EXISTING CHURCH RENOVATION

441 NE 3RD AVENUE, FORT LAUDERDALE, FL 33301

17-836US

04-15-2019

ISSUE: PERMIT-SET

IF APPLICABLE, THE IMAGES ON THIS PAGE ARE AS REFERENCES ONLY.

LANDSCAPE

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CIVIL

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STRUCTURAL ENGINEER

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Exhibit 7

1 AERIAL IMAGES



2 PROJECT DESCRIPTION

RENOVATION OF AN EXISTING BUILDING. THE STRUCTURE WAS PREVIOUSLY USED AS A CHURCH, BUT IS NOW VACANT. THE RENOVATION PROPOSES TO USE THE STRUCTURE FOR MIXED-USE EVENT SPACE, RESTAURANT AND RETAIL.

MAJORITY OF THE PROPOSED WORK IS IN KEEPING WITH THE EXISTING, WITH THE EXCEPTION OF REPLACING EXISTING SINGLE-HUNG WINDOWS ON THE FRONT (EAST) FACADE WITH NEW SINGLE-HUNG IMPACT WINDOWS WITH A PEWTER FRAME, CLEAR GLASS, AND DIVIDED LITES TO MATCH THE EXISTING. REPAIR OF THE EXISTING STAINED GLASS WINDOWS ON EAST FACADE. RE-INSTALLING STAINED GLASS WINDOWS ON THE NORTH FACADE.

3 GENERAL NOTES

1. N.O.A. OR NOTICE OF ACCEPTANCE SHALL BE AS PER DATABASE FOR PRODUCTS, CERTIFICATES AND LISTINGS THAT HAVE BEEN APPROVED FOR USE ON BUILDINGS BY MIAMI-DADE COUNTY.
2. 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.
3. 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.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AS REQUIRED FOR COMPLETION OF WORK.
5. ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE 2017 EDITION OF THE FLORIDA BUILDING CODE, CITY LABOR LAWS, CITY ORDINANCES, CITY/ COUNTY ZONING CODES, RULES AND REGULATIONS, AND ANY APPLICABLE CODES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND CERTIFICATIONS TO CARRY OUT THE WORK DESCRIBED IN THE REPAIR DOCUMENTS.
7. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
8. CONTRACTORS SHALL VISIT THE PROJECT SITE TO VERIFY ALL CONDITIONS, DIMENSIONS, ETC.
9. THE G. C. SHALL ALLOW A MAXIMUM OF 14 DAYS TURN AROUND TIME FOR THE ARCHITECT TO PROCESS SHOP DRAWINGS. THE GENERAL CONTRACTOR SHALL SUBMIT ONE REPRODUCIBLE AND A MINIMUM OF SEVEN PRINTS OR SEVEN COPIES IF SUBMISSIONS ARE 8-1/2"x 11".
10. G. C. SHALL REVIEW ALL SUBMISSIONS PRIOR TO SUBMITTING TO THE ARCHITECT AND CONSULTING ENGINEERS FOR THEIR APPROVAL.
11. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
12. THE GENERAL CONTRACTOR SHALL ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURERS, SUPPLIERS AND SUBCONTRACTORS.
13. THE G. C. SHALL SUBMIT THE ABOVE INFORMATION TO THE ARCHITECT AND CONSULTING ENGINEER.
14. THE GENERAL CONTRACTOR SHALL PROVIDE 10% ADDED STOCK OF ALL FINISH ITEMS (WALL COVERINGS, FABRICS, CARPETS, LIGHT BULBS, FLOOR TILE, ETC). UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. ANY DISCREPANCIES WITH THE DRAWINGS, DIMENSIONS OR OTHERWISE SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
16. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSIONS NOT INDICATED ON DRAWINGS SHALL BE CONFIRMED WITH ARCHITECT.
17. 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 THE ISSUANCE 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.
18. 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/OWNER.
19. UPON COMPLETION OF PROJECT, THE GENERAL CONTRACTOR SHALL PROVIDE TWO (2) SETS AND (1) PDF FILE OF AS-BUILT DRAWINGS TO THE ARCHITECT FOR FINAL REVIEW AND SUBMITTAL TO OWNER.
20. NO SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT/ ENGINEER.
21. IF THERE IS A DISCREPANCY BETWEEN THE WRITTEN AGREEMENT, THE DRAWINGS OR SPECIFICATIONS, THEN WRITTEN AGREEMENT SHALL GOVERN, CONFLICT SHALL BE BROUGHT TO ARCHITECTS ATTENTION.
22. THE G. C. SHALL SUBMIT IN WRITING ALL REQUESTS FOR SUBSTITUTIONS.
23. ALL EXTERIOR WORK WILL REQUIRE SEPARATE PERMITS.
24. THE CONTRACTOR SHALL AT HIS DISCRETION SHALL EMPLOY A SPECIALTY STRUCTURAL ENGINEER, A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING. THE CONTRACTORS WORK SHALL INCLUDE BRACING AND TEMPORARY SHORING AS NECESSARY UNDER SEPARATE PERMIT TO PREVENT MOVEMENT OF THE STRUCTURE AND STRUCTURAL ELEMENTS UNTIL ALL NEW CONSTRUCTION IS PROPERLY IN PLACE.
25. ALL PERMANENT EMERGENCY INFORMATION SIGANGE MUST BE TACTILE AND BRAILLE.
26. SLOPE OF GROUND AND FLOOR SURFACES CANNOT EXCEED 2%.

4 APPLICABLE CODES

2017 FLORIDA BUILDING CODE: BUILDING (FIRST PRINTING)
2017 FLORIDA BUILDING CODE: ACCESSIBILITY
2017 FLORIDA BUILDING CODE: EXISTING BUILDING
2017 FLORIDA BUILDING CODE: FUEL GAS
2017 FLORIDA BUILDING CODE: MECHANICAL
2017 FLORIDA BUILDING CODE: PLUMBING
2017 NATIONAL ELECTRIC CODE
2009 EDITION NFPA LIFE SAFETY CODE
2016 EDITION NFPA 72
2017 FLORIDA FIRE PREVENTION CODE

5 LEGAL DESCRIPTION

A portion of Lots 1 and 2, Block 23, AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 23, 26, 27, 28, 29, 30, 31, 32 AND 33, OF NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 182, of the Public Records of Miami-Dade County, Florida more fully described as follows:
Commencing at the Northwest Corner of said Lot 1; thence South 00°00'00" East on the West line of said Lot 1, a distance of 41.50 feet; thence North 90°00'00" East, a distance of 19.95 feet to the Point of Beginning (1); thence on the face of a stone facade the following eight (8) courses and distances; thence North 00°00'00" West, a distance of 32.70 feet; thence North 90°00'00" East, a distance of 88.70 feet; thence South 00°00'00" East, a distance of 38.00 feet; thence South 90°00'00" West, a distance of 7.00 feet; thence South 00°00'00" East, a distance of 24.30 feet; thence North 90°00'00" East, a distance of 7.00 feet; thence South 00°00'00" East, a distance of 21.50 feet; thence South 90°00'00" West a distance of 25.80 feet to the end of said eight (8) courses and distances; thence North 00°00'00" West a distance of 1.50 feet; thence North 90°00'00" East a distance of 24.10 feet; thence North 00°00'00" West, a distance of 18.50 feet; thence South 90°00'00" West a distance of 7.00 feet; thence North 00°00'00" West, a distance of 27.30 feet; thence North 90°00'00" East a distance of 7.00 feet; thence North 00°00'00" West, a distance of 23.00 feet to a Reference Point "A"; thence continue North 00°00'00" West, a distance of 12.40 feet; thence South 90°00'00" West, a distance of 85.70 feet; thence South 00°00'00" East, a distance of 13.90 feet; thence South 90°00'00" West, a distance of 1.50 feet to the Point of Beginning (1).

TOGETHER WITH:

Beginning (2) at said reference point "A"; thence North 00°00'00" West, a distance of 1.50 feet; thence South 90°00'00" West, a distance of 10.80 feet; thence North 00°00'00" West, a distance of 10.90 feet; thence South 90°00'00" West, a distance of 1.50 feet; thence South 00°00'00" East a distance of 12.40 feet; thence North 90°00'00" East, a distance of 12.30 feet to said reference point "A" and to the Point of Beginning (2).

Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 397 square feet or 0.0091 acres more or less.

6 SCOPE OF REHABILITATION

LEVEL 1 ALTERATIONS
EXISTING BUILDING SHELL RENOVATION
(AS PER FBC EXIST. BLDG. SECTION 404)

SCOPE OF REHABILITATION
FBC - LEVEL 6 ALTERATIONS

- PER 904.1, 804.2, AND 903.2.1 (FBC) SPRINKLERS REQUIRED FOR ENTIRE BUILDING.
- PER 903.1, 803.2.1 - EXCEPTIONS ALLOW UNPROTECTED STAIRS TO REMAIN.
- PER FPPC: 8.6.7 EXISTING ATRIUM REMAIN WITHOUT RATED PARTITIONS.
- PER FPPC: 13.2.4.5, MEZZANINES WITH LESS THAN 100 OCCUPANTS MAY HAVE (2) MEANS OF EGRESS WITCH LEAD TO THE FLOOR BELOW.
- PER 904.2, 907.2.2 AND 907.2.1 (F.B.C.) FIRE ALARM NOTIFICATION DEVICES CONNECTED TO SPRINKLERS, BUT NO MANUAL FIRE ALARM BOXES REQUIRED.
- PER 908.1/ FAC - CHAPTER 1 ACCESSIBILITY UPGRADES REQUIRED UP TO POINT OF DISPROPORTIONATE COST.
- PER 907.4.1 STRUCTURAL EVALUATION & ANALYSIS REQUIRED.
- PER FBC 504.3/ 504.4/ 508.2 & FBC 603.8 MINIMUM CONSTRUCTION TYPE = IIB (NO PROTECTION OF STRUCTURAL FRAME).
- PER FBC 603.1.13 - ROOF CONSTRUCTION OF COMBUSTIBLE MATERIAL IS PERMITTED, PROVIDED IT IS FIRE RETARDANT TREATED*

* PER FBC 903.3/ 803.4 - ALLOWS FOR FIELD APPLIED TREATMENT IN ORDER TO ACHIEVE FIRE RETARDANT PARTITIONS.

PROPOSED OCCUPANCY TYPE	⚠ CHURCH WITH INTERNAL USE OF RETAIL AND OFFICES
TOTAL SQUARE FEET	TOTAL GROSS SQ. FT. 12,388 SQ. FT.
TOTAL LEVELS / STORIES	2
TOTAL OCCUPANCY	714 OCCUPANTS

SANCTUARY = 3,112 SQ. FT.
SEATING = 6,305 SQ. FT.
RETAIL = 677 SQ. FT.
OFFICES = 2,294 SQ. FT.

7 SITE INFO

PROPERTY ADDRESS	441 & 442 NE 3RD AVE FORT LAUDERDALE, FL 33301
ZONING DISTRICT	RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER
FLOOD ZONE	ZONE AH (EL 6.26 FEET NAVD)

DRAWING INDEX

Drawing Number	Scale	SHEET DESCRIPTION	4/15/2019	5/14/2019	5/31/2019
COVER	N.T.S.	COVER	●		
A-000	N.T.S.	INDEX, PROJECT DATA AND GENERAL NOTES	●	●	●
A-010	N.T.S.	LEGEND & ABBREVIATIONS	●		
A-012	N.T.S.	ACCESSIBILITY DETAILS	●		
A-100	1" = 20'	BOUNDARY SURVEY PLAN	●		
A-101	1/8" = 1'-0"	SITE PLAN & LOCATION PLAN	●		
CIVIL					
C1.0		UTILITY PLAN	●		
C2.0		UTILITY NOTES	●		
C3.0		UTILITY NOTES	●		
C4.0		UTILITY FIRE NOTES	●		
C5.0		PAVING, GRADING, AND DRAINAGE PLAN	●		
C6.0		EROSION & SEDIMENTATION CONTROL PLAN	●		
C7.0		EROSION & SEDIMENTATION CONTROL PLAN	●		
C8.0		DETAILS	●		
C9.0		DETAILS	●		
C10.0		CITY DETAILS	●		
C11.0		CITY DETAILS	●		
LIFE SAFETY					
LS-101	1/8" = 1'-0"	LIFE SAFETY PLANS - GROUND FLOOR & MEZZANINE	●	●	●
LS-102	1/8" = 1'-0"	LIFE SAFETY PLANS - 2ND FLOOR	●	●	
ARCHITECTURAL					
A-100	3/32" = 1'-0"	GROUND FLOOR DEMOLITION PLAN	●		●
A-101	3/32" = 1'-0"	SECOND FLOOR DEMOLITION PLAN			●
A-200	1/8" = 1'-0"	GROUND FLOOR PLAN & FIRST FLOOR PLAN	●	●	●
A-201	1/8" = 1'-0"	MEZZANINE FLOOR PLAN & 2ND FLOOR PLAN	●		●
A-202	3/32" = 1'-0"	ROOF PLAN	●	●	
A-301	1/4" = 1'-0"	GROUND FLOOR REFLECTED CEILING PLAN	●	●	●
A-302	1/8" = 1'-0"	MEZZANINE FLOOR & 2ND LEVEL REFLECTED CEILING PLAN	●		●
A-400	1/4" = 1'-0"	ENLARGED PLANS	●		
A-401	1/2" = 1'-0"	WOOD DOOR ENLARGED PLANS AND SECTIONS	●		
A-500	1/8" = 1'-0"	BUILDING ELEVATIONS	●	●	●
A-501	VARIES	INTERIOR GLASS PARTITION AND MEZZANINE GLASS RAILING	●		●
A-600	1/8" = 1'-0"	BUILDING SECTIONS	●		
A-601	1/4" = 1'-0"	LIFT ENLARGED PLAN, PARTITION SECTION, AND DETAILS	●		
A-700	3 1/2" = 1'-0"	WALL TYPES	●		
A-701	VARIES	ROOF DETAILS	●		
A-702	VARIES	MISCELLANEOUS DETAILS	●		
A-801	N.T.S.	WINDOWS AND GLAZING PANELS DETAILS	●		
A-900	VARIES	SCHEDULES	●		
A-901	VARIES	UL RATED PENETRATION DETAILS	●		
A-902	VARIES	UL RATED FLOOR DETAILS	●		
A-903	VARIES	UL RATED WALL DETAILS	●		
A-904	VARIES	UL RATED ASSEMBLIES	●		
A-905	VARIES	UL RATED ASSEMBLIES	●		
A-906	VARIES	UL RATED ASSEMBLIES	●		
STRUCTURAL					
S-101		STRUCTURAL NOTES	●	●	
S-201		GROUND FLOOR FRAMING PLAN	●		
S-202		1st FLOOR FRAMING PLAN	●		
S-203		ROOF FRAMING PLAN	●		
S-301		UNDER DECK PLAN AND DETAILS	●		
S-302		SHORE DECK DETAILS	●		
S-401		BUILDING SECTIONS	●		
S-501		MASONRY AND CONCRETE DETAILS	●		
S-601		STEEL DETAILS	●		
S-602		STEEL DETAILS	●		
MECHANICAL					
M1.00	N.T.S.	DRAWING LIST, LEGEND & GENERAL NOTES	●		
M1.01		HVAC GROUND LEVEL	●	●	
M2.01		HVAC SECOND LEVEL	●	●	
M3.01		HVAC MECHANICAL ROOF LEVEL	●		
M4.01		HVAC MECHANICAL SCHEDULES	●		
M5.01		HVAC MECHANICAL DETAILS	●		
ELECTRICAL					
E-000	N.T.S.	ELECTRICAL LEGEND	●	●	
E-101		ELECTRICAL OVERALL GROUND FLOOR PLAN	●		
E-102		ELECTRICAL SITE PLAN	●	●	
E-107		ELECTRICAL GROUND FLOOR DEMOLITION PLAN	●		
E-108		ELECTRICAL SECOND FLOOR DEMOLITION PLAN	●		
E-109		ELECTRICAL ROOF DEMOLITION PLAN	●		
E-200		ELECTRICAL GROUND FLOOR POWER PLAN	●	●	
E-201		ELECTRICAL SECOND FLOOR POWER PLAN	●	●	
E-203		ELECTRICAL ROOF POWER PLAN	●	●	
E-300		ELECTRICAL GROUND FLOOR LIGHTING PLAN	●		
E-302		ELECTRICAL SECOND FLOOR LIGHTING PLAN	●		
E-304		ENLARGED ELECTRICAL ROOM PLANS, RISER & PANEL SCHEDULES	●		
PLUMBING					
P1.00		GENERAL NOTES, LEGENDS AND SCHEDULES	●		
P1.01		PLUMBING FLOOR PLAN 1ST LEVEL	●	●	
P2.01		PLUMBING FLOOR PLAN 2ND LEVEL	●	●	
P3.01		PLUMBING ROOF	●	●	
P4.01		PLUMBING ISOMETRIC	●	●	
FIRE PROTECTION					
FP-0.00		DRAWING LIST, LEGEND & GENERAL NOTES	●		
FP-1.01	1/8" = 1'-0"	GROUND FLOOR - FIRE PROTECTION	●		
FP-2.01	1/8" = 1'-0"	GROUND FLOOR - FIRE PROTECTION	●		●
FP-5.01	N.T.S.	DETAIL FIRE PROTECTION	●		

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TO THE BEST OF MY KNOWLEDGE, 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 THIS SECTION AND 633 FLORIDA STATUES.

Seal
STEPHANE LECUYER
AR 93537

CONTRACTOR

REV.	DATE	DESCRIPTION	Checked by	Verified by
1	05/14/19	BLDG DPT COMMENTS		
2	05/31/19	COORDINATION		

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING

Notes
ISSUED FOR PERMIT

Client
URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
INDEX OF DRAWINGS PROJECT DATA

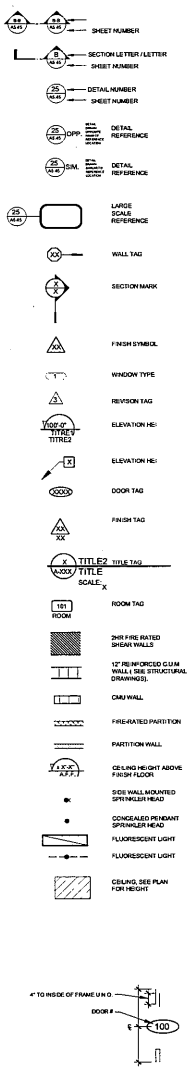
Drawn A.G.	Plan ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-010

