



324 HAUS MIXED-USE 20 UNIT DEVELOPMENT

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P&Z SUBMISSION DESIGN DEVELOPMENT

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324 HAUS

PROJECT ADDRESS:

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OWNER NAME:

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OWNER ADDRESS:

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REVISION LOG

No.	Description	Date
2	AAC Submission	01.05.26
3	P&Z Submission	01.20.26

COVER SHEET

P&ZB Project Number Date Drawn by PZ22-24-12000032 02/25/2026 A000	AF2552
	01.20.2026
	MO
	AF
Scale	

GENERAL NOTES

- ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE APPLICABLE EDITION OF THE FLORIDA BUILDING CODE, CITY LABOR LAWS, CITY ORDINANCES, CITY/COUNTY ZONING CODES, RULES AND REGULATIONS, AND ANY APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REDD PERMITS TO CARRY OUT THE WORK DESCRIBED IN THE DEMO DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. ANY DISCREPANCIES WITH THE DRAWINGS, DIMENSIONS OR OTHER INFORMATION SHALL BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION PRIOR TO FABRICATION AND DEMO.
- PRIOR TO SUBMITTING BID, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO FAMILIARIZE THEMSELVES WITH ALL THE EXISTING CONDITIONS AT THE SITE RELATIVE TO SCOPE OF WORK RELATING TO THIS PROJECT. MATERIALS HANDLING, STORAGE AND DELIVERY, WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS REQUIRED, AND ALL OTHER CONDITIONS NECESSARY TO THE MAKING OF AN ACCURATE AND COMPLETE PROJECT BID. NO INCREASE IN PROJECT COST WILL BE ALLOWED FOR FAILURE OF THE CONTRACTOR TO KNOW EXISTING SITE CONDITIONS.
- THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ASSURANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AS DIRECTED IN WRITING BY THE ARCHITECT WITH NO COST TO THE OWNER OR ARCHITECT.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSIONS NOT INDICATED ON DRAWINGS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO REPAIR.
- NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS WITHOUT PRIOR WRITTEN APPROVAL FROM THE BUILDING OWNER / CONDO ASSOCIATION AND / OR ARCHITECT.
- CONTRACTOR SHALL REMOVE ALL DEBRIS AT THE END OF EACH WORKDAY. CONTRACTOR WILL FURNISH OWN DUMPSTER FOR THRASH AND DEBRIS STORAGE UNTIL HE CAN REMOVE SUCH FROM PREMISES. AREAS SHALL BE CLEANED UP AND PROTECTED AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES REQUIRED FOR COMPLETION OF WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR AS-BUILT DRAWINGS.
- MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED, DELIVERED IN A TIMELY FASHION AND AMPLE QUANTITY TO PREVENT DELAY OF WORK. SUBSTITUTIONS REQUIRE PRIOR APPROVAL FROM THE ARCHITECT/DOWNER.
- INSURANCE: THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL HAVE WORKMAN COMPENSATION AS REQUIRED BY LAW AS PER AGREEMENT AND SUFFICIENT PROTECTION FOR CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH.
- IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO SECURE THE PREMISES THROUGHOUT THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE AND NECESSARY MEASURES TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE SITE AT ANY TIME.
- G. C. SHALL PROVIDE A SAFE WORKING ENVIRONMENT AS WELL AS REQUIRED MEANS OF EGRESS FOR ALL PERSONNEL ON THE PROJECT SITE AS REQUIRED BY ALL APPLICABLE CODES. CONTRACTOR MUST ALSO COMPLY WITH LIFE SAFETY MEASURES FOR ANY PUBLIC OCCUPANCY IN DESIGNATED AREAS DURING DEMO AS REQUIRED BY LOCAL FIRE DEPARTMENT IN JURISDICTION.
- THERE ARE NO SUBSTITUTIONS ALLOWED UNLESS APPROVED BY THE ARCHITECT/ENGINEER. THE G. C. SHALL SUBMIT IN WRITING ALL REQUESTS FOR SUBSTITUTIONS.
- THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- THE GENERAL CONTRACTOR SHALL PROVIDE 10% ADDED STOCK OF ALL FINISH ITEMS (WALL COVERINGS, FABRICS, CARPETS, LIGHT BULBS, FLOOR TILE, ETC.). UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL INSTALL ALL MATERIALS ACCORDING TO MANUFACTURERS' RECOMMENDED SPECIFICATIONS. THE G. C. SHALL SUBMIT IN WRITING TO THE ARCHITECT IF, BECAUSE OF UNFORESEEN CONDITIONS, ANY MATERIAL CANNOT BE INSTALLED ACCORDING TO SPECIFICATIONS PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR SHALL ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURERS, SUPPLIERS AND SUBCONTRACTORS. THE G. C. SHALL SUBMIT THE ABOVE INFORMATION TO THE ARCHITECT AND CONSULTING ENGINEER.
- IF THERE IS A DISCREPANCY BETWEEN THE OWNER/CONTRACTOR AGREEMENT, THE DRAWINGS OR SPECIFICATIONS, THEN OWNERY/CONTRACTOR AGREEMENT SHALL GOVERN, BUT SAID CONFLICT TO BE BROUGHT TO ARCHITECTS ATTENTION.
- ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
- WE HEREBY ATTEST THAT, TO THE BEST OF OUR KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE ARCHITECTURAL DESIGN OF THIS BUILDING IS IN COMPLIANCE WITH THE APPLICABLE FLORIDA BUILDING CODE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 109.3.6 (THRESHOLD BUILDING) AND 633 FLORIDA STATUTES (FIRE PREVENTION AND CONTROL), TO THE BEST OF OUR KNOWLEDGE.
- CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS WORKING IN THE BUILDING AND ON-SITE.
- PROVIDE FIRE RESISTANT MATERIALS AND FIRE SEAL AS REQUIRED AT ALL OPENINGS, JOINTS, PENETRATIONS, OR GAPS ON FIRE RATED ASSEMBLIES.
- PROVIDE ACOUSTICAL CAULKING TOP, BOTTOM AND BOTH SIDES OF ALL INTERIOR STUD/ GYPSUM BOARD WALLS (TYPICAL).
- PROVIDE ALL NECESSARY P.T. WOOD BLOCKING AT ALL REQUIRED LOCATIONS FOR ERECTION OF EQUIPMENT, SYSTEMS AND ACCESSORIES, IN CONTACT WITH CONCRETE SURFACES.
- PROVIDE WATER-RESISTANT GYPSUM WALLBOARD ON ALL WET WALL APPLICATIONS (TYPICAL).

