



**TOWN OF LAKE PARK  
SPECIAL CALL  
HISTORIC PRESERVATION BOARD  
MEETING AGENDA  
JULY 9, 2018  
6:30 P.M.  
535 PARK AVENUE  
LAKE PARK, FLORIDA**

**PLEASE TAKE NOTICE AND BE ADVISED:** If any interested person desires to appeal any decision of the Historic Preservation Board with respect to any matter considered at the Meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the Meeting should contact the Town Clerk's Office by calling (561) 881-3311 at least 48 hours in advance to request accommodations.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- Judith Thomas, Chair
- Martin Schneider, Vice-Chair
- Lawrence Malanga, Regular Member
- Charlemagne Metayer, Regular Member
- Joseph Rice, Regular Member
- John Linden, Alternate Member
- Vacant, Alternate Member

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- Historic Preservation Board Meeting Minutes; December 18, 2017

**PUBLIC COMMENTS**

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

## **ORDER OF BUSINESS**

The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

## **NEW BUSINESS**

- 1. SPECIAL CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS (CANOPY AND FRAME; PATIO/PLAZA WITH SEATING AND APPURTENANCES; EXTERIOR SIGNAGE AND WALL LIGHTING) TO THE 918 PARK AVENUE BUILDING, A HISTORICALLY DESIGNATED BUILDING. APPLICANT: COVENTINA BUILDERS, LLC., ON BEHALF OF M&S SANTOS, LLC, OWNER**

## **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

## **ADJOURNMENT**



**Town of Lake Park, Florida  
Special Call  
Historic Preservation Board  
Meeting Minutes  
Monday, December 18, 2017, 8:07 PM**

**CALL TO ORDER**

Vice-Chair Martin Schneider called the Special Call Historic Preservation Board Meeting to order at 8:07 p.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited during the Special Call Planning & Zoning Board meeting earlier in the evening.

**ROLL CALL**

Judith Thomas, Chair	Excused
Martin Schneider, Vice-Chair	Present
Lawrence Malanga	Present
Charlemagne Metayer	Present
Joseph Rice	Present
John Linden (1 <sup>st</sup> Alternate)	Present

Also in attendance were Community Development Director Nadia DiTommaso, Assistant Town Attorney Jamie Gavigan, and Assistant to the Community Development Director Kimberly Rowley.

**APPROVAL OF AGENDA**

**Motion: Board Member Rice moved to approve the agenda; Board Member Metayer seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Linden	X		
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas			Absent

Motion passed 5-0.

**APPROVAL OF MINUTES**

- Historic Preservation Board Meeting minutes of June 1, 2015.

**Motion: Board Member Linden moved to approve the Historic Preservation Board Meeting minutes of June 1, 2015; Board Member Malanga seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Linden	X		
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas			Absent

Motion passed 5-0.

**Public Comment**

Vice-Chair Schneider explained the Public Comment procedure.

**ORDER OF BUSINESS**

The normal order of business for Hearings on agenda items are as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of staff and applicant
- Public Comments – limited to 3 minutes per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

**NEW BUSINESS:**

**1. AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED EXTERIOR IMPROVEMENT TO 918 PARK AVENUE. A HISTORICALLY DESIGNATED STRUCTURE. APPLICANT: CONVENTINA BUILDERS, LLC.**

Community Development Director Nadia DiTommaso explained the item (see Exhibit “A”). Mr. Darin Engel with REG Architect, Senior Project Manager and a Preservationist gave a brief history of the property and the project (see Exhibit “A”).

Vice-Chair Schneider asked how long ago was the rear addition installed. Mr. Engel stated that he has asked for documentation as to when it was installed. He stated that it was in a deteriorated state.

Board Member Rice read that the addition was less than 50-years old. Mr. Engel stated that it had been altered so much that it was difficult to tell what was original and what was not. The building itself is original, but the addition is not 50-years old.

Board Member Metayer asked if the electrical structure had been updated. Mr. Engel referred the question to the applicant.

Board Member Linden asked if the east side improvements would have any impact on the historic designation. Mr. Engel thought it would have little impact. He has asked the applicant not to elaborate on the sides of the building. Board Member Linden asked if the signage font needs to revert to the original. Mr. Engel stated that signage does not have to comply with historic requirements. Board Member Linden asked if the rear stairways were original. Mr. Engel stated that they were not original.

Mr. Simon Paschalides explained that the interior of the building is empty. There is no electrical, plumbing, etc. in the building. He stated that they would build everything up to Code, reinforce the structure, etc.

Mr. Orlando Castro, Architect explained the final project, and façade.

Board Member Linden asked if the changes made to the interior of the building would change its Historic designation. Mr. Engel stated that the changes made to the inside of the building does not change the Historic designation.

Public Comment open:

None

Public Comment closed:

**Motion: Board Member Rice moved to approve a Special Certificate of Appropriateness (COA) for site improvements, demolition, exterior alterations and a +/- 970 foot rear addition for the property located at 918 Park Avenue, based upon the competent substantial evidence, with the Conditions as recommended by REG Architects (Consultant); Board Member Linden seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Linden	X		
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas			Absent

Motion passed 5-0.

**ADJOURNMENT**

There being no further business to come before the Planning & Zoning Board and after a motion to adjourn by Board Member Metayer and seconded by Board Member Linden, and by unanimous vote, the meeting adjourned at 8:36 p.m.

\_\_\_\_\_  
Judith Thomas, Chair  
Town of Lake Park Planning & Zoning Board

\_\_\_\_\_  
Vivian Mendez, Town Clerk

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_

*THIS STAFF REPORT APPLIES TO THE PLANNING & ZONING BOARD MEETING ITEMS  
AND THE HISTORIC PRESERVATION BOARD MEETING ITEM*



**TOWN LAKE OF PARK**  
**SPECIAL CALL PLANNING & ZONING BOARD MEETING**  
**SPECIAL CALL HISTORIC PRESERVATION BOARD MEETING**  
**MEETING DATE: July 9, 2018, 6:30 P.M.**

## **STAFF REPORT**

**PZ18-004** — 918 Park Avenue Site Plan *continued from  
May 15, 2018 P&Z meeting*

**PZ18-007** — Text Amendment Town Code 78-70

**HP18-001** — Special Certificate of Appropriateness

Relevant updates highlighted in **yellow** in this report

**May 15, 2018 PLANNING & ZONING BOARD (P&Z) MEETING**

At the P&Z Board Meeting of May 15, 2018, the Board Members discussed several aspects related to the Site Plan application (PZ18-004):

- (1) The landscaping alongside the neighboring 904 Park Avenue building wall was discussed and it was recommended that the eastern side of the rear parking spaces on the 918 site eliminate any proposed trees or reposition them. The Applicant revised the plans to include only a cocoplum hedge along this side.
- (2) Parking was clarified for the Board Members and it was explained that based on the recent adoption of the Downtown Public Parking Master Plan, certain spaces are being accommodated through the available alleyway parking spaces, however the alleyway spaces will not be exclusive to the site.
- (3) It was requested that the applicant consider closing the eastern driveway identified on the site plan and incorporate landscaping along with an active use in this area, along with a very clearly defined pedestrian connection. It was also requested that the bike rack is properly identified on the site plan. The applicant made the necessary changes.

**RELATED TO THE TEXT AMENDMENT ITEM ON THIS AGENDA (PZ18-007)**

- (4) A traffic circulation pattern(s) of existing conditions was asked to be brought back so that the Board can identify, through visual representation, the existing traffic patterns within the various blocks along Park Avenue that have active commercial uses and structures. It was also requested that the text amendment item for 78-70(n)(19) of the Town Code (*that would allow alleyway access for certain site conditions*) be brought back as a separate agenda item for a separate vote by the Board. The item has been listed separately on the agenda and traffic circulation pattern(s) visuals are included with this agenda packet.
- (5) Staff clarified that the need for the text amendment is due to several factors associated with the site in an effort to allow it to redevelop, namely: The 918 building is historically designated and cannot be reconstructed; an additional curb cut along Park is prohibited by Code and in contrary to the separation requirements between driveways; prescriptive easement does not apply since the property has been vacant for at least a decade; and the parties cannot agree on an easement to share the existing access. Finally, Attorney Sanders who attended the meeting of May 15 was asked by the Town staff to respond to the following question after the meeting:

**IS THERE ANY WAY THE TOWN CAN FORCE THE ACCESS EASEMENT BASED ON EXISTING CONDITIONS IF THE PARTIES CANNOT AGREE TO IT, SO AS TO AVOID HAVING TO RELY ON THE ALLEYWAY AS THE MAIN ACCESS?**

**Response:** The answer to the question is no, the Town cannot force a private landowner to grant an access easement to an adjoining landowner (unless the Town wants to condemn a portion of the landowner's property to allow for the access and, of course, pay the private landowner for that taking).



**RELATED TO SPECIAL CERTIFICATE OF APPROPRIATENESS ITEM ON THIS AGENDA (HP18-001)**

(6) The Board recommended that the following be considered and brought back as a separate Certificate of Appropriateness item to the Historic Preservation Board at this meeting of July 9 as needed:

**REVIEW AMENDMENT:**

The previously approved project has received a few modifications and require review. The revisions are as follows:

1. Sheet A101.1 Site Plan – Site plan shows a patio added to the east side of the building and located at the north eastern portion of the site.
2. Sheet A108 Sign Plan Proposed – This sheet shows location of proposed signage and wall pack lighting.
3. Sheet A111 Entry Canopy Option 3d Views – This sheet shows the patio/plaza, proposed east entry canopy, exterior furnishings (not reviewed) and appurtenances (not reviewed).

REG Architects, professional Historic Architects and Planners, performed the review and provided the enclosed approval report which identifies:

- ➔ *The proposed canvas canopy and frame does not interfere with the historical integrity*
  - ➔ *The awning complies with the applicable Secretary of the Interior standards and shall have minimal impact on the historic integrity of the building. This awning shall be cloth and its frame shall be removable with no damage to the existing building*
  - ➔ *The ground level patio/plaza appears to provide minimal impact to the site and no impact to the building*
  - ➔ *Signage locations shown is generally acceptable. No electric conduit shall be exposed running along the exterior wall of the building*
-

**SUMMARY OF APPLICANT’S REQUEST:** A Site Plan Application submitted by Coventina Builders, LLC, acting as “Agent” and “Applicant” on behalf of the “Owner” M&S Santos, LLC for the redevelopment of the 918 Park Avenue building proposing approximately: 1,074 square feet of business and professional office space; 1,257 square feet of personal service space; and 2,226 square feet of retail and commercial space, along with an additional 1,488 square feet of common area space, for a total of 6,045 square feet. A waiver request to Town Code Section 78-70(n)(5) “screening walls” is also being requested as part of this application and further explained herein. The site is located on the south side of Park Avenue between 9<sup>th</sup> and 10<sup>th</sup> Streets in the Town. The Parcel Control Number is 36-43-42-20-01-002-0080.

The Site has a “Downtown” future land use designation and is in the Park Avenue Downtown District (PADD) zoning district. The PADD allows Business and Professional Offices, along with a variety of personal service uses and additional commercial uses by right. The Applicant is intending on adhering to the PADD use table for their end users which have not yet been secured. The building is also historically designated and the Historic Preservation Board granted a Special Certificate of Appropriateness for the proposed exterior elevations and deemed them to be compliant with the Mediterranean Revival style of architecture at their December 18, 2017 special call public meeting.

**Staff Recommendation:** APPROVAL with conditions.

**BACKGROUND:**

Agent/Applicant:	Coventina Builders, LLC
Owner(s):	M&S Santos, LLC
Address/Location:	918 Park Avenue, Lake Park, FL 33403
Net Acreage:	0.2164 acres
Legal Description:	KELSEY CITY LTS 8 TO 10 INC BLK 2
Existing Zoning:	PADD – Park Avenue Downtown District
Future Land Use:	Downtown

*THIS STAFF REPORT APPLIES TO THE PLANNING & ZONING BOARD MEETING ITEMS  
AND THE HISTORIC PRESERVATION BOARD MEETING ITEM*

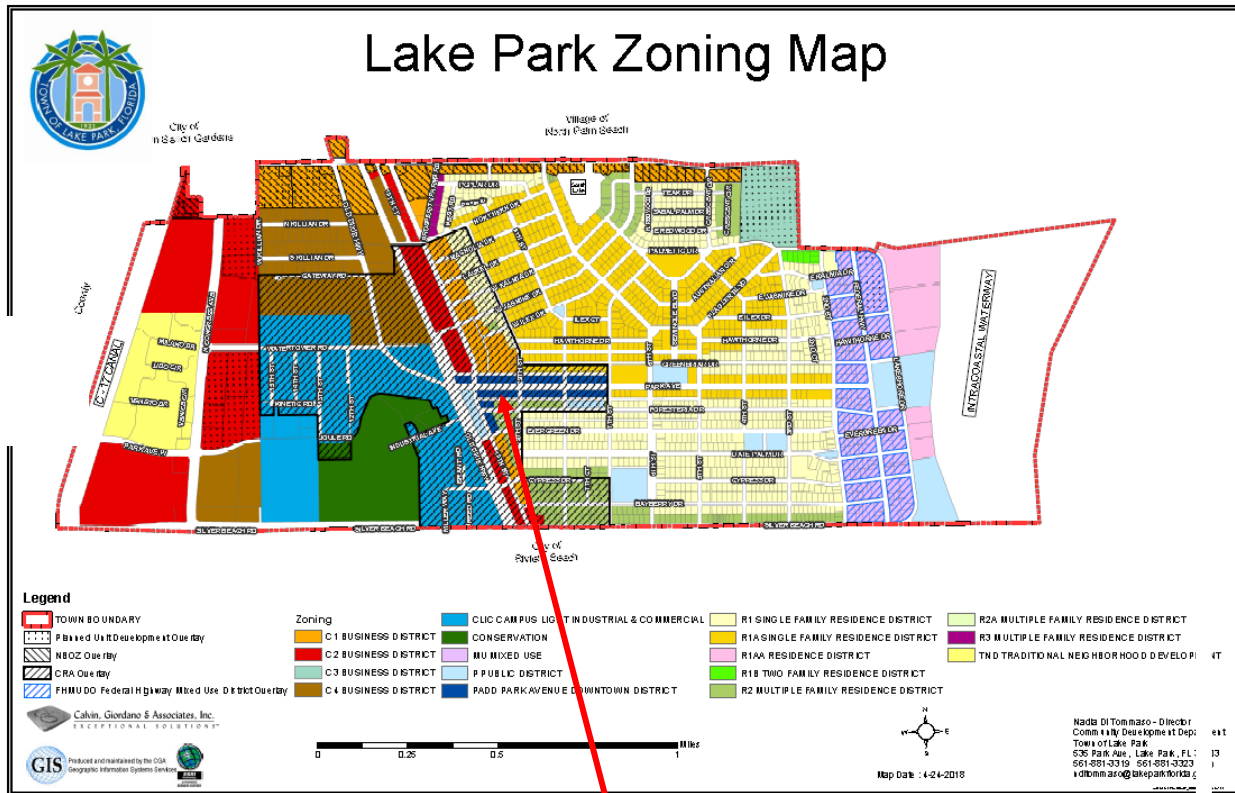
**FIGURE 1: AERIAL VIEW OF SITE**



The Site

***THIS STAFF REPORT APPLIES TO THE PLANNING & ZONING BOARD MEETING ITEMS AND THE HISTORIC PRESERVATION BOARD MEETING ITEM***

**FIGURE 2: LAKE PARK ZONING MAP**



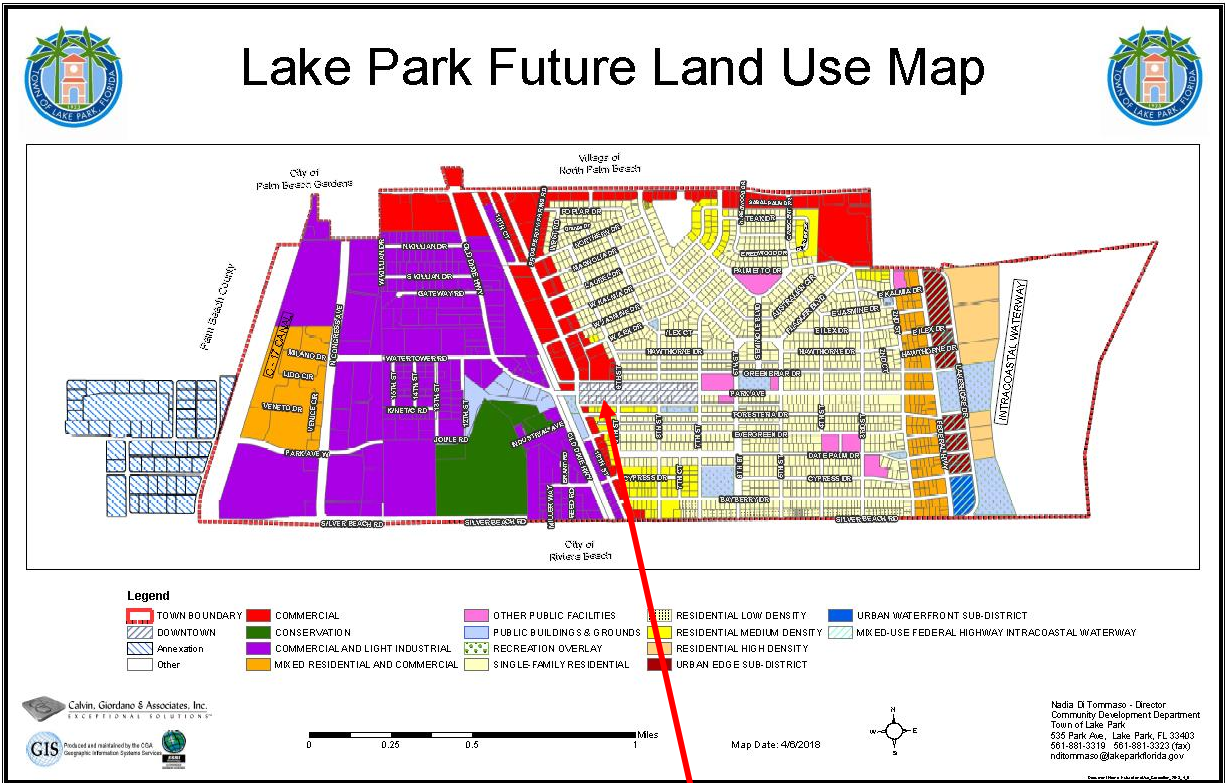
The Site

**Adjacent Zoning**

- North: Park Avenue Downtown District (PADD)
- South: Residential-2 (R-2)
- East: Park Avenue Downtown District (PADD)
- West: Park Avenue Downtown District (PADD)

***THIS STAFF REPORT APPLIES TO THE PLANNING & ZONING BOARD MEETING ITEMS AND THE HISTORIC PRESERVATION BOARD MEETING ITEM***

**FIGURE 3: LAKE PARK FUTURE LAND USE MAP**



The Site

**Adjacent Existing Land Use**

- North: Downtown
- South: Residential Medium Density
- East: Downtown
- West: Downtown

**PART I: APPLICATION FOR A SITE PLAN**  
**(with associated waiver request)**

The Site Plan has been reviewed by:

- The Town’s consulting Engineers, Design Architect and Landscape Architect
- Community Development Department
- Public Works Department
- Palm Beach County Sheriff’s Office for Crime Prevention through Environmental Design (CPTED)
- Seacoast Utilities
- Palm Beach County Fire

**BACKGROUND**

The subject property is a locally designated historic landmark in the downtown retail district of the Town of Lake Park. It was originally built in the Mediterranean Revival Style c.1925 as a mixed use commercial building. The first floor contains retail space and the second floor contained two apartments (now removed). The two-story, mostly flat roofed building has stucco finish, recessed storefront (arcade), ground level front residential entrance. The rear (South) appears to be sleeping and eating porches with stairway. Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and with exception to the façade storefront, all window openings appear to originally be the typical vertically double hung, paired windows on most occasions over the buildings history. Several minor changes have occurred to the exterior. Items such as window replacement, stucco repair and recoat, storefront alteration, enclosure/ infill of rear sleeping and eating porches, inappropriate and insensitive rear (South) alterations, infills and additions. Overall, the existing building retains a moderate degree of historic integrity of location, setting, materials, design, proportion, massing, feeling, and association. Per the landmark’s Florida Master Site File, it is the last remaining Commercial building from the Boom Times era.

**REQUEST**

The Applicant has submitted plans for the site improvements to the existing 5,080 square foot structure and exterior alteration of a +/- 970 square foot addition to the rear of the property. The Applicant has requested demolition of the rear sleeping and eating porch area and associated infill and additions. Additionally, the Applicant is doing a change of use on the second floor with a minor accessory requirement on first floor. The change of use is a business/commercial use in lieu of the original two-family residential use. Applicant is proposing an additional side entrance for retail tenants (with wall recesses), additional faux synthetic trim, window opening reconfiguration, etc. The exterior improvements have already been reviewed and approved by the Town’s Historic Preservation Board through a Special Certificate of Appropriateness at their December 18, 2017 special call meeting.

As part of the site improvements and given the history associated with the site in that the building and property has been improved for many decades, the Applicant is also requesting certain waivers from the Town Code’s PADD provisions. As it relates to the Town Code requirements in the PADD that correspond to waiver requests, the relevant Town Code Section that enables waivers is Section 78-70(1):

**78-70 (l) Waivers.** The provisions of this section shall apply to any application to waive signage, landscaping, height, property development regulations, district regulation, and certain other identified standards contained in this section. The intent of this section is to allow the town commission to be the sole decision maker regarding uses and structures within the Park Avenue Downtown District with the exception of the authority delegated herein to the town's community development director pursuant to subsection 78-70(p)(10) to grant, deny, or grant with conditions of approval, administrative sign waivers provided that a majority or more of the waiver criteria set forth in that subsection are satisfied.

The Applicant was originally requesting two waivers to the PADD district regulations, however, only one waiver is being requested at this time and this waiver pertains to the Town Code Section 78-70(n)(5) "Alleyway Screening", further defined in the Site Project Details below. The second original waiver that is *no longer* being requested related to "Site Access", for which additional descriptions are also provided below.

*The Application was publicly advertised in the Palm Beach Post on May 4, 2018 and certified notices to all owners within 300 feet of the property were also mailed on May 4, 2018. It was continued by a vote of the Board at the public meeting of May 15 to a special call meeting of July 9, 2018. The text amendment item does not affect permitted or conditional uses therefore, only requires advertising prior to the 2<sup>nd</sup> reading of the Ordinance. The Certificate of Appropriateness was properly advertised on June 29, 2018.*

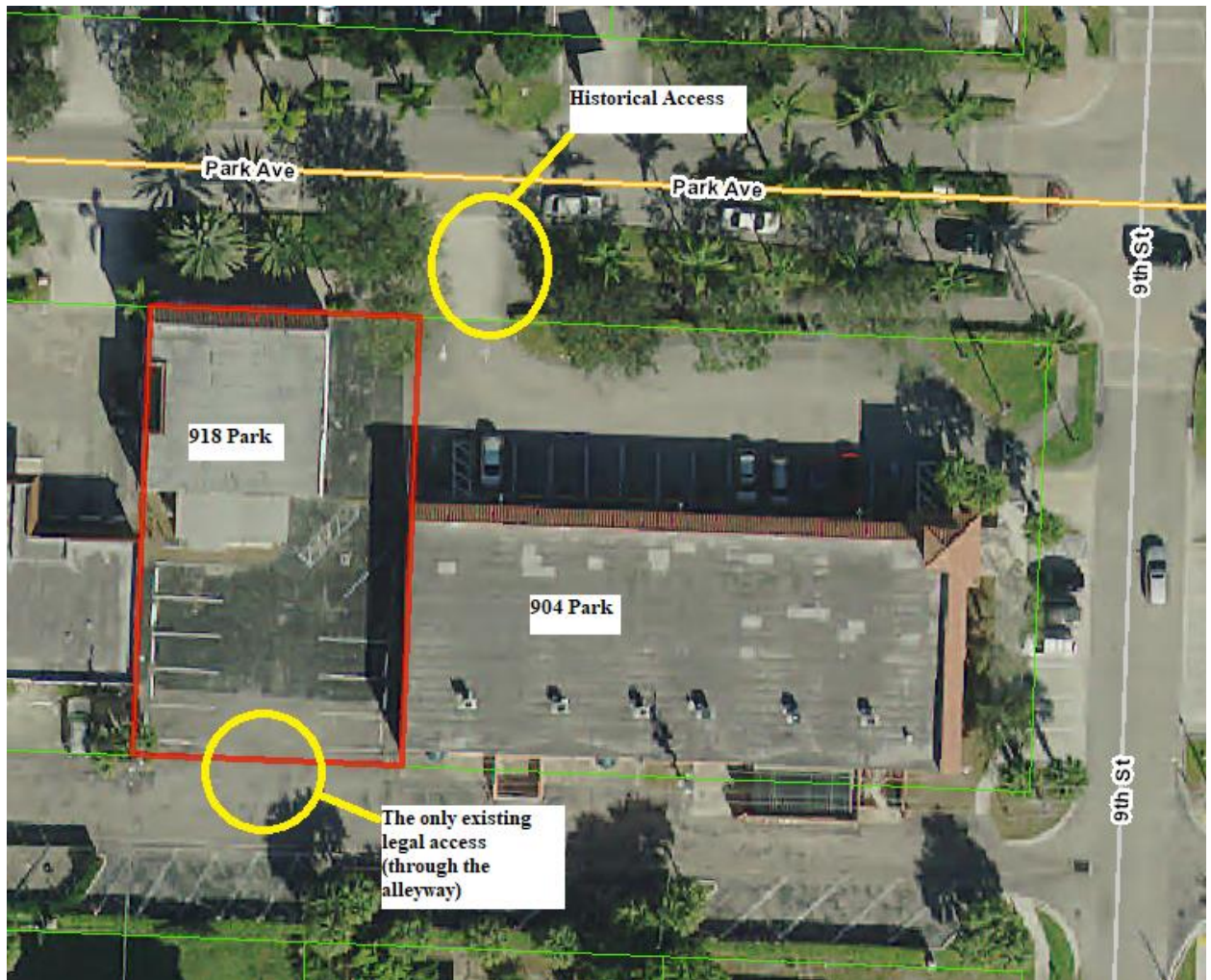
### **SITE PLAN PROJECT DETAILS:**

**Building Site:** The subject property is comprised of one 0.2164 acre parcel located at 918 Park Avenue, which is located along Park Avenue between 9<sup>th</sup> and 10<sup>th</sup> Streets.

*(intentionally left blank)*

**Site Access:**

The PADD regulations in Town Code Section 78-70(r)(5)l. prohibit additional curb cuts along Park Avenue. Historically, at least since 1998 based on available documentation in the Town records, the curb cut utilized by both 918 Park Avenue and the neighboring property to the east, 904 Park Avenue, has been positioned adjacent to the 904 Park Avenue property. Even so, an easement has never been granted (to our knowledge and verification of records) to 918 Park Avenue to legitimize the shared curb cut access which was an ongoing practice for many years. After much discussion and negotiation and several meetings with Town Staff and the Town Attorney who reviewed the prescriptive easement laws (which cannot apply here since the property was vacant for many years and cannot demonstrate ‘continuous access’ over the last decade), the Owners of 904 Park Avenue and 918 Park Avenue have not been able to agree on an easement agreement. In light of this and given: (1) the prohibition in the Code to add an additional curb cut along Park Avenue and the separations needed between driveway entrances; and (2) the historic nature of the structure that prohibits its demolition and reconstruction, the only solution that would enable the 918 Park Avenue owners to improve the site and redevelop per their proposal, would be to allow the Site’s main access to be from the rear alleyway:



The above would require an Ordinance change that specifically allows this scenario since development for the most part requires access to a ‘road’ and access through an ‘alleyway’ is not typical. Consequently, staff will be presenting an Ordinance to the Town Commission at



their July 18<sup>th</sup> meeting on first reading and August 1<sup>st</sup> meeting on second reading for adoption, to allow for the following provision (as reviewed by the Town Attorney), to be incorporated in:

**TEXT AMENDMENT AGENDA ITEM**

PADD (NEW) Town Code Section 78-70(n)(19).

Properties in the PADD which were developed before its enactment which did not have legal access directly to Park Avenue may, upon their re-development use an adjacent public alleyway (or alternative public right-of-way) as the primary ingress/egress to the property in order to satisfy this section.

**Traffic:**

The Palm Beach County's Department of Engineering and Public Works issued a letter dated September 26, 2017 indicating that the proposal meets Traffic Performance Standards of Palm Beach County.

*(intentionally left blank)*

**Setbacks and Screening:**

All proposed setbacks are compliant with code requirements of the PADD Zoning District. This is not a corner lot.

TABLE 78-70-3  
PROPERTY DEVELOPMENT REGULATIONS

Dimension	Required <b><u>AND PROPOSED</u></b>
Lot Size	5,000 square feet (minimum) <b>(9,375 sf)</b>
Lot Width	50 feet (minimum) <b>(75')</b>
Lot Depth	100 feet (minimum) <b>(125')</b>
Building Height (Maximum)	Lesser of four stories or 45 feet <b>(28.11' at max point)</b>
Building Height (Minimum)	Two stories <b>(2 stories)</b>
Building Height (Interior)	8 feet <b>(10'1")</b>
Building Coverage	100 percent <b>(33.15%)</b>
Front Setback	None (0) <b>(0')</b>
Side Setback (Interior)	None <b>(0' for west side; 24'8" for east side)</b>
Rear Setback	Zero (0) feet <b>(58')</b>

**SCREENING**  
**G - Town**  
**Code Section**  
**78-70(n)(5):**

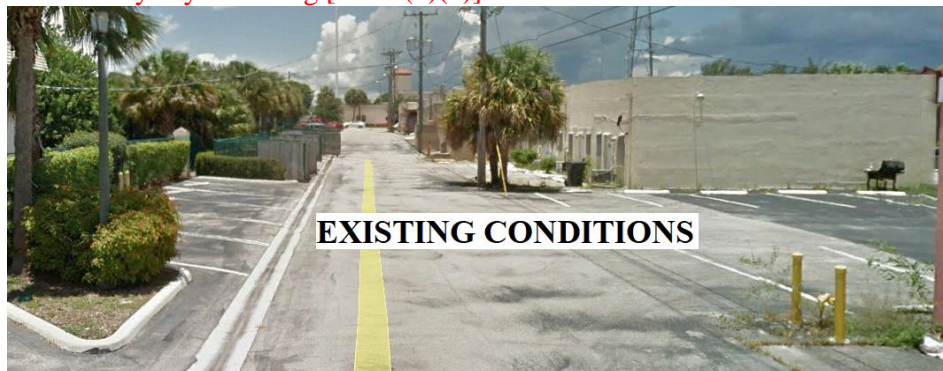
(5) *Alley screening walls.* All new construction or substantial renovation of existing buildings and structures shall construct or reconstruct a solid masonry or concrete wall eight feet in height. The wall shall be located along the opposite side of that portion of the alley that is coterminous with the rear property line of the parcel being improved. Chainlink and wooden fences are prohibited. Alley screening walls shall be constructed in a manner consistent with requirements adopted by the town. Construction and maintenance responsibilities for the required wall shall be determined by article IV of this chapter regarding walls and fences. – **waiver requested – see staff responses below and enclosed justification from Applicant.**

**WAIVER CRITERIA - 78-70(l)(7):**

**78-70(n)(5)**  
**(screening) /**  
**78-70-3**  
**(front and**  
**side corner**  
**setback)**

- a. The application is consistent with the comprehensive plan; **MET.**
- b. The application is consistent with the intent of this section; **MET.**
- c. The application furthers the town's goal to establish a neighborhood and community-serving urban center; **MET.**
- d. The application furthers the town's goal to create a pedestrian-friendly environment; **MET.**
- e. The application furthers the architectural and site design elements of this section; **MET.**
- f. The application demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved or proposed, and which are not applicable to other lands, structures, or buildings in the Park Avenue Downtown District; **MET.**
- g. The application demonstrates that the special conditions and circumstances do not result from the actions of the Applicant; **MET.**
- h. The application demonstrates that granting the waiver requested will not confer upon the Applicant any special privilege that is denied by this section to other lands, buildings, or structures in the Park Avenue Downtown District; **MET.**
- i. The application demonstrates that literal application of the provisions of this section would deprive the Applicant of rights commonly enjoyed by other properties within the Park Avenue Downtown District; **MET.**
- j. The application demonstrates that the waiver requested is the minimum waiver that will make possible the reasonable use of the land, building, or structure; **MET.**
- k. The application demonstrates the request for waiver is not based solely upon economic reasons; and **MET.**
- l. The application demonstrates the request for waiver will be in harmony with the general intent and purpose of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. **MET.**

For all the criteria above, the primary reason why this waiver is being requested is due to the building having been built many decades ago prior to the Code provision, with the alleyway improvements being installed over a decade ago. The building's footprint is in existence and the alleyway screening is contrary to the alleyway improvements as constructed. Pedestrian connections promoting the neighborhood and community-serving urban setting is envisioned. The Town is also entertaining a PADD Code overhaul in the latter part of 2018 that will serve to better structure the Code provisions with the existing vision, uses and structural configurations of the Park Avenue Downtown District. Consequently, the Applicant has met all the required criteria to justify the granting of the waiver request for the alleyway screening [78-70(n)(5)].



**Landscaping:** The updated Site Plan meets the Town's Landscaping Code per the Town's consulting landscape architect.

**Paving/Grading/Drainage:** The Town's consulting engineer has reviewed the Applicant's Paving, Grading and Drainage Plan and has determined that it meets the engineering requirements.

**Parking:** Pursuant to the recently revised parking requirements of Table 78-70-4, the parking requirements are being met. The Town recently revised its PADD parking Code to incorporate some flexibilities and rely upon the public parking spaces to accommodate the lack of onsite parking. Consequently, a Master Downtown Public Parking Plan was incorporated in Table 78-70-4 of the Town Code. In conjunction with these efforts, an inventory of existing properties and existing parking spaces along with what the actual Code requirements for parking are for the various parcels was performed. This Site (918 Park Avenue) with proposed Business and Professional Office, Retail and Commercial uses, requires 1 parking space per 500 square feet. With 6,045 square feet of building area (4,557 square feet without the common areas), a total of 12 parking spaces (using the 6,045 square foot gross area), inclusive of 1 ADA and 1 loading space, are required. Per the Downtown Public Parking Master Plan, the Applicant is proposing 6 spaces onsite, inclusive of the 1 ADA space along with the required loading space. The additional 6 spaces will be satisfied through the adjacent public alleyway spaces. The PADD currently has 148 public parking spaces available to the public frequenting the downtown area and the newly adopted PADD regulations indicate that: *Off-street parking may be satisfied by using public parking spaces identified in the Downtown Public Parking Master Plan.* With this being said however, the Town realizes that there is an immediate need for additional downtown parking and a recently approved site plan for another property (754 Park Avenue) is required to add a minimum of an additional 30 parking spaces to the community garden area prior to the issuance of their Certificate of Occupancy for their rooftop patio. This site, 918 Park Avenue, has sufficient adjacent alleyway parking to satisfy the gap in parking that cannot be accommodated onsite (per the Code requirement). The Town is also hopeful to be able to completely improve the community garden site (two blocks to the east) with the intended 130+ spaces that will serve the downtown area (contingent on available funds).

**Signage:** The application is proposing three centered tenant signs on the main façade and two on the east (side) facade. The PADD Code allows 1 wall-mounted sign per business, therefore not all wall signs may be permitted and will be contingent on the end users. These signs will be reviewed more in detail when they are proposed through the signage permitting process.

**Photometric (Lighting):** Meets the minimum requirements in the Town Code. See updates on pages 2 and 3 of this report and in the Applicant's resubmittal packet.

**Zoning:** The proposed uses of “Business and Professional Office”, “Retail and Commercial” have several associated categories that are permitted by right in the PADD zoning district. The Applicant has indicated they will adhere to the PADD Use Table 78-70-1 for their selected end users.

**Water/Sewer:** Seacoast Utilities reviewed and approved the plans for site plan approval and will review them in further detail in the permitting phase.

**Design:** The proposed Elevations for the structure meet the general intent of Town’s Architectural Guidelines for the Park Avenue Downtown District and most importantly the Secretary of the Interior Standards for Rehabilitation given the historic designation of the building (proposed facades already approved through the Historic Preservation Board on December 18, 2017). See updates on pages 2 and 3 of this report and in the Applicant’s resubmittal packet.

**Fire:** PBC Fire will be reviewing the plans in greater detail as part of the building permit review process and do not have any comments at this time.

**PBSO:** The Crime Prevention through Environmental Design (CPTED) review was performed by the Palm Beach Sheriff’s Office (PBSO) –no pending matters. High-definition surveillance cameras which capture clear facial features to the south parking area, with cameras installed at eye level are recommended and included as a condition of approval.

*(intentionally left blank)*

## **PART II: STAFF RECOMMENDATIONS**

Staff recommends **APPROVAL** of the Text Amendment creating Section 78-70(n)(19) in the Town Code.

Staff recommends **APPROVAL** of the Special Certificate of Appropriateness, **subject to the following conditions of approval:**

- (1) Signage on the north elevation shall remain centered with the three-opening grouping below it, as submitted; additionally, at all signage locations no conduit shall appear on the exterior of the building as it shall come from the building interior and through the exterior wall directly to the signage fixture.
- (2) Wall pack lighting shall be minimally intrusive and minimal in style and size, as submitted; additionally, no conduit shall appear on the exterior of the building as it shall come from the building interior and through the exterior wall directly to the lighting fixture.
- (3) Power, LV and Data shall be provided from the building's interior and exit through the exterior wall directly behind lighting and signage fixture. All related drivers, transformers, etc. shall be concealed within light fixture or signage or otherwise provided remotely from an interior location.

Staff recommends **APPROVAL** of the Site Plan Application with associated waiver [Section 78-70(n)(5)], **subject to the following conditions of approval:**

1. The Applicant shall develop the Site consistent with the following Plans (*will update plan sheet dates prior to the Town Commission meeting*):
  - a. Floor Plans (A101 and A102); Site Plan (A101.1); Roof Plan (A103); Elevations and Renderings (A104 through A107, A109 and A110); Sign Plan (A108); received and dated by the Department of Community Development on 02/12/18 and signed and sealed on 02/08/18.
  - b. Paving, Grading and Drainage Plans (EX-01, EX-02, EX-03, EX-04, EX-05 and EX-06) received and dated by the Department of Community Development on 02/12/18 and signed and sealed on 02/08/18.

- c. Survey (Project No. 17-085), received and dated by the Department of Community Development on 02/12/18 and signed and sealed on 07/23/17.
  - d. Photometric Plan (PHM-1), received and dated by the Department of Community Development on 02/12/18 and signed and sealed on 01/25/18.
  - e. Landscape and Irrigation Plans (L1.1 and L1.2), received and dated by the Department of Community Development on 02/12/18 and signed and sealed on 01/08/18.
2. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director. Any proposed disruption to the normal flow of traffic within the right of way of Park Avenue, 9<sup>th</sup> Street, 10<sup>th</sup> Street, or the alleyways, or any other surrounding street and parking areas as part of the construction of the Site, shall also be subject to the review and approval of the Community Development Director and Public Works Director.
3. All landscaping as shown on the Site Plan and the Landscaping Plan shall be continuously maintained from the date of the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
4. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
5. Prior to issuance of the Certificate of Occupancy, the Owner shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
6. Prior to the issuance of any building permit, copies of all other required permits from other agencies including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, Northern Palm Beach County Improvement District, the Florida Department of Transportation, South Florida Water Management Division, the NOI for the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (GCP) and the State of Florida Department of Environmental Protection will be required.
7. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to the Code required review and approval.
8. The Town's Public Works Department sanitation requirements shall be met, particularly in the Downtown area where shared alleyway dumpster usage is available.

9. The Owner shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Once initiated, the development of the Site shall be completed within 18 months. Failure to do so shall render the Development Order void.
10. Cost Recovery. All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and preparing the Development Order shall be billed to the Owner. The Owner shall pay these fees and costs to the Town within 10 days of receipt of an invoice from the Town. The failure of the Owner to pay the Town for any of the professional fees or costs within the 10 days will result in the suspension of any further review of any building or other plans which may be associated with the approval of the site plan and conditional use, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.
11. The Owner shall install eye-level high-definition surveillance cameras which capture clear facial features to the south parking area.



# REG ARCHITECTS, INC.

ARCHITECTURE \* INTERIOR DESIGN \* PLANNING

**MEMORANDUM DATE:** September 1, 2017/ Revised Nov. 20, 2017 / Amended June 26<sup>th</sup>, 2018

**AGENDA DATE:**

**TO:** CDD Director, Ms. Nadia DiTommaso and the Historic Preservation Board

**RE:** **918 Park Avenue, Lake Park FL 33408**  
**Historic Preservation Consultant**

**FROM:** REG Architects, Inc. (Consultant)  
Darrin Engel, Assoc. A.I.A., Sr. Project Manager  
Rick Gonzalez, A.I.A., President

**TITLE: Project Number 5084:** Consideration of a Certificate of Appropriateness (COA) for exterior alterations and construction of a new +/- 970 square foot demolition, site improvements, addition for the property located at **918 Park Avenue**; PCN# 36-43-42-20-01-002-0080. The subject property is an individually designated local historic landmark.

**OWNERS:** M & S Santos, LLC  
918 Lake Avenue  
Lake Park, Florida 33408

## **BACKGROUND:**

The subject property is a locally designated historic landmark in the downtown retail district of the Town of Lake Park. It was originally built in the Mediterranean Revival Style c.1925 as a mixed use commercial building. The first floor contains retail space and the second floor contained two apartments (now removed). The two-story, mostly flat roofed building has stucco finish, recessed storefront (Arcade), ground level front residential entrance. The rear (South) appears to be sleeping and eating porches with stairway. Front (North) façade has a sloped clay barrel tile roof with ornamental parapet wall ends, and with exception to the façade storefront, all window openings appear to originally be the typical vertically double hung, paired windows on most occasions over the buildings history. Several minor changes have occurred to the exterior. Items such as window replacement, stucco repair and recoat, storefront alteration, enclosure/ infill of rear sleeping and eating porches, inappropriate and insensitive rear (South) alterations, infills and additions. Overall, the existing building retains a moderate degree of historic integrity of location, setting, materials, design, proportion, massing, feeling, and association. Per the landmark's Florida Maser Site File it is the last remaining Commercial building from the Boom Times era.

## **REQUEST:**

The Applicant has submitted plans for the site improvements, exterior alteration of a +/- 970 square foot addition to the rear of the property. The applicant has requested demolition of the rear sleeping and eating porch area and associated infill and additions. Additionally, applicant is doing a change of use on the second floor with minor accessory requirement on first floor. The change of use is "B" Business in lieu of original 2 family residential use. Applicant is proposing an additional side entrance for retail tenants (with wall recess) **with canopy and frame**, additional faux synthetic trim, window opening reconfiguration, adding canopies, **patio/plaza with seating**, etc.

300 Clematis Street, 3<sup>rd</sup> Floor, West Palm Beach, FL 33401

Phone: (561) 659-2383 • Fax: (561) 659-5546

[www.regarchitects.com](http://www.regarchitects.com) AA 002447



### **REVIEW AMENDMENT:**

The previously approved project has received a few modifications and require review. The revisions are as follows:

1. Sheet A101.1 Site Plan – Site plan shows a patio added to the east side of the building and located at the north eastern portion of the site.
2. Sheet A108 Sign Plan Proposed – This sheet shows location of proposed signage and wall pack lighting.
3. Sheet A111 Entry Canopy Option 3d Views – This sheet shows the patio/plaza, proposed east entry canopy, exterior furnishings (not reviewed) and appurtenances (not reviewed).

### **Historic Preservation**

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Chapter 66 of the Town’s Code of Ordinances. As required by Chapter 66 the project was also reviewed using the Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 Edition.

The National Park Service and Secretary of the Interior’s Standards have specific criteria regarding the rehabilitation of historic structures, as well as new construction that affects a historic property. The Standards that apply are listed below with project specific Consultant responses:

#### **Standards for Rehabilitation:**

1. A property will be used as it was historically or be given a new user that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Response: Applicant proposes change of use on second floor and typically a change of use such as this requires minimal change; however, applicant has proposed minor alterations and an addition that is placed to the rear of the building.

2. The historic character of property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Response: The applicant has proposed alterations and an addition that will minimally impact the historic character of property. The proposed (East) entrance provides an additional access. The tenant doors have been added but do not distract much from the original street entrances on the north elevation. **The proposed canvas canopy and frame does not interfere with the historical integrity.** The proposed addition to the rear (South) has been added after removing substantially deteriorated original and non-original addition/improvements. With exception to the large roof overhang, the addition does not compete with the original historic building.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Response: Proposed alterations and addition will not create a false sense of historic development. It will still be possible to distinguish the buildings original style and period of construction. The rear addition does not attempt to replicate any historic style or period, but is in in harmony with the existing.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Response: Changes to the building that have occurred since original construction have not acquired historic significance and mostly appeared to have occurred within the last 50 years. Applicant is removing many of the non-historic changes.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.  
Response: The applicant's proposed work preserves and repairs stucco finishes, cast stone trim, clay barrel tile roof, exposed wood out lookers (rafters), wood fascia, etc. Missing windows will be replaced with windows that replicate the historic appearance of the originals.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.  
Response: Replacement of missing items has not been substantiated by documentary and physical evidence. Need photographs and drawings for missing windows.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.  
Response: Not yet applicable.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.  
Response: Not applicable.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.  
Response: The Applicant's proposed addition is differentiated by wall setbacks and a different roofing style. It is also proportionally smaller than the historic building. Tenant doors on east wall are simple without arcades or elaborate trim, proposed materials are compatible on the addition. **Awning complies with this standard.**
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.  
Response: Proposed addition appears that it can be easily removed in the future and integrity of the historic property will be unimpaired. As discussed with the applicant, the addition shall be totally supported by itself. The existing building will remain independent. **Awning complies with this standard.**

It is the Consultant's analysis that the proposed demolition, site improvements, exterior alterations and new addition is ~~not~~ compatible with the regulations set forth in Chapter 66 Historic Preservation Ordinance and the Standards and Guidelines. See "Summary Outline" for more detailed items.

## **SUMMARY OUTLINE:**

Project as proposed does not comply with Standards and Guidelines as follow: (Blue text is first review; green text is second review.)

- Addition is not proportional – *Action: Reduce massing, should be smaller in scale appearance but not necessarily smaller in floor area. Result- Applicant has reduced appearance of massing and detail.*
- Addition has detail that overshadows the historic building – *Action: Simplify and reduce, keep detail to level below historic building, be subordinate/secondary. Result: Applicant has mostly complied with exception to addition's roof overhang, Consultant recommends reducing overhang depths.*
- Addition openings are not compatible – *Action: Redo openings to use vertical proportions and ratios similar to historic building, opening shall serve only one level. Result- Applicant has revised to comply with original openings.*
- Alterations add more detail/ trim to historic building – items it never had – *Action: Remove all detailing and trim from proposed design that was not part of the original historic building. Result- Applicant has removed.*
- Alterations add inappropriate awnings and canopies – *Action: Remove any proposed awning or canopy from the existing historic building that does not exist currently and did not exist historically. Result- Applicant has complied.*
- Alterations modify existing opening size, quantity, and location. – *Action: Retain original window and door opening sizes as well as locations, do not infill/remove existing openings and do not propose any new openings in the historic building exterior. Result- Applicant has completed with exception to (2) tenant entry doors east wall. These doors no longer compete with street frontage and are acceptable.*
- Alterations add second entrance to East side entrance that competes in scale to main street and traffic flow – *Action: Remove the secondary entrance, there was not one there historically. If there is a requirement to have one it should very simple and be a single door with a historically compatible awning – it needs to not be competitive with the historic street and sidewalk entrance which is the most important historic feature of the building. An entrance on the east side of the should be avoided. Result- Applicant complies without removing doors, detail and recesses have been removed. Amendment – An awning has been added to these doors and appears to have minimal impact on the historic integrity of the building. This awning shall be cloth and its frame shall be removable with no damage to the existing building.*
- Site should have reduction in paving to return to more original site layout – *Action: Site is over-paved and pavement comes too close to building. The over-pavement attempts to connect to the setback retail strip buildings and should be updated. In addition, the back-up area of the rear parking should be reduced and there should not be a vehicle drive lane from the rear parking to the neighboring front parking south of historic building, maintain pedestrian connection and add native landscaping. Result- Applicant has proposed no significant changes to site plan.*

- Alterations propose window replacements that are not representative of original windows – *Action: Further historical documentation needs to be reviewed by applicant to understand the required style and function of the replacement windows. Result- Applicant has reviewed historic photography and existing openings, they have proposed a solution that appears appropriate to the historic character.*
- Addition's structure and attachment to historic building has not been developed – *Action: Applicant should understand that the historic building and the proposed addition are not structurally compatible. The addition should be design to be supported on its own and connected by a flexible control/expansion joint. Result- Applicant understands that addition will need to support itself and have a "soft connection."*
- Demolition has not provided substantial proof that it is justified – *Action: The rear (west) portion of the historic building is also part of the historic building and most of it is original or constructed during the property's period of significance. Nowhere in the submittal is sufficient documentation presented that proves that demolition should be allowed. Result- discussion with applicant has occurred and it is understood that it is in a severely deteriorated state. Applicant will need to provide photo documentation of deteriorated conditions for Board review and inclusion in the project file, furthermore, they shall provide a statement of condition from a Florida licensed Structural Engineer or Architect knowledgeable with assessing historic buildings.*
- A patio/plaza has been added to the east side of the building. *Amendment – This ground level patio/plaza appears to provide minimal impact to the site and no impact to the building*
- Signage and wall pack lighting are submitted – *Amendment – Signage locations shown is generally acceptable. No electric conduit shall be exposed running along the exterior wall of the building.*

**CONSEQUENT ACTION:**

The Board can approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

**RECOMMENDATION:**

Consultant recommends that the Board approve the amendment to the request for exterior alterations and addition with the following Conditions:

- 1) The proposed windows shall be wood, wood-clad, or aluminum single-hung, double-hung, or casement windows. The divided light patterns shall be created by using exterior raised applied triangular muntins. No flat or internal muntins shall be permitted. No reflective or mirrored glass shall be used.
- 2) If awnings are proposed at a later date (**one is part of this amendment and is required to comply**), the awning material shall not be vinyl and the Applicant shall submit a fabric sample, subject to Staff review at permitting.
- 3) The windows shall be installed to fill the original openings, they shall not be larger or smaller.
- 4) All trim and sills around the windows and doors, shall be repaired if possible. If the trim or sills are too deteriorated to be repaired, the trim, and sills shall be exactly replicated in size, shape, location, and configuration, subject to Staff review during permitting and inspection during construction.
- 5) Any proposed decking, pavers, sidewalks, or driveways that will have an impact on the impermeable surface totals for the property shall comply with Town of Lake Park Municipal Code and shall be subject to Staff review at permitting.
- 6) No reflective or mirrored glass shall be used.
- 7) The contractor shall verify all window dimensions and ensure that replacement windows are sized appropriately to the original opening sizes.
- 8) Original parapet wall on east side shall remain stepped to follow roof slope as originally designed.
- 9) All work shall be subject to staff review during permitting and inspection during construction.
- 10) All work shall comply with the Land Development Regulations and all other required Codes.
- 11) All work to existing building shall comply with *The Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>
- 12) Signage on the north elevation shall remain centered with the three-opening grouping below it, as submitted; additionally, at all signage locations no conduit shall appear on the exterior of the building as it shall come from the building interior and through the exterior wall directly to the signage fixture.
- 13) Wall pack lighting shall be minimally intrusive and minimal in style and size, as submitted; additionally, no conduit shall appear on the exterior of the building as it shall come from the building interior and through the exterior wall directly to the lighting fixture.
- 14) Power, LV and Data shall be provided from the building's interior and exit through the exterior wall directly behind lighting and signage fixture. All related drivers, transformers, etc. shall be concealed within light fixture or signage or otherwise provided remotely from an interior location.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** Project Number 5084: Consideration of an amendment to the Certificate of Appropriateness (COA) for site improvements, demolition, exterior alterations and +/- 970 square foot rear addition for the property located at **918 Park Avenue**, based upon the competent substantial evidence, with the conditions as recommended by Consultant.

I MOVE TO **DENY** Project Number 5084: Consideration of an amendment to the Certificate of Appropriateness (COA) for site improvements, demolition, exterior alterations and +/- 970 square foot accessory structure for the property located at **918 Park Avenue** because the Applicant has **not** established by competent substantial evidence that the application is in compliance with the Town of Lake Park Code of Ordinances Chapter 66, the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

**ATTACHMENTS:**

- A. Revised Design drawings from Applicant.
- B. Response to June 15 amended Certificate Of Appropriateness

LOCATION MAP







June 22,2018

**RESPONSE TO JUNE 15 AMENDED CERTIFICATE OF  
APPROPRIATNESS  
FOR 918 PARK AVE, LAKE PARK  
INCLUDES RESPONSE TO REVISED PHOTOMETRIC**

- A) SIGNAGE: On north elevation is now centered to openings. No conduit or any other electrical device will be visible from the exterior.
- B) WALL PACK LIGHTING: Revised Photometric design and calculation was produced using one of the recommended wall packs.
- C) POWER, LV AND DATA: No conduit or any other electrical device will be visible from the exterior.
- D) AWNING: to be cloth with a removable frame so it can be removed with no damage to the building

Sincerely,

Simon Paschalides

### SCOPE OF WORK

INTERIOR ALTERATION, FACADES MODIFICATION AND RESTORATION OF EXISTING TWO STORY COMMERCIAL BUILDING CLASSIFIED AS HISTORIC PRESERVATION TO BE ADAPTED FOR 3 NEW RETAIL STORES ON FIRST FLOOR, 1 HAIR SALOON & SPA, AND 2 PROFESSIONAL OFFICES ON SECOND FLOOR

**LEVEL OF ALTERATION 3**

THE WORK IS LIMITED TO A NEW STEEL FRAMING FOR INTERIOR PARTITIONS, EXTERIOR WOOD FRAME REINFORCEMENT AND RESTORATION, NEW CEILINGS AND LIGHTING, NEW BATHROOMS PLUMBING WORK, ELECTRICAL AND MECHANICAL WORK, NEW IMPACT R. WINDOWS AND DOOR, STOREFRONTS, EXTERIOR STUCCO NEW AND REPAIR PATCH AND PAINT, RE-ROOFING, SIGNS LOCATIONS, ALL NEW FLOOR AND WALL FINISHES AND PAINT

FBC 2017

### LEGAL DESCRIPTION

PARCEL CONTROL NUMBER  
36-43-42-20-01-002-0080

### DRAWING INDEX

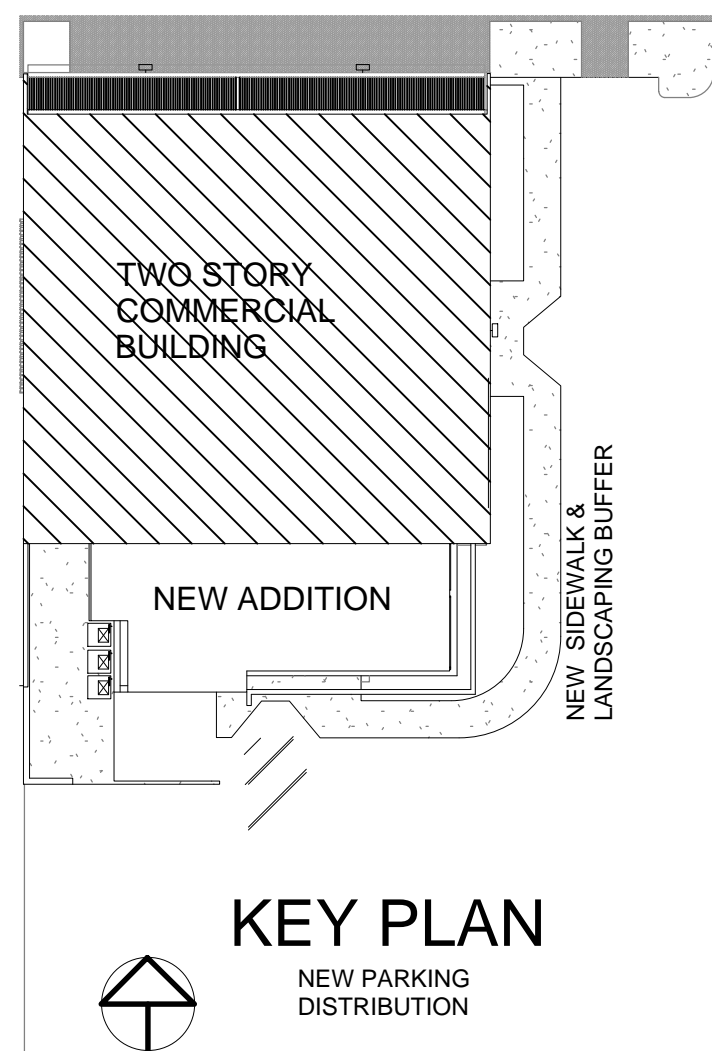
- C1 = COVER SHEET
- SP1 = EXIST. SITE PLAN / PROPOSED SITE PLAN
- A1 = EXIST. CONDITION / DEMO PLAN AND NOTES
- A2 = PROPOSED FLOOR PLANS AND SCHEDULES
- A3 = LIFE SAFETY PLAN
- A4 = REFLECTED CEILING PLAN
- A5 = GENERAL DETAILS/ SECTIONS
- A6 = PROPOSED NORTH ELEVATION
- A7 = PROPOSED EAST ELEVATION
- A8 = PROPOSED SOUTH ELEVATION
- A9 = PROPOSED WEST ELEVATION
- R1 = RENDERS
- E1 = ELECTRICAL PLAN
- E2 = LIGHTING PLAN
- E3 = ELECTRICAL SCHEDULES/RISER AND ELECTRICAL NOTES
- M1 = MECHANICAL PLAN
- M2 = MECHANICAL DETAILS NOTES & SCHEDULES
- P1 = PLUMBING PLAN
- P2 = WATER DISTRIBUTION PLAN
- P3 = PLUMBING & WATER RISERS NOTES & DETAILS

### SEPARATE PERMITS

THIS PERMIT: SITE PLAN  
CERTIFICATE OF  
APPROPRIATENESS  
(COA)

1. BUILDING PERMIT
2. MECHANICAL PERMIT
3. ELECTRICAL PERMIT.
4. ROOFING PERMIT
5. PLUMBING PERMIT

**SHOP DRAWINGS TO BE  
SUBMITTED BY  
MANUFACTURERS**

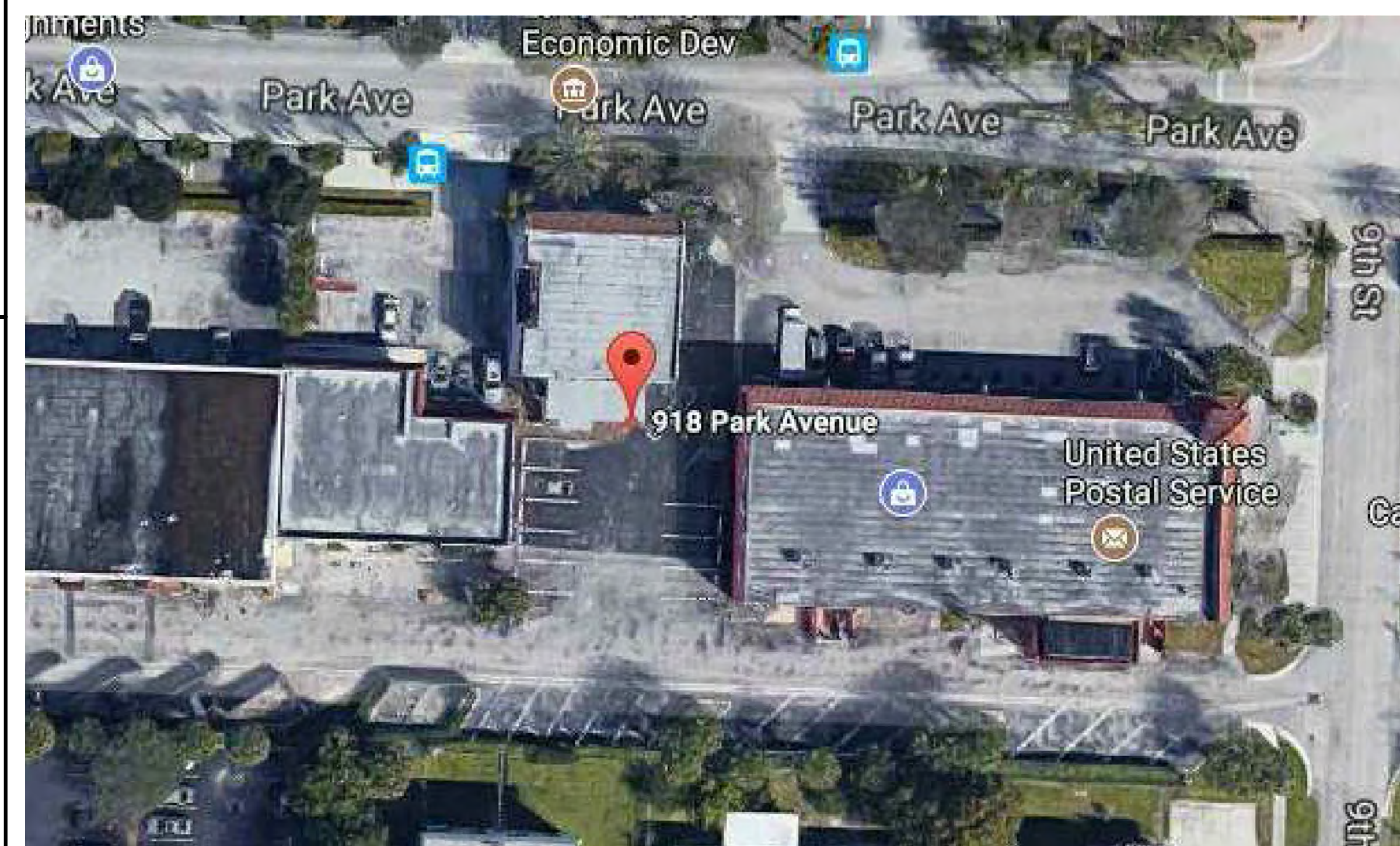


# 918 PARK AVENUE LAKE PARK FL. 33403

### PROJECT 3D VIEW



### LOCATION MAP



**TABLE 78-70-3 PADD**

DIMENSION	REQUIRED	PROPOSED OR EXISTING SF
LOT SIZE	5,000 SQUARE FEET (minimum)	9,375'
LOT WIDTH	50 FEET (minimum)	75'-00"
LOT DEPTH	100 FEET (minimum)	125'-00"
BUILDING HEIGHT (Maximum)	LESSER OF 4 STORIES OR 45 FT	28'-11"
BUILDING HEIGHT (Minimum)	TWO STORIES	2 STORIES
BUILDING HEIGHT (Interior)	8 Feet	10'-1"
BUILDING COVERAGE	100 PERCENT	33.15 %
FRONT SETBACK	NONE	0'-0"
SIDE SETBACK (Interior West)	NONE	0'-0"
SIDE SETBACK (Interior East)	NONE	24'-8"
REAR SETBACKS	ZERO (0) FEET	58'-0"

**TABLE 78-70-4 PADD**

USE CATEGORY	OFF-STREET PARKING FOR COSTUMERS		LOADING SPACES REQUIRED	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
BUSINESS & PROFESSIONAL OFFICES 1 PER 500 SF	1,073.68 SF/500=2.14 UN		1X 10,000 SF=0	
PERSONAL SERVICES 1 PER 500 SF	1,256.92 SF/500=2.51 UN		1 X 10,000 SF=0	
RETAIL & COMMERCIAL BREWERY AND INDOOR OPEN AREAS 1 PER 500 SF	2,225.74 SF/500=4.45 UN		1 X 5,000 SF=0	
TOTAL PARKING SPACES	9.1 UN APPROX 10 UN	6 UN + 5 LEFT TO BE SATISFIED BY USING PUBLIC PARKING SPACES AVAILABLE ON ALLEY		1 ACCORDING PADD 78-70-4

NOTE: OTHER PUBLIC PARKING SPACES ARE AVAILABLE ON PARK AVE ACCORDING PUBLIC PARKING MASTER PLAN OF L.P CITY

### ZONING INFORMATION

ZONING: PARK AVENUE DOWNTOWN DISTRICT (PADD)  
LAND USE : DOWNTOWN  
PROPOSED MIXED USE, RETAIL ,PROFESSIONAL OFFICES & PERSONAL SERVICES

### PROPOSED USE AREAS

COMMON AREAS:  
FIRST FLOOR  
BATHROOMS, HALLS, STAIRS, LIFT ----- 614.14 SF  
PORCHES 1+2 ----- 268.74 SF  
SECOND FLOOR  
BATHROOM, HALLWAYS, LIFT ----- 605.79 SF  
TOTAL COMMON AREAS ----- 1,488.67 SF

AREAS PER USE  
RETAIL STORES AREA -----2,225.72 SF  
PROFESSIONAL OFFICES AREA-----1,073.68 SF  
HAIR SALOON AREA -----1,256.92 SF  
TOTAL BUILDING CONSTRUCTION AREA:----- 6,044.99 SF

NEW ADDITION (included)----- 1,053.78 SF

PROPOSED  
FIRST FLOOR BUILDING AREA - 3,108.62 SF (Included porch areas)  
EXTERIOR AREAS:  
SIDE WALK AREA: ----- 1,306.92 SF 00.00 SF  
PAVEMENT AREA: ----- 3,144.14 SF 6,406.9 SF  
LANDSCAPING AREA ----- 1,815.32 SF 00.00 SF

LOT AREA = 9,375 SF  
FLOOR AREA RATIO = 6.266.38 SF /9.375= .668

LOT COVERAGE = 3,108.62/9.375= 33.15 %

MAX BUILDING HEIGHT 28'-11" FT

### MAX. OCCUPANCY LOAD PER USE

MERCANTILE  
RETAIL STORE #1 598,87 SF  
RETAIL STORE #2 559,02 SF  
RETAIL STORE #3 1067,83 SF  
SUBTOTAL MERCANTILE = 2,225.72 SF/30 SF PER PERSON= -----74.19 PERSON  
BUSINESS  
PROFESSIONAL OFFICES (2nd floor) 1,073.68 SF/100 SF PER PERSON = 10.73 PERSONS  
HAIR SALOON (2nd floor) 1,256.92 sf /100 SF PER PERSON = -----12.57 PERSONS  
TOTAL BUILDING OCCUPANCY LOAD = -----81.22= (82) PERSONS

FIRE NOTES:  
CONSTRUCTION TYPE: V-A GROUP(M,B) AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED BY FBC 903.2.7  
NO ALARM SYSTEM REQUIRED ON GROUP B,M BY FBC. 907.2.7 &FBC 907.2.2

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM) WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THIS PLAN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS REFERRED TO IN THESE DRAWINGS. WRITTEN DIMENSIONS IN THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER WILL BE ADVISED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNCORRECTED USE OF THESE PLANS.

CLIENT NAME AND ADDRESS:  
**SIMON PASCHALIDES**  
918 PARK AVENUE, LAKE PARK, FLORIDA, 33403  
PROJECT:  
**LAKE PARK  
COMMERCIAL PROJECT**

**ORLANDO CASTRO**  
ARCHITECT.  
AR98530  
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SUNRISE BLVD  
PLANTATION FL. 33322  
PH: (954) 474-0220  
EMAIL: america.gcs@hotmail.com

JOB NUMBER: 2017-0007  
DATE: 07-27-2017  
DRAWN BY: Orlando C.  
CHECKED BY: O.C.S.

REVISIONS  
1-- 9/19/17  
2-- 1/8/18

COVER PAGE

SHEET

C-1

OF

ARCHITECT

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 & MR. SANDRO DOS SANTOS  
 60 CAPE RD. MANDON, MS 01756  
**PROJECT:**  
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 COMMERCIAL PROJECT  
 918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

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**JOB NUMBER:** 2017-0007  
**DATE:** 07-27-2017  
**DRAWN BY:** Orlando C.  
**CHECKED BY:** O.C.S.

**REVISIONS**

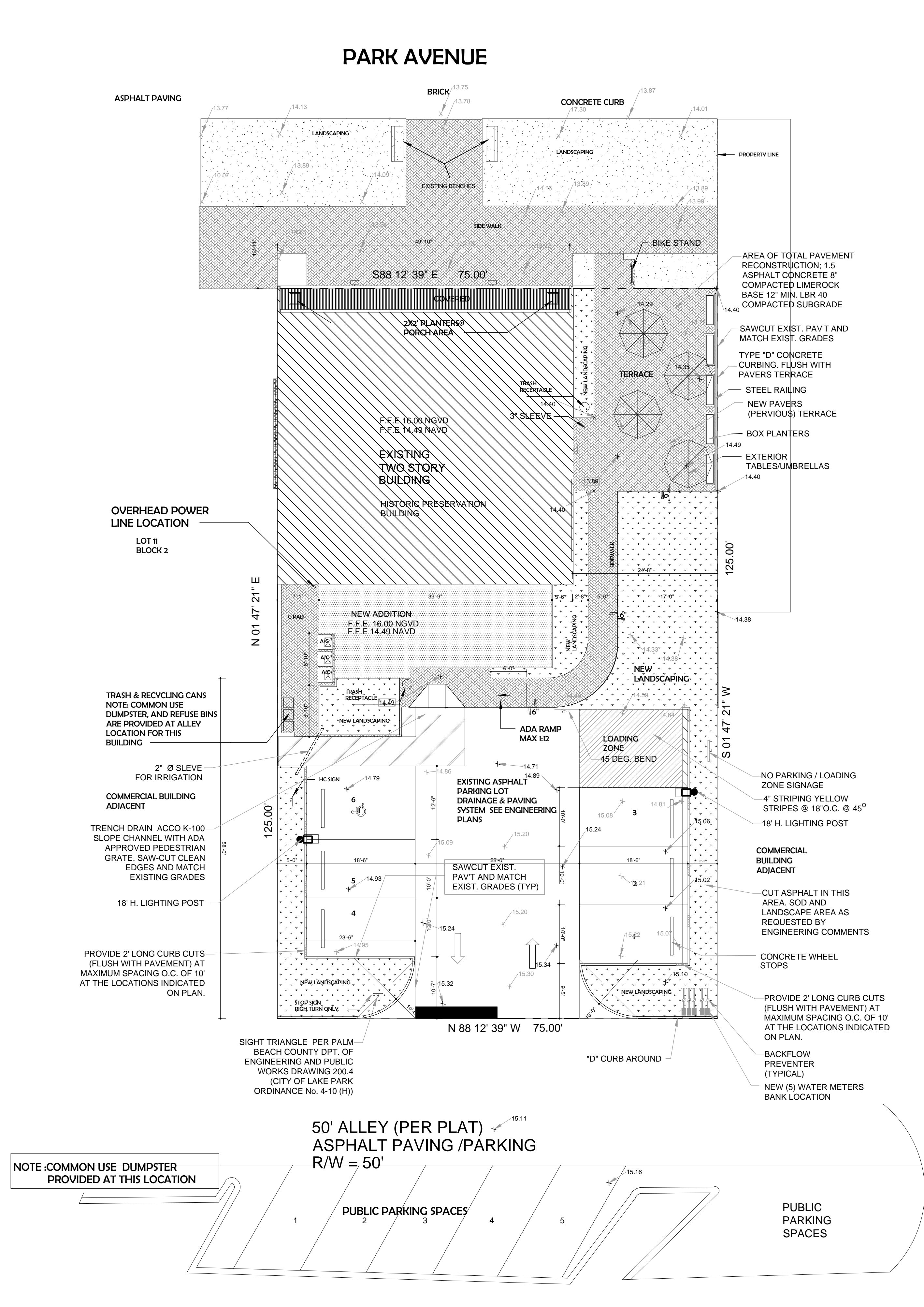
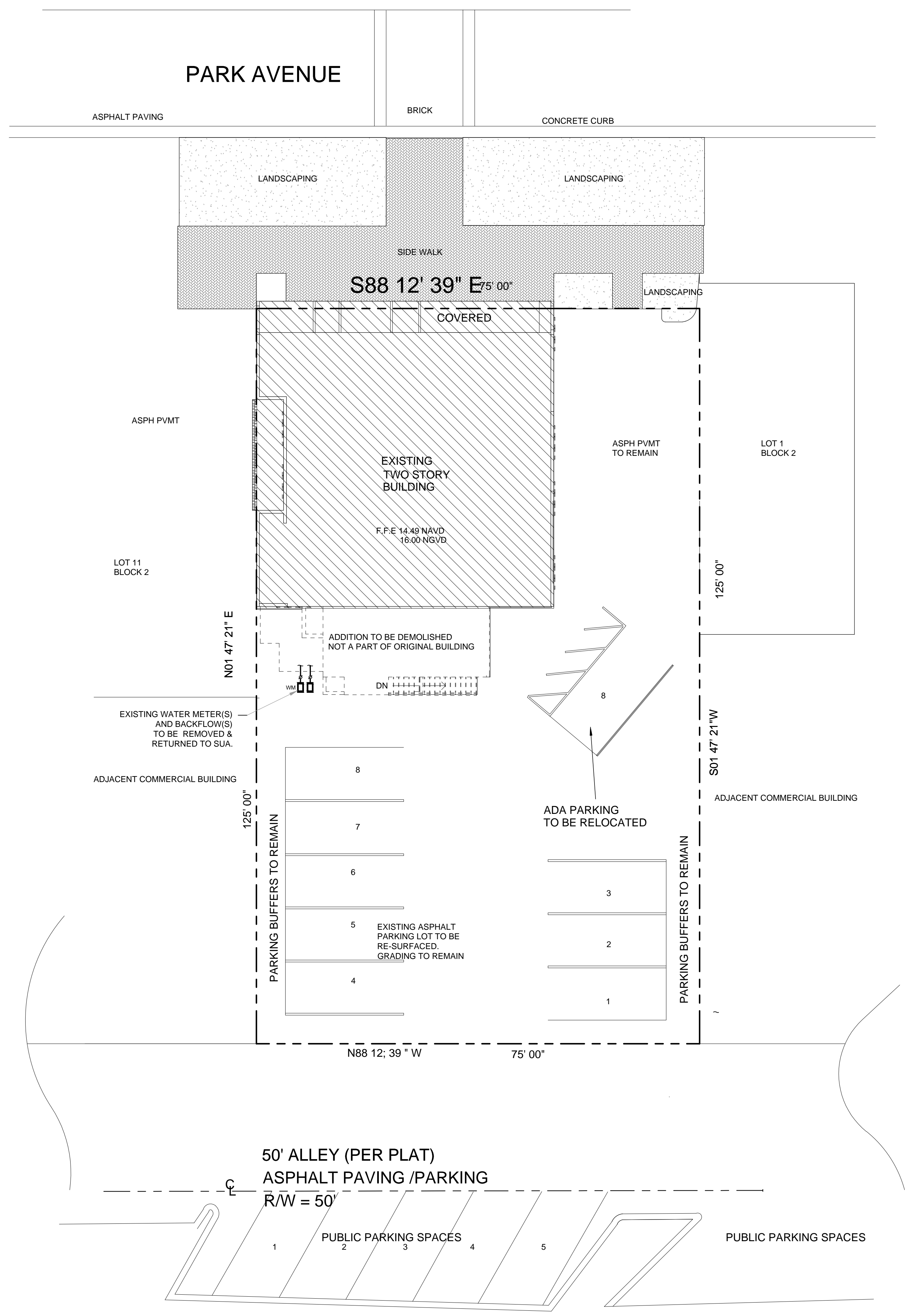
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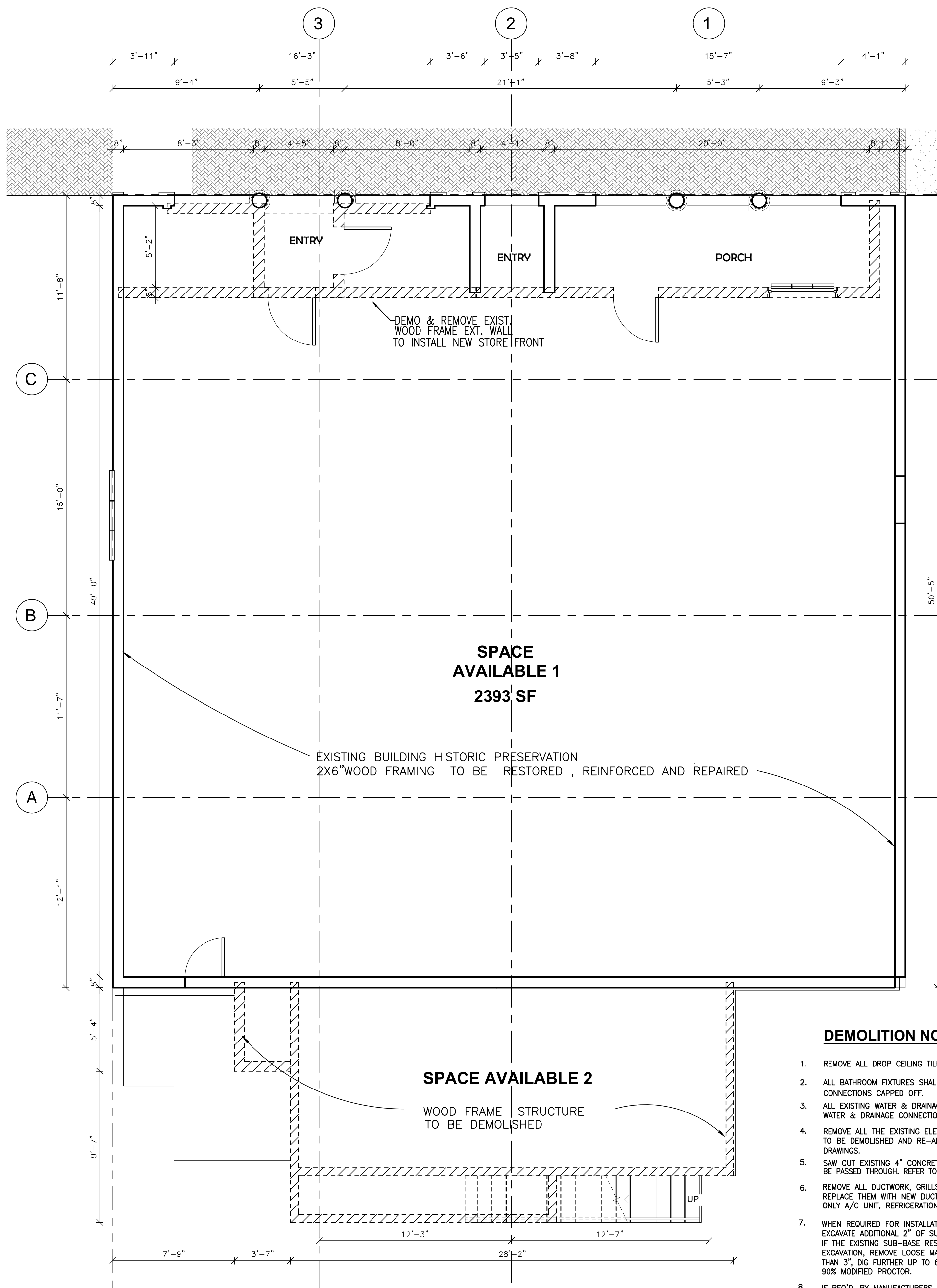
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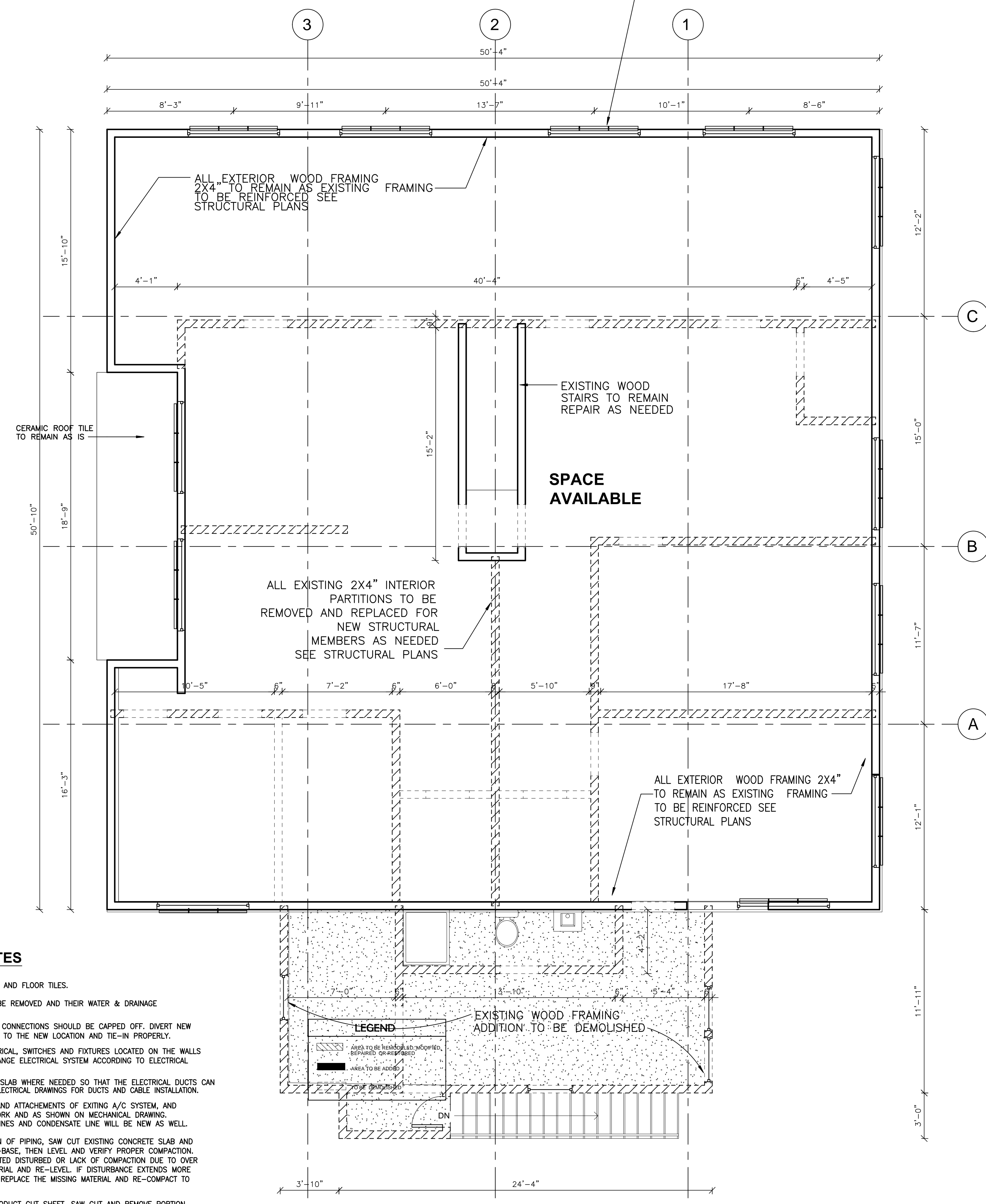


**EXISTING SITE PLAN**

**PROPOSED SITE PLAN**



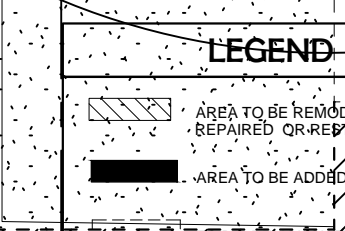
**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**DEMOLITION NOTES**

1. REMOVE ALL DROP CEILING TILES, AND FLOOR TILES.
2. ALL BATHROOM FIXTURES SHALL BE REMOVED AND THEIR WATER & DRAINAGE CONNECTIONS CAPPED OFF.
3. ALL EXISTING WATER & DRAINAGE CONNECTIONS SHOULD BE CAPPED OFF, DIVERT NEW WATER & DRAINAGE CONNECTIONS TO THE NEW LOCATION AND TIE-IN PROPERLY.
4. REMOVE ALL THE EXISTING ELECTRICAL SWITCHES AND FIXTURES LOCATED ON THE WALLS TO BE DEMOLISHED AND RE-ARRANGE ELECTRICAL SYSTEM ACCORDING TO ELECTRICAL DRAWINGS.
5. SAW CUT EXISTING 4" CONCRETE SLAB WHERE NEEDED SO THAT THE ELECTRICAL DUCTS CAN BE PASSED THROUGH. REFER TO ELECTRICAL DRAWINGS FOR DUCTS AND CABLE INSTALLATION.
6. REMOVE ALL DUCTWORK, GRILLS AND ATTACHMENTS OF EXISTING A/C SYSTEM, AND REPLACE THEM WITH NEW DUCTWORK AND AS SHOWN ON MECHANICAL DRAWING. ONLY A/C UNIT, REFRIGERATION LINES AND CONDENSATE LINE WILL BE NEW AS WELL.
7. WHEN REQUIRED FOR INSTALLATION OF PIPING, SAW CUT EXISTING CONCRETE SLAB AND EXCAVATE ADDITIONAL 2" OF SUB-BASE, THEN LEVEL AND VERIFY PROPER COMPACTION. IF THE EXISTING SUB-BASE RESULTED DISTURBED OR LACK OF COMPACTION DUE TO OVER EXCAVATION, REMOVE LOOSE MATERIAL AND RE-LEVEL. IF DISTURBANCE EXTENDS MORE THAN 3", DIG FURTHER UP TO 6", REPLACE THE MISSING MATERIAL AND RE-COMPACT TO 90% MODIFIED PROCTOR.
8. IF REQ'D BY MANUFACTURERS PRODUCT CUT SHEET, SAW CUT AND REMOVE PORTION OF FLOORING AND SLAB, TO CREATE NEW A.D.A. ACCESS LIFT AS SHOWN IN FLOOR PLAN. EXCAVATE ADDITIONAL 2" OF SUB-BASE, THEN LEVEL AND VERIFY PROPER COMPACTION. IF THE EXISTING SUB-BASE RESULTED DISTURBED OR LACK OF COMPACTION DUE TO OVER EXCAVATION, REMOVE LOOSE MATERIAL AND RE-LEVEL. IF DISTURBANCE EXTENDS MORE THAN 3", DIG FURTHER UP TO 6", REPLACE THE MISSING MATERIAL AND RE-COMPACT TO 90% MODIFIED PROCTOR.



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**REVISIONS**

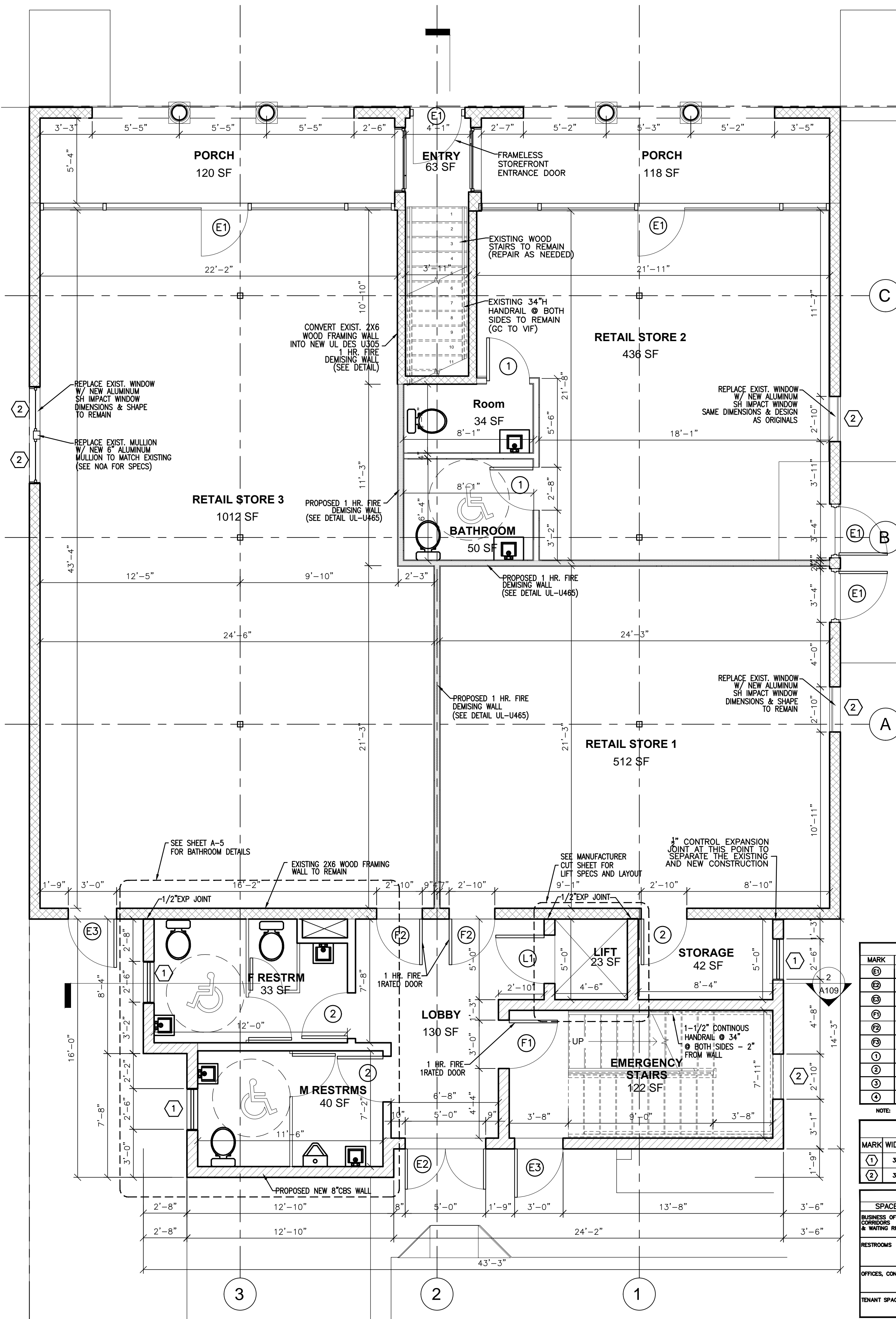
DEMOLITION PLANS  
NOTES, SCHEDULES &  
& DETAILS

**SHEET**

A-1

OF

ARCHITECT



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**LEGEND**

- NEW CMU WALL
- NEW 3 1/2" STEEL FRAME INTERIOR PARTITION
- 4" & 6" EXTERIOR WOOD FRAMING TO BE REINFORCED AND REPAIRED AS NEEDED
- 1 HR FIRE RATED DEMISING WALL

**DOOR SCHEDULE**

MARK	TYPE	HEIGHT	WIDTH	MATERIAL	FRAME	NOA	REMARKS
Ⓐ	E	6'-8"	3'-0"	ALUMINUM IMPACT GLASS	ALUMINUM	17-1017.13	MANUAL OPERABLE LEVER TYPE & SELF CLOSER
Ⓑ	E	6'-8"	3'-0"	ALUMINUM IMPACT GLASS	ALUMINUM	17-1017.13	MANUAL OPERABLE / PANIC REVERSE LEVER TYPE & SELF CLOSER
Ⓒ	E	6'-8"	3'-0"	METAL	METAL	15-0515.04	LOCK & KEY W/ PANIC & PANIC DEVICE
Ⓓ	A	6'-8"	3'-0"	STEEL DOOR	STEEL	N/A	PANIC BAR DEVICE & SELF CLOSER
Ⓔ	A	6'-8"	2'-10"	STEEL DOOR	STEEL	N/A	PANIC BAR DEVICE & SELF CLOSER
Ⓚ	A	6'-8"	2'-10"	TEMPERED GLASS	ALUMINUM	N/A	LEVER TYPE W/ SELF CLOSER & LOCK (1-HR FIRE RATED STORE FRONT)
Ⓛ	A	6'-8"	2'-8"	SOLID CORE	WOOD	N/A	LEVER TYPE W/ LOCK
Ⓜ	A	6'-8"	2'-10"	SOLID CORE	WOOD	N/A	LEVER TYPE W/ LOCK
Ⓝ	H	6'-8"	2'-8"	SOLID CORE	WOOD	N/A	LEVER TYPE W/ LOCK
Ⓞ	A	6'-8"	3'-0"	TEMPERED GLASS	FRAMELESS	N/A	MAGNETIC LOCK

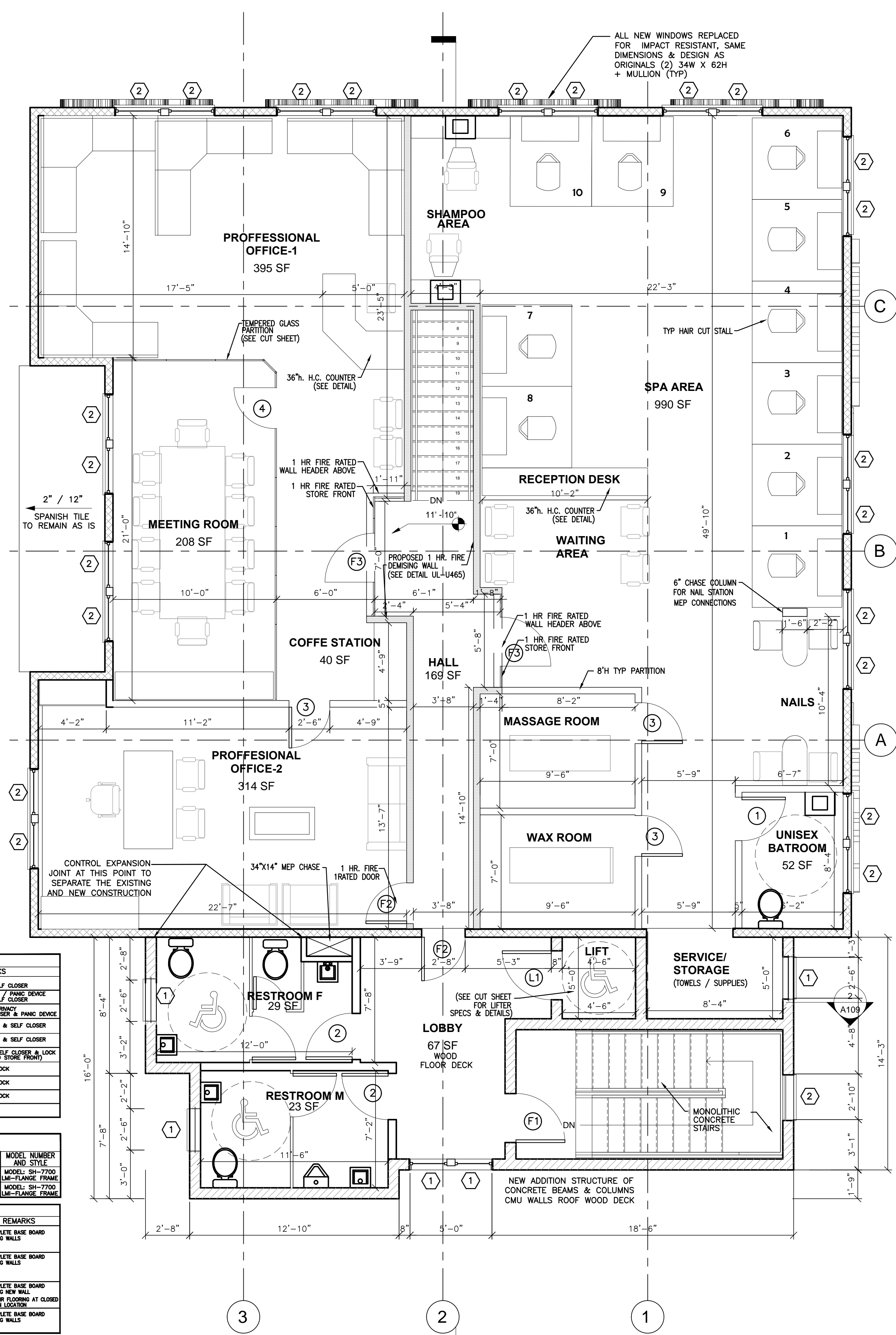
NOTE: ALL DOOR HARDWARE MUST BE DIRECT ACTING REQUIRING NO MORE THAN ONE OPERATION. ONLY ONE LOCKING OR LATCHING DEVICE IS ALLOWED.

**WINDOW SCHEDULE**

MARK	WIDTH	HEIGHT	TYPE	MATERIAL	MANUFACTURER	PRODUCT CONTROL ACCEPTANCE NUMBER	MODEL NUMBER AND STYLE
Ⓛ	30"	62"	SINGLE HUNG	ALUMINUM CLEAR GLASS	LAWSON	16-1003.01	MODEL: SH-7700 LM-FLANGE FRAME
Ⓜ	34"	62"	SINGLE HUNG	ALUMINUM CLEAR GLASS	LAWSON	16-1003.01	MODEL: SH-7700 LM-FLANGE FRAME

**FINISH SCHEDULE**

SPACE	FLOOR	INTERIOR WALLS	CEILING	REMARKS
BUSINESS OFFICE CORRIDOR & WAITING RM.	CERAMIC TILE	4" STEEL STUD FRAMING MINER ACoustIC INSULATION 1/2" GYP/DM BOARD VINYL PAINT	1/2" GYP/DM BOARD GYMNASIUM CEILING	COMPLETE BASE BOARD ALONG WALLS
RESTROOMS	CERAMIC TILE	4" STEEL STUD FRAMING MINER ACoustIC INSULATION 1/2" GYP/DM BOARD VINYL PAINT	ACOUSTIC DROP PANEL	COMPLETE BASE BOARD ALONG WALLS
OFFICES, CONFERENCE	CERAMIC TILE	4" STEEL STUD FRAMING MINER ACoustIC INSULATION 1/2" GYP/DM BOARD VINYL PAINT	ACOUSTIC DROP PANEL	COMPLETE BASE BOARD ALONG NEW WALL REPAIR FLOORING AT CLOSED FRAM LOCATION
TENANT SPACES	CERAMIC TILE	4" STEEL STUD FRAMING MINER ACoustIC INSULATION 1/2" GYP/DM BOARD VINYL PAINT	ACOUSTIC DROP PANEL	COMPLETE BASE BOARD ALONG WALLS



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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**REVISIONS**

PROPOSED FLOOR PLANS

NO.	DESCRIPTION

**SHEET**  
A-2  
**OF**  
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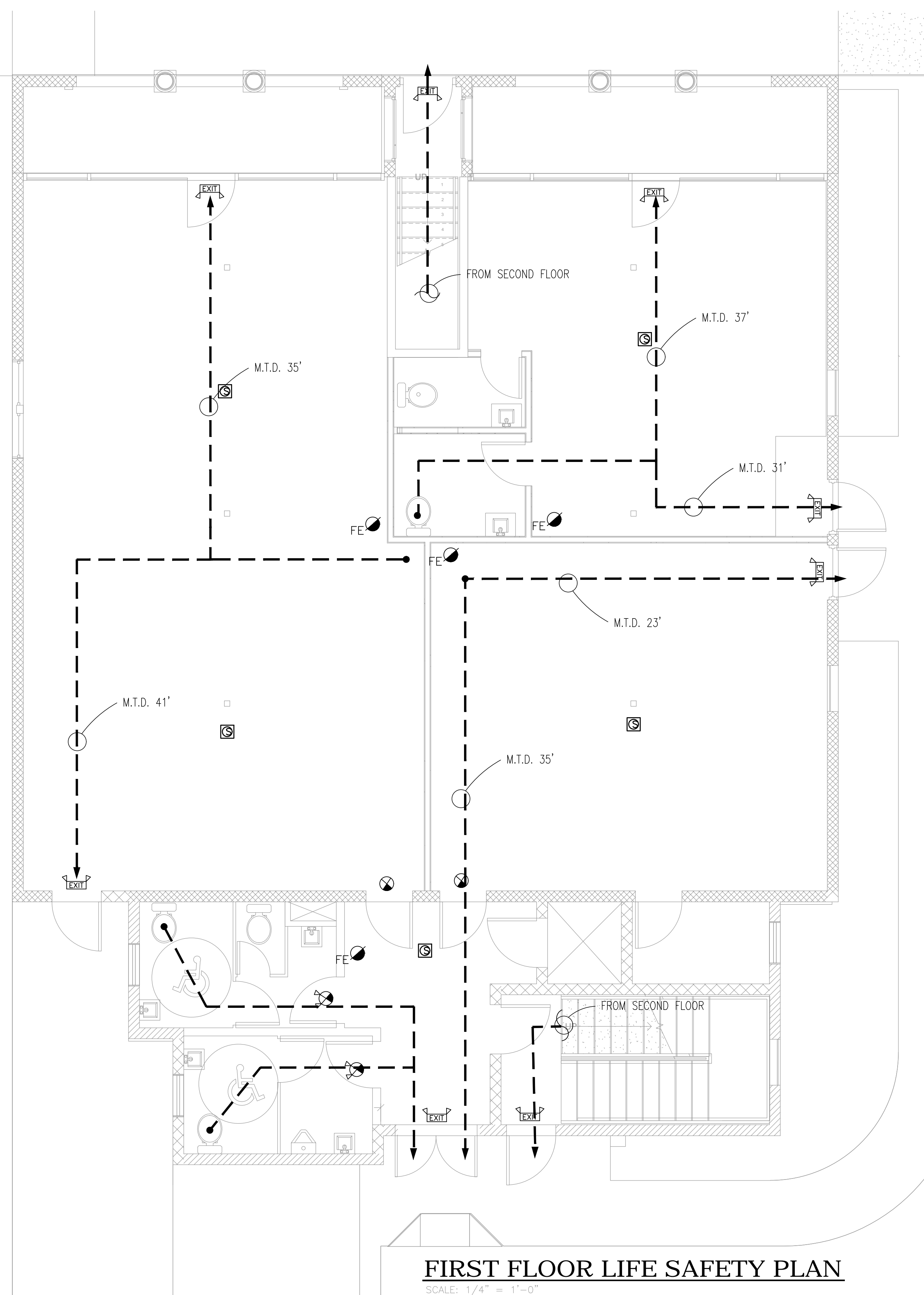
LIFE SAFETY PLAN  
 NOTES & DETAILS

**SHEET**

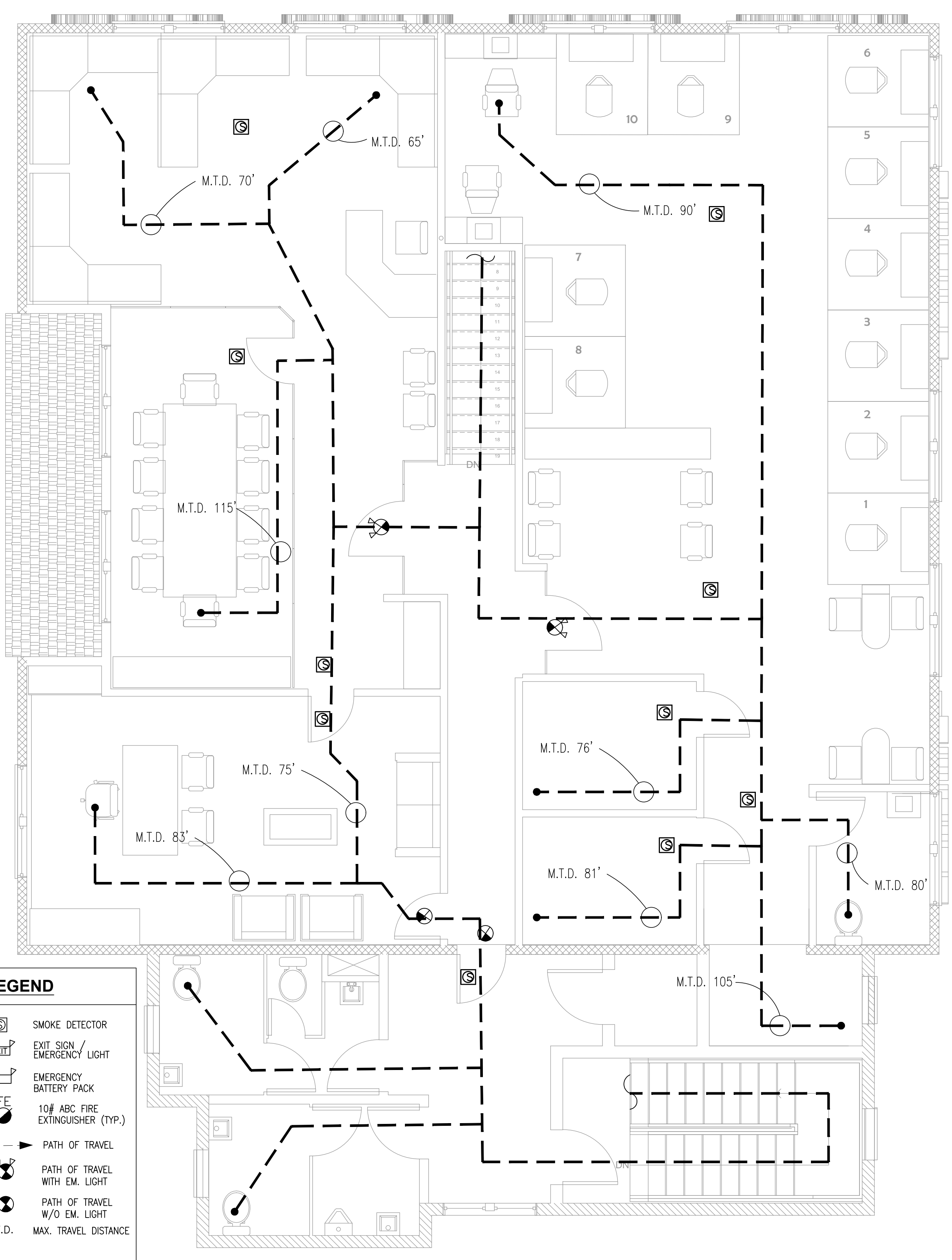
**A-3**

**OF**

ARCHITECT



**FIRST FLOOR LIFE SAFETY PLAN**  
 SCALE: 1/4" = 1'-0"



**SECOND FLOOR LIFE SAFETY PLAN**  
 SCALE: 1/4" = 1'-0"

**LEGEND**

- SMOKE DETECTOR
- EXIT SIGN EMERGENCY LIGHT
- EMERGENCY BATTERY PACK
- 10# ABC FIRE EXTINGUISHER (TYP.)
- PATH OF TRAVEL
- PATH OF TRAVEL WITH EM. LIGHT
- PATH OF TRAVEL W/O EM. LIGHT
- M.T.D. MAX. TRAVEL DISTANCE

**OCCUPANCY CLASSIFICATION**

OCCUPANCY CATEGORY	GROUP B / M
CONSTRUCTION TYPE	TYPE V-A UNPROTECTED
<b>AREA TABULATION:</b>	
BUSINESS / MERCANTILE	6044.99 SQ. FT.