SIZE A1

ABBREVIATIONS

&	AND
@	AT
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
AD	AREA DRAIN
ADD	ADDENDUM
ACT	ACOUSTICAL TILE
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
A.T.O.S.	ABOVE TOP OF SLAB
AUTO	AUTOMATIC
AVG	AVERAGE
<	ANGLE
ACOUS.	ACOUSTICAL
B	BASE
BRG	BEARING
BEL	BELOW
BET	BETWEEN
BD	BOARD
BS	BOTH SIDES
BW	BOTH WAYS
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.M.	BENCH MARK
B.O.F.	BOTTOM OF FOOTING
BOT	BOTTOM
BRK	BRICK
BLDG	BUILDING
BUR	BUILT UP ROOFING
BBD	BULLETIN BOARD
B.O	BY OTHER
BRKT	BRACKET
CL	CENTER LINE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
C.F.	COUNTER FLASHING
CHAM	CHAMFER
C.HT	CEILING HEIGHT
C.I.P.	CAST-IN-PLACE
CIRC	CIRCUMFERENCE
CIR	CIRCLE
C.JT	CONTROL JOINT
CK	CALK OR CAULK (ING)
CLG	CEILING
CLO.	CLOSET
CLR	CLEAR (ANCE)
CLS	CLOSURE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP.	COMPONENT
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CPT	CARPET
CT	CERAMIC TILE
CONN.	CONNECTION
CORR.	CORRIDOR
CTR.	CENTER
D	DRAIN
DBL	DOUBLE
DD	DECK DRAIN
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIV.	DIVISION
DMT	DEMOUNTABLE
DN	DOWN
D.O.	DOOR OPENING
DPR	DAMPER
DR	DOOR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER DOWNSPOUT
DWG	DRAWING
D.S.	DOWNSPOUT
E	EAST
EA	EACH
EL ELV	ELEVATION
ELEC	ELECTRIC(AL)
ENCL.	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXIST.	EXISTING
EXPD	EXPOSED
EXP. JT.	EXPANSION JOINT
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICATED
FC	FLOOR COVERING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FHL	FINISH FLOOR LINE
FH	FIRE HYDRANT
FIN	FINISH(ED)
FJT	FLUSH JOINT
FLAM.	FLAMMABLE
FLASH.	FLASHING
FLR	FLOOR(ING)
FLX	FLEXIBLE
FLCO	FLOOR CLEANOUT
FLUR	FLUORESCENT
F.M.	FRAMED MIRROR
FND	FOUNDATION
FOC	FACE OF CONC.
F.O.M.	FACE OF MASONRY
FR	FRAME (ING)
FRA	FRESH AIR
FRG	FORGED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED(ING)
FUT	FUTURE
GA	GAGE, GAUGE
GALV.	GALVANIZED
GB	GYPSUM BOARD, GRAB BAR
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GRADE, GRADING
GI	GALVANIZED IRON
GKT	GASKET(ED)
GL	GLASS, GLAZING
GP	GALVANIZED PIPE
G.L.	GRID LINE
GLB	GLASS BLOCK
GLF	GLASS FIBER
GPL	GYPSUM LATH
GPT	GYPSUM TILE
G.W.B.	GYPSUM WALL BOARD
GP.PL.	GYPSUM PLASTER
GALV	GALVANIZED
GT	GROUT
GVL	GRAVEL
HBD	HARDBOARD
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HWD	HARDWOOD
HWH	HOT WATER HEATER
HR.	HOUR
I.D.	INSIDE DIAMETER
IMP.	IMPERVIOUS
IN	INCH
INCL.	INCLUDE (ING) (D)
INCIN	INCINERATOR
ILK	INTERLOCK
IPS	IRON PIPE SIZE
INS	INSULATE(D)(ION)
INSC	INSULATING CONC.
INT	INTERIOR
INSF	INSULATING FILL
INTM	INTERMEDIATE
INV.	INVERT
INFO.	INFORMATION
JST.	JOIST
JT	JOINT
KO	KNOCK OUT
KIT	KITCHEN
L	LENGTH
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LC	LIGHT CONTROL
LL	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
LH	LEFT HAND
LW	LIGHT WEIGHT
LWC	LIGHTWEIGHT CONC.
MAT.	MATERIAL(S)
MAX	MAXIMUM
MBR	MEMBER
MECH	MECHANIC(AL)
MED	MEDIUM
MFR	MANUFACTURER(ER)
MFD	METAL FLOOR DECKING
MIN	MINIMUM
MISC	MISCELLANEOUS
MMB	MEMBRANE
MO	MASONRY OPENING
M.H.	MANHOLE
MOD	MODULAR, MODULE
MOV	MOVABLE
MRB	MARBLE
MRD	METAL ROOF DECKING
MTD.	MOUNTED
M.THR	METAL THRESHOLD
MTFR	METAL FURRING
MTL.	METAL
MULL.	MULLION
MWK	MILLWORK
MAS.	MASONARY
MIR.	MIRROR
N	NORTH
N.C	NOT IN CONTRACT
NOM	NUMBER
NOM	NOMINAL
NMT	NONMETALIC
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
O.T.B.	OPEN TO BELOW
PAR	PARALLEL
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PD	PLANTER DRAIN
PERI	PERIMETER
PFB	PREFABRICATE(D)
PFN	PREFINISHED
PK	PARKING
PL	PROPERTY LINE, PLATE
PLAS	PLASTER
PLBG	PLUMBING
PNT	PAINT(ED)
P.T.	PRESSURE TREATED
PT	POINT
PTC	PAPER TOWEL DISPENSER
P.T.D.	PAPER TOWEL DISPENSER
P.T.H.	PAPER TOWEL HOLDER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTOR
PV	PAVE (D) (ING)
PVMT	PAVEMENT
P.V.C.	POLYVINYL CHLORIDE
PWD	PLYWOOD
PCPL	PORTLAND CEMENT PLASTER
PHP	PARTIAL HEIGHT PARTITION
PR.	PAIR
QT	QUARRY TILE
QTY	QUANTITY
RAD	RADIUS
RD	ROOF DRAIN
RECT.	RECTANGULAR
REINF	REINFORCE(ING)
REQ.	REQUIRED
REV	REVISION(S), REVISED
R/L	REFLECT (ED) (IVE) (OR)
REFR	REFRIGERATOR
RH	RIGHT HAND
RL	RAIL(ING)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWC	RAINWATER CONDUCTOR
REF.	REFERENCE
RF.	ROOF
R.B.	RUBBER BASE
S	SOUTH
S/A	SUPPLY AIR
SAN	SANITARY
SC	SOLID CORE
SCH	SCHEDULE
S.D.	SOAP DISPENSER
SEC	SECTION
SF.GL	SAFETY GLASS
SH	SHELV, SHELVING
S.H.	SOAP HOLDER
SHO	SHOWER
SHT	SHEET
SIM	SIMILAR
SLV	SLEEVE
S.M.S.	STRUCTURAL METAL STUD
S.H.	SPRINGLER HEAD
SYM.	SYMMETRICAL
SPKR.	SPEAKER
SP.	SPRINKLER
SNT	SEALANT
SPC.	SPACE
SPEC	SPECIFICATION(S)
SQ	SQUARE
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SUR	SURFACE
SYS	SYSTEM
SW.	SWITCH
S.F.	SQUARE FOOT (FEET)
S.Y.	SQUARE YARD
T	TREAD
T.B.	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICKNESS)
THR	THRESHOLD
TOL	TOILET
T.O.B.	TOP OF BEAM
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TV	TELEVISION
TYP	TYPICAL
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK
T.O.P.	TOP OF PARAPET
TERR.	TERRAZO
UC	UNDERCUT
UL	UNDERWRITERS LABORATORY
UNF	UNFINISHED
UR	URINAL
UON	UNLESS OTHERWISE NOTED
UVD	UPPER VEHICULAR DRIVE
VB	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
V.W.C.	VINYL WALLCOVERING
W	WIDTH
W/	WITH
W	WEST
WC	WATER CLOSET
WD	WOOD
W.D.	WINDOW DIMENSION
WDW	WINDOW
WG	WIRED GLASS
W.H.	WATER HEATER
WM	WIRE MESH
W/O	WITHOUT
WP	WATERPROOFING
WPT	WORKING POINT
W.R.	WASTE RECEPTACLE
WR	WATER REPELLENT
WS	WATERSTOP
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W/O	WITHOUT

GRAPHICAL SYMBOLS



1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE

A. DOOR NUMBER

ROOM NUMBER INTO WHICH IT SWINGS

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Seal

STEPHANE L'ECUYER
AR 93937

CONTRACTOR

REV.	DATE	DESCRIPTION	Required / verified by

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Notes

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URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

Project

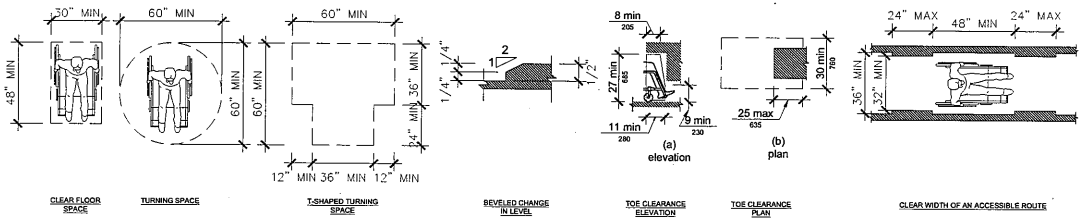
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

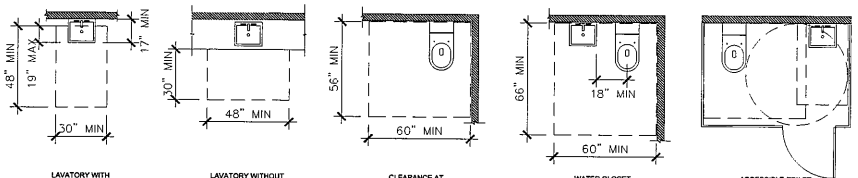
LEGEND AND ABBREVIATIONS

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-011

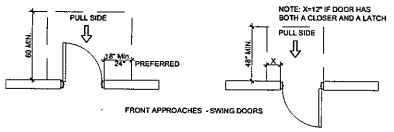
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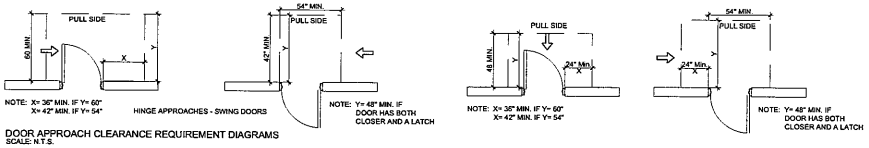


GENERAL ACCESSIBLE CLEARANCE REQUIREMENTS
SCALE: NTS

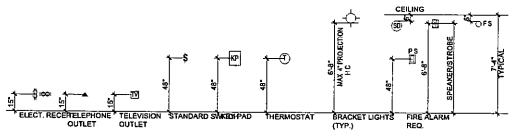


ACCESSIBLE PLUMBING FIXTURES CLEARANCE REQUIREMENTS
SCALE: NTS

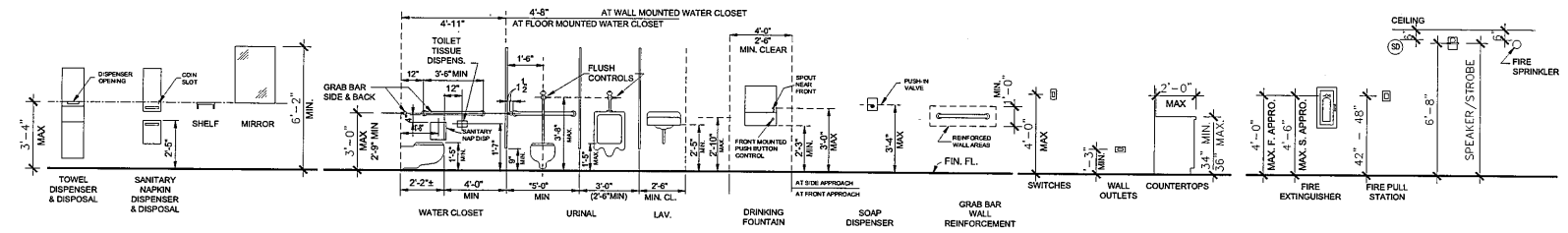




DOOR APPROACH CLEARANCE REQUIREMENT DIAGRAMS
SCALE: N.T.S.



NOTES:
1. SWITCHES & OUTLETS TO BE SET AS LOW AS POSSIBLE COMPLYING WITH NEC AND H/C CODES.
2. SWITCHES & THERMOSTATS SHALL BE LOCATED ADJACENT TO A WALL EDGE OR A DOOR JAMB.
3. SWITCHES SHALL BE GANGED WHENEVER POSSIBLE.
4. OUTLETS @ FIRE-RATED WALLS SHALL BE OFF-SET, DO NOT PLACE BACK TO BACK



ACCESSIBLE MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES
SCALE: N.T.S.

SIZE A1

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Seal
STEPHANIE LECUYER AR 93637

CONTRACTOR

REV.	DATE	DESCRIPTION	Prepared By	Approved By

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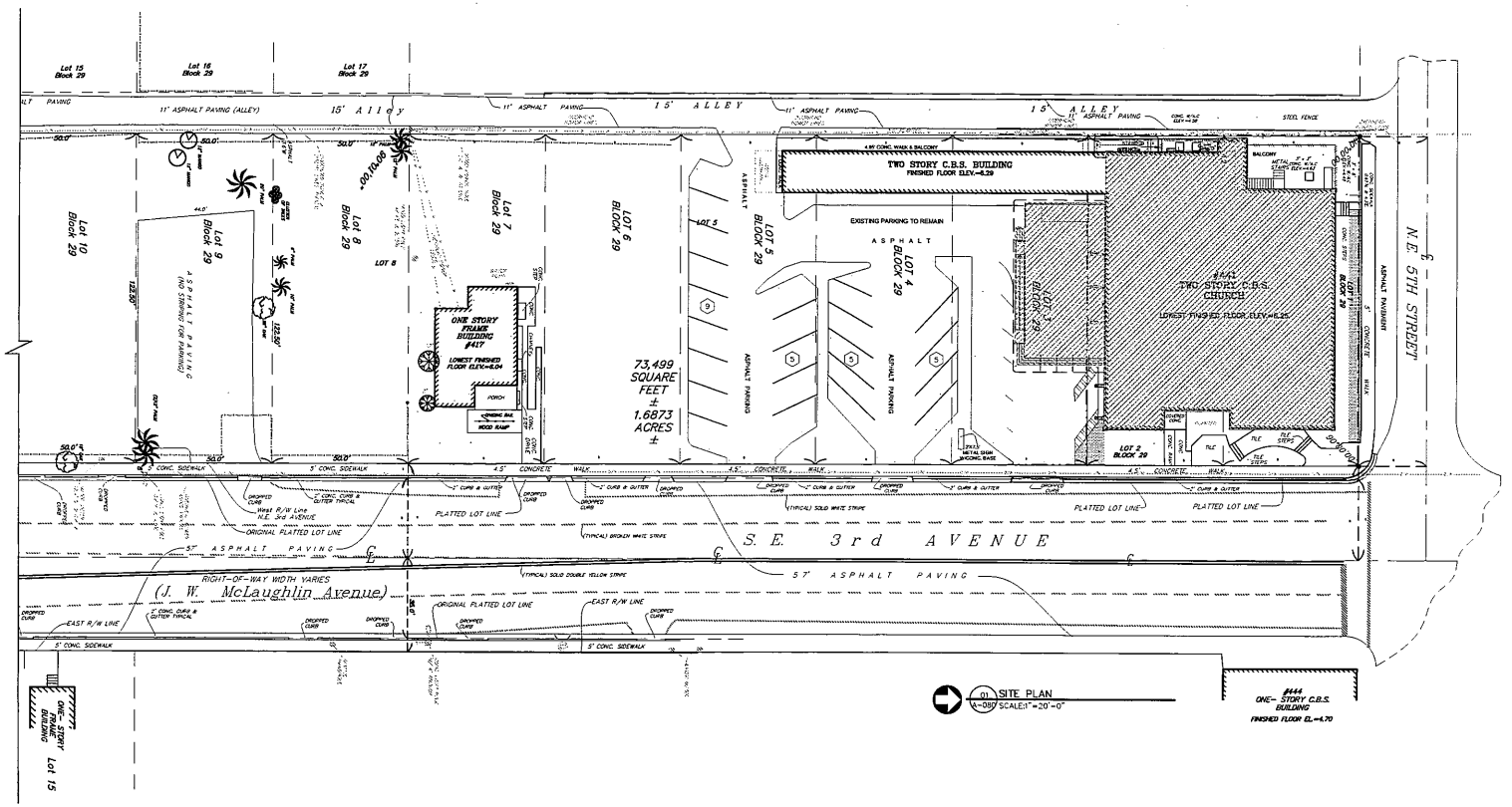
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Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
ACCESSIBLE DETAILS

Drawn A.G.
Verified J.F.G.
Approved J.F.G.
Field ARCHITECTURE
Scale AS SHOWN
Date 04-15-2019
Project Manager A.G.
Project 17-836US
Dwg. no. A-012



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Seal

STEPHANE LECUYER
AR 93537

CONTRACTOR

REV.	DATE	DESCRIPTION	Approved Verified By	By

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Client reference number

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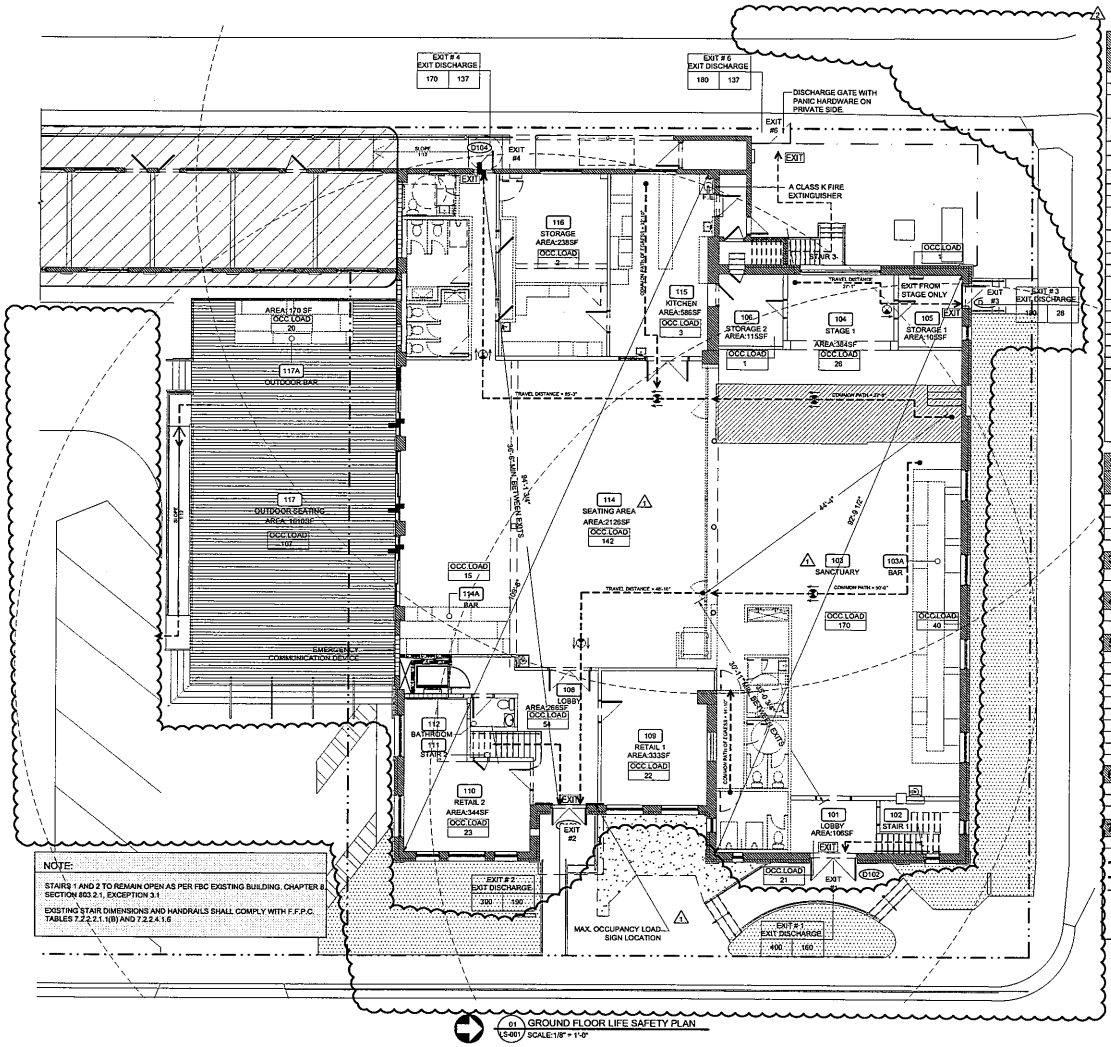
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

SITE PLAN

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no.
Project 17-836US	A-080

SIZE A1



01 GROUND FLOOR LIFE SAFETY PLAN
LS-001 SCALE:1/8" = 1'-0"

1 OCCUPANCY CALCULATIONS, GROUP A ASSEMBLY

DESCRIPTION	OCCUPANCY CLASSIFICATION	AREA SQ FT	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY	EGRESS WIDTH REQUIRED (IN)
GROUND FLOOR					
LOBBY 1	ASSEMBLY	106 sq ft	5 / sq ft	21.20 persons	4.24 inches
SANCTUARY	ASSEMBLY	810 sq ft	15 / sq ft	54.00 persons	10.8 inches
		810 sq ft	7 / sq ft	115.71 persons	23.14 inches
SANCTUARY BAR	ASSEMBLY	269 sq ft	200 / sq ft	1.35 persons	0.30 inches
		57'-6" ft	18" / person	38.38 persons	7.67 inches
SANCTUARY STAGE	ASSEMBLY	384 sq ft	15 / sq ft	26.00 persons	5.20 inches
STORAGE 1	STORAGE	105 sq ft	200 / sq ft	1 person	0.2 inches
STORAGE 2	STORAGE	115 sq ft	200 / sq ft	1 person	0.2 inches
LOBBY 2	ASSEMBLY	272 sq ft	5 / sq ft	54.4 persons	10.88 inches
SEATING	ASSEMBLY	2126 sq ft	15 / sq ft	141.73 persons	28.34 inches
SEATING BAR	ASSEMBLY	114 sq ft	200 / sq ft	0.57 persons	0.11 inches
		22'-4" ft	15" / person	14.88 persons	2.97 inches
RETAIL	MERCANTILE	677 sq ft	15 / sq ft	45.13 persons	9.02 inches
KITCHEN	KITCHEN	586 sq ft	200 / sq ft	2.93 persons	0.42 inches
KITCHEN STORAGE	STORAGE	238 sq ft	200 / sq ft	1.19 person	0.40 inches
OUTDOOR SEATING	ASSEMBLY	1602 sq ft	15 / sq ft	106.8 persons	21.36 inches
OUTDOOR BAR	ASSEMBLY	115 sq ft	200 / sq ft	0.58 persons	0.11 inches
		30'-7" ft	15" / person	20.38 persons	4.07 inches
TOTAL		8333 sq ft		647.23 persons	129.43 inches
SECOND FLOOR					
OFFICE SPACE	BUSINESS	2294 sq ft	100 / sq ft	22.94 persons	4.59 inches
MEZZANINE	ASSEMBLY	650 sq ft	15 / sq ft	43.33 persons	8.67 inches
STORAGE	STORAGE	118 sq ft	200 / sq ft	0.59 person	0.11 inches
TOTAL		3067 sq ft		66.86 persons	13.37 inches
		11400 sq ft		714.09 persons	142.8 inches

MINIMUM EGRESS WIDTH: 714.09 OCC. x 0.2" = 142.8" (FBC SECTION 1005)
EGRESS PROVIDED: = 282.0"

DOORS REQUIRED: 4 / 714.09 persons
DOORS PROVIDED: 6 / 714.09 persons

NOTE: THE ELEVATION OF THE FLOOR SURFACES SHALL NOT VERY MORE THAN ½" ON EITHER SIDE OF AN EGRESS DOOR, PER NFPA 101:7.1.8.2

2 RESTROOM FIXTURES

DESCRIPTION	TOTAL OCCUPANT	WATER CLOSETS	URINALS	LAVATORIES
MALE	357 persons	3	3	2
FEMALE	357 persons	6	-	3
ADA BATHROOMS		3		3
TOTAL		12	3	8

3 COMMON PATH OF EGRESS ALLOWED (FBC 1014.3 (FFPC NOTE 2) EXISTING BUILDING)

GROUP A-2 WITH SPRINKLER SYSTEM, (MORE THAN 30 PERSONS OCCUPANT LOAD) = 75 FEET ALLOWED

4 MINIMUM AISLE EGRESS WIDTH ALLOWED (FBC SECTION 1018.2)

GROUP A-2 = 36 inches OR GREATER (AS DETERMINED BY FBC TABLE 1005.1)

5 EGRESS ACCESS TRAVEL DISTANCE ALLOWED (FBC 1014.3 (FFPC NOTE 2) EXISTING BUILDING)

GROUP A-2 WITH SPRINKLER SYSTEM	= 250 FEET ALLOWED
WALLS + CEILING FINISH	(FBC SECTION 1014.3) (FFPC SECTION 14)
EXIT ACCESS CORRIDORS	= CLASS "B"
VERTICAL EXITS + EXIT PASSAGEWAYS	= CLASS "B"
ROOMS + ENCLOSED SPACES	= CLASS "C"
FLOORS FINISH	
EXIT ENCLOSURES	= CLASS "I"
EXIT PASSAGEWAYS	= CLASS "I"
CORRIDORS	= CLASS "I"

6 FIRE EXTINGUISHER ANALYSIS CLASSIFICATION OF HAZARD (NFPA 10 SECTION 4.2 NFPA 101 SECTION 6.2)

MINIMUM RATED SINGLE EXTINGUISHER	= 2A

7 LIFE SAFETY LEGEND

1 hour 1 hour 1 HOUR FIRE RATED WALL	F.E.	FIRE EXTINGUISHER
2 hour 2 hour 2 HOUR FIRE RATED WALL		EMERGENCY LIGHT
TRAVEL DISTANCE		EXIT LIGHT
EXIT EGRESS DISCHARGE		SMOKE DETECTOR
		FIRE EXTINGUISHER CABINET

NOTE:
1. FIRE EXTINGUISHER 1 - 2A10BC FE / 3,000 S.F. REACHABLE WITHIN 75 F. OF TRAVEL DISTANCE FROM ANY POINT.

