

ABBREVIATIONS

ACOUST.	ACOUSTICAL	MACH.	MACHINE
A.D.	AREA DRAIN	MAS.	MASONRY
ADJ.	ADJUSTABLE	MAT.	MATERIAL
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
A.F.L.	ABOVE FLOOR LINE	M.B.	MASONRY BLOCK
ALUM.	ALUMINUM	MECH.	MECHANICAL
ANCH.	ANCHOR	MFG.	MANUFACTURER
APPROX.	APPROXIMATELY	MIN.	MINIMUM
@	AT	MISC.	MISCELLANEOUS
B.E.	BURIED ELECTRIC	MLDG.	MOULDING
BD.	BOARD	M.O.	MASONRY OPENING
BKT.	BRACKET	M.R.	MOISTURE RESISTANT
BLDG.	BUILDING	M.T.	METAL THRESHOLD
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING	N.C.	NONCORROSIVE
BM.	BEAM	N.I.C.	NOT IN CONTRACT
BRK.	BRICK	NO./#	NUMBER
B.T.	BURIED TELEPHONE	NOM.	NOMINAL
CAB.	CABINET	N.T.S.	NOT TO SCALE
C.B.	CHALK BOARD	O.A.	OVER ALL
C.B.	CATCH BASIN	O.A.F.	OVERALL FRAME
CEM.	CEMENT	O.C.	ON CENTER
CER./C.T.	CERAMIC TILE	O.D.	OUTSIDE DIAMETER
C.I.	CAST IRON	O.H.	OPPOSITE HAND
C.I.P.	CAST IN PLACE	OPER.	OPERATE
C.J.	CONTROL JOINT	OPNG.	OPENING
CLG.	CEILING	OVHD.	OVERHEAD
CLKG.	CAULKING	OZ.	OUNCE (S)
CLR.	CLEAR	P.C.	PRECAST CONCRETE
CLO.	CLOSET	P.E.	PORCELAIN ENAMEL
CMU	CONC. MASONRY UNIT	P.E.	POLYETHELENE PIPE
C.O.	CLEAR OPENING	PERF	PREFORMED
C.O.	CLEANOUT	PERIM.	PERIMETER
COL.	COLUMN	PERP.	PERPENDICULAR (TO)
CONC.	CONCRETE	PG.	PAGE
CONST.	CONSTRUCTION	P.G.B.	PAINT GRADE BIRCH
CONT.	CONTINUOUS	PL.	PLATE
CONTR.	CONTRACTOR	PLAS.	PLASTER
C.R.	COLD ROLLED	PLUMB.	PLUMBING
CRS.	COURSES	PLYWD.	PLYWOOD
CSK.	COUNTERSINK	P.M.	PRESSED METAL
CU.	CUBIC	PNL.	PANEL
C.U.H.	CABINET UNIT HEATER	POL.	POLISHED
CL	CENTERLINE	P.P.L.	PRESSURE PLASTIC LAMINATE
D.A.	DOUBLE ACTING	P.P.	POWER POLE
DET.	DETAIL	PR.	PAIR
D.F.	DRINKING FOUNTAIN	P.T.	PRESSURE-TREATED
DIA.	DIAMETER	PTN.	PARTITION
DIM.	DIMENSION	PTD.	PAINTED
D.I.P.	DUCTILE IRON PIPE	Q.T.	QUARRY TILE
DN	DOWN	QTY.	QUANTITY
D.O.	DOOR OPENING	RAD	RADIUS
DWG.	DRAWING	R.	RISER
EA.	EACH	RAD. ENCL.	RADIATOR ENCLOSURE
