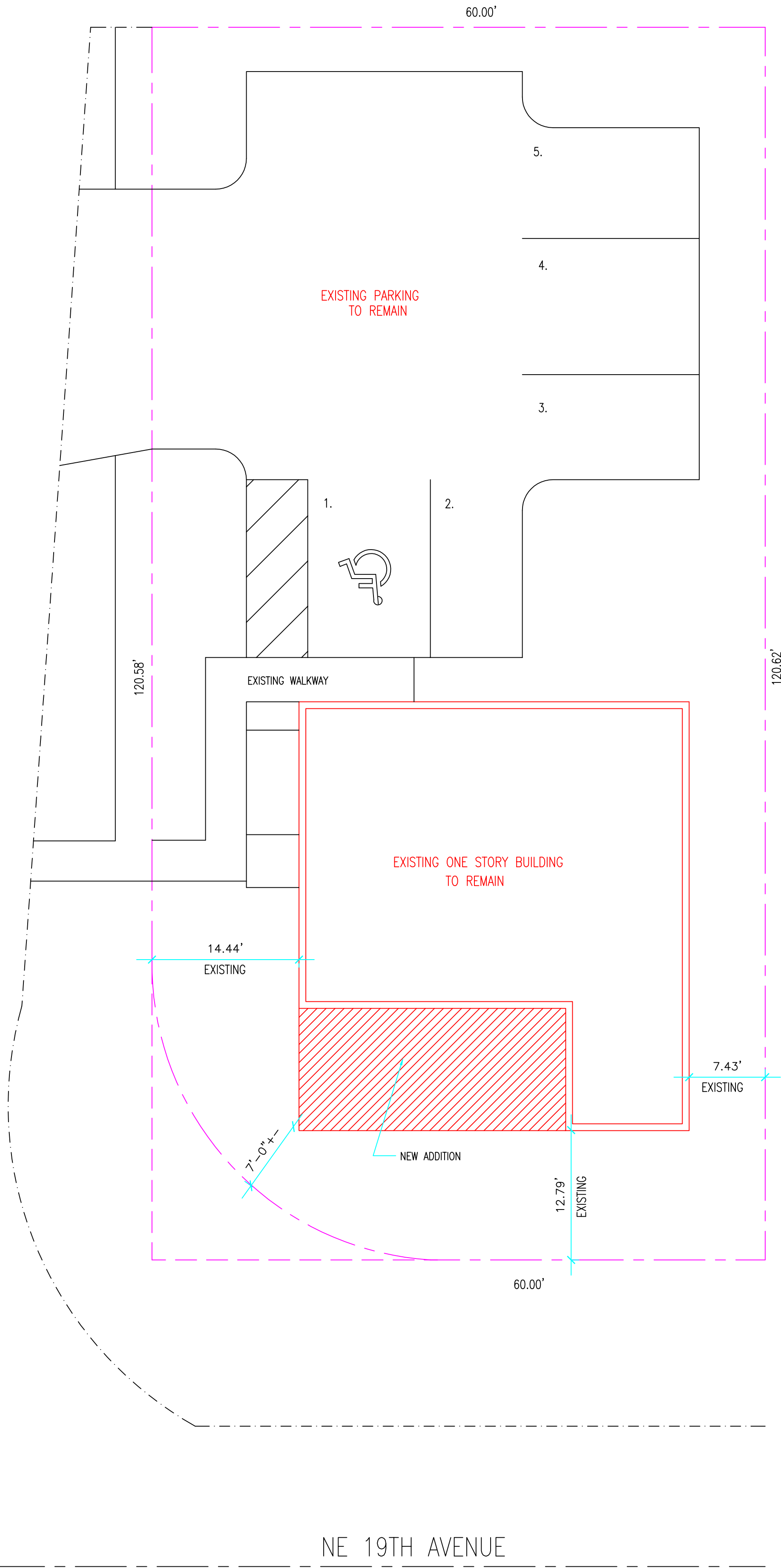


NE 6TH STREET



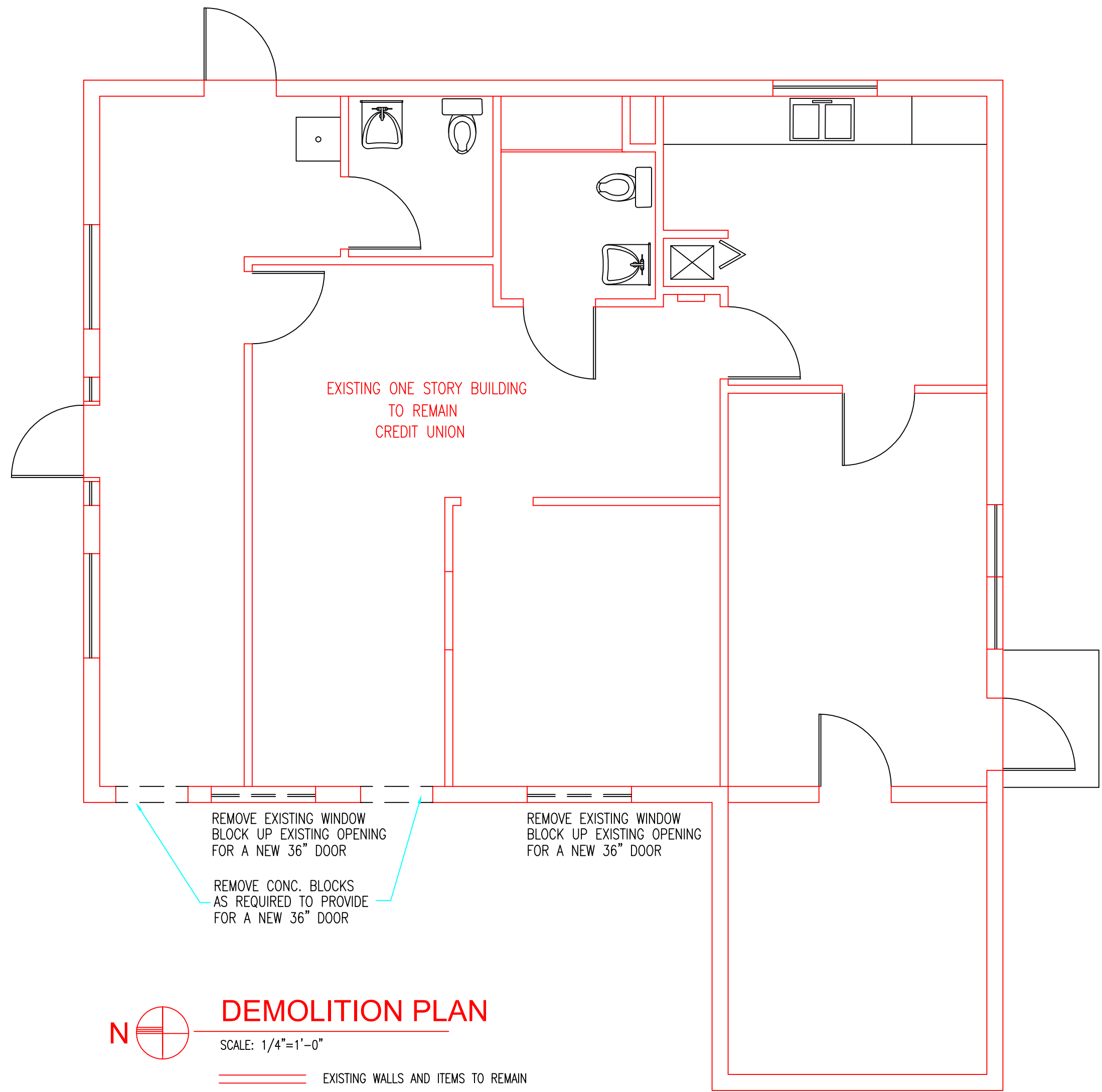
SITE PLAN

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

FLOOD ZONE X(0.2%)
CONTROL PANEL # 120055/1201100376-H
REFERENCE BENCH MARK EL. 7.977' NAVD

SITE CALCULATIONS

SITE	7,050.00 S.F.	
EXISTING BUILDING	1,290.00 S.F. 18.29 %	
NEW ADDITION	312.00 S.F. 4.42 %	1,602.00 S.F. 22.71 %
EXISTING PARKING	2,390.00 S.F. 33.90 %	
EXISTING WALKWAY	200.00 S.F. 2.83 %	
LANDSCAPE	2,858.00 S.F. 40.53 %	



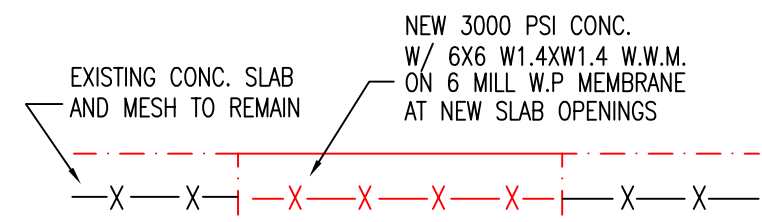
DEMOLITION PLAN

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

- EXISTING WALLS AND ITEMS TO REMAIN
- EXISTING WALLS AND WINDOWS TO BE REMOVED

GENERAL DEMOLITION NOTES

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED OF THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
- THE CONTRACTOR SHALL REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN
- ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- BUILDING CONTRACTOR TO CUT OUT AND REMOVE EXISTING WALLS END SLAB AS INDICATED.
- THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING AND POLLUTION.
- ALL EXISTING SURFACES SUCH AS WALLS, FLOORS, CEILINGS, BASES, ETC. THAT ARE AFFECTED BY THESE ALTERATIONS ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL ADJACENT EXISTING FINISHES
- GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF EXISTING CONCRETE SLABS, PARTITIONS, ETC. AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL PATCHING AND PROVIDE NEW FINISHES TO MATCH EXISTING SO AS TO MAKE THE "PATCHED AREA" INDISCERNIBLE FROM THE EXIST. ADJACENT AREA.
- UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. U.O.N.
- PRIOR TO DEMOLITION, VERIFY THE SCOPE OF WORK W/THE TENANT AND DISPOSITION OF ANY REMOVED ITEMS.
- REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQ'D. TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN.
- PATCH CONC. SLAB TO MATCH EXISTING STRUCTURE, AFTER NEW PLUMBING FIXTURES HAS BEEN LOCATED.
- ALL REMOVED ITEMS IF ANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR WITH THE APPROVAL OF THE OWNER, AND SHALL BE REMOVED FROM THE SITE.



SLAB CUT REMIDIAL DETAIL

N.T.S. FOR NON STRUCTURAL SLABS ONLY

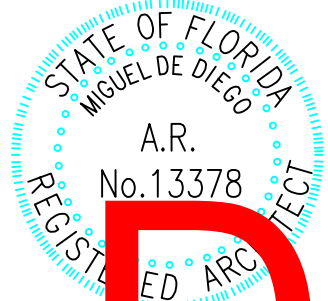
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITOIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION, TO BE DONE PRIOR TO ANY CONSTRUCTION. A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENUAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

Miguel F de Diego

Digitally signed by Miguel F de Diego

Date: 2023.02.16 15:55:00 -05'00'

2-15-2023



DRC

PZ23-12000027

08/02/2023

Miguel de Diego
ARCHITECT P.A.

AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020

PH. (954) 926-3358

NEW ADDITION
FOR
420 NE 19th AVE.
POMPANO BEACH, FLORIDA

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS IN THIS DESIGN. PRECEDENCE OVER SCALE.

NO.	DATE	REVISION
1	2-15-2023	BLDG DEPT COMMENTS

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK