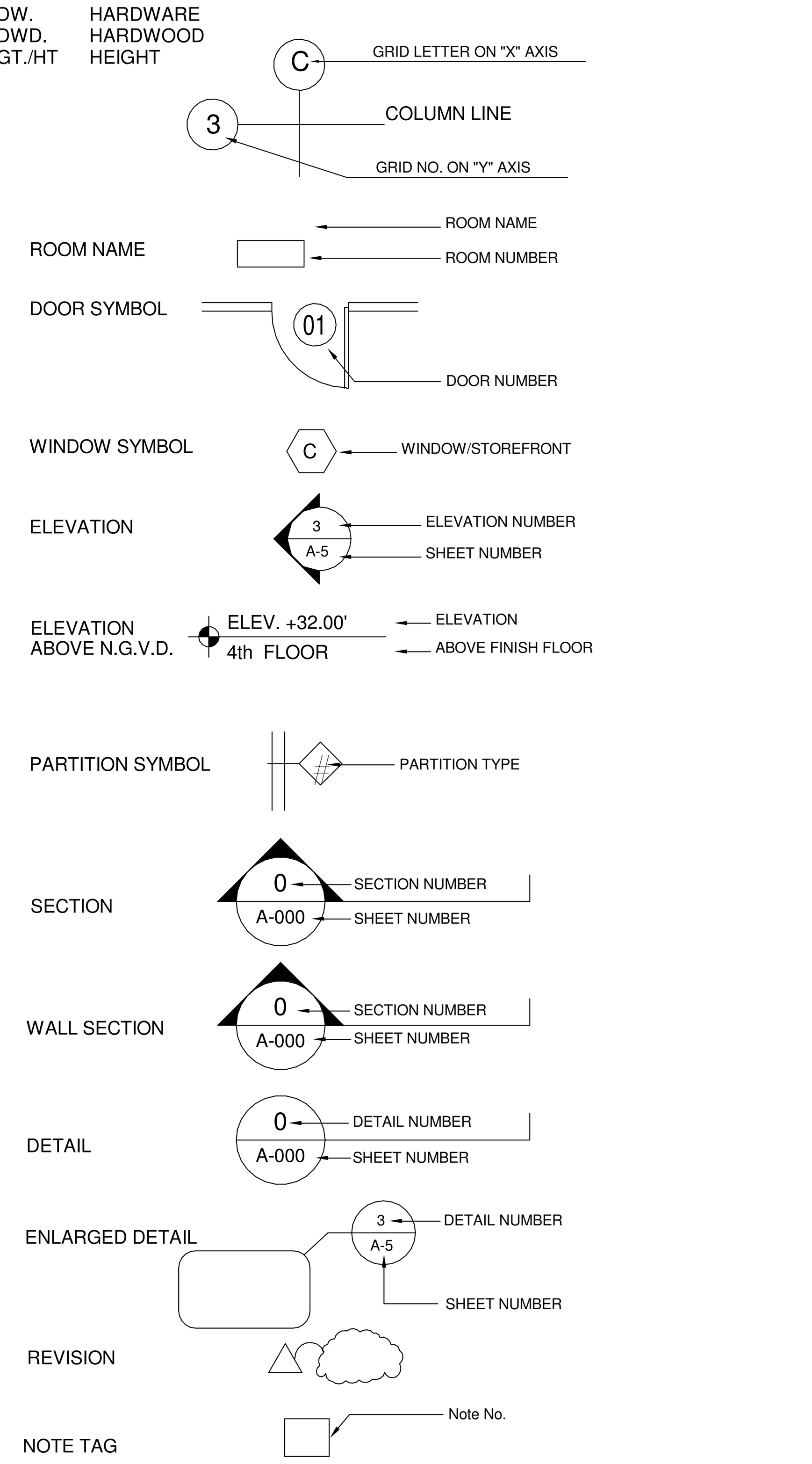
RISING TIDE CAR WASH

Abbreviations & Symbols

ABV	ABOVE	HM.	HOLLOW METAL
ACOUS	ACOUSTICAL	HOR.	HORIZONTAL
AD	AREA DRAIN	H.P.	HIGH POINT
ADJ	ADJACENT/ADJUSTABLE	H.V.A.C.	HEATING, VENTILATING AND AIR CINDITIONING
AFF	ABOVE FINISHED FLOOR	ID.	INSIDE DIAMETER
AGGR	AGGREGATE	IN.	INCH
ALUM	ALUMINUM	INSUL	INSULATION
ANCH	ANCHOR	INT.	INTERIOR
ANOD	ANODIZED	JC.	JANITOR'S CLOSET
APPROX	APPROXIMATE (LY)	JST.	JOIST
ARCH	ARCHITECT (URAL)	JT.	JOINT
AS	ACOUSTICAL SEALANT	KIT.	KITCHEN
ASPH	ASPHALT	KO.	KNOCK-OUT
AT	ACOUSTICAL TILE	LAM	LAMINATE
B/	BOTTOM OF	LP	LOW POINT
BD	BOARD	LT	LIGHT
BITUM	BITUMINOUS	LVR	LOUVER
BLDG	BUILDING	MACH.	MACHINE
BM	BEAM	MAX.	MAXIMUN
BRK	BRICK	MECH.	MECHANICAL
CAB	CABINET	MFGR.	MANUFACTURER
CJ	CONTROL JOINT	MIN.	MINIMUM
CLG	CEILING	MISC.	MISCELLANEOUS
C	CENTERLINE	M.O.	MASONRY OPENING
CLR	CLEAR	M.R.	MOISTURE RESISTANT
CLR OPG	CLEAR OPENING	MSL	MEAN SEA LEVEL
CMU	CONCRETE MASONRY UNIT	MTL.	METAL
CP	CEMENT PLASTER	MULL	MULLION
COL	COLUMN	N.I.C.	NOT IN CONTRACT
CONC	CONCRETE	NO.	NUMBER
CONST	CONSTRUCTION	NOM.	NOMINAL
CONT	CONTINUOUS	N.T.S.	NOT TO SCALE
CONTR	CONTRACTOR	OC	ON CENTER
CPT	CARPET	OD	OUTSIDE DIAMETER
CT	CERAMIC TILE	OPNG	OPENING
DIAM	DIAMETER	OPP	OPPOSITE