E.G.M.	EXISTING GAS MAIN	R.C.P.	REINFORCED CONC. PIPE
E.J.	EXPANSION JOINT	R.D.	ROOF DRAIN
EL.	ELEVATION (GRADE)	REINF.	REINFORCING
ELEC.	ELECTRICAL	REQD.	REQUIRED
ELEV.	ELEVATION (FACADE)/	RESIL.	RESILIENT
ELEV.	ELEVATOR	RET.	RETAINING
E.O.H.E.	EXISTING OVERHEAD ELEC.	RF.	ROOF
EQ./=	EQUAL	RM.	ROOM
EXH.	EXHAUST	R.O.	ROUGH OPENING
EXIST.	EXISTING	R.W.L.	RAIN WATER LEADER
EXST'G.	EXISTING	SAN	SANITARY
EXP.	EXPANSION JOINT	S.B.M.H.	SOUTHERN BELL MANHOLE
EXT.	EXTERIOR	SCHED.	SCHEDULE
F.C.	FIRE CODE	S.D.	STORM DRAIN
F.D.	FLOOR DRAIN	SECT.	SECTION
F.E.	FIRE EXTINGUISHER	S.G.F.T.	STRUCT. GLAZED FACING TILE
F.E.C.	FIRE EXTINGUISHER CAB.	SH.	SHELVES
F.H.	FIRE HYDRANT	SHT.	SHEET
FIN.	FINISH	SIM.	SIMILAR
FL	FLOOR	SLID.	SLIDING
FLASH.	FLASHING	SPEC.	SPECIFICATIONS
FLUOR.	FLUORESCENT	SQ.	SQUARE
F.P.	FIREPROOFING	S.S.	STAINLESS STEEL
F.S.	FULL SIZE	S.S.	SANITARY SEWER
F.T.	FIRE-TREATED	STD.	STANDARD
FT.	FEET / FOOT	STL.	STEEL
FT. ²	SQUARE FEET	STOR.	STORAGE
FT. ³	CUBIC FEET	STRUCT.	STRUCTURAL
GA.	GAUGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	SVC.	SERVICE
G.C.	GENERAL CONTRACTOR		TREADS
GL.	GLASS	T.B.	TACK BOARD
GR.	GRADE	T.B.	TEST BORING
GRND.	GROUND	T.C.	TERRA COTTA
G.S.U.	GLAZED STRUCT. UNIT	TEL.	TELEPHONE
G.V.	GATE VALVE	TERR.	TERRAZZO
GYP.	GYPNUM	T&G	TONGUE AND GROOVE
GWB	GYPNUM WALL BOARD	THK	THICKNESS
HDWD.	HARDWOOD	THRESH.	THRESHOLD
HDWR.	HARDWARE	T.O.P.	TOP OF PURLIN
H.M.	HOLLOW METAL	T.O.S.	TOP OF SLAB
HORIZ.	HORIZONTAL	T.O.S.	TOP OF STEEL
HGT.	HEIGHT	T.O.W.	TOP OF WALL
H.P.	HIGH POINT	T.S.	TUBE STEEL
HVAC	HEATING, VENTILATION & AIR CONDITIONING	TYP.	TYPICAL
		U.L.	UNDERWRITERS LAB.
I.D.	INSIDE DIAMETER	VERT.	VERTICAL
IN.	INCH / INCHES	VEST.	VESTIBULE
INCAN.	INCANDESCENT	V.I.F.	VERIFY IN FIELD
INSUL.	INSULATION	W.	WIDE FLANGE
		W/	WITH
INV.	INTERIOR	W.M.	WATER MAIN
	INVERT		

