

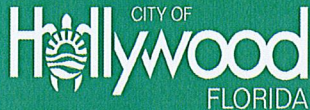
## PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development Board

Date of Application: 06/18/2018

Location Address: 1500 N Broadwalk

Lot(s): 4 Block(s): 4 Subdivision: Hollywood Beach

Folio Number(s): 5142-1201-0810 First Addition

Zoning Classification: BWK-25-HD-C Land Use Classification: General Business

Existing Property Use: Residential/Commercial Sq Ft/Number of Units: 3

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): NO

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development

Explanation of Request: seeking approval to change from bikeshop/residential to  
bikeshop / restaurant

Number of units/rooms: 2 Sq Ft: 3731 sf

Value of Improvement: 635,000 Estimated Date of Completion: Dec 2019

Will Project be Phased? ( ) Yes ( ☒ ) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Chiquita Properties LLC

Address of Property Owner: 20325 NE 15 Court Miami FL 33179

Telephone: 954-483-0713 Fax: \_\_\_\_\_ Email Address: ohchiquita@aol.com

Name of Consultant/Representative/Tenant (circle one): In-Site Design Grop

Address: 1546 Jackson Street Hollywood FL 33020 Telephone: 954-921-5333

Fax: \_\_\_\_\_ Email Address: annie@insitedesigngroup.com

Date of Purchase: June 2014 Is there an option to purchase the Property? Yes ( ) No ( ☒ )  
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Anna Hua

Lauris Hua Address: 20325 NE 15 Court Miami FL 33179

Email Address: \_\_\_\_\_  
ohchiquita@aol.com ; laurishua@gmail.com



## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](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: 6/13/18

PRINT NAME: Chiquita Properties LLC, Anna Hua

Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

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 \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 13<sup>th</sup> day of June

Sara I Camacho

Notary Public

State of Florida

My Commission Expires: 4/12/2020 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



Signature of Current Owner

Anna Hua

Print Name



# **SURVEYOR'S NOTES**

1. EROSION CONTROL LINE IS DEPICTED ON SKETCH.
2. FOR CONTOURS OF 0.00', MEAN HIGH WATER AND SEASONAL HIGH WATER SEE PROFILES SHOWN ON ATTACHED PAGE.
3. THIS SKETCH ACCURATELY REFLECTS A FIELD SURVEY WHICH COMPLIES WITH SECTION 62B-33.0081, FLORIDA ADMINISTRATIVE CODE.
4. THE ELEVATION OF THE SEASONAL HIGH WATER LINE IS 2.97' NAVD 88(TIDE INTERPOLATION POINT IDEN 112)
5. THE ELEVATION OF THE MEAN HIGH WATER LINE IS 0.03' NAVD 88 (TIDE INTERPOLATION POINT IDEN 112)
6. THE COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES. (NAD 83)
7. ELEVATIONS RUN FROM HOLLYWOOD BENCHMARK (BOARDWALK & MINNESOTA) ELEVATION = 7.28' (NGVD 1929) AND CONVERTED TO NAVD 88 USING "CORPSCON CONVERSION PROGRAM".
8. GROSS LAND AREA = 3309 SQUARE FEET MORE OR LESS. (0.076 ACRES MOR OR LESS)

SCALE 1"=20'

BEACH

## **SURVEYOR'S NOTE:**

BUILDING DIMENSIONS TO FACIA OF BUILDING WHERE EXISTING.

ABBREVIATIONS  
FF = FINISH FLOOR  
ELV = ELEVATION

## **LEGAL DESCRIPTION**

LOT 4, BLOCK 4, "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
ANNA HUA

PROPERTY ADDRESS:  
1500 N BROADWALK STREET  
HOLLYWOOD, FL 33019

ALTA/NSPS LAND TITLE SURVEY  
INVOICE # 32704CL2  
UPDATED SURVEY DATE 09/27/17  
UPDATED SURVEY DATE 06/11/18

FLOOD ZONE VE-11 / AE-9  
MAP DATE 08/18/14  
MAP NUMBER 125113 0588H

**SURVEYOR'S CERTIFICATE**  
To: Chiquita Properties, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7A, 8, 9, 11, 16, 17, 20 of Table A thereof. The field work was completed on JUNE 11, 2017.  
Date of Plat or Map: JUNE 13, 2018.

*Paul J. Stowell*  
PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5241  
ATLANTIC COAST SURVEYING, INC.  
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314  
OFFICE: 954.587.2100 FAX: 954.587.5418

## **LEGEND**

- CABLE JUNCTION BOX
- ▢ CATCH BASIN
- CLEAN OUT
- ⊗ CONTROL VALVE
- ⊗ ELECTRIC SERVICE
- ⊗ FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- ⊗ MANHOLE
- ⊗ POOL EQUIPMENT
- ⊗ POWER/LIGHT POLE
- ⊗ SPRINKLER SYSTEM
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ WELL
- ▨ BRICK PAVERS
- +— CENTERLINE
- ▨ CONCRETE/CHAT
- ▨ CONCRETE WALL
- + 0.00 ELEVATION
- x— METAL FENCE
- - - OVERHEAD WIRES
- ▨ WOOD DECK/DOCK
- +— WOOD FENCE

## **SURVEYOR'S NOTES**

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL LINE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

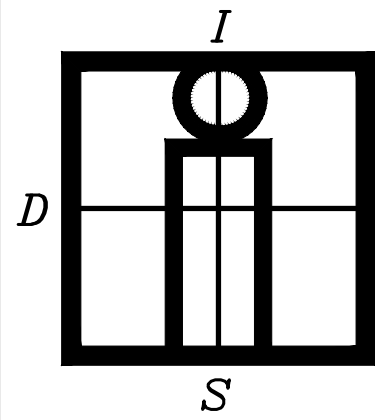
**ATLANTIC COAST**  
SURVEYING INC.

## **ABBREVIATIONS**

- BC BUILDING CORNER
- BW BACK OF WALK
- C CALCULATED
- M MEASURED
- N.T.S. NOT TO SCALE
- OP OPEN PORCH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- E/F END OF FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE CORNER
- F/L FENCE LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FP&L FLORIDA POWER AND LIGHT
- R RECORD
- RAD RADIAL
- SN&D SET NAIL & DISC # 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP # 5495



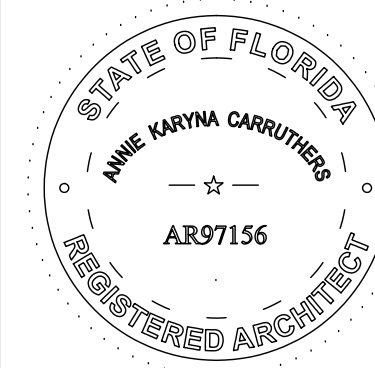
# 1500 North Broadwalk



**IN-SITE  
DESIGN  
GROUP LLC**

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

ANNIE K. CARRUTHERS  
ARCHITECT



SEAL  
STATE OF FLORIDA LICENSE No AR-97156

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-2-2018  
PRELIMINARY TECHNICAL  
ADVISORY COMMITTEE

**INDEX OF DRAWINGS**

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A-0.1	COVER SHEET/PROJECT DATA/SITE NOTES
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A-0.3	BUILDING CODE REFERENCES
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SP-1.1	SITE PLAN
	<b>ARCHITECTURAL PLANS</b>
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A-1.2	SECOND FLOOR PLAN
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A-8.2	CEILING DETAILS
A-9.1	WATERPROOFING DETAILS

**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

**STRUCTURAL ENGINEER**

**TARNOWSKI ENGINEERING, INC**

7360 NW 5TH STREET PLANTATION, FL 33317 EMAIL GUS@TARNOWSKIENG.COM

**MECHANICAL ELECTRICAL & PLUMBING ENGINEER**

**E + E CONSULTING ENGINEERING, INC**

140 SOUTH DIXIE HWY TH-106, HOLLYWOOD FLORIDA 33020 954-566-9708 GUISEPPE NENDIANI PE  
#59435 ANDRESHOLLMANN@EE-CE.NET



REVISIONS

TAC SUBMITTAL  
NOT FOR CONSTRUCTION

Date Of Issue  
MAY-30-2018

COVER SHEET  
**A-0.1**



PROJECT DATA

PROJECT: RENOVATION TO AN EXISTING COMMERCIAL STRUCTURE

SITE DATA	
STATEMENT OF OWNERSHIP	CHIQUITA PROPERTIES LLC
ADDRESS	1500 N. BROADWALK HOLLYWOOD FLORIDA 33019 TYPE IIA
CONSTRUCTION CLASS (AS PER TABLE 601 F.B.C.)	
PROJECT DESCRIPTION	GROUND FLOOR MERCANTILE AND THREE STORY RESTAURANT
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	1ST FLOOR: MERCANTILE /RETAIL 2 THROUGH 4TH FLOOR: FUTURE RESTAURANT -(A OCCUPANCY)- AS PER SECTION 303 FBC PROPOSED BUILD OUT VANILLA SHELL - DEMOLITION UNDER SEPARATE PERMIT
ORIGINAL YEAR BUILT	1949/ 1948
EXISTING ADJ BLDG S.F.	3,492 SF PER TAX ROLL
LOT SIZE	41'-4" X 80'-0" (IRREGULAR)= 3,309.11 SF .0759 OF AN ACRE
EVALUATION OF BUILDING VALUE (FAIR MARKET VALUE BY CC APPRAISALS)	\$3,142,524
50% OF THE BUILDING VALUE	\$1,571,262.
COST ESTIMATE FOR CONSTRUCTION AS PROVIDED BY GCL CONSTRUCTION	\$549,535.

ZONING

ZONING DISTRICT	BWK-25-HD-C
FEMA FLOOD ZONE	ZONE VE-11/AE-9
REQUIRED WFE	+12'-0" NAVD 88
EXISTING/PROPOSED FINISHED FLOOR CROWN OF ROAD	+6.8' NAVD 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 SUN AND FUN CYCLES SIGNAGE ON SOUTH FACADE EYEBROW. OWNER TO PROVIDE DETAILS

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

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

1500 BROADWALK SQFT CALCULATION			
1ST FLOOR (RETAIL)			SQFT
RETAIL SPACE			520.99
BATHROOM			55.61
STAIR			83.42
TRASH AREA			35.70
ELEVATOR			63.00
ELEVATOR LOBBY			44.71
BREEZEWAY			416.30
1ST FLOOR (RETAIL) TOTAL			1219.73
2ND FLOOR (KITCHEN)			SQFT
KITCHEN			448.14
STAIR LANDINGS			174.75
BATHROOM			41.27
ELEVATOR LOBBY			57.36
DUMBWAITER			14.21
TERRACE			202.68
BALCONY			33.37
2ND FLOOR (KITCHEN) TOTAL			971.78
3RD FLOOR (RESTAURANT)			SQFT
RESTAURANT			737.47
STAIR LANDINGS			100.10
STORAGE/MECH			47.40
BATHROOM			57.51
ELEVATOR LOBBY			57.35
3RD FLOOR (RESTAURANT) TOTAL			999.81
4TH FLOOR (RESTAURANT)			SQFT
RESTAURANT			580.66
STAIR LANDINGS			100.10
STORAGE/MECH			47.40
BATHROOM			57.49
ELEVATOR LOBBY			57.36
4TH FLOOR (RESTAURANT) TOTAL			843.01
ROOF LEVEL			SQFT
ROOF DECK			814.60
STAIR LANDINGS			101.05
STORAGE/MECH			47.85
ELEVATOR LOBBY			58.00
ROOF LEVEL TOTAL			1021.49
PROPOSED BUILDING TOTAL			5055.82
SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION			

LANDSCAPE SITE REQUIREMENTS			
INFORMATION	REQUIRED	PROPOSED	
1. LOT SIZE			3,309.11
2. REQUIRED LANDSCAPE AREA	none required		
A. CANOPY TREES	none requi	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%
PAVER/WALKWAYS		323.23	9.77%
LANDSCAPING/PERVIOUS AREA		-	0.00%
NET LAND AREA (NOT INCL STREET)		3,309.11	100.00%
LOT COVERAGE TABULATIONS	REQUIRED	PROPOSED	% OF SITE
PROPOSED LOT COVERAGE		2,538.59	76.72%
REQUIRED MAX LOT COVERAGE			0%
PROPOSED FAR		6,374.68	193%
PROPOSED PERVIOUS AREA		-	0.00%
REQUIRED MIN PERVIOUS AREA			0.00%

SETBACKS	REQUIRED SETBACK	EXISTING/ ORIGINAL SETBACKS	PROPOSE D SETBACK
	10'-0" BASE/15'-0" TOWER	12'-6"	12'-6"
FRONT SETBACK EAST BROADWALK			
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 FEM A BASE FLOOD +1 FT	40'-0"	27'-4"	39'-4" FROM EXIST

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

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

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 ENDOACH 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"

OCCUPANCY				
GROUP M "MERCANTILE" (PER TABLE FBC 1004.1.2) FIRST FLOOR				
FUNCTION OF SPACE	SQ.FT.	OCCUPANT LOAD FACTOR	SF/LOAD	OCC LOAD TOTAL
Mercantile Areas on other floors	N/A	60 GROSS		
Mercantile Basement and grade floor areas	460.368	30 GROSS	15.35	16
Elevator Lobby grade floor	33.3333	5 NET	6.67	7
Mercantile Storage, stock, shipping areas	N/A	300 GROSS		

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
Concentrated (chairs only-not fixed)	N/A	7 NET	0	
Standing Space	n/a	5 NET	0	
2nd Floor Kitchen	409.582	200 GROSS	2.05	3
Terrace	196.70	15 GROSS	13.11	1
Elevator Lobby	45.00	5 NET	9.00	9
3 floor Unconcentrated (tables and chairs)*	680.02	15 NET	45.33	46
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
4th floor Unconcentrated (tables and chairs)*	543.87	15 NET	36.26	37
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
Roof Unconcentrated (tables and chairs)*	642.29	15 NET	42.82	43
Accessory storage areas, mechanical equip,	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9

OCCUPANCY PROPOSED floors 2 thru roof	169.00
FIRST FLOOR MERCANTILE	23.00
TOTAL OCCUPANCY PROPOSED ALL FLOORS	192.00

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

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

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 2012 WITH LOCAL AMENDMENTS:
- A. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE- FLORIDA EDITION 2012
  - B. NATIONAL FIRE PROTECTION ASSOCIATION'S FIRE CODE NFPA 1 FLORIDA EDITION 2012

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

OTHER PERMITS:

NOTES (2): OTHER PERMITS OR AFFIDAVITS MAY BE REQUIRED BY CITY INCLUDING, BUT NOT LIMITED TO: MANHOLE 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.

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. 1816.1TERMITE 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 SWALES IN THE VARIOUS EASEMENTS.

RUNOFF SHALL BE DISCHARGED FROM IMPERVIOUS SURFACES THROUGH RETENTION AREAS, DETENTION DEVICES, FILTERING AND CLEANSING DEVICES OR SUBJECTED TO SOME OTHER TYPE OF BEST MANAGEMENT PRACTICE PRIOR TO DISCHARGE FROM THE PROJECT SITE.  
ALL RUNOFF MUST BE CONTAINED ON SITE FOR A 5-YEAR 24-HOUR STORM

ALL STORM WATER RUNOFF MUST REMAIN ON SITE DURING CONSTRUCTION AS WELL. CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHTS OF WAY, STORM WATER FACILITIES AND NEIGHBORING WATER BODIES.

SURVEY

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

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

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 SYLVESTRIS.  
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.

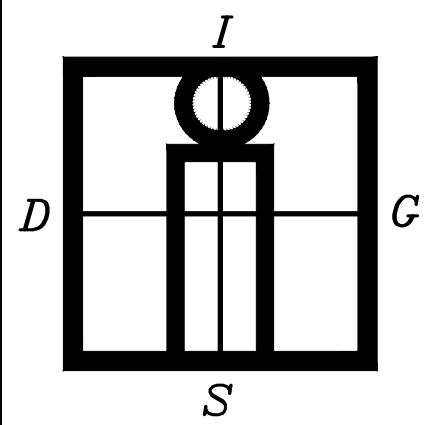
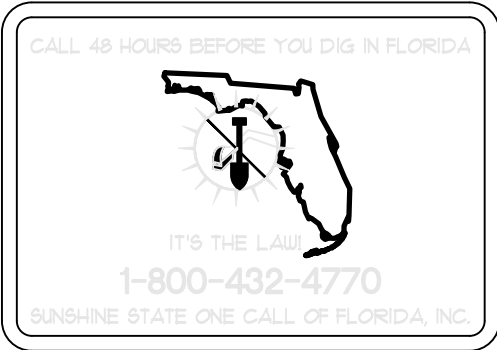
GREEN BUILDING:

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

- PER 151.152
- BICYCLE STORAGE
  - RECYCLING A DEDICATED AREA FOR COLLECTING RECYCLED MATERIALS

- PER 151.153
- ENERGY STAR APPROVED ROOFING MATERIALS
  - PROGRAMMABLE THERMOSTATS
  - OCCUPANCY/VACANCY SENSOR
  - DUAL FLUSH TOILETS
  - ALL HOT WATER PIPES INSULATED
  - MERV 8 AIR FILTERS ON ALL AIR CONDITIONERS
  - ONE INNOVATIVE BUILDING PRACTICE NOT LISTED.

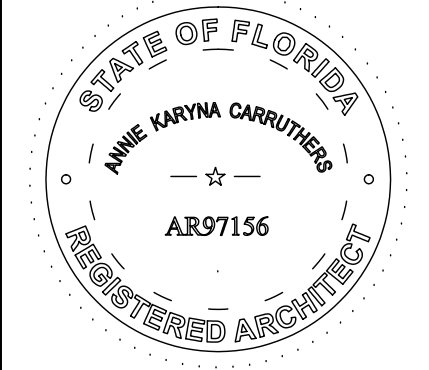
- INSULATION ON ROOF
- ENERGY EFFICIENT FAUCETS (.5 GAL /MIN MAX)



IN-SITE DESIGN GROUP LLC

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ARCHITECT



SEAL  
STATE OF FLORIDA LICENSE No AR-87156

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

DISTRIBUTION  
MARCH-19-2018  
PREAP MEETING  
JULY-2-2018  
PRELIMINARY TECHNICAL  
ADVISORY COMMITTEE

REVISIONS

TAC SUBMITTAL  
NOT FOR CONSTRUCTION

Date Of Issue  
MAY-30-2018

PROJECT DATA

A-0.2

NOTES

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<div><div></div><div><div><div><div><div>1</div><div>CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED IN A VISIBLE PLACE AT ALL TIMES.</div></div><div><div><div>2</div><div>ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.</div></div><div><div><div>3</div><div>ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONALS AND INDUSTRY ORGANIZATIONS.</div></div><div><div><div>4</div><div>CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING OR BEGINNING WORK AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, WATERWAYS AND OTHER SUPPORT FACILITIES.</div></div><div><div><div>5</div><div>CONTRACTOR TO VERIFY LOCATION OF ALL ELECTRICAL, WATER, GAS, SEPTIC TANK, OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.</div></div><div><div><div>6</div><div>CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACTOR DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATION.</div></div><div><div><div>7</div><div>CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED AS IF IT WAS BID BASED ON THE MOST EXPENSIVE METHOD OF FINISH.</div></div><div><div><div>8</div><div>CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND ISSUE ALL REQUESTS FOR INFORMATION (RFI) PRIOR TO THE AWARDING OF THE CONTRACT. ANY RFI ISSUED AFTER THE CONTRACTORS AWARDED CANNOT BE USED AS A BASE FOR A FINANCIAL OR TIME DELAY CLAIM.</div></div><div><div><div>9</div><div>CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER OR ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.</div></div><div><div><div>10</div><div>UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR OR SUBCONTRACTOR BE CONSIDERED THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE IS WRITTEN APPROVAL BY THEM.</div></div><div><div><div>11</div><div>CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT.</div></div><div><div><div>12</div><div>CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP, CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.</div></div><div><div><div>13</div><div>DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED. CONTRACTOR SHALL CONTACT THE ARCHITECT FOR ANY CLARIFICATION OR DIMENSIONS REQUIRED AND ARE NOT PROVIDED IN THE CONTRACT DOCUMENTS.</div></div><div><div><div>14</div><div>ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OR FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.</div></div><div><div><div>15</div><div>CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. INCOMPLETE SHOP DRAWINGS OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. SPECIALTY ENGINEERING SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.</div></div><div><div><div>16</div><div>THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION WITHIN THE BUILDINGS CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE CHANGE IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.</div></div><div><div><div>17</div><div>WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.</div></div><div><div><div>18</div><div>ALL WOOD FRAMING INCLUDING PLYWOOD WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS MUCH BE FIRE RETARDANT, PRESSURE TREATED WOOD AND MUST BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY.</div></div></div></div></div><div><div><div>19</div><div>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 SAVING INSULATION AS MANUFACTURED BY U.S. OYRUM CO. ACCORDING 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.</div></div><div><div><div>20</div><div>ALL SHAFTS WHERE APPLICABLE TO BE 2-HOUR RATED WITHOUT EXCEPTION, UL DESIGN NO U-505 OR APPROVED SIMILAR SHALL CONTINUE AS TO ALL UNDERSIDE OF ROOF OR FLOOR STRUCTURAL DECKING.</div></div><div><div><div>21</div><div>GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ELECTRICAL BOXES WITH CABINET MANUFACTURER AND ELECTRICAL SUBCONTRACTOR.</div></div><div><div><div>22</div><div>CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS OR AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. RE-REVIEW BY ARCHITECT OR ENGINEER REQUIRED BY SUBMITTAL NOT EVALUATED AND APPROVED BY CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR ON HOURLY RATES ESTABLISHED IN ARCHITECT CONTRACT FOR SERVICES FOR THE PROJECT.</div></div><div><div><div>23</div><div>CONTRACTOR SHALL HAVE CONTRACTED ALL SUBCONTRACTORS AND VENDORS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR NO LATER THAN 30 DAYS AFTER THE START DATE OF CONSTRUCTION.</div></div><div><div><div>24</div><div>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.</div></div><div><div><div>25</div><div>CONTRACTOR TO PROVIDE CONTINUOUS WOOD BLOCKING AT ALL INTERIOR PARTITION FOR INSTALLATION OF BASE BOARDS. COORDINATION PLACEMENT HEIGHTS WITH LOCATION OF BASE BOARDS.</div></div><div><div><div>26</div><div>FOR ALL BATHROOMS PROVIDE WOOD BLOCKING IN SHOWERS AND BEHIND TOILETS FOR GRAB BARS AS REQUIRED.</div></div><div><div><div>27</div><div>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.</div></div><div><div><div>28</div><div>CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR FOR PROPER OPERATION OF THE BUILDING SYSTEMS, THE OMISSION OF ANY OR ALL ACCESS PANELS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS.</div></div><div><div><div>29</div><div>CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS.</div></div><div><div><div>30</div><div>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.</div></div><div><div><div>31</div><div>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.</div></div><div><div><div>32</div><div>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.</div></div><div><div><div>33</div><div>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.</div></div><div><div><div>34</div><div>UPON COMPLETION OF THIS PROJECT, THE GENERAL CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF "AS-BUILT" ARCHITECTURAL, MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTEE, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT SET OF "AS-BUILT" DRAWINGS. INFORMATION SHALL BE RECORDED BY THE GENERAL CONTRACTOR AS CONSTRUCTION PROGRESSES. UPON FINAL COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL ISSUE AN "AS-BUILT" SET OF DRAWINGS AND DOCUMENTS TO THE OWNER, ALONG WITH AN AFDWMT CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THESE "AS-BUILT" DRAWINGS AND DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS PROJECT AND REFLECT THE "AS-BUILT" CONDITIONS.</div></div></div></div></div><div><div><div>35</div><div>THE CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS SHALL GRANT TO THE OWNER/DEVELOPER AND INSTITUTIONAL MORTGAGEE, IMPROVEMENT WARRANTIES OF FITNESS AS TO THE WORK PERFORMED OR MATERIALS SUPPLIED BY THEM AS FOLLOWS: A) FOR THE PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETION OF A BUILDING OR IMPROVEMENTS WARRANTY AS TO THE MECHANICAL AND PLUMBING ELEMENTS, B) FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF THE BUILDING OR IMPROVEMENT A WARRANTY AS TO ALL OTHER IMPROVEMENTS AND MATERIALS AND C) AS TO THE PERSONAL PROPERTY A WARRANTY WHICH IS FOR THE SAME PERIOD AS THAT PROVIDED BY THE MANUFACTURER OF THE PROPERTY COMMENCING WITH THE DATE OF POSSESSION OF THE BUILDING.</div></div><div><div><div>36</div><div>COMPLETION OF A BUILDING OR IMPROVEMENT MEANS FINAL COMPLETION OF CONSTRUCTION, FINISHING, AND EQUIPPING OF THE BUILDING OR IMPROVEMENT ACCORDING TO THE PLANS AND SPECIFICATIONS AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE ENTIRE BUILDING OR IMPROVEMENT OR THE EQUIVALENT AUTHORIZATION BY THE GOVERNMENTAL BODY HAVING JURISDICTION. THE WARRANTIES PROVIDED HEREIN SHALL INSURE TO THE BENEFIT OF THE OWNER AND ITS SUCCESSOR TO THE BENEFIT OF THE OWNER/DEVELOPER AND TO THE BENEFIT OF THE INSTITUTIONAL MORTGAGEE.</div></div><div><div><div>37</div><div>THE UNDERSIDE OF ALL EXTERIOR SOFFITS AND SLABS EXPOSED TO WEATHER SHALL RECEIVE A CONTINUOUS DRIP STRIP WITHOUT EXCEPTION.</div></div><div><div><div>38</div><div>ALL METAL FLASHING, SCUPPERS ETC. TO RECEIVE PAINT AS RECOMMENDED BY MANUFACTURER, UNLESS OTHERWISE NOTED ON DRAWINGS OR PROJECT MANUAL.</div></div><div><div><div>39</div><div>STRUCTURAL ENGINEERING, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING DRAWINGS ARE PART OF THIS PROJECT AND SHALL BE USED BY THE CONTRACTOR IN FULL COORDINATION WITH ALL THE DRAWINGS ISSUED.</div></div><div><div><div>40</div><div>CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO, PAVING, SIDEWALKS, STREETS, EXISTING TREES AND LANDSCAPING TO INSURE THEIR PROPER DRAINAGE AND RETURN THEM TO THEIR ORIGINAL FINISHED CONDITION.</div></div><div><div><div>41</div><div>ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION, UNLESS OTHERWISE NOTED.</div></div><div><div><div>42</div><div>CONTRACTOR SHALL INSTALL ALL PRODUCTS, MATERIALS AND SYSTEMS AS PER MANUFACTURERS SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS SHALL SUPERCEDE OTHER INSTRUCTIONS INDICATED.</div></div><div><div><div>43</div><div>CONTRACTOR SHALL PREPARE SAMPLES OF ALL EXTERIOR FINISHES THAT ARE TO BE APPLIED TO THE STRUCTURE TO THE ARCHITECT INCLUDING BUT NOT LIMITED TO COLOR, STAINS, APPLIED FINISHES AND DETAILS. ARCHITECT SHALL REVIEW THESE SAMPLES FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS AND THE OVERALL DESIGN AND VISION. UPON APPROVAL OF THE SAMPLES THE OWNER SHALL THEN REVIEW AND APPROVE SAID SAMPLES WITH THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL THE OWNER BE PRESENTED WITH SAMPLES PRIOR TO ARCHITECTS REVIEW.</div></div><div><div><div>44</div><div>ANY CHANGES TO THE DESIGN AND/OR ANY PART OF THESE CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY ARCHITECT. ARCHITECT SHALL REVIEW AND APPROVE ANY EXTERIOR OWNER DIRECTED REVISIONS PRIOR TO MODIFICATIONS.</div></div></div></div></div><div><div><div>45</div><div>A/C AIR HANDLING UNIT ALTERNATE ALUMINUM ABOVE FINISH FLOOR ANGLE AT ARCH ACCESS PANEL</div></div><div><div><div>46</div><div>BEAM BAR JOIST BLOCKING BOARD BOTTOM BUILDING BRICK BOTH SIDES BUILT UP ROOFING</div></div><div><div><div>47</div><div>CABINET CEILING JOISTS CEMENT CENTER LINE CERAMIC TILE CHAMFER CHANNEL CLEAR COLUMN COMPOSITION CONCRETE BLOCK CONSTRUCTION GRADE CONTINUOUS COLD WATER CULTURED MARBLE CEILING CONCRETE MASONRY UNIT CERAMIC TILE COUNTER</div></div><div><div><div>48</div><div>DETAIL DIAMETER DISHWASHER DOUBLE DOUBLE PLATE DOOR DOWN DOWNSPOUT DRAWER DISPENSER DAMP PROOFING MEMBRANE DRYWALL</div></div><div><div><div>49</div><div>ELECTRICAL EXPANSION EACH ELEVATION EQUAL EXHAUST EXPANSION JOINT EXTERIOR ETC/ETRA</div></div><div><div><div>50</div><div>FACE OF MASONRY FACE OF STUD FLORIDA BUILDING CODE FINISH FINISH FLOOR FINISH GRADE FLASHING FLOOR FLOOR DRAIN FLOOR JOISTS FLUORESCENT FOOTING FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE FIXTURE FURRING FIELD VERIFY</div></div><div><div><div>51</div><div>GRAB BAR GALVANIZED GRADE</div></div><div><div><div>52</div><div>GYPSUM BOARD GLASS</div></div></div><div><div><div>53</div><div>A/C A.H.U. HEIGHT ALTERNATE ALUMINUM ABOVE FINISH FLOOR ANGLE AT ARCH ACCESS PANEL</div></div><div><div><div>54</div><div>BM, B.J. BLKG. BO. / BRD. BOT. BLDG. BRK. B.S. B.U.R.</div></div><div><div><div>55</div><div>CAB. CLG. CLG. JST. CEM. CER. T. CHAM. [OR ] CIR. COL. COMPO. CONC. BLK. CONST. GR. CONT. C.W. CULT. MAR. CLG. CMU C.T. CTR</div></div><div><div><div>56</div><div>DTL. DIA. D.W. DBL. DBL. PL. DR. DN. D.S. DWR. DISP. D.P.M. D.W.</div></div><div><div><div>57</div><div>ELEC EXP EA. ELEV./EL. EQ. EXH. EXP. JT. EXT. ETC.</div></div><div><div><div>58</div><div>F.O.W. F.O.S. F.B.C. FIN. FF. F.G. FLSH'G FLR. F.D. FLR. JST. FLUR. FTG. F.E.C. FIXT. FUR. F.V.</div></div><div><div><div>59</div><div>G.B. GALV. GRD.</div></div><div><div><div>60</div><div>GYP. GL.</div></div></div><div><div><div>61</div><div>HEADER HEIGHT HOSE BIBB HOLLOW METAL HANDICAP HOT WATER</div></div><div><div><div>62</div><div>INFORMATION INSULATION INTERIOR</div></div><div><div><div>63</div><div>JOINT JOIST</div></div><div><div><div>64</div><div>KNOCK OUT KNEE SPACE</div></div><div><div><div>65</div><div>LAMINATED PLASTIC LAM. PLAS. LAM. LUM. LAV. L.W.</div></div><div><div><div>66</div><div>MACHINE BOLT MANUFACTURER MATERIAL MAXIMUM MEDICINE CABINET METAL MINIMUM MASONRY MARBLE MANUFACTURER MIRROR MISCELLANEOUS MASONRY OPENING</div></div><div><div><div>67</div><div>NOT IN CONTRACT NOT TO SCALE NOT APPLICABLE NUMBER NO. OCCURE OPPOSITE ON CENTER OVERHANG</div></div><div><div><div>68</div><div>PAIR PENNY PLATE PLYWOOD PROPERTY LINE POUNDS PER SQUARE INCH. PRESSURE TREATED PARTITION PRECUTS PLASTER PANEL PRE-ENGINEERED PREFABRICATED PAPER TOWEL DISPENSER</div></div><div><div><div>69</div><div>RADIUS RAFTER REQUIRED REVISION REFRIGERATOR RISER ROOF DRAIN ROOM ROUGH SAWN ROUGH OPENING</div></div><div><div><div>70</div><div>REF. REF. REF. R.D. R.M. RO/S R.O.</div></div><div><div><div>71</div><div>RAD. REQD REV. REF. R.D. R.M. RO/S R.O.</div></div><div><div><div>72</div><div>SELECT STRUCTURAL SOLID CORE SHELF AND POLE SIMILAR SLIDING GLASS DOOR SLOPING CEILING SPLASH SHEATHING SYNTHETIC MARBLE SOAP DISPENSER SQUARE FEET SHELF SHEET SLIDING GLASS DOOR STAINLESS STEEL STANDARD STEEL SUSPENDED</div></div><div><div><div>73</div><div>SELECT STRUCT. S.C. S &amp; P SIM. SL GL DR. SLP. CLG. SPL. SHTG. SYN. MARBLE S.D. S.F. (SQ.FT.) SH. SHT S.G.D. S.S. STD STL. SUSP.</div></div><div><div><div>74</div><div>T.O.I.T. T.C. T.C. TYP. T&amp;G T.O.P. T.O.B.</div></div><div><div><div>75</div><div>TOILET PAPER DISPENSER TEMPERED GLASS TIE BEAM TOP OF CURB TREAD TYPICAL TONGUE AND GROOVE TOP OF PLATE TOP OF BEAM</div></div><div><div><div>76</div><div>UNLESS NOTED OTHERWISE U.N.O.</div></div><div><div><div>77</div><div>VENT THRU ROOF VENT TO OUTSIDE AIR VERTICAL VINYL COMPOSITION TILE</div></div><div><div><div>78</div><div>WARDROBE WATER CLOSET WATERPROOFING WELDED WIRE MESH WINDOW WITH WITHOUT WOOD WROUGHT IRON WALK IN CLOSET</div></div><div><div><div>79</div><div>WARD. W.C. W.P. W.W.M. WIND W/ W/O WD. W.I. W.I.C.</div></div><div><div><div>80</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>81</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>82</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>83</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>84</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>85</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>86</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>87</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>88</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>89</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>90</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>91</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>92</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>93</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>94</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>95</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>96</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>97</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>98</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>99</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>100</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>101</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>102</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>103</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>104</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>105</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>106</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>107</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. 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PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>124</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>125</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>126</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>127</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>128</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>129</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>130</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>131</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. 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PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>140</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>141</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>142</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>143</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>144</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>145</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>146</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>147</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>148</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>149</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>150</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>151</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>152</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>153</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>154</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>155</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>156</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>157</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>158</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>159</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>160</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>161</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>162</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>163</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>164</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>165</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>166</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>167</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>168</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>169</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>170</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>171</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. 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PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>188</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>189</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>190</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>191</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>192</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>193</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>194</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>195</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. 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PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>204</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I.D.</div></div><div><div><div>205</div><div>PR. d PL. PLY.WD. P. P.S.I. P.T. PART P.C. PLAS. PNL PREENG PREFABRAB P.I</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>
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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 IRREGULARITIES SHALL BE DETERMINED FOR THE SITE AT WHICH THE BUILDING OR STRUCTURE IS TO BE CONSTRUCTED.