**NOTES:**

A.) ALL WALKWAYS, RAMPS, LANDINGS AND ACCESS ROUTES MEET THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017- 6TH EDITION CHAPTER 11 OF THE ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

B.) SIGNED AND SEALED SHOP DRAWINGS FOR ALL STORE FRONT GLASS SHALL BE SUBMITTED FOR ENGINEER'S AND BUILDING OFFICIAL'S APPROVAL PRIOR TO INSTALLATION.

**OCCUPANCY SEPARATION REQUIREMENTS**

LARGE AND SMALL ASSEMBLY	2 HOUR
BUSINESS	1 HOUR
DAY-CARE OCCUPANCY	1 HOUR
EDUCATIONAL	2 HOUR
FACTORY-INDUSTRIAL (SPRINKLERED)	1 HOUR
HAZARDOUS	SEE 704.1.4
INSTITUTIONAL	2 HOUR
MERCANTILE	1 HOUR
RESIDENTIAL	1 HOUR
STORAGE, MODERATE HAZARD S1	3 HOUR
STORAGE, LOW HAZARD S2	2 HOUR
AUTOMOBILE PARKING GARAGES	1 HOUR
AUTOMOBILE REPAIR GARAGES	2 HOUR

**1ST FLOOR OCCUPANT LOAD CALCULATION:**

BASE ON FLORIDA BUILDING CODE / LIFE SAFETY CODE  
 (MERCANTILE AREA - 60 GROSS) = 2225.72 SF / 30 = 74.19 OCCUPANTS

TOTAL OCCUPANCY FIRST FLOOR = 74.19 OCCUPANTS

MINIMUM NUMBER OF EXITS	REQUIRED 2	PROVIDED 6
MINIMUM WIDTH OF EXIT CORRIDORS 0.2(74)	36" MIN	80"
MINIMUM WIDTH OF STAIRS 0.2(74)	44" MIN	63"
MAXIMUM COMMON PATH OF EGRESS T. DIST.	75' MAX.	14'
MAXIMUM TRAVEL DISTANCE TO EXIT	200'	41'

**2ND FLOOR OCCUPANT LOAD CALCULATION:**

BASE ON FLORIDA BUILDING CODE / LIFE SAFETY CODE  
 (BUSINESS AREA - 100 GROSS) = 2330.6 SF / 100 = 23.3 OCCUPANTS

TOTAL OCCUPANCY ON SECOND FLOOR = 23.3 OCCUPANTS

MINIMUM NUMBER OF EXITS	REQUIRED 2	PROVIDED 2
MINIMUM WIDTH OF EXIT CORRIDORS 0.2(23)	36" MIN	44"
MINIMUM WIDTH OF STAIRS 0.2(23)	36" MIN	38"
MAXIMUM COMMON PATH OF EGRESS T. DIST.	100' MAX.	74'
MAXIMUM TRAVEL DISTANCE TO EXIT	200'	115'

**TOTAL OCCUPANT LOAD CALCULATION:**

BASE ON FLORIDA BUILDING CODE / LIFE SAFETY CODE

FIRST FLOOR OCCUPANT LOAD	= 74.19 OCCUPANTS
SECOND FLOOR OCCUPANT LOAD	= 23.30 OCCUPANTS
TOTAL OCCUPANCY	= 97.49 OCCUPANTS = 98 OCCUPANTS

MINIMUM NUMBER OF EXITS	REQUIRED 2	PROVIDED 8
MINIMUM WIDTH OF EXIT CORRIDORS 0.2(98)	36" MIN	44"
MINIMUM WIDTH OF STAIRS 0.2(98)	44" MIN	63"
MAXIMUM COMMON PATH OF EGRESS T. DIST.	100' MAX.	74"
MAXIMUM TRAVEL DISTANCE TO EXIT	200'	115'

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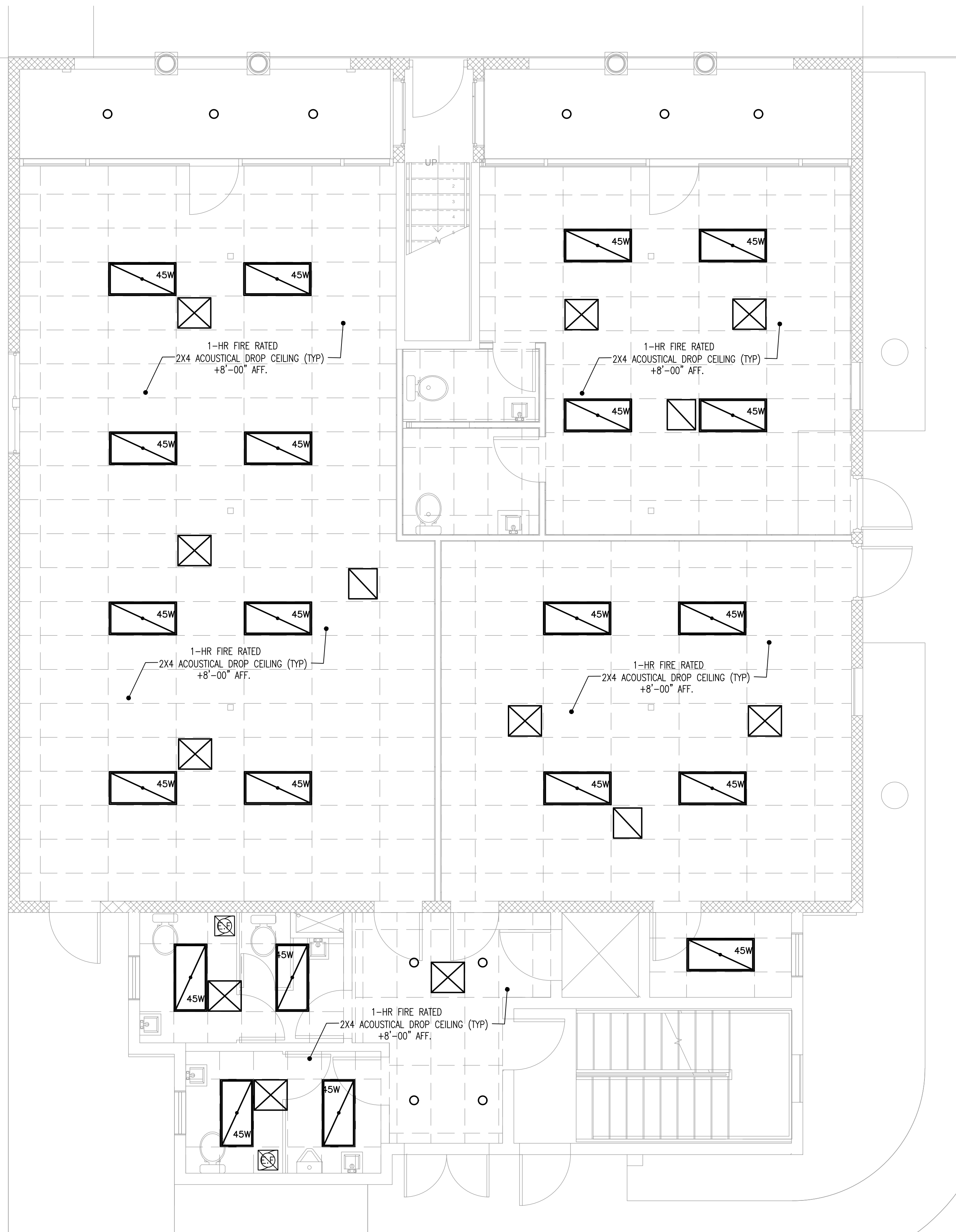
REF. CEILING PLAN  
 NOTES & DETAILS

**SHEET**

A-4

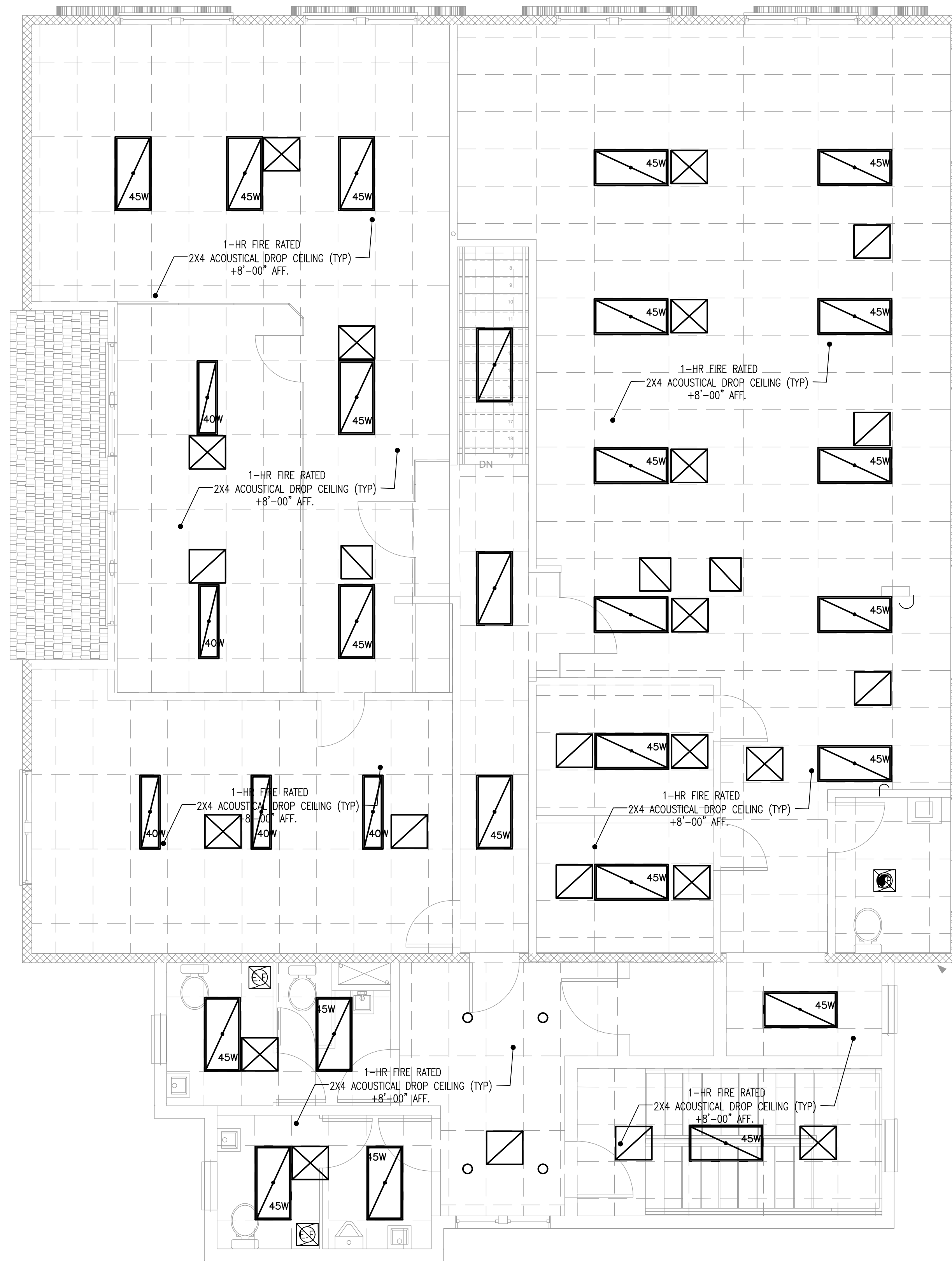
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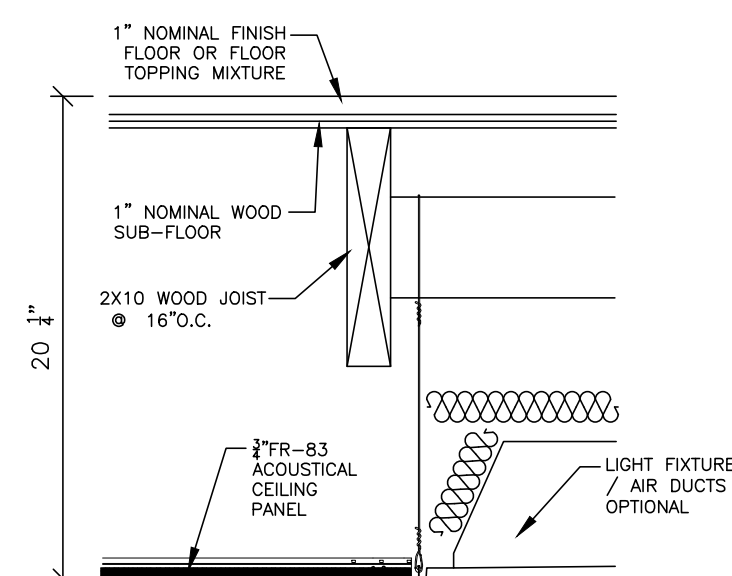
**FIRST FLOOR REFLECTED CEILING PLAN**

SCALE: 1/4" = 1'-0"



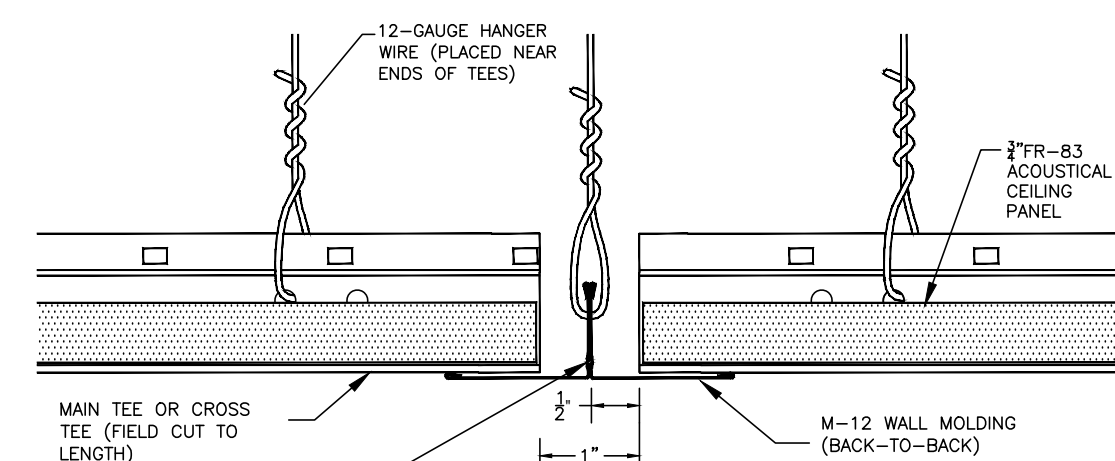
**SECOND FLOOR REFLECTED CEILING PLAN**

SCALE: 1/4" = 1'-0"



**UL DES LO06 - 1HR  
 FIRE RATED CEILING**  
 N.T.S.

LEGEND	
	24X24 A/C SUPPLY GRILL
	24X24 A/C RETURN GRILL
	8" X 4" LED SUSPENDED FIXTURE LITHONIA "GRAD LINEAR" 40W LED
	2" X 4" LED LAY-IN FIXTURE LITHONIA 45W LED
	H.H. S. Inc. "T*" SERIES LED MODULE LITHONIA 11.5" W LED
	CEILING MOUNTED EXHAUST FAN



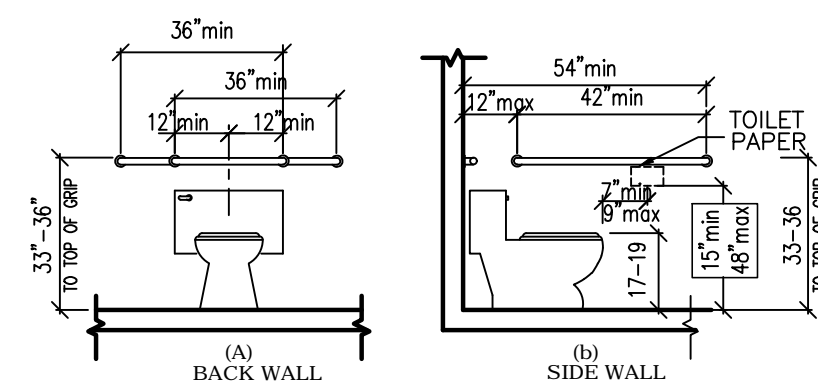
**ACOUSTICAL CEILING DETAIL**  
 N.T.S.

### PROJECT SCOPE OF WORK

- \* DEMOLITION OF THE DAMAGED PART OF THE BUILDING AND CONSTRUCTION OF A NEW ADDITION AT THE BACK OF THE BUILDING.
- \* REMODELING OF EXISTING INTERIOR SPACES AT EXISTING BUILDING OFFICE AS TO ADEQUATE 5 NEW TENANTS SPACES
- \* NEW PARTITIONS LAYOUT
- \* NEW RESTROOMS TO MEET H.C. ACCESSIBLE CODE ORDINANCES.
- \* NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS
- \* REPAIR, REPLACE, AND RESTORE, DAMAGED TILES, WINDOWS, AND WALLS AS NEEDED.

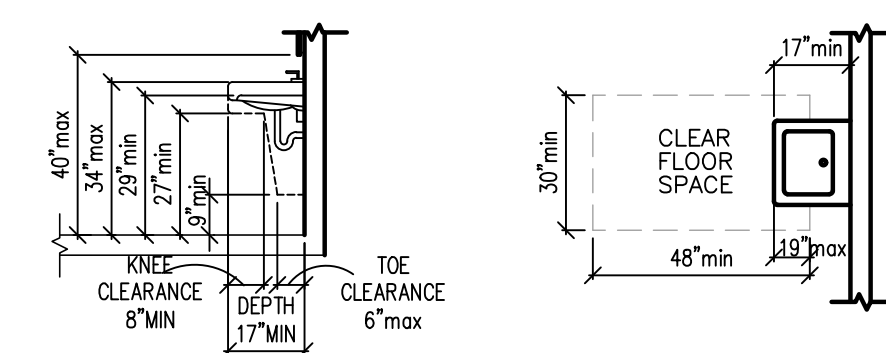
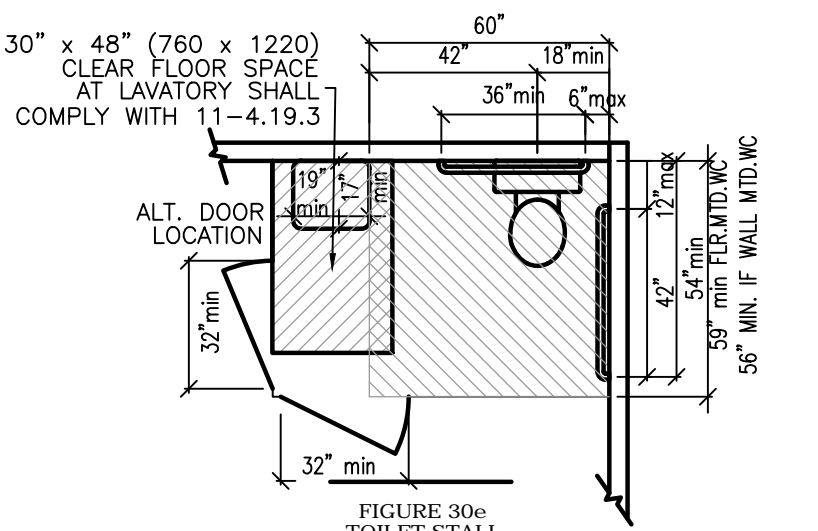
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3. ALL EXISTING WATER & DRAINAGE CONNECTIONS SHOULD BE CAPPED OFF. DIVERT NEW WATER & DRAINAGE CONNECTIONS TO THE NEW LOCATION AND TIE-IN PROPERLY.
4. REMOVE ALL THE EXISTING ELECTRICAL SWITCHES AND FIXTURES LOCATED ON THE WALLS TO BE DEMOLISHED AND RE-ARRANGE ELECTRICAL SYSTEM ACCORDING TO ELECTRICAL DRAWINGS.
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8. IF REQ'D. BY MANUFACTURERS PRODUCT CUT SHEET, SAW CUT AND REMOVE PORTION OF FLOORING AND SLAB, TO CREATE NEW A.D.A. ACCESS LIFT AS SHOWN IN FLOOR PLAN. EXCAVATE ADDITIONAL 2" OF SUB-BASE, THEN LEVEL AND VERIFY PROPER COMPACTION. IF THE EXISTING SUB-BASE RESULTED DISTURBED OR LACK OF COMPACTION DUE TO OVER EXCAVATION, REMOVE LOOSE MATERIAL AND RE-LEVEL. IF DISTURBANCE EXTENDS MORE THAN 3", DIG FURTHER UP TO 6", REPLACE THE MISSING MATERIAL AND RE-COMPACT TO 90% MODIFIED PROCTOR.



### GRAB BARS AT WATER CLOSETS

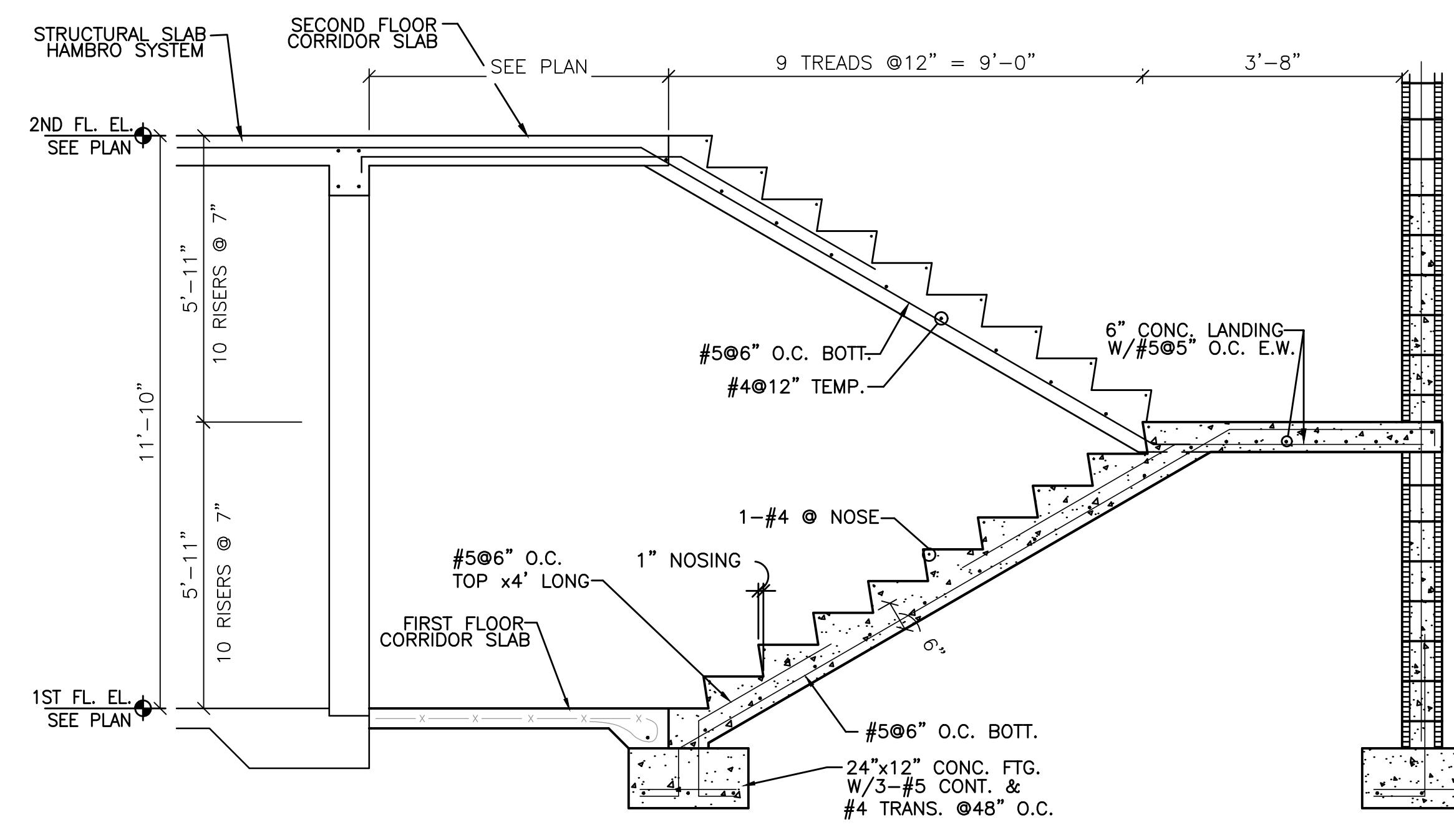
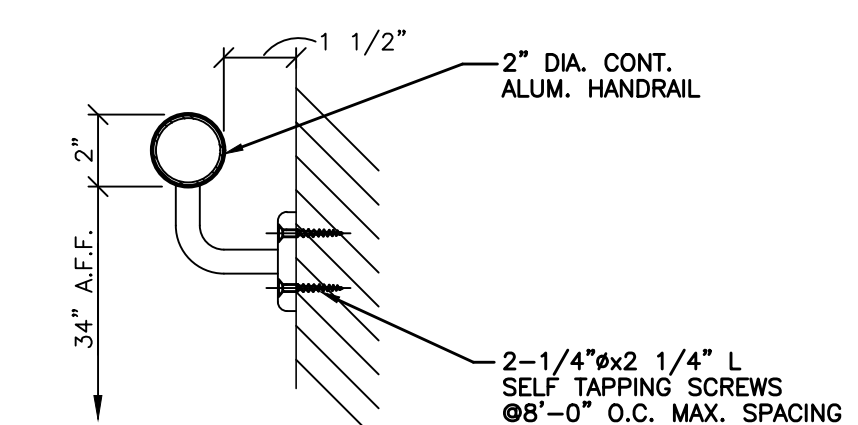
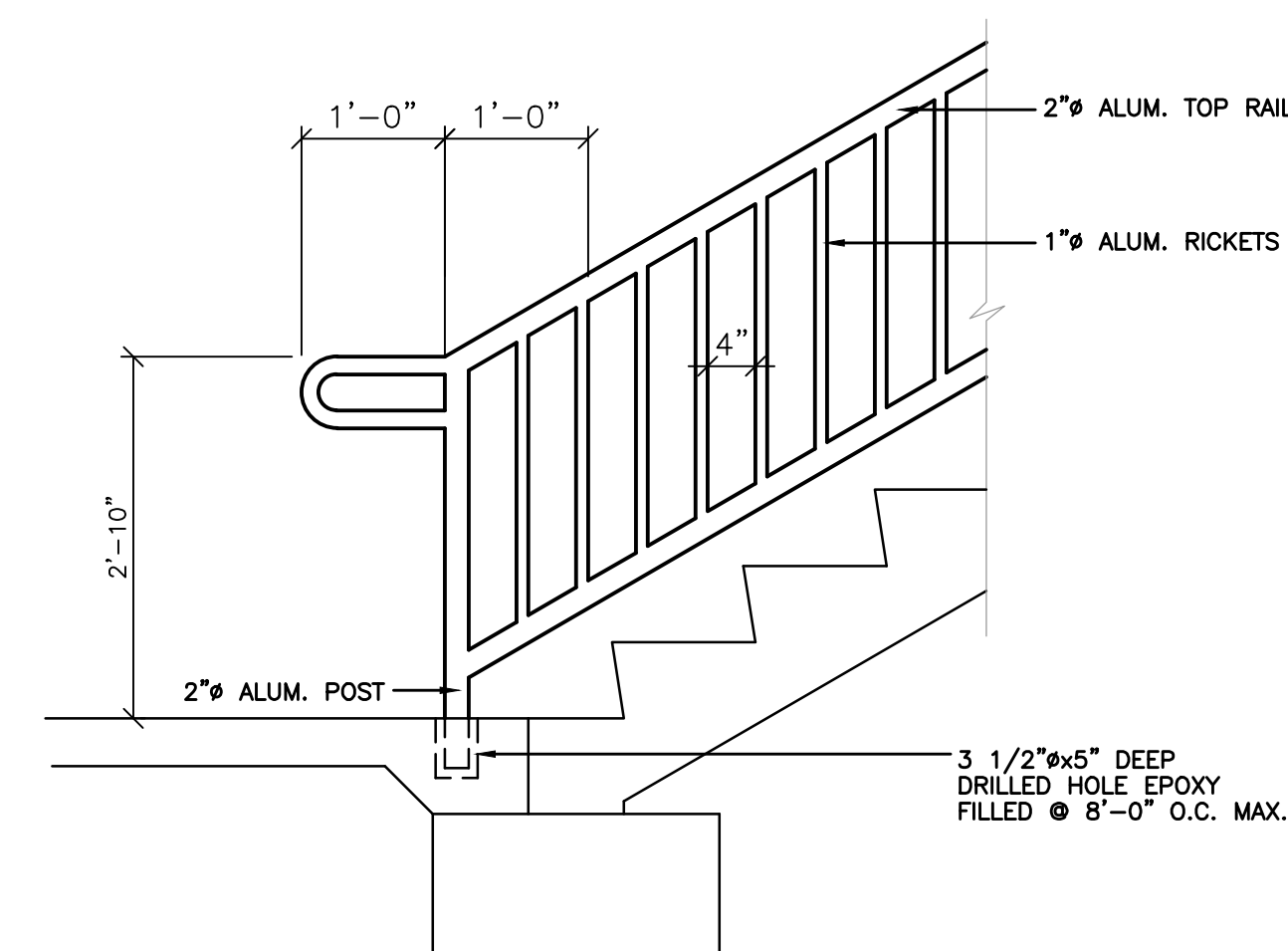
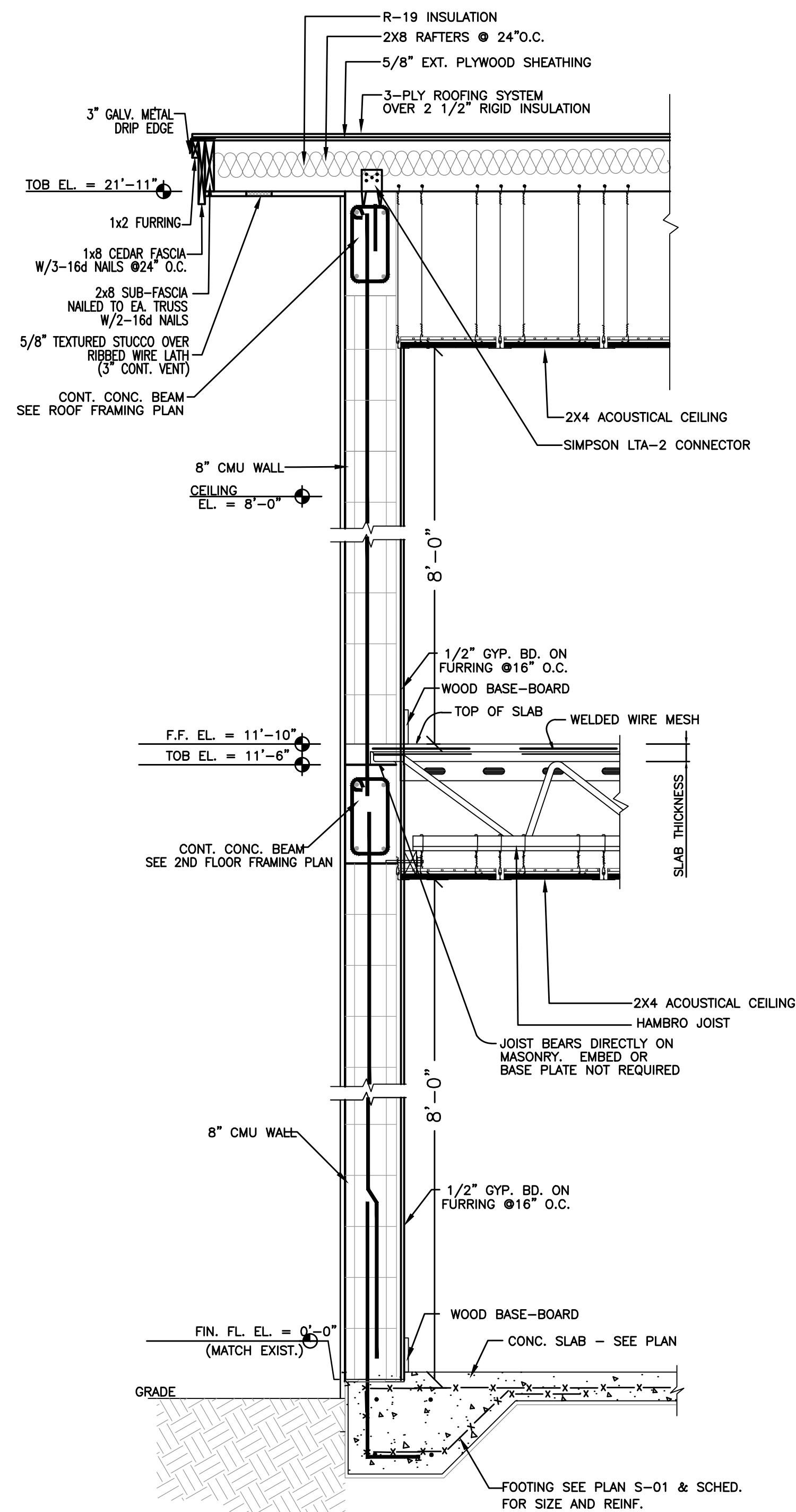
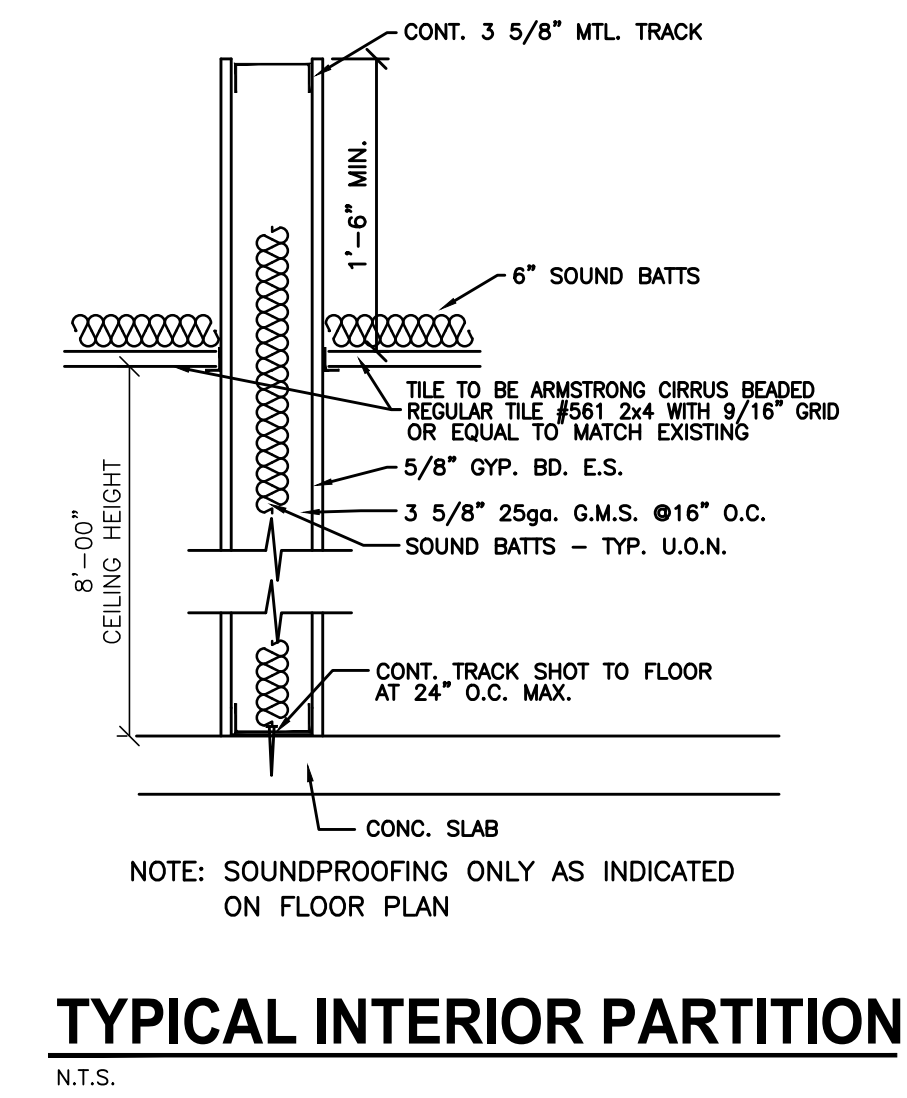
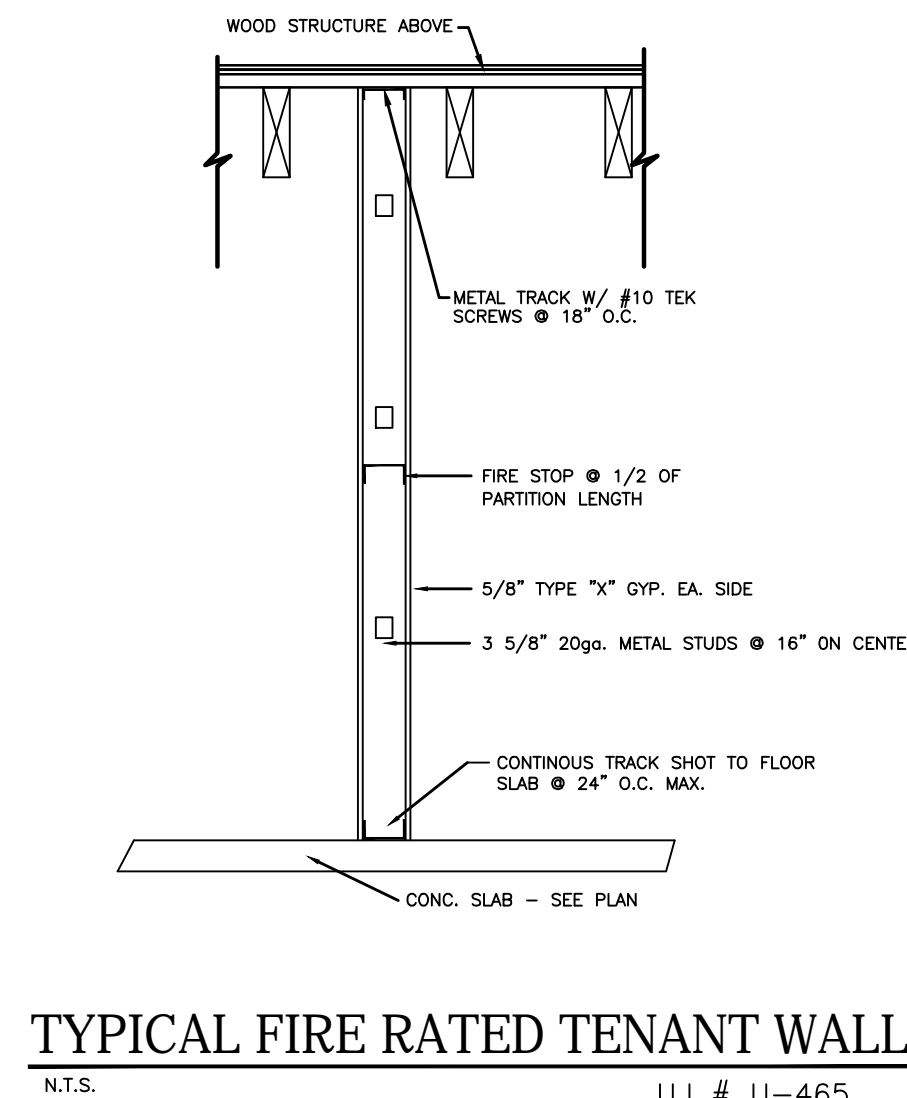
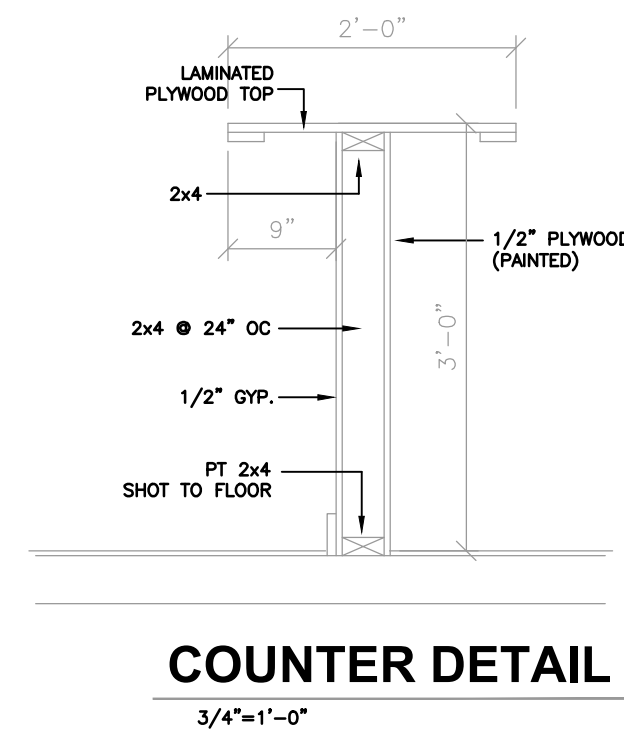
604.7 DISPENSERS: TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES (180 MM) MINIMUM AND 9 INCHES (230 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES (380 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW



ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED

### BATHROOMS DETAILS

SCALE: 1/4" = 1'-0"



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60 CAPE RD. MANDON, MS 01756  
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COMMERCIAL PROJECT  
918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

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JOB NUMBER:	2017-0007
DATE:	07-27-2017
DRAWN BY:	Orlando C.
CHECKED BY:	O.C.S.

### REVISIONS

DEMOLITION NOTES  
STAIR DETAILS, TYPICAL  
WALL DETAILS, AND  
H.C. BATHROOM DETAILS

SHEET	A-5
OF	
ARCHITECT	



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**DRAWN BY:** Orlando C.  
**CHECKED BY:** O.C.S.

**REVISIONS**

EXISTING & PROPOSED  
 NORTH ELEVATION

**SHEET**

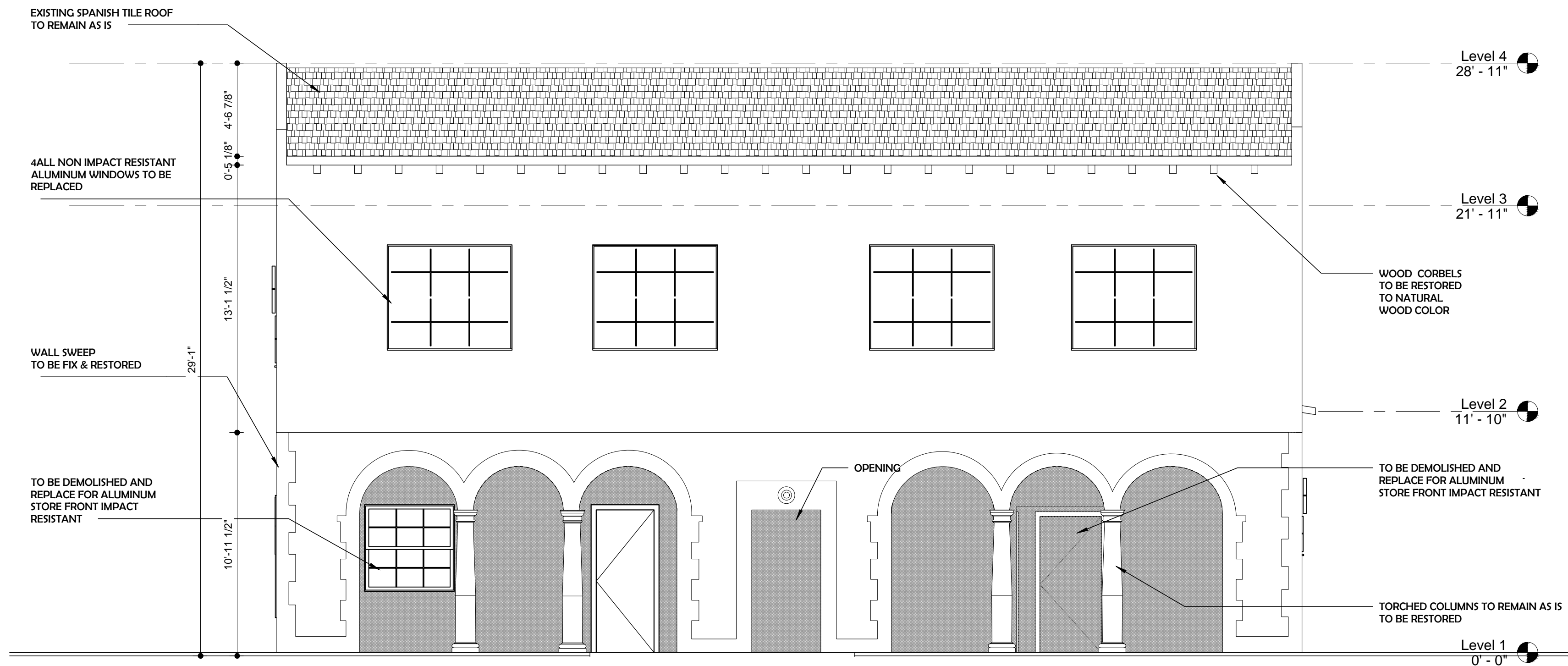
**A-6**

**OF**

**ARCHITECT**

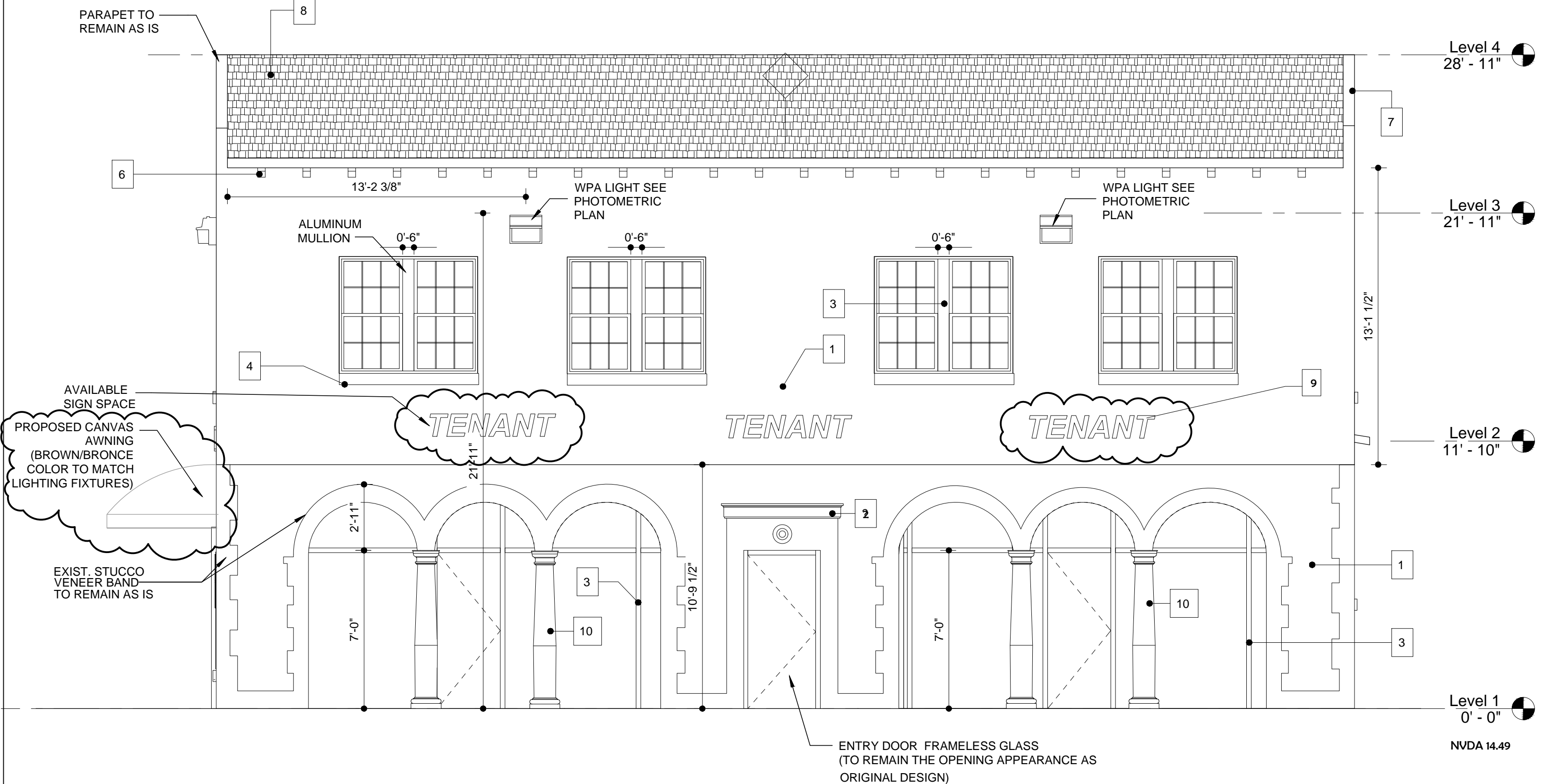
**FINISH MATERIAL SCHEDULE**

1	1" SMOOTH STUCCO PAINTED EXTERIOR LATEX COLOR REF. PANTONE WARM GRAY 4
2	EXISTING STUCCO CORNICE /FRIZE TO REMAIN AS IS
3	WINDOWS AND STOREFRONTS, DARK BRONZE ALUMINUM, WINDOWS' MULLION OF 6" TO PRESERVE ORIGINAL DESIGN. CLEAR GLASS, SINGLE TINTING
4	EXTERIOR LATEX PAINT WHITE COLOR APPLIED ON SMOOTH STUCCO SILL
5	ALUMINUM DOOR FRAME DARK BRONZE, W/ FULL VIEW GLASS SINGLE TINTING
6	CORBELS ON NATURAL WOOD COLOR STAIN / (remove existing latex)
7	EXISTING PARAPETS WOOD FRAMING TO REMAIN AS IS PAINTED W/ LATEX PANTONE WARM GRAY 4
8	NATURAL CLAY SPANISH TILE ROOF (EXISTING) TO REMAIN
9	SIGN, ALUMINUM COMPOSITE MATERIAL WITH POLYETHYLENE CORE PRE-PAINTED SHEETS OF 0.012" ALUMINUM, (DIBOND) COLOR AND FINAL DESIGN TO BE SUBMITTED BY TENANTS FOR BUILDING APPROVAL
10	EXISTING COLUMNS, PAINTED EXTERIOR LATEX WHITE COLOR
11	4" WOOD FRAME PARAPET W/ WIRELATH AND STUCCO PAINTED



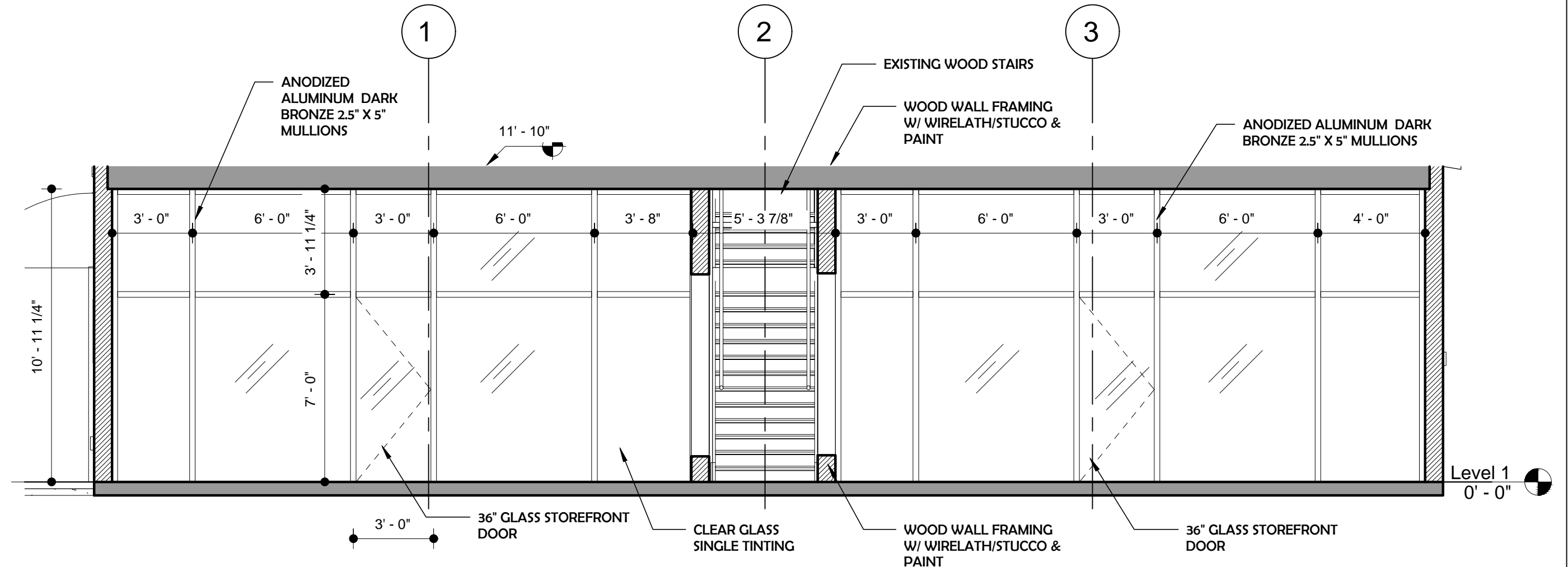
**EXISTING NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



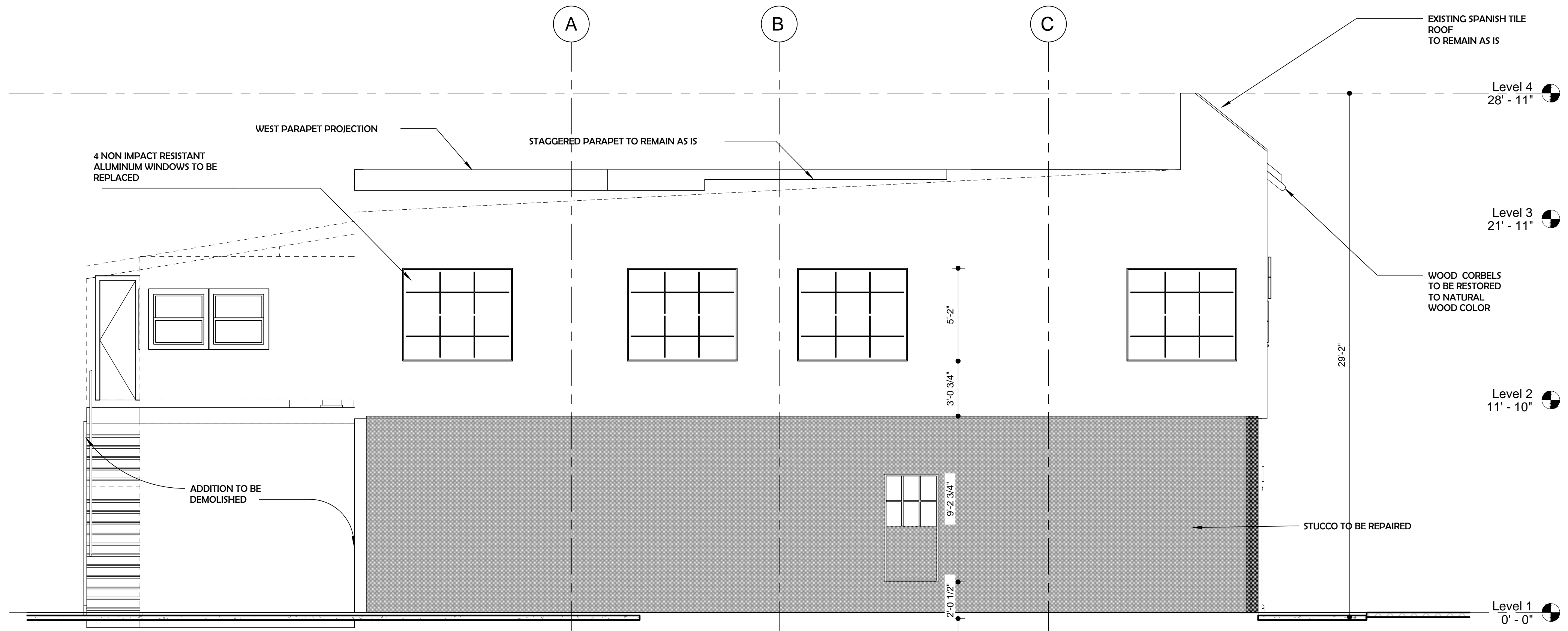
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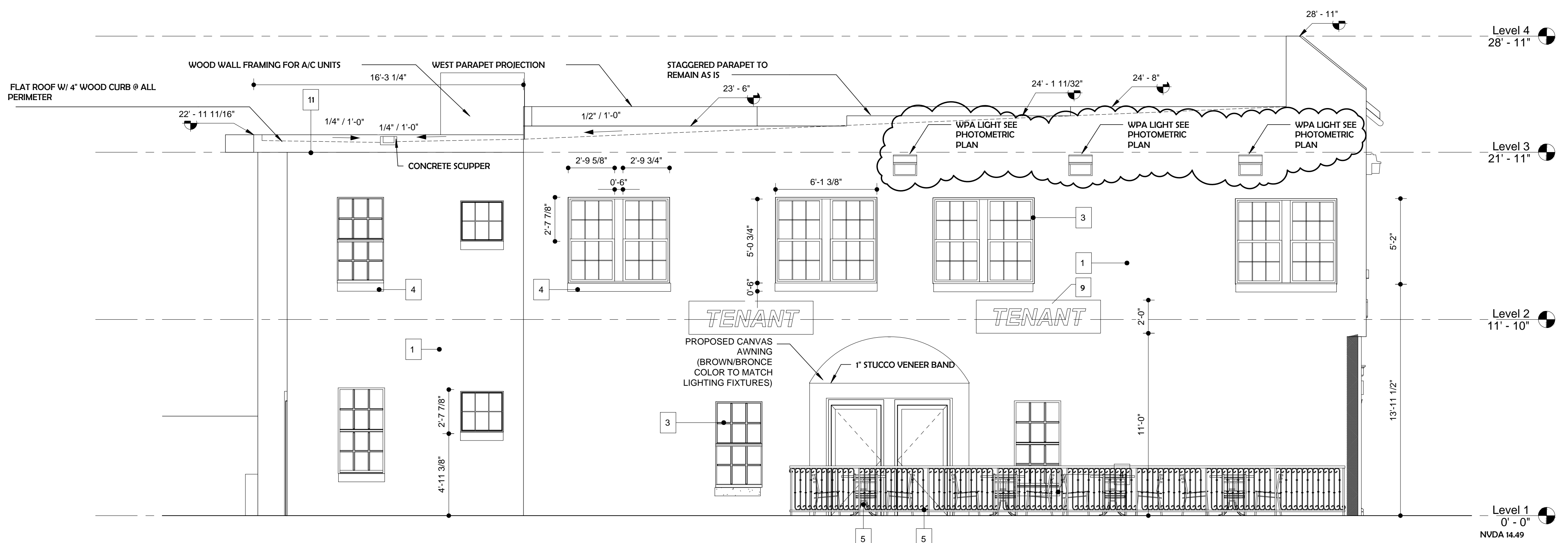
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 SUNRISE BLVD  
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**PH:** (954) 474-0220  
**EMAIL:** america.gcs@hotmail.com



**EXISTING EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**FINISH MATERIAL SCHEDULE**

1	1"SMOOTH STUCCO PAINTED EXTERIOR LATEX COLOR REF. PANTONE WARM GRAY4
2	EXISTING STUCCO CORNICE /FRIZE TO REMAIN AS IS
3	WINDOWS AND STOREFRONTS, DARK BRONZE ALUMINUM , WINDOWS MULLION OF 6" TO PRESERVE ORIGINAL DESIGN. CLEAR GLASS, SINGLE TINTING
4	EXTERIOR LATEX PAINT WHITE COLOR APPLIED ON SMOOTH STUCCO SILL
5	ALUMINUM DOOR FRAME DARK BRONZE,W/ FULL VIEW GLASSED SINGLE TINTING
6	CORBELS ON NATURAL WOOD COLOR STAIN / (remove existing latex)
7	EXISTING PARAPETS WOOD FRAMING TO REMAIN AS IS PAINTED W/ LATEX PANTONE WARM GRAY 4
8	NATURAL CLAY SPANISH TILE ROOF (EXISTING) TO REMAIN
9	SIGN, ALUMINUM COMPOSITE MATERIAL WITH POLYETHYLENE CORE PRE-PAINTED SHEETS OF 0.012" ALUMINUM, (DIBOND) COLOR AND FINAL DESIGN TO BE SUBMITTED BY TENANTS FOR BUILDING APPROVAL
10	EXISTING COLUMNS, PAINTED EXTERIOR LATEX WHITE COLOR
11	4" WOOD FRAME PARAPET W/ WIRELATH AND STUCCO PAINTED



**PROPOSED EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

<b>JOB NUMBER:</b>	2017-0007
<b>DATE:</b>	07-27-2017
<b>DRAWN BY:</b>	Orlando C.
<b>CHECKED BY:</b>	O.C.S.

**REVISIONS**


**SHEET**

A-7

**OF**

**ARCHITECT**

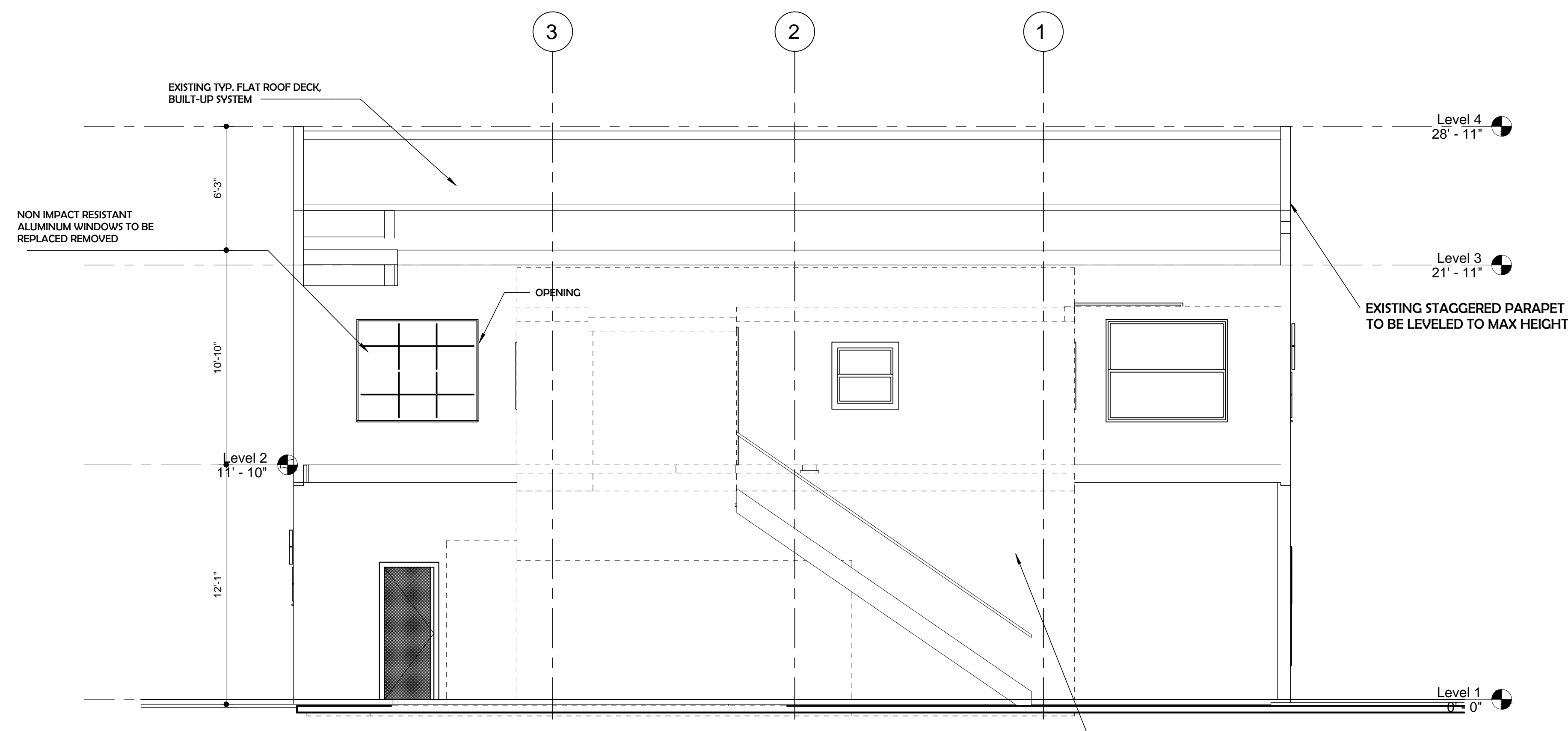
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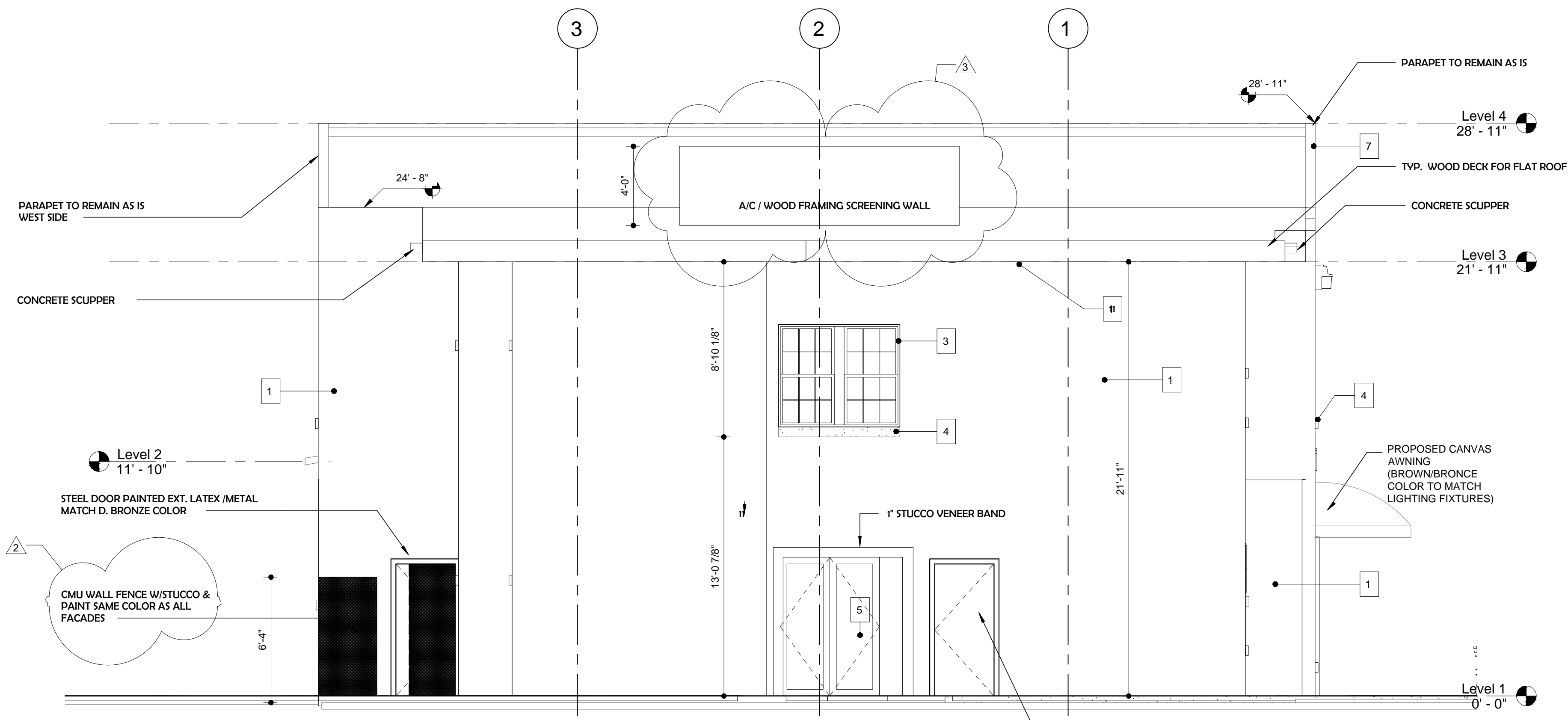
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**EXISTING EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**FINISH MATERIAL SCHEDULE**

1	1"SMOOTH STUCCO PAINTED EXTERIOR LATEX COLOR REF. PANTONE WARM GRAY4
2	EXISTING STUCCO CORNICE /FRIZE TO REMAIN AS IS
3	WINDOWS AND STOREFRONTS, DARK BRONZE ALUMINUM , WINDOWS MULLION OF 6" TO PRESERVE ORIGINAL DESIGN. CLEAR GLASS, SINGLE TINTING
4	EXTERIOR LATEX PAINT WHITE COLOR APPLIED ON SMOOTH STUCCO SILL
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6	CORBELS ON NATURAL WOOD COLOR STAIN / (remove existing latex)
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8	NATURAL CLAY SPANISH TILE ROOF (EXISTING) TO REMAIN
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10	EXISTING COLUMNS, PAINTED EXTERIOR LATEX WHITE COLOR
11	4" WOOD FRAME PARAPET W/ WIRELATH AND STUCCO PAINTED

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<b>DATE:</b>	07-27-2017
<b>DRAWN BY:</b>	Orlando C.
<b>CHECKED BY:</b>	O.C.S.