DIM	DIMENSION	PARTN	PARTITION
D.OS.	DOOR OPENING SIZE	PFS	PREMOLDED FILLER
DP	DAMP PROOFING	PL	PLATE
DR	DOOR	PBLG	PLUMBING
DTL	DETAIL	PLAS	PLASTER, PLASTIC
DWGS.	DRAWING (S)	PROJ	PROJECT
DW.	DRYWALL	PLYWD	PLYWOOD
EA.	EACH	PVMT	PAVEMENT
E.J.	EXPANSION JOINT	PT	POINT
ELECT.	ELECTRICAL	P.T.	PRESSURE TREATED
ELEV./EL.	ELEVATION	Q.T.	QUARRY TILE
EQ.	EQUAL	REF	REFERENCE/REFRIGERATOR
EQUIP.	EQUIPMENT	REINF	REINFORCED
EXP.	EXPOSED	RES	RESILIENT
EXPAN	EXPANSION	RO	ROUGH OPENING
EXIST	EXISTING	SAN	SANITARY
FE.	FIRE EXTINGUISHER	SHT	SHEET
FEC.	FIRE EXTINGUISHER CABINET	SHTG	SHEATHING
FD.	FLOOR DRAIN	SIM	SIMILAR
F.F.	FINISHED FLOOR	SPEC	SPECIFICATION
F.F.E.	FINISHED FLOOR ELEVATION	S.S.	STAINLESS STEEL
FHC	FIRE HOSE CABINET	STRD	STANDARD
FIN.	FINISHED	T.O.C.	TOP OF CONCRETE
FL.	FLOOR	T & G	TONGUE AND GROOVE
FLASH.	FLASHING	TEMP	TEMPERED
FLR.	FLOOR	TERR	TERRAZO
FT.	FOOT, FEET	TJ	TOP OF JOIST
FURR.	FURRING	TOW	TOP OF WALL
GA.	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	W/	WITH
GL	GLASS	WD	WOOD
G.W.B.	GYPSUM WALL BOARD	WDW	WINDOW
GYP	GYPSUM	WH	WATER HEATER
GYB BD	GYPSUM BOARD	W/O	WITHOUT
HANDIC	HANDICAPPED	WSCT	WAINSCOT
HB.	HOSE BIB		
HC.	HOLLOW CORE		
HD.	HAND		
HDW.	HARDWARE		
HDWD.	HARDWOOD		
HGT./HT	HEIGHT		