R301.1APPLICATION. BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE. 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 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 TO R301.2.4. EXCEPTIONS TO 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 BUILDINGS NOT CLASSIFIED IN ANY SPECIFIC OCCUPANCY SHALL BE CONSTRUCTED, EQUIPPED AND MAINTAINED TO CONFORM TO THE REQUIREMENTS OF THIS CODE THAT ARE COMMENSURATE WITH THE FIRE AND LIFE HAZARD INCIDENTAL TO THEIR OCCUPANCY. GROUP U SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- AGRICULTURAL BUILDINGS
- BARNS
- STABLES
- PRIVATE GARAGES
- SHEDS
- LIVESTOCK SHELTERS
- FENCES MORE THAN 6 FT IN HEIGHT
- 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 BUILDING HEIGHT RATING OF THE BUILDING. SECTION 602 AND THE OCCUPANCIES AS DETERMINED BY SECTION 302 EXCEPT AS MODIFIED HEREAFER. BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA PROVISIONS SHALL BE APPLIED INDEPENDENTLY TO EACH BUILDING OR 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.

712.1.1SHAFT ENCLOSURES. EACH VERTICAL OPENING SHALL BE PROTECTED BY A SHIELD ENCLOSURE COMPLYING WITH SECTION 713 SHALL BE PERMITTED. 712.1.2INDIVIDUAL DWELLING UNIT. UNCONCEALED VERTICAL OPENINGS TOTALLY WITHIN AN INDIVIDUAL RESIDENTIAL DWELLING UNIT AND CONNECTING FOUR STORIES OR LESS SHALL BE PERMITTED. 712.1.3SCALATOR OPENINGS. WHERE A BUILDING VERTICAL OPENING THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, VERTICAL OPENINGS FOR ESCALATORS SHALL BE PERMITTED WHERE PROTECTED IN ACCORDANCE WITH SECTION 712.1.3.1 OR 712.1.3.2.

712.1.3.1OPENING SIZE. PROTECTION BY A DRAFT CURTAIN AND CLOSELY SPACED SPRINKLERS IN ACCORDANCE WITH NFPA 134 SHALL BE PERMITTED WHERE THE AREA OF THE VERTICAL OPENING BETWEEN STORIES DOES NOT EXCEED TWICE THE AREA OF THE PROTECTED AREA. THE ESCALATOR, IN OTHER THAN GROUPS B AND M, HAS THIS APPLICATION IS LIMITED TO OPENINGS THAT DO NOT CONNECT MORE THAN FOUR STORIES.

712.1.3.2AUTOMATIC SHUTTERS. PROTECTION OF THE VERTICAL OPENING BY APPROVED SHUTTERS AT EVERY PENETRATED FLOOR SHALL BE PERMITTED IN ACCORDANCE WITH THIS SECTION. THE SHUTTERS SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION. FIRE RESISTANCE RATINGS OF SHUTTERS SHALL BE 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 CLOSELY SHUT OFF TO PREVENT OPENING OF THE SHUTTER. THE SHUTTER SHALL BE 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. THE SHUTTER SHALL BE IN CONTACT WITH ANY OBSTACLE, AND TO CONTINUE ITS PROGRESS ON RELEASE THERE FROM.

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

712.1.5JOINTS. JOINTS SHALL BE PERMITTED WHERE COMPLYING WITH SECTION 712.1.5.1 OR 712.1.5.2, AS APPLICABLE.

712.1.5.1JOINTS IN OR BETWEEN HORIZONTAL ASSEMBLIES. JOINTS MADE IN OR BETWEEN HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 715. THE VOID CREATED AT THE INTERSECTION OF A FLOOR/CeILING ASSEMBLY AND AN EXTERIOR CURTAIN WALL ASSEMBLY SHALL BE PERMITTED WHERE PROTECTED IN ACCORDANCE WITH SECTION 715.4.

712.1.5.2JOINTS IN OR BETWEEN NONFIRE-RESISTANCE RATED FLOOR ASSEMBLIES. JOINTS IN OR BETWEEN FLOOR ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL BE PERMITTED WHERE THEY COMPLY WITH ONE OF THE FOLLOWING:

- 1.1THE JOINT SHALL BE COVERED BY A SHIELD ENCLOSURE COMPLYING WITH SECTION 712.1.1.
- 2.1THE JOINT SHALL BE LOCATED ABOVE A CEILING.
- 3.1THE JOINT SHALL BE SEALED, TREATED OR COVERED WITH AN APPROVED MATERIAL OR SYSTEM TO RESIST THE FIRE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

EXCEPTION: JOINTS MEETING ONE OF THE EXCEPTIONS LISTED IN SECTION 715.1, 712.1.6DUITS AND AIR TRANSFER OPENINGS. PENETRATIONS BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 717. GREASE DUCTS SHALL BE PROTECTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, MECHANICAL.

714.1SCOPES. THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND METHODS OF CONSTRUCTION USED TO PROTECT THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANCE RATED WALL ASSEMBLIES.

714.1.1DUCTS AND AIR TRANSFER OPENINGS. PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS BY DUCTS THAT ARE NOT PROTECTED WITH DAMPERS SHALL COMPLY WITH SECTIONS 714.2 THROUGH 714.3.3. PENETRATIONS OF HORIZONTAL ASSEMBLIES NOT PROTECTED WITH A SHAFT AS PERMITTED BY SECTION 717.6, AND NOT REQUIRED TO BE PROTECTED WITH FIRE DAMPERS BY OTHER SECTIONS OF THIS CODE, SHALL COMPLY WITH SECTIONS 714.4 THROUGH 714.5.2. DUCTS AND AIR TRANSFER OPENINGS THAT ARE PROTECTED WITH DAMPERS SHALL COMPLY WITH SECTION 717.

714.2INSTALLATION DETAILS. WHERE SLEEVES ARE USED, THEY SHALL BE SECURELY FASTENED TO THE ASSEMBLY PENETRATED. 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.

714.3FIRE-RESISTANCE RATED WALLS. PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS SHALL COMPLY WITH SECTIONS 714.3.1 THROUGH 714.3.3. PENETRATIONS IN SMOKE BARRIER WALLS SHALL ALSO COMPLY WITH SECTION 714.4.4.

714.3.1THROUGH PENETRATIONS. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.

EXCEPTION: WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUTS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL IS PERMITTED TO BE PROTECTED BY EITHER OF THE FOLLOWING MEASURES:

1.1N 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 14 SQUARE INCHES (909.4 CM<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.

2.1THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

714.3.1.1THROUGH 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 CONDUTS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL IS PERMITTED TO BE PROTECTED BY EITHER OF THE FOLLOWING MEASURES:

1.1N 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 14 SQUARE INCHES (909.4 CM<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.

2.1THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

714.3.1.1FIRE-RESISTANCE-RATED ASSEMBLIES. PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

714.3.1.2THROUGH PENETRATION FIRESTOP SYSTEM. THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE WALL PENETRATED.

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

1.1MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (1050.3 CM<sup>2</sup>) IN AREA. PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES (6461.2 CM<sup>2</sup>) IN ANY 100 SQUARE FEET (9290.2 CM<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:

- 1.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING SUE CAVITIES.
- 1.2BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE FIBER, ROCKWOOL OR SLAS MINERAL WOOL INSULATION.
- 1.3BY SILD FIREBLOCKING IN ACCORDANCE WITH SECTION 718.2.1.
- 1.4BY PROJECTING BOTH OUTLET BOXES WITH LISTED PUTTY PADS.
- 1.5BY OTHER LISTED MATERIALS AND METHODS.

2.1MEMBRANE 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:

- 2.1BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES.
- 2.2BY SILD FIREBLOCKING IN ACCORDANCE WITH SECTION 718.2.1.
- 2.3BY PROJECTING BOTH BOXES WITH LISTED PUTTY PADS.
- 2.4BY OTHER LISTED MATERIALS AND METHODS.

3.1MEMBRANE PENETRATIONS BY ELECTRICAL BOXES OF ANY SIZE OR TYPE, THAT HAVE BEEN LISTED AS PART OF A WALL OPENING PROTECTIVE MATERIAL SYSTEM FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.

4.1MEMBRANE 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.

5.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

6.1MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (1050.3 CM<sup>2</sup>) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (6461.2 CM<sup>2</sup>) IN ANY 100 SQUARE FEET (9290.2 CM<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.

7.13.3.3DISMISSAL MATERIALS. NONCOMBUSTIBLE PENETRATING ITEMS SHALL NOT CONNECT TO COMBUSTIBLE ITEMS BEYOND THE POINT OF FIRESTOPPING UNLESS IT CAN BE DEMONSTRATED THAT THE FIRE-RESISTANCE INTEGRITY OF THE WALL IS MAINTAINED.

SECTION720 THERMAL AND SOUND-INSULATING MATERIALS 720.1GENERAL. INSULATING MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR PERMEABLE FACINGS, SHALL BE COVERED AND ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE PLASTIC OR INSULATIONS, SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. WHERE A FLAME SPREAD INDEX OR A SMOKE-DEVELOPED INDEX IS SPECIFIED IN THIS SECTION, SUCH INDEX SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E814 OR UL 723. ANY MATERIAL THAT IS SUBJECT TO AN INCREASE IN FLAME SPREAD INDEX OR SMOKE-DEVELOPED INDEX BEYOND THE LIMITS HEREIN ESTABLISHED THROUGH THE EFFECTS OF AGE, MOISTURE OR OTHER ATMOSPHERIC CONDITIONS SHALL NOT BE PERMITTED.

720.1.1FIBERBOARD INSULATION SHALL COMPLY WITH CHAPTER 23.

2.1FOLM PLASTIC INSULATION SHALL COMPLY WITH CHAPTER 26.

3.1DUCT AND PIPE INSULATION AND DUCT AND PIPE COVERINGS AND LININGS IN PLENUMS SHALL COMPLY WITH THE FLORIDA BUILDING CODE, MECHANICAL.

4.1ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE PLASTIC CORE INSULATION SHALL COMPLY WITH SECTION 715.4.

720.2CONCEALED INSTALLATION. INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL NOT EXCEED A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXCEPTION: CELLULOSE FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.2.4 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC 510.2.2.

720.2.2FACINGS. WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES IN BUILDINGS OF TYPE II, III, IV OR V CONSTRUCTION, THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS.

720.2.3COVERINGS. ALL LAYERS OF REFLECTIVE PLASTIC COVERINGS ARE INSTALLED BEHIND AND IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, WALL, OR FLOOR PLANK.

EXCEPTION: ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE PLASTIC CORE INSULATION SHALL COMPLY WITH SECTION 715.4.

720.2.4CONCEALED INSTALLATION. INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXCEPTION: CELLULOSE FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.2.4 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC 510.2.2.

720.2.5TATTIC FLOORS. EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WHEN TESTED IN ACCORDANCE WITH ASTM E970.

720.2.6LOOSE-FILL INSULATION. LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTIONS 720.2 AND 720.3 WHEN TESTED IN ACCORDANCE WITH CAN/ULC 510.2.2.

720.2.7ROOF INSULATION. THE USE OF COMBUSTIBLE ROOF INSULATION NOT COMPLYING WITH SECTIONS 720.2 AND 720.3 SHALL BE PERMITTED IN ANY TYPE OF CONSTRUCTION PROVIDED THAT INSULATION IS COVERED WITH APPROVED ROOF COVERINGS DIRECTLY APPLIED THEREOF.

720.2.8CELLULOSE FIBER LOOSE-FILL INSULATION AND SELF-SUPPORTED SPRAY-APPLIED CELLULOSE INSULATION. INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXCEPTION: CELLULOSE FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT WHEN TESTED IN ACCORDANCE WITH CAN/ULC 510.2.2, PROVIDED SUCH INSULATION HAS A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AND COMPLIES WITH THE REQUIREMENTS OF SECTION 720.4.

720.2.9ROOF INSULATION. THE USE OF COMBUSTIBLE ROOF INSULATION NOT COMPLYING WITH SECTIONS 720.2 AND 720.3 SHALL BE PERMITTED IN ANY TYPE OF CONSTRUCTION PROVIDED THAT INSULATION IS COVERED WITH APPROVED ROOF COVERINGS DIRECTLY APPLIED THEREOF.

720.2.10CELLULOSE FIBER LOOSE-FILL INSULATION AND SELF-SUPPORTED SPRAY-APPLIED CELLULOSE INSULATION. INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXCEPTION: CELLULOSE FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.2.4 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC 510.2.2.

720.2.11TATTIC FLOORS. EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WHEN TESTED IN ACCORDANCE WITH ASTM E970.

720.2.12LOOSE-FILL INSULATION. LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTIONS 720.2 AND 720.3 WHEN TESTED IN ACCORDANCE WITH CAN/ULC 510.2.2.

720.2.13ROOF INSULATION. THE USE OF COMBUSTIBLE ROOF INSULATION NOT COMPLYING WITH SECTIONS 720.2 AND 720.3 SHALL BE PERMITTED IN ANY TYPE OF CONSTRUCTION PROVIDED THAT INSULATION IS COVERED WITH APPROVED ROOF COVERINGS DIRECTLY APPLIED THEREOF.

720.2.14CELLULOSE FIBER LOOSE-FILL INSULATION AND SELF-SUPPORTED SPRAY-APPLIED CELLULOSE INSULATION. INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXCEPTION: CELLULOSE FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.2.4 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC 510.2.2.

CHAPTER99 MEANS OF EGRESS SECTION1001 GENERAL. ADMINISTRATION 1001.1GENERAL. BUILDINGS OR PORTIONS THEREOF SHALL BE PROVIDED WITH A MEANS OF EGRESS SYSTEM AS REQUIRED BY THIS CHAPTER. 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 ALARM SYSTEMS.

901.2FIRE PROTECTION SYSTEMS. FIRE PROTECTION SYSTEMS SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION AND ARRANGEMENT OF MEANS OF EGRESS COMPONENTS REQUIRED TO PROVIDE AN APPROVED MEANS OF EGRESS FROM STRUCTURES AND PORTIONS THEREOF.

1001.2MINIMUM REQUIREMENTS. BUILDINGS OR PORTIONS THEREOF SHALL BE PROVIDED WITH A MEANS OF EGRESS SYSTEM THAT WILL REDUCE THE NUMBER OF EXITS OR THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE MEANS OF EGRESS TO LESS THAN REQUIRED BY THIS CODE.

1001.3MAINTENANCE. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE.

1001.4FIRE 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.

SECTION903 AUTOMATIC SPRINKLER SYSTEMS [F903.1]GENERAL. AUTOMATIC SPRINKLER SYSTEMS SHALL COMPLY WITH THIS SECTION.

1003.1GENERAL. ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS COMPLYING WITH SECTION 904 SHALL BE PERMITTED INSTEAD OF AUTOMATIC SPRINKLER PROTECTION WHERE RECOGNIZED BY THE APPLICABLE STANDARD AND APPROVED BY THE FIRE CODE OFFICIAL.

903.3INSTALLATION REQUIREMENTS. AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 903.3.1 THROUGH 903.3.1.5.

1003.3.1STANDARDS. SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 UNLESS OTHERWISE PERMITTED BY SECTIONS 903.3.1.2 AND 903.3.1.3 AND OTHER CHAPTERS OF THIS CODE, AS APPLICABLE.

1003.3.1.1NFPA 13 SPRINKLER SYSTEMS. WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1 AND 903.3.1.2.

SECTION904 PORTABLE FIRE EXTINGUISHERS 904.1WHERE REQUIRED. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:

1.1IN GROUP A, B, E, F, H, I, M, R-1, R-2, R-4 AND 3 OCCUPANCIES.

EXCEPTION: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C.

2.1WITHIN 30 FEET (9.14 MM) OF COMMERCIAL COOKING EQUIPMENT.

3.1IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.

4.1ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION, EXCEPT GROUP R-3 OCCUPANCIES, IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE.

5.1WHERE REQUIRED BY THE FLORIDA FIRE PREVENTION CODE.

6.1SPECIAL-HAZARD AREAS, INCLUDING BUT NOT LIMITED TO LABORATORIES, COMPUTER ROOMS AND GENERATOR ROOMS, WHERE REQUIRED BY THE FLORIDA FIRE PREVENTION CODE.

7.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

8.1MEMBRANE 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.

9.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

10.1MEMBRANE 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.

11.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

12.1MEMBRANE 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.

13.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

14.1MEMBRANE 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.

15.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

16.1MEMBRANE 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.

17.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

18.1MEMBRANE 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.

19.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

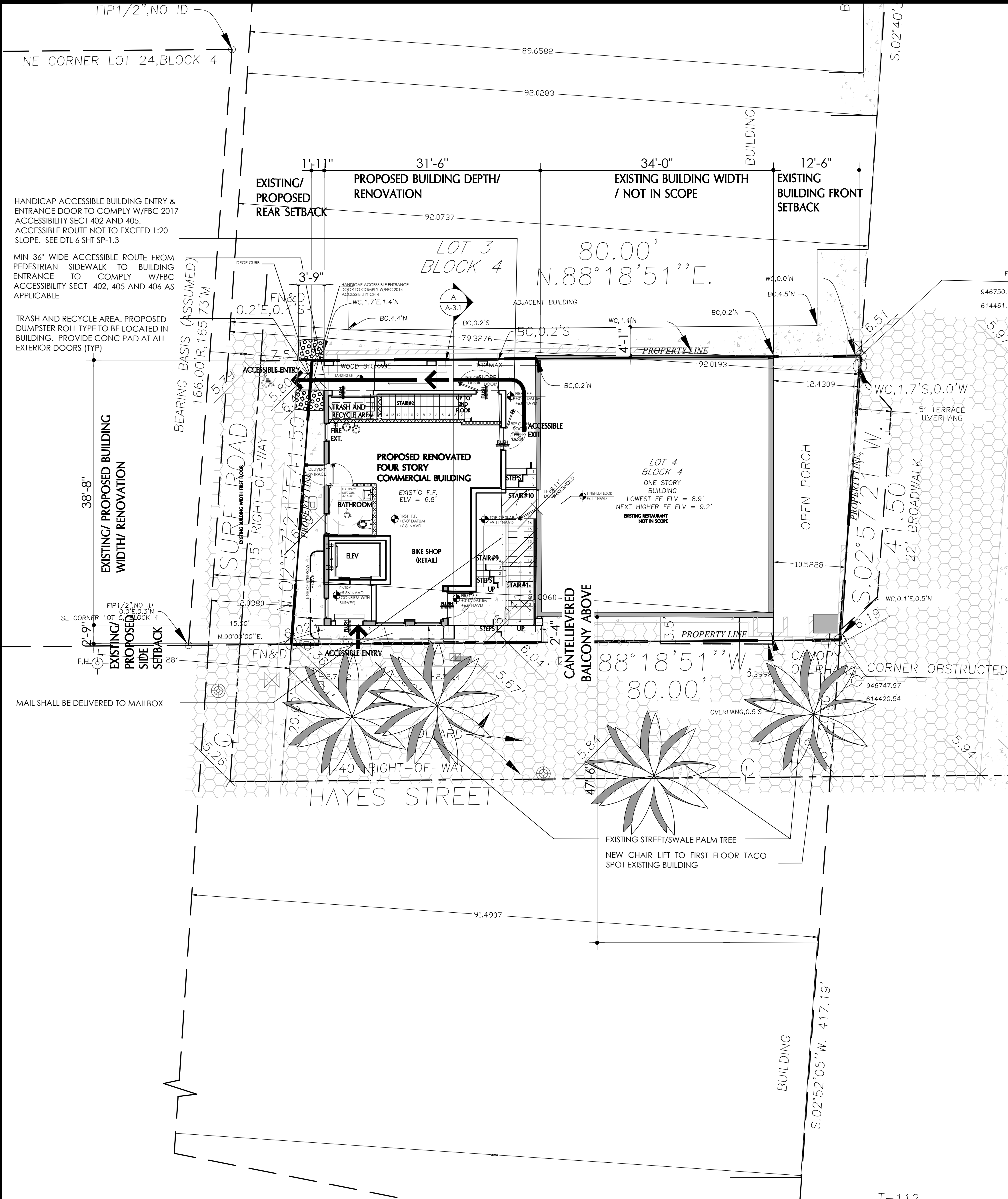
20.1MEMBRANE PENETRATIONS BY BOXES OTHER THAN ELECTRICAL BOXES. PROVIDED SUCH PENETRATING ITEMS AND THE ANNULAR SPACE BETWEEN THE WALL, MEMBRANE AND THE BOX, ARE PROTECTED BY AN APPROVED MEMBRANE PENETRATION SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE 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.

21.1BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS COVERED BY A METAL ESCUTCHEON PLATE.

22.1MEMBRANE 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.

23.1BY A HORIZONTAL DISTANCE OF NOT LESS





1 NEW SITE PLAN  
SCALE = 1/8" = 1'-0"

6 AREA TABULATIONS

1500 BROADWALK SQFT CALCULATION		
1ST FLOOR (RETAIL)		SQFT
RETAIL SPACE		520.99
BATHROOM		55.61
STAIR		83.42
TRASH AREA		35.70
ELEVATOR		63.00
ELEVATOR LOBBY		44.71
BREEZEWAY		416.30
1ST FLOOR (RETAIL) TOTAL		1219.73
2ND FLOOR (KITCHEN)		SQFT
KITCHEN		448.14
STAIR LANDINGS		174.75
BATHROOM		41.27
ELEVATOR LOBBY		57.36
DUMBWAITER		14.21
TERRACE		202.68
BALCONY		33.37
2ND FLOOR (KITCHEN) TOTAL		971.78
3RD FLOOR (RESTAURANT)		SQFT
RESTAURANT		737.47
STAIR LANDINGS		100.10
STORAGE/MECH		47.40
BATHROOM		57.51
ELEVATOR LOBBY		57.35
3RD FLOOR (RESTAURANT) TOTAL		999.81
4TH FLOOR (RESTAURANT)		SQFT
RESTAURANT		580.66
STAIR LANDINGS		100.10
STORAGE/MECH		47.40
BATHROOM		57.49
ELEVATOR LOBBY		57.36
4TH FLOOR (RESTAURANT) TOTAL		843.01
ROOF LEVEL		SQFT
ROOF DECK		814.60
STAIR LANDINGS		101.05
STORAGE/MECH		47.85
ELEVATOR LOBBY		58.00
ROOF LEVEL TOTAL		1021.49
PROPOSED BUILDING TOTAL		5055.82
SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION		

NOTES:  
SEE DEMOLITION PLAN FOR DETAILS ON STRUCTURE TO BE DEMOLISHED  
UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.  
EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.  
OTHER PERMITS MAY BE REQUIRED INCLUDING FENCE, DEMOLITION, PAVING, GRADING, CURBING, SITE LIGHTING, IRRIGATION, AND DRIVEWAY, FOOT, SPWAD, AND/OR TREES TO BE RELOCATED OR REMOVED.  
ALL APPLICABLE FEDERAL, STATE, COUNTY, DRAINAGE DISTRICT AND CITY PERMITS FOR CONSTRUCTION OF PAVING, GRADING, DRAINAGE, WATER AND SANITARY SEWER SHALL BE OBTAINED PRIOR TO CONSTRUCTION AS REQUIRED.  
ALL PLANS SUBMITTED FOR PERMITTED SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION AND SHALL INCORPORATE ALL CONDITIONS OF APPROVAL AS LISTED IN THE DEVELOPMENT ORDER AND APPROVED BY THE CITY COMMISSION.  
ONE ROLL TYPE DUMPSTER SHALL BE PROVIDED INSIDE STRUCTURE WHERE NOTED ON SITE PLAN  
INDICATES EXISTING GRADE ELEVATION AND/OR CROWN OF ROAD SEE SURVEY  
THE SITE SHALL BE GRADED 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 BERMING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS. SEE ORIGINAL PERMIT PLANS FOR DETAILS.

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 CCCL  
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 WAVE LENGTH LIGHTS, E.G. THOSE THAT PRODUCE LIGHT THAT MEASURES GREATER THAN 560 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, FLUORESCENT, 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.MYFWC.COM/WILDLIFEHABITATS/MANAGED/SEA-TURTLES/TURTLES-LIGHTS/](http://www.myfwc.com/wildlifehabitats/managed/sea-turtles/turtles-lights/)  
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 DOORS WITHIN 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 FDP PERMIT CONDITIONS.  
THE FOLLOWING ARE NOT ALLOWED  
PRIVATE BALCONY LIGHTS • UP LIGHTS • TREE STRAP DOWNLIGHTS • DECORATIVE LIGHTING, NOT NECESSARY FOR HUMAN SAFETY OR SECURITY  
POIND LIGHTS • DUNE WALKOVER 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 ACCESSIBLE PARKING SPACE 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

ZONING  
ZONING DISTRICT  
FEMA FLOOD ZONE  
REQUIRED BFE  
EXISTING/PROPOSED FINISHED FLOOR  
CROWN OF ROAD  
NET LAND AREA  
BWK-25-HD-C  
ZONE -VE-11/AE-9  
+12'-0" NAVD 88  
+6'-8" NAVD 88 EXISTING TO REMAIN  
+5'-7"  
3309.11 (.0759 ACRE)

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

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

VARIANCES REQUESTED:  
1. NORTH SETBACK: REQUEST TO WAIVE THE REQUIRED 5 FT 4" BASE BUILDING SETBACK ON THE NORTH SIDE TO ZERO. REQUEST A VARIANCE ON THE NORTH SIDE TO ALLOW US TO CONTINUE TO BUILD AT THE EXISTING NON CONFORMING BUILDING LINE UP TO A HEIGHT OF 34'-9" IN ORDER TO ACCOMMODATE THE SPACE NEEDED TO INSTALL 2 ENCLOSED STAIR CASES REQUIRED BY THE BUILDING CODE. THE BUILDING CANNOT BE FUNCTIONAL WITHOUT THE APPROVAL OF THE VARIANCE.  
2. NORTH SETBACK: REQUEST TO WAIVE THE REQUIRED 10 FOOT TOWER BUILDING SETBACK ON THE NORTH TO 0'-0". REQUEST A VARIANCE ON THE NORTH SIDE TO ALLOW US TO CONTINUE TO BUILD AT THE EXISTING NON CONFORMING BUILDING LINE UP TO A HEIGHT OF 34'-9" IN ORDER TO ACCOMMODATE THE SPACE NEEDED TO INSTALL 2 ENCLOSED STAIR CASES REQUIRED BY THE BUILDING CODE. THE BUILDING CANNOT BE FUNCTIONAL WITHOUT THE APPROVAL OF THE VARIANCE.  
3. SOUTH SIDE - REQUEST A VARIANCE TO ALLOW FOR A 14'-4" WIDE BALCONY ON THE 2ND FLOOR TO BE PROJECTED 2 FEET 4 INCHES OVER THE BASE BUILDING TO ENROACH 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.