**REVISIONS**

EXISTING & PROPOSED SOUTH ELEVATION	
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**SHEET**

A-8

**OF**

**ARCHITECT**

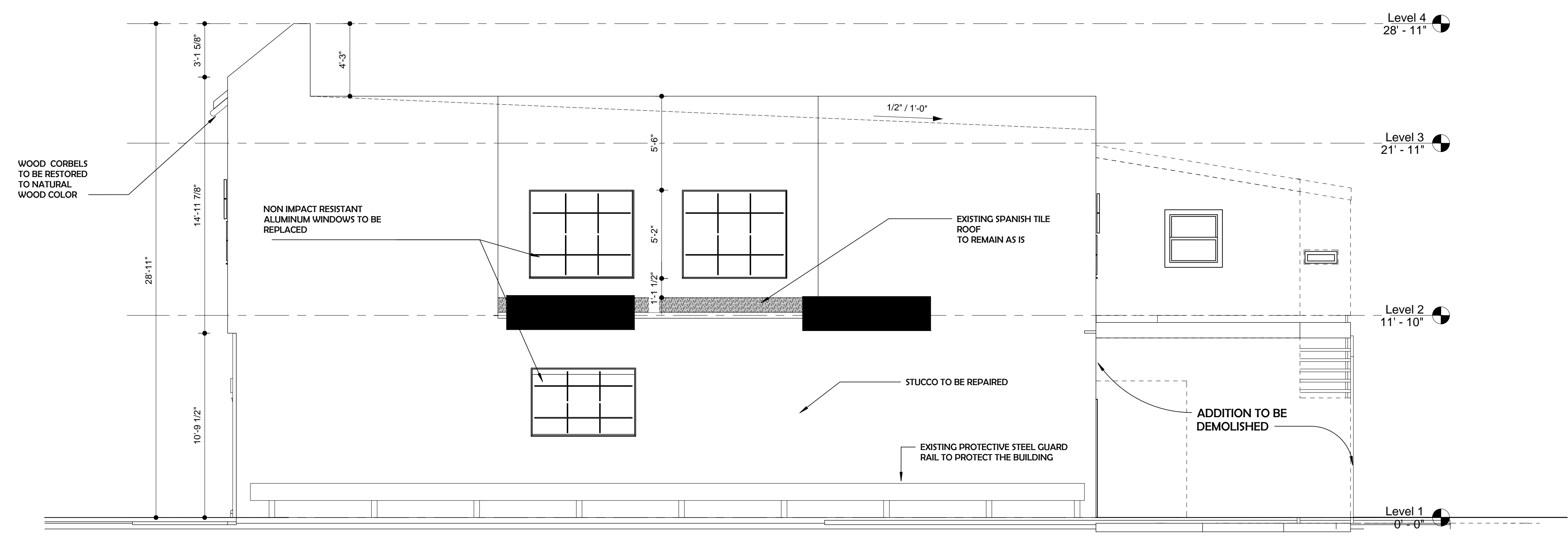
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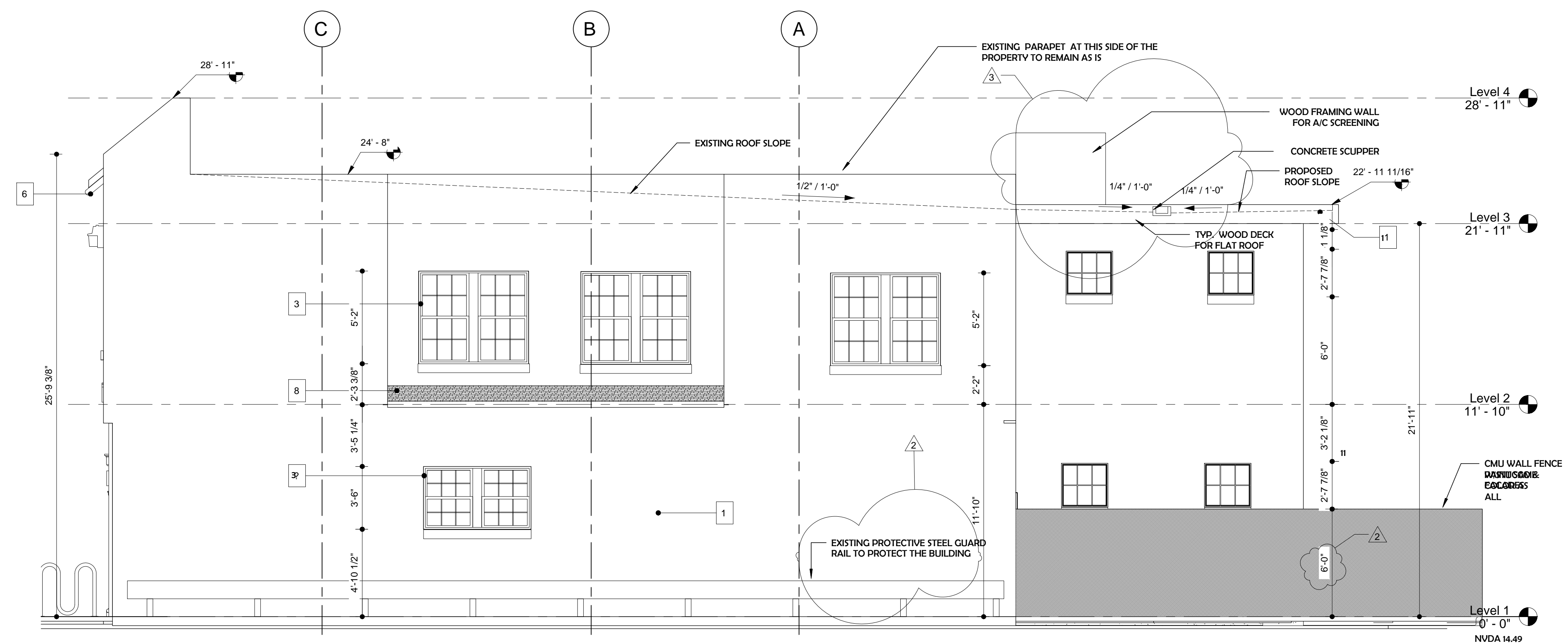
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 EMAIL: america.gcs@hotmail.com



**EXISTING EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**FINISH MATERIAL SCHEDULE**

1	1" SMOOTH STUCCO PAINTED EXTERIOR LATEX COLOR REF. PANTONE WARM GRAY4
2	EXISTING STUCCO CORNICE /FRIZE TO REMAIN AS IS
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10	EXISTING COLUMNS, PAINTED EXTERIOR LATEX WHITE COLOR
11	4" WOOD FRAME PARAPET W/ WIRELATH AND STUCCO PAINTED



**PROPOSED EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

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**REVISIONS**


**SHEET**

A-9

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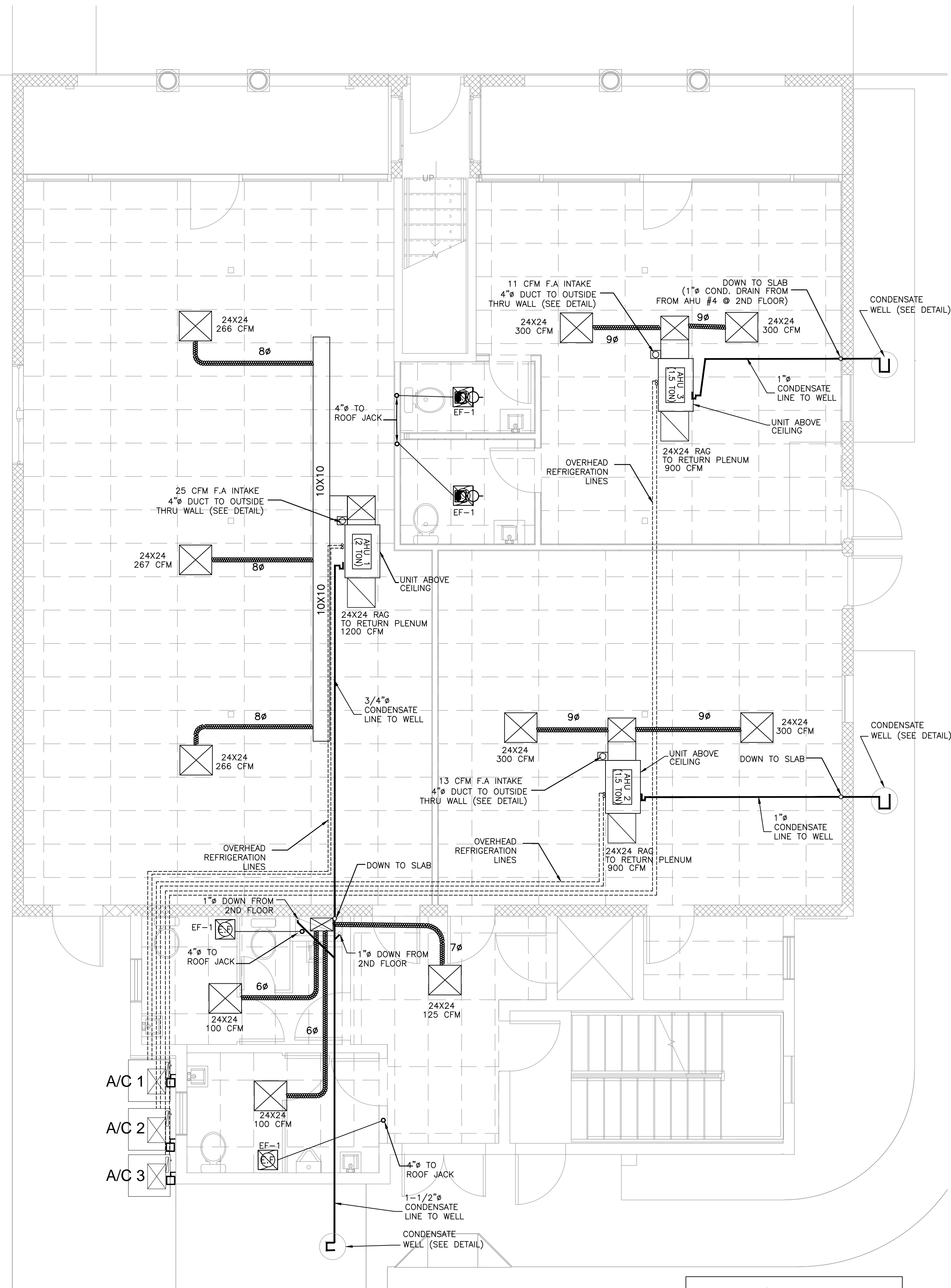
MECHANICAL PLAN

SHEET

M-1

OF

ARCHITECT



**FIRST FLOOR MECHANICAL PLAN**  
 SCALE: 1/4" = 1'-0"

**HVAC LEGEND**

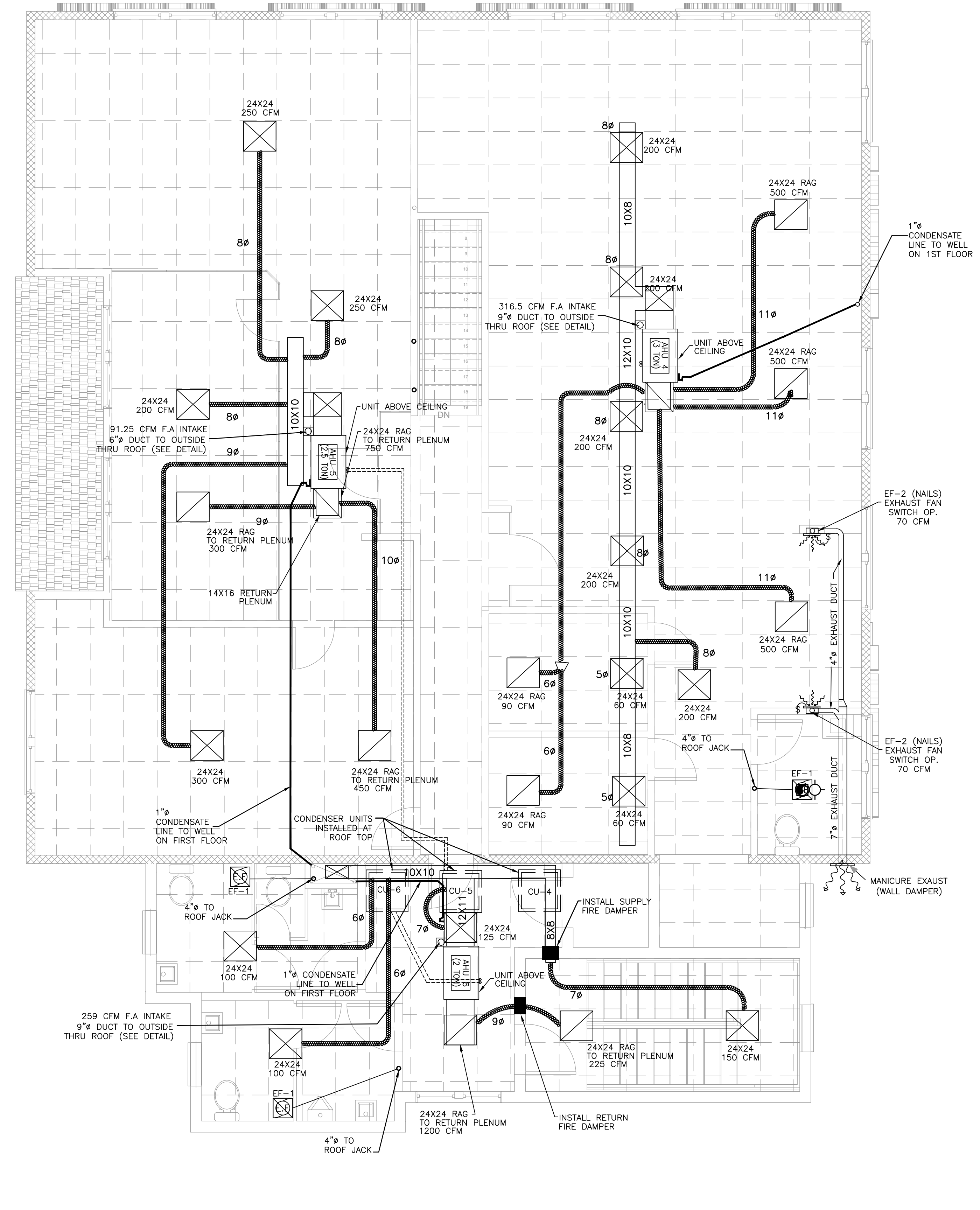
	24X24 A/C SUPPLY GRILLE
	24X24 A/C RETURN GRILLE
	CEILING MOUNTED EXHAUST FAN
	THERMOSTAT
	WALL MOUNTED EXHAUST FAN

**GRILLE AND DIFFUSER SCHEDULE**

TAG	MANUF.	MODEL	SIZE	DIRECTION	TYPE	FINISH	REMARKS
A	METALAIR	SERIES 7000 MODEL 7600-G	24"x24"	4-WAY	SUPPLY	WHITE	
B	METALAIR	SERIES RH MODEL RH	24"x24"		RETURN	WHITE	PROVIDE FILTERS ON ALL RETURNS
C	METALAIR	SERIES 7000	12"x8"	4-WAY	SUPPLY	WHITE	WALL GRILLE

1. NEW AC TRUNKS.  
 2. PROVIDE NEW DIFFUSERS AND RETURNS.  
 3. PROVIDE INSULATION ON THE BACK OF DIFFUSER.  
 4. AC RETURNS TO HAVE FILTER.  
 5. PROVIDE NEW FLEX DUCTS WITH SPIN-IN COLLAR AND VOLUME DAMPER AT TRUNK (SEE DETAIL).

CONTRACTOR SHALL VERIFY WITH ARCHITECT AND TENANT/OWNER PRIOR TO ANY PURCHASING OR INSTALLATION, IF A BUILDING STANDARD HAS TO BE FOLLOWED REGARDING A SPECIFIC MODEL OR MANUFACTURER AND SHALL BRING ANY DISCREPANCY TO THE ATTENTION OF ENGINEER.



**SECOND FLOOR MECHANICAL PLAN**  
 SCALE: 1/4" = 1'-0"

**MECHANICAL NOTES:****AIR CONDITIONING EQUIPMENT AND CONTROLS:**

1. THE CONTRACTOR MUST CHECK EXISTING A/C UNIT, RACEWAY, CONTROLS AND CONNECTIONS AS TO VERIFY PROPER FUNCTIONING ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND FBC-2017 ADJUST SYSTEM OR CORRECT ANY MALFUNCTIONING ENCOUNTERED

**MECHANICAL SPECIFICATION:**

1. ALL CHANGE ORDERS TO BE APPROVED AND SIGNED BY OWNER / ARCHITECT TO BE CONSIDERED VALID.
2. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC.
3. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL, BUT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACT.
5. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.
6. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
7. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRACES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
9. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE W. APPLICABLE 5TH ED, OF FBC 2017, NATIONAL, STATE, AND LOCAL CODES, RULE AND ORDINANCES.
10. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATION SET F0.1 IN THE LATEST ASHRAE GUIDE
11. ALL MATERIALS S. BE NEW AND SHALL B. THE UNDERWRITER'S LABEL, WHERE APPLICABLE.
12. ALL DUCTWORK SHALL CONFORM TO SMACNA STANDARDS. ALL DUCTWORK SIZES ARE NET INSIDE DIMENSION.
13. ALL SUPPLY A/C DUCT ELBOWS MUST BE FURNISHED W. APPROVED TURNING VANES.
14. MOUNT THERMOSTAT 5.-6" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
15. CONTRACTOR S. GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED.
16. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF ITS INST./OON WHICH MAY HAVE BEEN DAMAGED THEREBY.
17. ARCHITECT AND/OR ENGINEER EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.

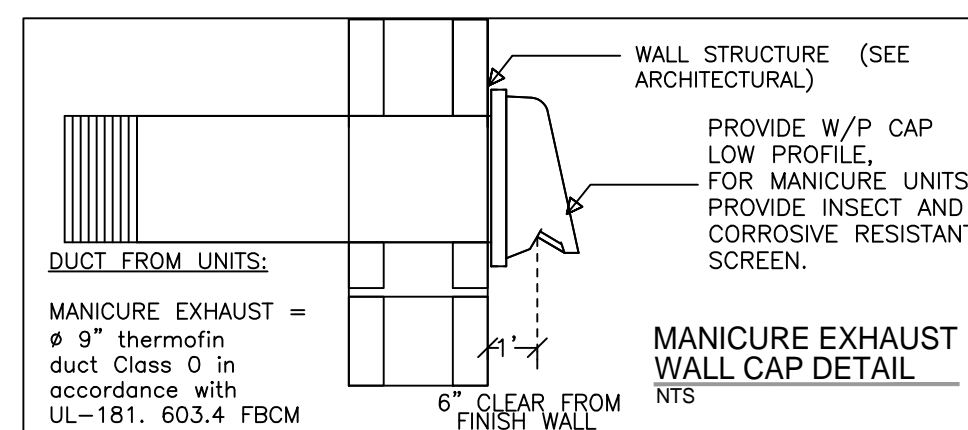
**STANDARD 3" WIDE HANGERS**

Hanget extension to be the sum of the distances between the hanging wires and the duct size, ID (Smacna)

DUCT SIZE, INCHES	MAXIMUM HANGER SPACING
48: Wide or grater	4 ft
Less than 48" wide and less than 48" deep	6ft
Width between 28" & 48" and greater than 18" deep	6ft
Less than 28" wide and 18" depth or less	8ft

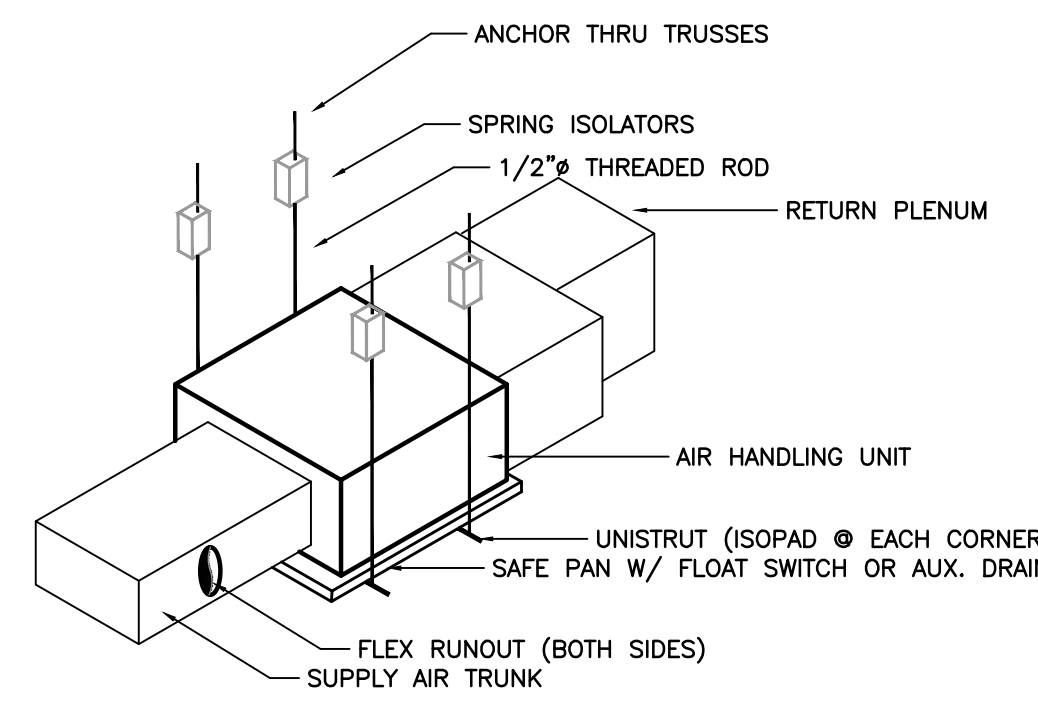
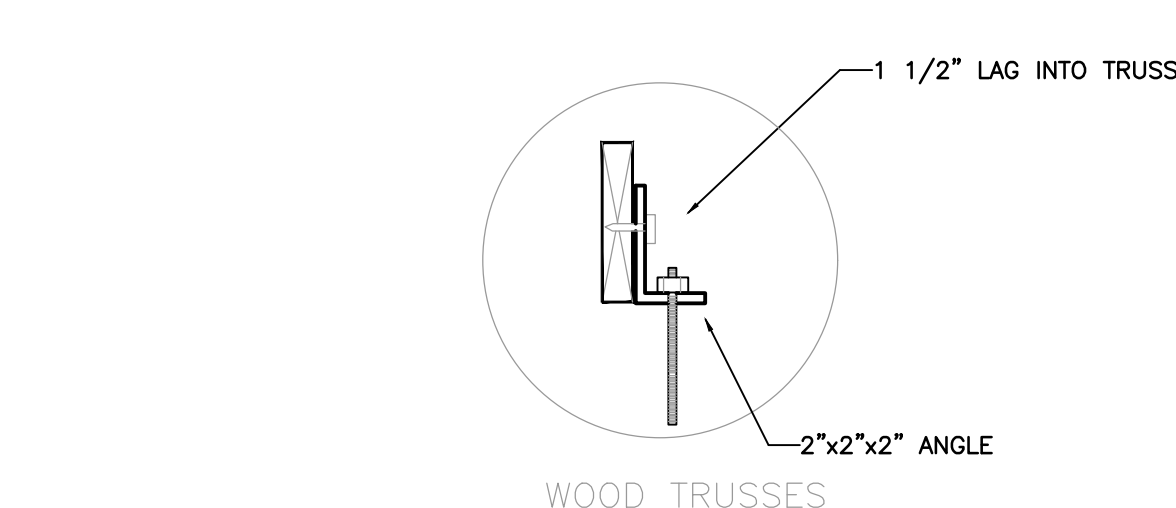
CHANNEL SECTION	Minimum Channel Gauge	Minimum Channel Profile
If Total Extension is not greater than: 6"	24	3" x 1.5"
18"	22	3" x 2"
30"	18	3" x 2"

USE OF 2" WIDE 22 gauge 2" x 1.5" hangers may be substituted for 3" hangers for ducts with widths not over 48" and depths not over 24" provided that not more than one joint occurs between hangers and the maximum hanger spacing 4ft. Exception: When duct perimeter is 80" or less and does not require reinforcement two joints are permitted between hangers



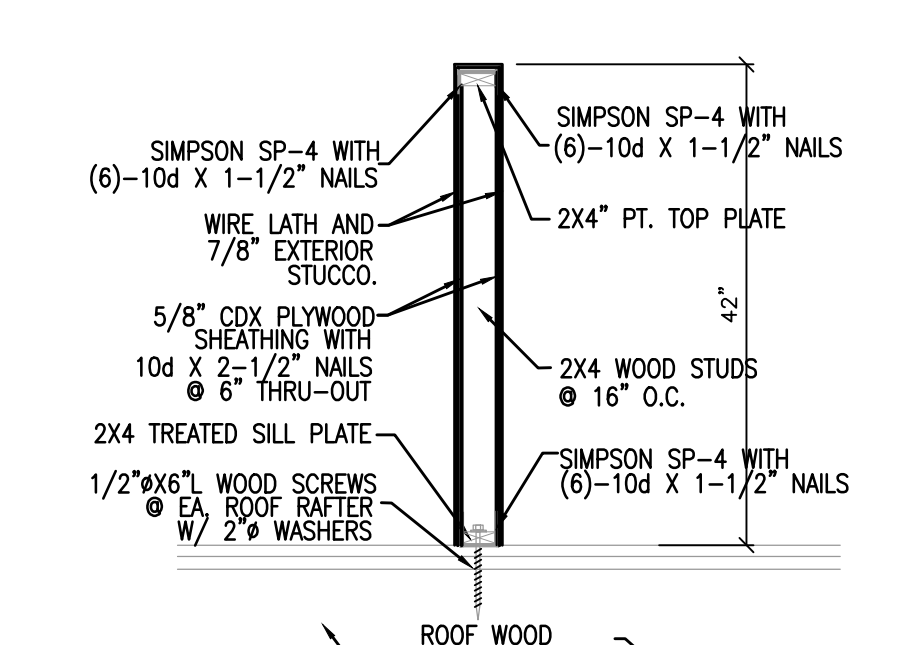
**HVAC DESIGN REQUIRES**

	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)/ RADIANT		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X



**WIND PRESSURES ON RTU**

-Ultimate wind speed-3 sec gust: Vult= 175 MPH  
 -Risk category: II  
 -Height of structure: 28.9 ft  
 -Velocity pressure: qz= 60 psf  
 -Max. net uplift: 355 lb  
 -Max, lateral force: 608 lb  
 -Max tension per screw on roof base plate: 88.4 lb< 200 lb pullover cap.  
 -Max. tension per screw on strops (16 GA): 128.6 lb< 802 lb pullover cap.