ABBREVIATIONS

& @ + # ° Ø	AND AT FOOT INCH POUND OR NUMBER DEGREE DIAMETER	CORR C.T.	CORRIDOR CERAMIC TILE	H.C. H.M. HORIZ. HYD.	HOLLOW CORE HOLLOW METAL HORIZONTAL HYDRAULIC	REFR REIN. RCP REGD	REFRIGERATOR REINFORCED REFLECTED CEILING PLAN REQUIRED ROOF DRAIN ROOM R.O. ROW
AB ABV ACM A/C ACOUS ACR	AIR BARRIER ABOVE ASBESTOS CONTAINING MATERIAL AIR CONDITIONER ACOUSTICAL ACRYLIC ACOUSTICAL CEILING TILE	DBL D.F. DIA DIM DISP DIST DN DR DS DWG DWR	DOUBLE DRAWING FOUNTAIN DIAMETER DIMENSION DISPENSER DISTANCE DOWN DOOR DOWNSPOUT DRAWING DRAWER	IN INCH I.D. INC INFO INSP INSUL INT.	INCH INSIDE DIAMETER INCLUDE INFORMATION INSPECT INSULATION INTERIOR	SAN. SD SCH. SECT. SHWR. SIM S.C. S SPEC. SQ. SF SQ. M. S.S. STD.	SANITARY STORM DRAIN SCHEDULE SECTION SHOWER SIMILAR SOLID CORE SOUTH SPECIFICATION SQUARE SQUARE FEET SQUARE METER STAINLESS STEEL STANDARD
AD ADD ADH ADJ A.F.F AHU ALT. ALUM ANOD A.P. APPROX ARCH AV AVG	AREA DRAIN ADDITIONAL ADHESIVE ADJUSTABLE ABOVE FINISHED FLOOR AIR HANDLING UNIT ALTERNATE ALUMINUM ANODIZED ACCESS PANEL APPROXIMATE ARCHITECTURAL AUDIO VISUAL AVERAGE	E EA EF EJ EL ELEC ELEV EMER ENCL EQ EQMT E.W. EXIST EXP	EAST EACH EXHAUST FAN EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EQUAL EQUIPMENT EACH WAY EXISTING EXPANSION	K.P. KG LAM. LAV. LIN. LT. MFR. M.O. MAX. MECH. MTL M.E.S. M MM MIN. MIR MISC. MW	KICK PLATE KILOGRAM LAMINATE LAVATORY LINEAR LIGHT MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MITERED END SECTION METER MILLIMETER MINIMUM MIRROR MISCELLANEOUS MICROWAVE	STL. STRUCT. SUSP. S.W. SYM. SYS	STEEL STRUCTURAL SUSPENDED SIDEWALK SYMMETRICAL SYSTEM
BC BD BEL BIT BLDG BLKG BM B.O.S. BOT BOW BR BRG BRKT BSMT BTM BTW B.U.R.	BRICK COURSE BOARD BELOW BITUMEN, BITUMINOUS BUILDING BLOCKING BEAM BOTTOM OF STEEL BOTTOM BOTTOM OF WALL BEDROOM BEARING BRACKET BASEMENT BOTTOM BETWEEN BUILT-UP ROOFING	F.A. F.D. F.E. F.E.C F.G. FIN FKT FLASH FLR FLUOR. F.O.C. F.O.F. F.O.M. F.O.S. FR. FRZR FT FURR. FUT	FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH GRADE FINISH FIXTURE FLASHING FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STRUCTURE FRAMING FREEZER FOOT, FEET FURRING, FURRED FUTURE	N/A N N.I.C. N.T.S. O.C. O.D. OH OPNG. OPP. ORIG. O.S.	NOT APPLICABLE NORTH NOT IN CONTRACT NOT TO SCALE ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OPENING OPPOSITE ORIGINAL OVERFLOW SCUPPER	V. VERT. V.C.T. V.I.F. V.W.C.	VENT VERTICAL VINYL COMPOSITION TILE VERIFY IN FIELD VINYL WALL COVERING
CAB CPT CIP CIV CJ CL CLG CLO CMU COL CONC CONN	CABINET CARPET CAST IN PLACE CIVIL CONTROL JOINT CENTER LINE CEILING CLOSET CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION	GA. GALV. G.B. GC GL GR GRP. BD. H.C. HDW. H.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS, GLAZING GRADE GYPSUM BOARD HANDICAP HARDWARE HOSE BIBB	PLAM PL PLYWD. PTD QTY. Q.T. R. REF	PLASTIC LAMINATE PLATE PLYWOOD PAINTED QUANTITY QUARRY TILE W/ RADIUS OR RISER REFERENCE	W.C. W/H W.R.B. W.V. WP. WM W WDW. W/ W/O WD	WATER CLOSET WATER HEATER WEATHER RESISTANT BARRIER WATER VALVE WATERPROOF WATER METER OR MAIN WEST WINDOW WITH WITHOUT WOOD