Abbreviations & Symbols 06

GENERAL NOTES

1. 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.
2. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS AND CONDITIONS AT THE EXISTING BUILDING AND SITE. ANY DIFFERENCES, OR DESCREPENCIES, 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.
3. 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.
4. 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.
5. ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
6. IF ANY CLARIFICATIONS OF THE CONSTRUCTION DOCUMENTS ARE REQUIRED, OR ANY DESCREPANCIES ARE NOTICED, THEY SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR FURTHER CLARIFICATION.
7. CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS FROM THE ARCHITECT, INCLUDING ANY DATED REVISIONS, BEFORE STARTING CONSTRUCTION.
8. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.
9. PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK.
10. 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.
11. WALL THICKNESS DIMENSIONS SHOWN ARE NOMINAL. PLEASE SEE PARTITION DETAILS FOR ACTUAL ASSEMBLY THICKNESSES.
12. PROVIDE BACKING IN PARTITIONS AND WALLS, AS REQUIRED, TO SUPPORT SHELVING AND WALL MOUNTED FIXTURES (SEE BACKING DETAIL IN THE ARCHITECTURAL DETAILS)

EXISTING SLAB

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

WOOD CONSTRUCTION

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

METAL STUDS

1. ANY NEW METAL STUDS USED SHALL BE GALVANIZED.
2. GALVANIZED METAL STUDS USED AT INTERIOR WALLS SHALL BE 25 GA. (MINIMUM) AT 24" O.C. (MAXIMUM).
3. HORIZONTAL METAL TRACK RUNNERS SHALL BE USED AT THE TOP AND BOTTOM OF EACH METAL STUD WALL.
4. 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.
5. ATTACHMENTS FOR METAL STUD TRACK RUNNERS TO CONCRETE SHALL BE WITH USE OF APPROPRIATE FASTENERS 2" L. (MIN.) AT 24" O.C. (MAX).
6. 6" GALV. METAL STUDS SHALL BE USED AT ALL PLUMBING WET WALLS TO ALLOW PROPER CLEARANCE FOR PIPING 'ROUGH-IN'.
7. ALL PARTITIONS, WHICH DO NOT RUN FULL HEIGHT, SHALL BE BRACED TO THE ROOF DECK ABOVE AT 48" O.C. (MAX) WITH ANGLED STUD BRACING, STAGGERED SIDE-TO-SIDE. SEE STUD BRACING DETAIL IN THE ARCHITECTURAL DETAILS.

GYPSUM WALLBOARD

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 CORNERS. DRYWALL J-BEADS SHALL BE USED AT ANY CONDITIONS WHERE DRYWALL END/EDGE IS EXPOSED.
4 USE MOISTURE RESISTANT AT ALL WET WALL LOCATIONS.

MILLWORK

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 BETWEEEN TRADESMEN (I.E., VERIFY REQUIREMENTS OF COUNTERTOP INSTALLER, AND PROVIDE FOR SAME IN THE BASE CABINETRY).

Interior Finish Classification: Group B Non Sprinklered

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' — FLAME SPREAD 0-25 — SMOKE DEVELOPED INDEX 0-450
   CLASS 'B' — FLAME SPREAD 26-75 — SMOKE DEVELOPED INDEX 0-450
   CLASS 'C' — FLAME SPREAD 76-200 — SMOKE DEVELOPED INDEX
3. 0-450

   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.

HANDICAPPED ACESSIBILITY

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.

