

YATES ASSOCIATES  
ARCHITECTURE INC.

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

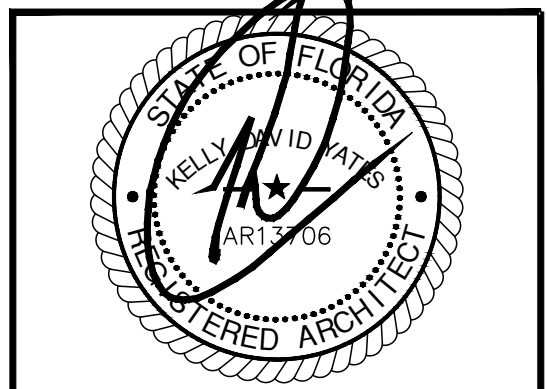
AA-26001673  
330 CLEMATIS ST., SUITE 210  
WEST PALM BEACH, FL 33401  
TEL: 561-653-8280 FAX: 561-653-8279  
WWW.YATESARCHITECTURE.COM  
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DATE: 12-16-24  
JOB NO: 24-1289  
DESIGN BY: JCH  
DRAWN BY: JCH  
APPROVED: KDY  
REVISIONS:

COMMERCIAL TENANT IMPROVEMENT PLANS:

LT 20 LLC  
115 NW 16TH ST.  
POMPANO BEACH FL 33060

SITE PLAN  
APPROVAL  
05-21-25



KELLY D. YATES  
FLORIDA AR 13706

SHEET NO.

A-2

OF SHTS

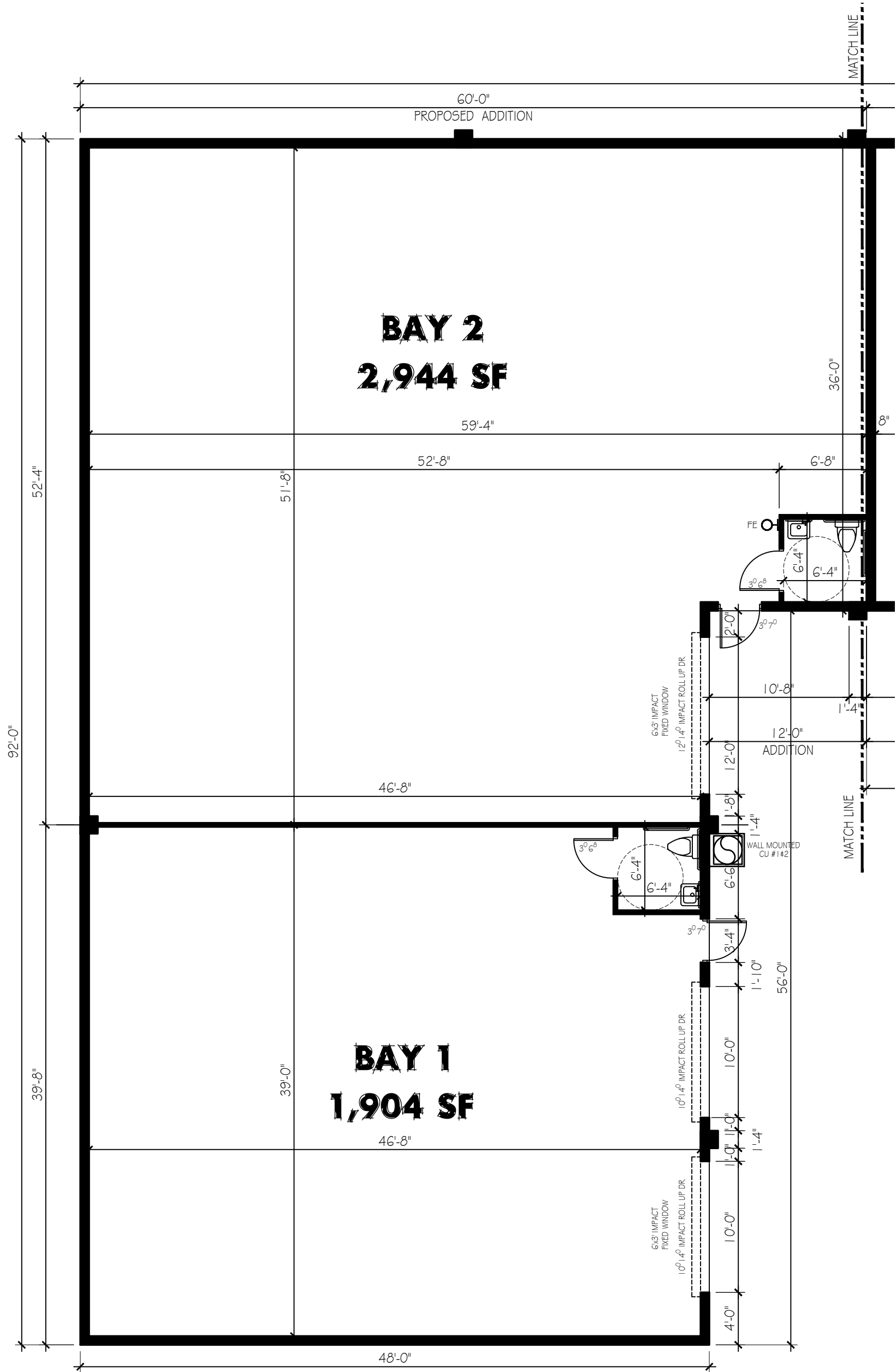
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07/02/2025