5 TABULAR SUMMARY

BASED ON A SURVEY PLAN BY ATLANTIC COAST SURVEYORS:  
LOT 4 BLOCK 4 "HOLLYWOOD BEACH FIRST ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 1 PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

7 LEGAL DESCRIPTION

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

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

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MARCH-19-2018  
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PRELIMINARY TECHNICAL ADVISORY COMMITTEE

REVISIONS

TAC SUBMITTAL NOT FOR CONSTRUCTION

Date Of Issue  
MAY-30-2018

SITE PLAN  
SP-1.1



KEY NOTES:

1. VANILLA SHELL, CABINETY 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 5/ 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 9 SHT A-6.1.
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

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" NGVD

2 FLOOR PLAN KEY NOTES

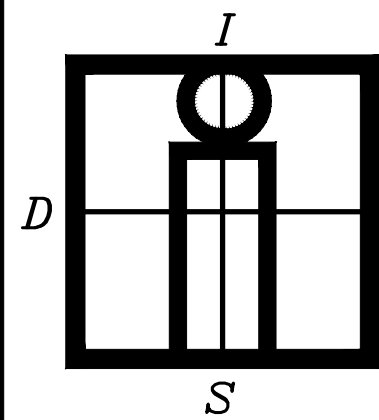
WALL LEGEND

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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 (RETAIL)		SQFT
RETAIL SPACE		520.99
BATHROOM		55.61
STAIR		83.42
TRASH AREA		35.70
ELEVATOR		63.00
ELEVATOR LOBBY		44.71
BREEZEWAY		416.30
1ST FLOOR (RETAIL) TOTAL		1219.73
2ND FLOOR (KITCHEN)		SQFT
KITCHEN		448.14
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BATHROOM		57.49
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ROOF LEVEL		SQFT
ROOF DECK		814.60
STAIR LANDINGS		101.05
STORAGE/MECH		47.85
ELEVATOR LOBBY		58.00
ROOF LEVEL TOTAL		1021.49
PROPOSED BUILDING TOTAL		5055.82
SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION		

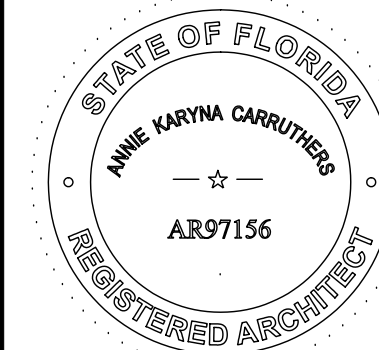
4 AREA CALCULATIONS



IN-SITE DESIGN GROUP LLC

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HOLLYWOOD, FL 33020  
INSTEDESIGNGROUP.COM  
AA26001758  
954 921 5333

ANNIE K. CARRUTHERS  
ARCHITECT



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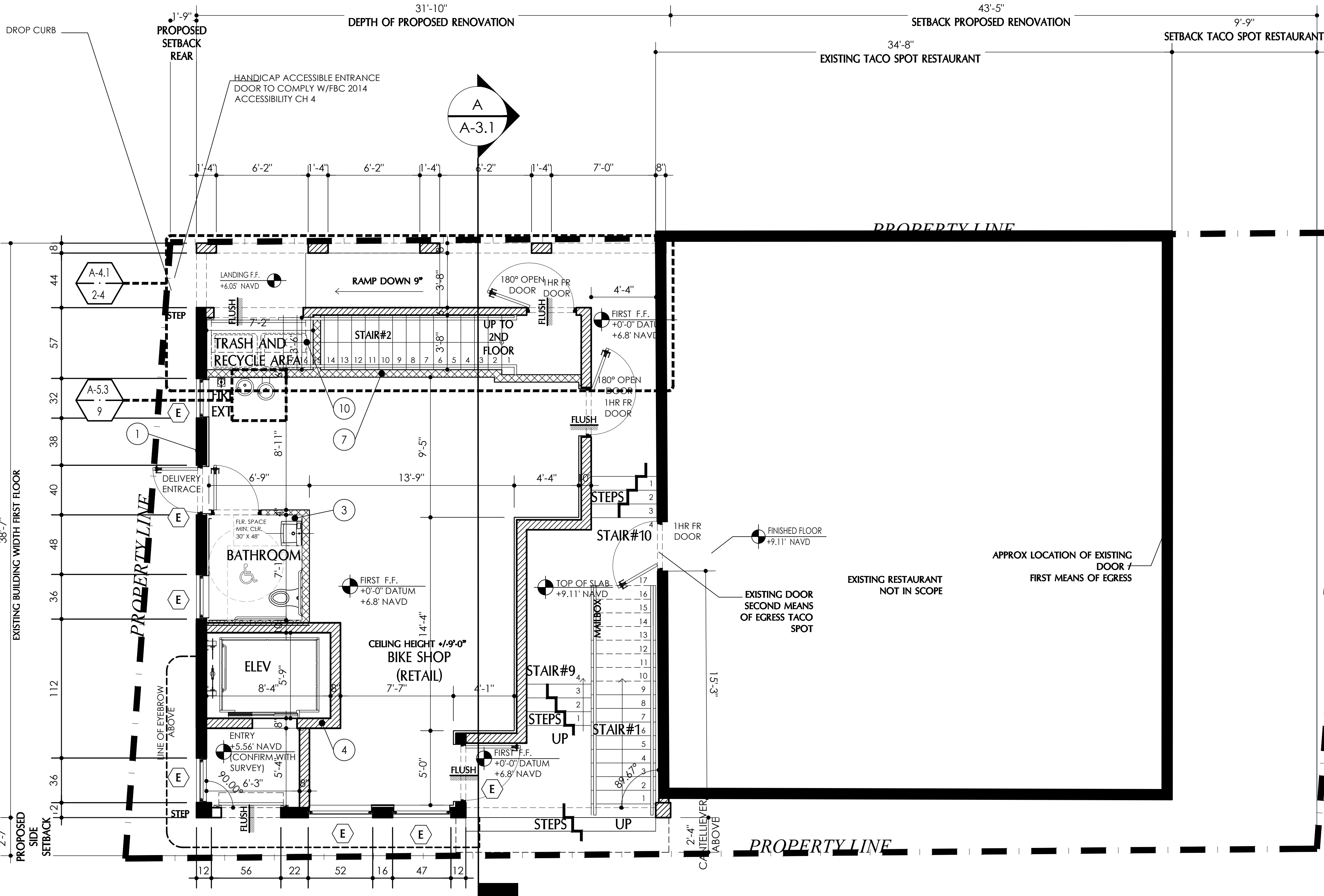
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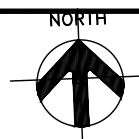
Date Of Issue  
MAY-30-2018

FLOOR PLAN

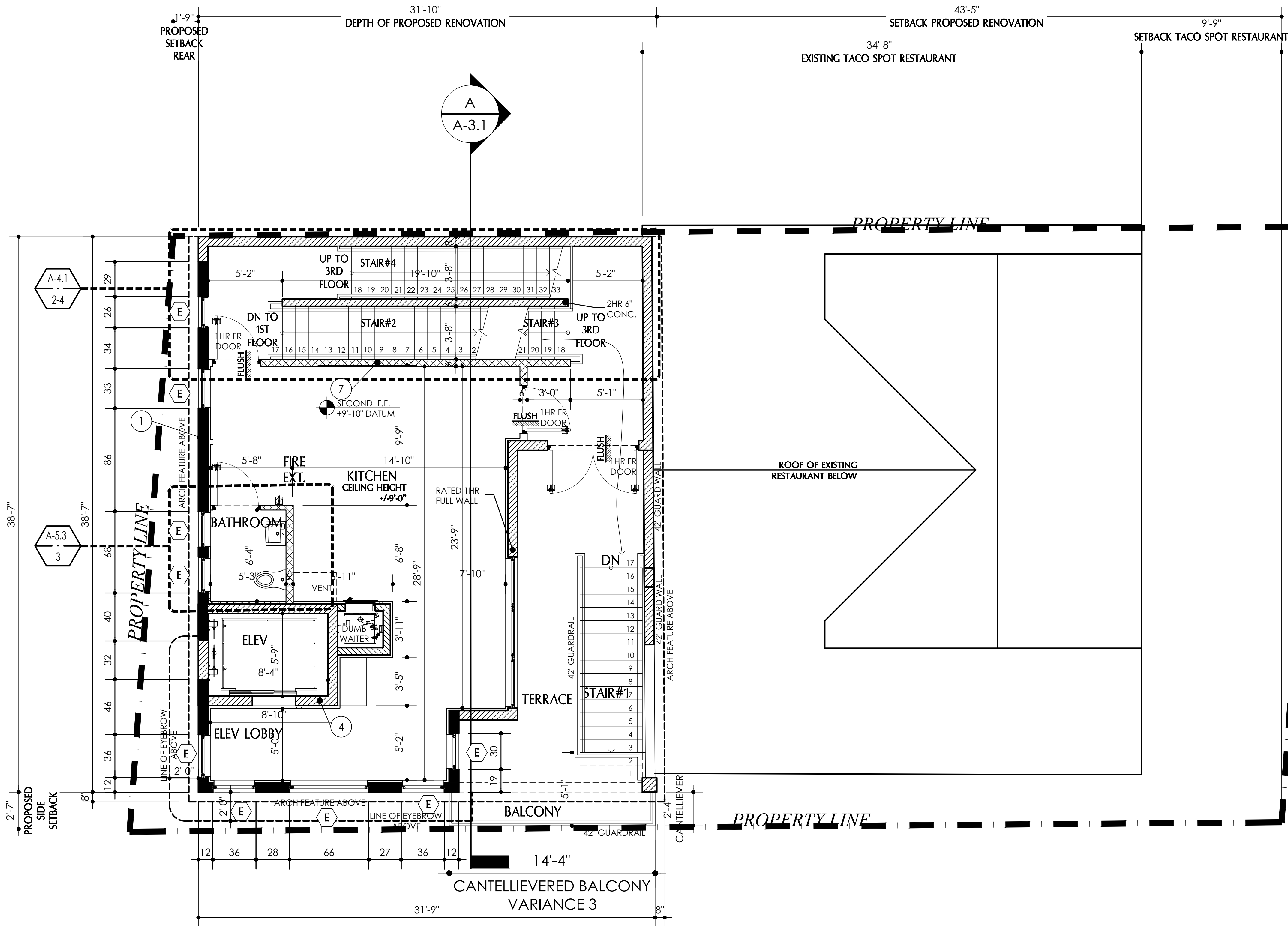
A-1.1



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







KEY NOTES:

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2 FLOOR PLAN KEY NOTES

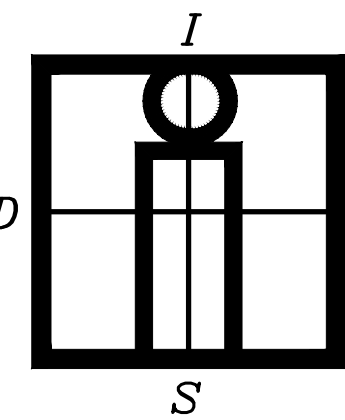
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3 WALL LEGEND

1500 BROADWALK SQFT CALCULATION			
1ST FLOOR (RETAIL)			SQFT
RETAIL SPACE			520.99
BATHROOM			55.61
STAIR			83.42
TRASH AREA			35.70
ELEVATOR			63.00
ELEVATOR LOBBY			44.71
BREEZEWAY			416.30
1ST FLOOR (RETAIL) TOTAL			1219.73
2ND FLOOR (KITCHEN)			SQFT
KITCHEN			448.14
STAIR LANDINGS			174.75
BATHROOM			41.27
ELEVATOR LOBBY			57.36
DUMBWAITER			14.21
TERRACE			202.68
BALCONY			33.37
2ND FLOOR (KITCHEN) TOTAL			971.78
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STORAGE/MECH			47.40
BATHROOM			57.51
ELEVATOR LOBBY			57.35
3RD FLOOR (RESTAURANT) TOTAL			999.81
4TH FLOOR (RESTAURANT)			SQFT
RESTAURANT			580.66
STAIR LANDINGS			100.10
STORAGE/MECH			47.40
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ROOF LEVEL			SQFT
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ROOF LEVEL TOTAL			1021.49
PROPOSED BUILDING TOTAL			5055.82
SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION			

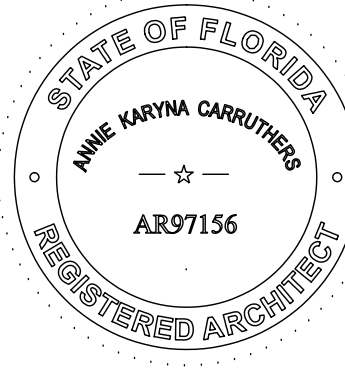
3 AREA CALCULATIONS



IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT



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OWNER:  
CHIKUITA PROPERTIES, LLC  
ADDRESS:  
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HOLLYWOOD, FL 33019

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REVISIONS

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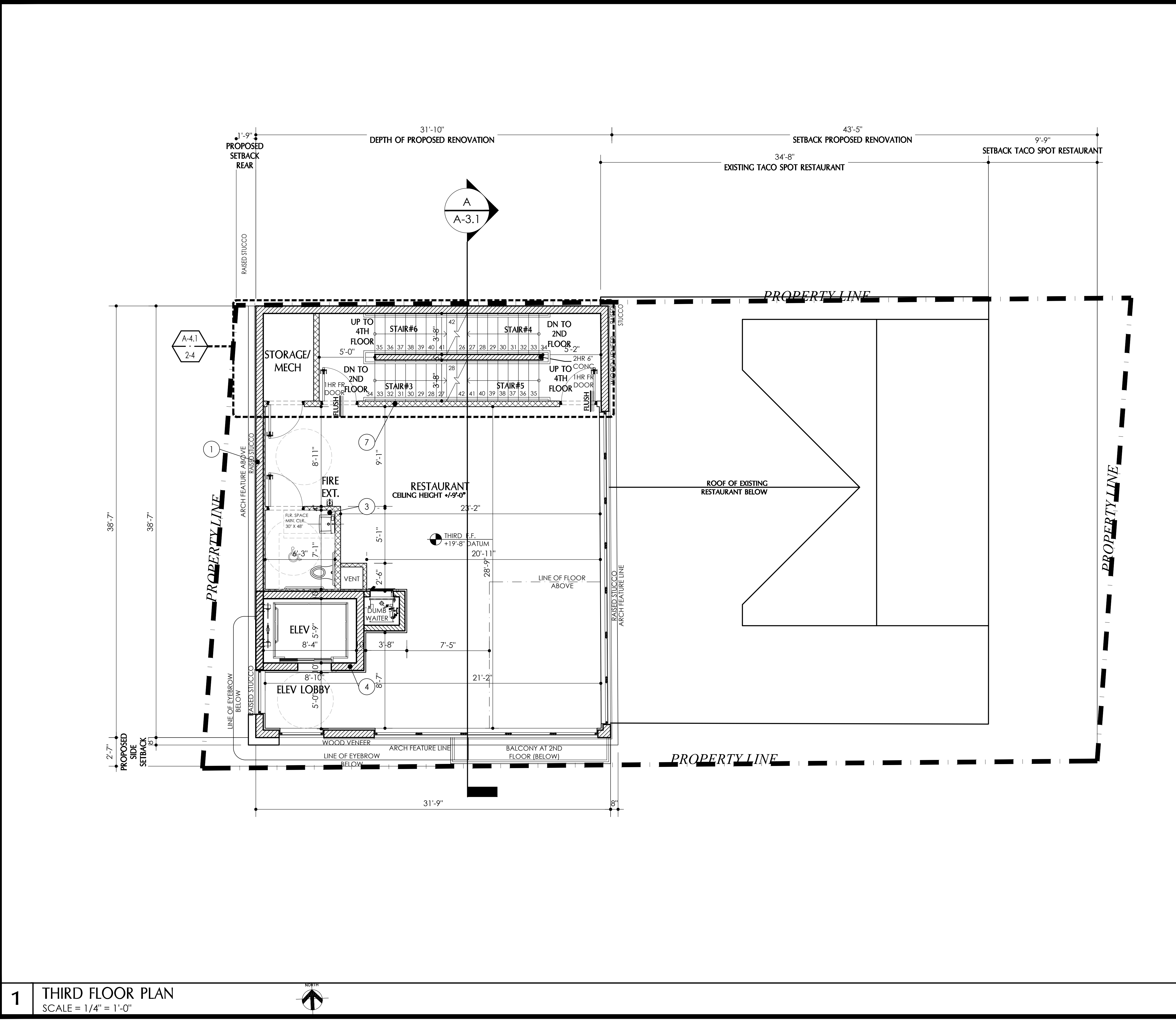
Date Of Issue  
MAY-30-2018

FLOOR PLAN

A-1.2

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





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

KEY NOTES:

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- HANDICAP ACCESSIBLE BATHROOM TO COMPLY WITH ADA REQUIREMENTS. SEE DTLS SHT A-7.1.
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- HANDICAP ACCESSIBLE DOOR. THRESHOLD TO BE MAX 1/2" RISE SEE DTL 9 SHT A-6.1.
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**2 FLOOR PLAN KEY NOTES**

**WALL LEGEND**

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**3 WALL LEGEND**

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STAIR	83.42	
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STORAGE/MECH	47.40	
BATHROOM	57.51	
ELEVATOR LOBBY	57.35	
<b>3RD FLOOR (RESTAURANT) TOTAL</b>	<b>999.81</b>	
<b>4TH FLOOR (RESTAURANT)</b>		
RESTAURANT	580.66	SQFT
STAIR LANDINGS	100.10	
STORAGE/MECH	47.40	
BATHROOM	57.49	
ELEVATOR LOBBY	57.36	
<b>4TH FLOOR (RESTAURANT) TOTAL</b>	<b>843.01</b>	
<b>ROOF LEVEL</b>		
ROOF DECK	814.60	SQFT
STAIR LANDINGS	101.05	
STORAGE/MECH	47.85	
ELEVATOR LOBBY	58.00	
<b>ROOF LEVEL TOTAL</b>	<b>1021.49</b>	
<b>PROPOSED BUILDING TOTAL</b>	<b>5055.82</b>	
SEE LIFE SAFETY PLAN FOR OUPANCY CALCULATION		

**4 AREA CALCULATIONS**

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STATE OF FLORIDA  
ANNIE KARYNA CARRUTHERS  
REGISTERED ARCHITECT  
AR97156

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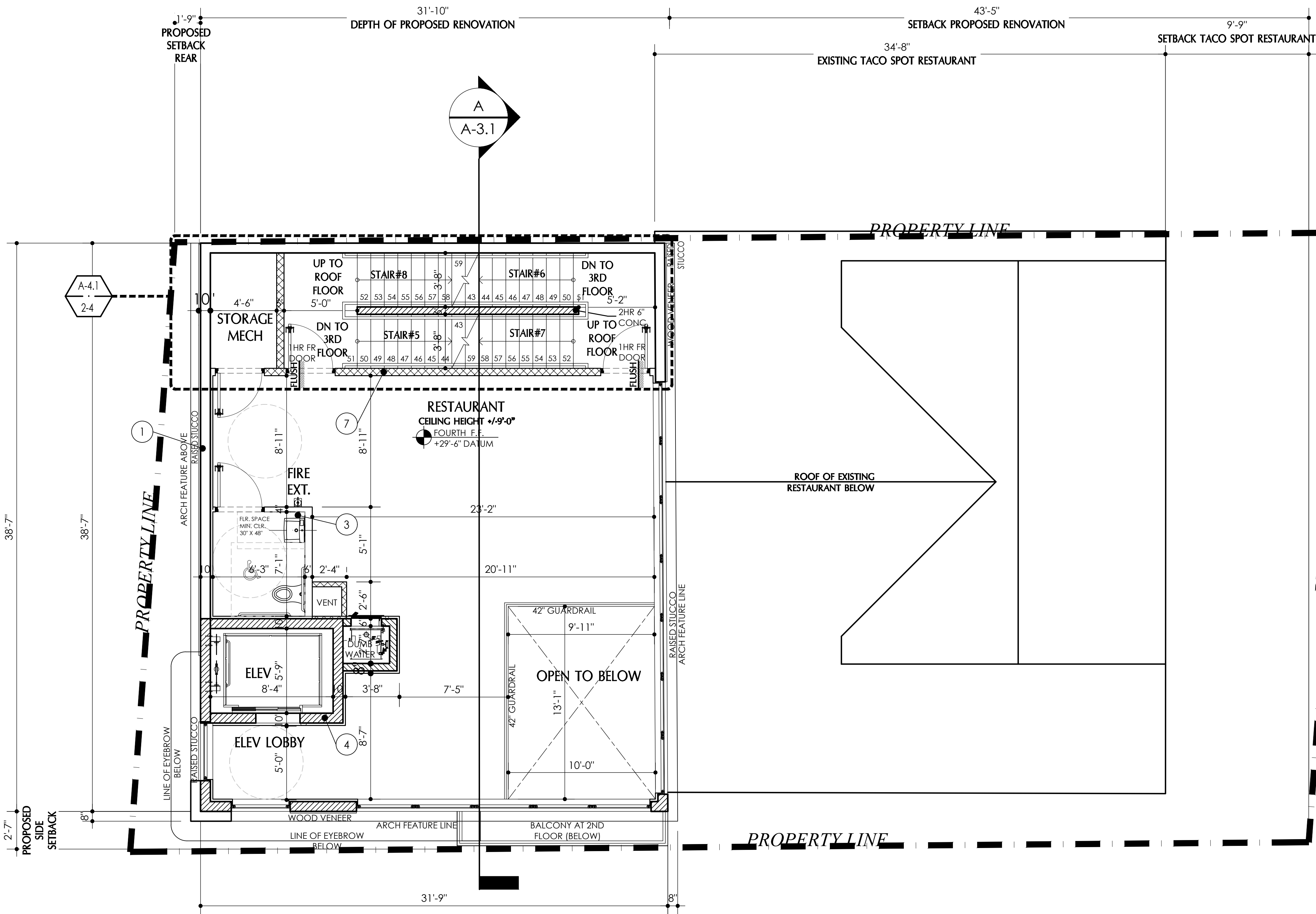
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FLOOR PLAN  
A-1.3





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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" NGVD

2 FLOOR PLAN KEY NOTES

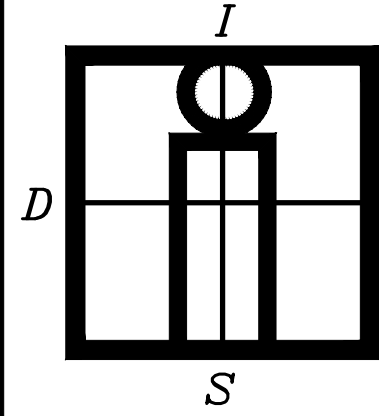
WALL LEGEND

- 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 (RETAIL)			SQFT
RETAIL SPACE			520.99
BATHROOM			55.61
STAIR			83.42
TRASH AREA			35.70
ELEVATOR			63.00
ELEVATOR LOBBY			44.71
BREEZEWAY			416.30
1ST FLOOR (RETAIL) TOTAL			1219.73
2ND FLOOR (KITCHEN)			SQFT
KITCHEN			448.14
STAIR LANDINGS			174.75
BATHROOM			41.27
ELEVATOR LOBBY			57.36
DUMBWAITER			14.21
TERRACE			202.68
BALCONY			33.37
2ND FLOOR (KITCHEN) TOTAL			971.78
3RD FLOOR (RESTAURANT)			SQFT
RESTAURANT			737.47
STAIR LANDINGS			100.10
STORAGE/MECH			47.40
BATHROOM			57.51
ELEVATOR LOBBY			57.35
3RD FLOOR (RESTAURANT) TOTAL			999.81
4TH FLOOR (RESTAURANT)			SQFT
RESTAURANT			580.66
STAIR LANDINGS			100.10
STORAGE/MECH			47.40
BATHROOM			57.49
ELEVATOR LOBBY			57.36
4TH FLOOR (RESTAURANT) TOTAL			843.01
ROOF LEVEL			SQFT
ROOF DECK			814.60
STAIR LANDINGS			101.05
STORAGE/MECH			47.85
ELEVATOR LOBBY			58.00
ROOF LEVEL TOTAL			1021.49
PROPOSED BUILDING TOTAL			5055.82
SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION			

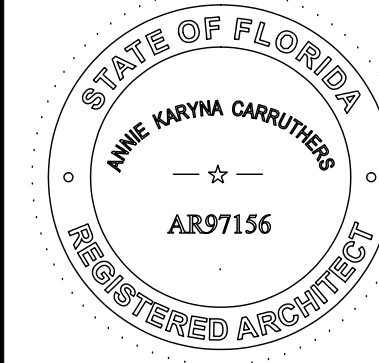
4 AREA CALCULATIONS



IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT



SEAL  
STATE OF FLORIDA LICENSE No AR-87156

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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-2-2018  
PRELIMINARY TECHNICAL  
ADVISORY COMMITTEE

REVISIONS

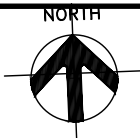
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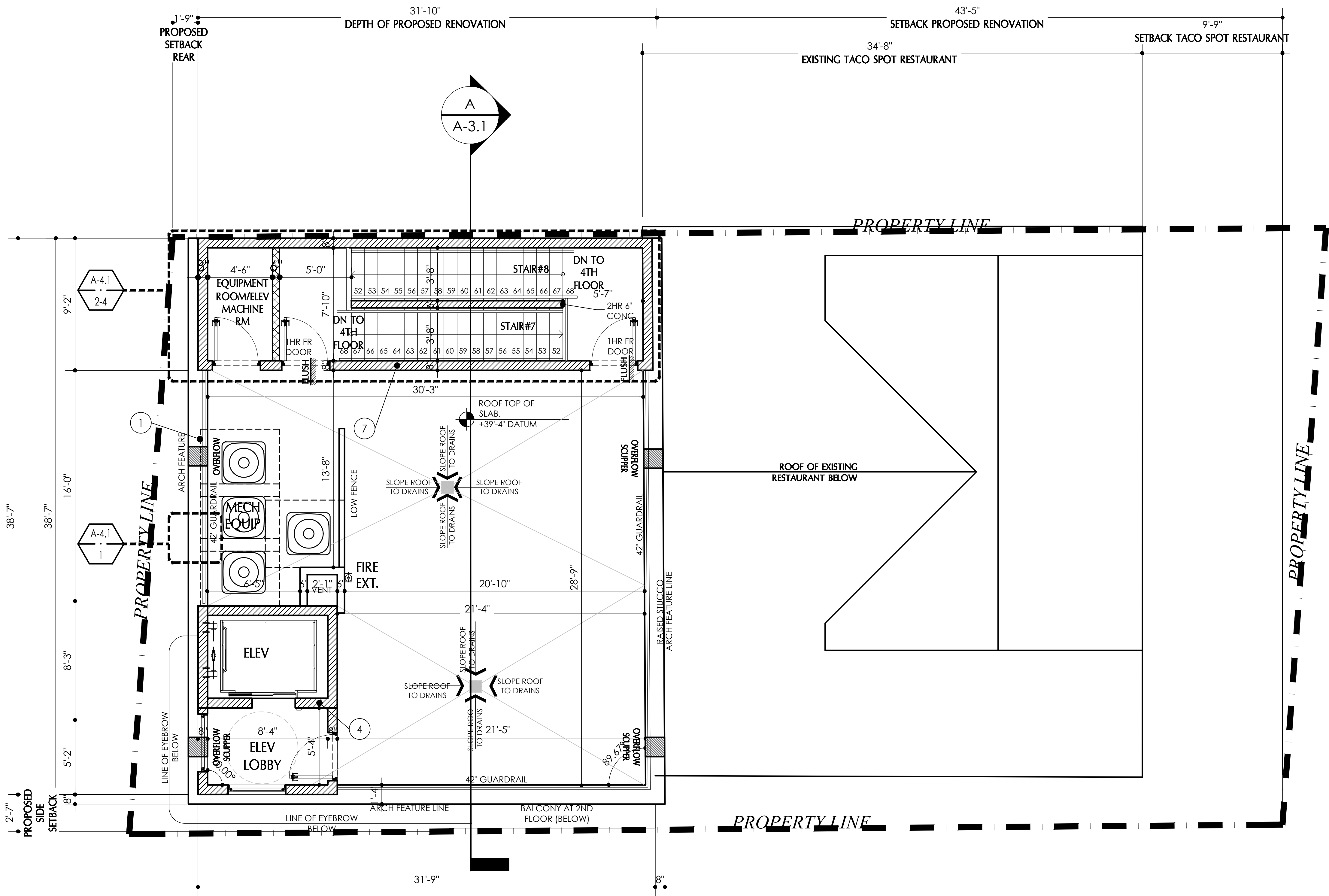
FLOOR PLAN

A-1.4

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







KEY NOTES:

1. VANILLA SHELL, CABINETY 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

HANDICAP NOTES:

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

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2 FLOOR PLAN KEY NOTES

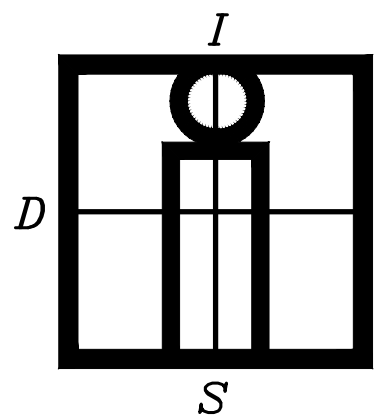
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ELEVATOR LOBBY		58.00
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PROPOSED BUILDING TOTAL		5055.82
SEE LIFE SAFETY PLAN FOR OCCUPANCY CALCULATION		

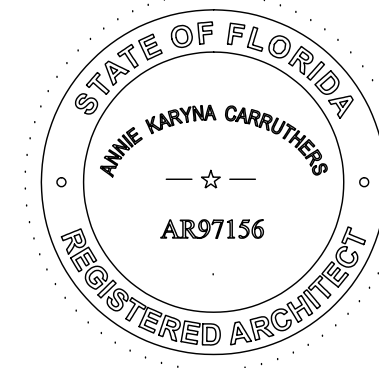
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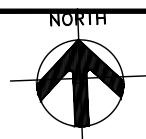
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FLOOR PLAN

A-1.5

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





EXTERIOR DOORS LABELED EGRESS SHALL HAVE PANIC HARDWARE TYPE

ALL PERIMETER DOORS SHALL BE EQUIPPED WITH REINFORCED, CASE HARDENED STRIKE PLATE, WITH LOCKS

THIS EXIT SHALL CONFORM TO NFPA 14.10.3. EXTERIOR WAYS OF EXIT ACCESS EGRESS WITH SHALL COMPLY W/ FBC 1005 MINIMUM REQUIRED EGRESS WIDTH. AS PER TABLE 1005.1 LEVEL W/SPRINKLER .2 PER OCCUPANT TOTAL OCCUPANTS THIS EXIT 178 X .2 = 35.7 INCHES

ILLUMINATION AND SIGNS FOR MEANS OF EGRESS SHALL BE PROVIDED IN ACCORDANCE W/F.B.C. SECT 1006. EGRESS DOORS SHALL COMPLY W/SECT 1008. (TYP)

ENTRY SHALL COMPLY W/ NFPA 101 13.1.7.2

SIGNAGE SHALL COMPLY W/FLORIDA STATUTE 633.027 WHICH STATES: THE OWNER OF ANY COMMERCIAL OR INDUSTRIAL STRUCTURE, OR ANY MULTITENANT RESIDENTIAL STRUCTURE OF THREE UNITS OR MORE, THAT USES LIGHT-FRAME TRUSS-TYPE CONSTRUCTION SHALL MARK THE STRUCTURE WITH A SIGN OR SYMBOL APPROVED BY THE STATE FIRE MARSHAL IN A MANNER SUFFICIENT TO WARN PERSONS CONDUCTING FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

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

SHADED AREAS DENOTE HANDICAP ACCESSIBLE DOOR APPROACH AND MANEUVERING CLEARANCE AT DOOR PER FBC ACCESSIBILITY 404.2.4 MANEUVERING CLEARANCES

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 OFFICE 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.

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 INCLUDING HYDRAULIC CALCS USING 50 PSI STATIC DROUGHT CONDITIONS AS PER BROWARD ORDINANCE.

OCCUPANCY CLASSIFICATION	MAX TRAVEL DIST TO EXIT (FT)	MAX DEAD END CORR LENGTH (FT)	EGRESS WIDTH PER PERSONS SERVED (IN)	MIN CORRIDOR ASLE WIDTH (IN)	MIN CLEAR WIDTH OF DOORS (IN)	MIN STAIR WIDTH (IN)
GROUP A-2 ASSEMBLY RESTAURANT/BAR	200	250	20	0.2	0.3	44
GROUP M MERCANTILE (RETAIL)	200	250	20	0.2	0.3	44

BUILDING COMPLIANCE AS PER TABLE 803.1.1 FBC 2017 MINIMUM INTERIOR FINISH CLASSIFICATION

OCCUPANCY CLASSIFICATION	WITH SPRINKLER SYSTEM		
	EXIT ENCLOSURES AND EXIT PASSAGeways	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
GROUP A-2 ASSEMBLY RESTAURANT/BAR	CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450	CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450	CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450
GROUP M MERCANTILE (RETAIL)	CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450	CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450	CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

OCCUPANCY CLASSIFICATION	NUMBER OF PLUMBING FIXTURES REQUIRED PER F.B.C. 403.1-403.3 PLUMBING CODE						
	WATER CLOSETS		LAVATORIES	SHOWER	DRINKING FOUNTAIN/SINK	SERVICE URINALS	SECT 419.2
GROUP M MERCANTILE RETAIL	MALE	FEMALE	1 PER 750	N/A	1 PER 1000		50% WATER CLOSET
	1 PER 500						
REQUIRED	.0032		1	N/A	1	1	0
PROVIDED	1 TOILETS/ UNISEX RESTROOM	1 TOILETS/ UNISEX RESTROOM	1 UNISEX RESTROOM	N/A	1	1	0

BASED ON TOTAL OCCUPANCY = 23

#### OCCUPANCY

GROUP M "MERCANTILE" (PER TABLE FBC 1004.1.2) FIRST FLOOR

FUNCTION OF SPACE	SQ.FT.	OCCUPANT LOAD FACTOR	SF/LOAD	OCC LOAD TOTAL
Mercantile Areas on other floors	N/A	60 GROSS		
Mercantile Basement and grade floor areas	460.368	30 GROSS	15.35	16
Elevator Lobby grade floor	33.3333	5 NET	6.67	7
Mercantile Storage, stock, shipping areas	N/A	300 GROSS		

#### 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
Concentrated (chairs only-not fixed)	N/A	7 NET	0	
Standing Space	n/a	5 NET	0	
2nd Floor Kitchen	409.582	200 GROSS	2.05	3
Terrace	196.70	15 GROSS	13.11	1
Elevator Lobby	45.00	5 NET	9.00	9
3 floor Unconcentrated (tables and chairs)*	680.02	15 NET	45.33	46
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
4th floor Unconcentrated (tables and chairs)*	543.87	15 NET	36.26	37
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
Roof Unconcentrated (tables and chairs)*	642.29	15 NET	42.82	43
Accessory storage areas, mechanical equip.	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9

OCCUPANCY PROPOSED floors 2 thru roof

FIRST FLOOR MERCANTILE

TOTAL OCCUPANCY PROPOSED ALL FLOORS

169.00

23.00

192.00

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

## 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 DTLs
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 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 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.
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 MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING

## 3 GENERAL NOTES

- ① TOTAL DIAGONAL DISTANCE OF BUILDING = 41'-10" MEASURED AND TO COMPLY W/SECTION 1015.2.1 FBC AND NFPA 1 14.10.1.3.1
  - ② DIAGONAL DISTANCE BETWEEN EXISTS SHALL COMPLY W/NFPA 101 7.5.13.2 AND 7.5.13.3 AND NFPA 1 14.10.1.3.2 AND FBC 1015.2.1
- DIAGONAL DISTANCE 41'-10" X 1/3 = 13'-11" MINIMUM PER FBC 1015.2.1 AND NFPA 1 14.10.1.3.3
- TOTAL DISTANCE PROVIDED = 18'-0"

- ③ FIRE EXTINGUISHER NEW FIRE EXTINGUISHER TO COMPLY W/NFPA 10. KIDDE 10 LB CLASS A, B AND C PRO-LINE MULTI PURPOSE RECHARGEABLE. UL LISTED 4-A 60-B-C. (ONE PER 2500 S.F.) TOTAL 5 PROVIDED. MOUNT FIRE EXTINGUISHER WITH THE TOP OF UNIT AT 60" AFF MAXIMUM BUT NO LESS THAN 42" AFF MINIMUM. SEE DTL SHT A-4
- NOTE: KEYS 3, AND 4 NOTE THE LONGEST TRAVEL DISTANCES FROM ANY POINT TO EXIT EGRESS DOORS.

HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017 ACCESSIBILITY SECT 403 TO 406

SYMBOL REPRESENTING THE ACCESSIBLE ROUTE (PATH OF TRAVEL) FROM THE ACCESSIBLE ENTRANCE TO THE ACCESSIBLE PARKING SPACE. 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. SECTION 403 TO 406

## 4 KEY NOTES

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 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 1/2 THE DIAGONAL

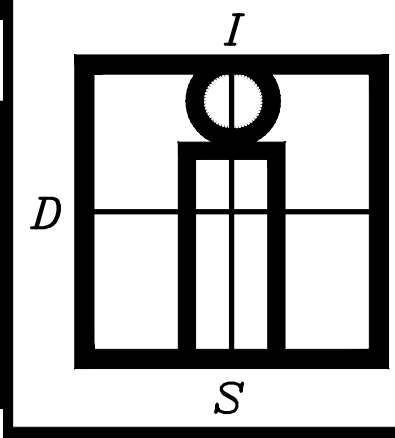
## 5 NFPA SECTIONS

## 1 FIRST FLOOR - LIFE SAFETY PLAN

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



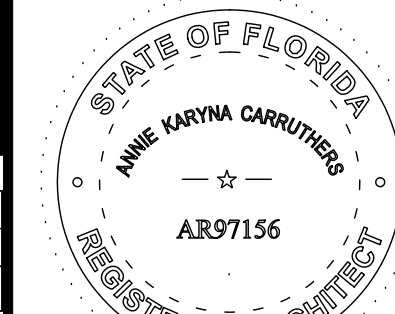
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LIFE SAFETY &  
ACCESSIBILITY PLAN

# A-1.6

6/15/2018 11:53:19 AM



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	A/S 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	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	1.15	1.15	1	1	N/A	0	1	0
PROVIDED	1 TOILET/ UNISEX RESTROOM	1 TOILET/ UNISEX RESTROOM	3 UNISEX RESTROOMS (2 HANDICAP ACCESSIBLE)		N/A	0	1	0

BASED ON TOTAL OCCUPANCY = 169 FLOORS 2 THRU ROOF

OCCUPANCY				
GROUP M "MERCANTILE" (PER TABLE FBC 1004.1.2) FIRST FLOOR				
FUNCTION OF SPACE	SQ.FT.	OCCUPANT LOAD FACTOR	SF/LOAD	OCC LOAD TOTAL
Mercantile Areas on other floors	N/A	60 GROSS		
Mercantile Basement and grade floor areas	460.368	30 GROSS	15.35	16
Elevator Lobby grade floor	33.3333	5 NET	6.67	7
Mercantile Storage, stock, shipping areas	N/A	300 GROSS		

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
Concentrated (chairs only-not fixed)	N/A	7 NET	0	
Standing Space	n/a	5 NET	0	
2nd Floor Kitchen	409.582	200 GROSS	2.05	3
Terrace	196.70	15 GROSS	13.11	1
Elevator Lobby	45.00	5 NET	9.00	9
3 floor Unconcentrated (tables and chairs)*	680.02	15 NET	45.33	46
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
4th floor Unconcentrated (tables and chairs)*	543.87	15 NET	36.26	37
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
Roof Unconcentrated (tables and chairs)*	642.29	15 NET	42.82	43
Accessory storage areas, mechanical equip.	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9

OCCUPANCY PROPOSED floors 2 thru roof	169.00
FIRST FLOOR MERCANTILE	23.00
TOTAL OCCUPANCY PROPOSED ALL FLOORS	192.00

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

## 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

## 3 GENERAL NOTES

- TOTAL DIAGONAL DISTANCE OF BUILDING = 41'-10" MEASURED AND TO COMPLY W/SECTION 1015.2.1 FBC AND NFPA 1 14.10.1.3.1
- DIAGONAL DISTANCE BETWEEN EXITS SHALL COMPLY W/NFPA 101 7.5.13.2 AND 7.5.13.3 AND NFPA 1 14.10.1.3.2 AND FBC 1015.2.1  
DIAGONAL DISTANCE 41'-10" X 1/3 = 13'-11" MINIMUM PER FBC 1015.2.1 AND NFPA 1 14.10.1.3.3  
TOTAL DISTANCE PROVIDED= 18'-0"

- FIRE EXTINGUISHER**  
NEW FIRE EXTINGUISHER TO COMPLY W/NFPA 10. KIDDE 10 LB CLASS A, B AND C PRO-LINE MULTI PURPOSE RECHARGEABLE. UL LISTED 4-A 60-B-C. (ONE PER 2500 S.F.) TOTAL 5 PROVIDED. MOUNT FIRE EXTINGUISHER WITH THE TOP OF UNIT AT 60" AFF MAXIMUM BUT NO LESS THAN 42" AFF MINIMUM. SEE DTL SHT A-4

NOTE: KEYS 3, AND 4 NOTE THE LONGEST TRAVEL DISTANCES FROM ANY POINT TO EXIT EGRESS DOORS.

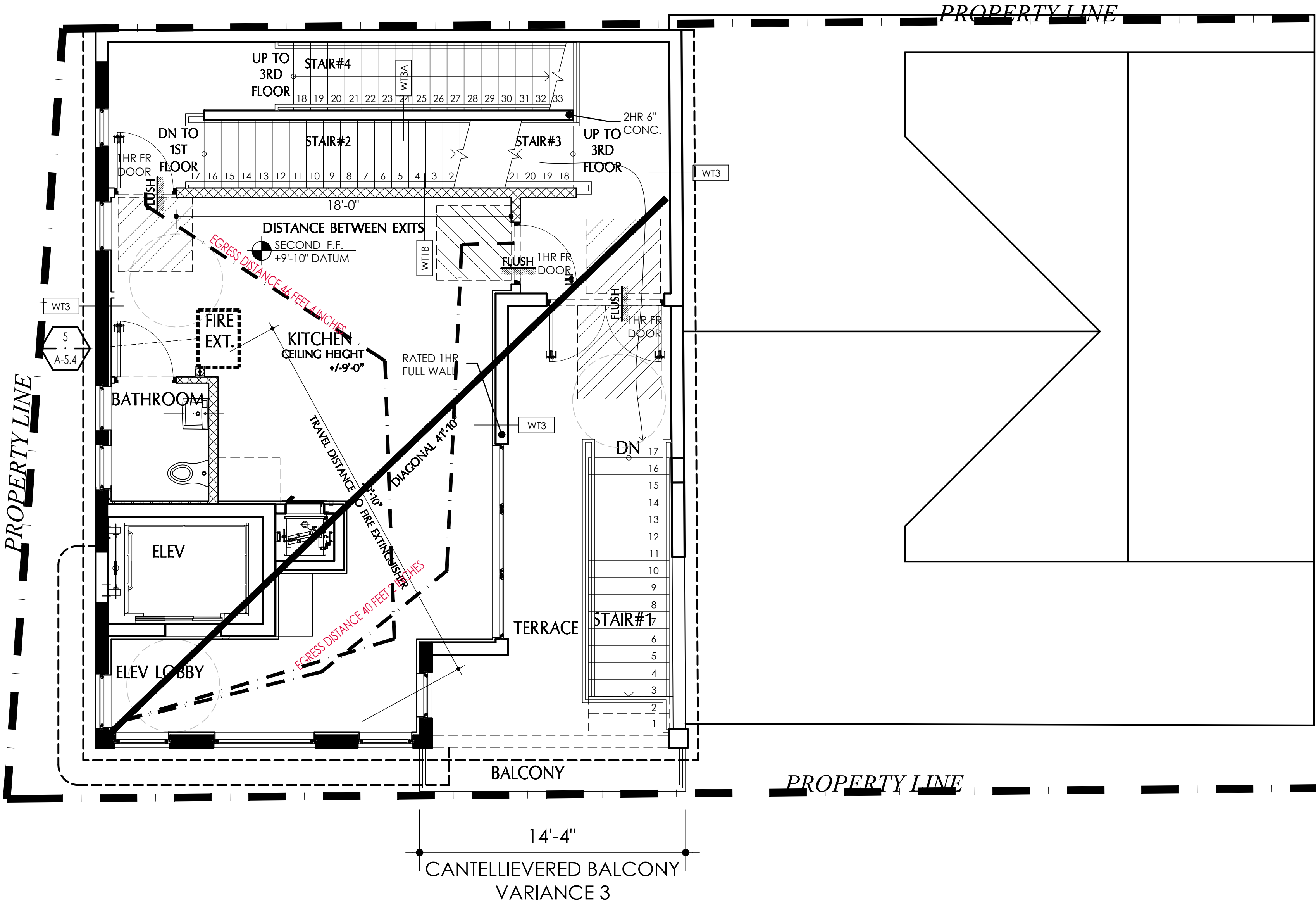
- HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017 ACCESSIBILITY SECT 403 TO 406**

SYMBOL REPRESENTING THE ACCESSIBLE ROUTE (PATH OF TRAVEL) FROM THE ACCESSIBLE ENTRANCE TO THE ACCESSIBLE PARKING SPACE. 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. SECTION 403 TO 406

## 4 KEY NOTES

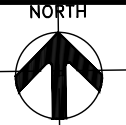
- NFPA 1  
14.10.1.3.1 WHERE MORE THAN ONE EXIT IS REQUIRED FROM A BUILDING OR PORTION THEREOF, SUCH EXITS SHALL BE REMOTELY LOCATED FROM EACH OTHER AND SHALL BE ARRANGED AND CONSTRUCTED TO MINIMIZE THE POSSIBILITY THAT MORE THAN ONE HAS THE POTENTIAL TO BE BLOCKED BY ANY ONE FIRE OR EMERGENCY CONDITION.
- 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 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 1/2 THE DIAGONAL

## 5 NFPA SECTIONS

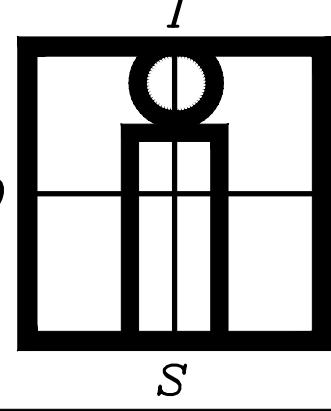


## 1 SECOND FLOOR - LIFE SAFETY PLAN

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



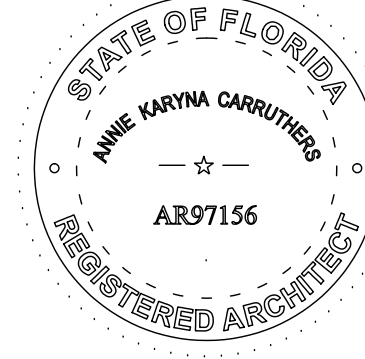
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Scale: 1/4" = 1'-0"



## IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT



SEAL  
STATE OF FLORIDA LICENSE No AR-87156

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DEVELOPMENT NAME:  
1500 N. BROADWALK

OWNER:  
CHICUITA PROPERTIES LLC  
ADDRESS:  
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HOLLYWOOD, FL 33019

DISTRIBUTION  
MARCH-19-2018  
PREAP MEETING  
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TAC SUBMITTAL  
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Date Of Issue  
MAY-30-2018

LIFE SAFETY &  
ACCESSIBILITY PLAN

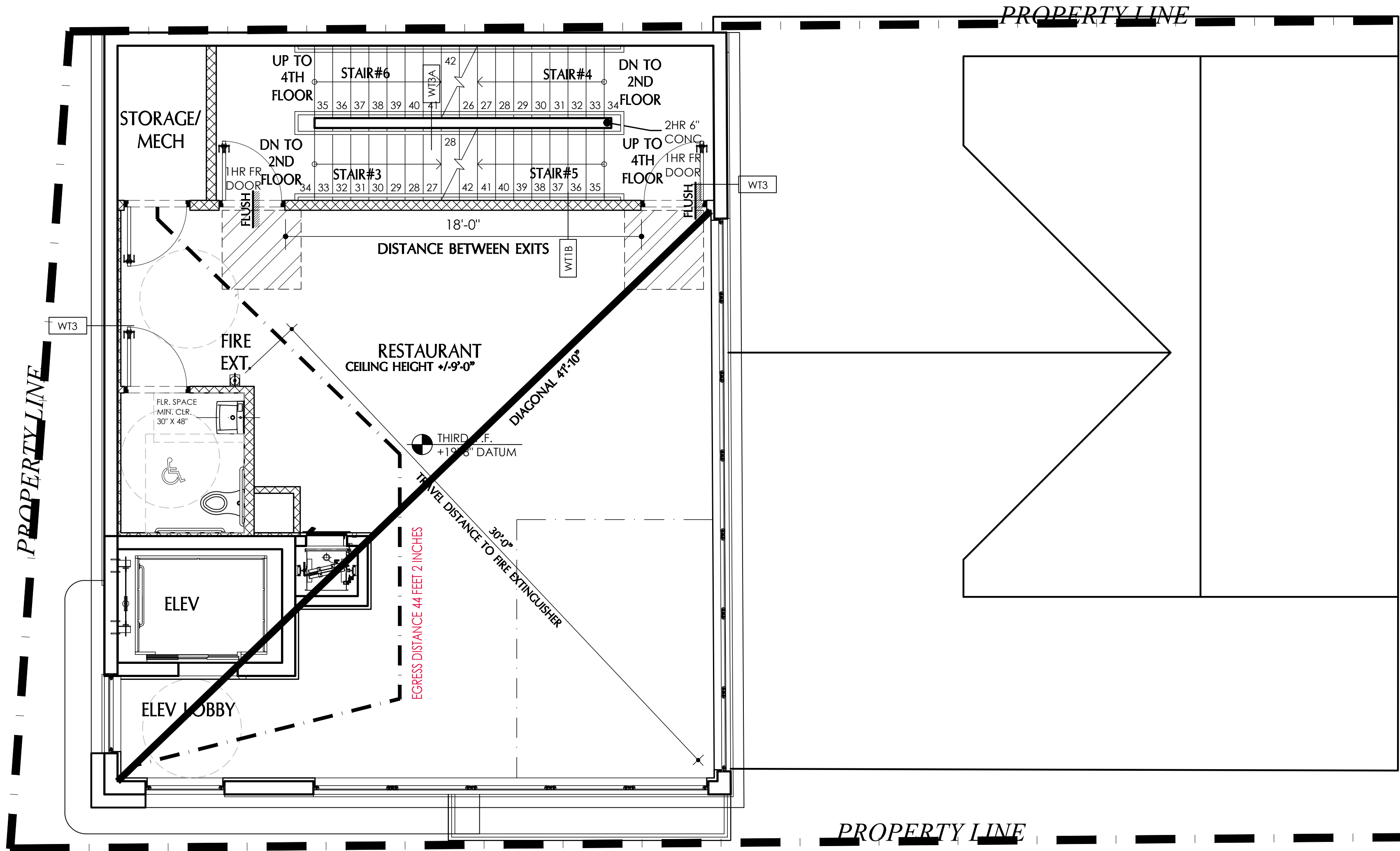
A-1.7

6/15/2018 11:53:26 AM



OCCUPANCY CLASSIFICATION	NUMBER OF PLUMBING FIXTURES REQUIRED PER F.B.C. 403.1-403.3 PLUMBING CODE						
	WATER CLOSETS		LAVATORIES	SHOWER	DRINKING FOUNTAIN/SINK	SERVICE	URINALS SECT 419.2
	MALE	FEMALE					
GROUP A-2 ASSEMBLY RESTAURANT	1 PER 75	1 PER 75	1 PER 200	N/A	N/A PER 410.4		50% WATER CLOSET
	MALE	FEMALE	MALE FEMALE				
REQUIRED	1.15	1.15	1 1	N/A	0	1	0
PROVIDED	1 TOILET/ UNISEX RESTROOM	1 TOILET/ UNISEX RESTROOM	3 UNISEX RESTROOMS (2 HANDICAP ACCESSIBLE)	N/A	0	1	0

BASED ON TOTAL OCCUPANCY = 169 FLOORS 2 THRU ROOF



OCCUPANCY GROUP M "MERCANTILE" (PER TABLE FBC 1004.1.2) FIRST FLOOR				
FUNCTION OF SPACE	SQ.FT.	OCCUPANT LOAD FACTOR	SF/LOAD	OCC LOAD TOTAL
Mercantile Areas on other floors	N/A	60 GROSS		
Mercantile Basement and grade floor areas	460.368	30 GROSS	15.35	16
Elevator Lobby grade floor	33.3333	5 NET	6.67	7
Mercantile Storage, stock, shipping areas	N/A	300 GROSS		

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
Concentrated (chairs only-not fixed)	N/A	7 NET	0	
Standing Space	n/a	5 NET	0	
2nd Floor Kitchen	409.582	200 GROSS	2.05	3
Terrace	196.70	15 GROSS	13.11	1
Elevator Lobby	45.00	5 NET	9.00	9
3 floor Unconcentrated (tables and chairs)*	680.02	15 NET	45.33	46
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
4th floor Unconcentrated (tables and chairs)*	543.87	15 NET	36.26	37
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
Roof Unconcentrated (tables and chairs)*	642.29	15 NET	42.82	43
Accessory storage areas, mechanical equip.	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9

OCCUPANCY PROPOSED floors 2 thru roof	169.00
FIRST FLOOR MERCANTILE	23.00
TOTAL OCCUPANCY PROPOSED ALL FLOORS	192.00

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

## 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 DTLs
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 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 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.
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 MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING

## 3 GENERAL NOTES

- ① TOTAL DIAGONAL DISTANCE OF BUILDING = 41'-10" MEASURED AND TO COMPLY W/SECTION 1015.2.1 FBC AND NFPA 1 14.10.1.3.1
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DIAGONAL DISTANCE 41'-10" X 1/3 = 13'-11" MINIMUM PER FBC 1015.2.1 AND NFPA 1 14.10.1.3.3  
TOTAL DISTANCE PROVIDED= 18'-0"

- b** FIRE EXTINGUISHER  
NEW FIRE EXTINGUISHER TO COMPLY W/NFPA 10, KIDDE 10 LB CLASS A, B AND C PRO-LINE MULTI PURPOSE RECHARGEABLE, UL LISTED 4-A 60-B-C, (ONE PER 2500 S.F.) TOTAL 5 PROVIDED. MOUNT FIRE EXTINGUISHER WITH THE TOP OF UNIT AT 60" AFF MAXIMUM BUT NO LESS THAN 42" AFF MINIMUM. SEE DTL SHT A-4

NOTE: KEYS 3, AND 4 NOTE THE LONGEST TRAVEL DISTANCES FROM ANY POINT TO EXIT EGRESS DOORS.

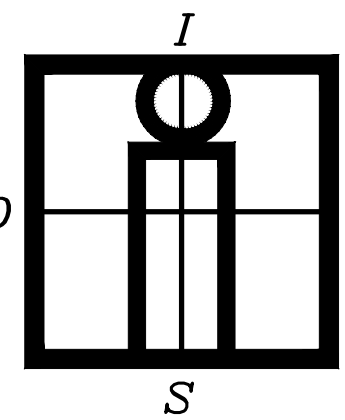
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## 4 KEY NOTES

- 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 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 1/2 THE DIAGONAL

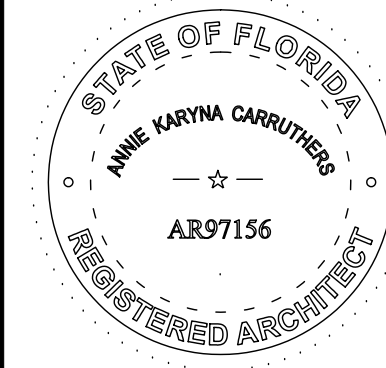
## 5 NFPA SECTIONS



## IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET  
HOLLYWOOD, FL 33020  
INSITEDESIGNGROUP.COM  
AA26001758  
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ANNIE K. CARRUTHERS  
ARCHITECT



SEAL  
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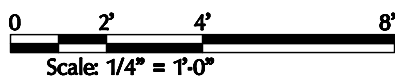
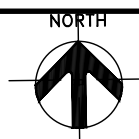
Date Of Issue  
MAY-30-2018

LIFE SAFETY &  
ACCESSIBILITY PLAN

# A-1.8

## 1 THIRD FLOOR - LIFE SAFETY PLAN

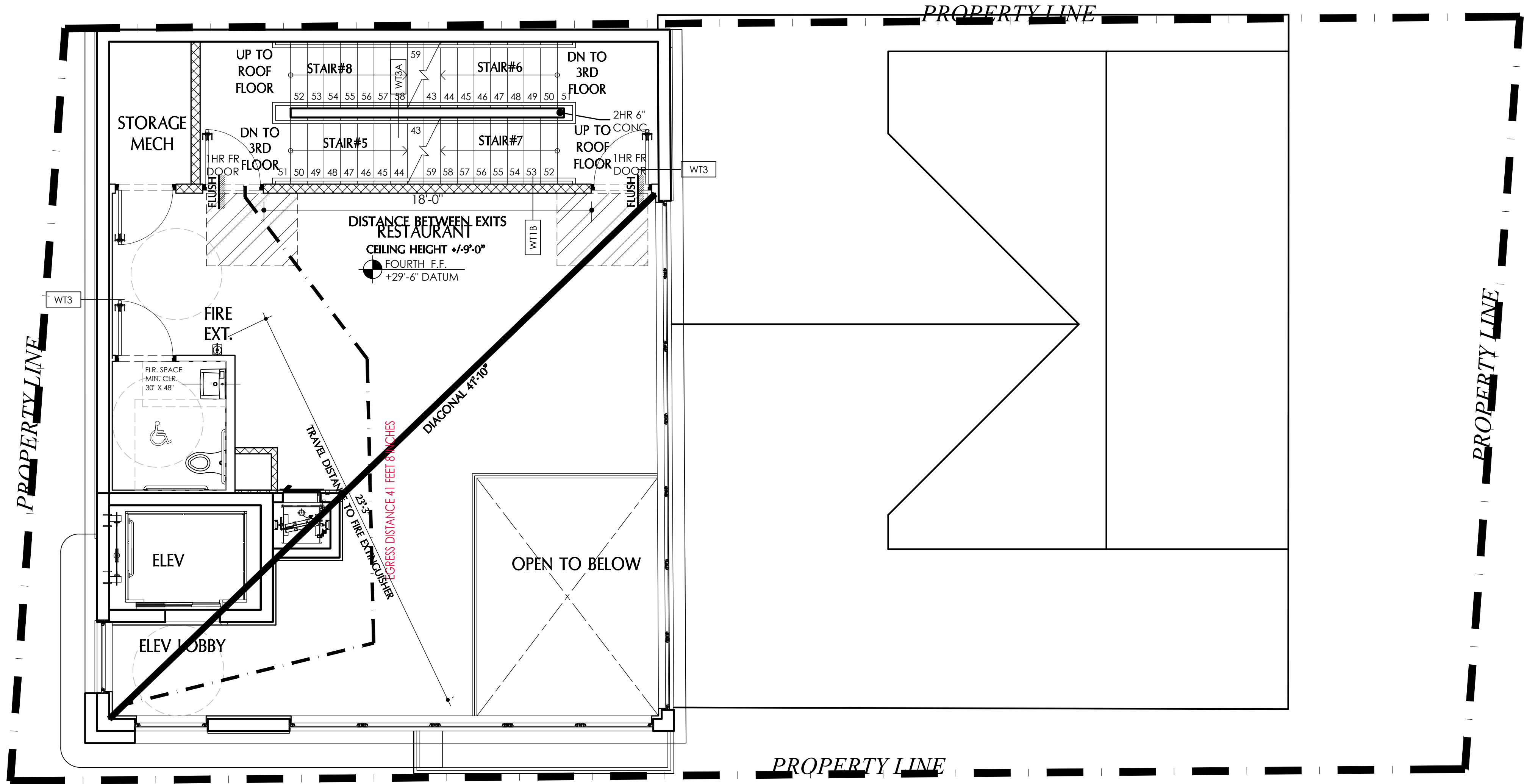
SCALE = 1/4" = 1'-0"





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	50% WATER CLOSET
	MALE	FEMALE	1 PER 200	N/A	N/A PER 410.4		
GROUP A-2 ASSEMBLY RESTAURANT	1 PER 75	1 PER 75					
	MALE	FEMALE	MALE	FEMALE			
REQUIRED	1.15	1.15	1	1	N/A	0	1
PROVIDED	1 TOILET/ UNISEX RESTROOM	1 TOILET/ UNISEX RESTROOM	3 UNISEX RESTROOMS	N/A	0	1	0

BASED ON TOTAL OCCUPANCY = 169 FLOORS 2 THRU ROOF



OCCUPANCY				
GROUP M "MERCANTILE" (PER TABLE FBC 1004.1.2) FIRST FLOOR				
FUNCTION OF SPACE	SQ.FT.	OCCUPANT LOAD FACTOR	SF/LOAD	OCC LOAD TOTAL
Mercantile Areas on other floors	N/A	60 GROSS		
Mercantile Basement and grade floor areas	460.368	30 GROSS	15.35	16
Elevator Lobby grade floor	33.3333	5 NET	6.67	7
Mercantile Storage, stock, shipping areas	N/A	300 GROSS		

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
Concentrated (chairs only-not fixed)	N/A	7 NET	0	
Standing Space	n/a	5 NET	0	
2nd Floor Kitchen	409.582	200 GROSS	2.05	3
Terrace	196.70	15 GROSS	13.11	1
Elevator Lobby	45.00	5 NET	9.00	9
3 floor Unconcentrated (tables and chairs)*	680.02	15 NET	45.33	46
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
4th floor Unconcentrated (tables and chairs)*	543.87	15 NET	36.26	37
Storage	35.25	300 GROSS	0.12	1
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Roof Unconcentrated (tables and chairs)*	642.29	15 NET	42.82	43
Accessory storage areas, mechanical equip.	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9

OCCUPANCY PROPOSED floors 2 thru roof	169.00
FIRST FLOOR MERCANTILE	23.00
TOTAL OCCUPANCY PROPOSED ALL FLOORS	192.00

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

## 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 DTLS
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 "I"
5. DIRECTIONAL INDICATOR OF EXIT SIGN SHALL BE A CHEVRON-TYPE INDICATOR, OUTSIDE OF THE WORD "EXIT", SIMILAR DIMENSIONS AS DESCRIBED ABOVE.
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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 MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING

## 3 GENERAL NOTES

- ① TOTAL DIAGONAL DISTANCE OF BUILDING = 41'-10" MEASURED AND TO COMPLY W/SECTION 1015.2.1 FBC AND NFPA 1 14.10.1.3.1
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DIAGONAL DISTANCE 41'-10" X 1/3 = 13'-11" MINIMUM PER FBC 1015.2.1 AND NFPA 1 14.10.1.3.3  
TOTAL DISTANCE PROVIDED = 18'-0"

- ③ FIRE EXTINGUISHER  
NEW FIRE EXTINGUISHER TO COMPLY W/NFPA 10, KIDDE 10 LB CLASS A, B AND C PRO-LINE MULTI PURPOSE RECHARGEABLE, UL LISTED 4-A 60-B-C, (ONE PER 2500 S.F.) TOTAL 5 PROVIDED. MOUNT FIRE EXTINGUISHER WITH THE TOP OF UNIT AT 60" AFF MAXIMUM BUT NO LESS THAN 42" AFF MINIMUM. SEE DTL SHT A-4

NOTE: KEYS 3, AND 4 NOTE THE LONGEST TRAVEL DISTANCES FROM ANY POINT TO EXIT EGRESS DOORS.

