




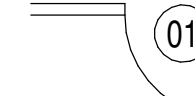
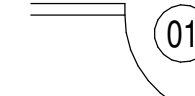




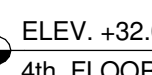
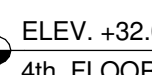
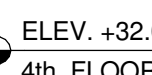











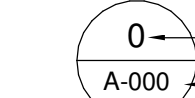
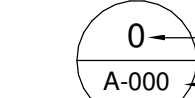
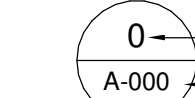





GRID LETTER ON "X" AXIS

COLUMN LINE

GRID NO. ON "Y" AXIS

ROOM NAME

ROOM NUMBER

DOOR SYMBOL

DOOR NUMBER

WINDOW SYMBOL

ELEVATION

ELEVATION NUMBER

SHEET NUMBER

ELEVATION ABOVE N.G.V.D.

ELEVATION

ABOVE FINISH FLOOR

PARTITION SYMBOL

PARTITION TYPE

SECTION

SECTION NUMBER

SHEET NUMBER

WALL SECTION

SECTION NUMBER

SHEET NUMBER

DETAIL

DETAIL NUMBER

SHEET NUMBER

ENLARGED DETAIL

DETAIL NUMBER

SHEET NUMBER

REVISION

NOTE TAG

Note No.


ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND MANUFACTURER'S RECOMMENDED PROCEDURES FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT AS REQUIRED TO SATISFY THE DRAWINGS AND THESE SPECIFICATIONS.

BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS AND CONDITIONS AT THE EXISTING BUILDING AND SITE - ANY DIFFERENCES, OR DISCREPANCIES, BETWEEN ACTUAL MEASUREMENTS AND CONDITIONS FROM THOSE SHOWN ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND DECISION BEFORE PROCEEDING WITH THE WORK.

THE GENERAL CONTRACTOR SHALL FURNISH OR PROVIDE FOR ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND HEREIN SPECIFIED.

THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED.

ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO AGREE TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

IF ANY CLARIFICATIONS OF THE CONSTRUCTION DOCUMENTS ARE REQUIRED, OR ANY DISCREPANCIES ARE NOTICED, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR FURTHER CLARIFICATION.

CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS FROM THE ARCHITECT, INCLUDING ANY DATED REVISIONS, BEFORE STARTING CONSTRUCTION.

THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.

PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK.

IN THE PROCESS OF LOCATING INTERIOR PARTITIONS, THE CONTRACTOR RESPONSIBLE SHALL REPORT ANY DIMENSIONAL DIFFERENCES IN THE FIELD FROM THE DIMENSIONS INDICATED ON THE PLANS, BEFORE PROCEEDING WITH ANY WORK.

WALL THICKNESS DIMENSIONS SHOWN ARE NOMINAL. PLEASE SEE PARTITION DETAILS FOR ACTUAL ASSEMBLY THICKNESSES.

PROVIDE BAKING IN PARTITIONS AND WALLS, AS REQUIRED, TO SUPPORT SHELVING AND WALL MOUNTED FIXTURES (SEE BAKING DETAIL IN THE ARCHITECTURAL DETAILS).

THE EXISTING CONCRETE SLAB IS TO BE CUT FOR NEW PLUMBING WHERE NEEDED FOR NEW PLUMBING.

ALL WOOD IN CONTACT WITH CONCRETE, OR METAL, SHALL BE PRESSURE TREATED.

ANY NEW METAL STUDS USED SHALL BE GALVANIZED.

GALVANIZED METAL STUDS USED AT INTERIOR WALLS SHALL BE 25 GA. (MINIMUM) AT 24" O.C. (MAXIMUM).

HORIZONTAL METAL TRACK RUNNERS SHALL BE USED AT THE TOP AND BOTTOM OF EACH METAL STUD WALL.

