

DRC SUBMISSION
DESIGN DEVELOPMENT

PROJECT NAME:

324 HAUS

PROJECT ADDRESS:

324 NW 6TH STREET
POMPAÑO BEACH, FL, 33060

OWNER NAME:

770 CAPITAL

OWNER ADDRESS:

TBD

ARCHITECT

AUSTIN FOX ARCHITECTURE

1754 E. Commercial Blvd

FORT LAUDERDALE, FL 33334

PH: 954-790-2702

INFO@AF-ARCHITECT.COM

AR101117

STRUCTURAL ENGINEER:

TBD

Name

PH:

email

MEP ENGINEERING

TBD

ADDRESS LINE

ADDRESS LINE

phone

email

CIVIL ENGINEER

CONEMCO ENGINEERING, INC.

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LANDSCAPE ARCHITECT

PARAMETRIKA LANDSCAPE ARCH.

GABRIELA ALBORNOZ

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SEAL & SIGNATURE

REVISION LOG

No.	Description	Date

SECOND LEVEL
FLOOR PLAN

Project number	AF2552
Date	09.29.2025
Drawn by	MO
Checked by	AF

A102

Scale

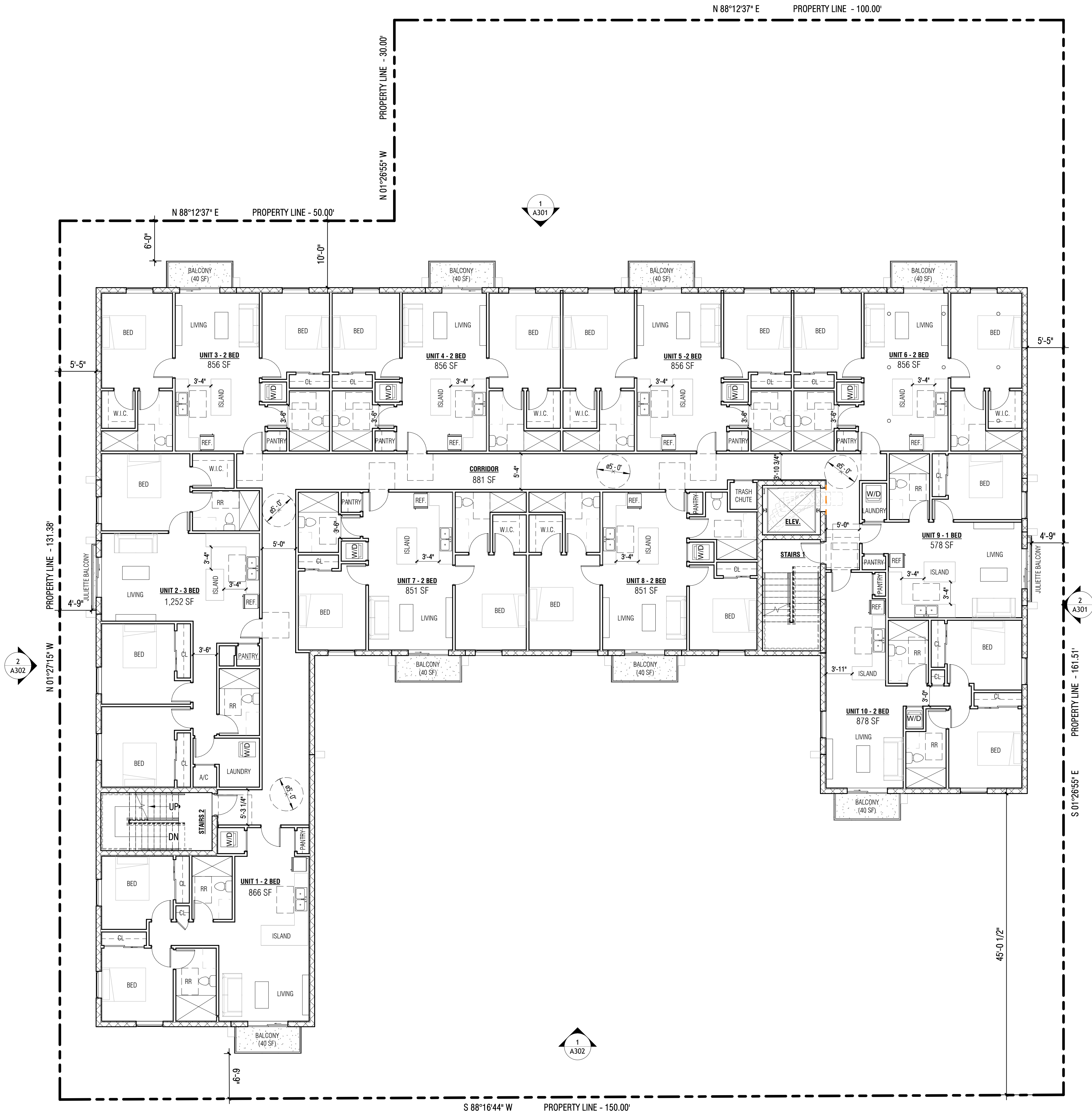
As indicated

GENERAL NOTES

- VANDAL PROOF/RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS WILL BE ADDED OVER ALL EXTERIOR DOORS AND OVERHANGS.
- ALL SOLID EXTERIOR DOORS FOR RESIDENTIAL UNITS WILL HAVE A 180-DEGREE WIDE ANGLE DOOR VIEWER (PEEPHOLE).
- ALL EXTERIOR DOORS WILL BE PRE-WIRED FOR BURGLAR ALARMS AND THEY WILL HAVE NON-REMOVABLE DOOR KICK PINS. THEY WILL ALSO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED.
- ALL SOLID EXTERIOR DOORS FOR PARKING BUILDING AND RESIDENTIAL BUILDING EXTERIOR WILL HAVE A SEE-TROUGH REINFORCED SECURITY WINDOW.
- FRONT DESK IN LOBBY WILL HAVE A CONCEALED SILENT PANIC DURESS ALARM AND A PORTABLE LANYARD FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED.
- THE KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR IT IS CONNECTED WITH AN ALARM AND A ROBUST MECHANICAL LOCKING SYSTEM AND A SURVEILLANCE CAMERA WILL BE MONITORING THE AREA.
- ALL GLASS DOORS IN GROUND AND SECOND LEVEL WILL HAVE AN ANTI-PRY ROBUST SECURITY BAR DEVICE.
- MANAGEMENT OFFICE DOOR WILL HAVE A SECURITY VIEWER (PEEPHOLE).