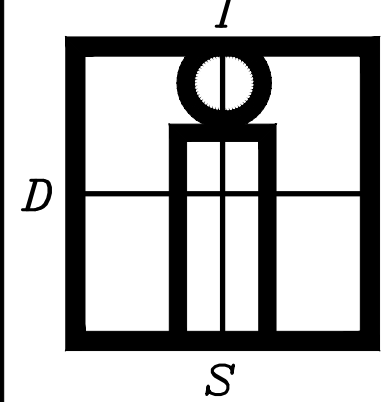
- ④ HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017 ACCESSIBILITY SECT 403 TO 406

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## 4 KEY NOTES

- 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 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 1/2 THE DIAGONAL

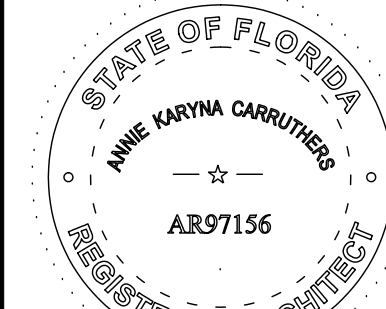
## 5 NFPA SECTIONS



## IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT



SEAL  
STATE OF FLORIDA LICENSE No AR-87156

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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-2-2018  
PRELIMINARY TECHNICAL  
ADVISORY COMMITTEE

REVISIONS

TAC SUBMITTAL  
NOT FOR CONSTRUCTION

Date Of Issue  
MAY-30-2018

LIFE SAFETY &  
ACCESSIBILITY PLAN

# A-1.9

## 1 FOURTH FLOOR - LIFE SAFETY PLAN

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



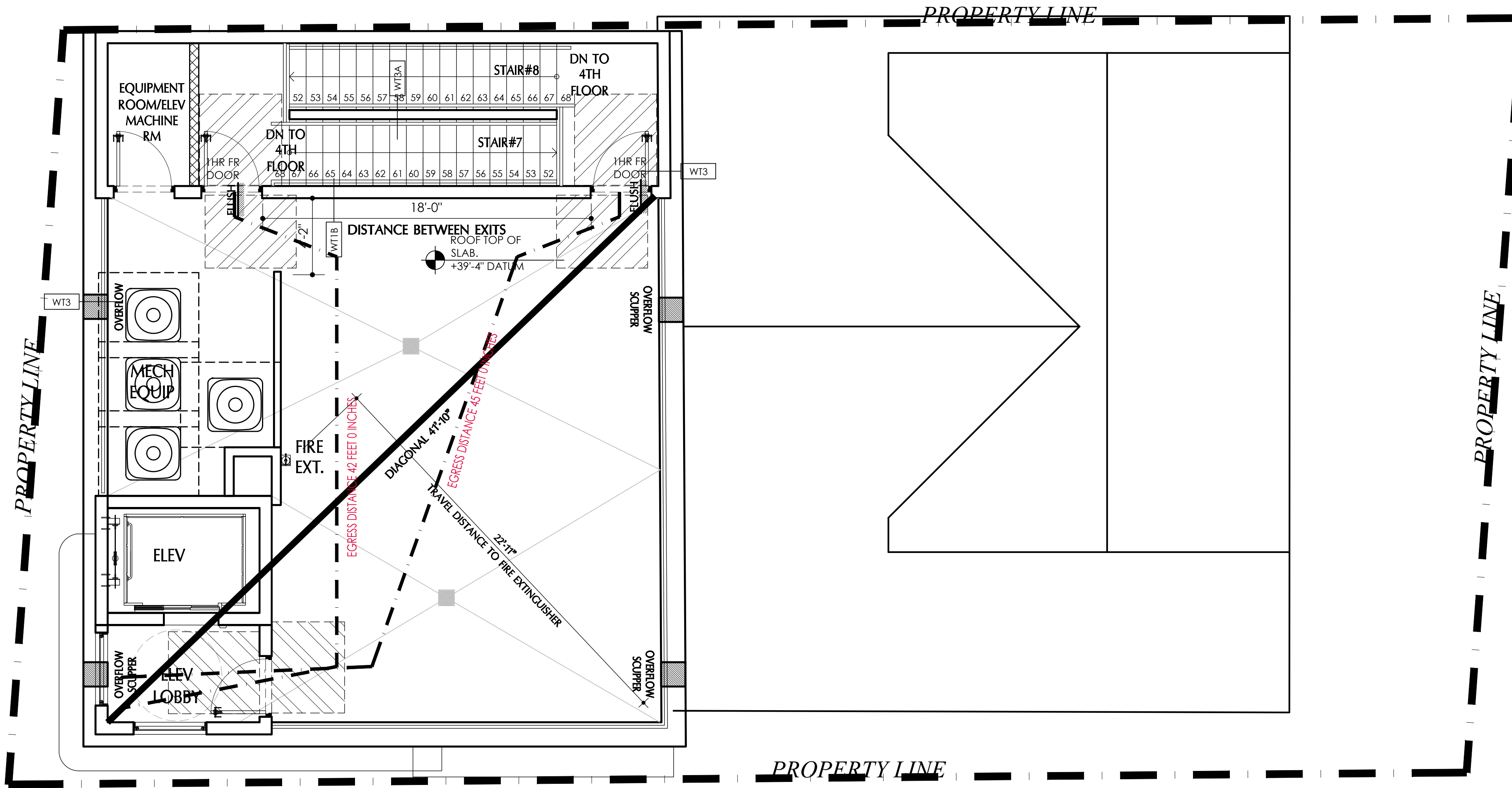
0 2' 4' 8'  
Scale: 1/4" = 1'-0"

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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
	MALE	FEMALE	1 PER 200		N/A	N/A PER 410.4	50% WATER CLOSET
GROUP A-2 ASSEMBLY RESTAURANT	1 PER 75	1 PER 75			N/A	N/A PER 410.4	
	MALE	FEMALE	MALE	FEMALE			
REQUIRED	1,15	1,15	1	1	N/A	0	1
PROVIDED	1 TOILET/ UNISEX RESTROOM	1 TOILET/ UNISEX RESTROOM	3 UNISEX RESTROOMS		N/A	0	1

BASED ON TOTAL OCCUPANCY = 169 FLOORS 2 THRU ROOF



OCCUPANCY				
GROUP M "MERCANTILE" (PER TABLE FBC 1004.1.2) FIRST FLOOR				
FUNCTION OF SPACE	SQ.FT.	OCCUPANT LOAD FACTOR	SF/LOAD	OCC LOAD TOTAL
Mercantile Areas on other floors	N/A	60 GROSS		
Mercantile Basement and grade floor areas	460.368	30 GROSS	15.35	16
Elevator Lobby grade floor	33.3333	5 NET	6.67	7
Mercantile Storage, stock, shipping areas	N/A	300 GROSS		
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
Concentrated (chairs only-not fixed)	N/A	7 NET	0	
Standing Space	n/a	5 NET	0	
2nd Floor Kitchen	409.582	200 GROSS	2.05	3
Terrace	196.70	15 GROSS	13.11	1
Elevator Lobby	45.00	5 NET	9.00	9
3 floor Unconcentrated (tables and chairs)*	680.02	15 NET	45.33	46
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
4th floor Unconcentrated (tables and chairs)*	543.87	15 NET	36.26	37
Storage	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
Roof Unconcentrated (tables and chairs)*	642.29	15 NET	42.82	43
Accessory storage areas, mechanical equip.	35.25	300 GROSS	0.12	1
Elevator Lobby	45.00	5 NET	9.00	9
OCCUPANCY PROPOSED floors 2 thru roof				169.00
FIRST FLOOR MERCANTILE				23.00
TOTAL OCCUPANCY PROPOSED ALL FLOORS				192.00

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

## 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 DTLs
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 "I"
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 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 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.
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 MINIMUM OF TWO EXITS LOCATED REMOTE FROM EACH OTHER SHALL BE ACCESSIBLE FROM EACH FLOOR, FIRE COMPARTMENT OR SMOKE COMPARTMENT OF THE BUILDING

## 3 GENERAL NOTES

- ① TOTAL DIAGONAL DISTANCE OF BUILDING = 41'-10" MEASURED AND TO COMPLY W/SECTION 1015.2.1 FBC AND NFPA 1 14.10.1.3.1
- ② DIAGONAL DISTANCE BETWEEN EXITS SHALL COMPLY W/NFPA 101 7.5.13.2 AND 7.5.1.3.3 AND NFPA 1 14.10.1.3.2 AND FBC 1015.2.1  
DIAGONAL DISTANCE 41'-10" X 1/3 = 13'-11" MINIMUM PER FBC 1015.2.1 AND NFPA 1 14.10.1.3.3  
TOTAL DISTANCE PROVIDED= 18'-0"

- ⓑ FIRE EXTINGUISHER  
NEW FIRE EXTINGUISHER TO COMPLY W/NFPA 10. KIDDE 10 LB CLASS A, B AND C PRO-LINE MULTI PURPOSE RECHARGEABLE. UL LISTED 4-A 60-B-C. (ONE PER 2500 S.F.) TOTAL 5 PROVIDED. MOUNT FIRE EXTINGUISHER WITH THE TOP OF UNIT AT 60" AFF MAXIMUM BUT NO LESS THAN 42" AFF MINIMUM. SEE DTL SHT A-4

NOTE: KEYS 3, AND 4 NOTE THE LONGEST TRAVEL DISTANCES FROM ANY POINT TO EXIT EGRESS DOORS.

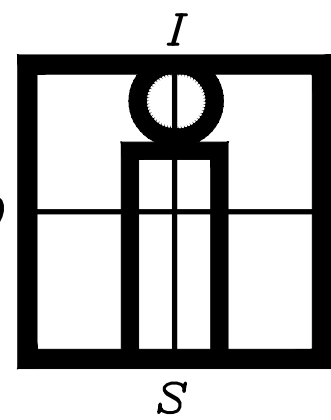
♿ HANDICAP ACCESSIBLE ENTRANCE DOOR TO COMPLY W/FBC 2017 ACCESSIBILITY SECT 403 TO 406

← --- SYMBOL REPRESENTING THE ACCESSIBLE ROUTE (PATH OF TRAVEL) FROM THE ACCESSIBLE ENTRANCE TO THE ACCESSIBLE PARKING SPACE. 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. SECTION 403 TO 406

## 4 KEY NOTES

- NFPA 1  
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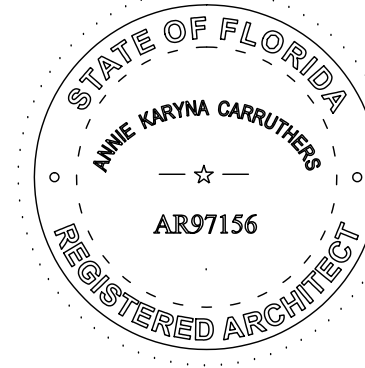
## 5 NFPA SECTIONS



## IN-SITE DESIGN GROUP LLC

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

ANNIE K. CARRUTHERS  
ARCHITECT



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MARCH-19-2018  
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JULY-2-2018  
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ADVISORY COMMITTEE

REVISIONS

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Date Of Issue  
MAY-30-2018

LIFE SAFETY &  
ACCESSIBILITY PLAN

# A-1.10

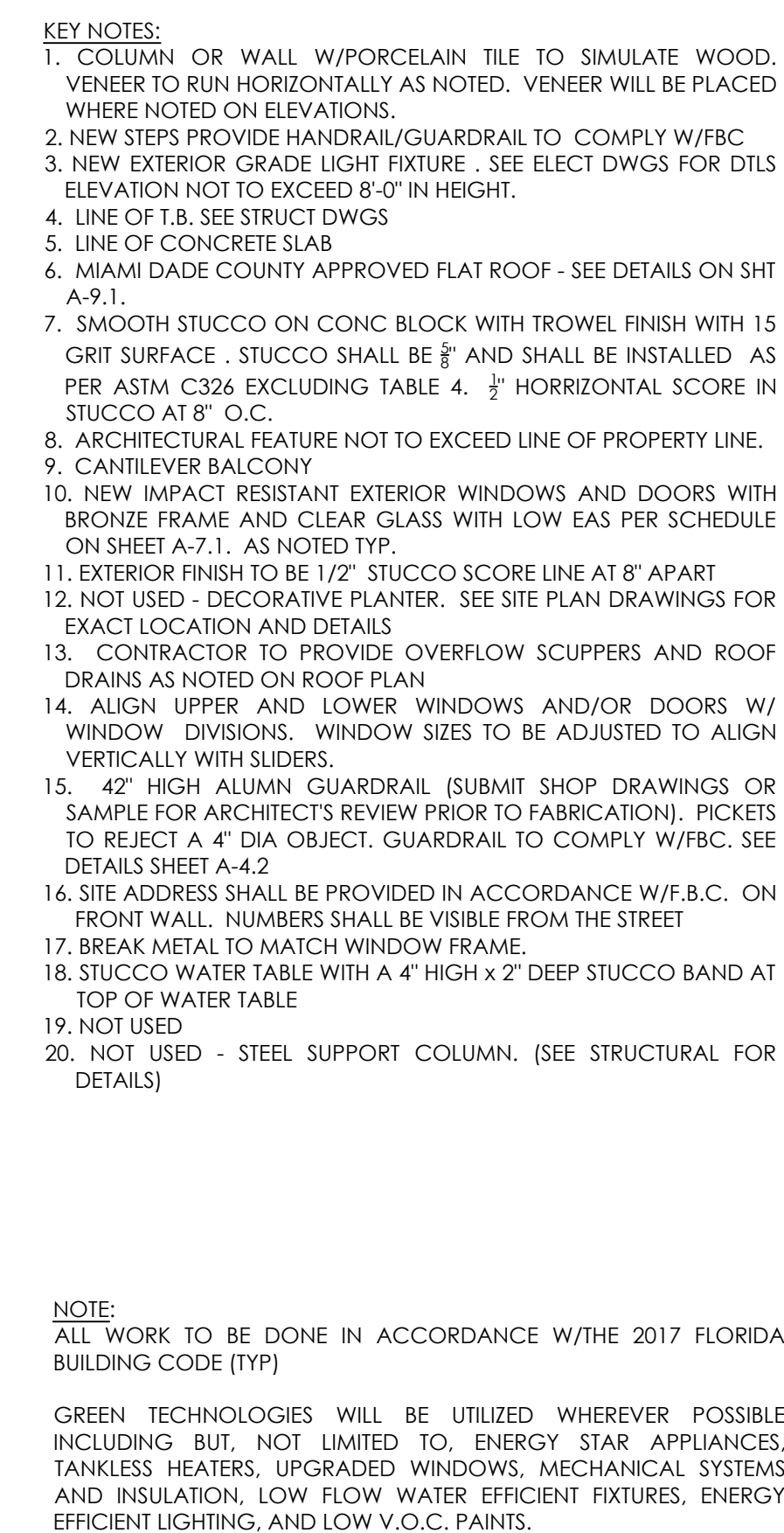
## 1 ROOF LEVEL - LIFE SAFETY PLAN

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



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

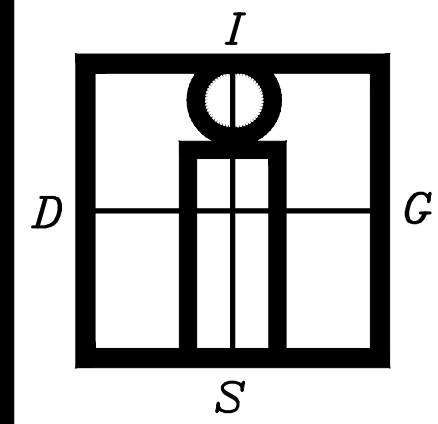




	EXTERIOR COLORS AND VENEERS					
LOCATION/ TYPE	EXTERIOR WALLS	ARCH FEATURE	EYEBROW	WINDOWS & DOORS	TILE VENEER	LIGHTING
MATERIAL	STUCCO	STUCCO	STUCCO	ALUMINUM	PORCELAIN	EXTERIOR SCONES
COLOR	FIRST STAR	MONORAIL SILVER	POOLHOUSE	WHITE ALUMN		BRONZE
MANUF	SHERWIN WILLIAMS	SHERWIN WILLIAMS	SHERWIN WILLIAMS	ES WINDOWS		KICHLER LIGHTING-INC
LABEL	SW7646	SW7663	SW7603	CLEAR GLASS COLOR		

## 2 | ELEVATION KEY NOTES

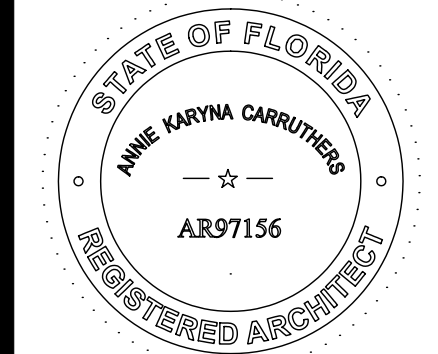
### 3 | EXTERIOR COLORS/VENEERS



**IN-SITE  
DESIGN  
GROUP LLC**

1546 JACKSON STREET  
HOLLYWOOD, FL 33020  
INSIDEDESIGNGROUP.COM  
AA26001758  
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OWNER:  
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## REVISIONS

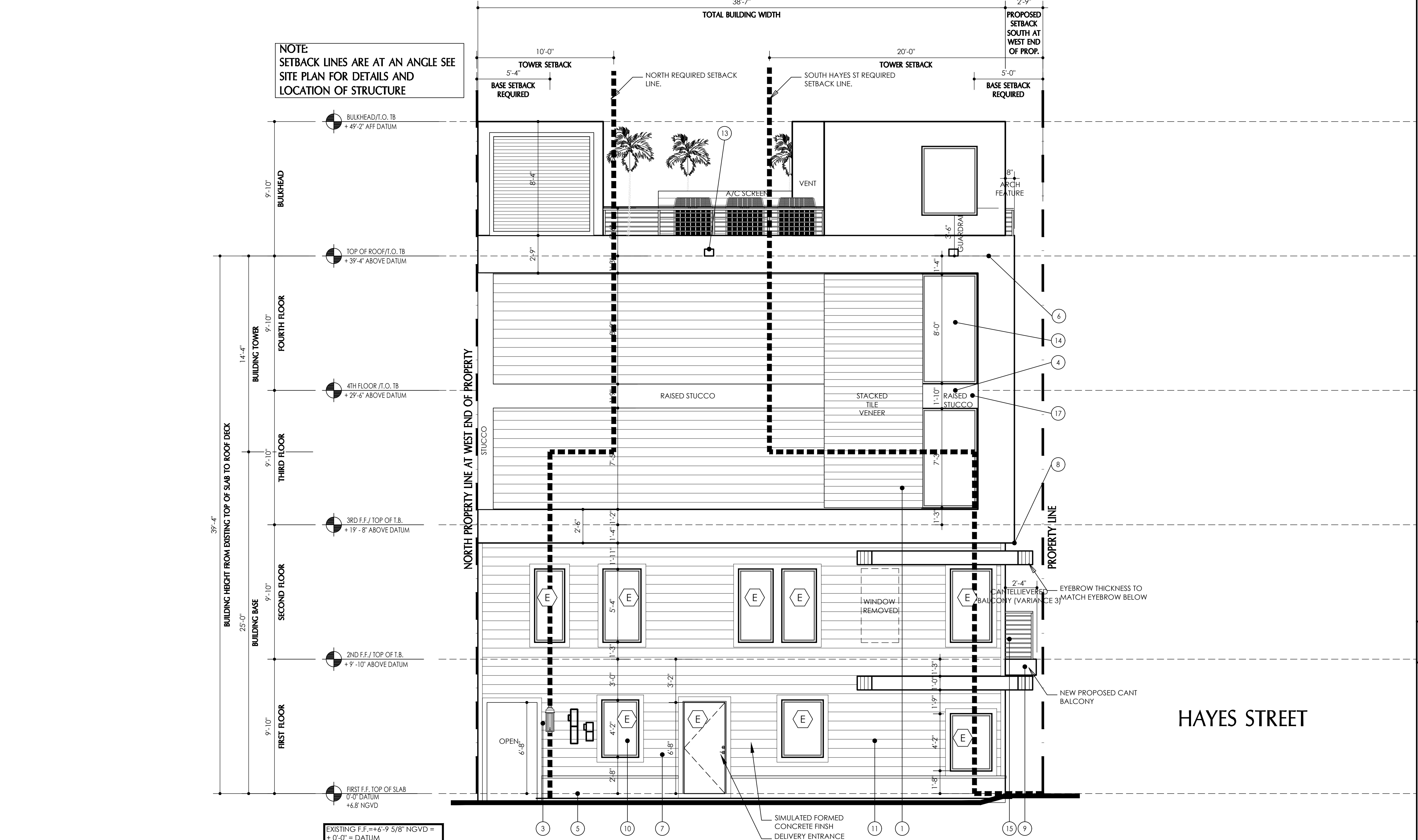
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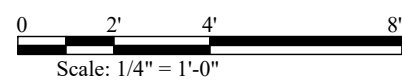
# ELEVATIONS

## A-2.1





1 ELEVATION - WEST (SURF ROAD)  
SCALE = 1/4" = 1'-0"



- 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.
  2. NEW STEPS PROVIDE HANDRAIL/GUARDRAIL TO COMPLY W/FBC
  3. NEW EXTERIOR GRADE LIGHT FIXTURE . SEE ELEC 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-9.1.
  7. SMOOTH STUCCO ON CONC BLOCK WITH TROWEL FINISH WITH 15 GRIT SURFACE . STUCCO SHALL BE 8" AND SHALL BE INSTALLED AS PER ASTM C326 EXCLUDING TABLE 4. 3/4" HORIZONTAL SCORE IN STUCCO AT 8" O.C.
  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 EAS PER SCHEDULE ON SHEET A-7.1. AS NOTED TYP.
  11. EXTERIOR FINISH TO BE 1/2" STUCCO SCORE LINE AT 8" APART
  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-4.2
  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. NOT USED
  20. NOT USED - STEEL SUPPORT COLUMN. (SEE STRUCTURAL FOR DETAILS)

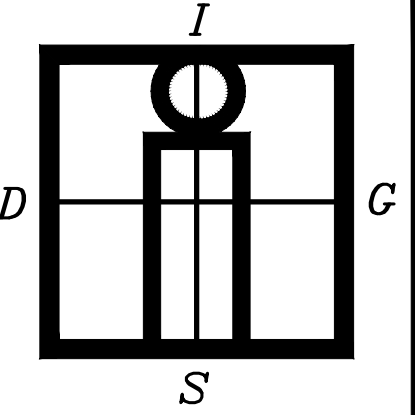
NOTE:  
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GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING,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

2 ELEVATION KEY NOTES

LOCATION/ TYPE	EXTERIOR COLORS AND VENEERS					
	EXTERIOR WALLS	ARCH FEATURE	EYEBROW	WINDOWS & DOORS	TILE VENEER	LIGHTING
MATERIAL	STUCCO	STUCCO	STUCCO	ALUMINUM	PORCELAIN	EXTERIOR SCONCES
COLOR	FIRST STAR	MONORAIL SILVER	POOLHOUSE	WHITE ALUM		BRONZE
MANUF	SHERWIN WILLIAMS	SHERWIN WILLIAMS	SHERWIN WILLIAMS	ES WINDOWS		KICHLER LIGHTING, INC.
LABEL	SW7646	SW7663	SW7603	CLEAR GLASS COLOR		

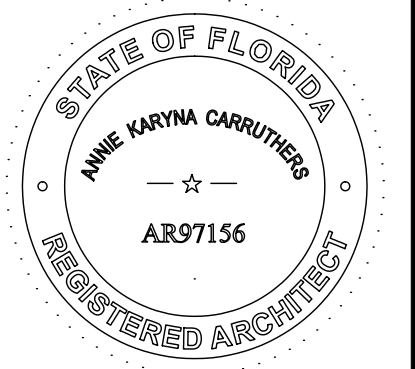
3 EXTERIOR COLORS/VENEERS



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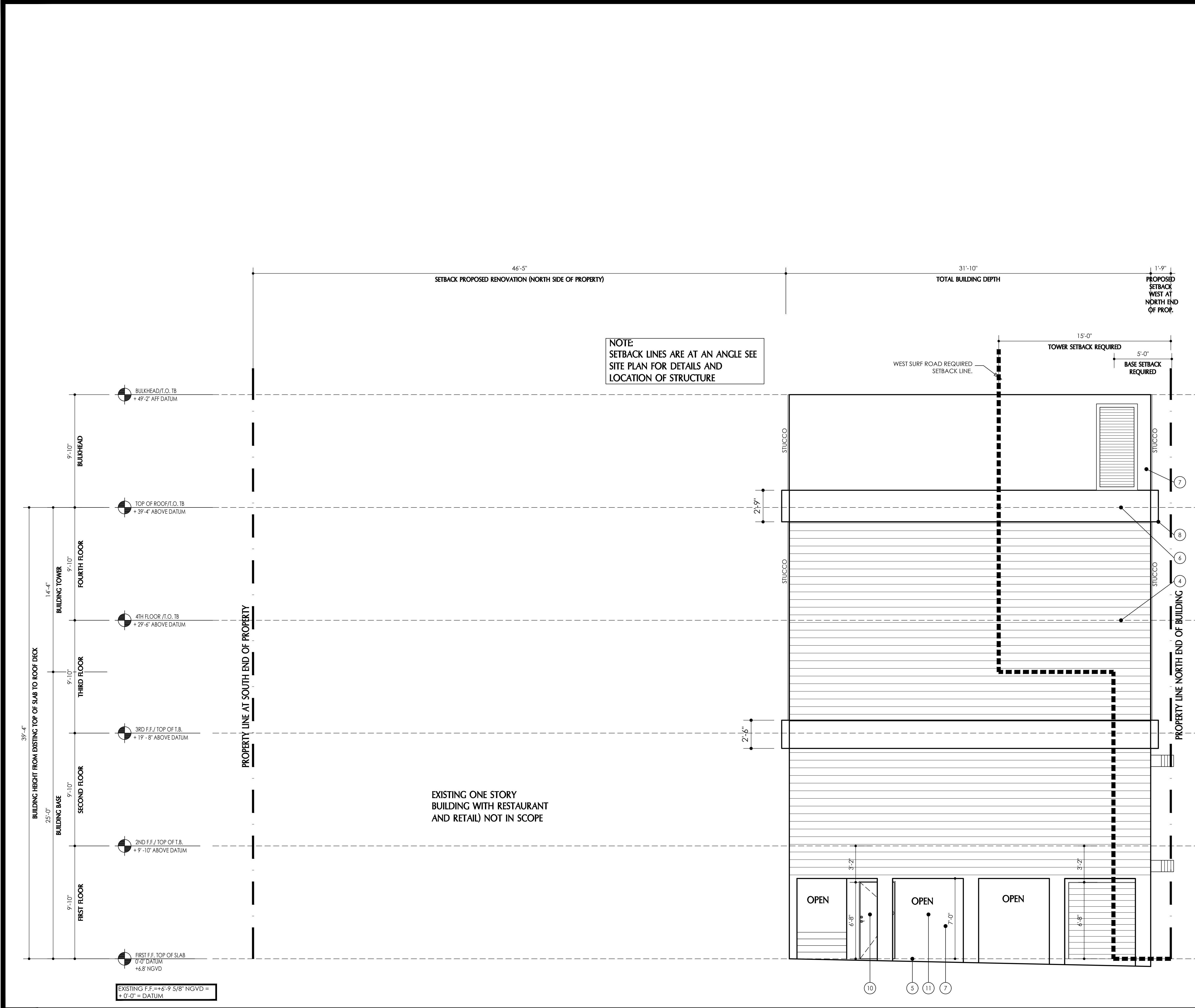
REVISIONS

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NOT FOR CONSTRUCTION

Date Of Issue  
MAY-30-2018

ELEVATIONS  
A-2.2





1 ELEVATION - NORTH (INTERIOR)  
SCALE = 1/4" = 1'-0"

- 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.
  2. NEW STEPS PROVIDE HANDRAIL/GUARDRAIL TO COMPLY W/FBC
  3. NEW EXTERIOR GRADE LIGHT FIXTURE . 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-9.1.
  7. SMOOTH STUCCO ON CONC BLOCK WITH TROWEL FINISH WITH 15 GRIT SURFACE . STUCCO SHALL BE  $\frac{3}{8}$ " AND SHALL BE INSTALLED AS PER ASTM C326 EXCLUDING TABLE 4.  $\frac{1}{2}$ " HORIZONTAL SCORE IN STUCCO AT 8" O.C.
  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 EAS PER SCHEDULE ON SHEET A-7.1. AS NOTED TYP.
  11. EXTERIOR FINISH TO BE 1/2" STUCCO SCORE LINE AT 8" APART
  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.
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2 ELEVATION KEY NOTES

LOCATION/ TYPE	EXTERIOR COLORS AND VENEERS				
	EXTERIOR WALLS	ARCH FEATURE	EYEBROW	WINDOWS & DOORS	TILE VENEER
MATERIAL	STUCCO	STUCCO	STUCCO	ALUMINUM	PORCELAIN
COLOR	FIRST STAR	MONORAIL SILVER	POOLHOUSE	WHITE ALUMN	
MANUF	SHERWIN WILLIAMS	SHERWIN WILLIAMS	SHERWIN WILLIAMS	ES WINDOWS	KICHLER LIGHTING,INC
LABEL	SW7646	SW7663	SW7603	CLEAR GLASS COLOR	

3 EXTERIOR COLORS/VENEERS

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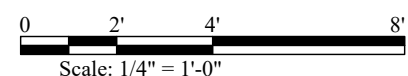
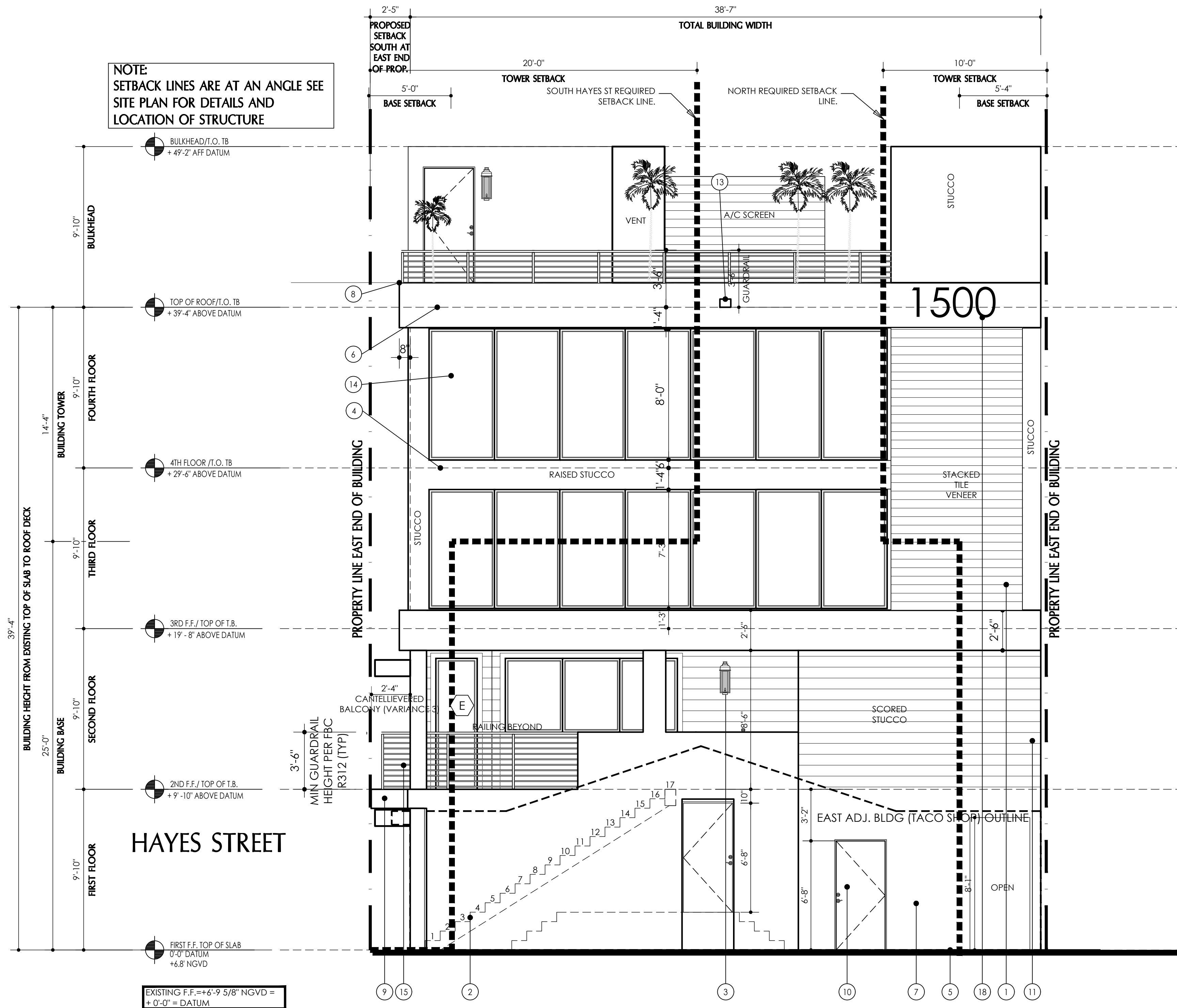
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Date Of Issue  
MAY-30-2018

ELEVATIONS  
**A-2.3**





## 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.
2. NEW STEPS PROVIDE HANDRAIL/GUARDRAIL TO COMPLY W/FBC
3. NEW EXTERIOR GRADE LIGHT FIXTURE . 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 SHIT A-9.1.
7. SMOOTH STUCCO ON CONC BLOCK WITH TROWEL FINISH WITH 15 GRIT SURFACE . STUCCO SHALL BE 8" AND SHALL BE INSTALLED AS PER ASTM C326 EXCLUDING TABLE 4. 1/2" HORIZONTAL SCORE LINE IN STUCCO AT 8" O.C.
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 EAS PER SCHEDULE ON SHEET A-7.1. AS NOTED TYP.
11. EXTERIOR FINISH TO BE 1/2" STUCCO SCORE LINE AT 8" APART
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 ALUMIN GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECTS REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC. SEE DETAILS SHEET A-4.2
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. NOT USED
20. NOT USED - STEEL SUPPORT COLUMN. (SEE STRUCTURAL FOR DETAILS)

## 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.

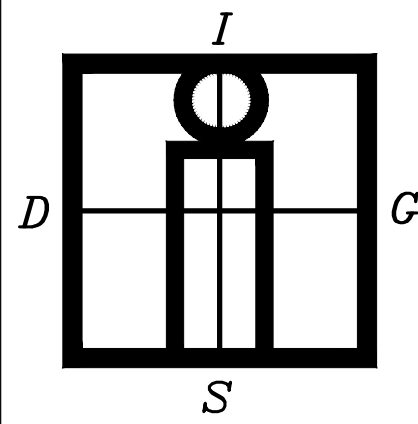
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## ELEVATION KEY NOTES

LOCATION/ TYPE	EXTERIOR COLORS AND VENEERS					
	EXTERIOR WALLS	ARCH FEATURE	EYEBROW	WINDOWS & DOORS	TILE VENEER	LIGHTING
MATERIAL	STUCCO	STUCCO	STUCCO	ALUMINUM	PORCELAIN	EXTERIOR SCONCES
COLOR	FIRST STAR	MONORAIL SILVER	POOLHOUSE	WHITE ALUMIN		BRONZE
MANUF	SHERWIN WILLIAMS	SHERWIN WILLIAMS	SHERWIN WILLIAMS	ES WINDOWS		KICHLER LIGHTING, INC.
LABEL	SW7646	SW7663	SW7603	CLEAR GLASS COLOR		

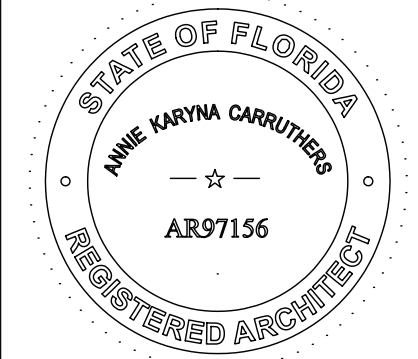
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## EXTERIOR COLORS/VENEERS

IN-SITE  
DESIGN  
GROUP LLC

1546 JACKSON STREET  
HOLLYWOOD, FL 33020  
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SEAL

STATE OF FLORIDA LICENSE No AR-07156

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DISCREPANCIES TO THE ARCHITECT BEFORE  
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NOT TO BE SCALED.