324 HAUS
324 NW 6TH ST.
POMPANO BEACH, FL 33060
MIXED-USE 3-STORY LOW-RISE

LOCATION MAP
Scale: N.T.S.



SCOPE OF WORK

THE EXTENT OF THE WORK FOR THE PROPOSED PROJECT SHALL CONSIST OF THE FOLLOWING:

- 1ST LEVEL
- RESIDENTIAL: LOBBY, MAILBOXES, LEASING, STORAGE,
 - COMMERCIAL: RETAIL AREA
 - SERVICE (BOH): PARKING LOT, TRASH ENCLOSED ROOM, UTILITY ROOMS
 - PUBLIC: ART SCULPTURE AREA (ACCESSIBLE FROM FRONT YARD)
- 2ND & 3RD LEVEL
- UNITS (MARKET RATE, FROM STUDIO TO 2BR UNITS)
 - CORRIDOR CIRCULATION & ELECTRICAL ROOMS
 - FIRE EGRESS STAIRS

CURRENT APPLICABLE CODES

BUILDING:	FLORIDA BUILDING CODE	2023 EDITION
MECHANICAL:	FLORIDA MECHANICAL CODE	2023 EDITION
PLUMBING:	FLORIDA PLUMBING CODE	2023 EDITION
ACCESSIBILITY:	FLORIDA ACCESSIBILITY CODE	2023 EDITION
ELECTRICAL:	NATIONAL ELECTRICAL CODE	2023 EDITION
LIFE SAFETY:	NFPA 101 LIFE SAFETY CODE	2024 EDITION
LIFE SAFETY:	FLORIDA FIRE PREVENTION CODE	2023 EDITION

PLUMBING (MINIMUM FACILITIES)

(PER FBC PLUMBING TABLE 403.1)

FIXTURE TYPE OCCUPANT LOAD ¹ = 5	REQUIRED PER OCCUPANTS (GROUP B)	REQUIRED	PROVIDED
WATER CLOSETS ²	1/25 FOR FIRST 50 THEN 1/50	1	1
URINALS	NOT MORE THAN 67% OF WC	-	-
LAVORATORY	1/40 FOR FIRST 80 THEN 1/80	1	1
SERVICE SINK ³	1 REQUIRED	1	1
DRINKING FOUNTAIN ³	1 PER 100	1	2

1. FUTURE RETAIL TENANT TO PROVIDE REQUIRED PLUMBING FIXTURES AS PER FBC 403.1

NOTES:

- THE FIXTURES SHOWN ARE BASED ON ONE FIXTURE BEING THE MINIMUM REQUIRED FOR THE NUMBER OF PERSONS INDICATED OR ANY FRACTION OF THE NUMBER OF PERSONS INDICATED. REFER TO LIFE SAFETY SHEETS FOR THE NUMBER OF OCCUPANTS.
 - SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS OF 15 OR FEWER (FBC-PLUMBING 403.2)
 - DRINKING FOUNTAINS OR SERVICE SINKS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER (FBC-PLUMBING, TABLE 403.1)
- * SIGNS SHALL BE READILY VISIBLE AND LOCATED NEAR THE ENTRANCE TO EACH TOILET FACILITY. SIGNS SHALL COMPLY WITH FLORIDA BUILDING CODE, ACCESSIBILITY.

DRAWING INDEX

ARCHITECTURAL DRAWINGS

A000	COVER
A001	PROJECT DATA / ABBREV. / PLUMBING FIXTURES / CONSTRUCTION TYPE
A101	SITE / 1ST FLOOR PLAN
A102	2ND FLOOR PLAN
A103	3RD FLOOR PLAN
A104	ROOF PLAN
A201	LIFE SAFETY PLAN
A202	CPTD PLAN
A301	ELEVATIONS
A302	ELEVATIONS

CIVIL DRAWINGS

C-100	GENERAL DETAILS, PAVEMENT MARKINGS, SIGN & WATER NOTES
C-101	SEWER, PAVING & GRADING NOTES
C-102	SWPPP NOTES
C-200	PAVING & GRADING PLAN
C-201	DRAINAGE PLAN
C-202	PAVEMENT MARKING & SIGNS PLAN
C-203	SWPPP PLAN
C-204	WATER MAIN & SEWER PLAN
C-500	DRAINAGE & PAVEMENT DETAILS
C-501	DRAINAGE & SIDEWALK DETAILS
C-502	SWPPP DETAILS
C-503	SECTIONS
C-504	GENERAL WATER & SEWER DETAILS
C-505	GENERAL WATER & SEWER DETAILS
C-506	SANITARY SEWER DETAILS
C-507	WATER SYSTEM DETAILS
C-508	MISCELLANEOUS DETAILS