Shop Drawings:

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

General Notes 05

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FLORIDA FIRE PREVENTION CODE, (8TH ED) CHAPTER 16 SAFEGUARDING CONSTRUCTION, ALTERATIONS, AND DEMOLITION OPERATIONS

1. PER F.F.P.C. CHAPTER 16 SECTION 16.3.4.1 AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A, 30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHER PROVIDED.

2. PER F.F.P.C. CHAPTER 16 SECTION 16.2.3.1 FLAMMABLE OR COMBUSTIBLE LIQUIDS SHALL BE STORED, HANDLED, OR USED ON CONSTRUCTION THE CONSTRUCTION SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 16.2.3.1

PROJECT SCOPE:

A GENERAL DESCRIPTION OF THE WORK IS AS FOLLOWS:

New Work

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.

Project Description 03

A-0.0 COVER SHEET

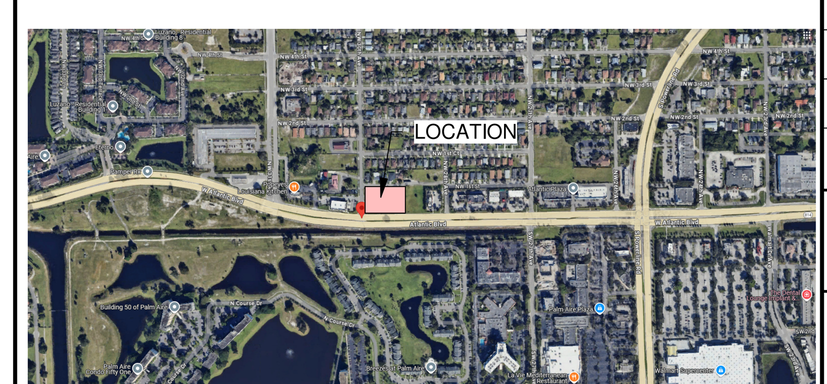
SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY

CIVIL
C101 COVER SHEET
C102 GENERAL NOTES
C103 EXISTING CONDITIONS PLAN
C104 DEMOLITION PLAN
C105 STORM WATER POLLUTION & PROTECTION PLAN- EX CONDITIONS
C106 STORM WATER POLLUTION & PROTECTION PLAN- PROP. CONDITIONS
C107 STORM WATER POLLUTION & PROTECTION NOTES & DETAILS
C108 SETBACKS, BUFFERS & EASEMENT PLAN
C109 SITE PLAN
C110 SITE DATA TABLE
C111 CIVIL NOTES & DETAILS
C112 PAVING & GRADING PLAN
C113 PAVING & GRADING DETAILS
C114 DRAINAGE PLAN
C115 DRAINAGE DETAILS
C116 UTILITY PLAN
C117 UTILITY DETAILS
C118 FIRE TRUCK EXHIBIT

LANDSCAPE
L-200 LANDSCAPE PLAN
L-210 LANDSCAPE DETAILS AND NOTES
L-300 IRRIGATION PLAN
L-310 IRRIGATION DETAILS
L-311 IRRIGATION NOTES

ARCHITECTURAL
A-0.2 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

Index Of Drawings 04



NORTH

Location Plan 02

ZONING INFORMATION:

LEGAL DESCRIPTION: PARCEL "A", "ENGSTROM 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 30362, PAGE 53, 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

BUILDING INFORMATION:

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

FBC TABLE 503: ALLOWABLE BUILDING HEIGHTS AND AREAS:

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

FBC TABLE 601:FIRE RESISTANCE RATING REQ. FOR BLDG. ELEMENTS(HRS)

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

FBC TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANTS:

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

OCCUPANTS PER S.F. = 12 OCCUPANTS

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		

Project Information 01

DRC
PZ25-12000026
08/20/2025

CONSULTANT
Gregory B. Molina
Digitally signed by Gregory B. Molina
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POMPANO BEACH FL 33069

DRAWING ISSUE DATES:

COVER

SHEET A-0.0
PROJECT 250225
DATE 07-15-25
PERMIT NO.