APPLICABLE CODES	
POMPANO MINI-CODE= L1 LIGHT INDUSTRIAL	
APPLICABLE CODES	
BUILDING:	ALTERATION LEVEL 2 2023 FLORIDA BUILDING CODE - 8TH EDITION 2023 FLORIDA EXISTING BUILDING CODE - CH 3 2023 FLORIDA EXISTING BUILDING CODE - CH 7 2023 FLORIDA EXISTING BUILDING CODE - CH 9
PLUMBING:	2023 FLORIDA PLUMBING CODE
MECHANICAL:	2023 FLORIDA MECHANICAL CODE
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE (NFPA 70)
FIRE PREVENTION:	2023 FLORIDA FIRE PREVENTION CODE - 8TH EDITION

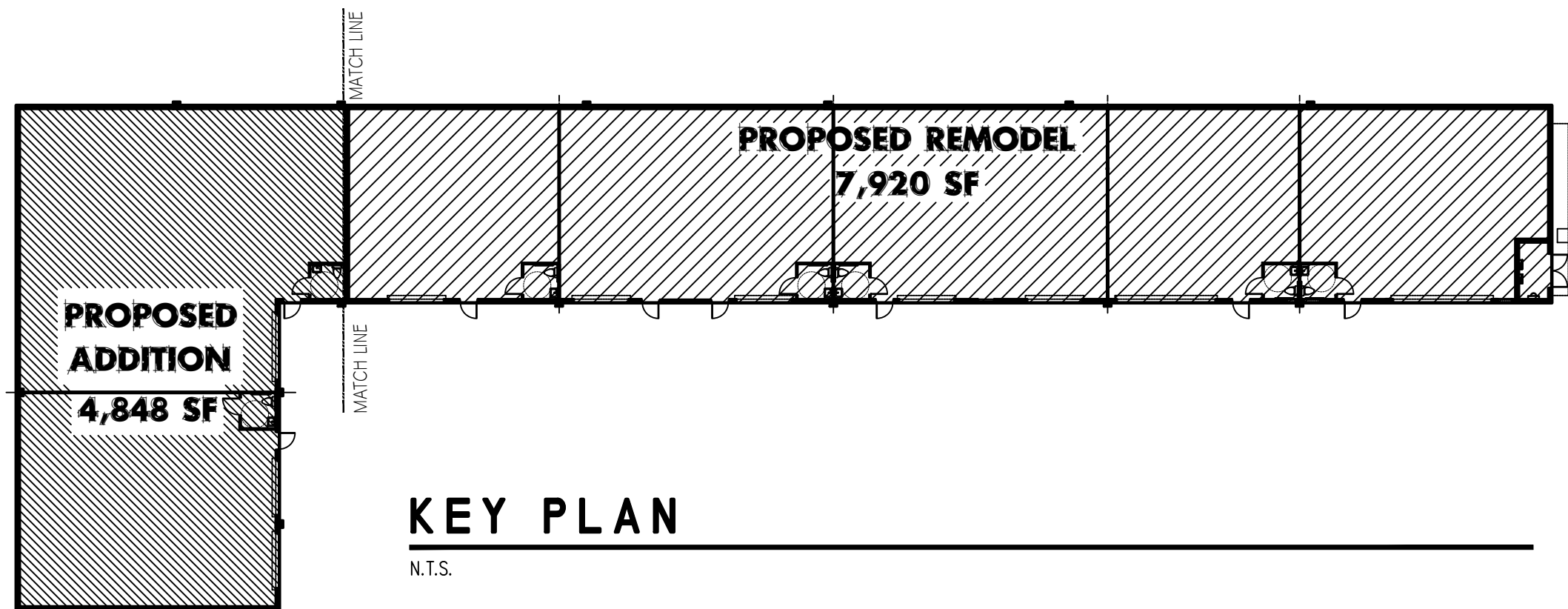
- GENERAL NOTES:
- 1) CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE STARTING CONSTRUCTION
  - 2) FBC 717.2.2 FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: (A) VERTICALLY AT THE CEIL AND FLOOR LEVELS, (B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
  - 3) CONTRACTOR TO MATCH ALL EXISTING CONDITIONS WHERE POSSIBLE
  - 4) ALL DOORS TO BE TRIM TO BE SELECTED BY OWNER
  - 5) ALL NEW FINISHES MUST COMPLY WITH FBCB CHAPTER 8 FOR FLAME SPREAD & SMOKE DETECTION.
  - 6) ALL PERMITTED WORK SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 7TH EDITION.
  - 7) IN EVERY OCCUPIED BUILDING OR STRUCTURE, MEANS OF EGRESS FROM ALL PARTS OF THE BUILDING SHALL BE MAINTAINED FREE AND UNOBSTRUCTED NFPA 1 (2018) CHAPTER 4.4.3.1.1.
  - 8) ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE AND FULLY OPERATIONAL NFPA 101 (2018) CHAPTER 1.6.
  - 9) FLOORING SHALL NOT EXCEED 1/2" ABOVE FINISH FLOOR OR LANDING OF OTHER DOORS PER FBCB 1010.1.5.4.7.
  - 10) INSTALL SIMULATOR COMPONENTS PER MANUFACTURERS SPECIFICATIONS.