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Seal
STEPHANE LECUYER AR 91537

CONTRACTOR

REV.	DATE	DESCRIPTION	Prepared by	Checked by
1	05/14/19	BLDG DPT COMMENTS		
2	05/31/19	COORDINATION		

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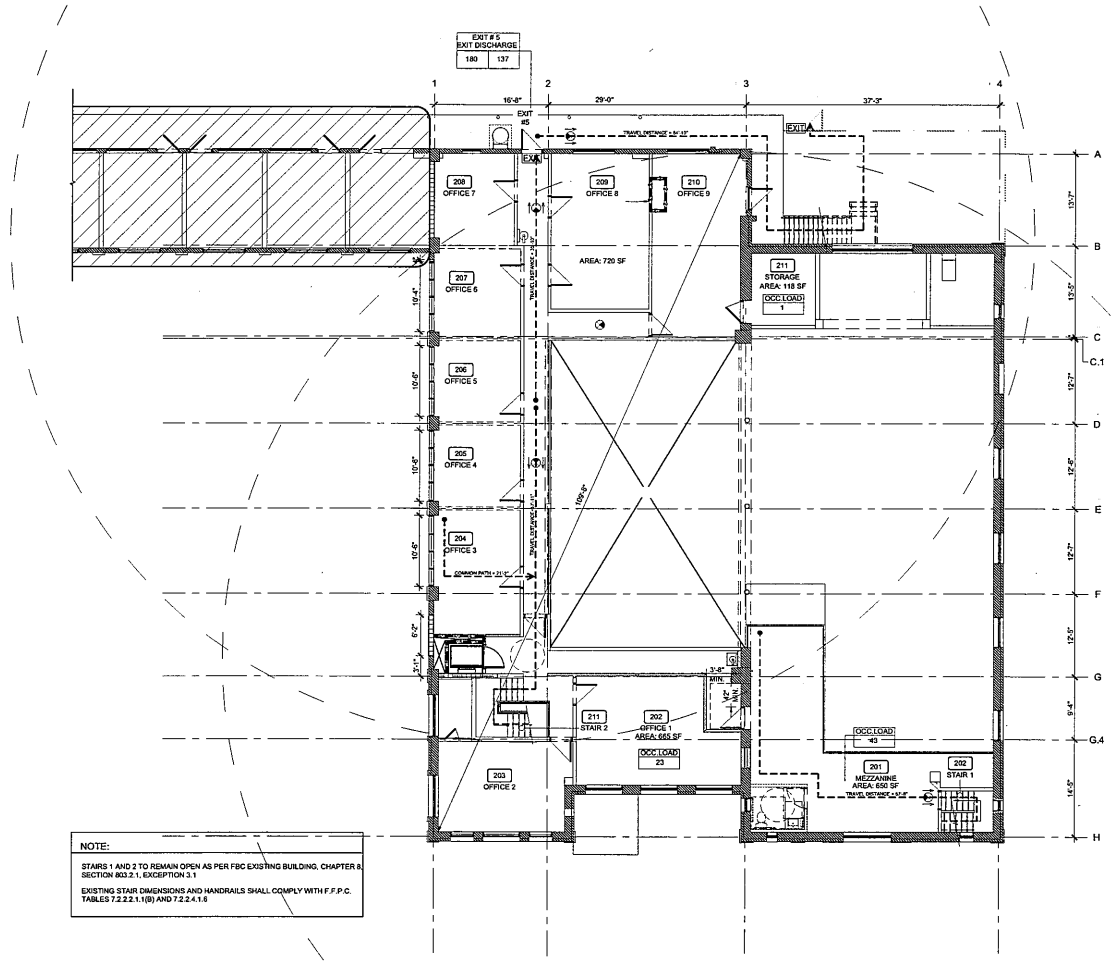
Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
GROUND FLOOR LIFE SAFETY PLANS

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no LS 001
Project 17-836US	

SIZE A1



NOTE:

STAIRS 1 AND 2 TO REMAIN OPEN AS PER FBC EXISTING BUILDING, CHAPTER 8, SECTION 803.2.1, EXCEPTION 3.1

EXISTING STAIR DIMENSIONS AND HANDRAILS SHALL COMPLY WITH F.F.P.C. TABLES 7.2.2.1.1(B) AND 7.2.2.4.1.6

01 / L3-002 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

1 OCCUPANCY CALCULATIONS, GROUP A ASSEMBLY

DESCRIPTION	OCCUPANCY CLASSIFICATION	AREA SQ FT	OCCUPANCY FACTOR	CALCULATED OCCUPANCY	EGRESS WIDTH REQUIRED (IN)
GROUND FLOOR					
LOBBY 1	ASSEMBLY	106 sq ft	5 / sq ft	21.20 persons	4.24 inches
SANCTUARY	ASSEMBLY	810 sq ft	15 / sq ft	54.00 persons	10.8 inches
		810 sq ft	7 / sq ft	115.71 persons	23.14 inches
SANCTUARY BAR	ASSEMBLY	269 sq ft	200 / sq ft	1.35 persons	0.30 inches
		57'-6" ft	18" / person	38.38 persons	7.67 inches
SANCTUARY STAGE	ASSEMBLY	384 sq ft	15 / sq ft	26.00 persons	5.20 inches
STORAGE 1	STORAGE	105 sq ft	200 / sq ft	1 person	0.2 inches
STORAGE 2	STORAGE	115 sq ft	200 / sq ft	1 person	0.2 inches
LOBBY 2	ASSEMBLY	272 sq ft	5 / sq ft	54.4 persons	10.88 inches
SEATING	ASSEMBLY	2126 sq ft	15 / sq ft	141.73 persons	28.34 inches
SEATING BAR	ASSEMBLY	114 sq ft	200 / sq ft	0.57 persons	0.11 inches
		22'-4" ft	16" / person	14.88 persons	2.97 inches
RETAIL	MERCANTILE	677 sq ft	15 / sq ft	45.13 persons	9.02 inches
KITCHEN	KITCHEN	586 sq ft	200 / sq ft	2.93 persons	0.42 inches
KITCHEN STORAGE	STORAGE	238 sq ft	200 / sq ft	1.19 person	0.40 inches
OUTDOOR SEATING	ASSEMBLY	1602 sq ft	15 / sq ft	106.8 persons	21.36 inches
OUTDOOR BAR	ASSEMBLY	110 sq ft	200 / sq ft	0.55 persons	0.11 inches
		30'-7" ft	18" / person	20.38 persons	4.01 inches
TOTAL		8333 sq ft		647.23 persons	129.43 inches
SECOND FLOOR					
OFFICE SPACE	BUSINESS	2294 sq ft	100 / sq ft	22.94 persons	4.59 inches
MEZZANINE	ASSEMBLY	690 sq ft	15 / sq ft	43.33 persons	8.67 inches
STORAGE	STORAGE	118 sq ft	200 / sq ft	0.59 person	0.11 inches
TOTAL		3067 sq ft		66.86 persons	13.37 inches
		11400 sq ft		714.09 persons	142.8 inches

MINIMUM EGRESS WIDTH: 714.09 OCC. x 0.2" = 142.8" (FBC SECTION 1005)
EGRESS PROVIDED: = 282.0"

DOORS REQUIRED: 4 / 714.09 persons
DOORS PROVIDED: 6 / 714.09 persons

NOTE: THE ELEVATION OF THE FLOOR SURFACES SHALL NOT VERY MORE THAN ¼" ON EITHER SIDE OF AN EGRESS DOOR, PER NFPA 101:7.1.6.2

2 RESTROOM FIXTURES

DESCRIPTION	TOTAL OCCUPANTS	WATER CLOSETS	URINALS	LAVATORIES
MALE	357 persons	3	3	2
FEMALE	357 persons	6	-	3
ADA BATHROOMS		3		3
TOTAL		12	3	8

3 COMMON PATH OF EGRESS ALLOWED (FBC SECTION 1006.2.1 OR 1006.2.2)

GROUP A-2 WITH SPRINKLER SYSTEM, (MORE THAN 30 PERSONS OCCUPANT LOAD) = 75 FEET ALLOWED

4 MINIMUM ABLE EGRESS WIDTH ALLOWED (FBC SECTION 1010.1)

GROUP A-2 = 36 inches OR GREATER (AS DETERMINED BY FBC TABLE 1005.1)

5 EGRESS ACCESS TRAVEL DISTANCE ALLOWED (FBC SECTION 1017.2 OR FBC SECTION 1018.4)

GROUP A-2 WITH SPRINKLER SYSTEM	= 250 FEET ALLOWED
WALLS + CEILING FINISH	(FBC SECTION 1014.3) (FFPC SECTION 14)
EXIT ACCESS CORRIDORS	= CLASS "B"
VERTICAL EXITS + EXIT PASSAGEWAYS	= CLASS "B"
ROOMS + ENCLOSED SPACES	= CLASS "C"
FLOORS FINISH	
EXIT ENCLOSURES	= CLASS "II"
EXIT PASSAGEWAYS	= CLASS "II"
CORRIDORS	= CLASS "II"

6 FIRE EXTINGUISHER ANALYSIS CLASSIFICATION OF HAZARD (NFPA 10 SECTION 5.2 AND 5.3)

MINIMUM RATED SINGLE EXTINGUISHER	= 2A

7 LIFE SAFETY LEGEND

1 HOUR FIRE RATED WALL
2 HOUR FIRE RATED WALL
TRAVEL DISTANCE
EXIT EGRESS DISCHARGE

F.E. FIRE EXTINGUISHER
EMERGENCY LIGHT
EXIT LIGHT
SMOKE DETECTOR
FEC FIRE EXTINGUISHER CABINET

NOTE:
1. FIRE EXTINGUISHER
1 - 2A10:BC FE / 3,000 S.F. REACHABLE WITHIN 75 F. OF TRAVEL DISTANCE FROM ANY POINT.

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STEPHANE L'ECUYER AR 93537

CONTRACTOR

REV.	DATE	DESCRIPTION	Reviewed by Init.	Verified by Init.
1	05/14/19	BLDG DPT COMMENTS		

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING

Notes
ISSUED FOR PERMIT

Client
URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

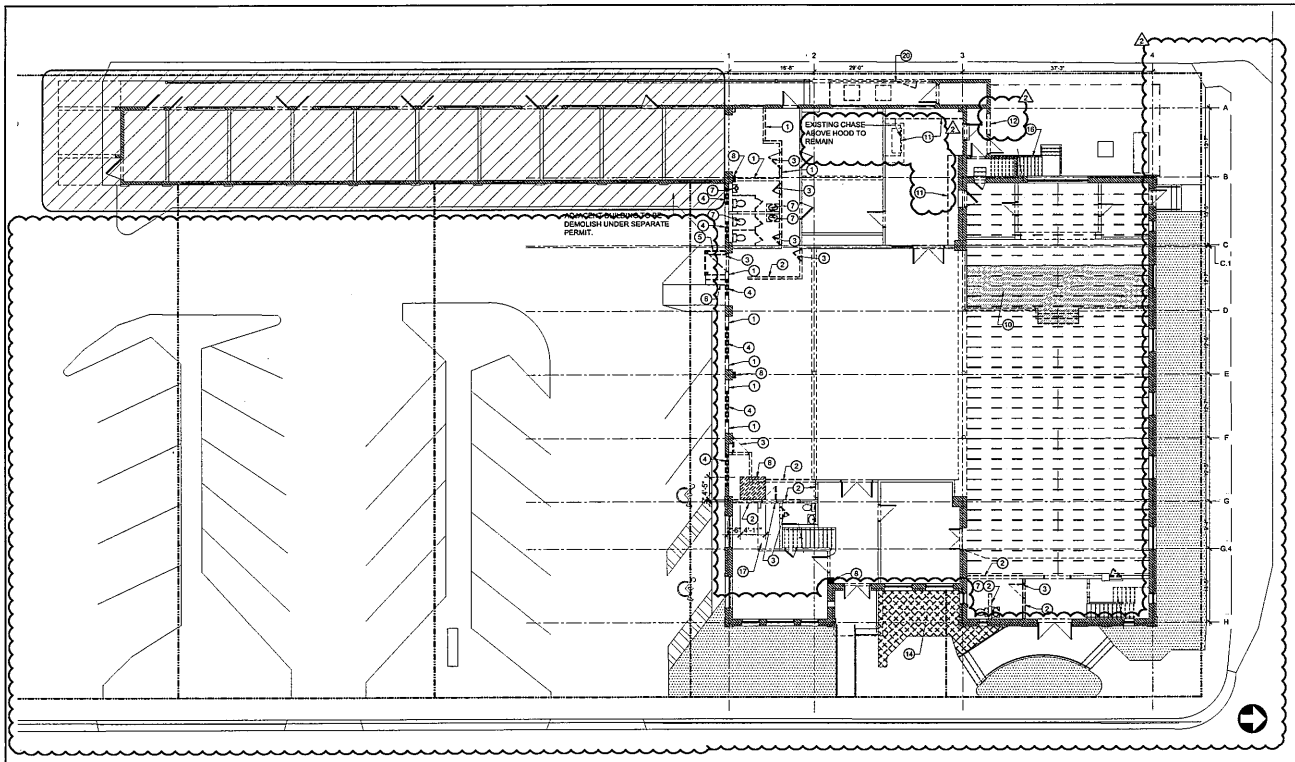
Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
SECOND FLOOR LIFE SAFETY PLAN

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	LS 002

SIZE A1



01 A-100 GROUND FLOOR DEMOLITION PLAN
SCALE: 3/32" = 1'-0"

DEMOLITION KEY NOTES:

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AND DEBRIS FROM SITE AS REQUIRED TO COMPLETE THE JOB.
2. NO EXISTING BUILDING STRUCTURES OR EXTERIOR WALLS ARE TO BE DEMOLISHED OR MODIFIED IN ANY WAY WITHOUT PRIOR CONSULTATION FROM ARCHITECT OR ENGINEER.
3. DURING THE PROCESS OF DEMOLITION, THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO ASSURE THE SAFETY OF CREW AND MALL PUBLIC THROUGHOUT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY DEMOLITION WORK AND TO AVOID CONFLICTS.
5. CONTRACTOR SHALL IDENTIFY ANY POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED ON THE DEMOLITION PLANS AND ON SITE, WHICH REQUIRE REMOVAL AND OR RELOCATION.
6. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL EXISTING WATER, SANITARY, AND ELECTRICAL SERVICE LINES WHICH ARE TO REMAIN AND NEED TO BE PROTECTED FROM DAMAGE DURING DEMOLITION.
7. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AN IN A MANNER SUITABLE TO THE WORK SEQUENCES.
8. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD EXISTING STRUCTURE OR ANY STRUCTURE NOT INCLUDED ON THE DEMOLITION PLAN.
9. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
10. WASTE MATERIAL AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AND SAFELY AS POSSIBLE.
11. WASTE MATERIAL AND RUBBISH FROM DEMOLITION OPERATION SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES; DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
12. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES CLEAN AND CLEAR OF UNNECESSARY DEBRIS AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
13. ONLY DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN ON DEMOLITION PLANS UNLESS OTHERWISE NOTED.
14. IF HAZARDOUS MATERIAL OR ANY TYPE OF POTENTIALLY HAZARDOUS / DANGEROUS CONDITIONS OR SITE CONTAMINATION IS PRESENT ON SITE, DO NOT DISTURB AND IMMEDIATELY NOTIFY ARCHITECT AND THE OWNER.

DEMOLITION KEY NOTES:

ALL EXISTING ELECTRICAL DEVICES AND LIGHT FIXTURES IN THE AREA OF DEMOLITION SHALL BE DISCONNECTED AND REMOVED. PRIOR TO BID, CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE DEMOLITION OF ALL ELECTRICAL DEVICES SHALL BE INCLUDED IN THE BID PRICE. ELECTRICAL CONTRACTOR SHALL DISCONNECT POWER FROM AREA OF DEMOLITION AND MAKE THE AREA SAFE FOR DEMOLITION CREW. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER PRIOR TO BID. REFER TO ARCHITECTURAL DRAWINGS FOR DEMOLITION DETAILS.

CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL WORK ASSOCIATED WITH WALLS BEING DEMOLISHED AND/OR IN CONFLICT WITH NEW CONSTRUCTION.

ELECTRICAL WORK IN WALLS AND CEILINGS BEING DEMOLISHED, OR IN CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED AND ALL WIRING SHALL BE REMOVED AND CAPPED AT THE ORIGINATING PANEL. ELECTRICAL WORK IN WALLS AND ABOVE CEILINGS, SHALL BE REMOVED, WIRING SHALL BE REMOVED COMPLETELY.

ALL ELECTRICAL WORK IN AREAS NOT AFFECTED BY THIS DEMOLITION SHALL REMAIN ENERGIZED FROM EXISTING CIRCUITS IF USED FOR EXISTING LOADS TO REMAIN. OBSERVE ALL PRUDENT SAFETY MEASURES AND VERIFY ALL OCPD'S ARE CORRECTLY SIZED AND OPERATIONAL.

REFER TO ARCHITECTURAL AND STRUCTURAL DEMOLITION DRAWINGS FOR EXACT LOCATION OF AREAS TO BE RENOVATED AND AREAS TO REMAIN.

GENERAL DEMOLITION NOTES

1. REFER TO ELECTRICAL DEMOLITION AND MECHANICAL DEMOLITIONS PLANS FOR THEIR SCOPE.
2. ALL IN WALL UNITS ARE TO BE REMOVED. EXISTING OPENING FROM UNIT TO BE BLOCKED UP. REFER TO PROPOSED ARCHITECTURAL PLANS FOR FINISH.

DEMOLITION NOTES

1. REMOVE EXISTING EXTERIOR WALL
2. REMOVE EXISTING INTERIOR WALL PARTITIONS
3. REMOVE EXISTING DOORS
4. REMOVE EXISTING WINDOWS
5. REMOVE EXISTING FLOORING
6. REMOVE EXISTING STEPS
7. REMOVE EXISTING PLUMBING FIXTURES
8. PARTIAL DEMOLITION OF EXISTING SLAB
9. PARTIAL DEMOLITION OF EXISTING ROOF
10. PARTIAL DEMOLITION OF EXISTING STAIRS
11. EXISTING KITCHEN EQUIPMENT AND CABINETS TO BE REMOVED
12. EXISTING FAN TO BE REMOVED
13. EXISTING WOOD FURRING TO BE REMOVED
14. EXISTING LANDSCAPING TO BE REMOVED
15. EXISTING WOOD STUDS ON 2ND FLOOR MECHANICAL ROOMS TO BE REMOVED
16. EXISTING RAILING TO BE REMOVED
17. EXISTING ALARM SYSTEM TO BE COMPLETELY REMOVED. REFER TO ELECTRICAL DEMOLITION DWGS
18. EXISTING STEP UP TO BE REMOVED LEVEL FLOOR WITH MEZZANINE. IF STRUCTURE DOES NOT PERMIT CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO DEMOLITION.
19. PARTIAL GYPSUM BOARD CEILING BUILD OUT TO BE REMOVED AND STRUCTURE EXPOSED.
20. EXISTING FENCE TO BE REMOVED.

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NORTH MIAMI BEACH, FL 33160
Tel.: (305) 792-0015
Fax: (305) 931-0279
WWW.ABSOLUTE-IDEA.COM

TO THE BEST OF MY KNOWLEDGE, 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 THIS SECTION AND 633 FLORIDA STATUES.

Seal
STEPHANE LECUYER
AR 93637

CONTRACTOR

REV.	DATE	DESCRIPTION	Hor. Re.	Vert. Re.
1	05/31/19	COORDINATION		

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING

Notes
ISSUED FOR PERMIT

Client
URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

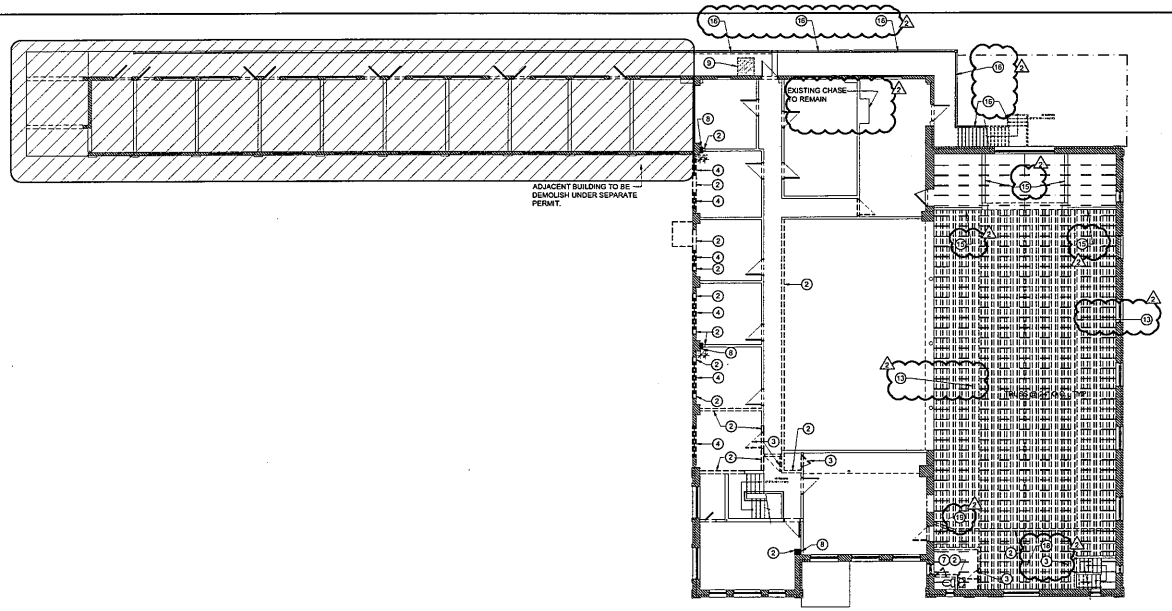
Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
DEMOLITION GROUND FLOOR PLAN

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no
Project 17-836US	A-100

SIZE A1



01 A-101 SECOND FLOOR DEMOLITION PLAN
SCALE:3/32" = 1'-0"

DEMOLITION KEY NOTES:

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AND DEBRIS FROM SITE AS REQUIRED TO COMPLETE THE JOB.
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8. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD EXISTING STRUCTURE OR ANY STRUCTURE NOT INCLUDED ON THE DEMOLITION PLAN.
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DEMOLITION NOTES

1. REMOVE EXISTING EXTERIOR WALL
2. REMOVE EXISTING INTERIOR WALL PARTITIONS
3. REMOVE EXISTING DOORS
4. REMOVE EXISTING WINDOWS
5. REMOVE EXISTING FLOORING
6. REMOVE EXISTING STEPS
7. REMOVE EXISTING PLUMBING FIXTURES
8. PARTIAL DEMOLITION OF EXISTING SLAB
9. PARTIAL DEMOLITION OF EXISTING ROOF
10. PARTIAL DEMOLITION OF POSTING STAGE
11. EXISTING KITCHEN EQUIPMENT AND CABINETS TO BE REMOVED
12. EXISTING FAN TO BE REMOVED
13. EXISTING WOOD FURRING TO BE REMOVED
14. EXISTING LANDSCAPING TO BE REMOVED
15. EXISTING WOOD STUDS ON 2ND FLOOR MECHANICAL ROOMS TO BE REMOVED
16. EXISTING RAILING TO BE REMOVED
17. EXISTING ALARM SYSTEM TO BE COMPLETELY REMOVED. REFER TO ELECTRICAL DEMOLITION DWGS
18. EXISTING STEP UP TO BE REMOVED. LEVEL FLOOR WITH MEZZANINE. IF STRUCTURE DOES NOT PERMIT CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO DEMOLITION.
19. PARTIAL GYPSUM BOARD CEILING BUILD OUT TO BE REMOVED AND STRUCTURE EXPOSED.

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Seal

STEPHANE LECUYER
AR 93870

CONTRACTOR

REV.	DATE	DESCRIPTION	Prepared by	Checked by
A	05/31/19	COORDINATION		

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING

Notes

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Client

URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

Project

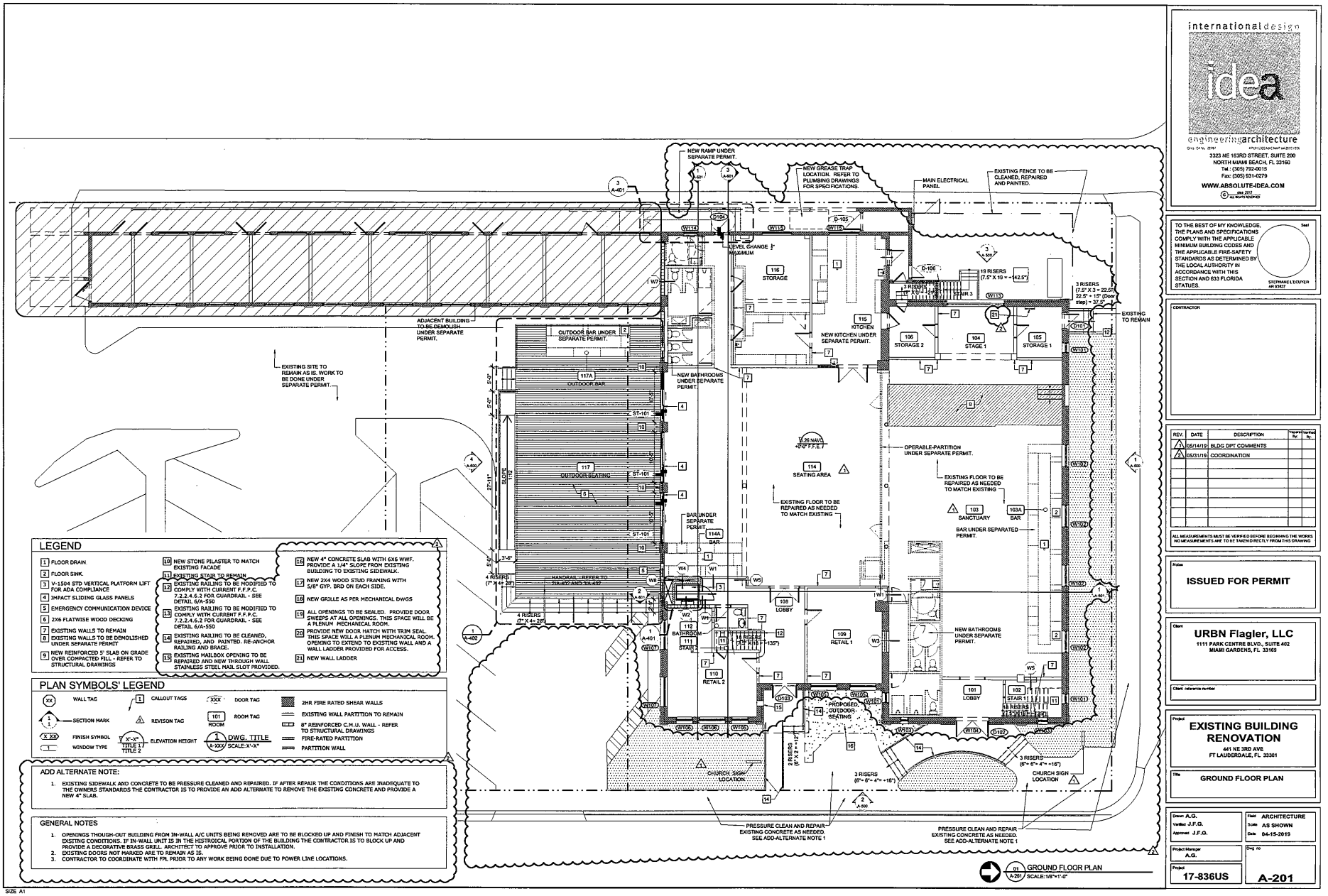
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

DEMOLITION FLOOR PLANS

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no
Project 17-836US	A-101

SIZE A1



LEGEND

1. FLOOR DRAIN.
2. FLOOR SINK.
3. V-1504 STD VERTICAL PLATFORM LIFT FOR ADA COMPLIANCE
4. IMPACT SLIDING GLASS PANELS
5. EMERGENCY COMMUNICATION DEVICE
6. 2X6 FLATWISE WOOD DECKING
7. EXISTING WALLS TO REMAIN
8. EXISTING WALLS TO BE DEMOLISHED UNDER SEPARATE PERMIT
9. NEW REINFORCED 5" SLAB ON GRADE OVER COMPACTED FILL - REFER TO STRUCTURAL DRAWINGS
10. NEW STONE PILASTER TO MATCH EXISTING FACADE
11. EXISTING STAIR TO REMAIN
12. EXISTING RAILING TO BE MODIFIED TO COMPLY WITH CURRENT F.F.P.C. 7.2.2.4.6.2 FOR GUARDRAIL - SEE DETAIL 6/A-550
13. EXISTING RAILING TO BE MODIFIED TO COMPLY WITH CURRENT F.F.P.C. 7.2.2.4.6.2 FOR GUARDRAIL - SEE DETAIL 6/A-550
14. EXISTING RAILING TO BE CLEANED, REPAIRED, AND PAINTED. RE-ANCHOR RAILING AND BRACE.
15. EXISTING MAILBOX OPENING TO BE REPAIRED AND NEW THROUGH WALL STAINLESS STEEL MAIL SLOT PROVIDED.
16. NEW 4" CONCRETE SLAB WITH 6X6 WWF. PROVIDE A 1/4" SLOPE FROM EXISTING BUILDING TO EXISTING SIDEWALK.
17. NEW 2X4 WOOD STUD FRAMING WITH 5/8" GYP. BRD ON EACH SIDE.
18. NEW GRILLE AS PER MECHANICAL DWGS
19. ALL OPENINGS TO BE SEALED. PROVIDE DOOR SWEEPS AT ALL OPENINGS. THIS SPACE WILL BE A PLENUM MECHANICAL ROOM.
20. PROVIDE NEW DOOR HATCH WITH TRIM SEAL. THIS SPACE WILL A PLENUM MECHANICAL ROOM. OPENING TO EXTEND TO EXISTING WALL AND A WALL LADDER PROVIDED FOR ACCESS.
21. NEW WALL LADDER

PLAN SYMBOLS' LEGEND

- WALL TAG
- CALLOUT TAGS
- DOOR TAG
- SECTION MARK
- REVISON TAG
- ROOM TAG
- FINISH SYMBOL
- ELEVATION HEIGHT
- DWG. TITLE
- WINDOW TYPE
- 2HR FIRE RATED SHEAR WALLS
- EXISTING WALL PARTITION TO REMAIN
- 8" REINFORCED C.M.U. WALL - REFER TO STRUCTURAL DRAWINGS
- FIRE-RATED PARTITION
- PARTITION WALL

ADD ALTERNATE NOTE:

1. EXISTING SIDEWALK AND CONCRETE TO BE PRESSURE CLEANED AND REPAIRED. IF AFTER REPAIR THE CONDITIONS ARE INADEQUATE TO THE OWNERS STANDARDS THE CONTRACTOR IS TO PROVIDE AN ADD ALTERNATE TO REMOVE THE EXISTING CONCRETE AND PROVIDE A NEW 4" SLAB.

GENERAL NOTES

1. OPENINGS THOUGH-OUT BUILDING FROM IN-WALL A/C UNITS BEING REMOVED ARE TO BE BLOCKED UP AND FINISH TO MATCH ADJACENT EXISTING CONDITIONS. IF IN-WALL UNIT IS IN THE HISTROICAL PORTION OF THE BUILDING THE CONTRACTOR IS TO BLOCK UP AND PROVIDE A DECORATIVE BRASS GRILL. ARCHITECT TO APPROVE PRIOR TO INSTALLATION.
2. EXISTING DOORS NOT MARKED ARE TO REMAIN AS IS.
3. CONTRACTOR TO COORDINATE WITH FPL PRIOR TO ANY WORK BEING DONE DUE TO POWER LINE LOCATIONS.

SIZE A1

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Seal
STEPHANIE L'COUYER AR 97457

CONTRACTOR

REV.	DATE	DESCRIPTION	Issued by	Verified by
1	05/14/19	BLDG DPT COMMENTS		
2	05/31/19	COORDINATION		

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING

Notes
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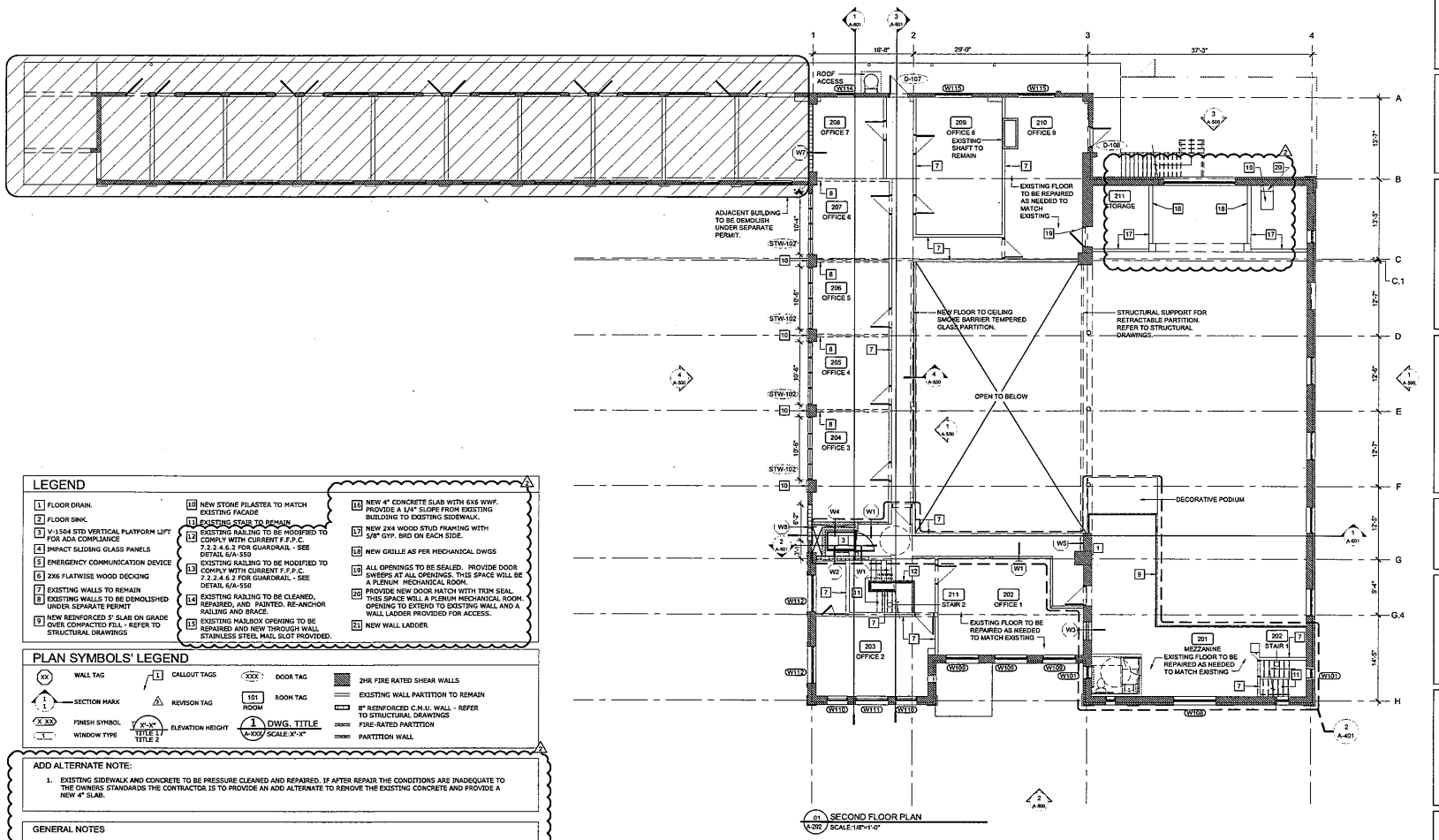
Client
URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
GROUND FLOOR PLAN

Drawn	A.G.	Field	ARCHITECTURE
Verified	J.F.G.	Scale	AS SHOWN
Approved	J.F.G.	Date	04-15-2019
Project Manager	A.G.	Dwg no	
Project	17-836US		A-201



01 SECOND FLOOR PLAN
A-202 SCALE:1/8"=1'-0"

LEGEND

1. FLOOR DRAIN.
2. FLOOR SINK.
3. V-1504 STD VERTICAL PLATFORM LIFT FOR ADA COMPLIANCE
4. IMPACT SLIDING GLASS PANELS
5. EMERGENCY COMMUNICATION DEVICE
6. 2X6 FLATWISE WOOD DECKING
7. EXISTING WALLS TO REMAIN
8. EXISTING WALLS TO BE DEMOLISHED UNDER SEPARATE PERMIT
9. NEW REINFORCED 5" SLAB ON GRADE OVER COMPACTED FILL - REFER TO STRUCTURAL DRAWINGS
10. NEW STONE PILASTER TO MATCH EXISTING FACADE
11. EXISTING STAIR TO REMAIN
12. EXISTING RAILING TO BE MODIFIED TO COMPLY WITH CURRENT F.F.P.C. 7.2.2.4.6.2 FOR GUARDRAIL - SEE DETAIL 6/A-550
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14. EXISTING RAILING TO BE CLEANED, REPAIRED, AND PAINTED. RE-ANCHOR RAILING AND BRACE.
15. EXISTING MAILBOX OPENING TO BE REPAIRED AND NEW THROUGH WALL STAINLESS STEEL MAIL SLOT PROVIDED.
16. NEW 4" CONCRETE SLAB WITH 6X6 WWF. PROVIDE A 1/4" SLOPE FROM EXISTING BUILDING TO EXISTING SIDEWALK.
17. NEW 2X4 WOOD STUD FRAMING WITH 5/8" GYP. BRD ON EACH SIDE.
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19. ALL OPENINGS TO BE SEALED. PROVIDE DOOR SWEEPS AT ALL OPENINGS. THIS SPACE WILL BE A PLENUM MECHANICAL ROOM.
20. PROVIDE NEW DOOR HATCH WITH TRIM SEAL. THIS SPACE WILL A PLENUM MECHANICAL ROOM. OPENING TO EXTEND TO EXISTING WALL AND A WALL LADDER PROVIDED FOR ACCESS.
21. NEW WALL LADDER

PLAN SYMBOLS' LEGEND

- XX — WALL TAG
- 1 — CALLOUT TAGS
- XXX — DOOR TAG
- 1/1 — SECTION MARK
- A — REVISON TAG
- 101 ROOM — ROOM TAG
- X.XX — FINISH SYMBOL
- X'-X" TITLE 1 / TITLE 2 — ELEVATION HEIGHT
- 1 A-XXX — DWG. TITLE
- SCALE: X"-X"
- WINDOW TYPE
- 2HR FIRE RATED SHEAR WALLS
- EXISTING WALL PARTITION TO REMAIN
- 8" REINFORCED C.M.U. WALL - REFER TO STRUCTURAL DRAWINGS
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ADD ALTERNATE NOTE:

1. EXISTING SIDEWALK AND CONCRETE TO BE PRESSURE CLEANED AND REPAIRED. IF AFTER REPAIR THE CONDITIONS ARE INADEQUATE TO THE OWNERS STANDARDS THE CONTRACTOR IS TO PROVIDE AN ADD ALTERNATE TO REMOVE THE EXISTING CONCRETE AND PROVIDE A NEW 4" SLAB.

GENERAL NOTES

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SIZE: A1

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Seal: STEPHANE LEGRIER AR 9307

CONTRACTOR

REV.	DATE	DESCRIPTION	Reviewed By	Approved By
1	05/31/19	COORDINATION		

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING

Issue: ISSUED FOR PERMIT

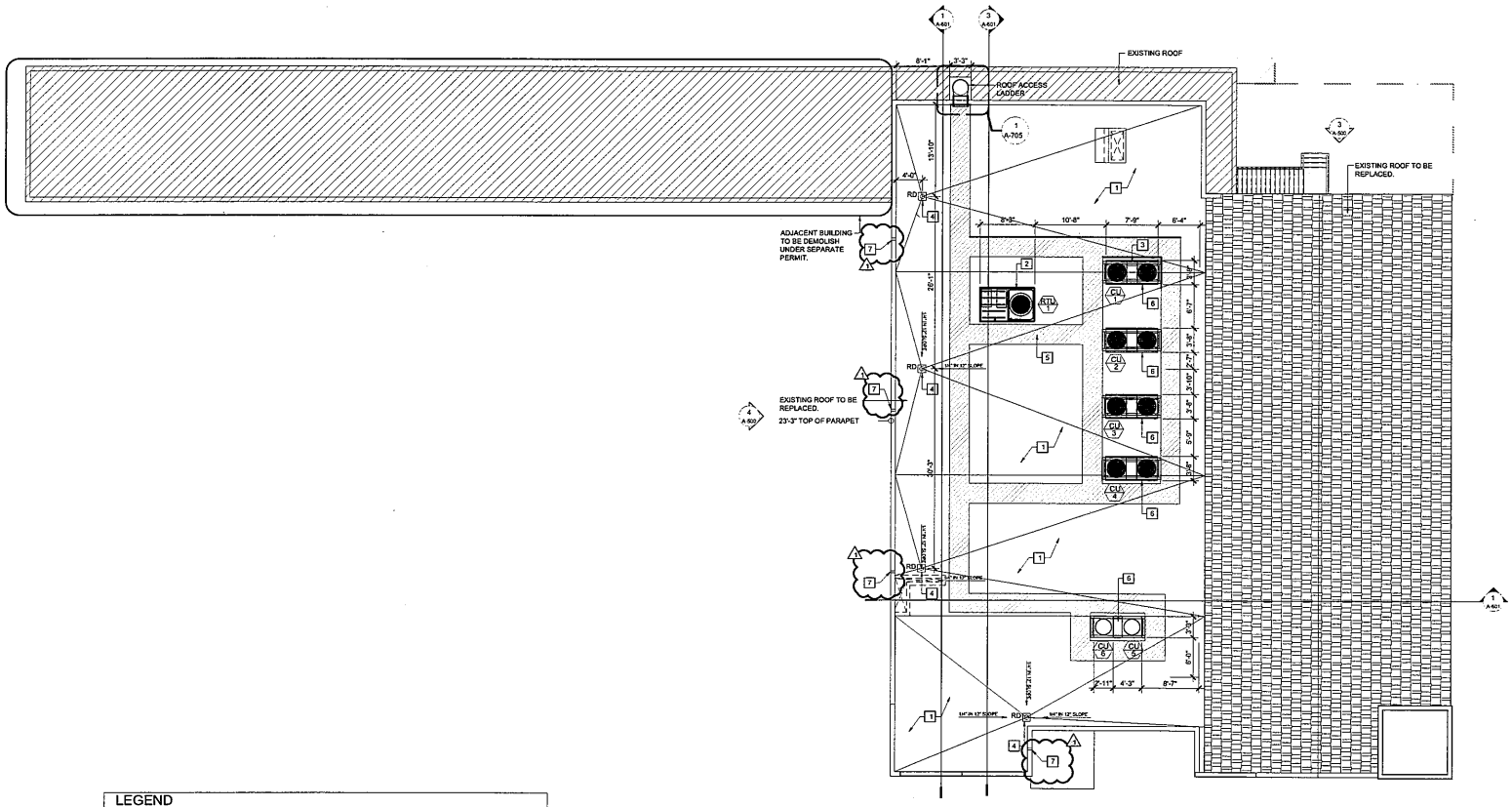
Client: URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

Project: EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title: SECOND FLOOR PLAN

Drawn: A.G.	Field: ARCHITECTURE
Verified: J.F.G.	Scale: AS SHOWN
Approved: J.F.G.	Date: 04-15-2019
Project Manager: A.G.	Dwg no:
Project: 17-836US	A-202



LEGEND

1. SINGLE PLY ROOFING MEMBRANE SYSTEM ON RIGID FOAM TAPERED INSULATION.
2. ROOF TOP UNIT. SEE MECHANICAL DRAWINGS
3. MECHANICAL EQUIPMENT SUPPORT RACK. SEE 4/A-704 AND STRUCTURAL DWGS. PROVIDE SHOP DRAWINGS
4. ROOF DRAIN. SEE 2/A-704 AND PLUMBING DRAWINGS
5. ROOF WALKWAY PER DETAIL 1/A704
6. CONDENSING UNITS. SEE MECHANICAL DRAWINGS
7. 4"X4" OVERFLOW SCUPPER, BOTTOM OF SCUPPER MOUNTED 4" ABOVE FINISHED ROOF LEVEL.