- ALL AIR CONDITIONERS ARE ENERGY STAR QUALIFIED.
- ALL UNITS HAVE TANKLESS WATER HEATERS.
- THE PRINCIPAL BUILDING CONSTRUCTED TO MEET INCREASED WIND LOADS: 150MPH LOAD MINIMUM.
- EXTERIOR LIGHTING SHALL COMPLY W/ PART 4 (EXTERIOR LIGHTING) OF ARTICLE 5. DEVELOPMENT STANDARDS. ALONG WITH THE FOLLOWING:
LIGHT POLES MUST NOT EXCEED A HEIGHT OF 17.5 FT ABOVE THE ADJACENT FINISHED GRADE.
COBRA HEADLIGHTS ARE NOT PERMITTED.
MAXIMUM ILLUMINATION AT THE PROPERTY LINE IS 3 FOOT CANDLES.

GENERAL FLOOR PLAN NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THIS PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
- OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO: MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MUNTIN/LITE PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURER'S REQUIREMENTS.
- ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE W/ OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOAT TEXTURE AND PAINT.
- STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
- PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.
- PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
- PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.
- ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.
- PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ALL CONCRETE FOR FOUNDATION AND SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS. SLABS ABOVE GRADE, AND THE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO LOCAL FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THIS DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST AUSTIN FOX. LIABILITIES SHALL BE LIMITED TO FEES PAID TO DESIGN PROFESSIONAL.
- ALL FURNITURE SHOWN IS FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.
- ALL MILLWORK AND PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.



1 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"