## DEVELOPMENT NAME:

1500 N. BROADWALK

## OWNER:

CHIQUITA PROPERTIES LLC

## ADDRESS:

1500 N. BROADWALK  
HOLLYWOOD, FL 33019

## DISTRIBUTION

MARCH-19-2018

PREAP MEETING

JULY-2-2018

PRELIMINARY TECHNICAL  
ADVISORY COMMITTEE

## REVISIONS

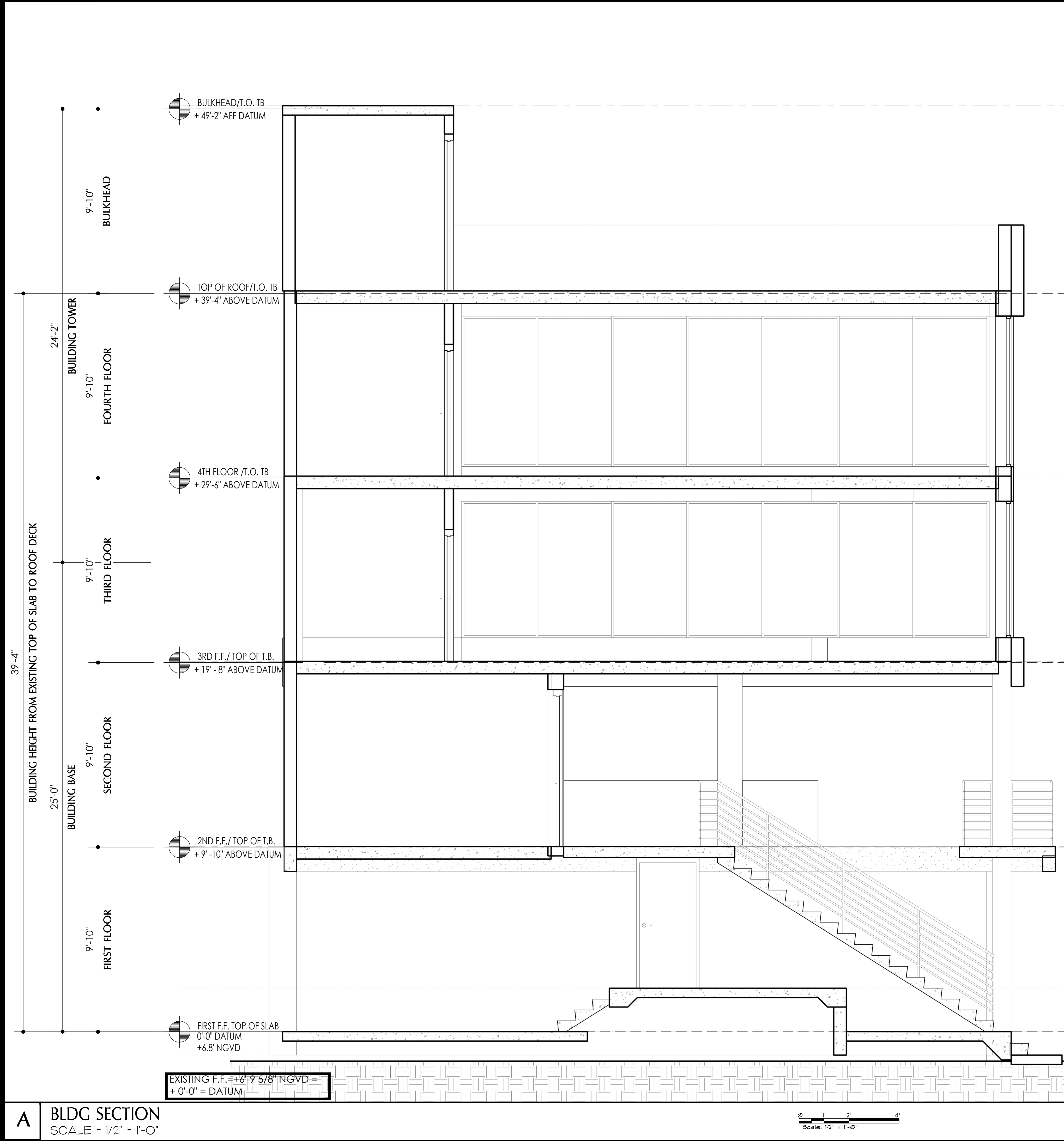
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Date Of Issue  
MAY-30-2018

## ELEVATIONS

A-2.3





**A** BLDG SECTION  
SCALE = 1/2" = 1'-0"

- B** SECTION KEY NOTES (AS APPLICABLE )  
SCALE = NTS
- OPEN CELL SPRAY FOAM INSULATION AT UNDERSIDE OF ROOF DECK AT ENCLOSED AIR CONDITIONED SPACES. OPTIONAL AT BARN STALLS AND AISLE. VERIFY W/MECH DWGS. SEE INSULATION NOTES THIS SHT
  - MIAAMI DADE COUNTY APPROVED GAF DESIGNER ASPHALT SHINGLE ROOF INSTALLED AS PER PRODUCT APPROVAL AND COMPLY W/FBC 1507.2. ROOF COVERINGS SHALL COMPLY W/FBC SECT CHAPTER 15. ROOF SHALL MEET ULTIMATE DESIGN WIND SPEED PER TABLE R301.2(4) AND NOMINAL DESIGN WIND SPEED (MPH) PER CONVERSION TABLE F.B.C. R301.2.1.3. ROOF DECK TO BE APA 40/20 (3/4)CDX EXT. PLYWOOD SHEATHING W/ 8d RING SHANK NAILS @ 8" O.C. AND PER 1507. COVERED W/GAF STORM GUARD LEAK BARRIER SELF ADHERED AT VALLEYS, EAVES, RAKE EDGES AND FLASHING AREAS OVER GAF DECK ARMOUR PREMIUM BREATHABLE DECK PROTECTION OVER ENTIRE DECK. INSTALLATION TO MEET GAF WEATHER STOPPER GOLDEN PLEDGE LTD WARRANTY AND INSTALLED BY A GAF MASTER ELITE CONTRACTOR. SEE DTLS SHT A-9.1
  - WOOD PREFAB (ENGINEERED) ROOF TRUSSES @ 24" O.C. MAX (REFER TO STRUCTURAL DRAWINGS) CONTRACTOR TO SUBMIT SHOP DRAWINGS AND TRUSS ENGINEERING TO ARCHITECT AFTER HIS REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - GALV METAL DRIP PAINTED AND NAILED W/ 12 GA. ANNULAR RING SHANK NAILS AT 4" O.C. THE DRIP SHALL BE 2" MIN. AND EXTEND 3/4" MIN. FROM SHEATHING AND 1/2" CLEAR FROM STRUCTURE. MTL DRIP SHALL BE LAPPED 3" MIN. & PERIMETER LAPS AND SHALL BE WRAPPED AROUND AND LAPPED 5" MIN. AT CORNERS AS SPECIFIED BY FBC. (OPTIONAL COPPER DRIP EDGE IF ALL OTHER FLASHING, VALLEY AND GUTTER METALS IN CONTACT ARE COPPER) TO COMPLY W/FBC 1507.2.9.3
  - EXPANDED POLYSTYRENE FOAM (EPS) MOLDING AT FASCIA SEE MOLDING SCHEDULE ON SHEET A-2.5
  - DECORATIVE SRS POLYPROPYLENE OUTLOOKER W/END CUT DETAIL AND BACKING AT 24" O.C. 4" X 6 1/2" X LENGTH OF FULL OVERHANG AT UNDERSIDE OF EAVE. ATTACH AS PER MANUF SPECS. SEE ELEVATIONS AND MOLDING PROFILES. ARCHITECT TO APPROVE PRIOR TO FABRICATION. OUTLOOKERS TO BE FULL LENGTH OF O.H. FROM STUCCO TO EDGE OF FASCIA.
  - 5/8" LIGHT SAND FINISH STUCCO. STUCCO SHALL BE INSTALLED AS PER ASTM C326 EXCLUDING TABLE 4 (TYP). CONTRACTOR SHALL PROVIDE TWO ADDITIONAL FINISH OPTIONS 1. OPTION FOR HARDIE BOARD "HARDIE PLANK" CEDAR MILL LAP TYPE SIDING WITH SIMULATED WOOD FINISH EXTERIOR VENEER INSTALLED AS PER MANUF SPECS AND 2. AN OPTION FOR STUCCO BUILT UP AS SIMULATED LAP SIDING. ALL SIDING TO INCLUDE 4" TRIM AT WINDOWS, DOORS AND BUILDING CORNERS. THREE OPTIONS TOTAL FOR EXT FINISH.
  - 8" X 16" X 8" CONCRETE BLOCK SEE STRUCT DWGS FOR REINFORCED FILLED CELL LOCATIONS.
  - WALL BASE ATTACHED W/FINISH NAILS, FILLED AND SANDED SMOOTH SEE FINISH SCHEDULE AND MILLWORK NOTES ON SHT A-3 AND DETAILS ON SHEET A-7.2
  - PREFAB HOLLOW CORE CONCRETE PLANKS FLOOR SYSTEM. PROVIDE 2" STRUCTURAL COMPOSITE CONC TOPPING. SOUND INSULATION AS PER OWNER. SEE STRUCT DWGS FOR ADDITIONAL DTLS. FLOOR SHEATHING (WHERE REQUIRED) SHALL COMPLY W/FBC
  - SMOOTH PLASTER FINISH ON 5/8" DRYWALL ON 1"x3" FURRING @ 16" O.C.
  - 2x4 BOTTOM CHORD LATERAL BRACING @ 8'-0" O.C. (RATRINS) WITH (2) 16d NAILS PER TRUSS. PROVIDE MINIMUM 2" TRUSS LAP SEE STRUCT DWGS.
  - 5/8" DRYWALL CEILING (TYPE "X" WHERE REQUIRED. SEE SCHEDULE SHT A-6.1) ATTACHED TO TRUSS ON 5/8" MTL HAT FURRING CHANNELS TO UNDERSIDE OF CONC SLAB AT 16" O.C. DRYWALL SHALL BE SCREWED, TAPED SANDED SMOOTH AND PAINTED. SEE RCP FOR DTLS AND CLG HEIGHTS(TYP).
  - 5/8" DRYWALL ON 2X2 P.T. FURRING STRIPS OR 1 1/2" MTL FURRING CHANNELS AT 24" O.C. WITH INSULATION AS PER MECH CALCS SEE NOTE THIS SHEET. INSULATION CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES DRYWALL SHALL BE SCREWED, TAPED, SANDED SMOOTH, PRIMED AND PAINTED OR AS PER FINISH NOTES ON SHT A-3. GARAGE FINISHES TO COMPLY W/R309
  - 5/8" MOISTURE RESISTANT BOARD AT BATHROOMS ON 2"X2" P.T. WOOD FURRINGS OR 1 1/2" MTL FURRING CHANNELS @ 16" O.C.
  - NEW CONCRETE IE BEAM OR BOND BEAM (REFER TO STRUCTURAL DRAWINGS)
  - 1"x6" T&G STAINED CYPRESS UNDER TERRACES. PROVIDE 1/2" PLYWOOD SHEATHING UNDER ROOF TRUSSES AT OUTDOOR CEILINGS W/8d RING SHANK NAILS AT 4" O.C. TYP. SEE RCP FOR DETAILS AND HEIGHT.
  - DECORATIVE SIMULATED WOOD SRS POLYPROPYLENE OUTLOOKERS ATTACHED TO UNDERSIDE OF EAVES SPACE EVENLY AT 24" O.C. OUTLOOKERS TO BE 4" X 6 1/2" X TOTAL LENGTH OF OVERHANG FROM BLOCK TO FASCIA. ALL OVERHANGS EXCEPT GABLES. END CUT AS PER PROFILE ON MOLDING SCHEDULE. OUTLOOKERS TO BE ATTACHED W/8" SCREW THROUGH FASCIA AND A 3 1/2" TAPCON TOE NAILED TO BLOCK WALL. ALL SCREWS TO BE COVERED W/WOOD PLUGS PROVIDE SAMPLE MOCK UP FOR ARCHITECT'S REVIEW (TYP)
  - CONCRETE PAVER WALKWAY ON WELL COMPACTED FILL (REFER TO STRUCTURAL DRAWINGS)
  - NEW COMPACTED FILL AT NEW FOUNDATIONS (SEE STRUCT DWGS)
  - FINISH GRADE
  - NON CORROSIVE CONTINUOUS 3" ATTIC VENT IN WHITE AT EDGE OF EAVE AS NOTED (TYP) AT NON AIR CONDITIONED, UNENCLOSED AREAS ONLY.
  - PRE-CAST CONCRETE LINTEL (REFER TO STRUCTURAL DRAWINGS)
  - STEM WALL FOUNDATION. REFER TO STRUCT DWGS FOR SIZE AND REINFORCING. NEW FOUNDATIONS TO COMPLY W/FBC CHAPTER 18 MIN 6 MIL VAPOR RETARDER UNDER SLAB. BOTTOM OF FOOTINGS MUST BE A MIN OF 8" BELOW GRADE AS PER F.B.C.
  - R-11 BATT INSULATION
  - PRE-CAST CONCRETE SILL (REFER TO STRUCTURAL DRAWINGS)
  - IMPACT WINDOW (REFER TO WINDOW SCHEDULE)
  - 1"x2" P.T. FIREBLOCKING AT WOOD FRAMED STUD WALLS AND FURRED SPACES. AT CEILING LEVEL AND MAX DIMENSION OF SPACE SHALL BE 8'-0" MAXIMUM AS PER F.B.C. 718 (TYP) FIRESTOPS SHALL BE OF APPROVED MATERIAL AND SIZE AS PER F.B.C.
  - 1"x2" CONTINUOUS NAILER
  - 42" HIGH CONC BLOCK GUARDRAIL WITH OPENING AS PER ELEVATIONS. PICKETS TO REJECT AT 4" SPHERE. PROVIDE WEEP HOLES FOR DRAINAGE AT BALCONY.
  - RECESS CONC SLAB EDGE AND BEAMS SUPPORTING WALLS MIN 3/4" BELOW TOP OF SLAB FOR WIDTH OF EXTERIOR WALL (TYP)
  - CONC BLOCK COL W/ SIMULATED KEYSTONE PRECAST VENEER. SEE ELEVATIONS FOR DTLS. ATTACH STL COLUMN AS PER STRUCT DWGS.
  - NOT USED
  - 3 1/2 X 3 1/2 X 1/4 STL COL W/ 1/4 BASE PLATE SEE STRUCT DWGS FOR BOLTS AND DTLS
  - NOT USED. 8" PRECAST CONC FLOOR PLANKS (HOLLOW CORE SYSTEM) W/2" CONC TOPPING MIN 3 1/2" BEARING
  - WALL INSULATION TO BE FOAM IN PLACE INSIDE CMU R-5 ENTIRE ASSEMBLY. FOAM INSULATION CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES. SEE TYP INSULATION NOTES THIS SHT
  - 2x4 P.T. WOOD SECURED TO MASONRY SEE STRUCT DWGS
  - 1x4 BOTTOM CHORD BRACING SEE STRUCT DWGS FOR NAILING
  - 2x4 BLOCKING EDGEWISE ONLY @ EVERY PLYWOOD SEAM SEE STRUCT DWGS
  - HI RIBBED MTL LATH AND STUCCO SOFFIT UNDER EAVES AND OVERHANGS WHERE NOTED. TWO COATS AS REQUIRED TO COMPLY W/FBC 2510.6 AND EQUIVALENT TO TWO LAYERS OF WATER RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE I. PRIME AND PAINT (TYP)
  - SIMULATED KEYSTONE SRS POLYPROPYLENE MOLDING AT EAVES TO BE CONTINUOUS. SEE ELEVATIONS.
  - CONC FLOOR SYSTEM SEE STRUCT DWGS FOR DTLS
  - CONTRACTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION AS PER F.B.C. (FOR NEW SLABS)
  - 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. FBC 1816 BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT AS PER F.B.C.
  - NOT USED
  - PRECAST CONC MOLDING. SEE ELEVATIONS FOR DTLS

- C** GENERAL NOTES
- ALL INSULATION SHALL BE CONFIRMED W/MECHANICAL CALCS PRIOR TO INSTALLATION.
- ROOF INSULATION:  
ROOF: RIDGID TAPERED INSULATION ON ROOF DECK R-VALUE AS PER ABOVE AT UNDERSIDE OF ROOF DECK AND ABOVE AC AREAS. PROVIDE IGNITION BARRIER AS REQUIRED BY MANUFACTURER.
- ROOF SHALL BE A COMPLETELY SEALED NON VENTED INSULATION AT AIR CONDITIONED ENCLOSED SPACES AND WHERE OPTIONAL ICYVENE HAS BEEN INSTALLED ABOVE NON AIR CONDITIONED AREAS. AREAS THAT DO NOT REQUIRE INSULATION CONTRACTOR SHALL PROVIDE A CONTINUOUS 3" ATTIC VENT AT EDGE OF OVERHANG TYP.
- WALL INSULATION MUST MEET R VALUE NOTED ABOVE (R VALUE REPRESENTS INSULATION ONLY)  
ALTERNATE 1 (RECOMMENDED):  
VR PLUS SHIELD REFLECTIVE INSULATION R VALUE AS NOTED ABOVE, ADJACENT TO FURRING CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES OR
- ALTERNATE 2:  
WALL INSULATION TO BE 3/4" RMAX RIGID INSULATION ON THE INTERIOR SIDE CMU WITH R-VALUE AS NOTED ABOVE OR
- ALTERNATE 3:  
COREFILL 500 INSULATION INSIDE CMU CAVITIES. FOAM INSULATION CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES. POLYMASTER R-501 RECOMMENDED
- D** TYP INSULATION NOTES

- A** CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION.
- B** ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
- C** PRELIMINARY TRUSS ENGINEERING MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL WITH FIVE PRINTED COPIES PRIOR TO POURING ANY SLAB OR FOOTINGS. ROOF TRUSS DESIGN BY TRUSS MANUFACTURER MUST ACCOMMODATE FOR ALL REQUIRED WIND LOADING PER LATEST F.B.C. TRUSS MANUFACTURER MUST INCLUDE PERMANENT BRACING AS PART OF THE TRUSS DESIGN. TRUSS DRAWINGS MUST BE SEALED BY A FL LICENSED ENGINEER. TRUSS DESIGN MUST MET OR EXCEED CODE REQUIRED LOADS. REFER TO FLOOR PLANS FOR ALL REQUIRED ATTIC SPACES. PROVIDE TRUSS SHOP DRAWING TO ARCHITECT AFTER CONTRACTORS REVIEW AND APPROVAL FOR FINAL APPROVAL. TRUSS SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO SUBMITTAL TO CITY AND FABRICATION. SEE SHT A-0.3 FOR NOTES
- D** ALL PRODUCTS AND MATERIALS SHALL BE APPLIED OR INSTALLED ACCORDING TO MANUFACTURERS SPECS.
- E** ALL COMBUSTIBLE PIPE AND CONDUIT PIPES PENETRATING FIRE WALLS TO HAVE AN ASSEMBLY EQUAL TO RATING OF THE WALL BEING PENETRATED AS PER F.B.C.
- F** ALL WOOD IN CONTACT WITH MASONRY OR CONC SHALL BE PRESSURE TREATED (TYP).
- G** ALL TIMBER & TIMBER CONSTRUCTION SHALL COMPLY W/SPECIFICATIONS AND CODES SPECIFIED BY THE FOLLOWING AS REQUIRED: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL AND NATL FOREST PRODUCTS ASSOCI. NATL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN PLYWOOD ASSOC. PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD PRESERVERS ASSOC. STANDARDS, NATL LUMBER MANUFACTURERS ASSOC NATL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
- H** ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL.
- I** PARTITION WALLS TO BE METAL STUDS AT 16" O.C. TO COMPLY W/FBC 2017 SECT R603
- J** ALL GUY GRAY BOXES IN FIRE RATED WALLS TO BE MADE OF STEEL OR FRAMED ON REAR SIDE AND COVERED W/ 5/8" TYPE "X" GYP BOARD.
- K** FIRE STOPS TO BE PROVIDED IN ALL WOOD FURRED SPACES @ MAX 8'-0" O.C. AND CONTINUOUS AT CEILING
- L** TIE BEAMS ARE TO BE CONTINUOUS AS PER F.B.C. AND MIN 8" X 12". EXTENDING MIN 8" OVER SUPPORT ENDS (12" AT GARAGE OPENINGS).
- M** TIE BEAM, PLATE, SOFFIT AND CEILING HEIGHTS ARE TAKEN FROM TOP OF CONC FLOOR SLAB @ 0'-0" DATUM
- N** FIRST BLOCK CAVITY AT EACH SIDE OF OPENINGS SHALL BE FILLED W/ CONCRETE UNLESS SHOWN OTHERWISE.
- O** ALL WINDOWS (GLASS BLOCK, FIXED GLASS & OPERABLE UNITS) AND DOORS & THEIR ASSEMBLIES SHALL MEET THE REQUIREMENTS SET FORTH IN F.B.C. R613 OR BE PROVEN TO BE ACCEPTABLE BY SEPARATE ENGINEERING.
- P** NOT USED
- Q** ALL FIXED GLASS THICKNESS TO BE BY SEPARATE ENGINEERING.
- R** FIRE STOPS REQUIRED AROUND: TOP, BOTTOM AND SLIDING DOOR POCKETS.
- S** SCREEN ENCLOSURES TO BE UNDER SEPARATE PERMIT WHERE SCREEN ENCLOSURES IS TO BE ATTACHED TO FASCIA. IT MUST BE ATTACHED TO THE TRUSSES BY SOUTHEASTERN METALS REGULAR 20 GA. ANCHORS, W/14 8d NAILS INTO THE TOP OF THE FASCIA. AND (4) 8d NAILS INTO THE SIDE OF THE RAFTER (ONE ANCHOR PER RAFTER), TO RESIST 1,000 lbs UPLIFT PER F.B.C.
- T** ELEVATIONS ARE TAKEN FROM LOWEST LIVING AREA TOP OF CONC FLOOR SLAB WHICH SHALL BE 0'-0" DATUM.
- U** PENETRATIONS OF RATED WALLS AND FLOORS SHALL BE SEALED W/ A MATERIAL, CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM-E-614.
- V** ENGINEERED UNIT MASONRY SHALL BE IN ACCORDANCE W/ASCI 5301.92/ ASCE 5-92/ TMS 402-92.
- W** ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 5301.92/ ASCE 6-92/ TMS 402-92
- X** ALL WOOD HEADERS IN BEARING WALLS TO BE DONE BY RATIONAL ANALYSIS. RATIONAL ANALYSIS TO BE DONE BY STRUCTURAL ENGINEER.
- Y** CONCRETE BALCONY WATERPROOFING: EXPOSED SURFACE: APPLY "SIKA" TOP SEAL 107 OR GAF SURFACE SEAL TOPCOAT OR EQUIV OVER CURED CONC. FOLLOW W/ "SIKA" COLOR BALCONY SYSTEM OR EQUIV. TILED SURFACE: APPLY "SIKA" TOP SEAL 107 OR EQUIV OVERCURED CONCRETE. FOLLOW W/TILE FINISH ON THIN SET.
- Z** ANY HI RIBBED MTL LATH AND STUCCO SOFFIT UNDER EAVES AND OVERHANGS WHERE NOTED CONTRACTOR TO USE TWO COATS AS REQUIRED TO COMPLY W/FBC 2510.6 PRIME AND PAINT (TYP)

**I**

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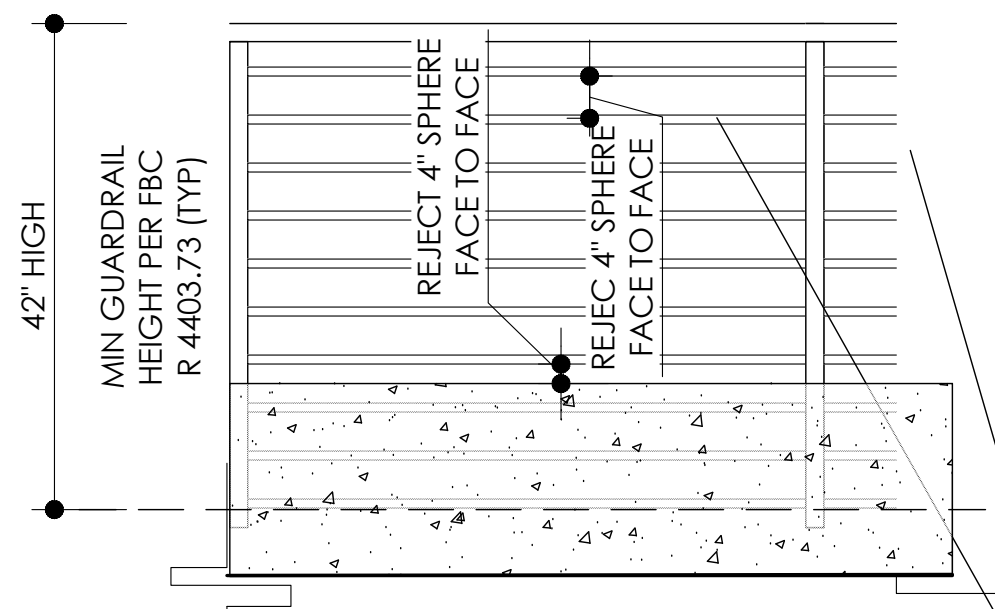
REVISIONS

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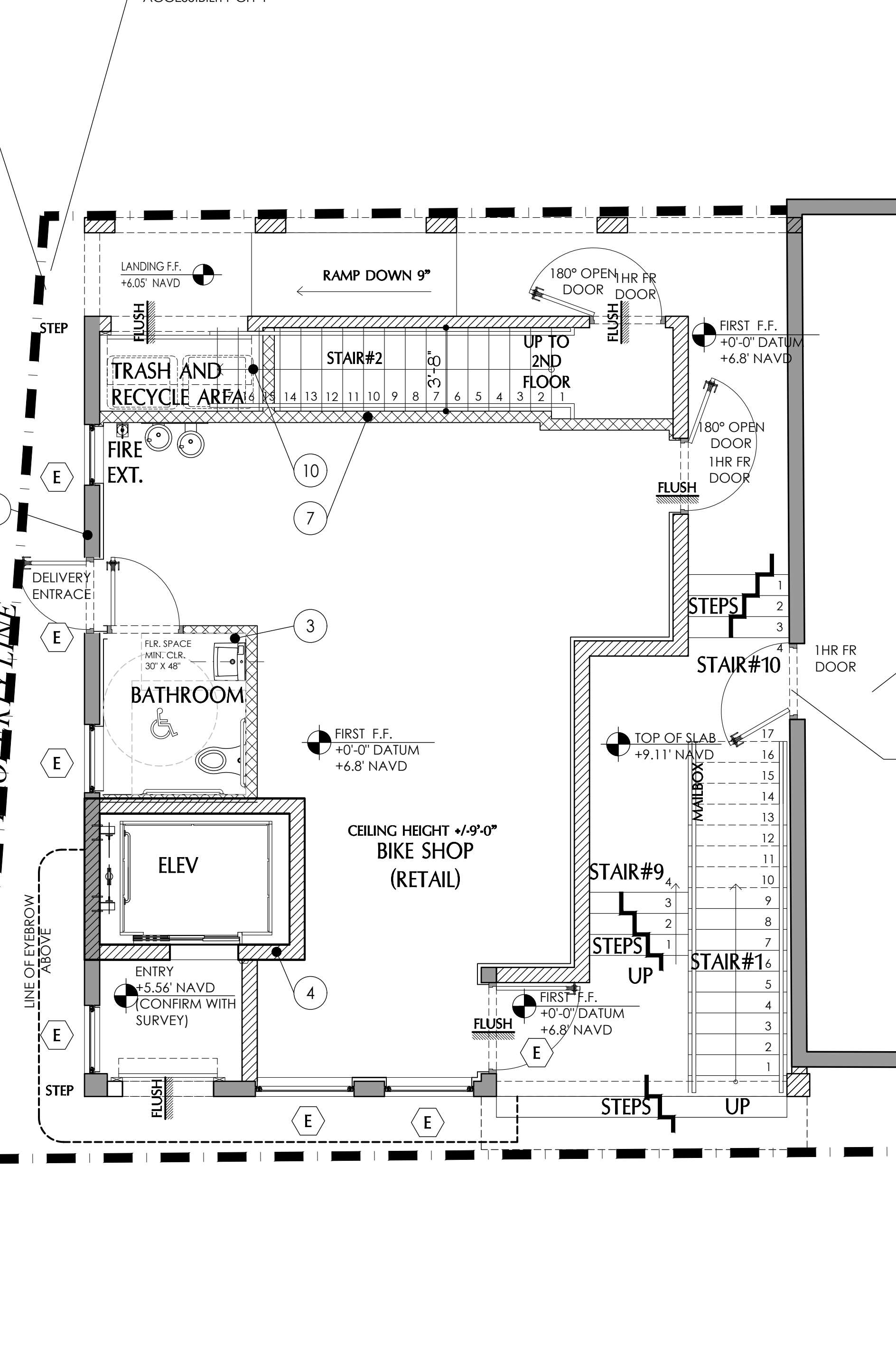
SECTION  
**A-3.1**



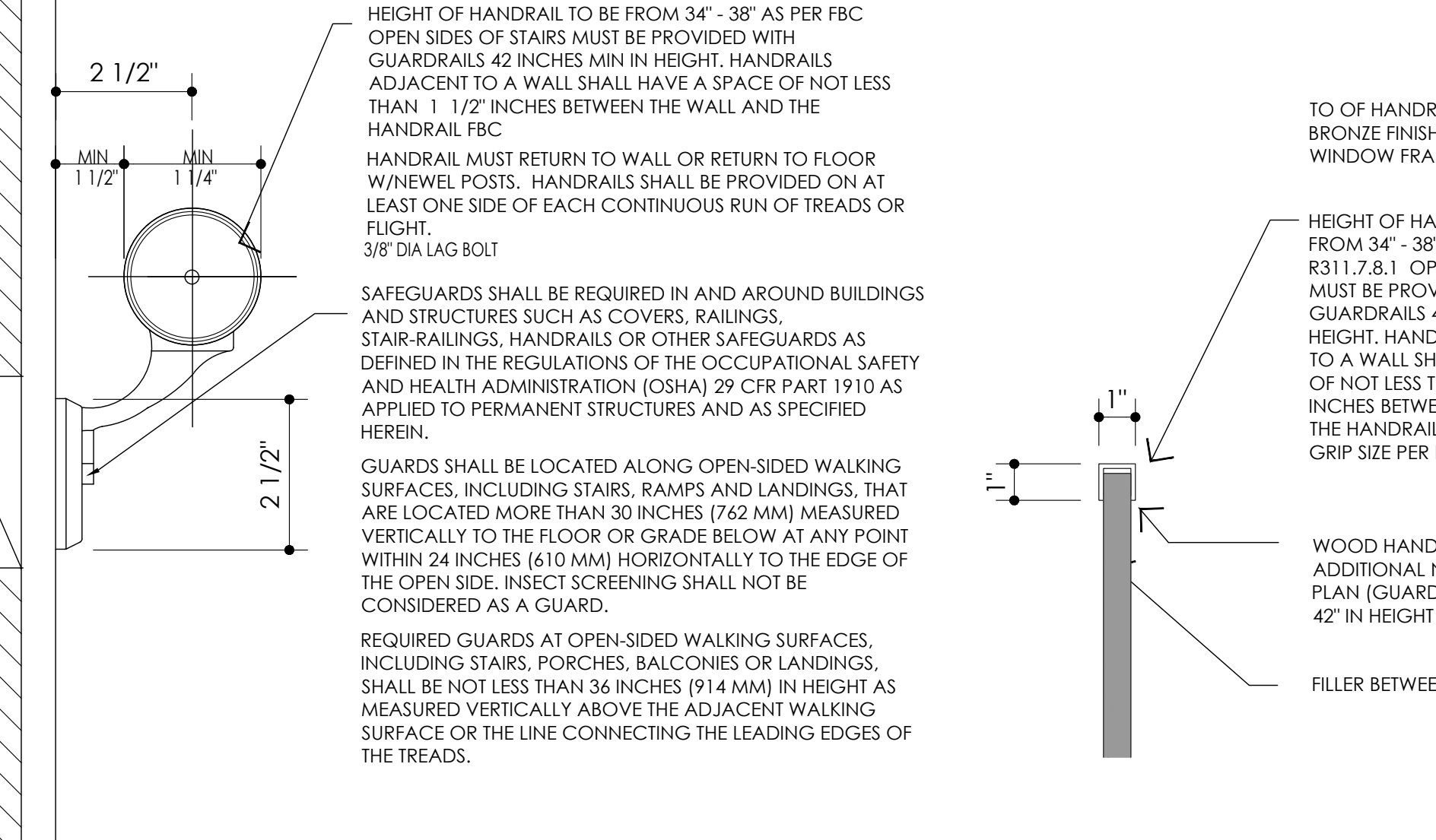


ALUMN GUARDRAIL IN BRONZE FINISH TO MATCH WINDOW FRAMES  
NO GLASS  
GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT (TYP) AND SHALL COMPLY W/ FBC SECTIONS AS FOLLOWS:  
PICKETS TO COMPLY W/ SECTION FBC 2017 SECT 1011 AND 1015 GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM A HEIGHT OF 34 INCHES TO 42 INCHES ABOVE THE ADJACENT WALKING SURFACES A SPHERE 8 INCHES IN DIAMETER SHALL NOT PASS. (TYP)