AREA CALCULATIONS	
EXISTING REMODEL	4,848 S.F.
PROPOSED ADDITION	7,920 S.F.
TOTAL GROSS S.F.	12,768 S.F.



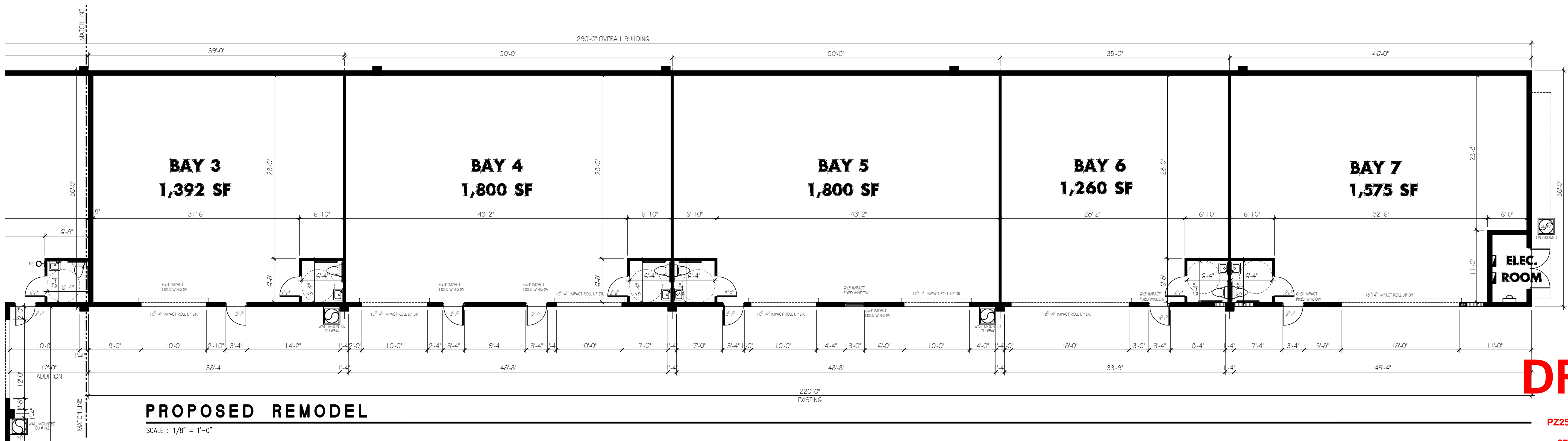
### PROPOSED ADDITION

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



### KEY PLAN

N.T.S.



### PROPOSED REMODEL

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