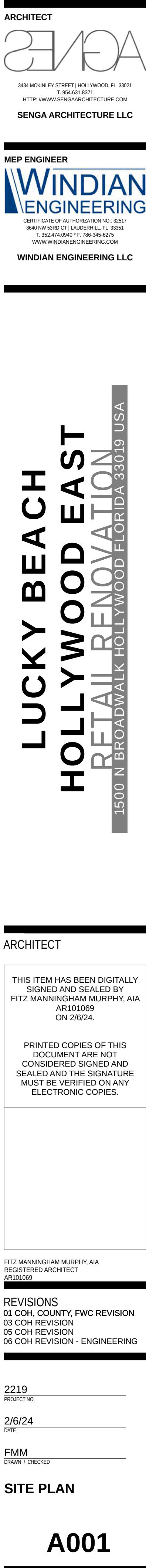
### CONSTRUCTION REQUIREMENTS:

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

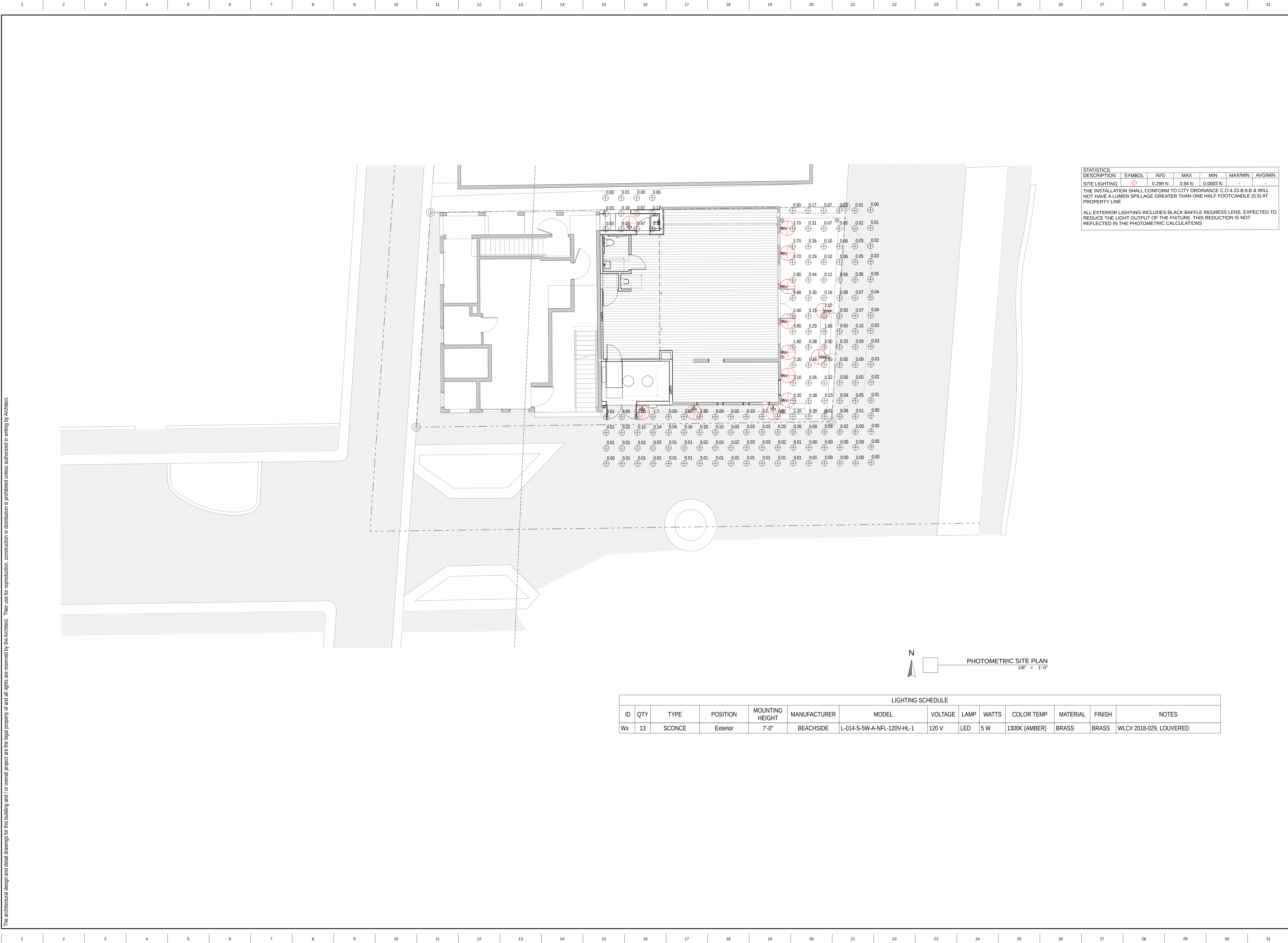
**ORDINANCE NO 100.05** Construction Activity to be conducted no earlier than 7:00 a.m. and no later than 6:00 p.m., Monday thru Friday. Saturday no earlier than 8:00 a.m. and no later than 6:00 p.m. No such work is to be conducted on Sundays.

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









| STATISTICS                                                                                                                                                                    |        |          |         |           |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|---------|-----------|---------|
| DESCRIPTION                                                                                                                                                                   | SYMBOL | AVG      | MAX     | MIN       | MAX/MIN |
| SITE LIGHTING                                                                                                                                                                 | ⊕      | 0.299 fc | 3.94 fc | 0.0003 fc | -       |
| THE INSTALLATION SHALL CONFORM TO CITY ORDINANCE C.O.4.23.B.9.B & WILL NOT HAVE A LUMEN SPILLAGE GREATER THAN ONE HALF FOOTCANDLE (0.5) AT PROPERTY LINE                      |        |          |         |           |         |
| ALL EXTERIOR LIGHTING INCLUDES BLACK BAFFLE REGRESS LENS, EXPECTED TO REDUCE THE LIGHT OUTPUT OF THE FIXTURE. THIS REDUCTION IS NOT REFLECTED IN THE PHOTOMETRIC CALCULATIONS |        |          |         |           |         |

ARCHITECT

AG/ES

3434 MONKLEY STREET | HOLLYWOOD, FL 33021  
T: 954.631.8971  
HTTP://WWW.SENGAARCHITECTURE.COM

SENKA ARCHITECTURE LLC

MEP ENGINEER

WINDIAN  
ENGINEERING

CERTIFICATE OF AUTHORIZATION NO.: 125517  
8640 NW 13RD CT | LAKE HAVEN, FL 33553  
T: 855.474.0465 F: 786.945.4575  
WWW.WINDIANENGINEERING.COM

WINDIAN ENGINEERING LLC

LUCKY BEACH  
HOLLYWOOD EAST  
RETAIL RENOVATION

1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
FITZ MANNINGHAM MURPHY, AIA  
AR101069  
ON 2/6/24.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FITZ MANNINGHAM MURPHY, AIA  
REGISTERED ARCHITECT  
AR101069

REVISIONS

01 COH. COUNTY, FWC REVISION

01A FWC REVISION

01B FWC REVISION

01C FWC REVISION

2219  
PROJECT NO.

2/6/24  
DATE

FMM  
DRAWN / CHECKED

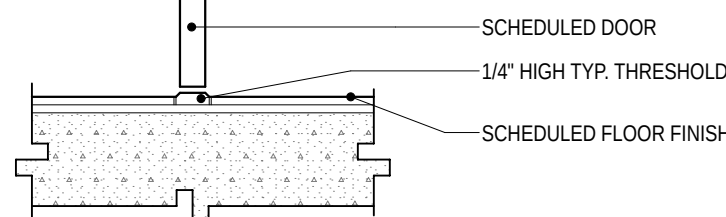
PHOTOMETRIC  
PLAN



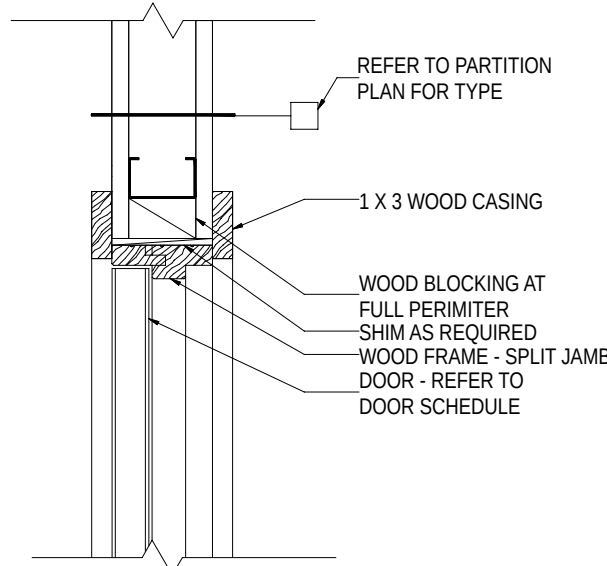




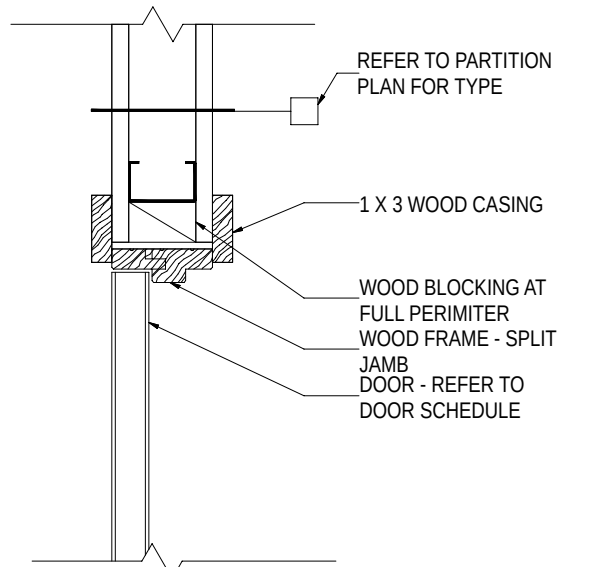
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



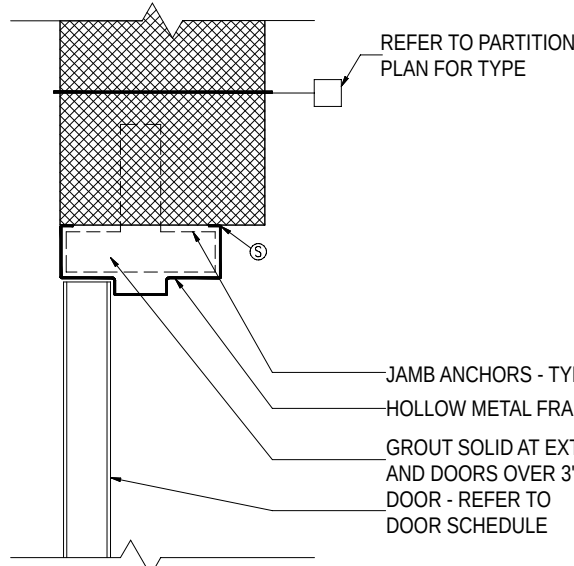
5 INTERIOR DOOR THRESHOLD DETAIL



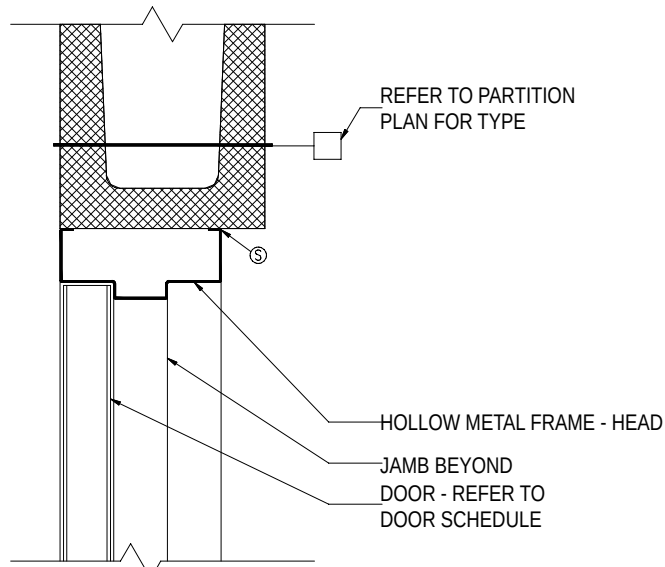
3 INTERIOR DOOR JAMB DETAIL



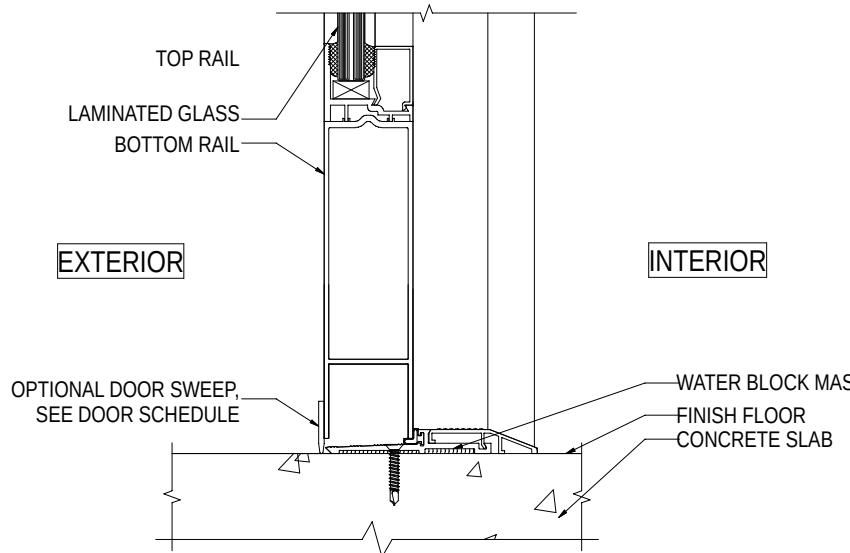
4 INTERIOR DOOR HEAD DETAIL



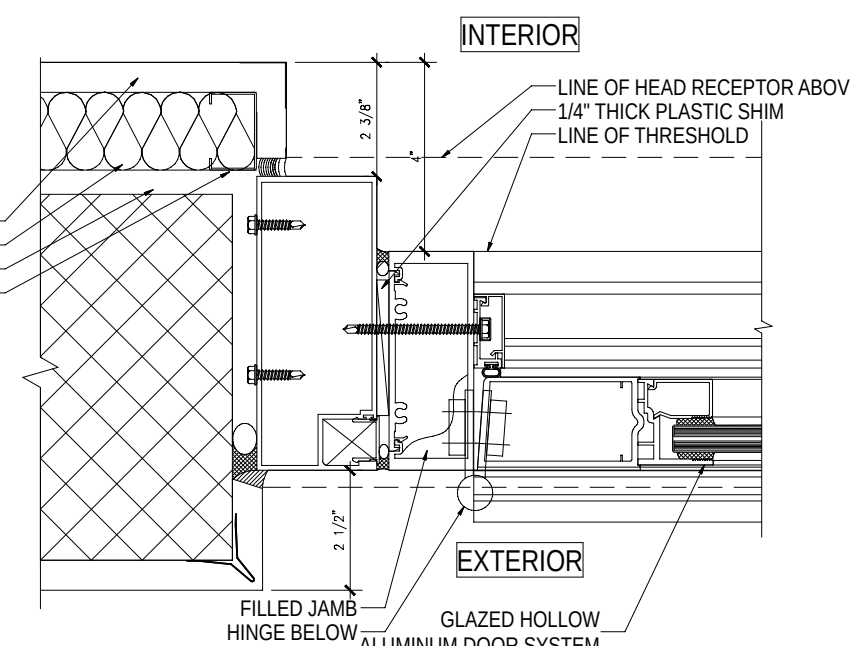
1 EXTERIOR DOOR JAMB DETAIL



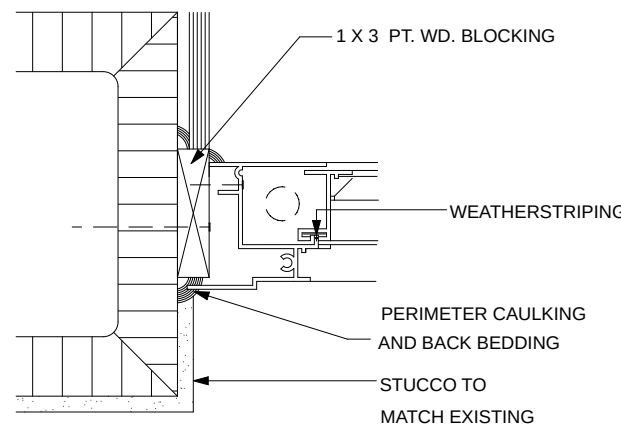
2 EXTERIOR DOOR HEAD DETAIL



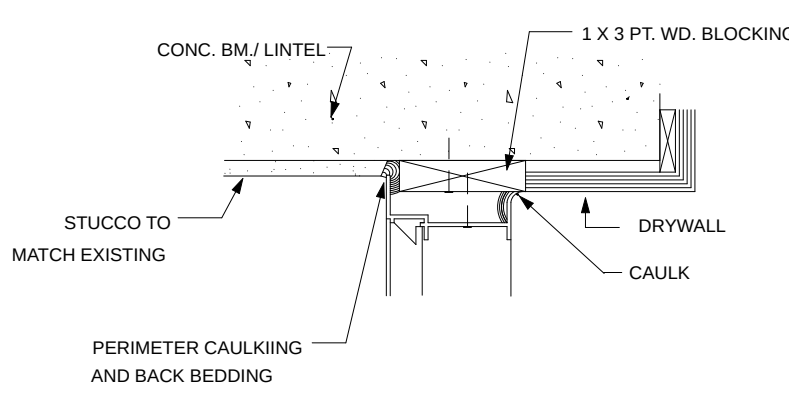
9 FRENCH DOOR SILL DETAIL



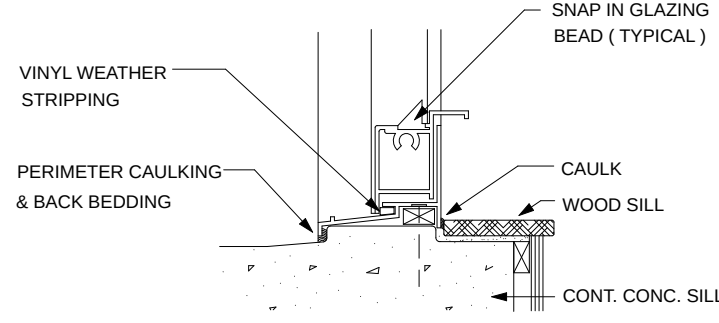
10 FRENCH DOOR JAMB DETAIL



7 JAMB DETAIL

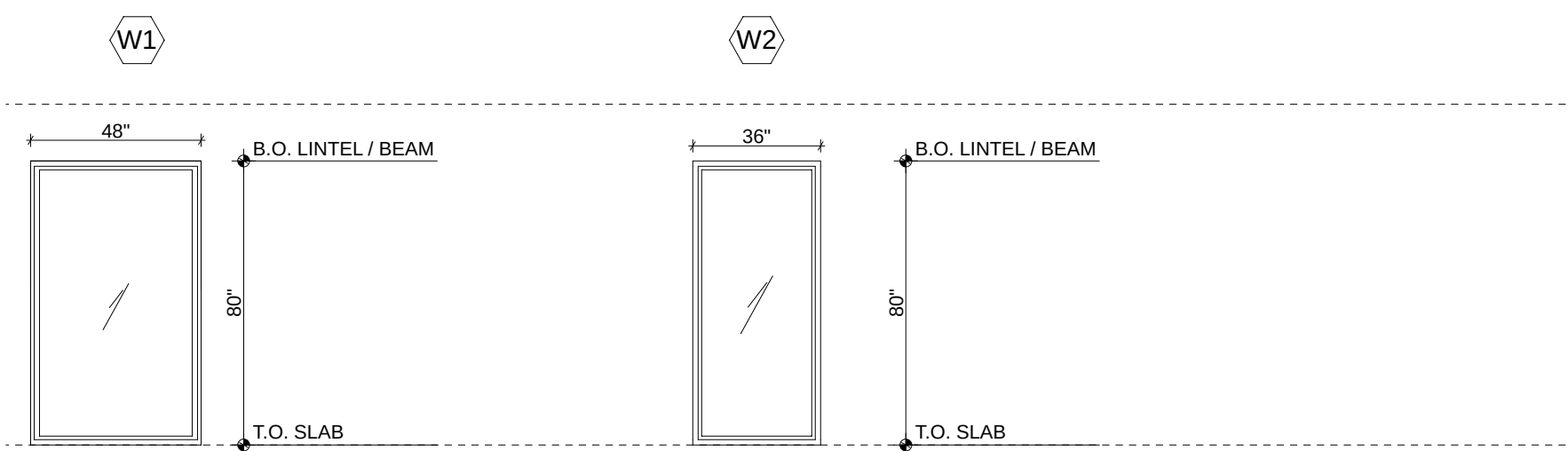


8 HEADER DETAIL



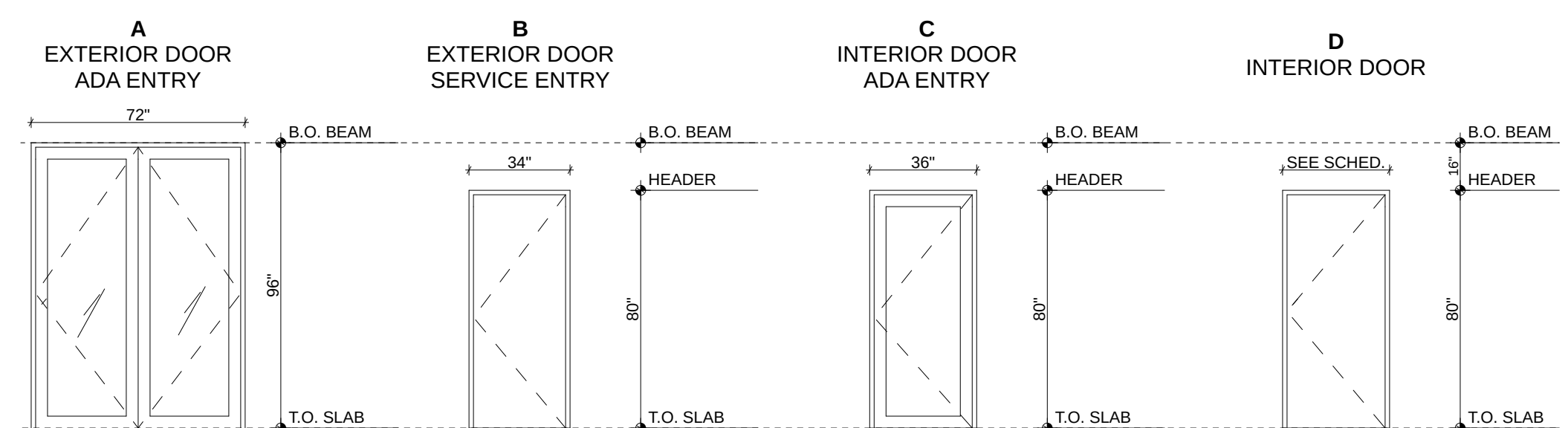
6 SILL DETAIL

| MARK | QTY | SIZE      | GLASS TYPE                                         | FRAME |        | FL APPROVAL | REMARKS                           |
|------|-----|-----------|----------------------------------------------------|-------|--------|-------------|-----------------------------------|
|      |     |           |                                                    | MATL  | FINISH |             |                                   |
| W1   | 3   | 50" x 80" | TINTED - 15% OR LESS VISIBLBLE LIGHT TRANSMITTANCE | AL    | BRONZE | FL37319-R1  | MUST COMPLY WITH TURTLE ORDINANCE |
| W2   | 1   | 36" x 80" | TINTED - 15% OR LESS VISIBLBLE LIGHT TRANSMITTANCE | AL    | BRONZE | FL27000-R2  | MUST COMPLY WITH TURTLE ORDINANCE |



WINDOW ELEVATIONS  
1/4" = 1'-0"

| MARK | QTY | LOCATION | TYPE | W   | HT  | THK    | MATL | GLASS TYPE                                       | FINISH | MATL     | FRAME |      | HARDWARE GROUP | FL APPROVAL | REMARKS                                           |
|------|-----|----------|------|-----|-----|--------|------|--------------------------------------------------|--------|----------|-------|------|----------------|-------------|---------------------------------------------------|
|      |     |          |      |     |     |        |      |                                                  |        |          | HEAD  | JAMB |                |             |                                                   |
| D1   | 1   | EXTERIOR | A    | 72" | 96" | 1 5/8" | AL   | TINTED - 15% OR LESS VISIBLE LIGHT TRANSMITTANCE | BRONZE | AL       |       |      | GROUP 01       | FL27001-R2  | ADA ACCESSIBLE, MUST COMPLY WITH TURTLE ORDINANCE |
| D2   | 1   | EXTERIOR | A    | 34" | 80" | 1 5/8" | AL   | NONE                                             | WHITE  | AL       |       |      | GROUP 02       |             | 1/2 HOUR FIRE RATED, SELF CLOSING, SELF LATCHING  |
| D3   | 1   | INTERIOR | C    | 36" | 80" | 1 5/8" | AL   | CLEAR                                            | WHITE  | ALUMINUM |       |      | GROUP 03       |             | ADA ACCESSIBLE                                    |
| D4   | 1   | INTERIOR | D    | 36" | 80" | 1 5/8" | WD   | NONE                                             | WHITE  | WOOD     |       |      | GROUP 04       |             |                                                   |
| D5   | 1   | INTERIOR | D    | 36" | 80" | 1 5/8" | WD   | NONE                                             | WHITE  | WOOD     |       |      | GROUP 03       |             |                                                   |



DOOR ELEVATIONS  
1/4" = 1'-0"

| HARDWARE GROUPS |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
| GROUP 01        | ALUMINUM PUSH/PULL DEADBOLT WITH LOCK/UNLOCK INDICATOR WINDOW                                        |
| GROUP 02        | PUSH BAR PANIC DEVICE<br>AUTOMATIC FLUSH BOLT<br>FLAT FORM ARM<br>ALUMINUM THRESHOLD<br>WEATHERSEALS |
| GROUP 03        | DUMMY LEVER                                                                                          |
| GROUP 04        | PRIVACY LEVER<br>FLAT FORM ARM                                                                       |

#### DOOR AND WINDOW NOTES

- ALL DOORS AND WINDOWS SUBMITTED FOR PERMITTING MUST HAVE A MNIAMI DADE COUNTY NOTICE OF APPROVAL. CONTRACTOR TO PROVIDE PRODUCT CONTROL APPROVALS FOR APPROVAL BY THE ARCHITECT OF RECORD AND AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION. ALL OPENINGS TO BE PROTECTED.
- VERIFY ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE DOORS.