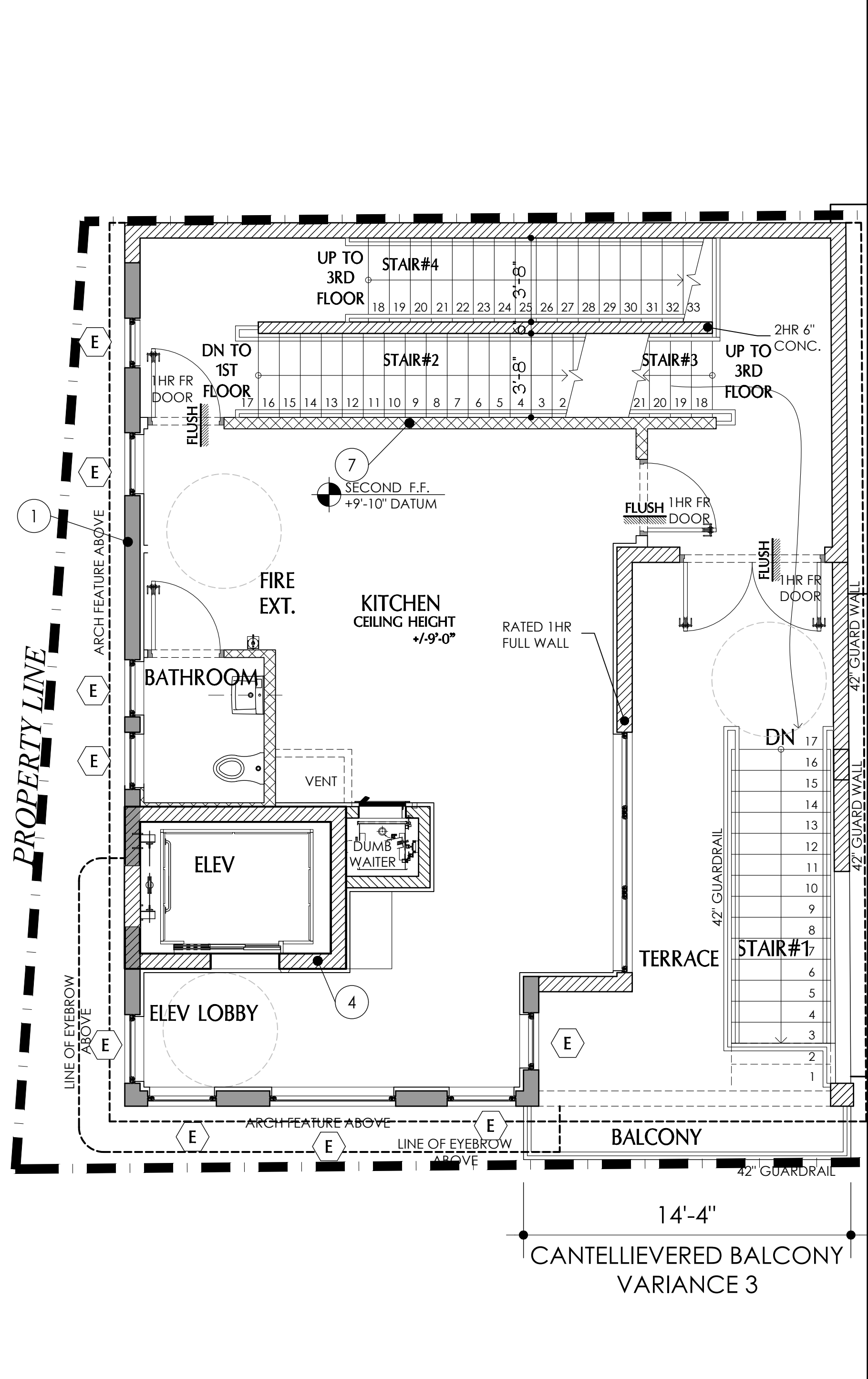
SECTION 1015  
GUARDS  
1015.1 GENERAL  
GUARDS SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 1015.2 THROUGH 1015.7. OPERABLE WINDOWS WITH SILLS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE FINISHED GRADE OR OTHER SURFACE BELOW SHALL COMPLY WITH SECTION 1015.8.  
1015.2 WHERE REQUIRED.  
GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8.  
EXCEPTION: GUARDS ARE NOT REQUIRED FOR THE FOLLOWING LOCATIONS:  
1.ON THE LOADING DOCKS OR PIERS  
2.ON THE AUDIENCE SIDE OF STAGES AND RAISED PLATFORMS, INCLUDING STAIRS LEADING UP TO THE STAGE AND RAISED PLATFORMS.  
3.ON RAISED STAGE AND PLATFORM FLOOR AREAS, SUCH AS RUNWAYS, RAMPS AND STAGES USED FOR ENTERTAINMENT OR PRESENTATIONS.  
4.AT VERTICAL OPENINGS IN THE PERFORMANCE AREA OF STAGES AND PLATFORMS.  
5.AT ELEVATED WALKING SURFACES APPURTENANT TO STAGES AND PLATFORMS FOR ACCESS TO AND UTILIZATION OF SPECIAL LIGHTING OR EQUIPMENT.  
6.ALONG VEHICLE SERVICE PITs NOT ACCESSIBLE TO THE PUBLIC.  
7.IN ASSEMBLY SEATING AREAS AT CROSS AISLES IN ACCORDANCE WITH SECTION 1029.16.2.  
1015.2.1 GLAZING.  
WHERE GLASS IS USED TO PROVIDE A GUARD OR AS A PORTION OF THE GUARD SYSTEM, THE GUARD SHALL COMPLY WITH SECTION 2407, WHERE THE GLAZING PROVIDED DOES NOT MEET THE STRENGTH AND ATTACHMENT REQUIREMENTS OF SECTION 1607.8, COMPLYING GUARDS SHALL BE LOCATED ALONG GLAZED SIDES OF OPEN-SIDED WALKING SURFACES.  
1015.3 HEIGHT.  
REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY AS FOLLOWS:  
1.FROM THE ADJACENT WALKING SURFACES.  
2.ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS.  
3.ON RAMPS AND RAMPED AISLES, FROM THE RAMP SURFACE AT THE GUARD.  
EXCEPTIONS:  
1.FOR OCCUPANCIES IN GROUP R-3 NOT MORE THAN THREE STORIES ABOVE GRADE IN HEIGHT AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2 NOT MORE THAN THREE STORIES ABOVE GRADE IN HEIGHT WITH SEPARATE MEANS OF EGRESS, REQUIRED GUARDS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES OR ADJACENT SEATING.  
2.FOR OCCUPANCIES IN GROUP R-3, AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.  
3.FOR OCCUPANCIES IN GROUP R-3, AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.  
4.THE GUARD HEIGHT IN ASSEMBLY SEATING AREAS SHALL COMPLY WITH SECTION 1029.16 AS APPLICABLE.  
5.ALONG ALTERNATING TREAD DEVICES AND SHIPS LADDERS, GUARDS WHERE THE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE HEIGHT NOT LESS THAN 30 INCHES (762 MM) AND NOT MORE THAN 34 INCHES (864 MM), MEASURED VERTICALLY FROM THE LEADING EDGE OF THE DEVICE TREAD NOSING.  
1015.4 OPENING LIMITATIONS.  
REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.  
EXCEPTIONS:  
1.FROM A HEIGHT OF 36 INCHES (914 MM) TO 42 INCHES (1067 MM), GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 43/8 INCHES (111 MM) IN DIAMETER.  
2.THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (152 MM) IN DIAMETER.  
3.AT ELEVATED WALKING SURFACES FOR ACCESS TO AND USE OF ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS OR EQUIPMENT, GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 21 INCHES (533 MM) IN DIAMETER.  
4.IN AREAS THAT ARE NOT OPEN TO THE PUBLIC WITHIN OCCUPANCIES IN GROUP I-3, F, H OR S, AND FOR ALTERNATING TREAD DEVICES AND SHIPS LADDERS, GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 21 INCHES (533 MM) IN DIAMETER.  
5.IN ASSEMBLY SEATING AREAS, GUARDS REQUIRED AT THE END OF AISLES IN ACCORDANCE WITH SECTION 1029.16.4 SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER UP TO A HEIGHT OF 26 INCHES (660 MM), FROM A HEIGHT OF 26 INCHES (660 MM) TO 42 INCHES (1067 MM) ABOVE THE ADJACENT WALKING SURFACES, GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 8 INCHES (203 MM) IN DIAMETER.  
6.WITHIN INDIVIDUAL DWELLING UNITS AND SLEEPING UNITS IN GROUP R-2 AND R-3 OCCUPANCIES, GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 43/8 (111 MM) INCHES IN DIAMETER.  
1015.5 SCREEN PORCHES.  
PORCHES AND DECKS THAT ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW.  
1015.6 MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES.  
GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET (3048 MM) OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR, ROOF OR GRADE BELOW.



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



5 HANDRAIL/GUARDRAIL DTL(TYP)  
SCALE = NTS



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

STAIR	TYPE	RAILING TYPE	LEVELS / FLOORS	TOTAL RISE IN FT	TOTAL RISERS	RISER HEIGHT	NOTE
STAIR 1	CONC	ALUMN	FIRST FL. TO 2ND FL	9'-10"	17	7"	
STAIR 2	CONC	ALUMN	2ND FL. TO 3RD FL	9'-10"	17	7"	
STAIR 3	CONC	ALUMN	3RD FL TO FOURTH FL	9'-10"	17	7"	
STAIR 4	CONC	ALUMN	4TH FLOOR TO ROOF	9'-10"	17	7"	
STAIR NOTES: STAIRWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FBC 2017 SECT 1011  WINDERS: WINDER TREADS IF APPLICABLE, SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.							

6 STAIR SCHEDULE AND SECTION KEYS  
SCALE = NTS

SECTION 1011  
STAIRWAYS  
1011.1 GENERAL  
STAIRWAYS SERVING OCCUPIED PORTIONS OF A BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1011.2 THROUGH 1011.13. ALTERNATING TREAD DEVICES SHALL COMPLY WITH SECTION 1011.14. SHIPS LADDERS SHALL COMPLY WITH SECTION 1011.15. LADDERS SHALL COMPLY WITH SECTION 1011.16. EXCEPTION: WITHIN ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES, STEPPED AISLES SHALL COMPLY WITH SECTION 1029.

1011.2 WIDTH AND CAPACITY.  
THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM). SEE SECTION 1009 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.  
EXCEPTIONS:  
1.STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (914 MM).  
2.SPIRAL STAIRWAYS AS PROVIDED FOR IN SECTION 1011.10.

3.WHERE AN INCLINE PLATFORM LIFT OR STAIRWAY CHAIRLIFT IS INSTALLED ON STAIRWAYS SERVING OCCUPANCIES IN GROUP R-3, OR WITHIN DWELLING UNITS IN OCCUPANCIES IN GROUP R-2, A CLEAR PASSAGE WIDTH NOT LESS THAN 20 INCHES (508 MM) SHALL BE PROVIDED, WHERE THE SEAT AND PLATFORM CAN BE FOLDED WHEN NOT IN USE, THE DISTANCE SHALL BE MEASURED FROM THE FOLDED POSITION.  
1011.3 HEADROOM  
STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES (2032 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS, SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.  
EXCEPTIONS:  
1.SPIRAL STAIRWAYS COMPLYING WITH SECTION 1011.10 ARE PERMITTED A 78-INCH (1981 MM) HEADROOM CLEARANCE.  
2.IN GROUP R-3 OCCUPANCIES; WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES; AND IN GROUP U OCCUPANCIES THAT ARE ACCESSORY TO A GROUP R-3 OCCUPANCY OR ACCESSORY TO INDIVIDUAL DWELLING UNITS IN GROUP R-2 OCCUPANCIES; WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 43/4 INCHES (121 MM).  
1011.4 WALKLINE.  
THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES (305 MM) FROM THE SIDE WHERE THE WINDERS ARE NARROWER, THE 12-INCH (305 MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKLINE SURFACE OF THE WINDER, WHERE WINDERS ARE ADJACENT WITHIN THE FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.  
1011.5 STAIR TREADS AND RISERS.  
STAIR TREADS AND RISERS SHALL COMPLY WITH SECTIONS 1011.5.1 THROUGH 1011.5.3.  
1011.5.1 DIMENSION REFERENCE SURFACES.  
FOR THE PURPOSE OF THIS SECTION, ALL DIMENSIONS ARE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.  
1011.5.2 RISER HEIGHT AND TREAD DEPTH.  
STAIR RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES (279 MM) BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) WITHIN THE CLEAR WIDTH OF THE STAIR.  
EXCEPTIONS:

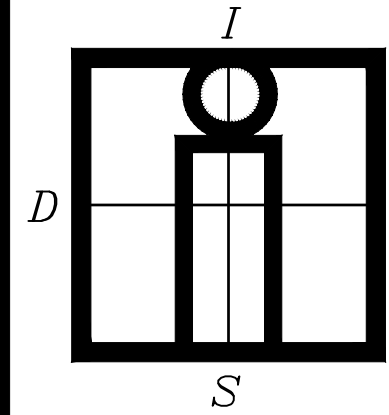
1.SPIRAL STAIRWAYS IN ACCORDANCE WITH SECTION 1011.10.  
2.STAIRWAYS CONNECTING STEPPED AISLES TO CROSS AISLES OR CONCOURSES SHALL BE PERMITTED TO USE THE RISER/TREAD DIMENSION IN SECTION 1029.13.2.  
3.IN GROUP R-3 OCCUPANCIES; WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES; AND IN GROUP U OCCUPANCIES THAT ARE ACCESSORY TO A GROUP R-3 OCCUPANCY OR ACCESSORY TO INDIVIDUAL DWELLING UNITS IN GROUP R-2 OCCUPANCIES; THE MAXIMUM RISER HEIGHT SHALL BE 73/4 INCHES (197 MM); THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM); THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10 INCHES (254 MM); AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6 INCHES (152 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19.1 MM) BUT NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES (279 MM).  
4.SEE SECTION 403.1 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING FOR THE REPLACEMENT OF EXISTING STAIRWAYS.  
5.IN GROUP I-3 FACILITIES, STAIRWAYS PROVIDING ACCESS TO GUARD TOWERS, OBSERVATION STATIONS AND CONTROL ROOMS, NOT MORE THAN 250 SQUARE FEET (23 M2) IN AREA, SHALL BE PERMITTED TO HAVE A MAXIMUM RISER HEIGHT OF 8 INCHES (203 MM) AND A MINIMUM TREAD DEPTH OF 9 INCHES (229 MM).  
1011.5.3 WINDER TREADS.  
WINDER TREADS ARE NOT PERMITTED IN MEANS OF EGRESS STAIRWAYS EXCEPT WITHIN A DWELLING UNIT.  
EXCEPTIONS:  
1.CURVED STAIRWAYS IN ACCORDANCE WITH SECTION 1011.9.  
2.SPIRAL STAIRWAYS IN ACCORDANCE WITH SECTION 1011.10.  
1011.5.4 DIMENSIONAL UNIFORMITY.  
STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH (9.5 MM) IN ANY FLIGHT OF STAIRS. THE GREATEST WINDER TREAD DEPTH AT THE WALKLINE WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).  
EXCEPTIONS:

1.STAIRWAYS CONNECTING STEPPED AISLES TO CROSS AISLES OR CONCOURSES SHALL BE PERMITTED TO COMPLY WITH THE DIMENSIONAL NONUNIFORMITY IN SECTION 1029.13.2.  
2.CONISTENTLY SHAPED WINDERS, COMPLYING WITH SECTION 1011.5, DIFFERING FROM RECTANGULAR TREADS IN THE SAME FLIGHT OF STAIRS.  
3.NONUNIFORM RISER DIMENSION COMPLYING WITH SECTION 1011.5.4.1.  
1011.5.4.1 NONUNIFORM HEIGHT RISERS.  
WHERE THE BOTTOM OR TOP RISER ADJOINS A SLOPING PUBLIC WAY, WALKWAY OR DRIVEWAY HAVING AN ESTABLISHED GRADE AND SERVING AS A LANDING, THE BOTTOM OR TOP RISER IS PERMITTED TO BE REDUCED ALONG THE SLOPE TO LESS THAN 4 INCHES (102 MM) IN HEIGHT, WITH THE VARIATION IN HEIGHT OF THE BOTTOM OR TOP RISER NOT TO EXCEED ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE) OF STAIR WIDTH. THE NOSINGS OR LEADING EDGES OF TREADS AT SUCH NONUNIFORM HEIGHT RISERS SHALL HAVE A DISTINCTIVE MARKING STRIPE, DIFFERENT FROM ANY OTHER NOSING MARKING PROVIDED ON THE STAIR FLIGHT. THE DISTINCTIVE MARKING STRIPE SHALL BE VISIBLE IN DESCENT OF THE STAIR AND SHALL HAVE A SLIP-RESISTANT SURFACE. MARKING STRIPES SHALL HAVE A WIDTH OF NOT LESS THAN 1 INCH (25 MM) BUT NOT MORE THAN 2 INCHES (51 MM).  
1011.5.5 NOSING AND RISER PROFILE.  
NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16 INCH (1.6 MM) BUT NOT MORE THAN 9/16 INCH (14.3 MM) FROM THE FOREMOST PROJECTION OF THE TREAD. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.52 RAD) FROM THE VERTICAL.  
1011.5.5.1 NOSING PROJECTION SIZE.  
THE LEADING EDGE (NOSINGS) OF TREADS SHALL PROJECT NOT MORE THAN 1 1/4 INCHES (32 MM) BEYOND THE TREAD BELOW.  
1011.5.5.2 NOSING PROJECTION UNIFORMITY.  
NOSING PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE, INCLUDING THE PROJECTIONS OF THE NOSING'S LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT.  
1011.5.5.3 SOLID RISERS.  
RISERS SHALL BE SOLID.  
EXCEPTIONS:

1.SOLID RISERS ARE NOT REQUIRED FOR STAIRWAYS THAT ARE NOT REQUIRED TO COMPLY WITH SECTION 1009, PROVIDING THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A SPHERE WITH A DIAMETER OF 4 INCHES (102 MM).  
2.SOLID RISERS ARE NOT REQUIRED FOR OCCUPANCIES IN GROUP I-3 OR IN GROUP F, H AND S OCCUPANCIES OTHER THAN AREAS ACCESSIBLE TO THE PUBLIC. THERE ARE NO RESTRICTIONS ON THE SIZE OF THE OPENING IN THE RISER.  
3.SOLID RISERS ARE NOT REQUIRED FOR SPIRAL STAIRWAYS CONSTRUCTED IN ACCORDANCE WITH SECTION 1011.10.

1011.6 STAIRWAY LANDINGS.  
THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM WIDTH MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY, WHERE THE STAIRWAY HAS A STRAIGHT RUN THE DEPTH NEED NOT EXCEED 48 INCHES (1219 MM). DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH, WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES (178 MM) INTO A LANDING. WHERE WHEELCHAIR SPACES ARE REQUIRED ON THE STAIRWAY LANDING IN ACCORDANCE WITH SECTION 1009.6.3, THE WHEELCHAIR SPACE SHALL NOT BE LOCATED IN THE REQUIRED WIDTH OF THE LANDING AND DOORS SHALL NOT SWING OVER THE WHEELCHAIR SPACES.  
EXCEPTION: WHERE STAIRWAYS CONNECT STEPPED AISLES TO CROSS AISLES OR CONCOURSES, STAIRWAY LANDINGS ARE NOT REQUIRED AT THE TRANSITION BETWEEN STAIRWAYS AND STEPPED AISLES CONSTRUCTED IN ACCORDANCE WITH SECTION 1029.  
1011.7 STAIRWAY CONSTRUCTION.

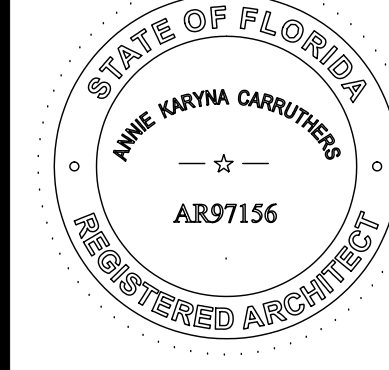
7 CODE - STAIRS 2014



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

DISTRIBUTION  
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PREAP MEETING  
JULY-2-2018  
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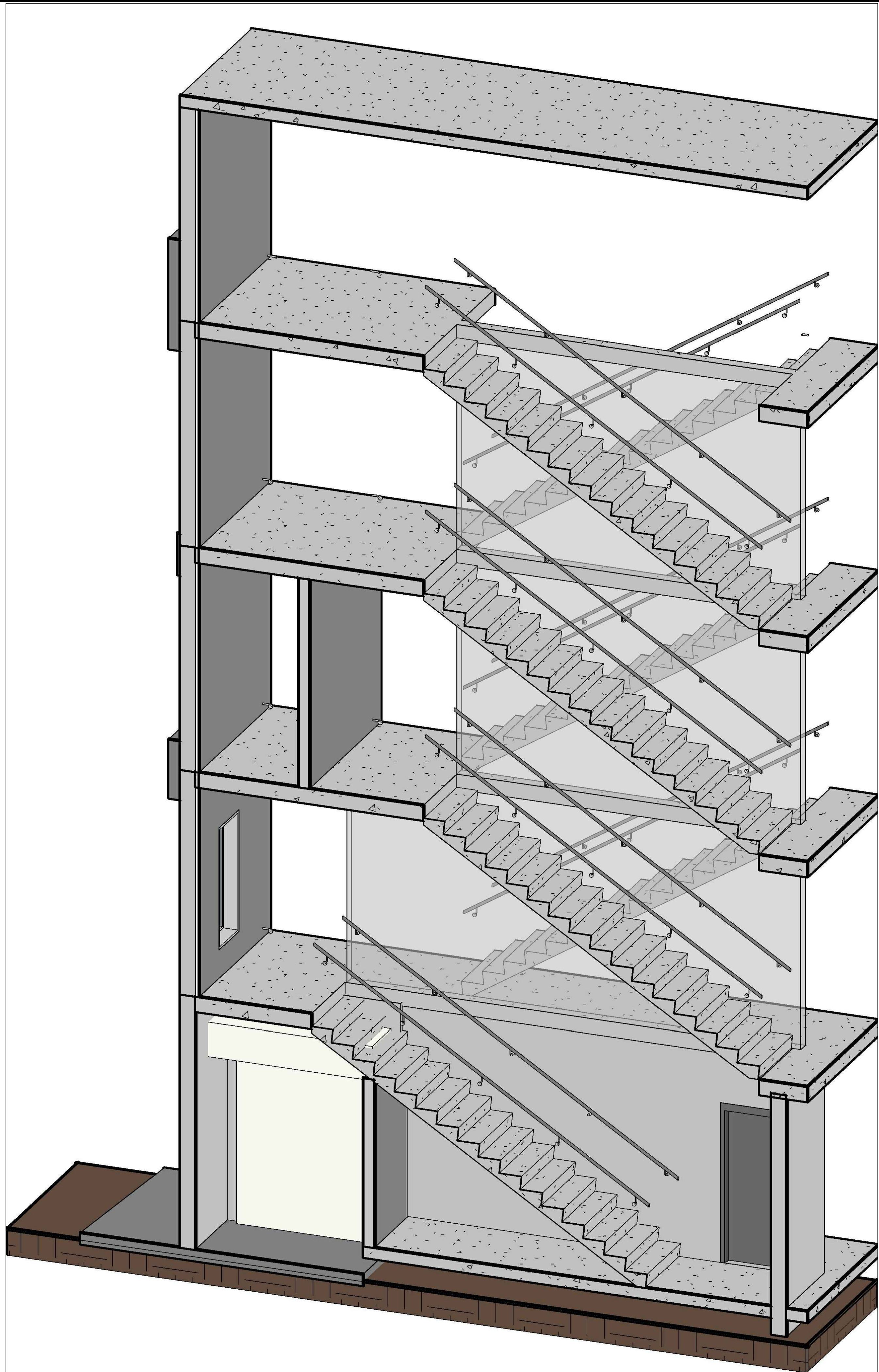
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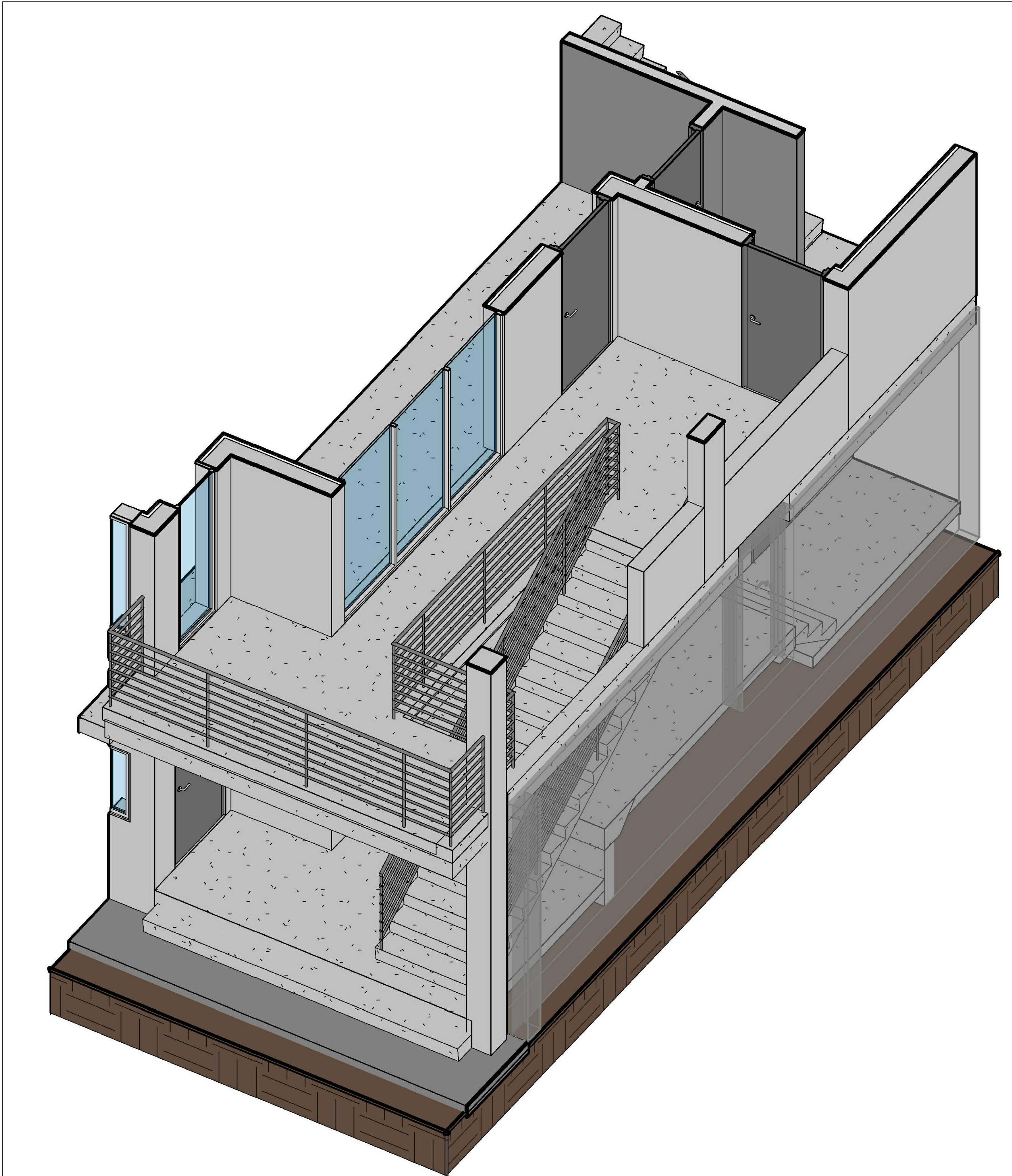
STAIR DETAILS