01 A-203 ROOF PLAN
SCALE:1/8"=1'-0"

SIZE A1

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Seal

STEPHANE LEDUYER AR 91507

CONTRACTOR

REV.	DATE	DESCRIPTION	Reviewed By	Checked By
1	05/14/19	BLDG DPT COMMENTS		

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URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

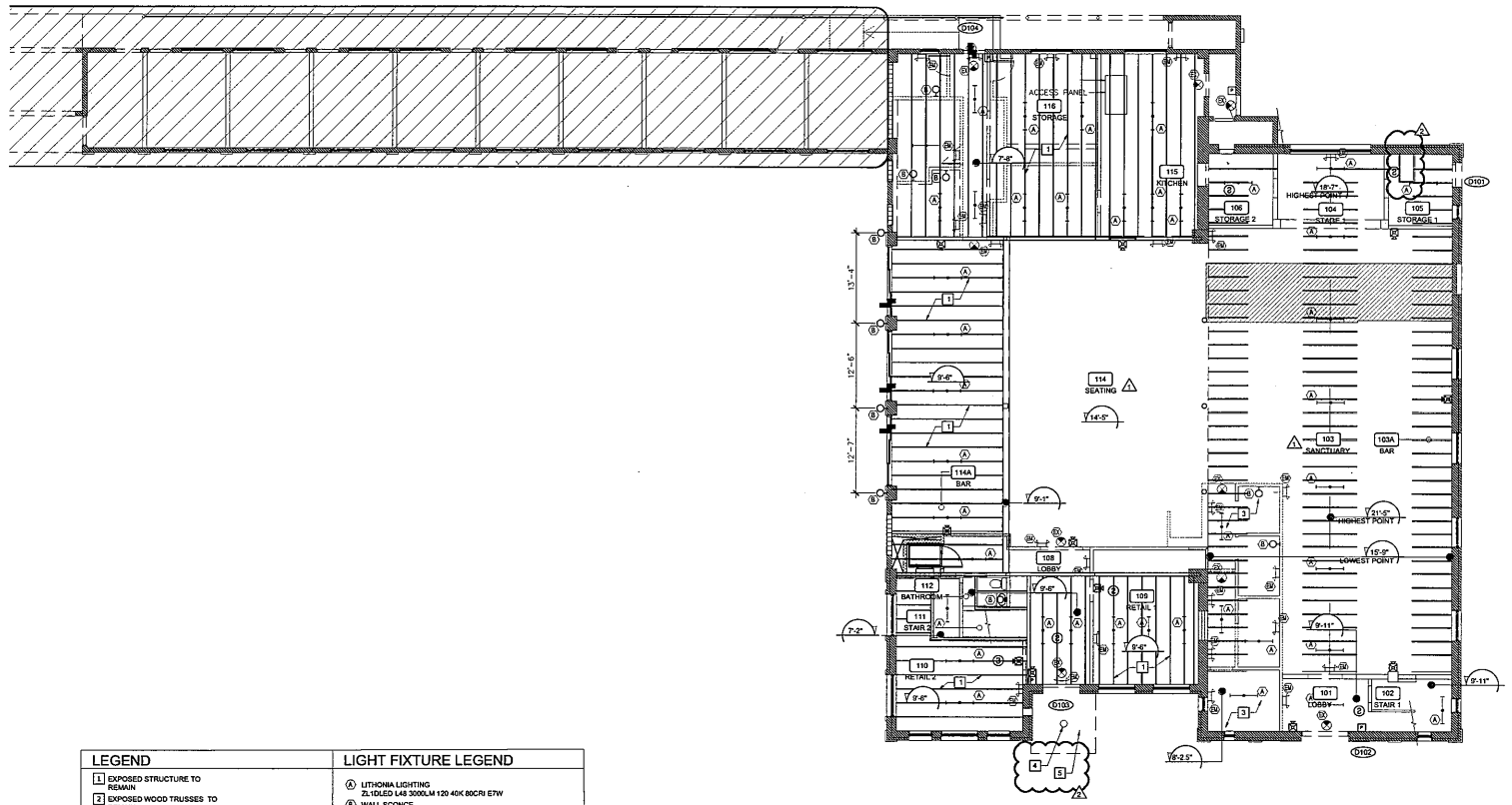
Project

EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

ROOF PLAN

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no
Project 17-836US	A-203



LEGEND	LIGHT FIXTURE LEGEND
1 EXPOSED STRUCTURE TO REMAIN	(A) LITHONIA LIGHTING ZL1DLED L48 3000LM 120 40K 80CRI E7W
2 EXPOSED WOOD TRUSSES TO REMAIN	(B) WALL SCONCE
3 CEILING BY FUTURE TENANT	(EM) LITHONIA LIGHTING - ELM6L UVOLT LTP SDRT
4 NEW LIGHT FIXTURE IN EXISTING LOCATION	(EX) EXIT LIGHTS. EATON - AtLite XLA1-6SR1
5 EXISTING CANOPY TO BE REPAIRED AND PAINTED.	

01 A-301 GROUND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

SIZE A1

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Seal

STEPHANE LECUYER
AR 97637

CONTRACTOR

REV.	DATE	DESCRIPTION	Approved By	Verified By
1	05/14/19	BLDG DPT COMMENTS		
2	05/31/19	COORDINATION		

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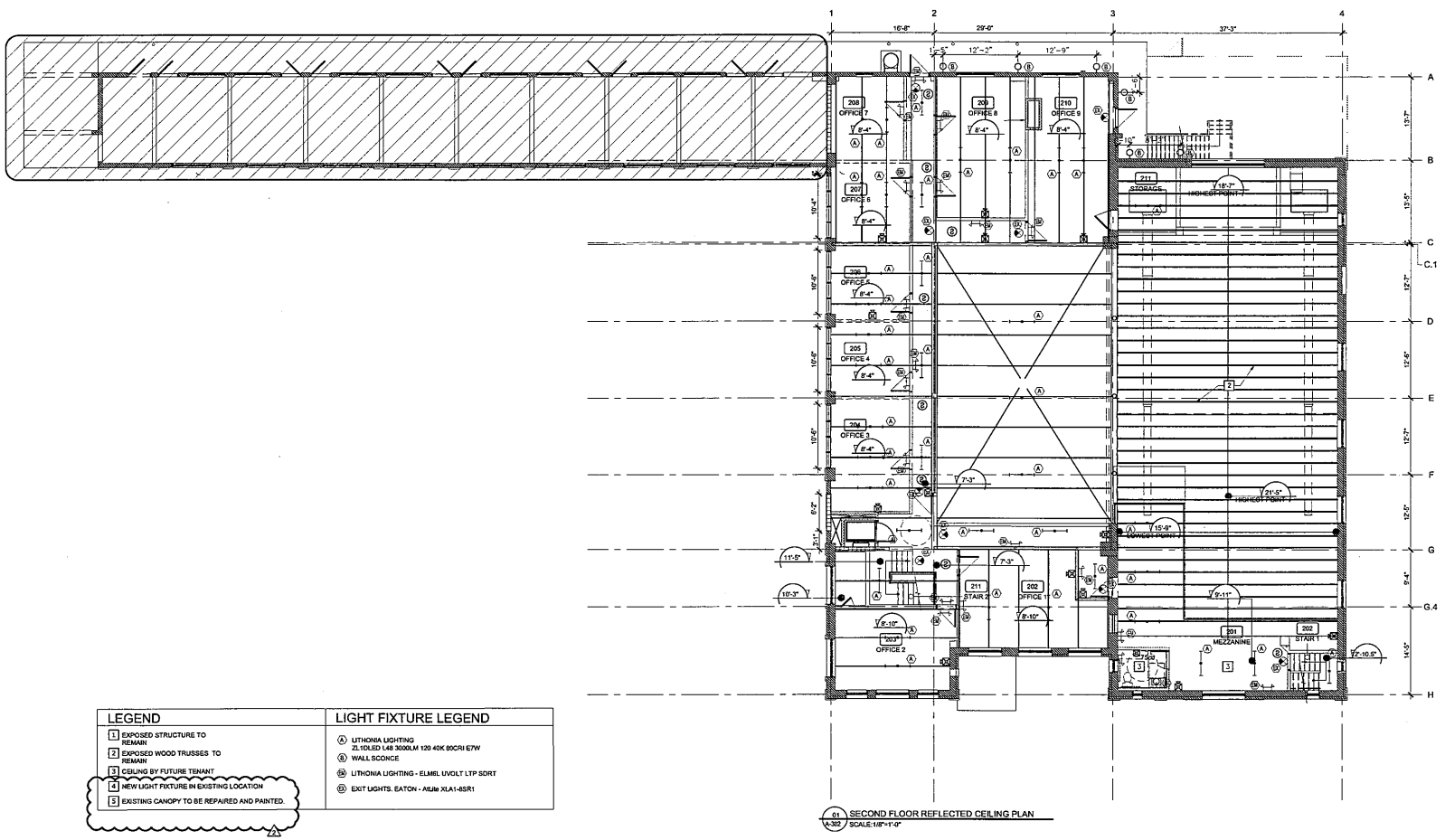
Client
URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
GROUND FLOOR REFLECTED CEILING PLAN

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no.
Project 17-836US	A-301



01 SECOND FLOOR REFLECTED CEILING PLAN
A-302 SCALE:1/8"=1'-0"

LEGEND	LIGHT FIXTURE LEGEND
1 EXPOSED STRUCTURE TO REMAIN	(A) LITHONIA LIGHTING ZL1DLED L48 3000LM 120 40K 80CRI E7W
2 EXPOSED WOOD TRUSSES TO REMAIN	(B) WALL SCONCE
3 CEILING BY FUTURE TENANT	(M) LITHONIA LIGHTING - ELM6L UVOLT LTP SDRT
4 NEW LIGHT FIXTURE IN EXISTING LOCATION	(D) EXIT LIGHTS. EATON - Afille XLA1-8SR1
5 EXISTING CANOPY TO BE REPAIRED AND PAINTED.	

SIZE A1

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Seal
STEPHANE LECUYER AR 93520

CONTRACTOR

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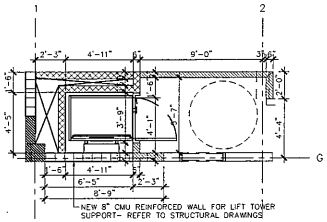
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Client reference number

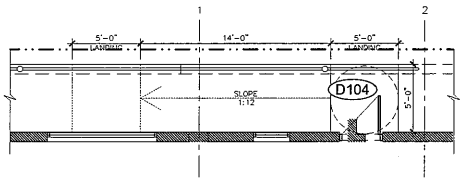
Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
SECOND FLOOR REFLECTED CEILING PLAN

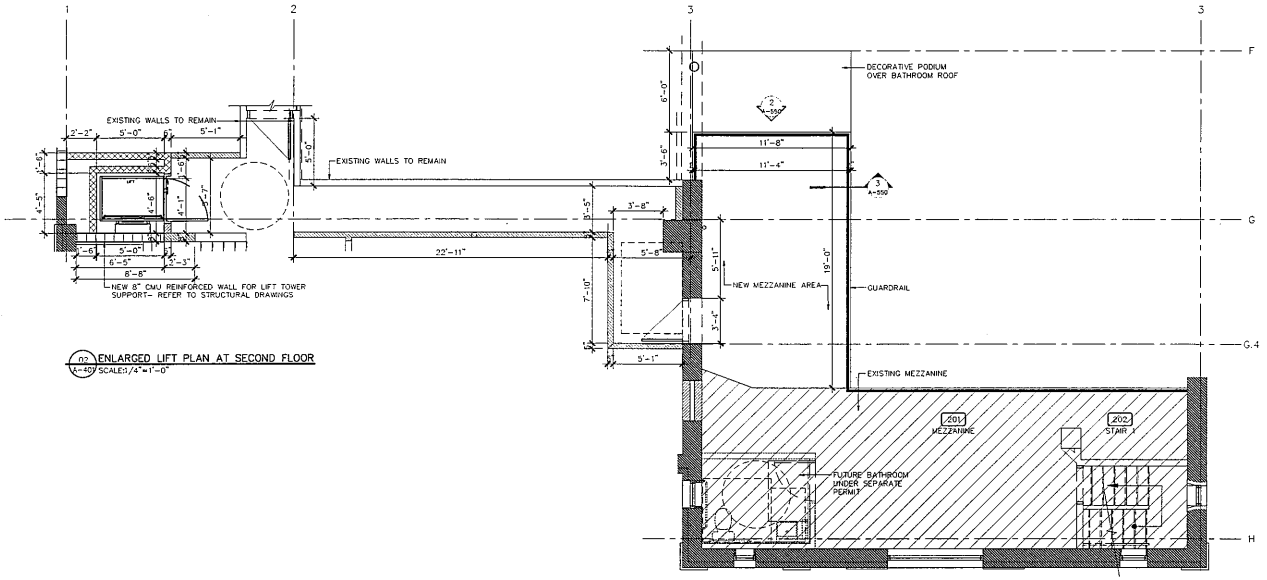
Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no
Project 17-836US	A-302



01 ENLARGED LIFT PLAN AT GROUND FLOOR
A-401 SCALE:1/4"=1'-0"



03 NEW ADA RAMP PLAN VIEW
A-401 SCALE:1/4"=1'-0"



02 ENLARGED LIFT PLAN AT SECOND FLOOR
A-401 SCALE:1/4"=1'-0"

SIZE A1

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Seal

STEPHANE LECUYER
AR 93507

CONTRACTOR

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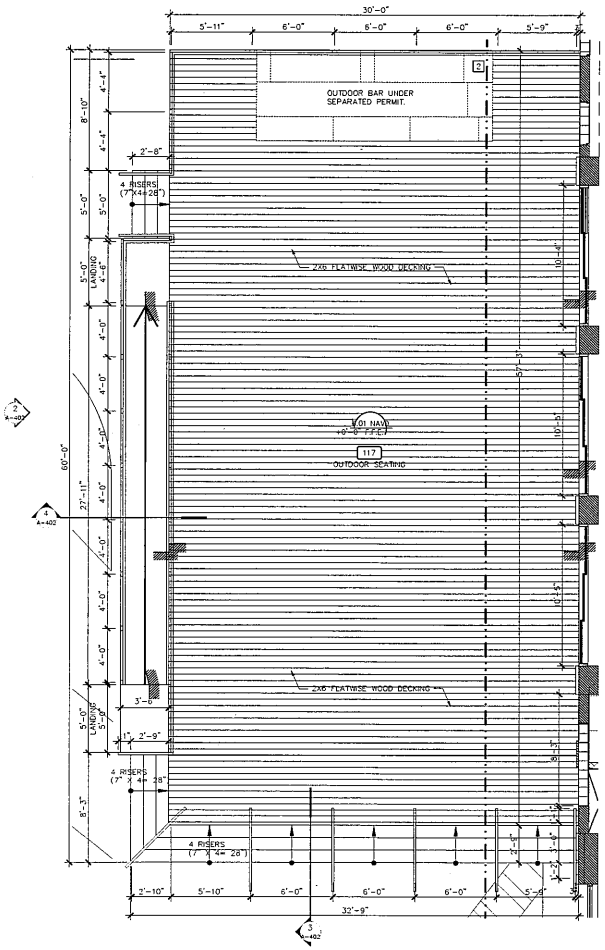
Project

EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

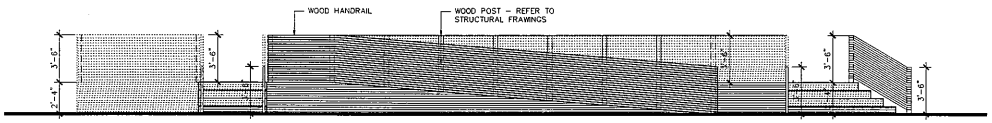
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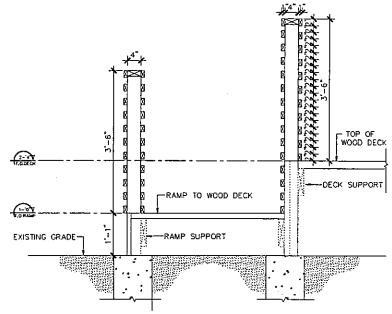
Drawn A.G.	Plot ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-401



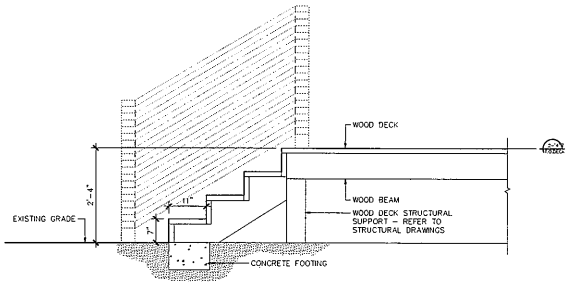
01 ENLARGED WOOD DECK PLAN
A-402 SCALE:3/4"=1'-0"



01 ENLARGED WOOD DECK ELEVATION
A-402 SCALE:3/4"=1'-0"



04 RAMP SECTION
A-402 SCALE:3/4"=1'-0"



03 WOOD STEPS SECTION
A-402 SCALE:3/4"=1'-0"

SIZE A1

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Seal
STEPHANE LEDUYER
AR 0257

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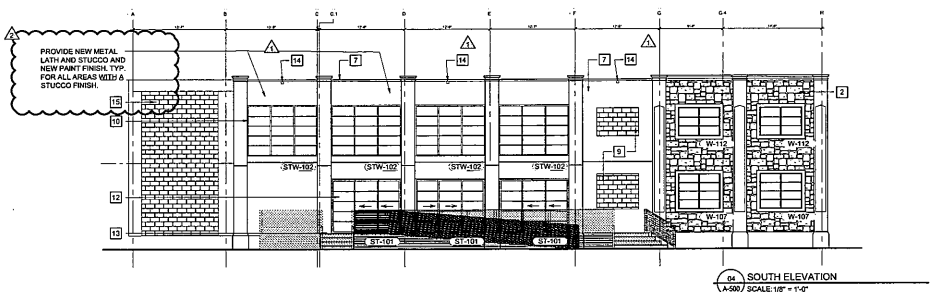
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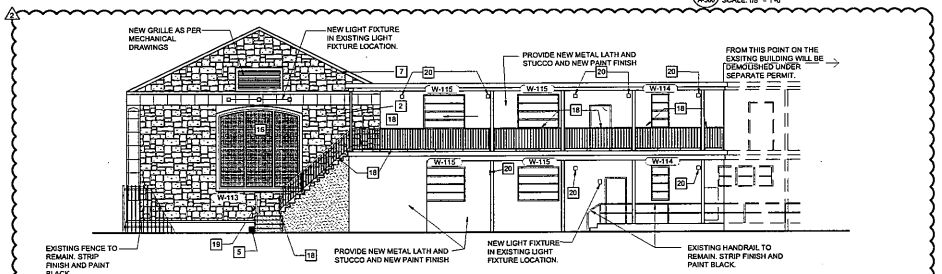
Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
ENLARGED PLANS

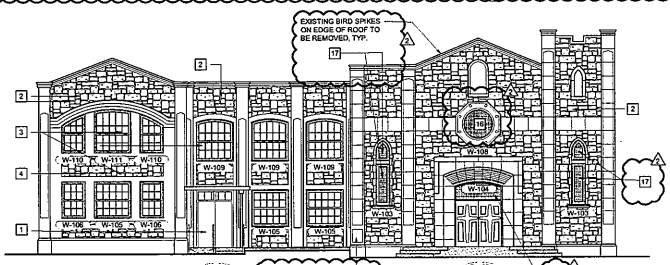
Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-402



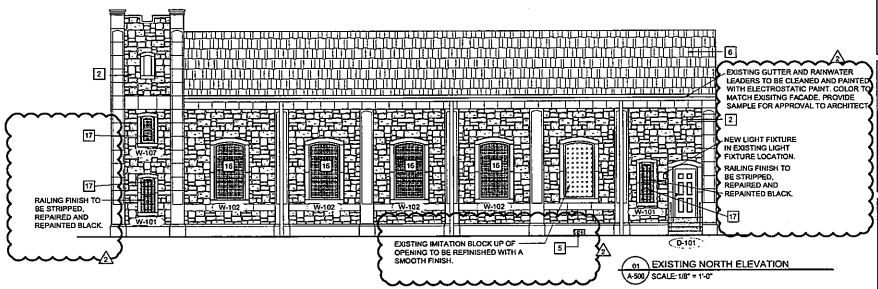
04 SOUTH ELEVATION
A-500 SCALE: 1/8" = 1'-0"



03 EXISTING WEST ELEVATION
A-500 SCALE: 1/8" = 1'-0"



02 EXISTING EAST ELEVATION
A-500 SCALE: 1/8" = 1'-0"



01 EXISTING NORTH ELEVATION
A-500 SCALE: 1/8" = 1'-0"

LEGEND

1. EXISTING DOOR TO REMAIN
2. HISTORIC STONE FAçADE TO BE CLEANED AS PER NATIONAL PARK SERVICE, PRESERVATION BRIEF NO. 1 "ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.", AND PRESERVATION BRIEF NO. 6 "DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS.". REFER TO NOTE BELOW.
3. REPLACE EXISTING WINDOWS WITH CLEAR IMPACT GLASS WINDOWS
4. WINDOW FRAME TO BE PEWTER FINISH
5. EXISTING GRILLE TO BE REPLACED WITH A DECORATIVE BRASS GRILLE. AS APPROVED BY ARCHITECT.
6. EXISTING ROOF TO BE REPLACED
7. NEW FLASHING
8. NEW STUCCO
9. NEW C.M.U. WALL/ PARTIAL WALL - REFER TO STRUCTURAL PLANS. PROVIDE METAL LATH AND 3/4" STUCCO FINISH
10. WINDOW FRAME TO BE PEWTER FINISH
11. NEW IMPACT GLASS FIXED WINDOWS
12. IMPACT SLIDING GLASS PANELS. PANEL FRAME TO BE PEWTER FINISH
13. WOOD DECK FOR EXTERIOR SEATING - REFER TO SHEET A-402 AND STRUCTURAL DRAWINGS
14. 4"x8" OVERFLOW SCUPPERS
15. UNDER SEPARATE PERMIT. NEW CMU WALL TO BLOCK UP OPENING.
16. EXISTING STAINED GLASS WINDOWS TO BE REINSTALLED BY OWNER. CONTRACTOR TO PROVIDE NEW IMPACT WINDOW ON EXTERIOR SIDE OF WINDOW. REFER TO DETAIL X/AXXX
17. EXISTING STAINED GLASS WINDOWS TO BE CLEANED AND REPAIRED BY OWNER. CONTRACTOR TO PROVIDE NEW IMPACT WINDOW ON EXTERIOR SIDE OF WINDOW. REFER TO DETAIL X/AXXX
18. NEW GUARDRAIL AND HANDRAIL. GUARDRAIL AT 42" A.F.F AND HANDRAIL BETWEEN 34"-38". FINISH TO BE PAINTED BLACK. PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL. EXISTING DIMENSIONS ARE TO BE FIELD COORDINATED BY THE CONTRACTOR.
19. EXISTING RAILING TO BE MODIFIED TO COMPLY WITH CURRENT F.F.P.C. 7.2.2.4.6.2 FOR GUARDRAIL . SEE DETAIL 5/AS50
20. NEW LIGHT FIXTURE

NOTE:
A CLEANING TEST PROGRAM SHALL BE CONDUCTED ON THE LIMESTONE SURFACE TO FORMULATE EFFECTIVE NONDESTRUCTIVE CLEANING METHODS FOR REMOVAL OF ATMOSPHERIC SOILING WITH THE USE OF CHEMICAL PRODUCTS APPROPRIATE FOR THIS MATERIAL TYPE. TEST PANELS SHOULD BE OUTLINED, LABELED, AND PHOTOGRAPHED PRIOR TO TESTING. PRODUCTS SHALL BE APPLIED TO A PRE-WETTED SURFACE USING NATURAL BRISTLE BRUSHES OR PLASTIC SPATULAS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. FOLLOWING APPLICATION FOR THE APPROPRIATE TIME PERIOD, TEST PANELS SHOULD BE RINSED USING CLEAN, LOW PRESSURIZED WATER AND TESTED WITH PH STRIPS TO ENSURE A NEUTRAL PH WAS ATTAINED AFTER THE TEST. AFTER TEST PANELS HAVE BEEN CLEANED, PHOTOS OF THE BEFORE AND AFTER TEST PANELS ALONG WITH RESULTS AND PROPOSED SPECIFICATIONS FOR PROPOSED CLEANING PRODUCT, DILUTION, APPLICATION METHODOLOGY, AND WATER PRESSURE SHALL BE FORWARDED TO THE HISTORIC PRESERVATION BOARD LIAISON FOR REVIEW PRIOR TO FULL APPLICATION.