#### DOOR AND WINDOW WATERPROOFING NOTES

- PRIOR TO BUCK INSTALLATION TREAT THE MASONRY OPENING WITH A CMU WATER RESISTANT COATING TO SEAL THE WINDOW / DOOR CAVITY TO PREVENT IT FROM ABSORBING WATER. THE CMU WATER RESISTANT COATING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE APPLICATION OF THE CMU WATER RESISTANT COATING SHALL INCLUDE THE ENTIRE SURROUND OF THE OPENING (SILL, JAMB, HEAD) AND RETURN OF WALLS OF THE OPENING 8" MINIMUM EACH DIRECTION. ALL CMU WATER RESISTANT COATING SHALL BE INSTALLED PRIOR TO BUCK INSTALLATIONS.
- INSTALL BUCKS SO THAT THERE ARE NO EDGE GAPS EXCEEDING 1/8" BETWEEN BUCK AND MASONRY.
- PRIOR TO BUCK INSTALLATION APPLY 3/8" NOMINAL DIAMETER BEAD OF SEALANT BETWEEN THE BUCK AND THE MASONRY TO PREVENT THE PASSAGE OF LIQUID BEHIND THE BUCK. COMPLETELY SEAL THE ENTIRE END OF THE WOOD BUCKS WITH SEALANT TO RESTRICT THE PASSAGE OF LIQUID THROUGH THE CUT ENDS AND THE ENTIRE EXTERIOR FACE AND RETURN SURFACE OF THE BUCK SHALL BE COATED WITH A LIQUID APPLIED WATER RESISTIVE COATING.
- PROVIDE CONTINUOUS 3/8" BEAD OF SEALANT ON WINDOW / DOOR FRAMES AT ALL PERIMETER ON FRONT AND BACK SURFACE PRIOR TO WINDOW / DOOR INSTALLATION.
- AFTER WINDOW / DOOR INSTALLATION PROVIDE FOAM SEALANT BETWEEN THE BUCK (OR PRECAST SILL) AND THE WINDOW / DOOR TO ENSURE A WATER RESISTANT INTERIOR AIR SEAL AROUND THE ENTIRE PERIMETER.

#### DOOR AND WINDOW FLORIDA FISH AND WILDLIFE CONSERVATION

- ALL GLASS DOORS AND WINDOWS WITHIN LINE OF SITE OF THE BEACH SHALL HAVE A TRANSMITTANCE VALUE OF 15% OR LESS.

#### GENERAL DOOR NOTES

- ALL DOOR HARDWARE AND HARDWARE FINISHES SHALL BE SELECTED BY OWNER/ARCHITECT
- DOORS THAT REQUIRE A KEY OR SPECIAL TOOL TO PERMIT EMERGENCY EGRESS WILL NOT BE PERMITTED PER NFPA 101 7.2.1.5.
- ALL DOUBLE DOORS SHALL HAVE ASTRAGALS AND COORDINATORS.
- PROVIDE MIN THREE (3) HINGES PER DOOR W/ SECURITY NON REMOVABLE HINGES FOR EXTERIOR DOORS BY STANLEY OR APPROVED EQUAL.
- ALL DOORS WITHIN THE PATH OF EGRESS MUST BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION. SUCH DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED FROM OUTSIDE IN AN EMERGENCY.

#### EGRESS DOOR NOTES

- ALL EGRESS DOORS SHALL BE LEVEL ON EACH SIDE OF THE DOOR (MAX (1:50) SLOPE ANY DIRECTION) FOR A DISTANCE EQUAL TO DOOR WIDTH. AND HAVE THRESHOLDS THAT ARE 1/2" OR LESS
- NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHILE THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEED OR PROHIBIT EGRESS OR WHICH CAN NOT EASILY BE DISENGAGED SHALL NOT BE PERMITTED.

#### FIRE RATED DOORS

- ALL RATED DOORS ASHALL BE SELF-CLOSING SELF LATCHING.

#### ADA DOOR NOTES

- ALL THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVELS SHALL COMPLY WITH 302 AND 303.
- ALL DOOR HANDLES TO BE LEVER TYPE PER ADA.
- DOORS SHALL NOT REQUIRE MORE THAN SLBS OF PRESSURE TO OPEN

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#### ARCHITECT

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#### MEP ENGINEER

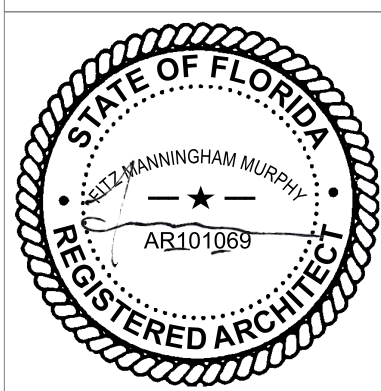
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01 COH. COUNTY, FWC REVISION  
08 OWNER REVISION

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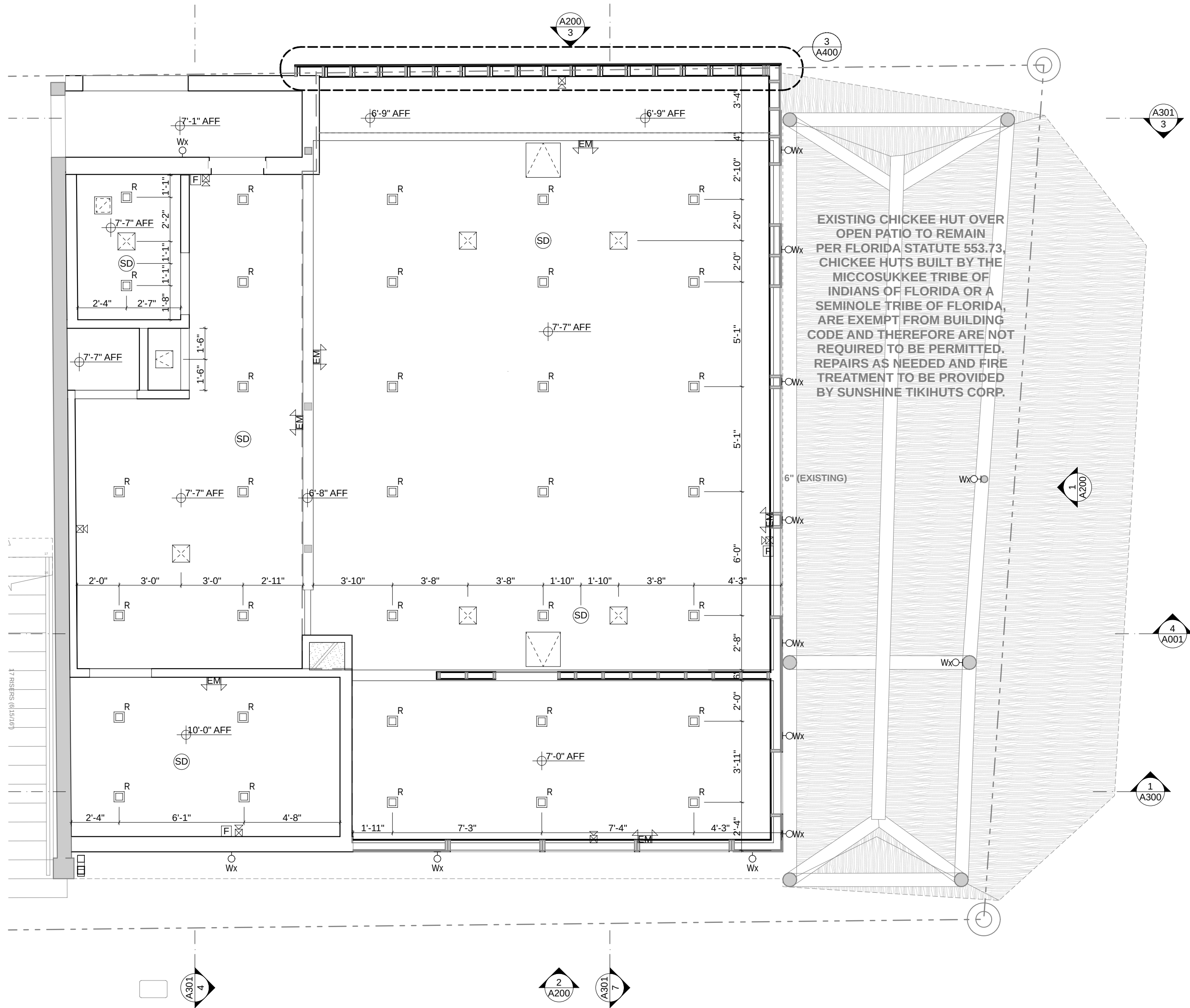
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OPENINGS  
SCHEDULE  
A101



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| REFLECTED CEILING PLAN NOTES                 |                                                                                                                                                                                                                                             |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                                           | REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION                                                                                                                                                                                            |
| 2.                                           | NOT LESS THAN 90% OF THE LAMPS IN PERMANENTLY INSTALLED LUMINAIRES 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. |
| 3.                                           | LED LIGHT FIXTURES ONLY.                                                                                                                                                                                                                    |
| MECHANICAL                                   |                                                                                                                                                                                                                                             |
|                                              | ACCESS PANEL                                                                                                                                                                                                                                |
|                                              | SUPPLY GRILLE                                                                                                                                                                                                                               |
|                                              | RETURN AIR GRILLE                                                                                                                                                                                                                           |
|                                              | EXHAUST FAN                                                                                                                                                                                                                                 |
| FIRE ALARM FIXTURES                          |                                                                                                                                                                                                                                             |
|                                              | INITIATING DEVICE; SEE ELECTRICAL                                                                                                                                                                                                           |
|                                              | INITIATING DEVICE; SEE ELECTRICAL                                                                                                                                                                                                           |
|                                              | NOTIFICATION APPLANCE; SEE ELECTRICAL                                                                                                                                                                                                       |
| LIGHT FIXTURES                               |                                                                                                                                                                                                                                             |
|                                              | RECESSED CAN LIGHT; FIXTURE BY OTHERS                                                                                                                                                                                                       |
|                                              | WALL SCONCE EXTERIOR.                                                                                                                                                                                                                       |
|                                              | EMERGENCY LIGHTING; SEE ELECTRICAL                                                                                                                                                                                                          |
| FLORIDA FISH AND WILDLIFE CONSERVATION NOTES |                                                                                                                                                                                                                                             |
| 1.                                           | ALL GLASS DOORS AND WINDOWS SHALL HAVE A TRANSMITTANCE VALUE OF 15% OR LESS.                                                                                                                                                                |

| LIGHTING SCHEDULE |     |          |          |                 |                |                            |         |      |       |               |          |        |                         |
|-------------------|-----|----------|----------|-----------------|----------------|----------------------------|---------|------|-------|---------------|----------|--------|-------------------------|
| ID                | QTY | TYPE     | POSITION | MOUNTING HEIGHT | MANUFACTURER   | MODEL                      | VOLTAGE | LAMP | WATTS | COLOR TEMP    | MATERIAL | FINISH | NOTES                   |
| R                 | 21  | RECESSED | Interior | 7'-0"           | ALCON LIGHTING | 140086-NS-B                | 120 V   | LED  | 12.5W | 40K           | N/A      | WHITE  |                         |
| R                 | 5   | RECESSED | Interior | 7'-7"           | ALCON LIGHTING | 140086-NS-B                | 120 V   | LED  | 12.5W | 40K           | N/A      | WHITE  |                         |
| R                 | 3   | RECESSED | Interior | 10'-0"          | ALCON LIGHTING | 140086-NS-B                | 120 V   | LED  | 12.5W | 40K           | N/A      | WHITE  |                         |
| Wx                | 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 |

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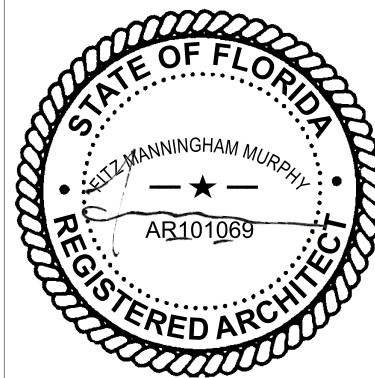
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01B FWC REVISION  
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04 COH FIRE

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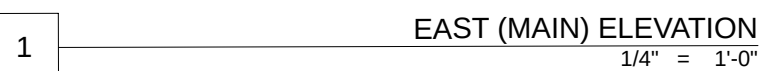
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PLAN