A-4.1

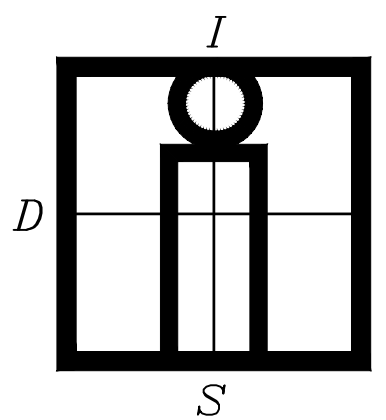




1 STAIR ISOMETRIC  
SCALE = NTS



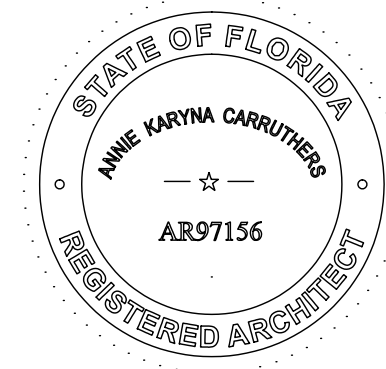
2 STAIR AT 2ND FLOOR TERRACE ISOMETRIC  
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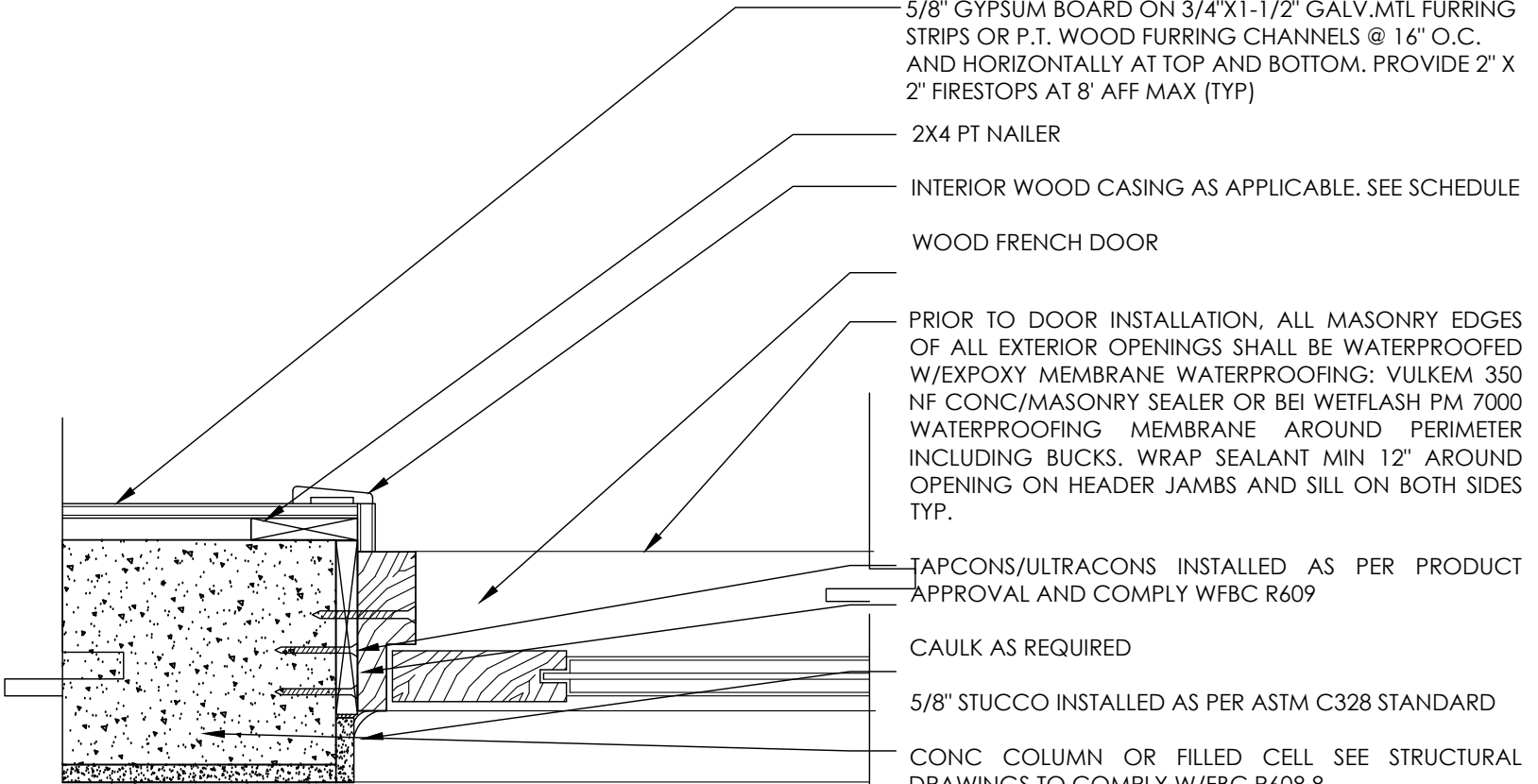
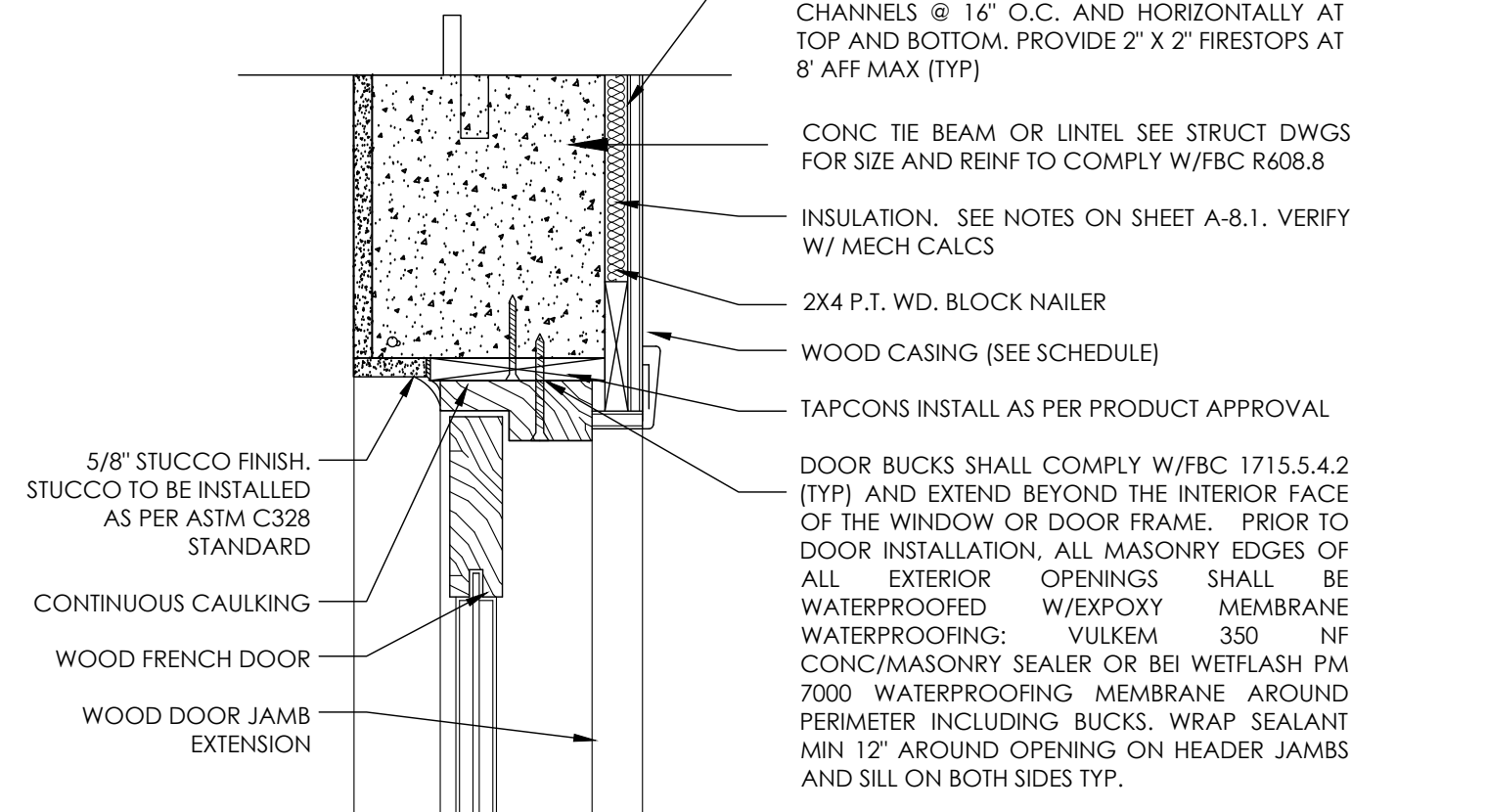
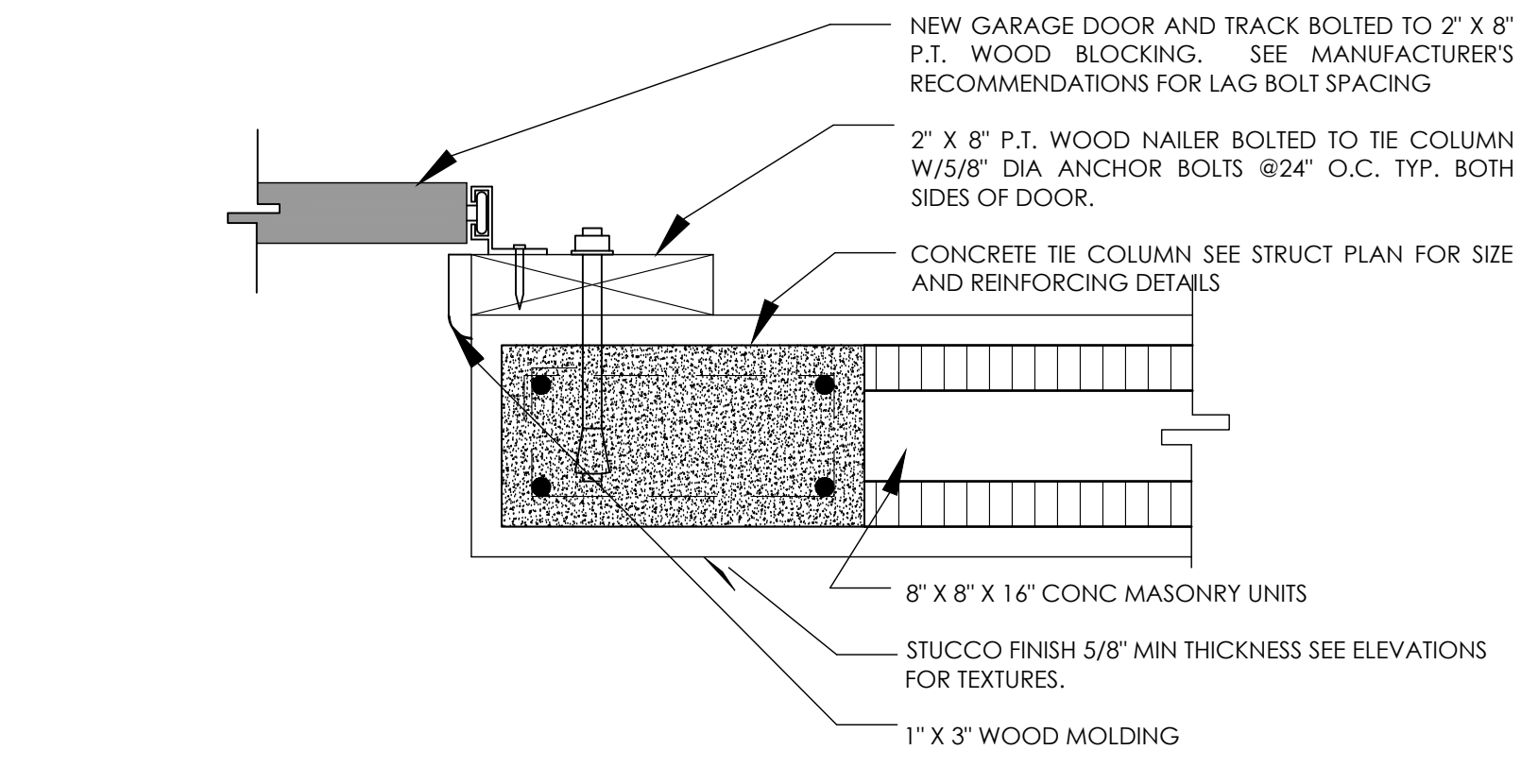
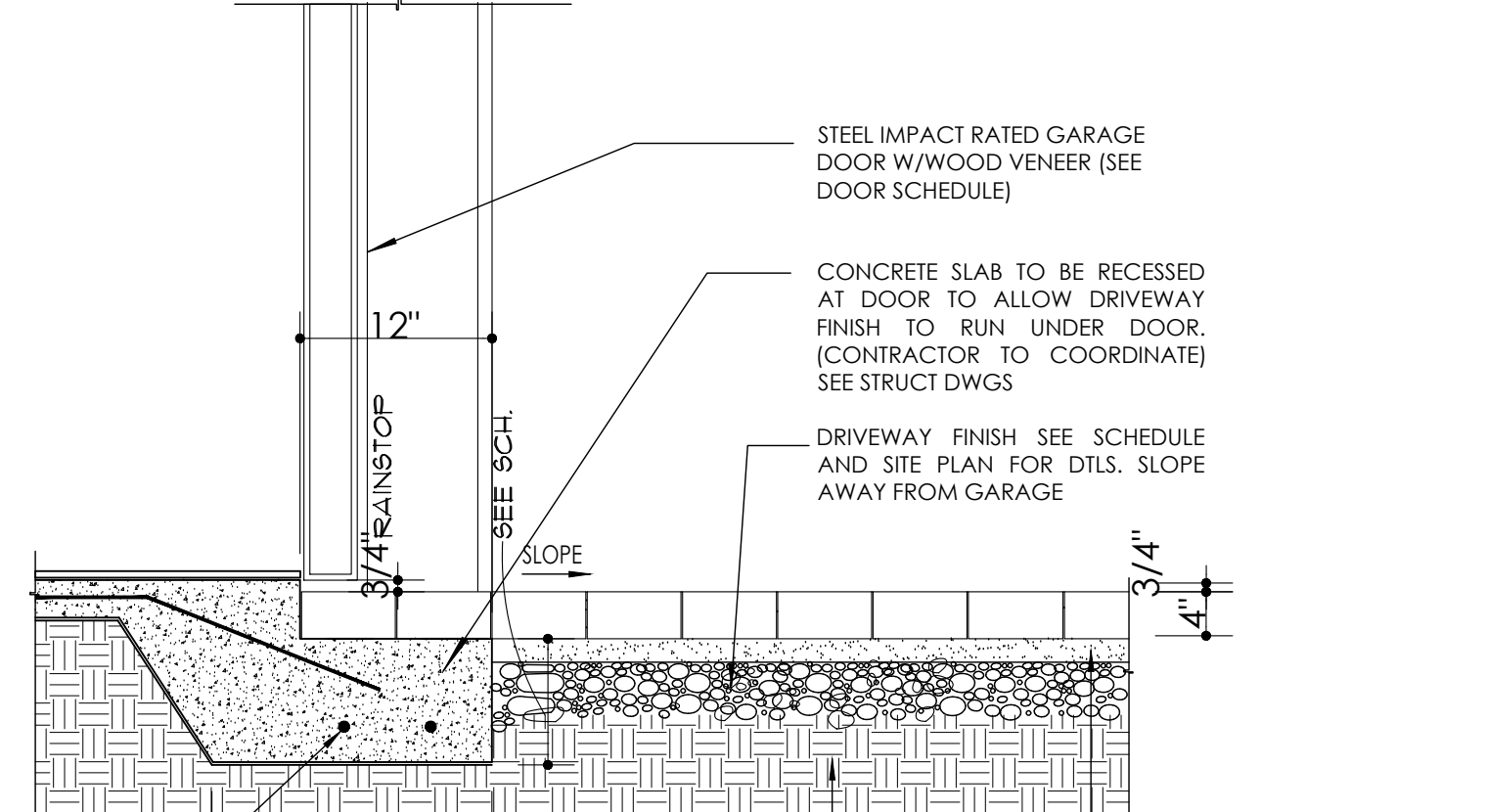
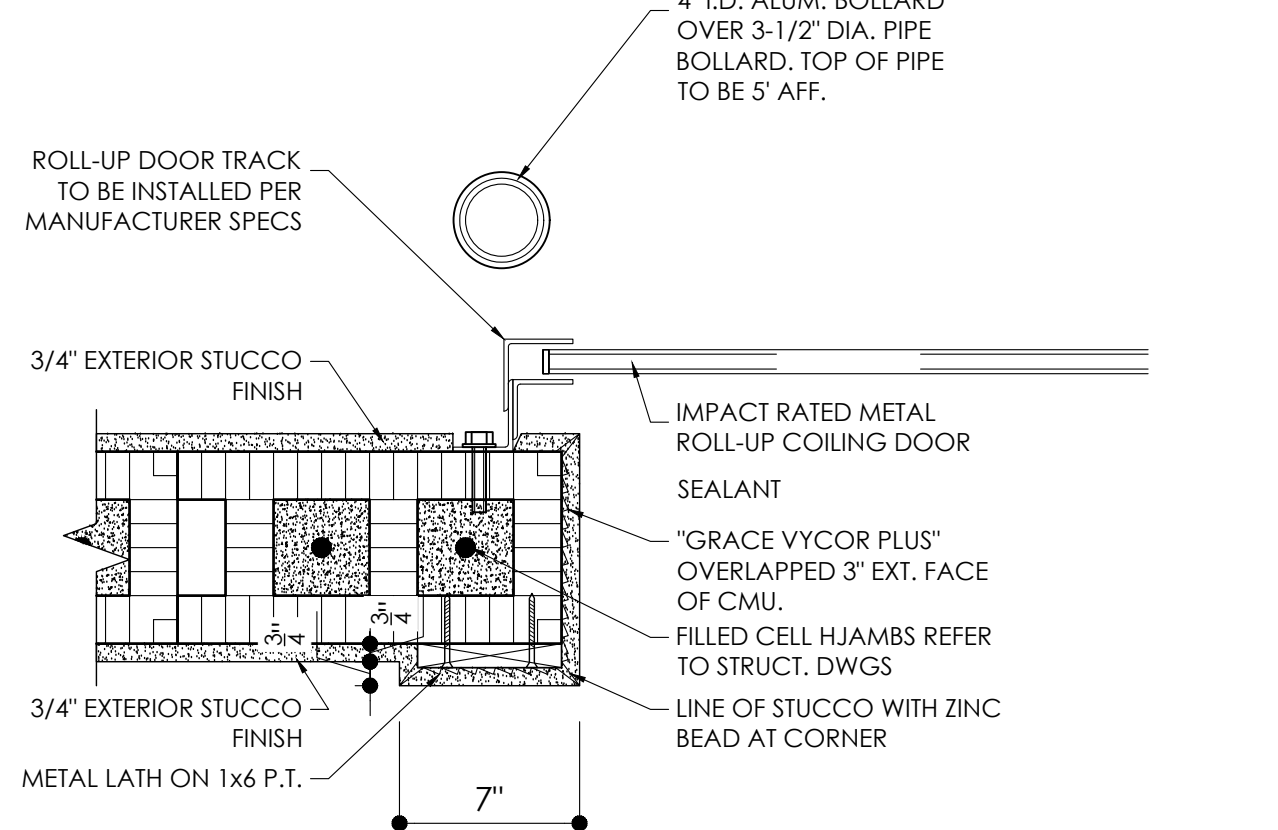
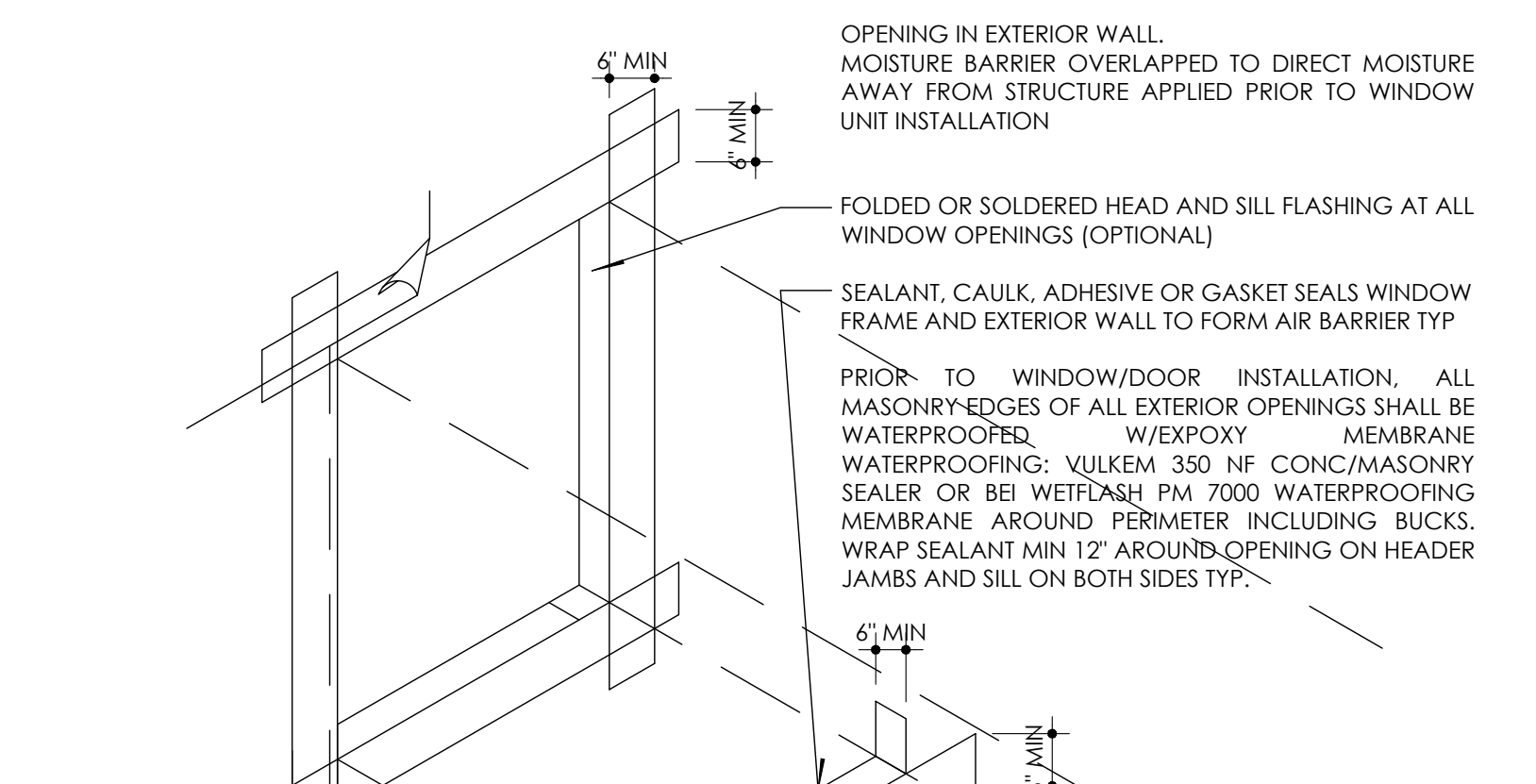
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MAY-30-2018

STAIR DETAILS  
**A-4.2**

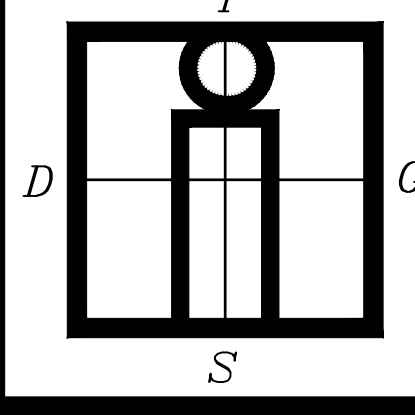


<div><p>5/8" GYPSUM BOARD ON 3/4"X1-1/2" GALV.MTL FURRING STRIPS OR P.T. WOOD FURRING CHANNELS @ 16" O.C. AND HORIZONTALLY AT TOP AND BOTTOM. PROVIDE 2" X 2" FIRESTOPS AT 8' AFF MAX (TYP)</p><p>2X4 PT NAILER</p><p>INTERIOR WOOD CASING AS APPLICABLE. SEE SCHEDULE</p><p>WOOD FRENCH DOOR</p><p>PRIOR TO DOOR INSTALLATION, ALL MASONRY EDGES OF ALL EXTERIOR OPENINGS SHALL BE WATERPROOFED W/EXPOXY MEMBRANE WATERPROOFING: VULKEM 350 NF CONC/MASONRY SEALER OR BEI WETFLASH PM 7000 WATERPROOFING MEMBRANE AROUND PERIMETER INCLUDING BUCKS. WRAP SEALANT MIN 1/2" AROUND IMPINGS ON HEADER JAMBS AND SILL ON BOTH SIDES TYP.</p><p>TAPCONS/ULTRACONS INSTALLED AS PER PRODUCT APPROVAL AND COMPLY W/FBC R609</p><p>CAULK AS REQUIRED</p><p>5/8" STUCCO INSTALLED AS PER ASTM C328 STANDARD</p><p>CONC. COLUMN OR FILLED CELL SEE STRUCTURAL DRAWINGS TO COMPLY W/FBC R608.8</p><p>ALL EXTERIOR DOOR AND WINDOW ANCHORAGE SHALL COMPLY W/FBC 2017 WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEMS USED FOR SUBSTRATES NOT SPECIFIED BY THE FENESTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE. WHERE THE WOOD SHIM OR BUCK THICKNESS IS LESS THAN 1 1/2 INCHES (38 MM), WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB, OR BY JAMB CLIP AND ANCHORS SHALL BE EMBEDDED DIRECTLY INTO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE MATERIAL. ANCHORS SHALL ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME INTO THE ROUGH OPENING SUBSTRATE. WHERE THE WOOD SHIM OR BUCK THICKNESS IS 1 1/2 INCHES (38 MM) OR MORE, THE BUCK IS SECURELY FASTENED TO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE, AND THE BUCK EXTENDS BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME, WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB, OR BY JAMB CLIP, OR THROUGH THE FLANGE TO THE SECURED WOOD BUCK. ANCHORS SHALL BE EMBEDDED INTO THE SECURED WOOD BUCK TO ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME ASSEMBLY</p></div>		<div><p>5/8" GYPSUM BOARD ON 3/4"X1-1/2" GALV.MTL FURRING STRIPS OR P.T. WOOD FURRING CHANNELS @ 16" O.C. AND HORIZONTALLY AT TOP AND BOTTOM. PROVIDE 2" X 2" FIRESTOPS AT 8' AFF MAX (TYP)</p><p>CONC. TIE BEAM OR LINTEL SEE STRUCT DWGS FOR SIZE AND REINF TO COMPLY W/FBC R608.8</p><p>INSULATION. SEE NOTES ON SHEET A-8.1. VERIFY W/ MECH CALCS</p><p>2X4 P.T. WD. BLOCK NAILER</p><p>WOOD CASING (SEE SCHEDULE)</p><p>TAPCONS INSTALL AS PER PRODUCT APPROVAL</p><p>DOOR BUCKS SHALL COMPLY W/FBC 171.5.5.4.2 (TYP) AND EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME. PRIOR TO DOOR INSTALLATION, ALL MASONRY EDGES OF ALL EXTERIOR OPENINGS SHALL BE WATERPROOFED W/EXPOXY MEMBRANE WATERPROOFING: VULKEM 350 NF CONC/MASONRY SEALER OR BEI WETFLASH PM 7000 WATERPROOFING MEMBRANE AROUND PERIMETER INCLUDING BUCKS. WRAP SEALANT MIN 1/2" AROUND OPENING ON HEADER JAMBS AND SILL ON BOTH SIDES TYP.</p><p>5/8" STUCCO FINISH. STUCCO TO BE INSTALLED AS PER ASTM C328 STANDARD</p><p>CONTINUOUS CAULKING</p><p>WOOD FRENCH DOOR</p><p>WOOD DOOR JAMB EXTENSION</p><p>ALL EXTERIOR DOOR AND WINDOW ANCHORAGE SHALL COMPLY W/FBC 2017 WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEMS USED FOR SUBSTRATES NOT SPECIFIED BY THE FENESTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE. WHERE THE WOOD SHIM OR BUCK THICKNESS IS LESS THAN 1 1/2 INCHES (38 MM), WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB, OR BY JAMB CLIP AND ANCHORS SHALL BE EMBEDDED DIRECTLY INTO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE MATERIAL. ANCHORS SHALL ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME INTO THE ROUGH OPENING SUBSTRATE. WHERE THE WOOD SHIM OR BUCK THICKNESS IS 1 1/2 INCHES (38 MM) OR MORE, THE BUCK IS SECURELY FASTENED TO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE, AND THE BUCK EXTENDS BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME, WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB, OR BY JAMB CLIP, OR THROUGH THE FLANGE TO THE SECURED WOOD BUCK. ANCHORS SHALL BE EMBEDDED INTO THE SECURED WOOD BUCK TO ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME ASSEMBLY</p></div>		<div><p>3 NOT USED</p><p>SCALE = NTS</p></div>		<div><p>NEW GARAGE DOOR AND TRACK BOLTED TO 2" X 8" P.T. WOOD BLOCKING. SEE MANUFACTURER'S RECOMMENDATIONS FOR LAG BOLT SPACING</p><p>2" X 8" P.T. WOOD NAILER BOLTED TO TIE COLUMN W/5/8" DIA. ANCHOR BOLTS @24" O.C. TYP. BOTH SIDES OF DOOR.</p><p>CONCRETE TIE COLUMN SEE STRUCT PLAN FOR SIZE AND REINFORCING DETAILS</p><p>8" X 8" X 16" CONC MASONRY UNITS</p><p>STUCCO FINISH 5/8" MIN THICKNESS SEE ELEVATIONS FOR TEXTURES.</p><p>1" X 3" WOOD MOLDING</p><p>PROVIDE COMPLETE OPERATOR AND HARDWARE KIT FOR ALL OVERHEAD DOORS BY LIFTMASTER PROFESSIONAL SERIES OR EQUIV. JACK SHAFT OPENER FOR DOORS LESS THAN 180 SF LESS THAN 14' TALL AND LESS THAN 600 LBS. FOR DOORS EXCEEDING ANY OF THE ABOVE SPECS INSTALL THE LIFTMASTER SERIES CARRIAGE HOUSE HEAVY DUTY OPERATOR AND HARDWARE KIT OR EQUIV. INSTALL PER MANUF SPECS. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325</p><p>GARAGE DOORS SHALL BE TESTED FOR DETERMINATION OF STRUCTURAL PERFORMANCE UNDER UNIFORM STATIC AIR PRESSURE DIFFERENCE IN ACCORDANCE WITH ANSI/DASMA 108, ASTM E330 PROCEDURE A, OR TAS 202. FOR GARAGE DOORS TESTED IN ACCORDANCE WITH ASTM E330, ACCEPTANCE CRITERIA SHALL BE IN ACCORDANCE WITH ANSI/DASMA 108. (HVHZ SHALL COMPLY WITH TAS 202.) DESIGN PRESSURES SHALL BE DETERMINED FROM TABLE 301.2(4) OR ASCE 7, THE DESIGN PRESSURES, AS DETERMINED FROM ASCE 7, ARE PERMITTED TO BE MULTIPLIED BY 0.6.</p></div>		<div><p>STEEL IMPACT RATED GARAGE DOOR W/WOOD VENER (SEE DOOR SCHEDULE)</p><p>CONCRETE SLAB TO BE RECESSED AT DOOR TO ALLOW DRIVEWAY FINISH TO RUN UNDER DOOR. (CONTRACTOR TO COORDINATE) SEE STRUCT DWGS</p><p>DRIVEWAY FINISH SEE SCHEDULE AND SITE PLAN FOR DTLS. SLOPE AWAY FROM GARAGE</p><p>12"</p><p>3/4" REIN TOP</p><p>SEE SCH.</p><p>SLOPE</p><p>3/4"</p><p>4"</p><p>6" COARSE BASE</p><p>1" SAND BED</p><p>SEE STRUCT DWGS</p><p>PROVIDE COMPLETE OPERATOR AND HARDWARE KIT FOR ALL OVERHEAD DOORS BY LIFTMASTER PROFESSIONAL SERIES OR EQUIV. JACK SHAFT OPENER FOR DOORS LESS THAN 180 SF LESS THAN 14' TALL AND LESS THAN 600 LBS. FOR DOORS EXCEEDING ANY OF THE ABOVE SPECS INSTALL THE LIFTMASTER SERIES CARRIAGE HOUSE HEAVY DUTY OPERATOR AND HARDWARE KIT OR EQUIV. INSTALL PER MANUF SPECS. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325</p><p>GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN PRESSURE RATING, INDICATE IMPACT RATED IF APPLICABLE, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, THE FLORIDA PRODUCT APPROVAL OR MIAMI-DADE PRODUCT APPROVAL NUMBER IF APPLICABLE, AND THE APPLICABLE TEST STANDARDS. THE REQUIRED GARAGE DOOR COMPONENTS FOR AN APPROVED GARAGE DOOR ASSEMBLY MAY BE INDICATED USING A CHECKLIST FORM ON THE LABEL. IF A CHECKLIST FORMAT IS USED ON THE LABEL, THE DOOR INSTALLER OR THE GARAGE DOOR MANUFACTURER SHALL MARK THE SELECTED COMPONENTS ON THE CHECKLIST THAT ARE REQUIRED TO ASSEMBLE AN APPROVED GARAGE DOOR SYSTEM. THE INSTALLATION INSTRUCTIONS SHALL BE PROVIDED AND AVAILABLE ON THE JOB SITE.</p></div>		<div><p>ROLL-UP DOOR TRACK TO BE INSTALLED PER MANUFACTURER SPECS</p><p>4" I.D. ALUM. BOLLARD OVER 3-1/2" DIA. PIPE BOLLARD, TOP OF PIPE TO BE 5' AFF.</p><p>3/4" EXTERIOR STUCCO FINISH</p><p>IMPACT RATED METAL ROLL-UP COILING DOOR SEALANT</p><p>"GRACE VYCOR PLUS" OVERLAPPED 3" EXT. FACE OF CMU.</p><p>FILLED CELL HJAMBS REFER TO STRUCT. DWGS</p><p>LINE OF STUCCO WITH ZINC BEAD AT CORNER</p><p>3/4" EXTERIOR STUCCO FINISH</p><p>METAL LATH ON 1x6 P.T.</p><p>7"</p></div>		<div><p>4 OVERHEAD DOOR JAMB DETAIL AS REQUIRED</p><p>SCALE = 1 1/2" = 1'-0"</p></div>		<div><p>5 OVERHEAD SILL SLAB RECESS</p><p>SCALE = 3/4" = 1'-0"</p></div>		<div><p>6 ROLL UP DOOR DTLS</p><p>SCALE = 1 1/2" = 1'-0"</p></div>		<div><p>OPENING IN EXTERIOR WALL. MOISTURE BARRIER OVERLAPPED TO DIRECT MOISTURE AWAY FROM STRUCTURE APPLIED PRIOR TO WINDOW UNIT INSTALLATION</p><p>FOLDED OR SOLDERED HEAD AND SILL FLASHING AT ALL WINDOW OPENINGS (OPTIONAL)</p><p>SEALANT, CAULK, ADHESIVE OR GASKET SEALS WINDOW FRAME AND EXTERIOR WALL TO FORM AIR BARRIER TYP</p><p>PRIOR TO WINDOW/DOOR INSTALLATION, ALL MASONRY EDGES OF ALL EXTERIOR OPENINGS SHALL BE WATERPROOFED W/EXPOXY MEMBRANE WATERPROOFING: VULKEM 350 NF CONC/MASONRY SEALER OR BEI WETFLASH PM 7000 WATERPROOFING MEMBRANE AROUND PERIMETER INCLUDING BUCKS. WRAP SEALANT MIN 1/2" AROUND OPENING ON HEADER JAMBS AND SILL ON BOTH SIDES TYP.</p><p>6" MIN</p><p>6" MIN</p><p>6" MIN</p><p>6" MIN</p></div>		<div><p>7 OPENING WEATHERPROOFING (TYP)</p><p>SCALE = 1/2" = 1'-0"</p></div>		<div><p>8 NOT USED</p></div>		<div><p>9 WALL GENERAL NOTES</p></div>		<div><p>10 FBC GLAZING NOTES HVHZ</p></div>	
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EXTERIOR SWING DOOR DTLS

OVERHEAD DOOR DETAILS

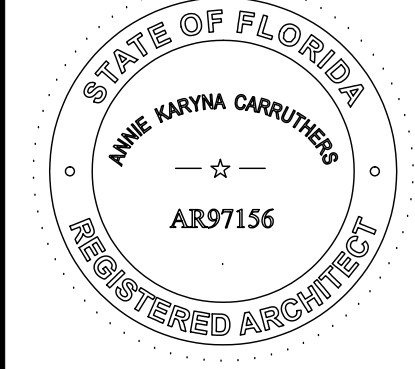
GENERAL NOTES



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DEVELOPMENT NAME:  
1500 N. BROADWALK

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

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MAY-30-2018

DETAILS

A-5.1

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