LANDSCAPE DRAWINGS

L-101	TREE DISPOSITION PLAN
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE DETAILS & NOTES
L-104	PLANT MATERIAL
L-105	SUSPENDED PAVEMENT SYSTEM
IR-101	IRRIGATION PLAN
IR-102	IRRIGATION DETAILS & NOTES

BUILDING CONSTRUCTION

CONSTRUCTION TYPE (FLORIDA BUILDING CODE TABLE 504.3a): **TYPE V-B / S13R (SPRINKLERED R2)**

ELEVATIONS / HEIGHTS	PROVIDED
ELEVATION AT GRADE	0'-0" (13.75' NAVD)
HIGHEST HABITABLE FLOOR	24'-0 (37.75' NAVD)
BUILDING STORIES / HEIGHT	4 STORIES / 51'-0" (64.75' NAVD)

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: GROUP R
(FBC - TABLE 601 & 705.5): **FIRE SEPARATION FALLS UNDER 10' ≤ X < 30'**

	REQUIRED	PROVIDED	MATERIAL
PRIMARY STRUCTURAL FRAME	0 HR	1 HR	CONCRETE
BEARING WALLS (EXTERIOR/INTERIOR)	0 HR / 0 HR	1 HR / 1 HR	CONCRETE
NON-BEARING WALLS (EXT. / INT.)	0 HR / 0 HR	1 HR / 1 HR	STEEL
FLOOR & ASSOCIATED MEMBERS	0 HR	1 HR	CONCRETE
ROOF & ASSOCIATED MEMBERS	0 HR	0 HR	WOOD

OCCUPANCY SEPARATION & PROTECTION REQUIREMENTS

	REFERENCE	REQUIRED	PROVIDED
DWELLING UNIT SEPARATION	FBC 711.2.4.3	1/2 HR	1/2 HR
EXIT ACCESS CORRIDOR	FBC 1020.2	1/2 HR	1/2 HR
STAIRWAY	FBC 1023.2	1 HR	1 HR
STAIRWAY DOORS	FBC 716.5	1 HR	1 HR
REFUSE ROOM	FBC 509	1 HR	1 HR
SHAFT ENCLOSURES	FBC 713.4	1 HR	1 HR
PARKING AREA	NFPA 6.1.14.4.1	2 HR	2 HR
FIRE BLOCKING (HORIZONTAL)		N/A	

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (FFPC - TABLE A10.2.2):

OCCUPANCY	EXITS	EXIT ACCESS CORRIDORS	OTHER SPACES
BUSINESS	CLASS: A OR B I OR II	CLASS: A OR B -	CLASS: A, B OR C NA

NOTES:

NA: NOT APPLICABLE
CLASS A INTERIOR WALL AND CEILING FINISH: FLAME SPREAD INDEX, 0-25 (NEW APPLICATIONS); SMOKE DEVELOPED INDEX, 0-450.
CLASS B INTERIOR WALL AND CEILING FINISH: FLAME SPREAD INDEX, 26-75 (NEW APPLICATIONS); SMOKE DEVELOPED INDEX, 0-450.
CLASS C INTERIOR WALL AND CEILING FINISH: FLAME SPREAD INDEX, 76-200 (NEW APPLICATIONS); SMOKE DEVELOPED INDEX, 0-450.
CLASS I INTERIOR FLOOR FINISH: CRITICAL RADIANT FLUX, NOT LESS THAN 0.45 W/cm²
CLASS II INTERIOR FLOOR FINISH: CRITICAL RADIANT FLUX, NOT MORE THAN 0.22 W/cm², BUT LESS THAN 0.45 W/cm²



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