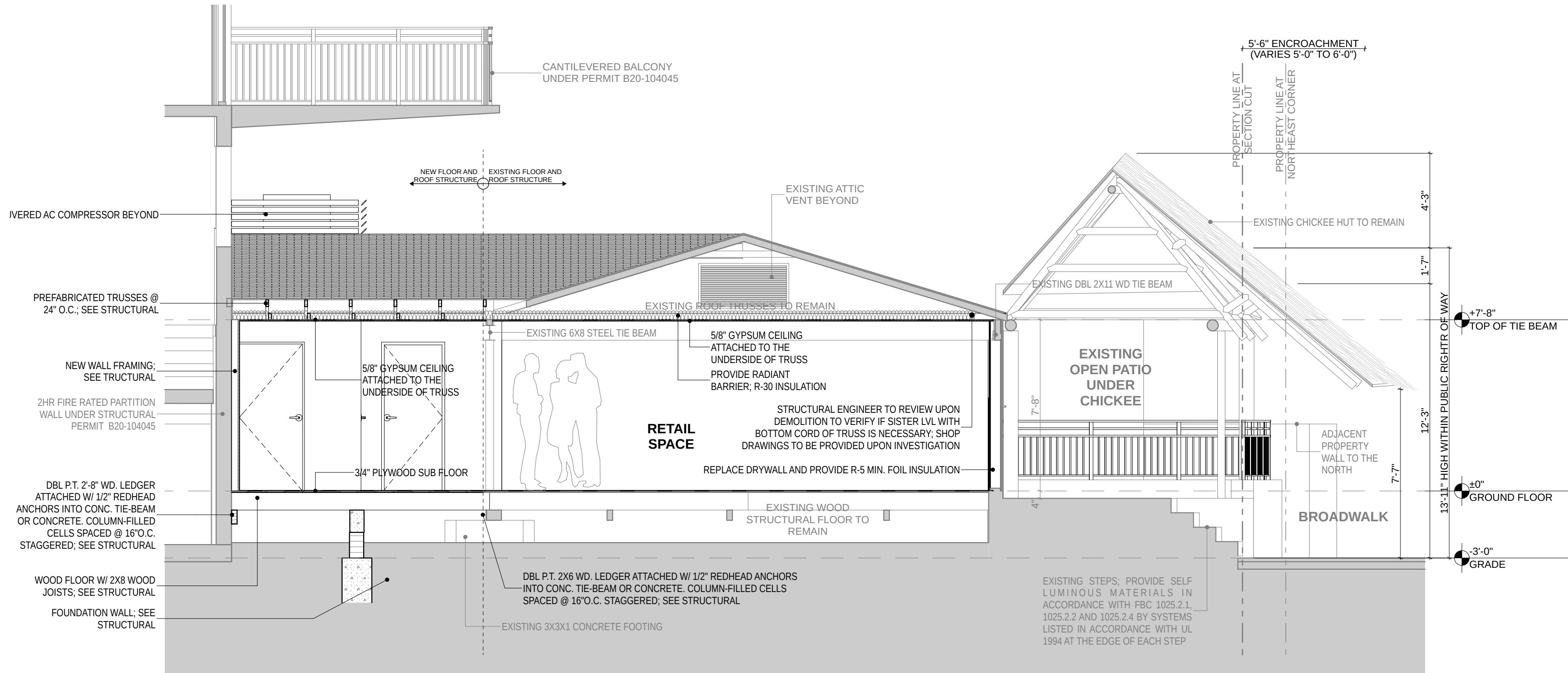
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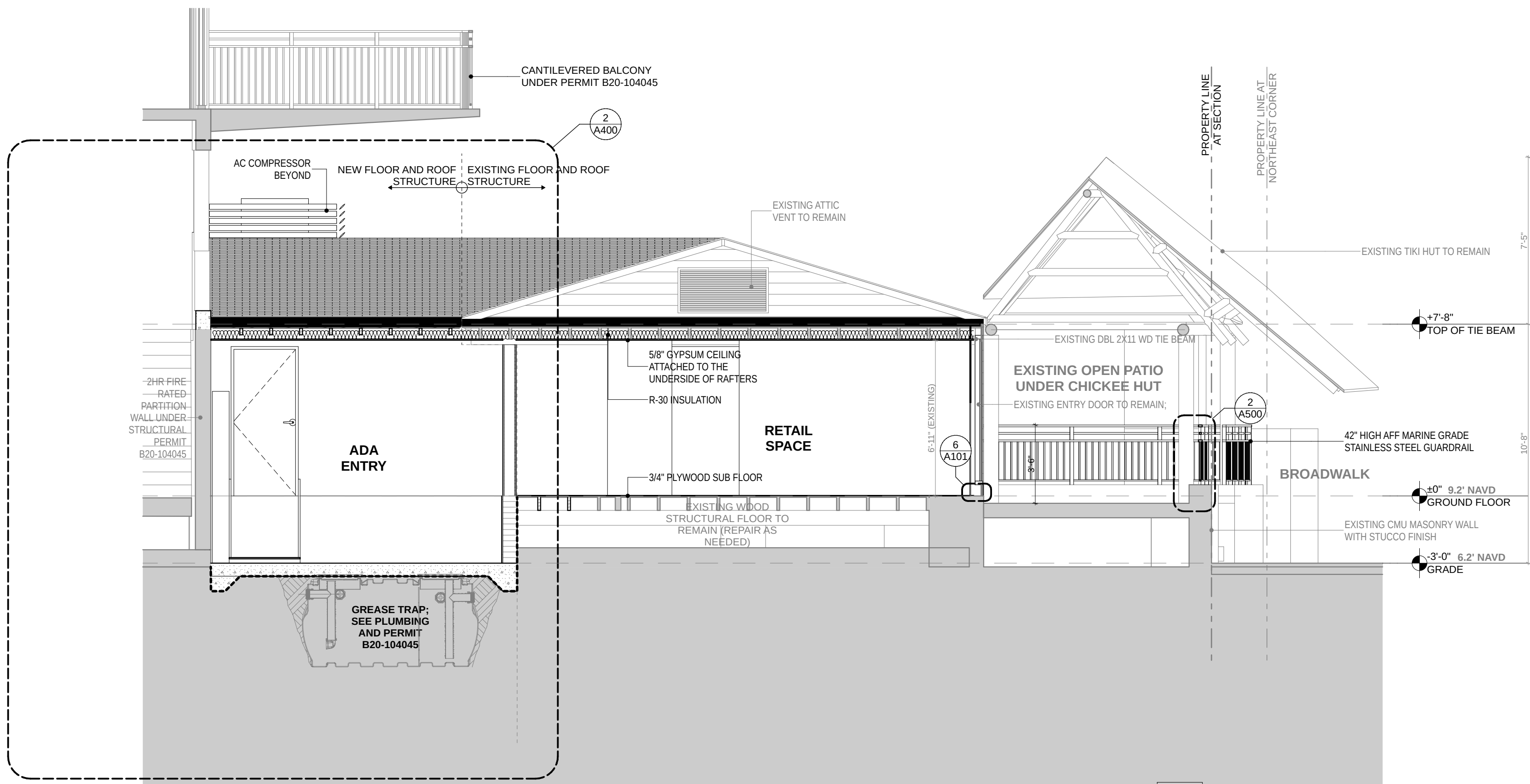




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2 BUILDING SECTION (EAST-WEST)  
1/4" = 1'-0"



1 BUILDING SECTION (EAST-WEST)  
1/4" = 1'-0"

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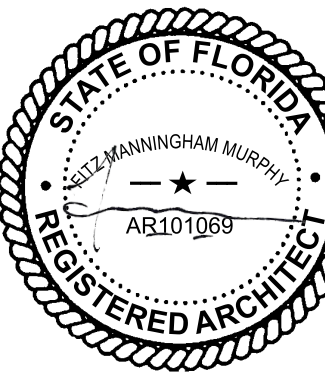
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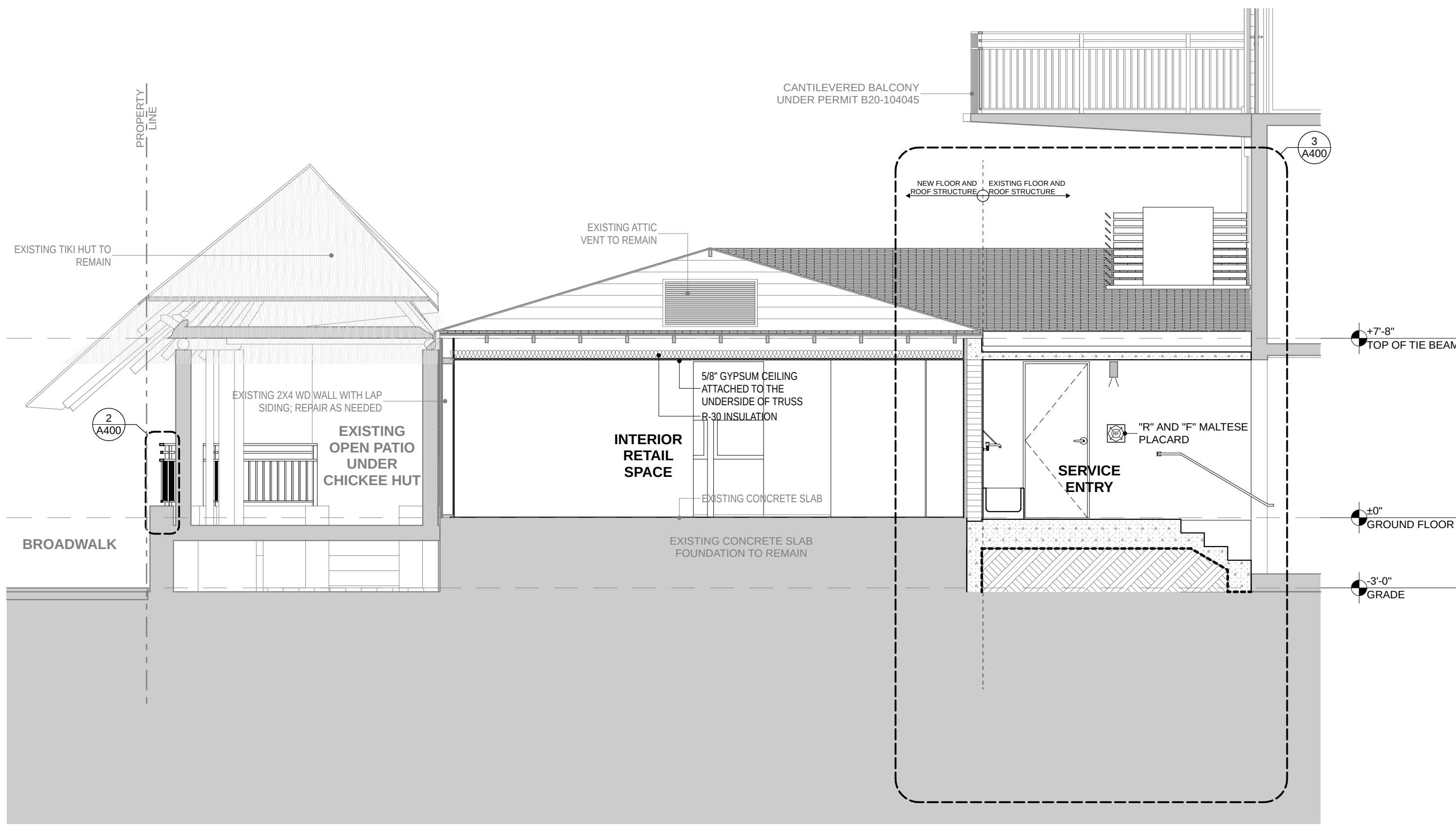
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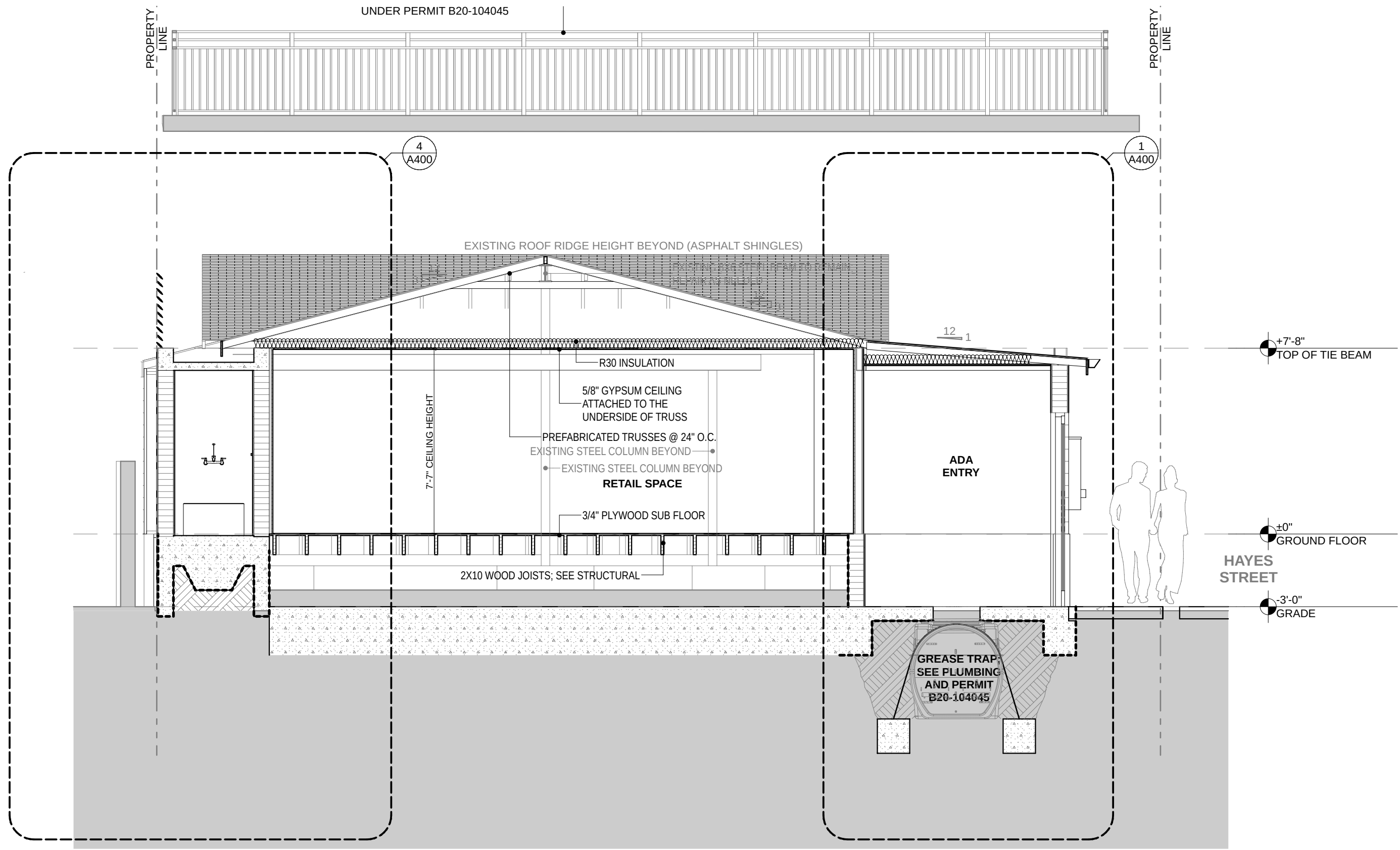
SECTIONS  
A300