REFERENCE STANDARDS:
U.S. NATIONAL PARK SERVICE, PRESERVATION BRIEF NO. 1 "ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS."
U.S. NATIONAL PARK SERVICE, PRESERVATION BRIEF NO. 6 "DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS."

SIZE A1

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Seal
STEPHANIE LECUYER AR 93937

CONTRACTOR

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1	05/14/19	BLDG DPT COMMENTS		
2	05/31/19	COORDINATION		

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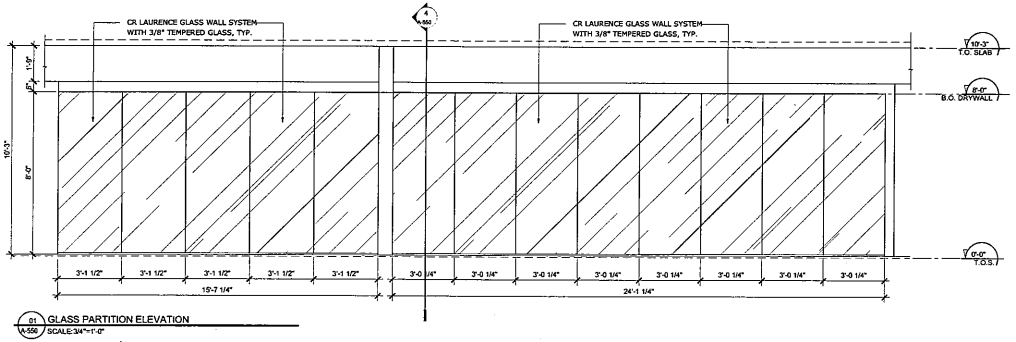
Client
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1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

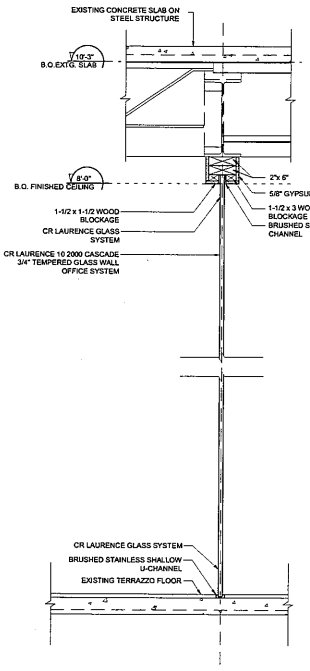
Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
EXTERIOR BUILDING ELEVATIONS

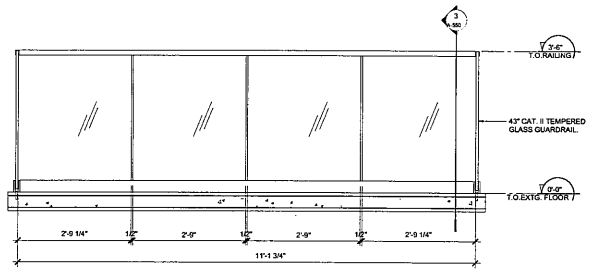
Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-500



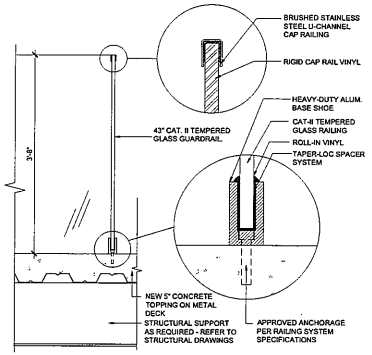
01 A-550 GLASS PARTITION ELEVATION
SCALE:3/4"=1'-0"



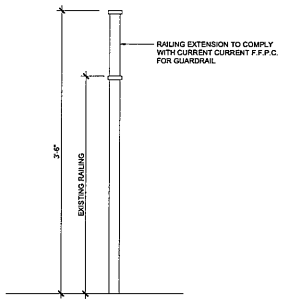
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SCALE:1"=1'-0"



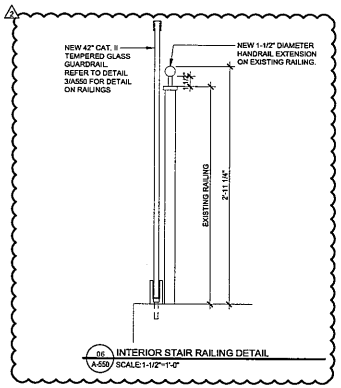
02 A-550 MEZZANINE GLASS RAILING ELEVATION
SCALE:3/4"=1'-0"



03 A-550 MEZZANINE RAILING SECTION
SCALE:1"=1'-0"



05 A-550 RAILING EXTENSION
SCALE:1-1/2"=1'-0"



06 A-550 INTERIOR STAIR RAILING DETAIL
SCALE:1-1/2"=1'-0"

SIZE A1

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Seal
STEPHANIE LECUYER AR 97577

CONTRACTOR

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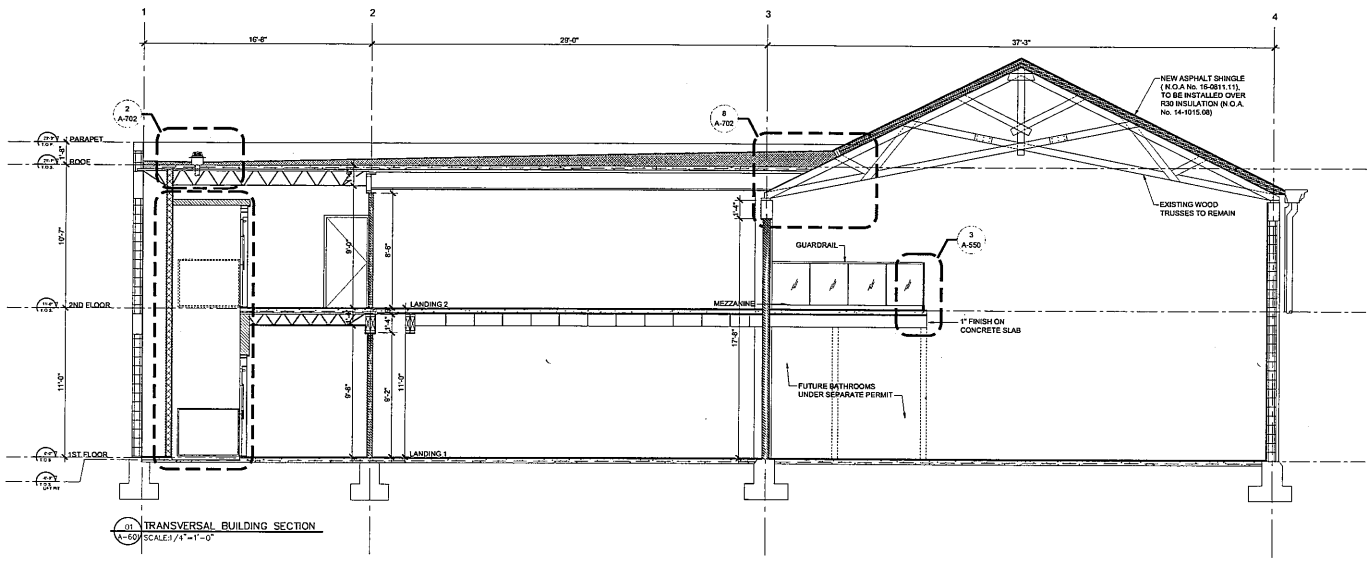
Client
URBN Flagler, LLC
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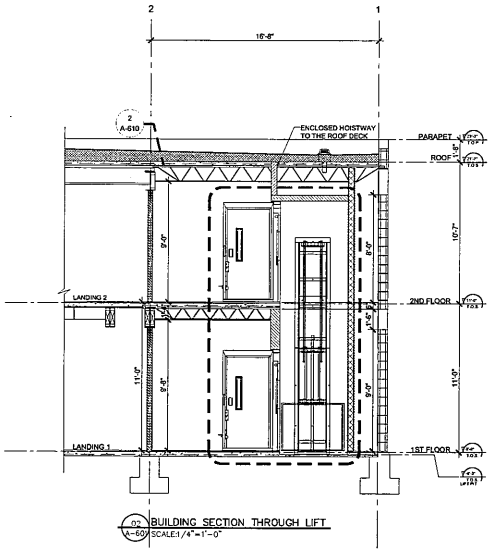
Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
INTERIOR GLASS PARTITION AND MEZZANINE GLASS RAILING

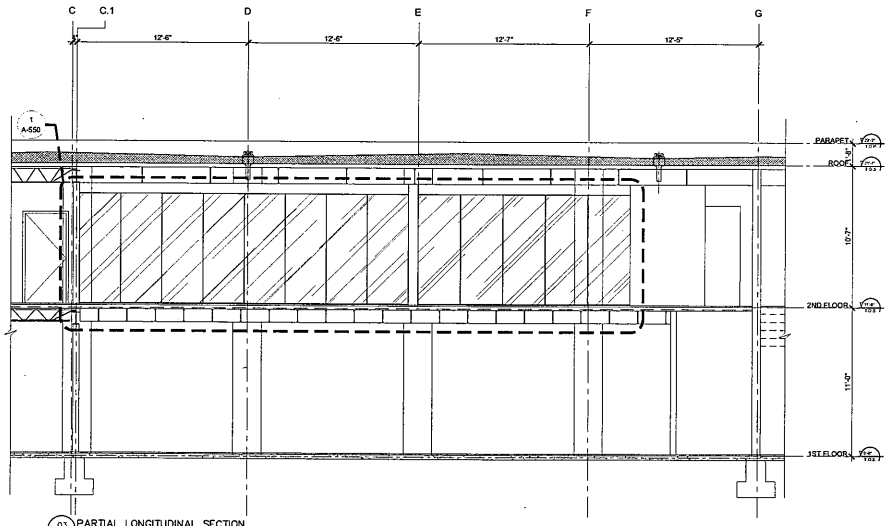
Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no
Project 17-836US	A-550



01 A-601 TRANSVERSAL BUILDING SECTION
SCALE:1/4"=1'-0"



02 A-601 BUILDING SECTION THROUGH LIFT
SCALE:1/4"=1'-0"



02 A-601 PARTIAL LONGITUDINAL SECTION
SCALE:1/4"=1'-0"

SIZE A1

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Fax: (305) 931-0279
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Seal

STEPHANE LECUYER
AR 93627

CONTRACTOR

REV.	DATE	DESCRIPTION	Checked By:	Verified By:

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Notes

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Client

URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

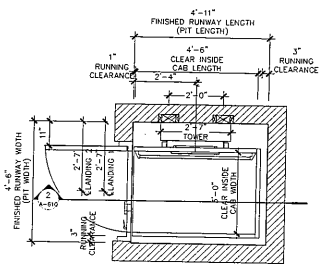
Project

EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

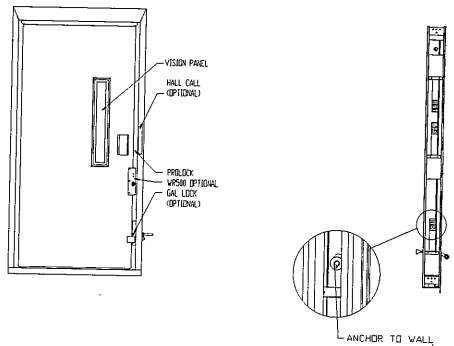
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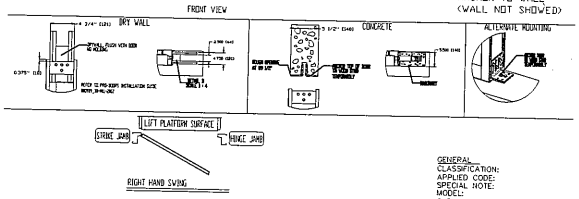
BUILDING SECTIONS

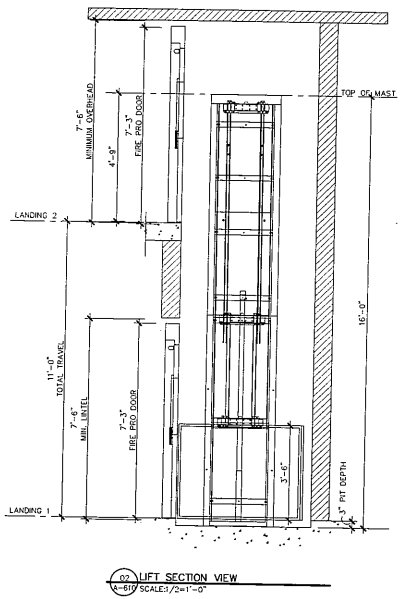
Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-601



01 ENLARGED LIFT PLAN
A-610 SCALE:1/2"=1'-0"







02 LIFT SECTION VIEW
A-610 SCALE:1/2"=1'-0"

NOTES:

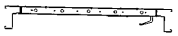
A) DRYWALL OR PARGING (BY OTHERS)AS REQ'D.

B) SEE DATASHEET OF THE INSTALLATION DRAWING FOR LANDING ENTRANCE SCHEDULE AND RUNNING CLEARANCE.

C) ALL INFORMATION IS SUBJECT TO CHANGE.

GENERAL INFORMATION:

- EACH LANDING ENTRANCE SHALL BE SUPPLIED AS A FINISHED ASSEMBLY WITH DOOR AND FRAME BLANKED, REINFORCED,DRILLED AND TAPPED FOR ALL COMPONENTS DETAILED, READY FOR INSTALLATION.
- FRAMES SHALL BE 16 GA.FULLY WELDED CONSTRUCTION WITH ALL WELDED JOINTS GROUND TO A SMOOTH, UNIFORM FINISH.
- DOORS SHALL BE 18 GA., 2" THICK, SWINGING, FLUSH, STEEL REINFORCED CONSTRUCTION COMPLETE WITH GLASS LITE(S) AS INDICATED. DOORS/FRAMES TO BE FABRICATED FROM ZINC WIPE COATED GALVANIZED STEEL WITH ZINC RICH PRIMER. FACTORY APPLIED TOUCH-UP AT THOSE AREA WHERE COATING HAS BEEN REMOVED DUE TO WELDING/GRINDING.
- UL/ULC LABELLED ENTRANCES PROVIDED AS INDICATED 1 1/2 HOURS RATED.
- AUTO DOOR OPERATOR IS PROVIDED & INSTALLED IN THE HEADER.



HORIZONTAL SECTION

SPECIFICATIONS:

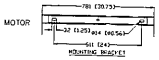
POWER UNIT
MOTOR:
FLOW: 1.15 Gal/min (4.35L/min)

CAB FINISH

HYDRAULIC DATA
OIL TYPE: UNIVIS 32 INDOOR
DEXRON ATF OUTDOOR

GALLONS REQ'D:
MAXIMUM WORKING PRESSURE: 2500 psi (17.2 MPa)
RELIEF PRESSURE: WP±125% MAX.
MAXIMUM RELIEF PRESSURE: 2500 psi (17.2 MPa)
HYDRAULIC HOSE: 1/4" (6.4 mm) ID
BURST: 20000 psi (137.9 MPa)
FITTINGS: 1/4" (6.4 mm) MPT MALE

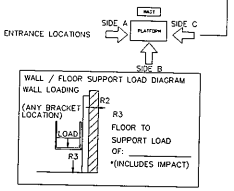
SUSPENSION CHAIN
2X #50 ROLLER CHAIN
BREAKING STRENGTH: 7171 lbs (31.9 kN) each
SAFETY BRAKE: TYPE 'A'



GENERAL
CLASSIFICATION:
APPLIED CODE:
SPECIAL NOTE:
MODEL:
CAPACITY:
NOMINAL SPEED:
TRAVEL:
PIT DEPTH:
PLATFORM SIZE:
POWER SUPPLY:
BATTERY BACK UP:

JACK UNIT
STROKE:
PLUNGER O/D:
CYL. O/D:
CYL. I/D:

CONTROLLER
MODEL: V-1504
TYPE:
ETL #: 94307
CONTROL VOLTS: 24VDC
CONTROL AMPS: 1 A
H.P.: 1.5 HP USED FROM 3HP MOTOR
AMPS: 15 AMPS
MFR.: SAVARIA



LOADS CALCULATED ON BASED ON ANCHOR POINTS EVERY 48"
EVERY TOWER SECTION NEEDS TO BE ANCHORED. IF SPACING IS INCREASED, LOADS PER BRACKETS WILL INCREASE ACCORDINGLY

DOORS / GATES / CALL STATIONS

	LANDING 1	LANDING 2	LANDING 3	LANDING 4
DOOR TYPE	DOOR T1	DOOR T1	DOOR T1	DOOR T1
ENTRANCE SIDE	ENTRANCE L1	ENTRANCE L2	ENTRANCE L3	ENTRANCE L4
DOOR SWING	SWING L1	SWING L2	SWING L3	SWING L4
DOOR INSERT	INSERT L1	INSERT L2	INSERT L3	INSERT L4
LOCK TYPE	LOCK L1	LOCK L2	LOCK L3	LOCK L4
AUTO DOOR OPENER	OPENER L1	OPENER L2	OPENER L3	OPENER L4
CUSTOM DOOR WIDTH	CUSTW L1	CUSTW L2	CUSTW L3	CUSTW L4
CUSTOM DOOR HEIGHT	CUSTH L1	CUSTH L2	CUSTH L3	CUSTH L4
IN FRAME CALL STN.	INFRAME L1	INFRAME L2	INFRAME L3	INFRAME L4
CALL STN. TYPE	CALLSTN1 L1	CALLSTN1 L2	CALLSTN1 L3	CALLSTN1 L4
CALL STN. KEYED	CALLKEY1 L1	CALLKEY1 L2	CALLKEY1 L3	CALLKEY1 L4
CALL STN. STOP BUTTON	CALLSTOP1 L1	CALLSTOP1 L2	CALLSTOP1 L3	CALLSTOP1 L4
CALL STN. MOUNTING	CALLMTT1 L1	CALLMTT1 L2	CALLMTT1 L3	CALLMTT1 L4
INSULATED PRODOOR KIT	EXT 1	EXT 2	EXT 3	EXT 4

OPTIONS PROVIDED
EMERGENCY PENDENT PLUG IN MANUAL LOWERING BOX

WINGS:
TOUCH UP PAINT:
BUILDING:
LIGHT CURTAIN:
PHONE OR PHONE PLUG:
FLOOD SWITCH:
REMOTE MACHINE ROOM:
LOCATION INDOOR

RAMP:
EXTRA KEYS:
WALL FASTENERS:
UNDERPAN SENSOR:
UNIT COLOUR:
FLOOR:
FOLD SEAT:

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Seal
STEPHANE LECUYER
AR 95537

CONTRACTOR

REV.	DATE	DESCRIPTION	Approved by	Verified by

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Status
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Client
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1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

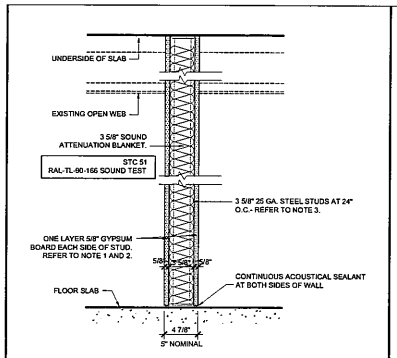
Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE.
FT LAUDERDALE, FL 33301

Title
LIFT DETAILS

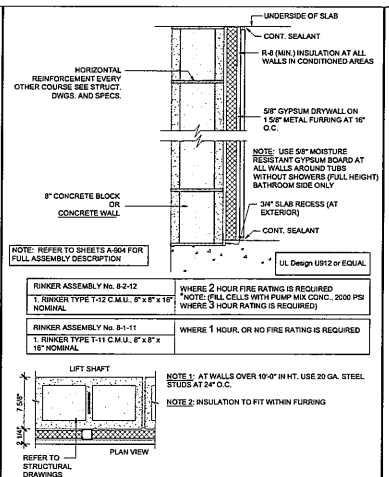
Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no
Project 17-836US	A-610

SIZE A1

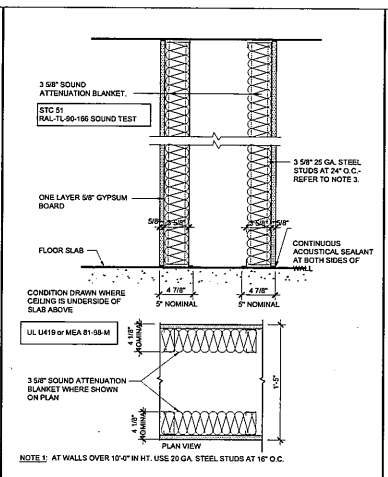


NOTE 1: AT WALLS OVER 10'-0" IN HT. USE 20 GA. STEEL STUDS AT 16" O.C.

W1 NON-RATED (3-5/8" FRAMING)
SCALE 1-1/2" =1'-0"

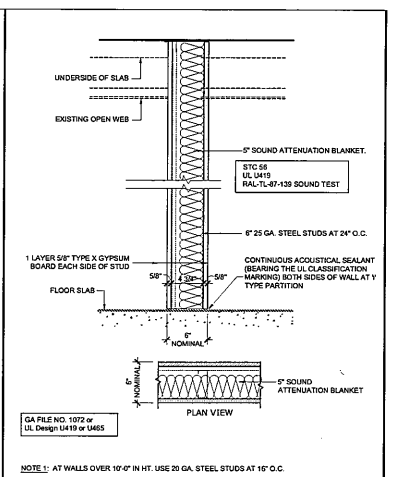


8" CMU or CONCRETE WALL
W2 1 5/8" FURRING, 5/8" GYP. BD.
SCALE 1-1/2" =1'-0"



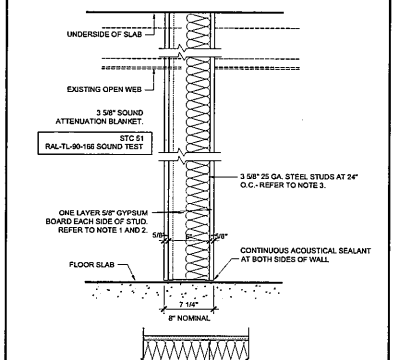
NOTE 1: AT WALLS OVER 10'-0" IN HT. USE 20 GA. STEEL STUDS AT 16" O.C.

W3 NON-RATED (3-5/8" FRAMING)
SCALE 1-1/2" =1'-0"
*COORDINATE OCCURRENCE WITH MEP PLANS



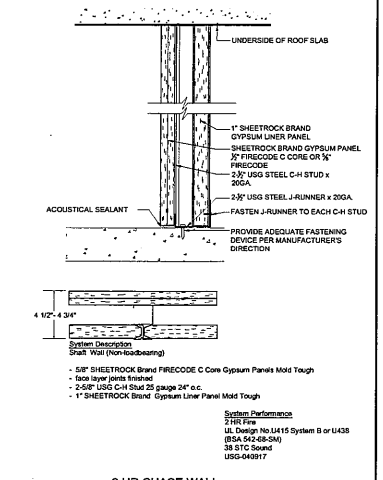
NOTE 1: AT WALLS OVER 10'-0" IN HT. USE 20 GA. STEEL STUDS AT 16" O.C.

W4 1HR-RATED (6" FRAMING)
SCALE 1-1/2" =1'-0"

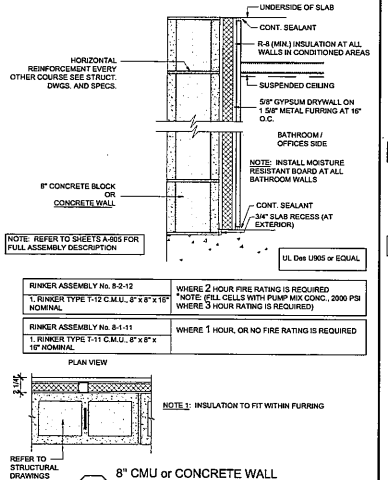


NOTE 1: AT WALLS OVER 10'-0" IN HT. USE 20 GA. STEEL STUDS AT 16" O.C.

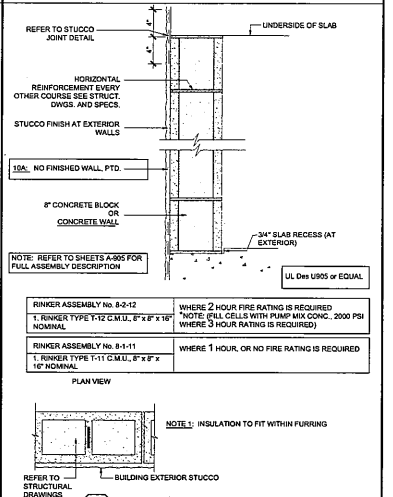
W5 NON-RATED (3-5/8" FRAMING)
SCALE 1-1/2" =1'-0"



2 HR CHASE WALL
W6 BASE 2HR (FROM 0" TO 3/4")
SCALE 1-1/2" =1'-0"
*COORDINATE OCCURRENCE WITH MEP PLANS



8" CMU or CONCRETE WALL
W7 1 5/8" FURRING, 5/8" GYP. BD.
SCALE 1-1/2" =1'-0"



8" CMU or CONCRETE WALL
W8 SCALE 1-1/2" =1'-0"

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Seal
STEPHANE LECUYER AR 93537

CONTRACTOR

REV.	DATE	DESCRIPTION	Prepared By	Verified By

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Notes
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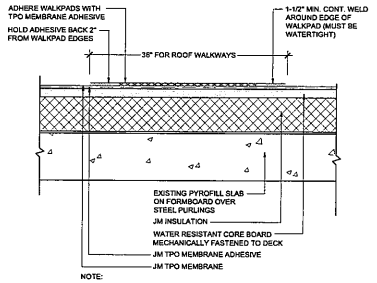
Client
URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 462
MIAMI GARDENS, FL 33169
Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
WALL TYPES

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-701

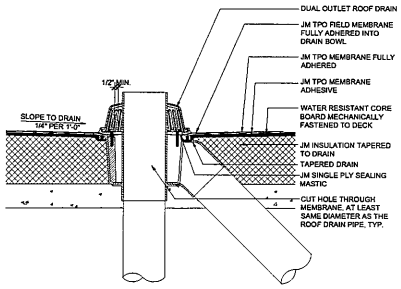
SIZE A1



NOTE:

1. LENGTH OF TPO WALKWPAD DETERMINED BY SEAMS OF TPO FIELD MEMBRANE.
2. TPO HEAT WELD SEAMS
3. DO NOT INSTALL WALKPADS OVER MEMBRANE SEAMS
4. JM TPO EDGE SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPUSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE

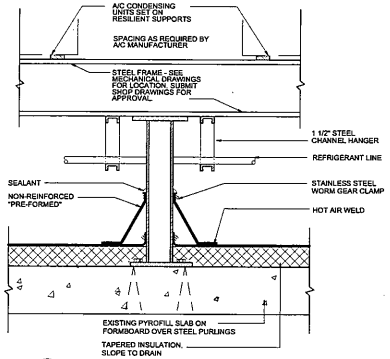
1 ROOF DECK WALKWAY DETAIL
A-702 SCALE:3" = 1'-0"



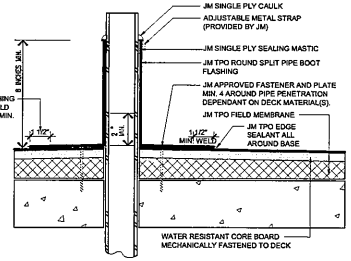
NOTE: REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZES

2 ROOF DRAIN DETAIL
A-702 SCALE:1-1/2" = 1'-0"

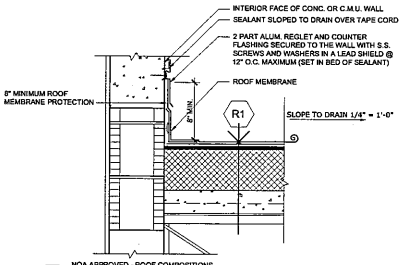
3 NOT IN USE
A-702 SCALE:



4 EQUIPMENT SUPPORT DETAIL
A-702 SCALE:3" = 1'-0"



5 ROOF PENETRATION DETAIL
A-702 SCALE:3" = 1'-0"



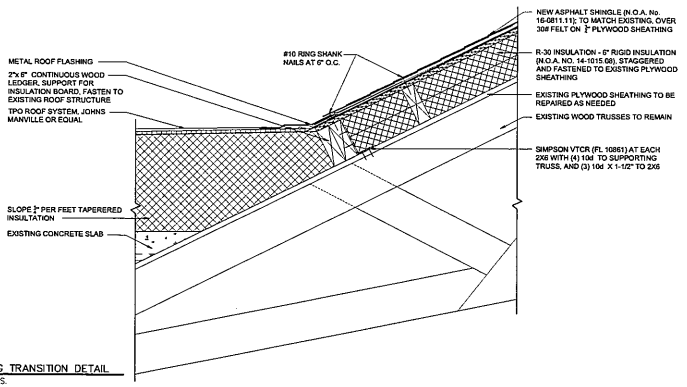
NOA APPROVED - ROOF COMPOSITIONS

R1 MEMBRANE TYPE : TPO / MAXIMUM PRESSURE DESIGN (-630 PSF.)

- STRUCTURAL CONCRETE DECK
- MIN. 1" THICK ENERGYGUARD POLYISO INSULATION OR ENERGUARD RH POLYISO INSULATION ADHERED TO DECK WITH OLYBOND 500
- MIN. 2" SECUROCK OR GENSDECK GYPSUM-FIBER ROOF BOARD ADHERED TO INSULATION WITH OLYBOND 500
- EVERGUARD TPO FB ULTRA ADHERED IN LRF ADHESIVE -O- OR LRF ADHESIVE-M- / 60 MIL. MINIMUM
- TOPCOAT TPO RED PRIMER
- TOPCOAT SURFACE SEAL SB

6 ROOF FLASHING DETAIL @ WALL
A-702 SCALE: 1"=1'-0"

7 NOT IN USE
A-702 SCALE:



8 ROOFING TRANSITION DETAIL
A-702 SCALE:N.T.S.

SIZE A1

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Seal

STEPHANE LECUYER
AR 95007

CONTRACTOR

REV.	DATE	DESCRIPTION	Approved By	Verified By

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1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

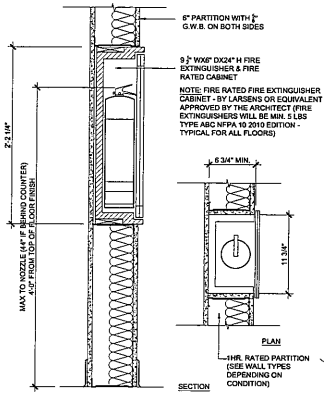
Project

EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

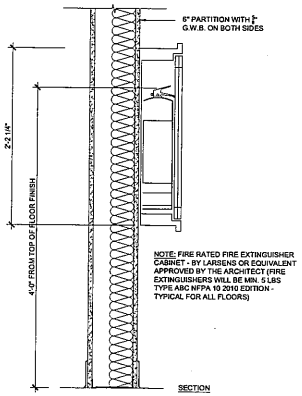
Title

ROOF DETAILS

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no
Project 17-836US	A-702



1 A-703 FIRE EXTINGUISHER CABINET - G.W.B.
SCALE: 1 1/2" = 1'-0"

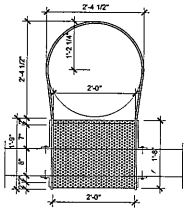


2 A-703 FIRE EXTINGUISHER - G.W.B.
SCALE: 1 1/2" = 1'-0"

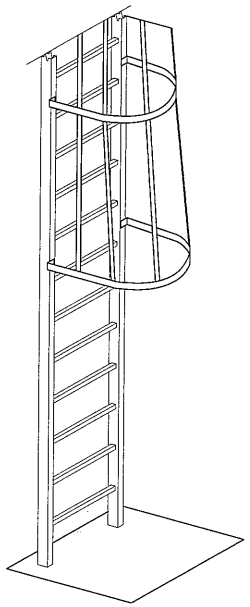
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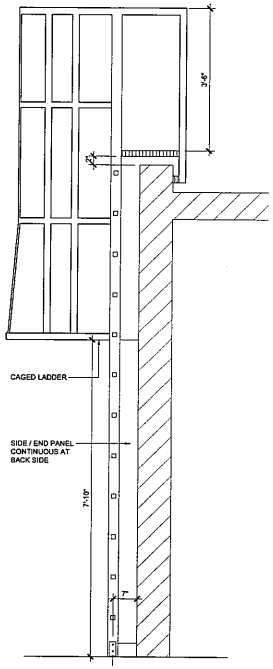
ALL SUBMITTED CONNECTIONS ARE APPROXIMATE AND NON- LIMITING. ALL CONTRACTOR MUST VERIFY ALL DIMENSIONS, LEVELS AND EXISTING CONDITIONS ON SITE AND REPORT ANY ERRORS TO THE ARCHITECT.

SIGNED AND SEALED SHOP DRAWINGS BY AN ENGINEER ARE REQUIRED FOR THIS WILL LADDER.

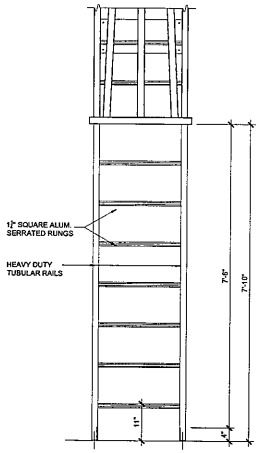


3 A-703 CAGED EXTERIOR ROOF LADDER
SCALE: 3/4" = 1'-0"





4 A-703 LADDER - SIDE ELEVATION
SCALE: 3/4" = 1'-0"



5 A-703 LADDER - FRONT ELEVATION
SCALE: 3/4" = 1'-0"

SIZE A1

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Seal
STEPHANE LECUYER AR 93927

CONTRACTOR

REV.	DATE	DESCRIPTION	Issued/Approved By:

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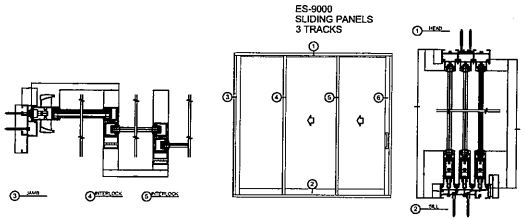
Client
URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

Project
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title
MISCELLANEOUS DETAILS

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-703



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Missing 2 or invalid reference

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Missing 5 or invalid reference

File: C:\Users\Adriana\Desktop\ES 2020 FIXED PANELS FLA APPROVAL.pdf
Missing 7 or invalid reference

File: C:\Users\Adriana\Desktop\ES 2020 FIXED PANELS FLA APPROVAL.pdf
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SIZE A1

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Seal

STEPHANE L'ECUYER
AR 93637

CONTRACTOR

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Client reference number

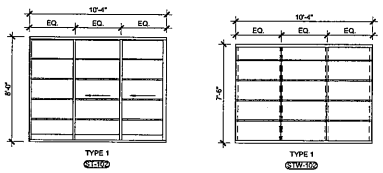
Project

EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

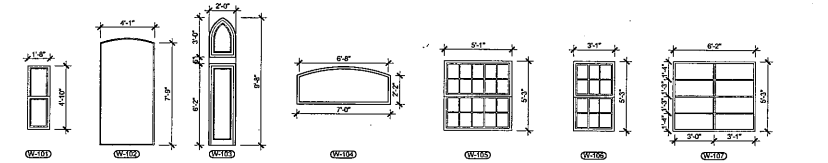
WINDOW AND SLIDING PANELS DETAILS

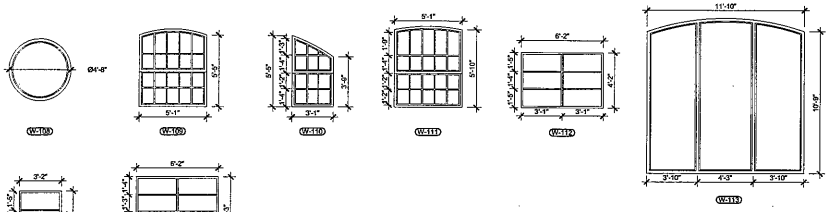
Drawn A.G.	Part ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-801



STOREFRONT SCHEDULE

STOREFRONT NUMBER	STOREFRONT TYPE	STOREFRONT					ROUGH OPENING	DETAILS			NOTES	N.O.A. APPROVAL NO.
		WIDTH x HEIGHT	TYPE	STYLE	FRAME MATERIAL	GLAZING	WIDTH x HEIGHT	JAMB	HEAD	SILL		
ST-101	1	10'-4" x 8'-0"	1	STOREFRONT	PEWTER FINISH	IMPACT	10'-4" x 8'-0"	TBD	TBD	TBD		NOA: 18-0129.05
STW-102	2	10'-4" x 7'-6"	2	STOREFRONT	PEWTER FINISH	IMPACT	10'-4" x 7'-6"	TBD	TBD	TBD		* FL # 28067.1
* FL # 28067.1 REFERS TO THE FLORIDA APPROVAL NUMBER FOR SERIES ES-2020 FIX WINDOWS												





WINDOW SCHEDULE

WINDOW NUMBER	WINDOW TYPE	WINDOW				ROUGH OPENING	DETAILS			NOTES	N.O.A. APPROVAL NO.
		WIDTH x HEIGHT	STYLE	FRAME MATERIAL	GLAZING	WIDTH x HEIGHT	JAMB	HEAD	SILL		
W-101	1	1'-8" x 4'-10"	SINGLE HUNG	ALUMINUM	IMPACT	1'-8" x 4'-10"	TBD	TBD	TBD	TO BE REPAIRED	NOA: 17-1114.07
W-102	2	4'-1" x 7'-9"	FIXED	ALUMINUM	IMPACT	4'-1" x 7'-9"	TBD	TBD	TBD	TO BE REINSTALLED	
W-103	3	2'-0" x 8'-6"	FIXED	ALUMINUM	IMPACT	2'-0" x 8'-6"	TBD	TBD	TBD	TO BE REPAIRED	
W-104	4	7'-0" x 2'-2"	FIXED	ALUMINUM	IMPACT	7'-0" x 2'-2"	TBD	TBD	TBD	TO BE REINSTALLED	
W-105	5	5'-1" x 5'-3"	SINGLE HUNG	ALUMINUM	IMPACT	5'-1" x 5'-3"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-1114.07
W-106	6	3'-1" x 5'-3"	SINGLE HUNG	ALUMINUM	IMPACT	3'-1" x 5'-3"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-1114.07
W-107	7	6'-2" x 5'-3"	AWNING	ALUMINUM	IMPACT	6'-2" x 5'-3"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-0505.03
W-108	8	4'-6" DIA.	FIXED	ALUMINUM	IMPACT	4'-6" DIA.	TBD	TBD	TBD	TO BE REINSTALLED	
W-109	9	5'-1" x 5'-5"	SINGLE HUNG	ALUMINUM	IMPACT	5'-1" x 5'-5"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-1114.07
W-110	10	3'-1" x 3'-6"	SINGLE HUNG	ALUMINUM	IMPACT	3'-1" x 3'-6"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-1114.07
W-111	11	5'-1" x 5'-10"	SINGLE HUNG	ALUMINUM	IMPACT	5'-1" x 5'-10"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-1114.07
W-112	12	6'-2" x 4'-2"	AWNING	ALUMINUM	IMPACT	6'-2" x 4'-2"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-0505.03
W-113	13	11'-10" x 10'-9"	FIXED	ALUMINUM	IMPACT	11'-10" x 10'-9"	TBD	TBD	TBD	EXISTING TO REMAIN	
W-114	14	3'-2" x 4'-2"	AWNING	ALUMINUM	IMPACT	3'-2" x 4'-2"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-0505.03
W-115	15	6'-2" x 5'-3"	AWNING	ALUMINUM	IMPACT	6'-2" x 5'-3"	TBD	TBD	TBD	TO BE REPLACED	NOA: 17-0505.03

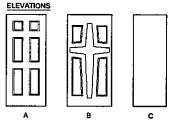
EXTERIOR DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR				ROUGH OPENING	DETAILS				NOTES
		SIZE	TYPE	STYLE	FRAME MATERIAL	WIDTH x HEIGHT	JAMB	HEAD	SILL	ELEV.	
D-101	-	36" X 80"	-	SINGLE DOOR	-	-	-	-	-	A	1, 2, 3
D-102	-	(2) 40" X 80"	-	SINGLE DOOR	-	-	-	-	-	B	1, 2, 4
D-103	-	(2) 30" X 80"	-	SINGLE DOOR	-	-	-	-	-		1, 2, 4
D-104	-	34" X 80"	-	SINGLE DOOR	-	-	-	-	-		EXISTING DOOR TO REMAIN
D-105	-	40" X 80"	-	SINGLE DOOR	-	-	-	-	-		EXISTING DOOR TO REMAIN
D-106	-	30" X 80"	-	SINGLE DOOR	-	-	-	-	-		EXISTING DOOR TO REMAIN
D-107	-	36" X 80"	-	SINGLE DOOR	-	-	-	-	-		EXISTING DOOR TO REMAIN
D-108	-	36" X 80"	-	SINGLE DOOR	-	-	-	-	-		EXISTING DOOR TO REMAIN

NOTES:

1. EXISTING DOOR TO REMAIN
2. EXISTING DOOR FINISH TO BE STRIPPED AND DOOR REPAINTED.
3. EXISTING HARDWARE TO BE REMOVED AND PANIC HARDWARE PROVIDED.
4. EXISTING HARDWARE TO BE REMOVED AND NEW HARDWARE PROVIDED.