ATTACHMENTS FOR METAL STUD FRAMING SHALL BE WITH USE OF SHEET METAL SCREWS AT CODE MINIMUM SPACINGS (MINIMUM). GYPSUM WALLBOARD SHALL BE INSTALLED WITH DRYWALL SCREWS AT CODE MINIMUM SPACINGS.

ATTACHMENTS FOR METAL STUD TRACK RUNNERS TO CONCRETE SHALL BE WITH USE OF APPROPRIATE FASTENERS 2" L. (MIN) AT 24" O.C. (MAX).

6" GALV. METAL STUDS SHALL BE USED AT ALL PLUMBING WET WALLS TO ALLOW PROPER CLEARANCE FOR PIPING ROUGH-IN.

ALL PARTITIONS, WHICH DO NOT RUN FULL HEIGHT, SHALL BE TIED TO THE ROOF DECK ABOVE AT 48" O.C. (MAX) WITH WELDED STUD BRACING, STAGGERED SIDE-TO-SIDE. SEE STUD BRACING DETAIL IN THE ARCHITECTURAL DETAILS.

1. GYPSUM WALLBOARD SHALL BE SCREWED TO METAL STUDS AT MIN. SPACING(S) PER CODE.
2. PROVIDE MIN. (2) COATS DRYWALL COMPOUND AT ALL JOINTS, WITH SANDING BETWEEN COATS.
3. TAPE SHALL BE USED AT ALL DRYWALL SHEET SEAMS, AND CORNER BEADS AT ALL EXPOSED CORNER DRYWALL J-BEADS SHALL BE USED AT ANY CONDITIONS WHERE DRYWALL END/EDGE IS EXPOSED.
4. USE MOISTURE RESISTANT AT ALL WET WALL LOCATIONS.

1. ALL CUSTOM BUILT MILLWORK SHALL BE BUILT AS PER DETAILS IN THESE PLANS, OR SHOP DRAWINGS SHALL BE PROVIDED FOR OWNER AND ARCHITECT REVIEW.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE BACKING AND/OR BLOCKING, AS REQUIRED, FOR INSTALLATION AND SUPPORT OF ALL MILLWORK. SEE BLOCKING DETAIL IN THE ARCHITECTURAL DETAILS.
3. ASSUMPTIONS HAVE BEEN MADE ABOUT THE FABRICATION OF MILLWORK FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE BETWEEN TRADESMEN (I.E. VERIFY REQUIREMENTS OF COUNTERTOP INSTALLER, AND PROVIDE FOR SAME IN THE BASE CABINERY).

1. ALL INTERIOR FINISHES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH FINISH MEETS OR EXCEEDS THESE REQUIREMENTS, PRIOR TO ORDERING, OR INSTALLATION.

AS PER THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 39.3.3.2, AND FBC TABLE 803.9, THE MINIMUM INTERIOR FINISH CLASSIFICATIONS SHALL BE AS FOLLOWS:

ENCLOSED STAIRWAYS: N/A CLASS 'A' OR 'B'
EXIT ACCESS CORRIDORS/LOBBIES: N/A CLASS 'A' OR 'B'
ROOMS and ENCLOSED SPACES: CLASS 'A', 'B', OR 'C'

2. FINISHES ARE TO BE SELECTED BY THE OWNER AND/OR TENANT, AND COORDINATED BY THE GENERAL CONTRACTOR.

ALL INTERIOR FINISHES SHALL COMPLY WITH FLORIDA BUILDING CODE 2014 ED. CHAPTER 8, SECTION 803.1.1, TABLE 803.9 AND CLASSIFIED IN ACCORDANCE TO ASTM 84. FINISH TYPES SHALL BE AS FOLLOWS:

CLASS 'A' 0-450	FLAME SPREAD 0-25	SMOKE DEVELOPED INDEX
CLASS 'B' 0-450	FLAME SPREAD 26-75	SMOKE DEVELOPED INDEX
CLASS 'C' 0-450	FLAME SPREAD 76-200	SMOKE DEVELOPED INDEX

GENERAL CONTRACTOR SHALL VERIFY THAT ALL SELECTED FINISHES MEET THESE CRITERIA, OR PROVIDE SPECIFICATIONS FOR ARCHITECT REVIEW AND APPROVAL.