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3 BUILDING SECTION (EAST-WEST)  
1/4" = 1'-0"



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4 CROSS SECTION (NORTH-SOUTH)  
1/4" = 1'-0"

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05 COH  
07 OWNER GREASE TRAP REVISION

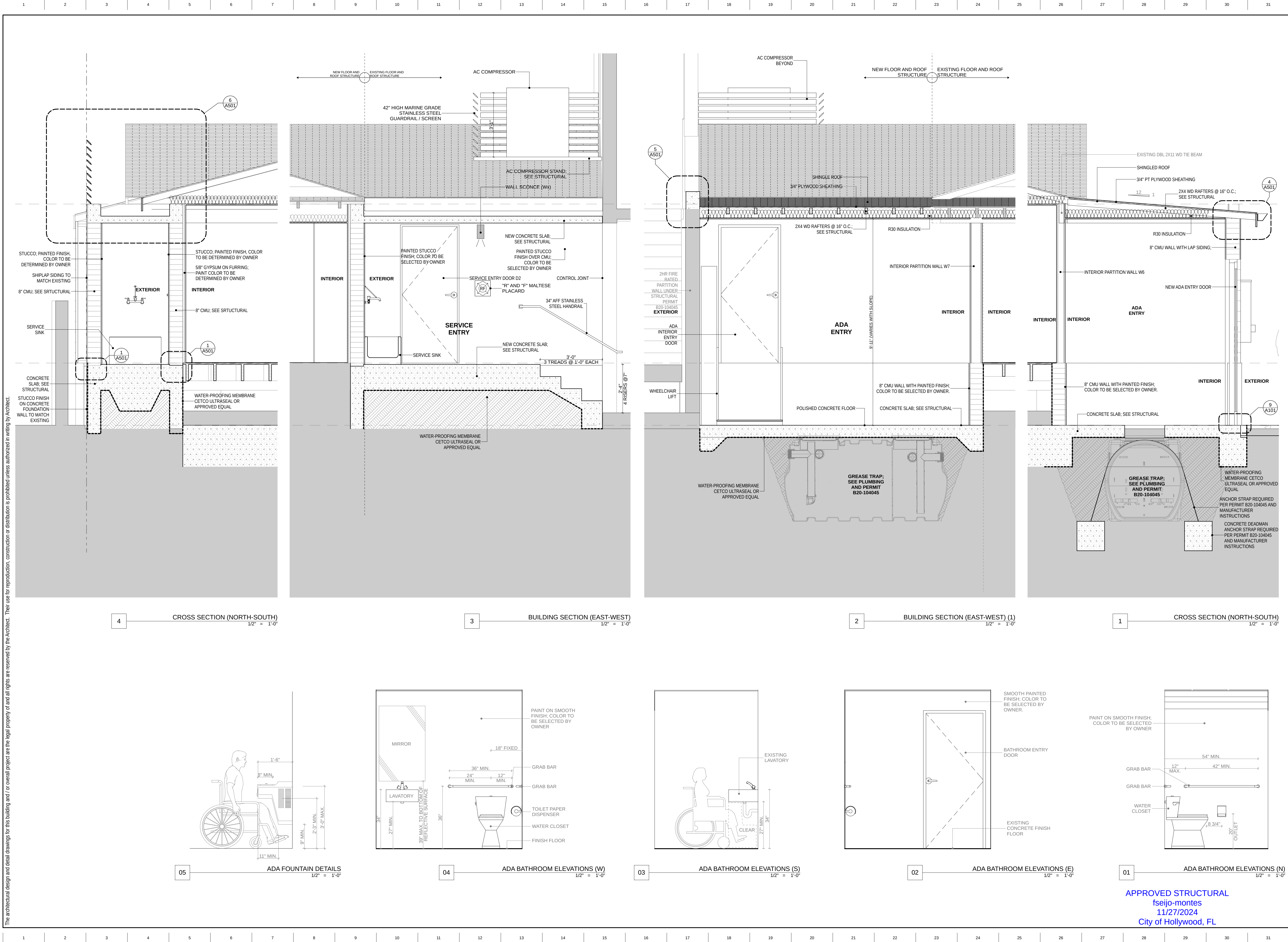
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SECTIONS  
A301





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WALL SECTIONS  
AND ADA  
A400



Diagram illustrating the North Wall Framing Cross Section, showing structural details and dimensions.

Key components and dimensions:

- ROOF RAFTERS
- (2) 2X6 DBL TOP PLATE
- 2X6 SISTERED STUD; SEE STRUCTURAL
- FIRE BLOCK (REMOVE AND REPLACE)
- REPLACE SHEATHING, BUILDING PAPER AND SIDING ON THE ENTIRE EXTERIOR WALL
- ADJACENT PROPERTY LINE WALL
- 2X6 BOTTOM PLATE
- 3'-0" THICK CONCRETE SLAB
- GRADE

Vertical dimensions:

- 8'-2"
- 9'-2"
- 3'-0"
- 3'-0"
- 3'-0"
- 3'-0"

Horizontal dimensions:

- 1'-7"-8" TOP OF TIE BEAM
- 1'-0"
- 3'-0" GRADE

3 NORTH WALL FRAMING CROSS SECTION

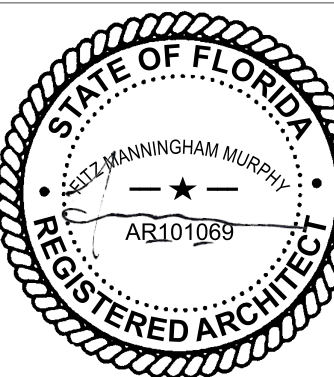
1/2" = 1'-0"

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**NORTH WALL  
REPAIR  
A401**



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**NOTE:**

- PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
- ALL STAINLESS STEEL TO BE MILL-FINISH, MARINE GRADE SS316.
- CAP PROFILE TO COMPLY WITH "2010 FLORIDA ADA STANDARDS", 505.7.2 NON-CIRCULAR CROSS SECTIONS.
- CAP PROFILE TO COMPLY WITH "2012 NFPA 101, 7.2.2.4.4.6(2)

**6** HANDRAIL CAP DETAIL  
6" = 1'-0"

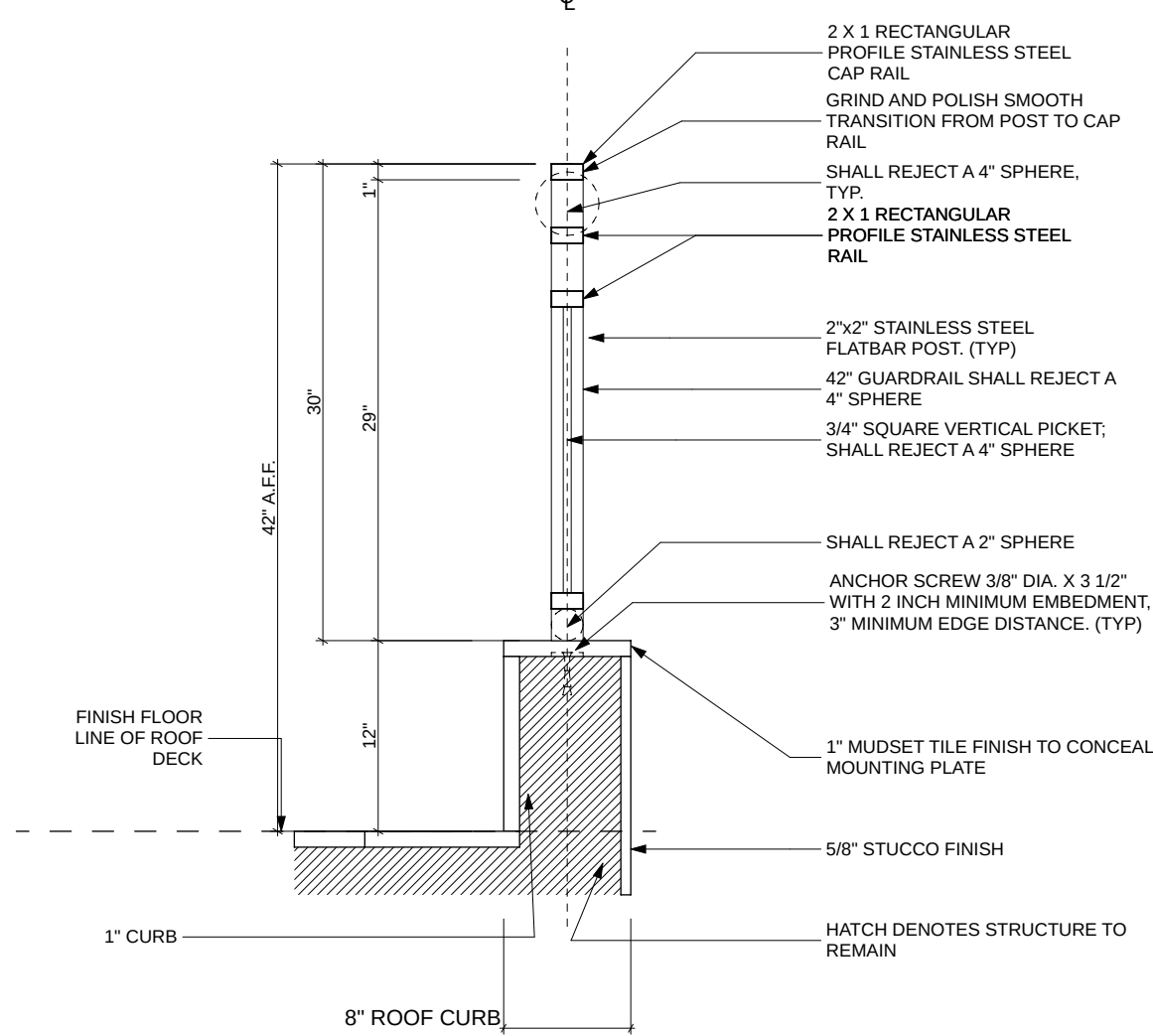
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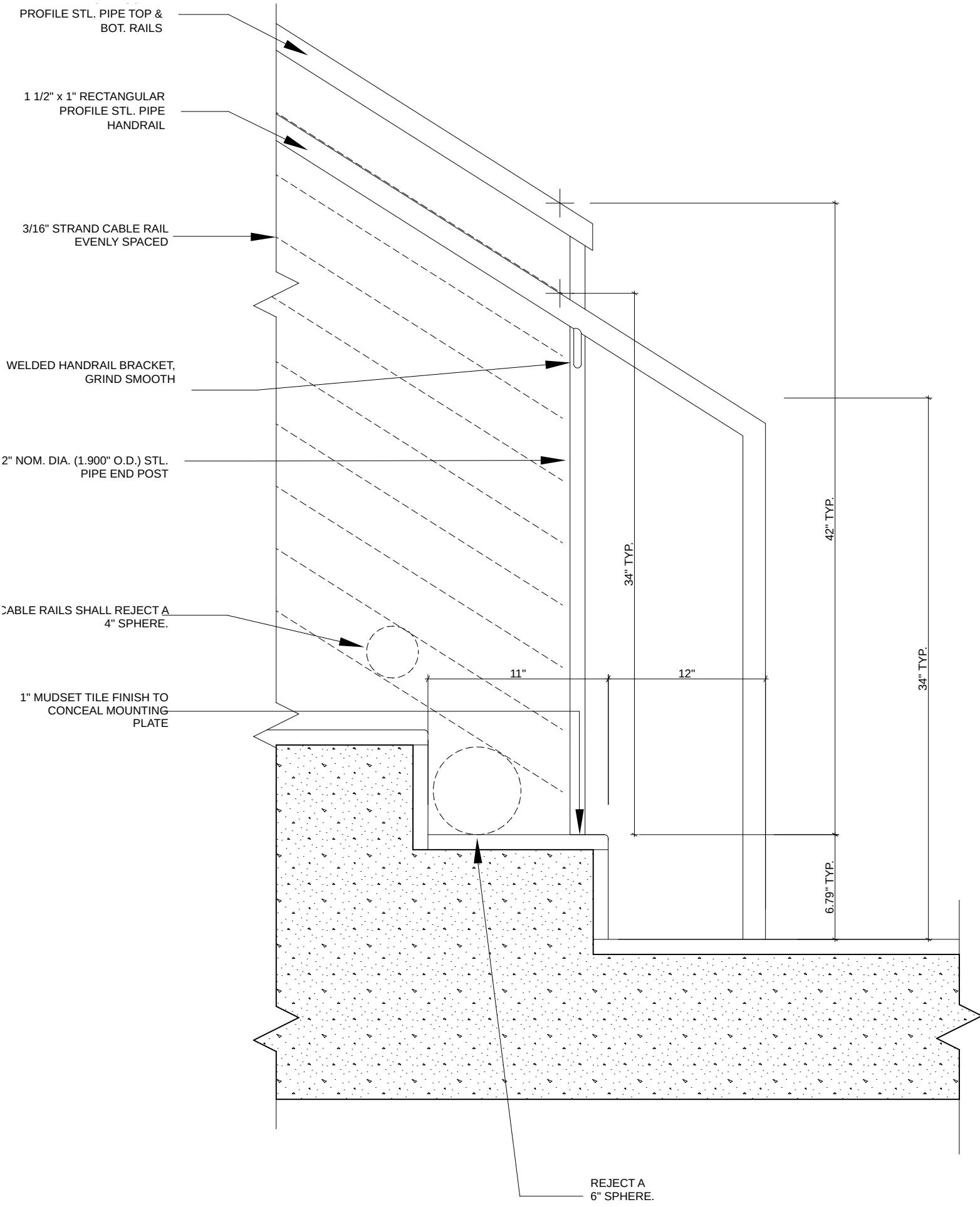
**5** GUARDRAIL CAP DETAIL  
6" = 1'-0"