ELEVATIONS



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Seal

STEPHANE LECUYER
AR 95637

CONTRACTOR

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Client reference number

Project

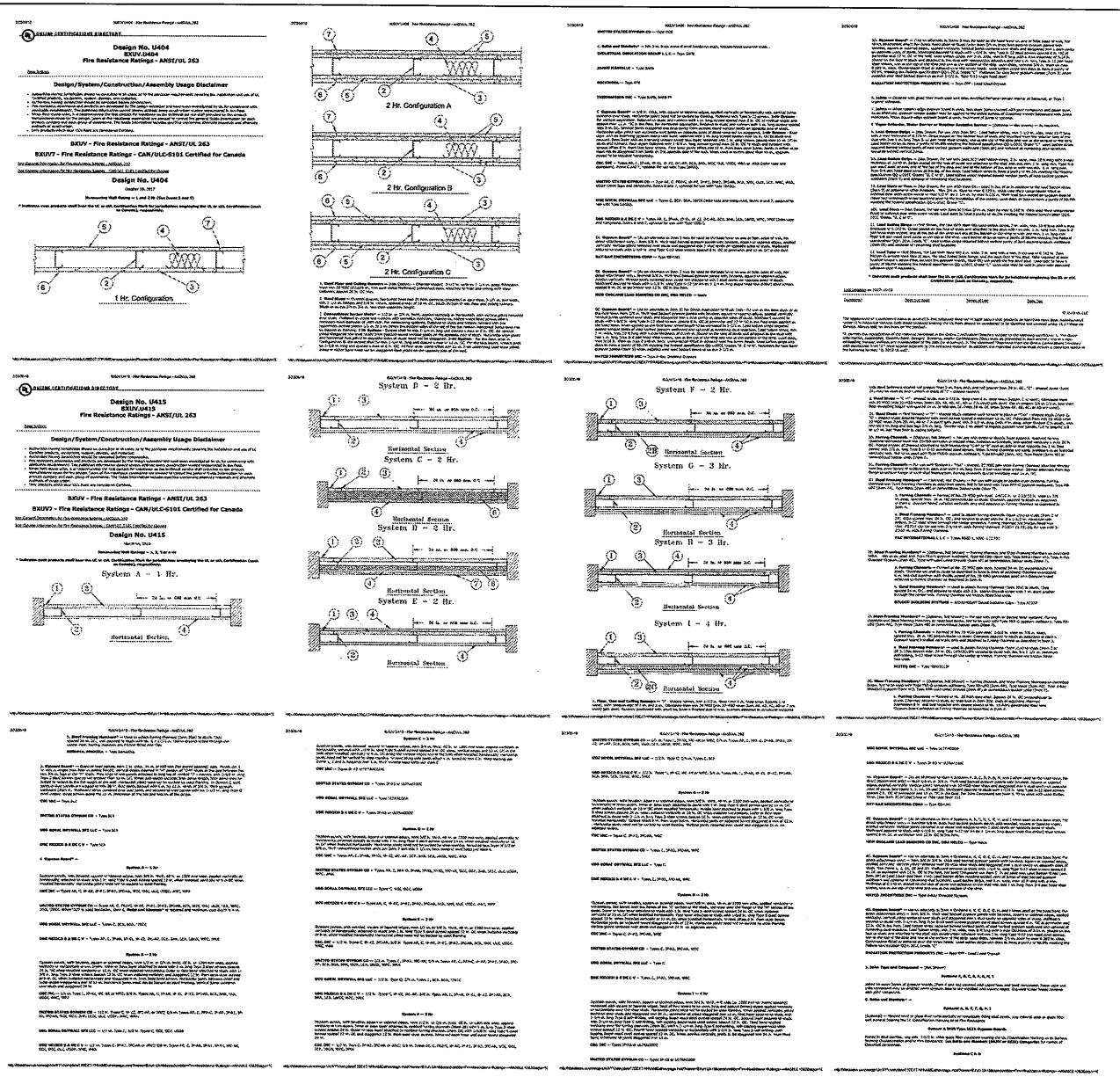
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

SCHEDULES

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-901

SIZE A1



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MIAMI GARDENS, FL 33169

Client reference number

Project

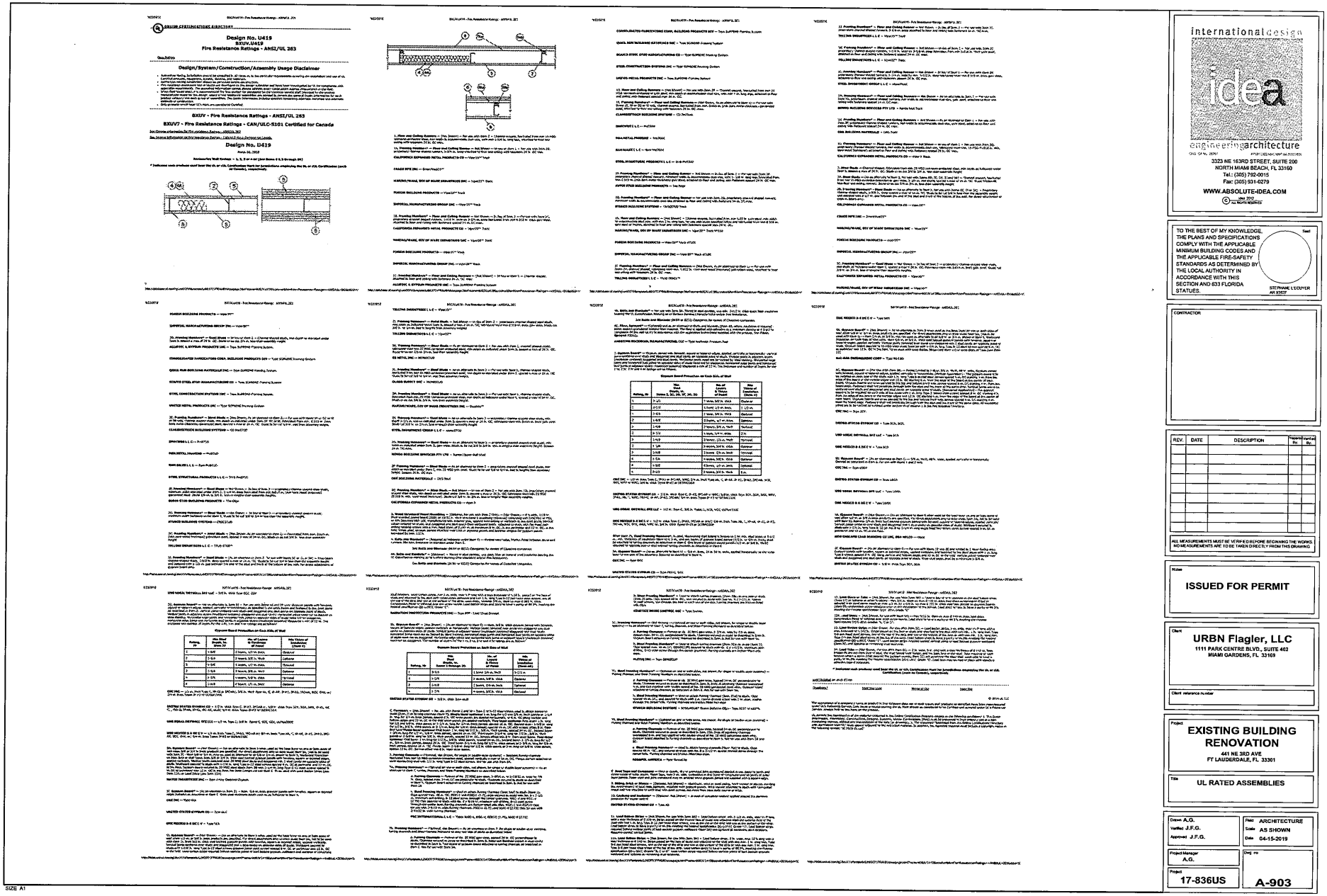
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

UL RATED ASSEMBLIES

Drawn A.G.	Part ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-902

SIZE A1



Design No. U419
BXUV.U419
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U419

Issue No. 2018

Nominal Wall Thickness = 3, 3.5, 5 or 6-in (See Items C & D through DD)

* Indicates steel products used near the UL or cUL Certification mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Restrained Assembly Rating – 1, 2, 3 or 4-hr

Unrestrained Assembly Rating – 1, 2, 3 or 4-hr

Hose Stream Test – Passed

Maximum Assembly Temperature – 250 F (121 C) Above Ambient

Maximum Deflection – 7 in. (178 mm)

Min. Allowable Support Width – 3-1/2 in. (89 mm)

Load Bearing – Yes

Min. Allowable Stud Size – 3-5/8 in. (92 mm) Nominal

Design No. U419

Issue No. 2018

Nominal Wall Thickness = 3, 3.5, 5 or 6-in (See Items C & D through DD)

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SIZE A1

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Seal

STEPHANE L'ECUYER
AR 93937

CONTRACTOR

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Client reference number

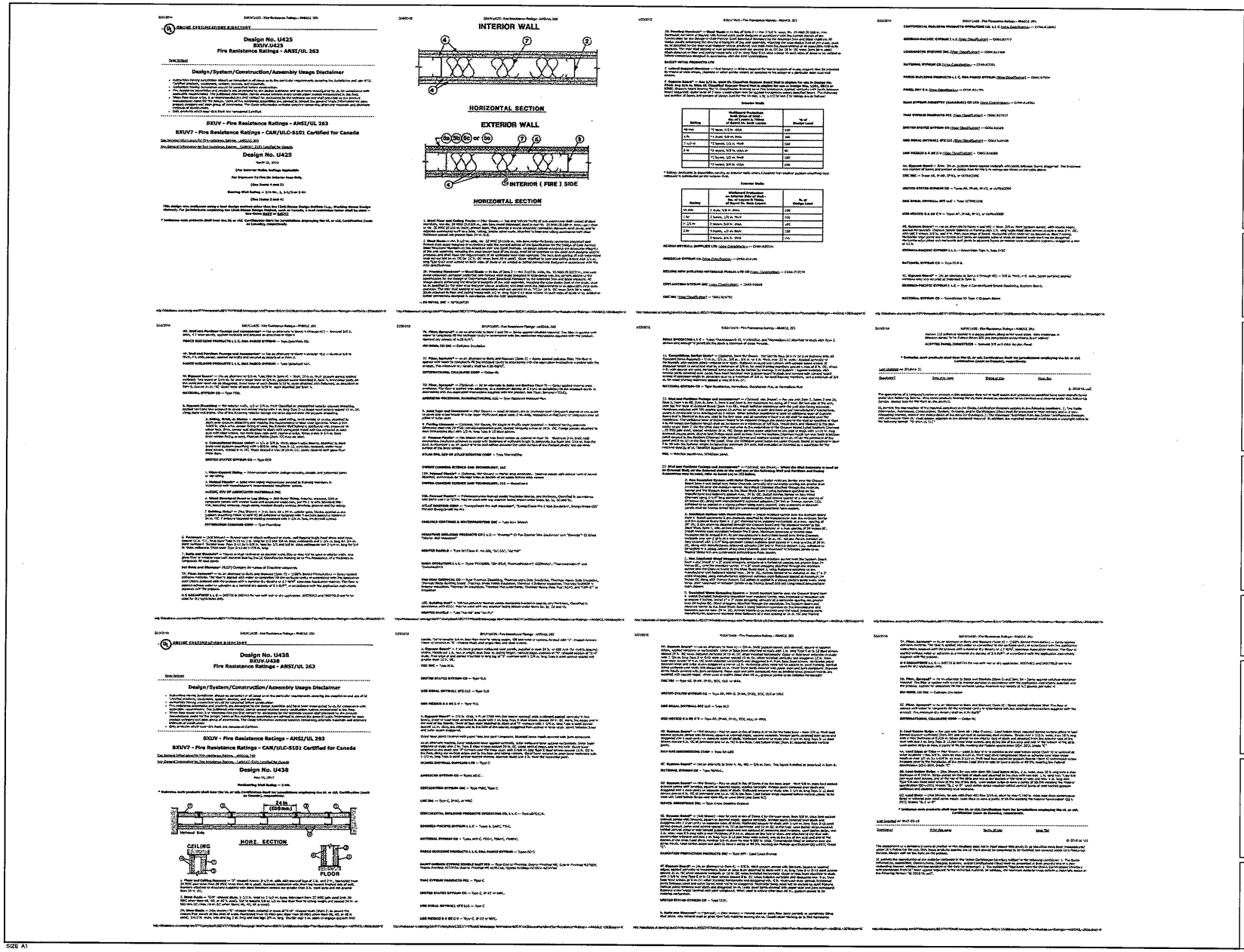
Project

EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

UL RATED ASSEMBLIES

Drawn A.G.	Date ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg no
Project 17-836US	A-903



Design No. U425
BXUV.U425
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U425

INTERIOR WALL

HORIZONTAL SECTION

EXTERIOR WALL

INTERIOR (FIRE) SIDE

HORIZONTAL SECTION

Design No. U438
BXUV.U438
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U438

24 in. (609 mm)

HORZ. SECTION

CEILING

FLOOR

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STEPHANE LECUPER
#61 91007

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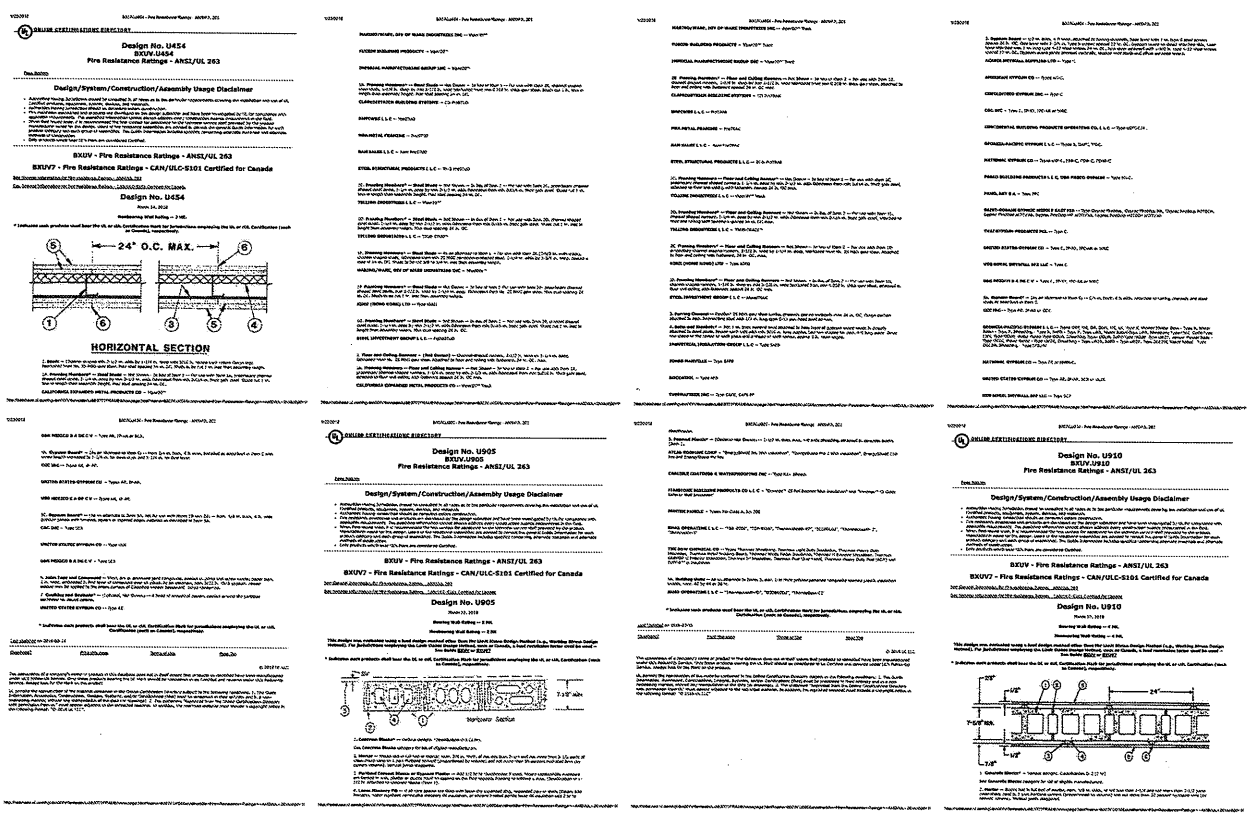
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

UL RATED ASSEMBLIES

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-904

SIZE A1



Design No. U454
BXUV.U454
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U454
Nov. 24, 2010

Restraining Wall Rating — 2 Hr.

24" O.C. MAX.

HORIZONTAL SECTION

Design No. U905
BXUV.U905
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U905
Nov. 20, 2018

Restraining Wall Rating — 2 Hr.

Design No. U910
BXUV.U910
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U910
Nov. 20, 2018

Restraining Wall Rating — 4 Hr.

Nonbearing Wall Rating — 4 Hr.

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Seal

STEPHANE LECUYER
AR 91107

CONTRACTOR

REV.	DATE	DESCRIPTION	Reviewed By	Verified By

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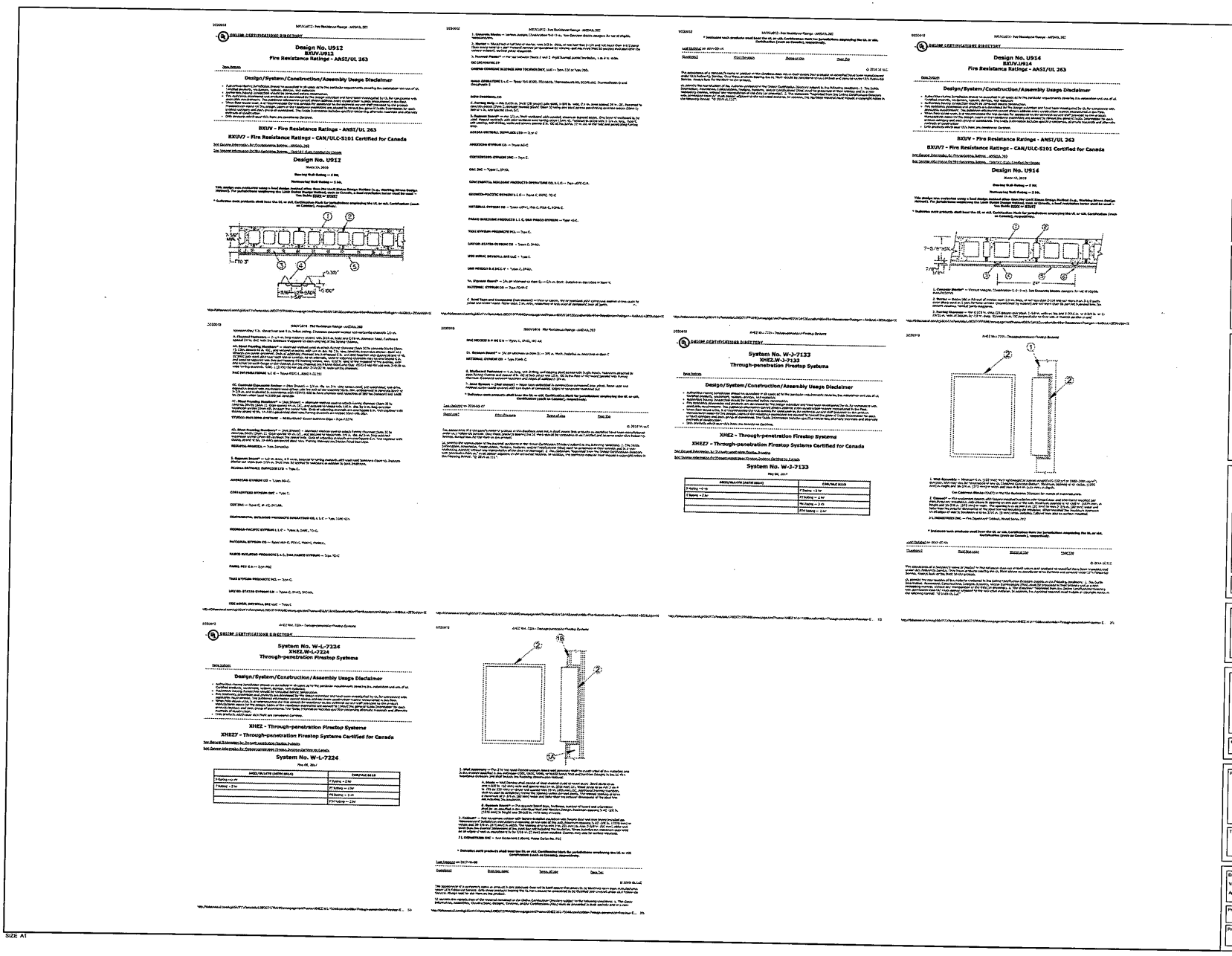
EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

UL RATED ASSEMBLIES

Drawn A.G.	Plan ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no.
Project 17-836US	A-905

SIZE A1



Design No. U912
BXUV.U912
Fire Resistance Ratings – ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

BXUV – Fire Resistance Ratings – ANSI/UL 263

BXUV7 – Fire Resistance Ratings – CAN/ULC-S101 Certified for Canada

Design No. U912

Design No. U914
BXUV.U914
Fire Resistance Ratings – ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

BXUV – Fire Resistance Ratings – ANSI/UL 263

BXUV7 – Fire Resistance Ratings – CAN/ULC-S101 Certified for Canada

Design No. U914

Systen No. W-J-7133
XHEZ.W-J-7133
Through-penetration Firestop Systems

Design/System/Construction/Assembly Usage Disclaimer

XHEZ – Through-penetration Firestop Systems

XHEZ7 – Through-penetration Firestop Systems Certified for Canada

System No. W-J-7133

System No. W-L-7224
XHEZ.W-L-7224
Through-penetration Firestop Systems

Design/System/Construction/Assembly Usage Disclaimer

XHEZ – Through-penetration Firestop Systems

XHEZ7 – Through-penetration Firestop Systems Certified for Canada

System No. W-L-7224

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TO THE BEST OF MY KNOWLEDGE, 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 THIS SECTION AND 633 FLORIDA STATUES.

Seal

STEPHANE LECUYER
AR 93637

CONTRACTOR

REV.	DATE	DESCRIPTION	Prepared by/ Checked by

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS NO DIMENSIONS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING

Notes

ISSUED FOR PERMIT

Client

URBN Flagler, LLC
1111 PARK CENTRE BLVD., SUITE 402
MIAMI GARDENS, FL 33169

Client reference number

Project

EXISTING BUILDING RENOVATION
441 NE 3RD AVE
FT LAUDERDALE, FL 33301

Title

UL RATED ASSEMBLIES

Drawn A.G.	Field ARCHITECTURE
Verified J.F.G.	Scale AS SHOWN
Approved J.F.G.	Date 04-15-2019
Project Manager A.G.	Dwg. no
Project 17-836US	A-906

SIZE A1