ALL INTERIOR FLOOR FINISHES SHALL COMPLY THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 12.3.3.5, AND FBC 804.4.1, THE MINIMUM INTERIOR FLOOR FINISH CLASSIFICATIONS SHALL BE AS FOLLOWS:

EXIT ENCLOSURES: CLASS II
EXIT ACCESS CORRIDORS: CLASS II
CLASS I, 0.45 WATTS/CM² OR GREATER; CLASS II, 0.22 WATTS/CM² OR GREATER.

1. SEE PLANS, DETAILS, AND SHEET A-5.1 FOR HANDICAPPED ACCESSIBILITY REQUIREMENTS.
2. CHANGES IN LEVEL AT DOOR THRESHOLDS, OR AT TRANSITIONS BETWEEN FLOORING MATERIALS SHALL BE NO GREATER THAN 1/2 INCH WITH A BEVELED EDGE (WITH A SLOPE NO GREATER THAN 1:2). CHANGES IN LEVEL UP TO 1/4 INCH MAY BE VERTICAL, AND WITHOUT EDGE TREATMENT.

1. EXTERIOR DOORS/WINDOWS
2. PLUMBING FIXTURES
3. COVERED CANOPIES
4. LIGHTING FIXTURES

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rmccarthy@genesislighting.net

A GENERAL DESCRIPTION OF THE WORK IS AS FOLLOWS:

NEW MECHANICAL, ELECTRICAL, PLUMBING FOR OFFICE SPACE, CAR WASH TUNNEL, EQUIPMENT ROOM AND ADA COMPLIANT RESTROOM. NEW FLOOR FINISHES, INTERIOR DRYWALL PARTITIONS, REFLECTED CEILING WITH LIGHTING AND MECHANICAL.

<u>A-0.0 COVER SHEET</u>	
SURVEY	
BOUNDARY & TOPOGRAPHIC SURVEY ALTA/NSPS LAND	
TITLE SURVEY	
<u>CIVIL</u>	
CS-1	COVER SHEET
PD-2	PAVING AND DRAINAGE PLAN
PD-2	PAVING AND DRAINAGE DETAILS
PM-1	SIGNAGE AND PAVEMENT MARKING PLAN
WS-1	WATER AND SEWER PLAN
WSD-1	WATER AND SEWER DETAILS
SWPP-1	STORM WATER POLLUTION PREVENTION
	PLAN DETAILS
SWPPN-1	STORM WATER POLLUTION PREVENTION
.	NOTES
<u>LANDSCAPE</u>	
TD-1	TREE DISPOSITION PLAN
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE NOTES AND DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION NOTES & DETAILS
<u>ARCHITECTURAL</u>	
A-0.2A	RENDERINGS
A-0.2B	RENDERINGS
A-1.0	SITE PLAN
A-2.0	LIFE SAFETY PLAN
A-2.1	FLOOR PLAN
A-2.4	ROOF PLAN
A-6.1	EXTERIOR ELEVATIONS
PH-1	PHOTOMETRIC PLAN



LEGAL DESCRIPTION:	PARCEL "A", "TENSTROM PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT: THE NORTH 15 FEET THEREOF, AS TAKEN BY THE CITY OF POMPANO BEACH, BY VIRTUE OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 30382, PAGE 59, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PROPERTY OWNER:	
PROPERTY ADDRESS:	2901 W ATLANTIC BOULEVARD POMPANO BEACH FL 33069
BUILDING JURISDICTION:	CITY OF POMPANO BEACH
WATER /WASTEWATER SERVICE PROVIDER:	CITY OF POMPANO BEACH
ZONING DESIGNATION:	B-3
LAND USE DESIGNATION:	GENERAL BUSINESS
BUILDING HEIGHT:	+/- 32'-10" A.F.F.
SITE AREA:	+/- 52.371 SF 1.2023 ACRES