**NOTE:**

- PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
- SET STEEL PLATE ON 1/4" BED OF NON-SHRINK WATERPROOF SEALANT.
- ALL STAINLESS STEEL TO BE MILL-FINISH, MARINE GRADE SS316.
- GUARDRAIL SYSTEM TO RESIST SINGLE CONCENTRATED LOAD OF 200 LBS IN ANY DIRECTION OR 50 LBS PER LINEAR FOOT.



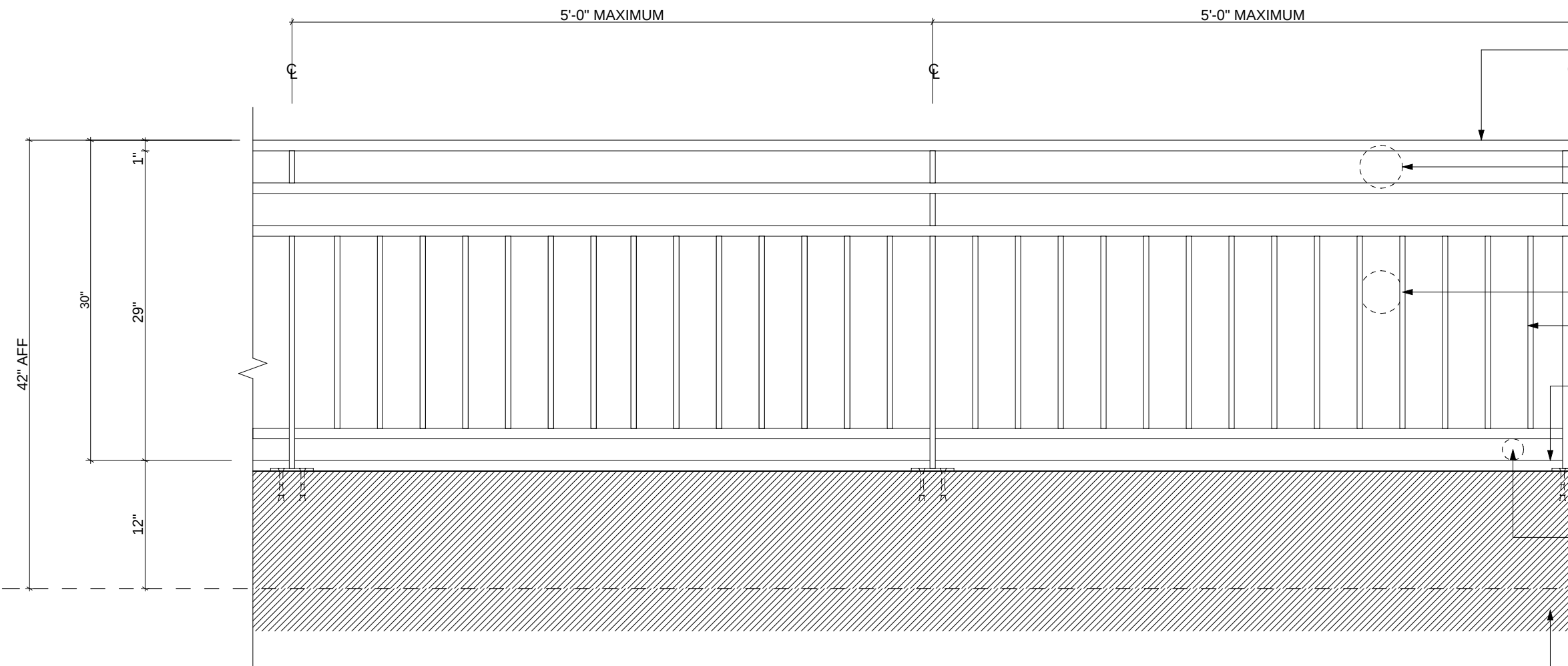
**2** GUARDRAIL SECTION DETAIL  
1" = 1'-0"



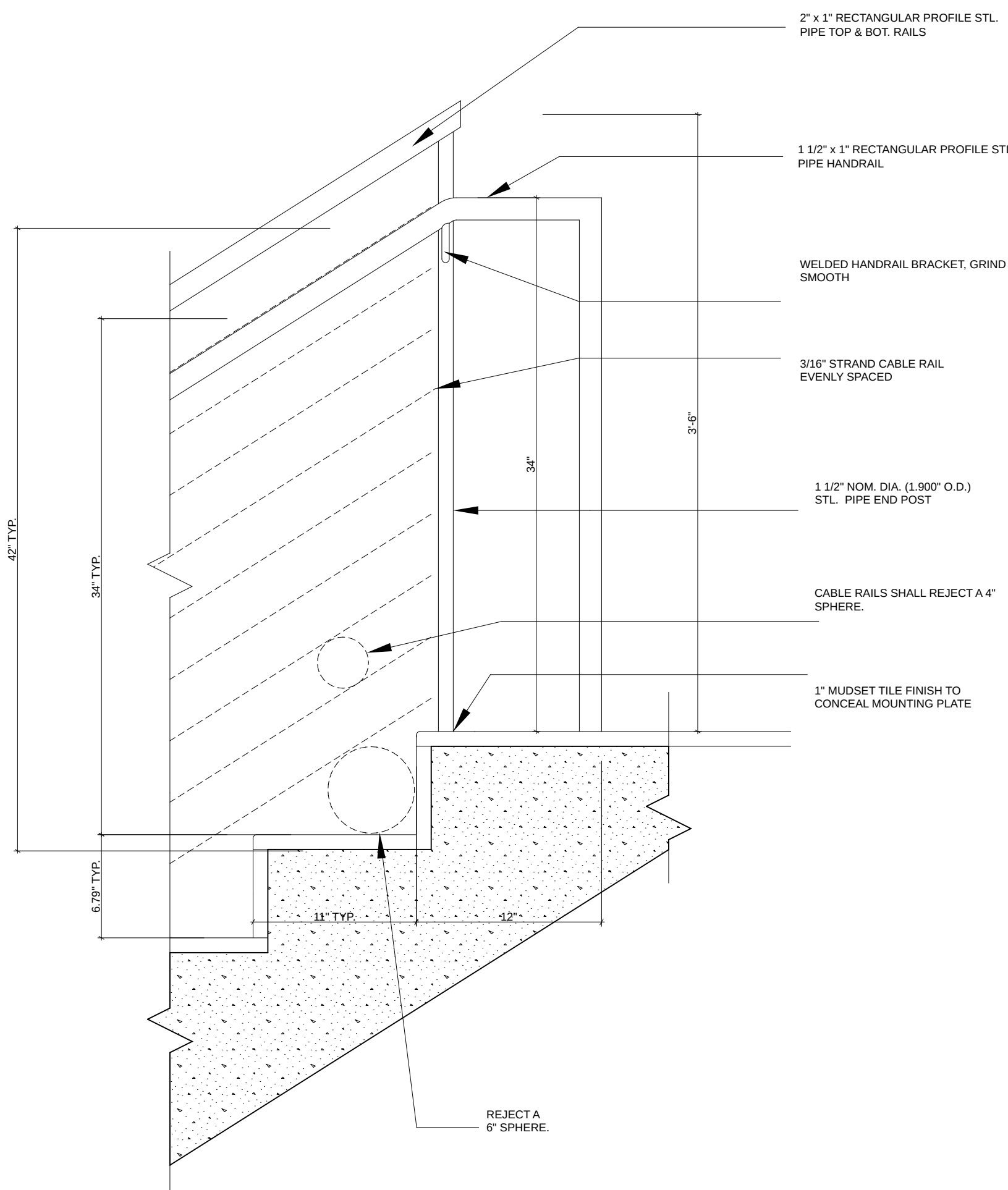
**4** BOTTOM OF STEP DETAIL

**NOTE:**

- PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
- ALL STAINLESS STEEL TO BE MILL-FINISH, MARINE GRADE SS316.
- RAILING AND GUARDRAILS SHALL BE DESIGNED TO WITHSTAND A 200 POUND CONCENTRATED LOAD APPLIED TO ANY POINT FROM ANY DIRECTION AND A 50 LB PER LINEAR FOOT LOAD APPLIED FROM ANY DIRECTION.
- ALL RAILING AND GUARDRAILS CONNECTIONS TO EXISTING STRUCTURE ENGINEERED BY OTHERS. SEE SHOP DRAWINGS.
- ALL GUARDRAILS TO BE MINIMUM 3'-6" AFF



**1** GUARDRAIL ELEVATION DETAIL  
1" = 1'-0"



**3** TOP OF STEP DETAIL

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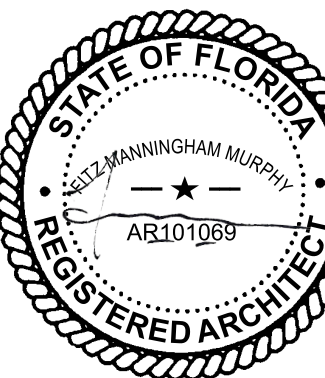
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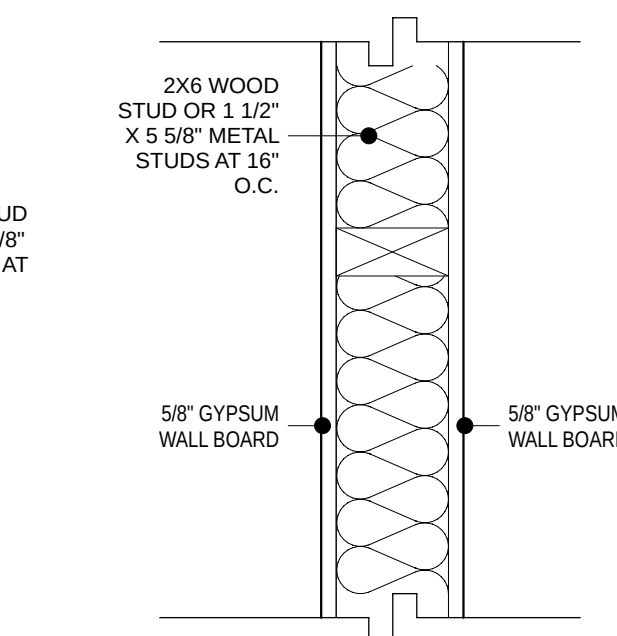
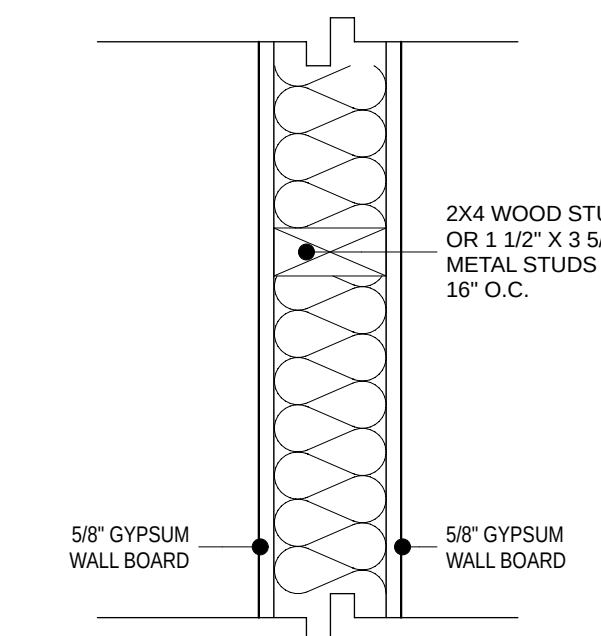
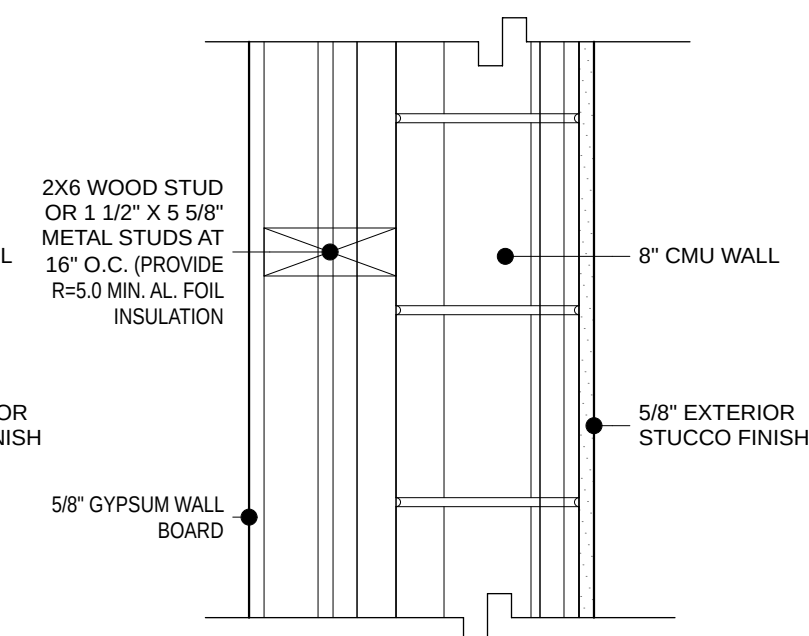
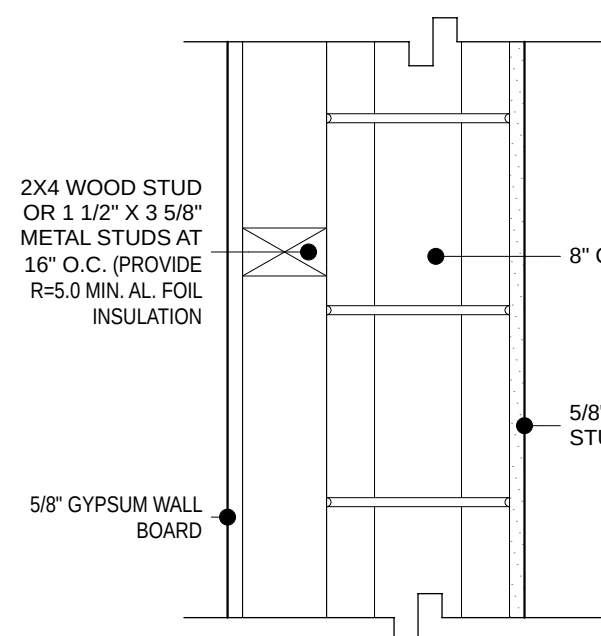
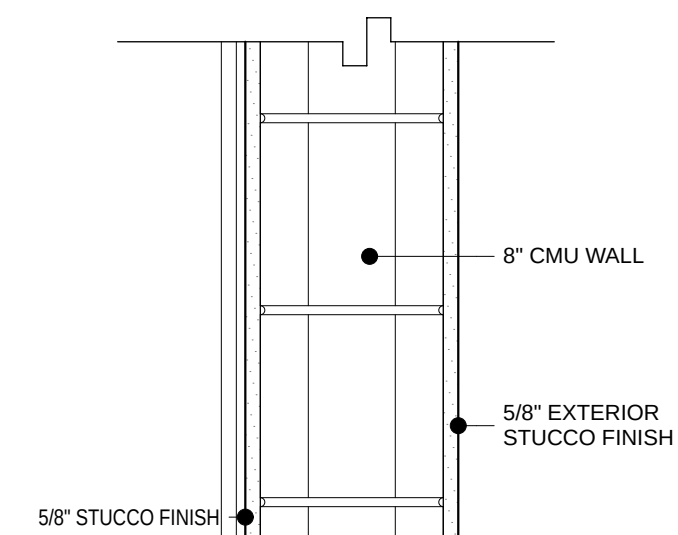
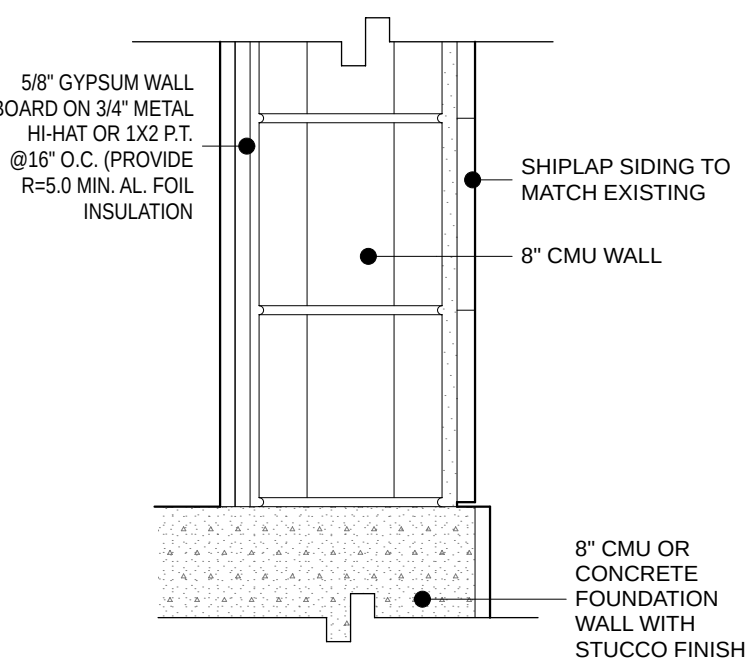
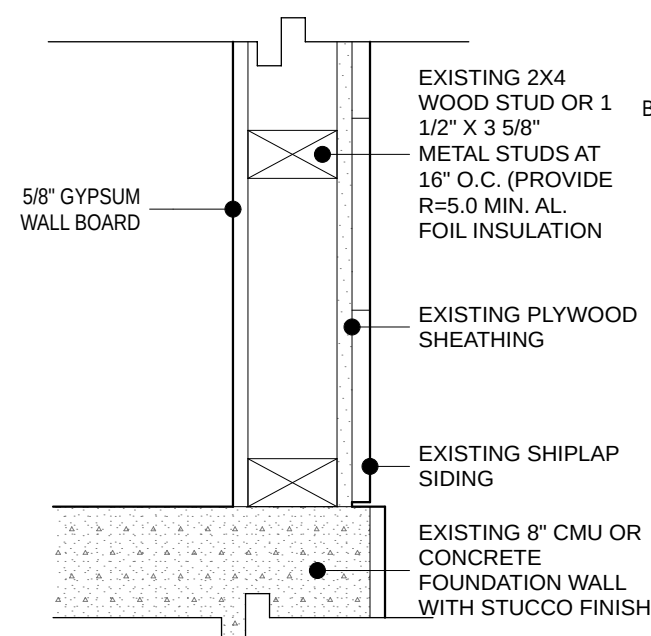
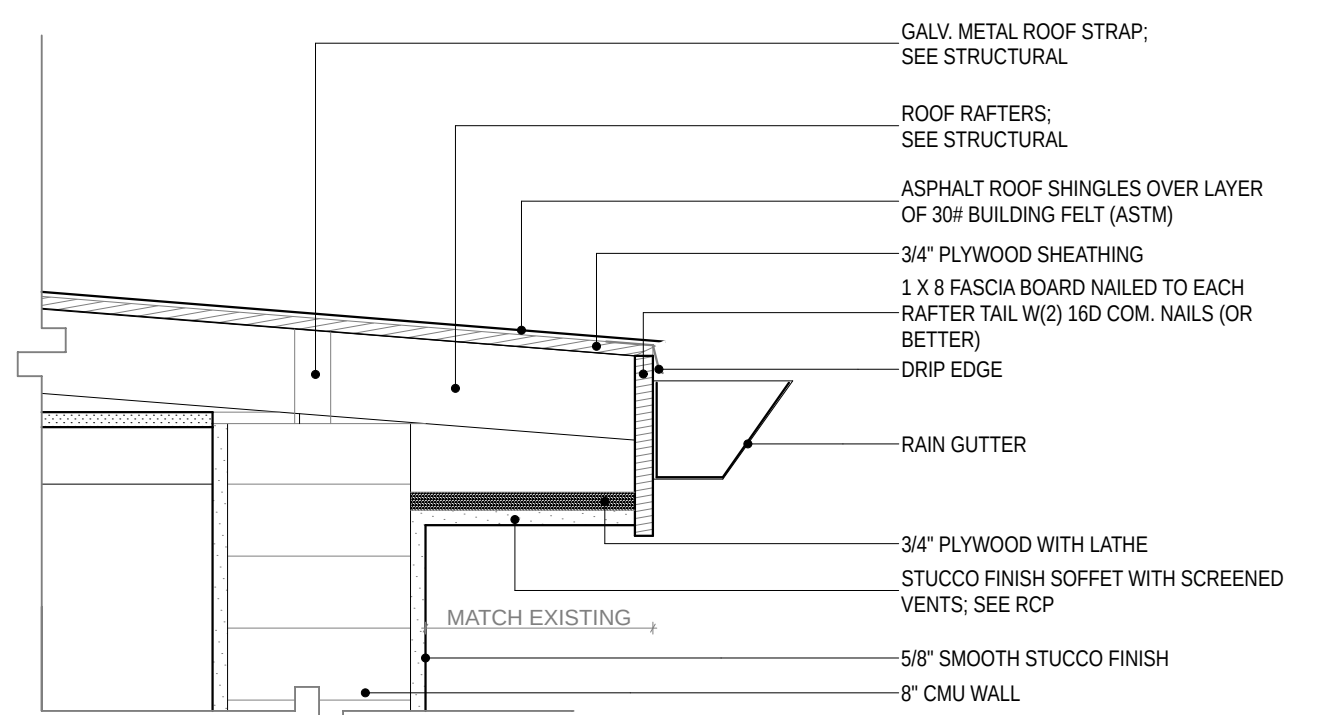
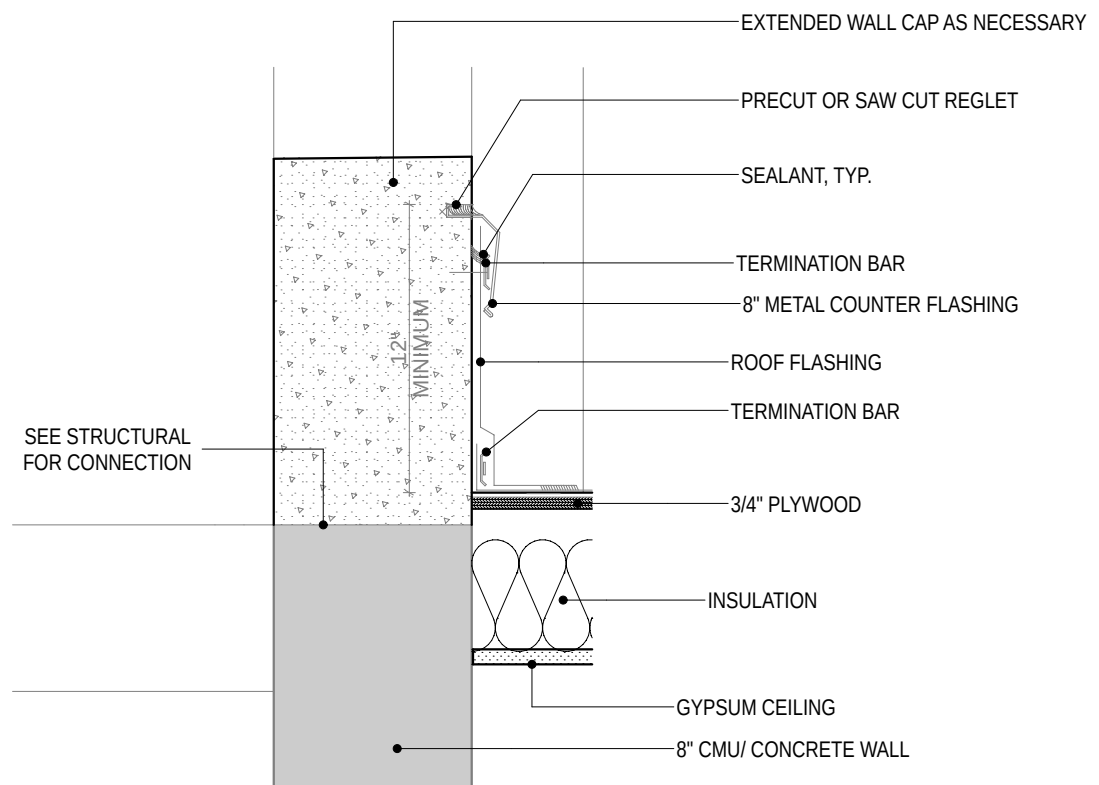
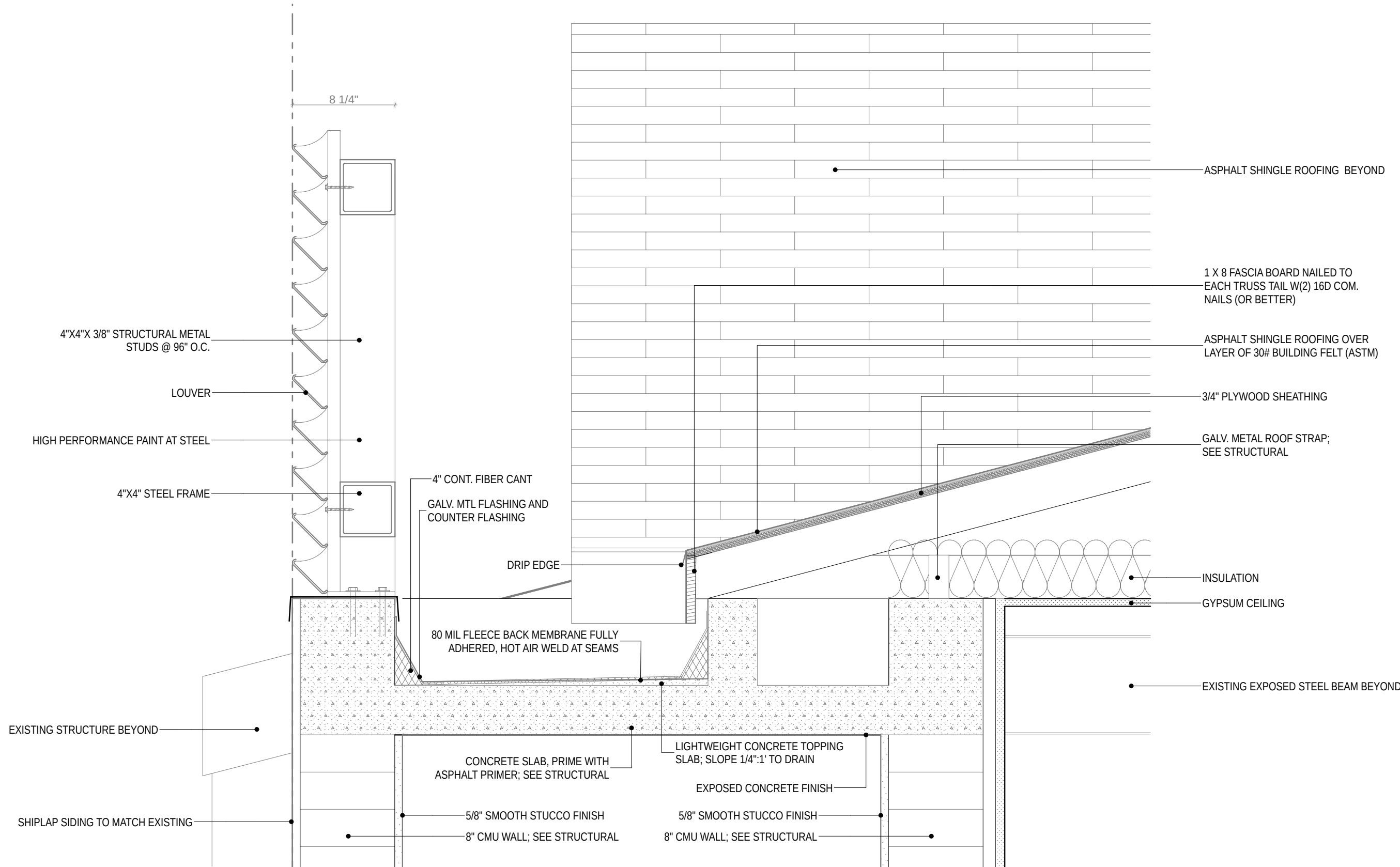
11/11/24  
DATE

FMM  
DRAWN / CHECKED

STEP AND RAIL  
DETAILS  
A500



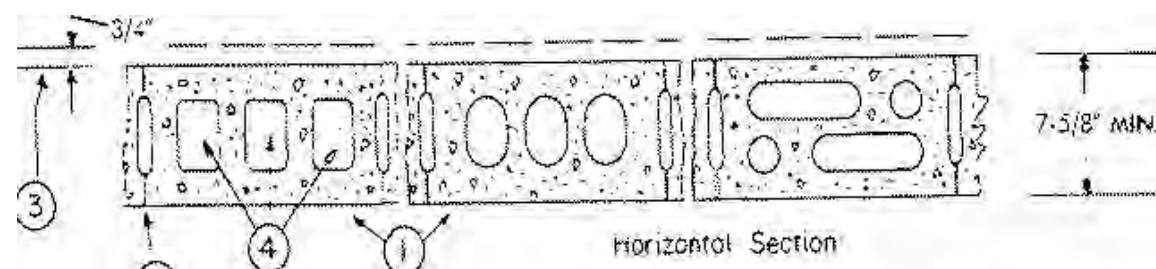
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3 WALL TYPES

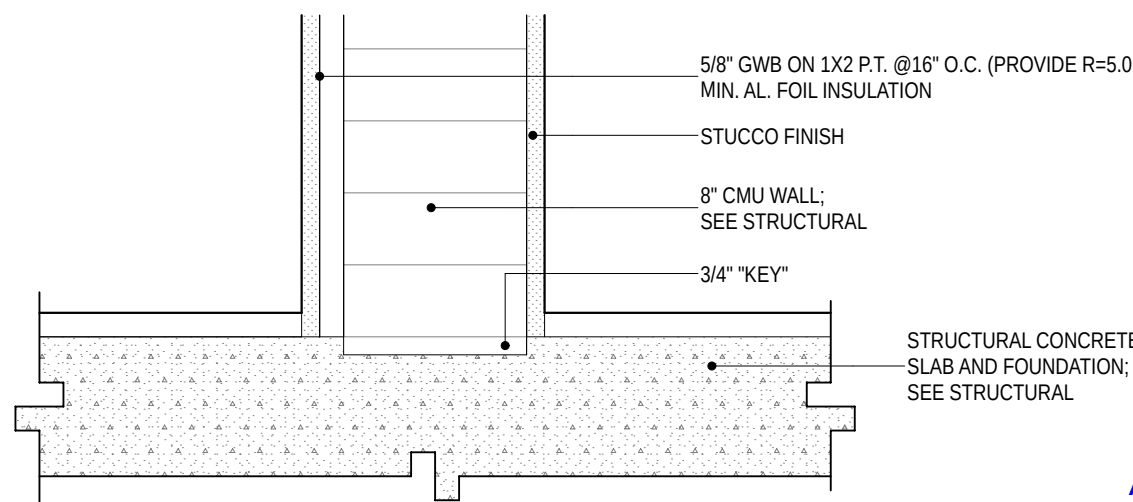
NOT IN USE

### DESIGN NO. U905



- Concrete Blocks\* — Various designs. Classification D-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.
- Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster — Add 1 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
- Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Klin Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
- Foamed Plastic\* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1). THE DOW CHEMICAL CO — Type Thermax \*Bearing the UL Classification Mark

2 UL ASSEMBLIES - 2HR PARTITION



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

ARCHITECT

3434 MONKEY STREET | HOLLYWOOD, FL 33021  
T 954.631.8971  
HTTP://WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

MEP ENGINEER

CERTIFICATE OF AUTHORIZATION NO.: 125517  
8640 NW 139th CT | LAUDERHILL, FL 33051  
T 352.474.0845 F 786.545.4575  
WWW.WINDIANENGINEERING.COM

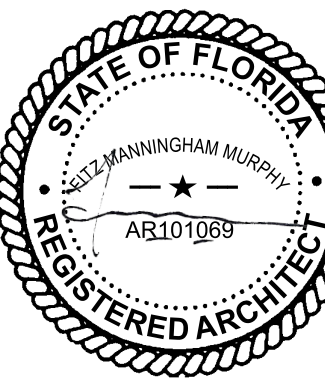
WINDIAN ENGINEERING LLC

LUCKY BEACH  
HOLLYWOOD EAST  
RETAIL RENOVATION  
1500 N BROADWALK HOLLYWOOD FLORIDA 33019 USA

ARCHITECT

THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
FITZ MANNINGHAM MURPHY, AIA  
AR101069  
ON 11/11/24.

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FITZ MANNINGHAM MURPHY, AIA  
REGISTERED ARCHITECT  
AR101069

REVISIONS  
02 COH STRUCTURAL

2219

PROJECT NO.

11/11/24

DATE

FMM

DRAWN / CHECKED

DETAILS  
A501



# Design and Variance Criteria



October 8th, 2025

## 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 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.



# Floodplain Compliance Strategy



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).

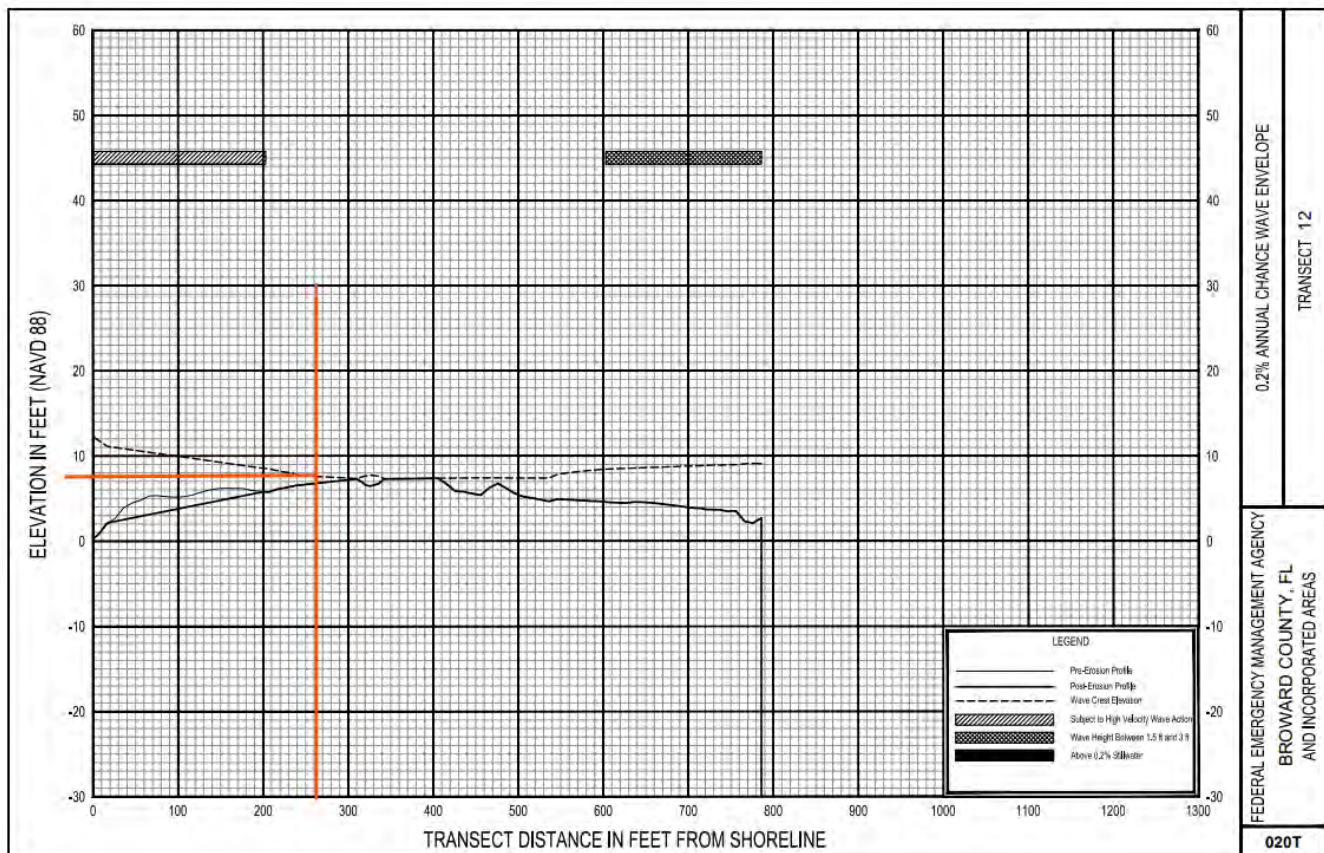


**Figure 1.** FEMA FIRM at project site, measuring 261.8 feet from transect baseline to seaward edge of building structure. Transect 12 is located approximately 100 feet to the south and has been utilized for a site-specific analysis, as the zone profile across the transect is consistent between Transect 12 and the project site (VE Zone → AO Zone → X Zone → 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 ~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):
  - o 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.
  - o Foundation improvements consist entirely of deep foundations (helical anchors); no shallow footings or stemwalls are proposed.
  - o The lowest horizontal structural member of new components will be placed above the site-specific 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:
  - o Located entirely outside of the CHHA or Coastal A Zone; therefore ASCE 24 Chapter 4 coastal provisions do not apply.
  - o 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.
  - o 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,

A handwritten signature in blue ink, appearing to read "Michael Antinelli", with a stylized, cursive script.

Michael Antinelli, PE, CFM  
Principal & Co-Founder