APPLICABLE CODE(S): FLORIDA BUILDING CODE - 2023
WITH ALL STATE & LOCAL AMENDMENTS
FLORIDA ACCESSIBILITY CODE - 2023
FLORIDA ENERGY CONSERVATION - 2023
FLORIDA FUEL GAS CODE - 2023
FLORIDA MECHANICAL CODE - 2023
FLORIDA PLUMBING CODE - 2023
FLORIDA TEST PROTOCOLS CODE - 2023
NATIONAL ELECTRICAL CODE 2020
FLORIDA FIRE PREVENTION CODE 8th ED

NFPA 1, 2023 EDITION, "FIRE CODE".
NFPA 101, 2023 EDITION, "LIFE SAFETY CODE".
NFPA 10, 2023 EDITION, "STANDARD FOR PORTABLE FIRE
EXTINGUISHER".
NFPA 70, 2023 EDITION, "NATIONAL ELECTRICAL CODE".
NFPA 72, 2023 EDITION, "NATIONAL FIRE ALARM CODE".
NFPA 110, 2023' EDITION, "STANDARD FOR EMERGENCY AND STAND-BY
POWER SUPPLY".

TYPE OF CONSTRUCTION:	TYPE III-B (NON SPRINKLERED)
EXISTING OCCUPANCY :	BUSINESS GROUP B
PROPOSED USE:	BUSINESS GROUP B
NEW TOTAL GSF	3,500 SF

CLASSIFICATION OF HAZARD OF CONTENTS: ORDINARY HAZARD AS
DEFINED IN NFPA SECTION 6.2.2.3
DEFINED IN NFPA SECTION 6.2.2.3

PROPOSED GROUP		TYPE OF CONSTRUCTION			
B		TYPE III-B (NON SPRINKLERED)			
	HEIGHT (ft)	55'	ALLOWED	32'-10	PROPOSED
	STORY	3	ALLOWED	1	PROPOSED
	AREA	19,000 (2)	PER/STORY	3,500 SF	PROPOSED

BUILDING ELEMENTS	FIRE RATING REQUIRED	FIRE RATING PROVIDED
STRUCTURAL FRAME (INCL. COLUMNS GIRDERS, TRUSSES)	0	0
BEARING WALLS : EXTERIOR INTERIOR	2 0	2 0
NON BEARING EXTERIOR WALLS & PARTITIONS	0	0
NON BEARING INTERIOR WALLS & PARTITIONS	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

FIRE SPRINKLERS REQUIRED : NO PROVIDED : NO
FIRE ALARM REQUIRED : NO PROVIDED : NO

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR		
GROUP "B" BUSINESS :	SQUARE FEET :	DIVISOR :	OCCUPANT :
TABLE 1004.1.2 Accessory storage areas, mechanical equipment room			
ENTIRE USABLE FIRST FLOOR:	3,500	300	12

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

FBC PLUMBING TABLE 403.1 MINIMUM NUMBER OF REQUIRED
PLUMBING FIXTURES: 15 OR FEWER 1 FACILITY REQUIRED, DRINKING FOUNTAIN AND SERVICE
SINKS NOT REQUIRED

CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS 1 UNISEX	LAVATORIES	WATER FOUNTAIN
BUSINESS	B	OTHER SERVICES	1	1	N/A
REQUIRED			1	1	
PROVIDED			1	1	



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**DRC SUBMITTAL
RISING TIDE**

**2901 W ATLANTIC BOULEVARD
POMPANO BEACH FL 33069**

A-0.0

PROJECT 250225
DATE 12-03-25
PERMIT NO.