**A/C CONDENSER SCREENAGE TYP. WALL DETAIL**  
 \* (SEE STRUCTURAL ROOF PLAN FOR LOCATION)

**MANICURE EXHAUST FAN DUCT. CALCS.**

STATION #	MIN. EXHAUST CFM REQ'D	EXHAUST CFM SUPP.	REQ. DUCT Ø @ .10 in. wg/100'	SUPPLIED DUCT Ø
1	50 CFM	70 CFM	4"ø	4"ø
2	50 CFM	70 CFM	4"ø	4"ø

NOTE: ADDITIONAL SIZE IN DIAMETER WAS CALCULATED TO COMPENSATE FRICTION LOSS IN TOTAL LENGTH BETWEEN EACH EF. AND DUCT WALL CAP

**A/C 1 OUTSIDE AIR CALCULATION. (1012 SF TENANT)**  
 AS PER ASHRAE 62.1 / TABLE 403.3 FBC-17 MECHANICAL

MARK	AREA	OUTSIDE AIR CALCULATION AS PER TABLE 403.3 FBC-17 MECHANICAL	CFM REQ'D
A	OFFICE SPACE	5 CFM PER PERSON (5 PERSONS PER / 1000 SF) = 1012 SF/1000SF= 1.01 (5 P)(5 CFM/PERSON)	25 CFM
TOTAL OUTSIDE AIR CFM REQUIRED.			25 CFM

**A/C 2 OUTSIDE AIR CALCULATION. (512 SF TENANT)**  
 AS PER ASHRAE 62.1 / TABLE 403.3 FBC-17 MECHANICAL

MARK	AREA	OUTSIDE AIR CALCULATION AS PER TABLE 403.3 FBC-17 MECHANICAL	CFM REQ'D
A	OFFICE SPACE	5 CFM PER PERSON (5 PERSONS PER / 1000 SF) = 512 SF/1000SF= 0.51 (5 P)(5 CFM/PERSON)	13 CFM
TOTAL OUTSIDE AIR CFM REQUIRED.			13 CFM

**A/C 3 OUTSIDE AIR CALCULATION. (436 SF TENANT)**  
 AS PER ASHRAE 62.1 / TABLE 403.3 FBC-17 MECHANICAL

MARK	AREA	OUTSIDE AIR CALCULATION AS PER TABLE 403.3 FBC-17 MECHANICAL	CFM REQ'D
A	OFFICE SPACE	5 CFM PER PERSON (5 PERSONS PER / 1000 SF) = 436 SF/1000SF= 0.44 (5 P)(5 CFM/PERSON)	11 CFM
TOTAL OUTSIDE AIR CFM REQUIRED.			11 CFM

**A/C 4 OUTSIDE AIR CALCULATION. (990 SF TENANT)**  
 AS PER ASHRAE 62.1 / TABLE 403.3 FBC-17 MECHANICAL

MARK	AREA	OUTSIDE AIR CALCULATION AS PER TABLE 403.3 FBC-17 MECHANICAL	CFM REQ'D
A	HAIR SALON	(25 PERSONS PER / 1000 SF) = 1257 SF/1000SF= 1.257 (0.12 CFM/SF) = 150.84 CFM REQ.	151 CFM
B	RECEPTION AREA	5 CFM PER PERSON (30 PERSONS PER / 1000 SF) = 170 SF/1000SF= 0.17 (30 P)(5 CFM/PERSON)	25.5 CFM
TOTAL OUTSIDE AIR CFM REQUIRED.= 460.5 CFM + 140 CFM EXHAUSTED FROM MANICURE UNITS (BALANCED)			316.5 CFM
MIN. FRESH AIR DUCT REQ'D.			9"ø

**A/C 5 OUTSIDE AIR CALCULATION. (990 SF TENANT)**  
 AS PER ASHRAE 62.1 / TABLE 403.3 FBC-17 MECHANICAL

MARK	AREA	OUTSIDE AIR CALCULATION AS PER TABLE 403.3 FBC-17 MECHANICAL	CFM REQ'D
A	OFFICE SPACE	5 CFM PER PERSON (5 PERSONS PER / 1000 SF) = 588 SF/1000SF= 0.59 (5 P)(5 CFM/PERSON)	14.75 CFM
B	CONFERENCE RM	5 CFM PER PERSON (50 PERSONS PER / 1000 SF) = 208 SF/1000SF= 0.21 (50 P)(5 CFM/PERSON)	52.5 CFM
C	RECEPTION AREA	5 CFM PER PERSON (30 PERSONS PER / 1000 SF) = 125 SF/1000SF= 0.13 (30 P)(5 CFM/PERSON)	19.5 CFM
D	CORRIDOR AREA	0.06 CFM/FT <sup>2</sup> = 74 SF (0.06 CFM/FT <sup>2</sup> )	4.5 CFM
TOTAL OUTSIDE AIR CFM REQUIRED.			91.25 CFM

**A/C 6 OUTSIDE AIR CALCULATION. (990 SF TENANT)**  
 AS PER ASHRAE 62.1 / TABLE 403.3 FBC-17 MECHANICAL

MARK	AREA	OUTSIDE AIR CALCULATION AS PER TABLE 403.3 FBC-17 MECHANICAL	CFM REQ'D
A	PUBLIC BATHRM	50 CFM (4 TOILETS / UR)	200 CFM
B	CORRIDOR AREA	0.06 CFM/FT <sup>2</sup> = 979 SF (0.06 CFM/FT <sup>2</sup> )	59 CFM
TOTAL OUTSIDE AIR CFM REQUIRED.			259 CFM

**FAN SCHEDULE**

MARK	UNIT TYPE	CFM	* ESP.	HORSEPOWER	VOLT/ø	MANUFACTURER	MODEL#	NOTES
EF-1	CEILING CABINET	70	.125	-	115v./1ø	BROAN	671	1
EF-2	WALL CABINET	70	.125	-	115v./1ø	BROAN	671 OR 789	1

1. SWITCH

1. SWITCH WITH LIGHTS

**AIR CONDITIONING EQUIPMENT SCHEDULE**

MARK	ARI	BTH	SEER	BRAND	COND. UNIT MODEL#	VOLT/ø	MCB	AHU #	CFM SUPPLY	KW HEAT	VOLT/ø	MCB	OA	NOTES
AC-1	24,000	15	GOODMAN	GSX140251L	208/230/1	30	ASPT25B14A	790	8.0	208/1	60	25	1b,2	
AC-2	18,000	15	GOODMAN	GSX140181AA	208/230/1	15	ASPT29B14A	565	8.0	208/1	60	13	1b,2	
AC-3	18,000	15	GOODMAN	GSX140181AA	208/230/1	15	ASPT29B14A	565	8.0	208/1	60	11	1b,2	
AC-4	34,600	15	GOODMAN	GSX140361AA	208/230/1	30	ASPT47D14A	1205	8.0	208/1	60	600.5	1b,2	
AC-5	29,000	14.5	GOODMAN	GSX140301AA	208/230/1	25	ASPT39C14A	955	8.0	208/1	60	91.25	1b,2	
AC-6	24,000	15	GOODMAN	GSX140251L	208/230/1	30	ASPT25B14A	790	8.0	208/1	60	259	1b,2	

1. PROGRAMMABLE 2 STAGE HEAT/ COOL THERMOSTAT  
 1b. PROGRAMMABLE HEAT/ COOL THERMOSTAT (REMOTE CONTROL OPERATED)  
 2. OUTSIDE AIR CALCULATION AS PER ASHRAE 62.1 / TABLE 403.3 FBC-17 MECHANICAL

**ROOF MOUNTED CONDENSING UNIT DETAIL**

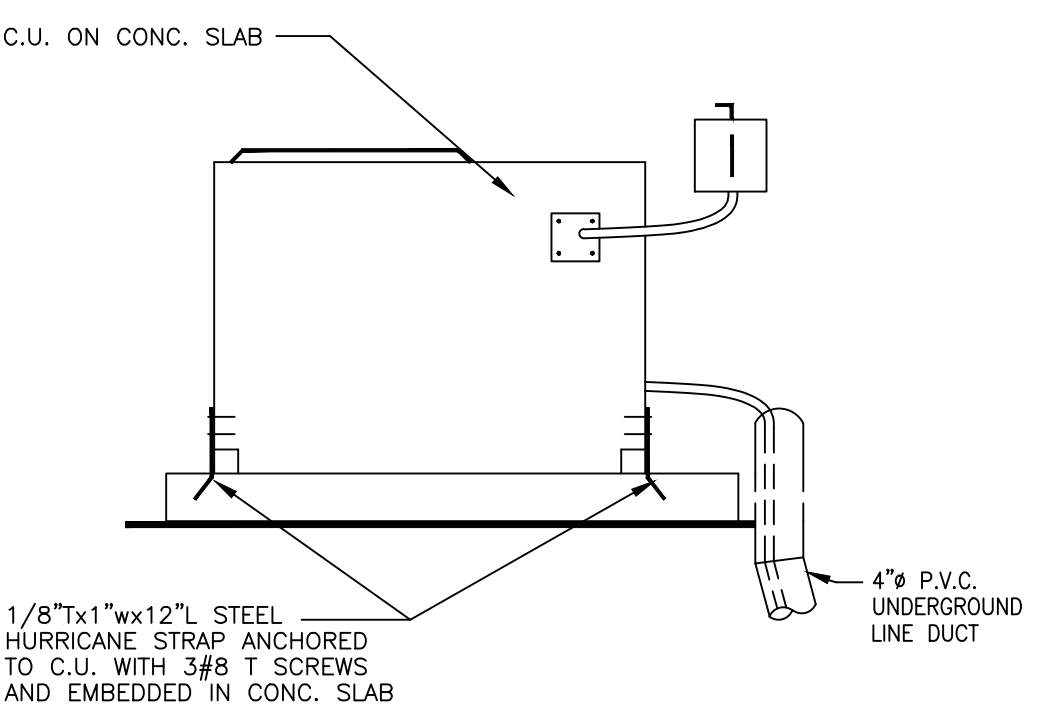
NTS

TABLE 1511.7 (FBC 2017 6TH ED.) CLEARANCE BELOW RAISED

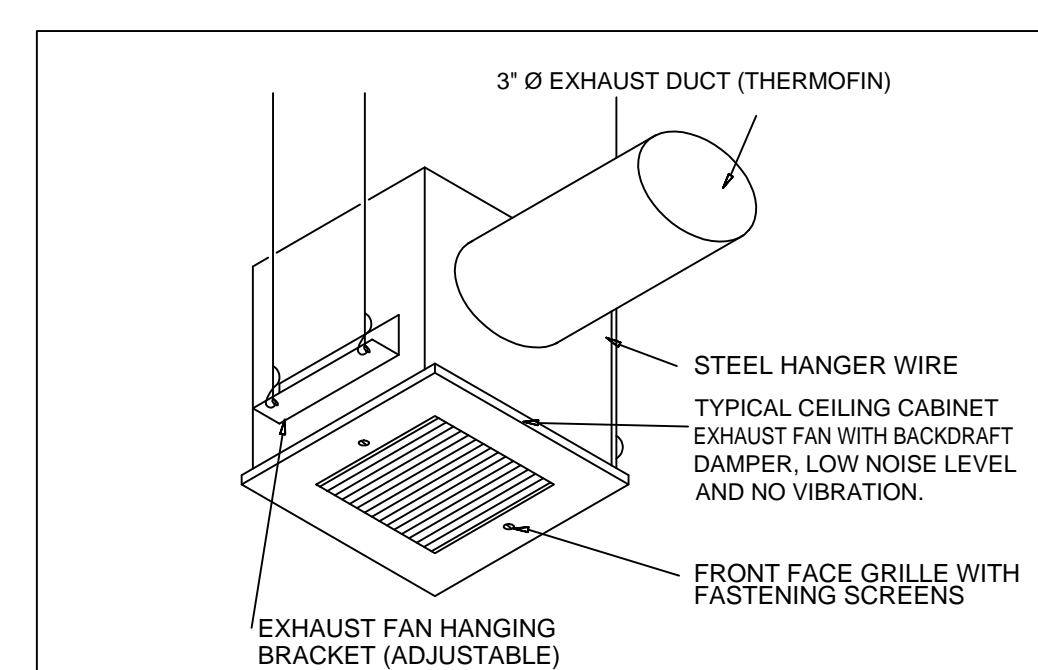
STAND ATTACHMENT	UNIT ATTACHMENT TO STAND	WIDTH OF MECHANICAL UNIT (INCHES)	MINIMUM CLEARANCE ABOVE ROOF SURFACES (INCHES)
STEEL ROOF DECK: 4 - 4"x3/8"ø THRU BOLTS	UNIT # OF STRAPS		
WOOD DECK: 4 - 2"x3/8"ø LAG BOLTS	UP TO 12"	1 PER SIDE	14
CONCRETE DECK: 2" TAPCONS WITHOUT GASKET	12" TO 24"	2 PER SIDE	18
	24" TO 36"	3 PER SIDE	24
	36" TO 48"	4 PER SIDE	30
	>60		48

ALL SCREWS MUST BE MINIMUM 14 GAUGE WITHOUT GASKET  
 STRAPS MUST BE MINIMUM 22 GAUGE DESIGN WILL WITHSTAND 175 MPH WINDS WITH 3 SEC. GUST

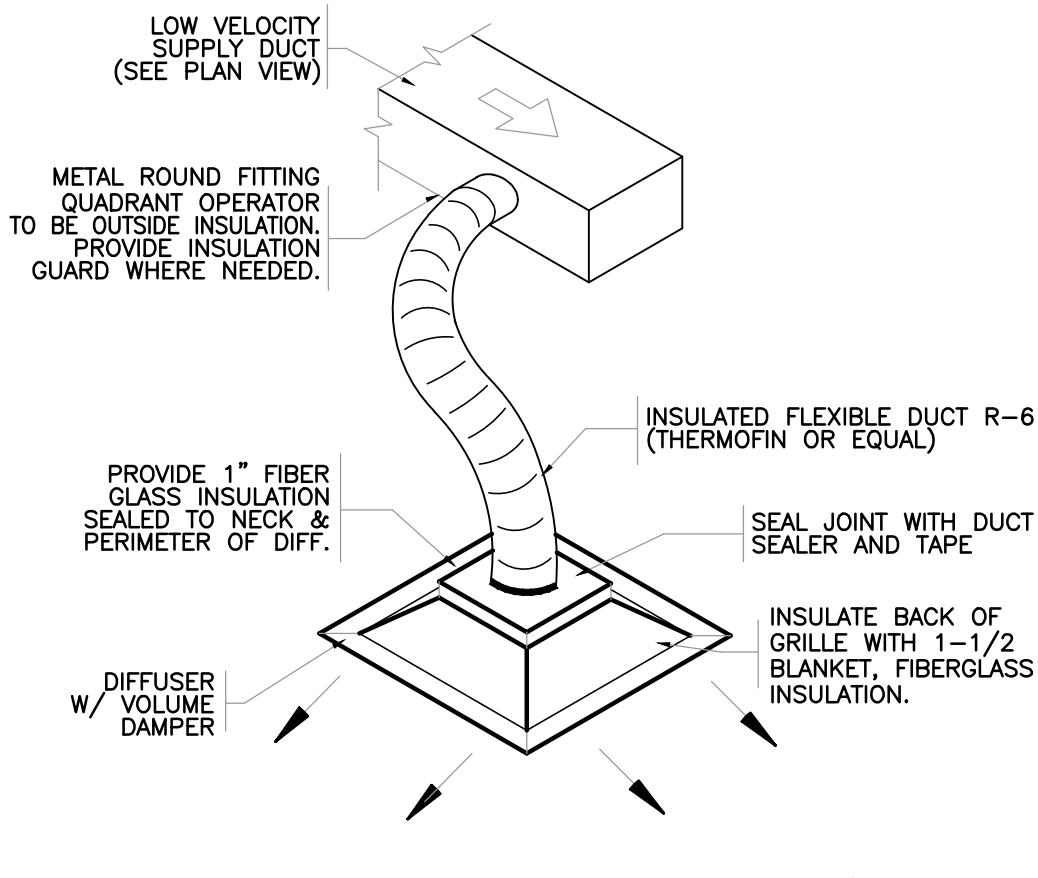
NOTE: ALUMINUM STAND MUST COMPLY WITH NOA # 15-0205.01



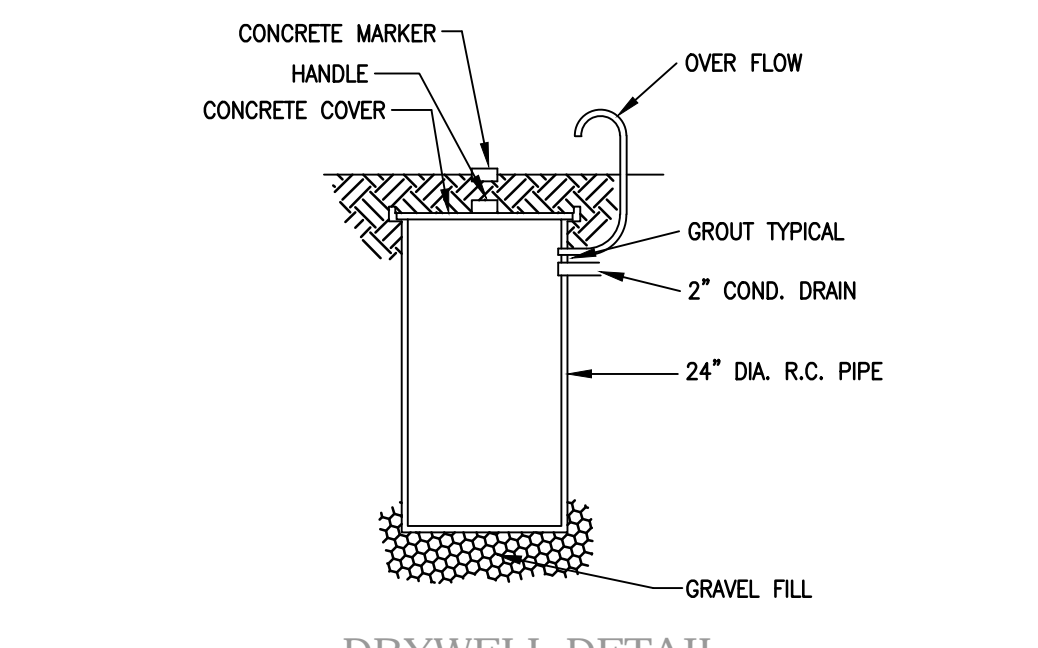
**A.C. UNIT MOUNTING DETAIL**  
 N.T.S.



**CEILING MOUNTED CABINET EXHAUST FAN DETAIL**  
 N.T.S.



**FLEX CONNECTION DETAIL**  
 N.T.S.



**DRYWELL DETAIL**  
 N.T.S.

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**CLIENT NAME AND ADDRESS:**  
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 918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

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 EMAIL: america.gcs@hotmail.com

**JOB NUMBER:** 2017-0007

**DATE:** 07-27-2017

**DRAWN BY:** Orlando C.

**CHECKED BY:** O.C.S.

**REVISIONS**

**MECHANICAL NOTES DETAILS, SCHEDULES & CALCULATIONS**

**SHEET**

M-2

OF

**ARCHITECT**

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REVISIONS

ELECTRICAL PLAN


SHEET

E-1

OF

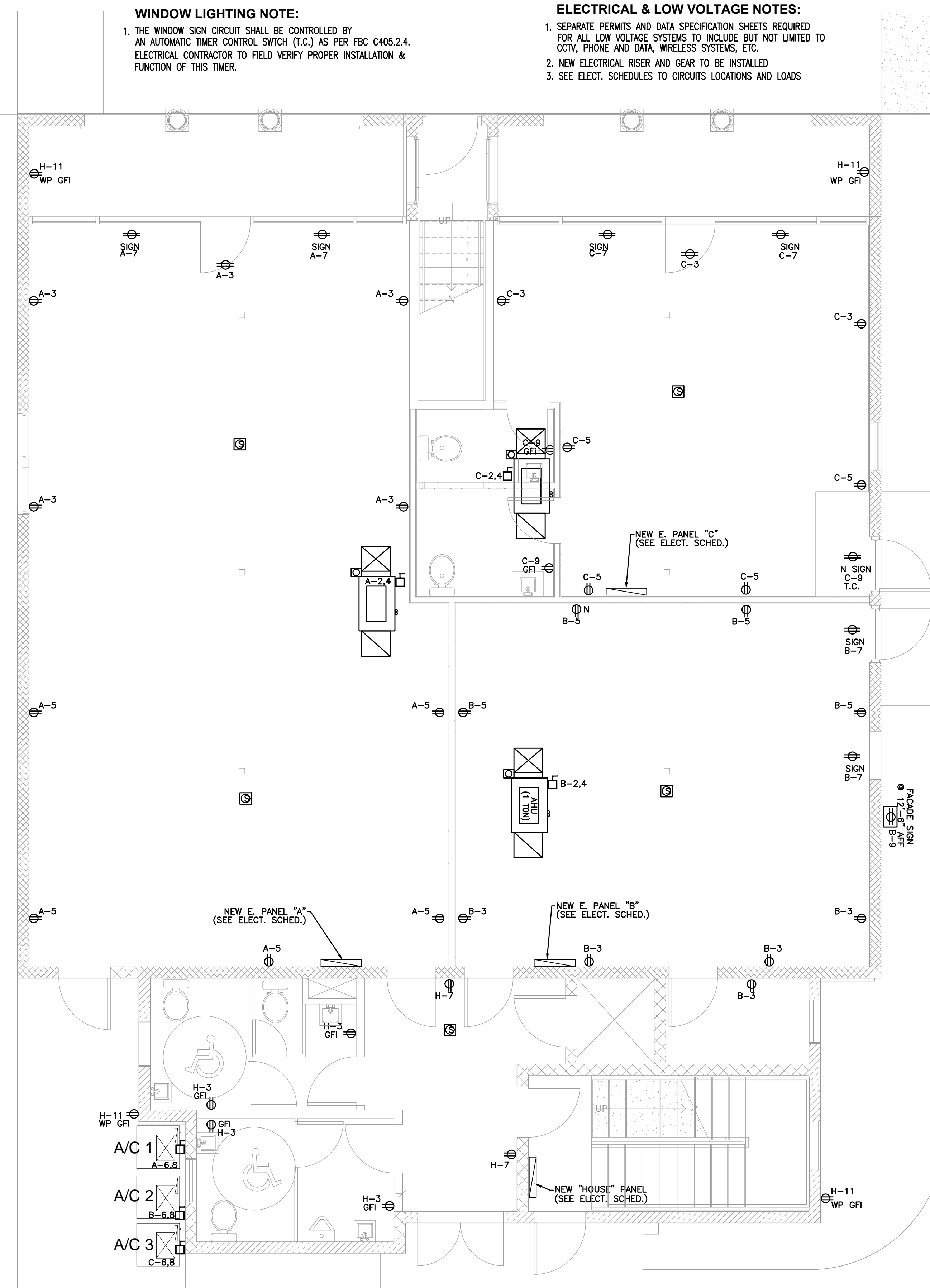
ARCHITECT

WINDOW LIGHTING NOTE:

1. THE WINDOW SIGN CIRCUIT SHALL BE CONTROLLED BY AN AUTOMATIC TIMER CONTROL SWITCH (T.C.) AS PER FBC C405.2.4. ELECTRICAL CONTRACTOR TO FIELD VERIFY PROPER INSTALLATION & FUNCTION OF THIS TIMER.

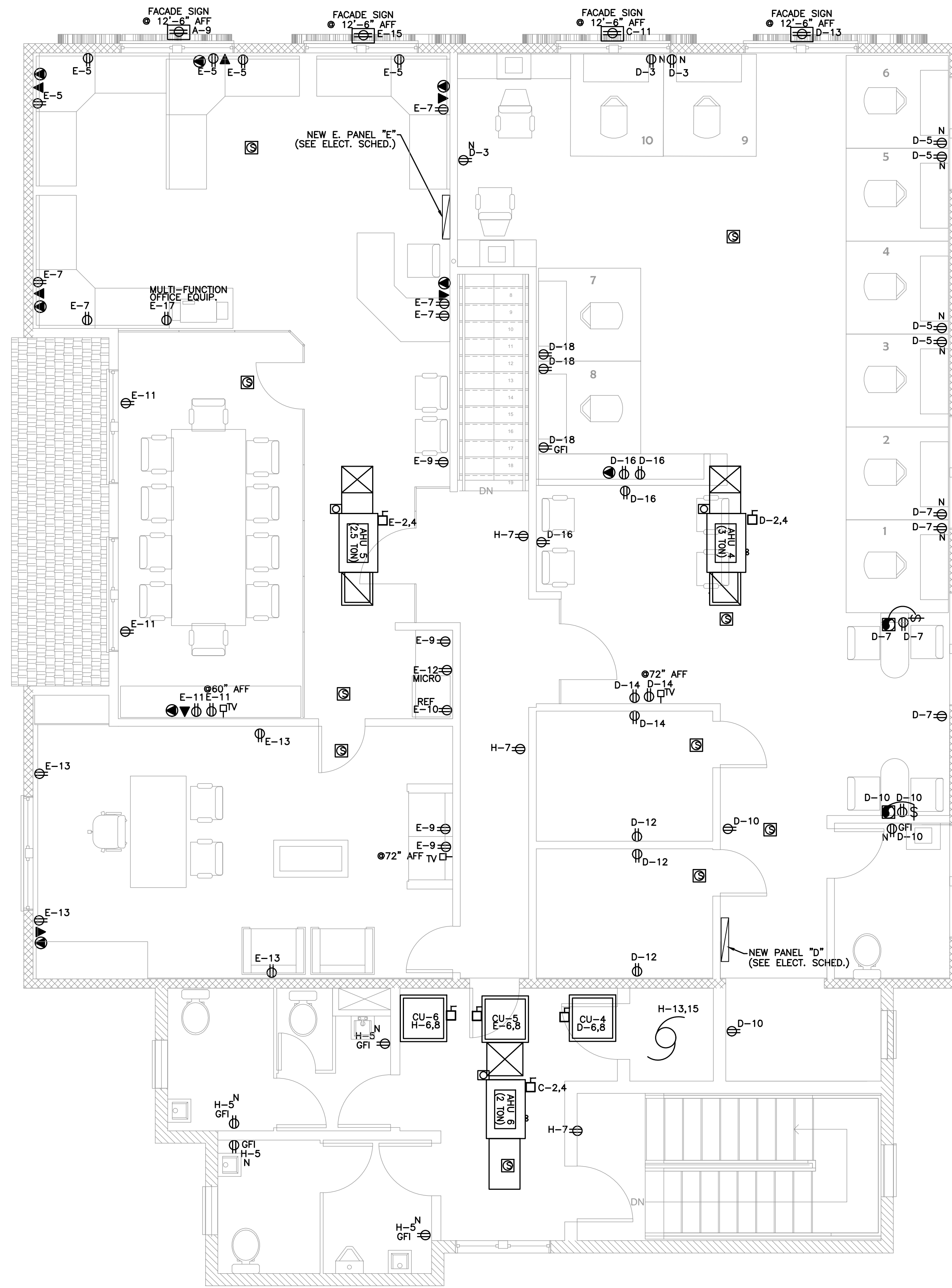
ELECTRICAL & LOW VOLTAGE NOTES:

1. SEPARATE PERMITS AND DATA SPECIFICATION SHEETS REQUIRED FOR ALL LOW VOLTAGE SYSTEMS TO INCLUDE BUT NOT LIMITED TO CCTV, PHONE AND DATA, WIRELESS SYSTEMS, ETC.
2. NEW ELECTRICAL RISER AND GEAR TO BE INSTALLED
3. SEE ELECT. SCHEDULES TO CIRCUITS LOCATIONS AND LOADS



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

LIGHTING SYMBOLS

	WALL MOUNTED LIGHT FIXTURE
	2' X 4' LED LAY-IN FIXTURE LITHONIA 45W LED
	8' X 4' LED SUSPENDED FIXTURE LITHONIA "GRAD LINEAR" 40W LED
	H.H. 5 INCH "E" SERIES LED MODULE LITHONIA 11.9 W LED
	EXIT LIGHT
	EMERGENCY BATTERY PACK
	SINGLE POLE SWITCH -(48" A.F.F.)
	THREE WAY SWITCH
	ELECTRICAL PANELBOARD
	THERMOSTAT
	EXHAUST FAN WITH LIGHT
	OCCUPANCY SENSOR SWITCH

LIGHT FIXTURE SCHEDULE

EM. LAMP,SURE-LITE RLM-1-120. OR EQUAL  
SURE-LITE RLM-1-120, OR EQUAL  
EX. EXIT SIGN 120V. WHITE ACRYLIC LENS,  
20T/6 VOLT LAMP, SURE-LITES  
EP-R2C-SWR, OR EQUAL

POWER LEGEND:

	WEATHER PROOF OUTLET
	GROUND FAULT OUTLET
	QUAD OUTLET
	SWITCH
	220V SPECIAL OUTLET
	DATA
	TV OUTLET
	TELEPHONE
	VENT FAN
	SMOKE DETECTOR
	ELEC. PANEL
	DISCONNECT
	HOME RUN TO PANEL
	DENOTES EXHAUST FAN W/ LIGHT
	PUSH BUTTON
	SURFACE MOUNTED SECURITY LIGHT

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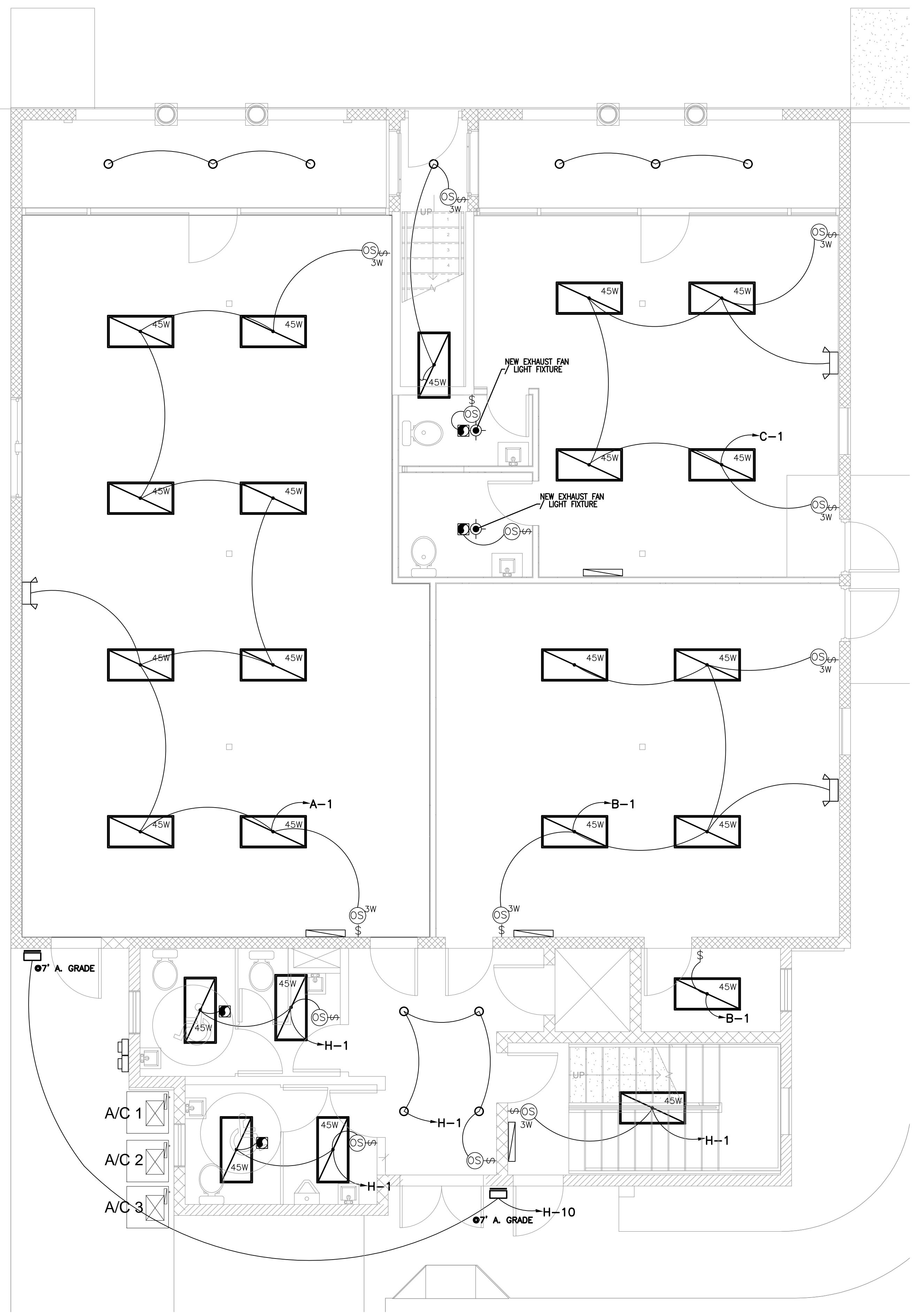
LIGHTING PLAN

**SHEET**

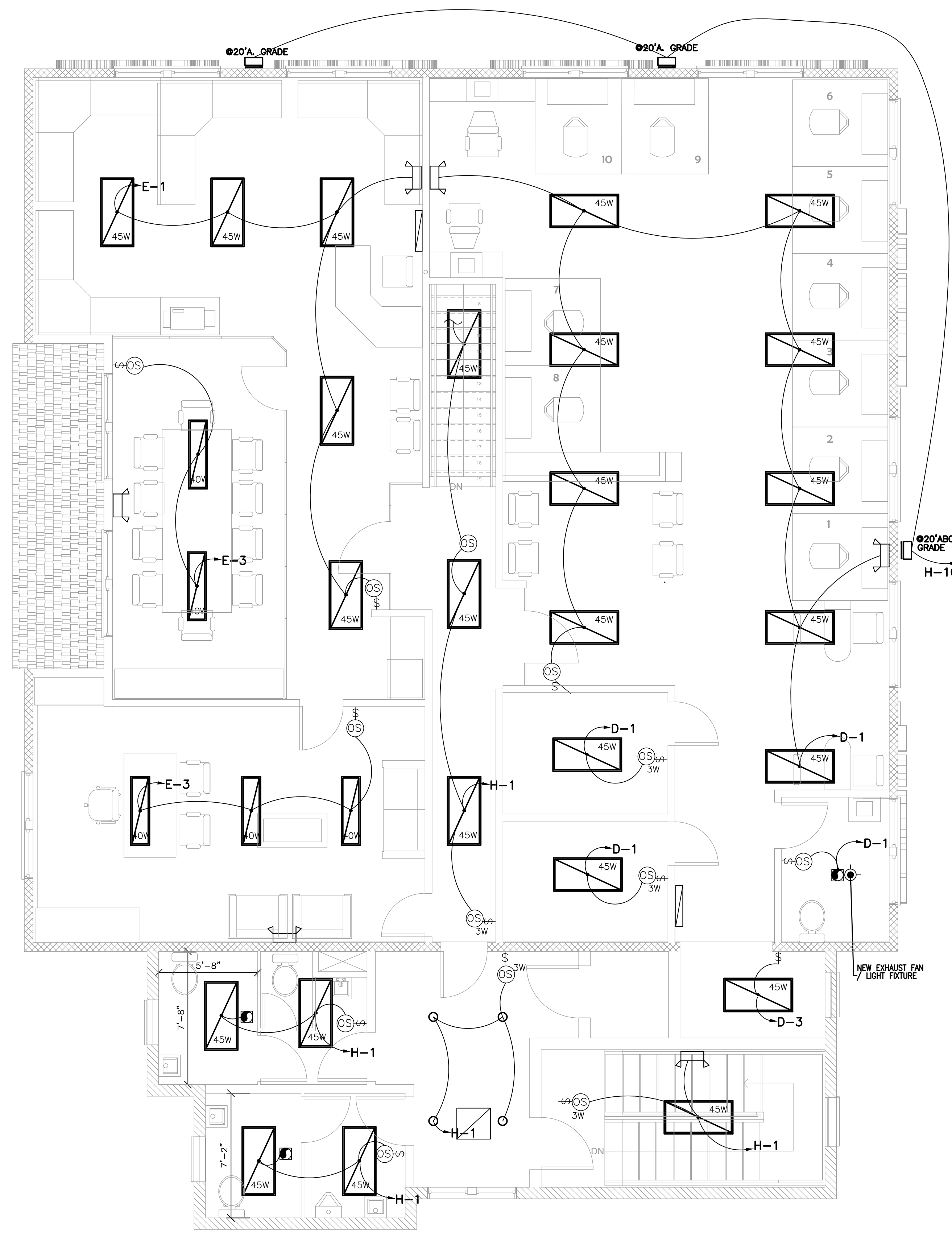
E-2

**OF**

ARCHITECT



**FIRST FLOOR LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"



**SECOND FLOOR LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"

**LIGHTING SYMBOLS**

- WALL MOUNTED LIGHT FIXTURE
- 2' X 4' LED LAY-IN FIXTURE  
LITHONIA 45W LED
- 8' X 4' LED SUSPENDED FIXTURE  
LITHONIA "GRAD LINEAR" 40W LED
- H.H. 5 INCH "E" SERIES LED MODULE  
LITHONIA 11.9 W LED
- EXIT LIGHT
- EMERGENCY BATTERY PACK
- SINGLE POLE SWITCH -(48" A.F.F.)
- THREE WAY SWITCH
- ELECTRICAL PANELBOARD
- THERMOSTAT
- EXHAUST FAN WITH LIGHT
- OCCUPANCY SENSOR SWITCH

**LIGHT FIXTURE SCHEDULE**

- EM. LAMP, SURE-LITE RLM-1-120, OR EQUAL
- SURE-LITE RLM-1-120, OR EQUAL
- EX. EXIT SIGN 120V, WHITE ACRYLIC LENS, 20T/6 VOLT LAMP, SURE-LITES EP-R2C-SWR, OR EQUAL

**POWER LEGEND:**

- WEATHER PROOF OUTLET
- GROUND FAULT OUTLET
- QUAD OUTLET
- SWITCH
- 220V SPECIAL OUTLET
- DATA
- TV OUTLET
- TELEPHONE
- VENT FAN
- SMOKE DETECTOR
- ELEC. PANEL
- DISCONNECT
- HOME RUN TO PANEL
- DENOTES EXHAUST FAN W/ LIGHT
- PUSH BUTTON
- SURFACE MOUNTED SECURITY LIGHT



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JOB NUMBER: 2017-0007  
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 DRAWN BY: Orlando C.  
 CHECKED BY: O.C.S.

REVISIONS

ELECTRICAL SCHEDULES  
 ELECT. RISER & NOTES

SHEET

E-3

OF

ARCHITECT

### ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 6TH ED. 2017 FLORIDA BUILDING CODE, THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES.
- PROVIDE TYPEWRITTEN PANEL DIRECTORY TO INDICATE PANEL CIRCUITING.
- VERIFY PROPER DISCONNECT SWITCHES FOR A/C UNITS, SIZED PER NAMEPLATE.
- ALL ELECTRICAL EQUIPMENT EXPOSED TO THE WEATHER, SHALL BE WEATHERPROOF.
- THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION OF THIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND THE OTHER SUB-CONTRACTORS.
- PROVIDE ENGINEER WITH AS-BUILT DRAWINGS.
- PROVIDE A GUARANTEE AGAINST DEFECTIVE WORKMANSHIP, MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
- ALL POWER AND CONTROL WIRING SHALL BE BY THE ELECTRICAL SUB-CONTRACTOR.
- ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES TAXES AND PERMITS.
- WIRING DEVICES SHALL BE U.L. LISTED COMMERCIAL GRADE.
- ALL CONDUIT SHALL BE RIGID GALVANIZED EXCEPT AS FOLLOWS:  
 A: EMT MAY BE USED INDOORS, WHERE NOT SUBJECT TO ABUSE.  
 B: PVC MAY BE USED UNDERGROUND WHERE ALLOWED BY CODE.  
 C: MC CABLE ALLOWED FOR BRANCH CIRCUITS UP TO 15' IN LENGTH.
- ALL WIRE SHALL BE COPPER, #10 AND SMALLER SHALL BE SOLID THHN, #8 AND LARGER SHALL BE STRANDED THHN. CONTROL WIRING SHALL BE # 14 THHN.
- THESE PLANS ARE BASED ON AVAILABLE INFORMATION. NOTIFY ENGINEER / OWNER OF ANY CONDITIONS THAT MAY AFFECT PROGRESS OF CONSTRUCTION.
- VERIFY ELECTRICAL REQUIREMENTS OF EACH PIECE OF EQUIPMENT PRIOR TO ACTUAL CONNECTION THERE-TO.
- ESTABLISH FIELD LIAISON WITH PROJECT MANAGER PRIOR TO STARTING WORK. VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER / OWNER OF ANY DISCREPANCIES.
- ELECTRICAL SUBCONTRACTOR SHALL VERIFY LOCATIONS AND CONNECTIONS TO ALL ELECTRICAL EQUIPMENT FURNISHED BY OTHERS, PRIOR TO INSTALLING OUTLETS, CONDUIT STUBS, DROPS, ETC. VERIFY LOCATIONS OF ALL CONTROLS FURNISHED BY OTHERS. INSTALL CONTROLS AND MAKE CONNECTIONS THERETO.
- ALL INCANDESCENT LIGHTING CIRCUITS TO BE ON DIMMER - (COMMERCIAL TYPE SIZED TO CIRCUIT LOAD +10%) WHERE INDICATED, LIGHTING DIMMER PANEL SHALL BE "LUTRON" LCP 128 OR EQUAL.
- ALL INDIVIDUAL ROOMS LIGHTING SHALL HAVE OCCUPANCY SENSING SWITCH TYPE: "WSD" BY "SENSOR SWITCH" OR EQUAL. LARGER ROOMS WHERE SINGLE SENSOR SWITCH WILL NOT MEET COVERAGE OR LIGHTING ON DIMMER SHALL BE CONTROLLED BY "SENSOR SWITCH" TYPE "CM", "HW", "WV" OR EQUAL. EQUAL TO HAVE PASSIVE DUEL TECHNOLOGY.
- ALL RECEPTACLES IN WET LOCATIONS SHALL BE GFI PROTECTED.
- WHERE INDICATED ON PLANS, ELECTRICAL CONTRACTOR SHALL PROVIDE: JUNCTION BOX WITH MIN. 3/4" CONDUIT AND PULL LINE STUBBED INTO CEILING OR ACCESSIBLE LOCATION, COORDINATE WITH DATA/TELEPHONE INSTALLER EXACT TERMINATION REQUIREMENTS. ALL BASE BIDS SHALL INCLUDE CONDUIT AND BOXES.

TYPE LOADCENTER				PANEL A				MAIN BUS 100A			
SERVICE 3φ/4W				NEUTRAL FULL				NEUTRAL FULL			
VOLTAGE 120/208				MOUNTING SURFACE				MOUNTING SURFACE			
POLES 30				10K AIC				LOCATION SEE PLAN			
DEMAND. V.A.	NO. DEMAND. V.A.	TRIP POLE	WIRE	DESCRIPTION	C K T	C K T	DESCRIPTION	WIRE	TRIP POLE	NO. DEMAND. V.A.	DEMAND. V.A.
1280	1024	20/1	12	GENERAL LIGHTING	1	2	AHU 1 (8.0 kw H.S.)	6	60/2	13254	13254
1800	1800	20/1	12	NEW GENERAL RECEPTACLES	3	4					
1800	1800	20/1	12	NEW GENERAL RECEPTACLES	5	6	CU 1	10	15/2	***	***
500	500	20/1	12	WINDOW SIGN	7	8					
500	500	20/1	12	SIGN T.C. SWITCH	9	10	SPARE				
---	---	---	---	SPARE	11	12	SPARE				
---	---	---	---	SPARE	13	14	SPARE				
---	---	---	---	SPARE	15	16	SPARE				
---	---	---	---	SPARE	17	18	SPARE				
---	---	---	---	SPARE	19	20	SPARE				
---	---	---	---	SPARE	21	22	SPARE				
---	---	---	---	SPARE	23	24	SPARE				
---	---	---	---	SPARE	25	26	SPARE				
---	---	---	---	SPARE	27	28	SPARE				
---	---	---	---	SPARE	29	30	SPARE				
5880	5896									13254	13254

5880 VA + 9800 VA = 19134 VA @ 360V/3φ  
 \* NON-COINCIDENTAL LOAD

SERVICE CALCULATION  
 CALCULATED LOAD  
 PANEL A : 19134 VA  
 I = 19134 VA ÷ 360 V = 53.15 A  
 53.15 A < 100 A SERVICE. (OK)

TYPE LOADCENTER				PANEL D				MAIN BUS 150A			
SERVICE 3φ/4W				NEUTRAL FULL				NEUTRAL FULL			
VOLTAGE 120/208				MOUNTING SURFACE				MOUNTING SURFACE			
POLES 30				10K AIC				LOCATION SEE PLAN			
DEMAND. V.A.	NO. DEMAND. V.A.	TRIP POLE	WIRE	DESCRIPTION	C K T	C K T	DESCRIPTION	WIRE	TRIP POLE	NO. DEMAND. V.A.	DEMAND. V.A.
640	512	20/1	12	GENERAL LIGHTING	1	2	AHU 1 (8.0 kw H.S.)	6	60/2	13156	13156
1080	1080	20/1	12	NEW GENERAL RECEPTACLES	3	4					
1440	1440	20/1	12	NEW GENERAL RECEPTACLES	5	6	CU 1	8	50/2	***	***
1440	1440	20/1	12	NEW GENERAL RECEPTACLES	7	8					
11000	11000	60/2	6	TANKLESS WATER HEATER	9	10	NEW GENERAL RECEPTACLES	12	20/1	1440	1440
					11	12	NEW GENERAL RECEPTACLES	12	20/1	1440	1440
500	500	20/1	12	SIGN T.C. SWITCH	13	14	NEW GENERAL RECEPTACLES	12	20/1	1440	1440
1350	1350	20/1	12	PERM HAIR DRYER MACH. (OPT)	15	16	NEW GENERAL RECEPTACLES	12	20/1	1440	1440
100	100	20/1	12	MANICURE EXHAUST FANS	17	18	NEW GENERAL RECEPTACLES	12	20/1	1080	1080
200	200	20/1	12	TOWEL STEAMER	19	20	SPARE				
---	---	---	---	SPARE	21	22	SPARE				
---	---	---	---	SPARE	23	24	SPARE				
---	---	---	---	SPARE	25	26	SPARE				
---	---	---	---	SPARE	27	28	SPARE				
---	---	---	---	SPARE	29	30	SPARE				
17750	17622									19996	19996

17750 VA + 19996 VA = 37746 VA @ 360V/3φ  
 \* NON-COINCIDENTAL LOAD

SERVICE CALCULATION  
 CALCULATED LOAD  
 PANEL A : 37746 VA  
 I = 37746 VA ÷ 360 V = 105 A  
 105 A < 150 A SERVICE. (OK)

TYPE LOADCENTER				PANEL B				MAIN BUS 100A			
SERVICE 3φ/4W				NEUTRAL FULL				NEUTRAL FULL			
VOLTAGE 120/208				MOUNTING SURFACE				MOUNTING SURFACE			
POLES 30				10K AIC				LOCATION SEE PLAN			
DEMAND. V.A.	NO. DEMAND. V.A.	TRIP POLE	WIRE	DESCRIPTION	C K T	C K T	DESCRIPTION	WIRE	TRIP POLE	NO. DEMAND. V.A.	DEMAND. V.A.
640	512	20/1	12	GENERAL LIGHTING	1	2	AHU 1 (8.0 kw H.S.)	6	60/2	11092	11092
1440	1440	20/1	12	NEW GENERAL RECEPTACLES	3	4					
1440	1440	20/1	12	NEW GENERAL RECEPTACLES	5	6	CU 1	8	50/2	***	***
500	500	20/1	12	WINDOW SIGN	7	8					
500	500	20/1	12	SIGN T.C. SWITCH	9	10	SPARE				
---	---	---	---	SPARE	11	12	SPARE				
---	---	---	---	SPARE	13	14	SPARE				
---	---	---	---	SPARE	15	16	SPARE				
---	---	---	---	SPARE	17	18	SPARE				
---	---	---	---	SPARE	19	20	SPARE				
---	---	---	---	SPARE	21	22	SPARE				
---	---	---	---	SPARE	23	24	SPARE				
---	---	---	---	SPARE	25	26	SPARE				
---	---	---	---	SPARE	27	28	SPARE				
---	---	---	---	SPARE	29	30	SPARE				
4520	4392									11092	11092

4520 VA + 11092 VA = 15612 VA @ 360V/3φ  
 \* NON-COINCIDENTAL LOAD

SERVICE CALCULATION  
 CALCULATED LOAD  
 PANEL A : 15612 VA  
 I = 15612 VA ÷ 360 V = 43.37 A  
 43.37 A < 100 A SERVICE. (OK)

TYPE LOADCENTER				PANEL E				MAIN BUS 100A			
SERVICE 3φ/4W				NEUTRAL FULL				NEUTRAL FULL			
VOLTAGE 120/208				MOUNTING SURFACE				MOUNTING SURFACE			
POLES 30				10K AIC				LOCATION SEE PLAN			
DEMAND. V.A.	NO. DEMAND. V.A.	TRIP POLE	WIRE	DESCRIPTION	C K T	C K T	DESCRIPTION	WIRE	TRIP POLE	NO. DEMAND. V.A.	DEMAND. V.A.
444	355	20/1	12	GENERAL LIGHTING	1	2	AHU 1 (8.0 kw H.S.)	6	60/2	13387	13387
463	370	20/1	12	GENERAL LIGHTING	3	4					
1800	1800	20/1	12	NEW GENERAL RECEPTACLES	5	6	CU 1	8	50/2	***	***
1800	1800	20/1	12	NEW GENERAL RECEPTACLES	7	8					
1440	1440	20/1	12	NEW GENERAL RECEPTACLES	9	10	UNDER COUNTER REFRIG.	12	20/1	300	300
1440	1440	20/1	12	NEW GENERAL RECEPTACLES	11	12	MICROWAVE	12	20/1	1000	1000
1440	1440	20/1	12	NEW GENERAL RECEPTACLES	13	14	SPARE				
500	500	20/1	12	SIGN T.C. SWITCH	15	16	SPARE				
700	700	20/1	12	MULTI-FUNCTION OFFICE PRINT.	17	18	SPARE				
---	---	---	---	SPARE	19	20	SPARE				
---	---	---	---	SPARE	21	22	SPARE				
---	---	---	---	SPARE	23	24	SPARE				
---	---	---	---	SPARE	25	26	SPARE				
---	---	---	---	SPARE	27	28	SPARE				
---	---	---	---	SPARE	29	30	SPARE				
10027	9845									14687	14687

10027 VA + 14687 VA = 24714 VA @ 360V/3φ  
 \* NON-COINCIDENTAL LOAD

SERVICE CALCULATION  
 CALCULATED LOAD  
 PANEL A : 24714 VA  
 I = 24714 VA ÷ 360 V = 68.65 A  
 68.65 A < 100 A SERVICE. (OK)

TYPE LOADCENTER				PANEL C				MAIN BUS 100A			
SERVICE 3φ/4W				NEUTRAL FULL				NEUTRAL FULL			
VOLTAGE 120/208				MOUNTING SURFACE				MOUNTING SURFACE			
POLES 30				10K AIC				LOCATION SEE PLAN			
DEMAND. V.A.	NO. DEMAND. V.A.	TRIP POLE	WIRE	DESCRIPTION	C K T	C K T	DESCRIPTION	WIRE	TRIP POLE	NO. DEMAND. V.A.	DEMAND. V.A.
890	712	20/1	12	GENERAL LIGHTING	1	2	AHU 1 (8.0 kw H.S.)	6	60/2	11092	11092
11000	11000	60/2	6	TANKLESS WATER HEATER	3	4					
					5	6	CU 1	8	50/2	***	***
500	500	20/1	12	WINDOW SIGN	7	8					
720	720	20/1	12	GFI RESTRM RECEPTACLES	9	10	GENERAL RECEPTACLES	12	20/1	1080	1080
500	500	20/1	12	SIGN T.C. SWITCH	11	12	GENERAL RECEPTACLES	12	20/1	1440	1440
---	---	---	---	SPARE	13	14	SPARE				
---	---	---	---	SPARE	15	16	SPARE				
---	---	---	---	SPARE	17	18	SPARE				
---	---	---	---	SPARE	19	20	SPARE				
---	---	---	---	SPARE	21	22	SPARE				
---	---	---	---	SPARE	23	24	SPARE				
---	---	---	---	SPARE	25	26	SPARE				
---	---	---	---	SPARE	27	28	SPARE				
---	---	---	---	SPARE	29	30	SPARE				
13610	13432									13612	13612

13610 VA + 13612 VA = 27222 VA @ 360V/3φ  
 \* NON-COINCIDENTAL LOAD

SERVICE CALCULATION  
 CALCULATED LOAD  
 PANEL A : 27222 VA  
 I = 27222 VA ÷ 360 V = 75.62 A  
 75.62 A < 100 A SERVICE. (OK)

TYPE LOADCENTER				HOUSE PANEL H				MAIN BUS 150A			
SERVICE 3φ/4W				NEUTRAL FULL				NEUTRAL FULL			
VOLTAGE 120/208				MOUNTING SURFACE				MOUNTING SURFACE			
POLES 30				10K AIC				LOCATION SEE PLAN			
DEMAND. V.A.	NO. DEMAND. V.A.	TRIP POLE	WIRE	DESCRIPTION	C K T	C K T	DESCRIPTION	WIRE	TRIP POLE	NO. DEMAND. V.A.	DEMAND. V.A.
890	712	20/1	12	GENERAL LIGHTING	1	2	AHU 1 (8.0 kw H.S.)	6	60/2	13254	13254
1440	1440	20/1	12	GFI GENERAL RECEPTACLES	3	4					
1440	1440	20/1	12	GFI GENERAL RECEPTACLES	5	6	CU 1	8	50/2	***	***
1080	1080	20/1	12	GFI GENERAL RECEPTACLES	7	8					
1000	1000	20/1	12	SIGN T.C. SWITCH	9	10	LED FLOOD LIGHTS	12	20/1	128	160
1440	1440	20/1	12	WP GFI OUTDOOR RECEPTACLES	11	12	GFI ROOFTOP MAINT. / RECEPT	12	20/1	1000	1000
5750	5750	30/2	10	PLATFORM LIFT	13	14	SITE LIGHTING	10	30/2	1250	1563
					15	16					
---	---	---	---	SPARE	17	18	SITE LIGHTING	10	30/2	1250	1563
---	---	---	---	SPARE	19	20					
---	---	---	---	SPARE	21	22	SPARE				
---	---	---	---	SPARE	23	24	SPARE				
---	---	---	---	SPARE	25	26	SPARE				
---											

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CLIENT NAME AND ADDRESS:

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& MR. SANDRO DOS SANTOS  
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PROJECT:  
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JOB NUMBER:	2017-0007
DATE:	07-27-2017
DRAWN BY:	Orlando C.
CHECKED BY:	O.C.S.

REVISIONS

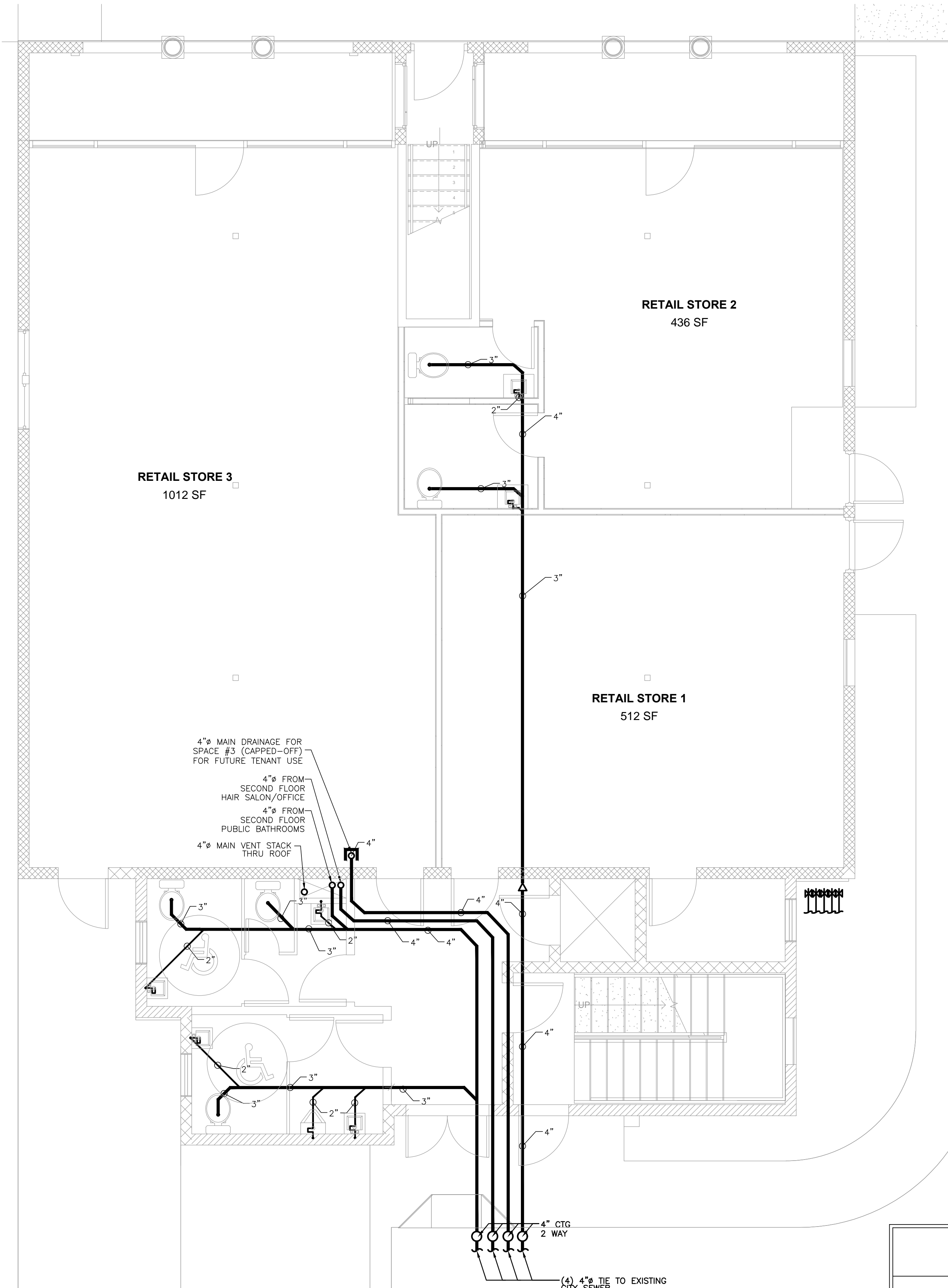
PLUMBING PLAN

SHEET

P-1

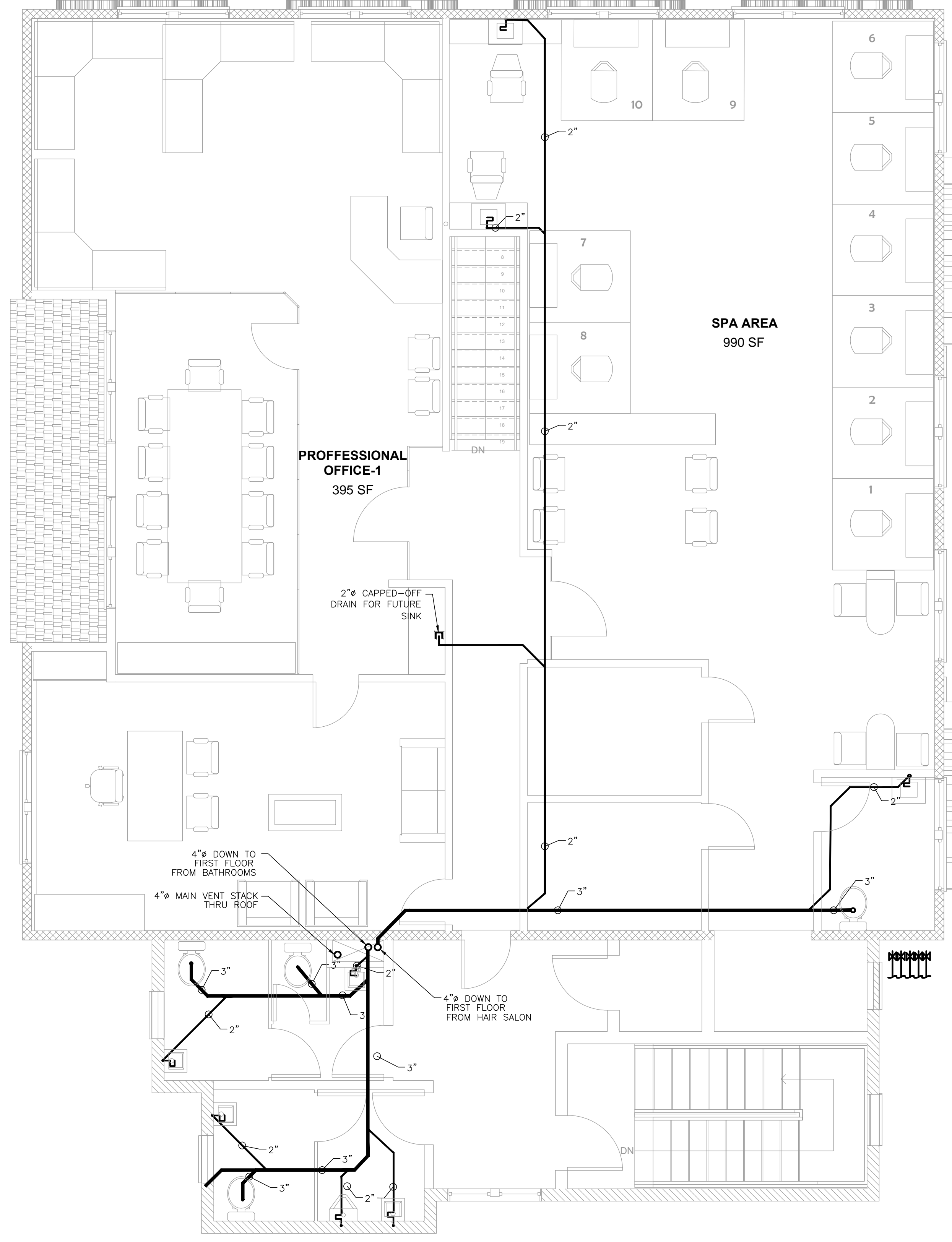
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**FIRST FLOOR PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

LEGEND	
	COLD WATER LINE
	HOT WATER LINE
	DRAINAGE LINE
	TANKLESS WATER HEATER ECO SMART ECO11



**SECOND FLOOR PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

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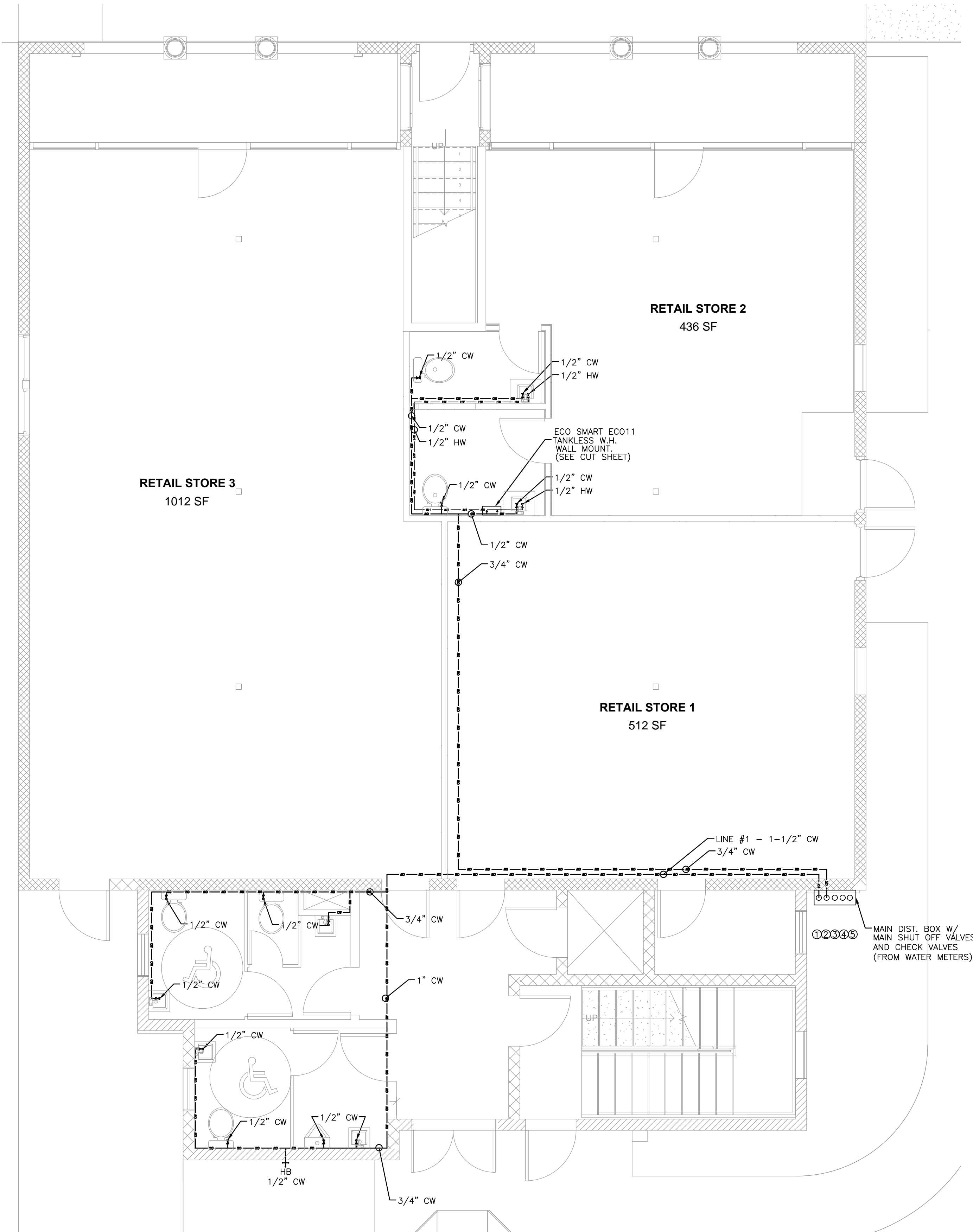
WATER DIST. PLAN

**SHEET**

P-2

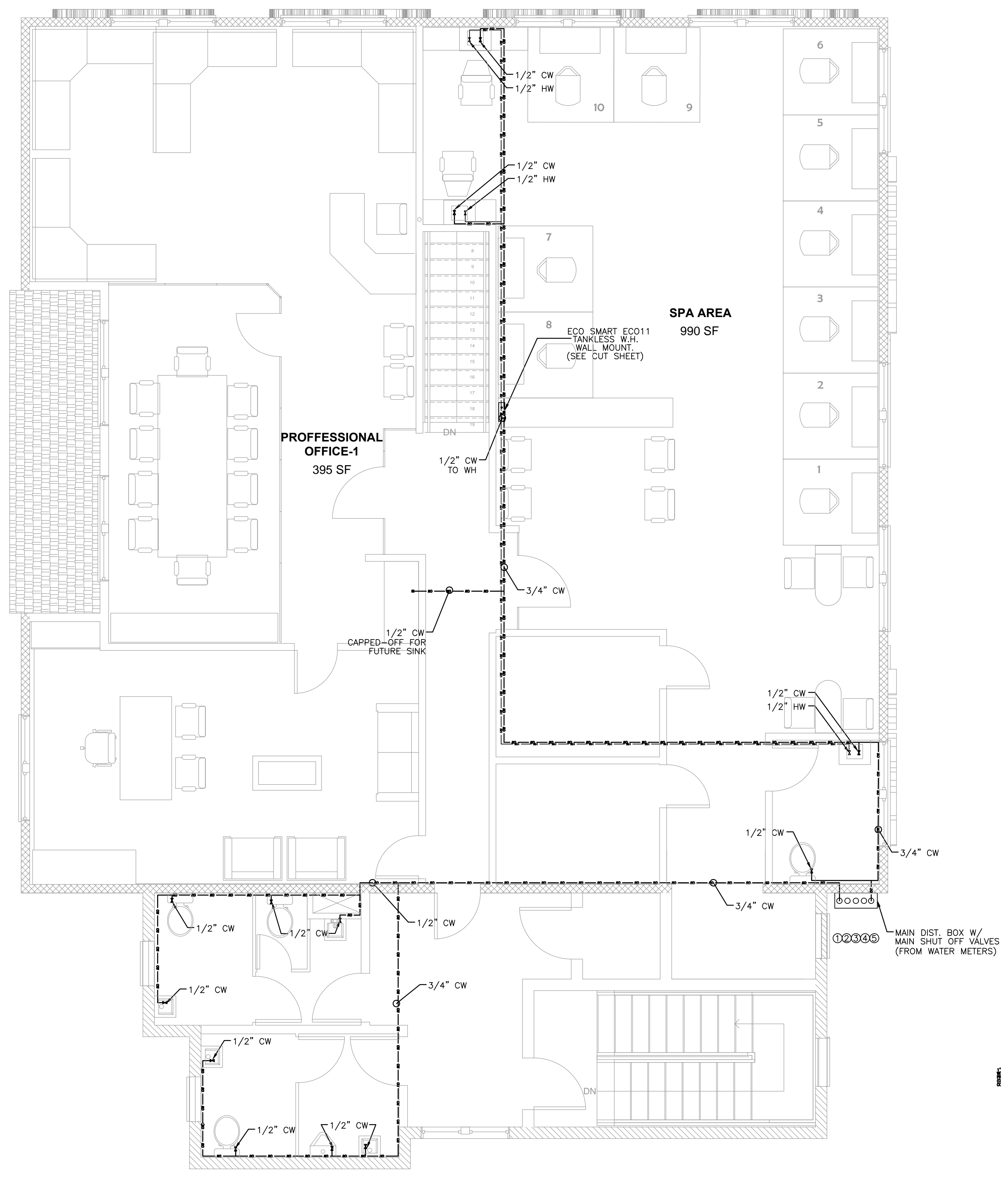
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**FIRST FLOOR WATER PLAN**

SCALE: 1/4" = 1'-0"



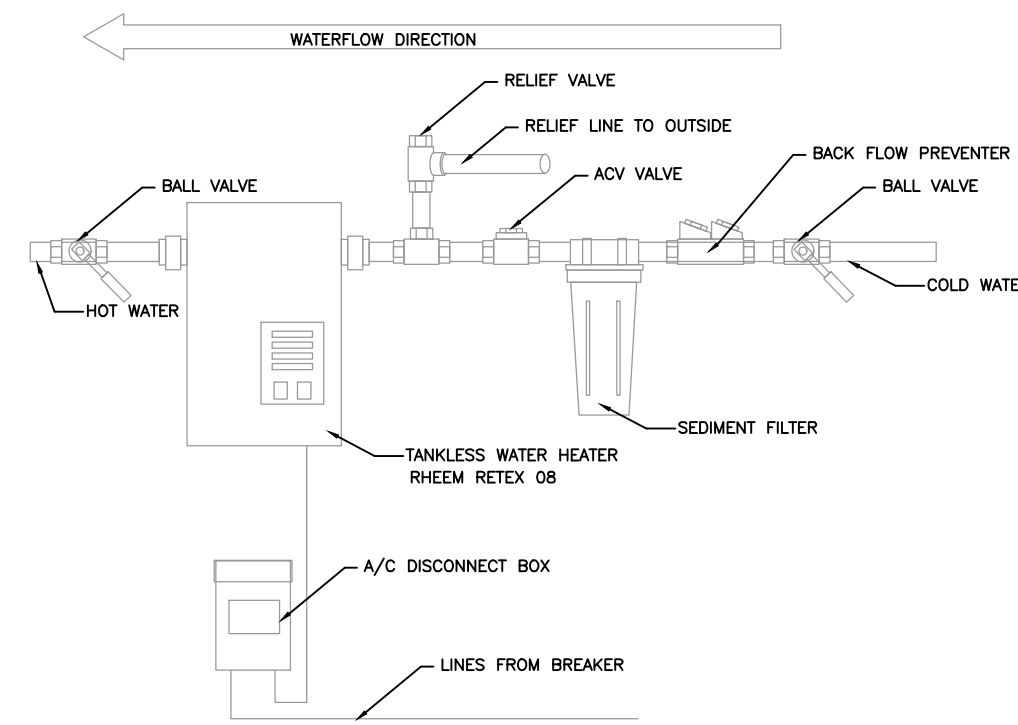
**SECOND FLOOR WATER PLAN**

SCALE: 1/4" = 1'-0"

LEGEND	
	COLD WATER LINE
	HOT WATER LINE
	DRAINAGE LINE
	TANKLESS WATER HEATER ECO SMART ECO11

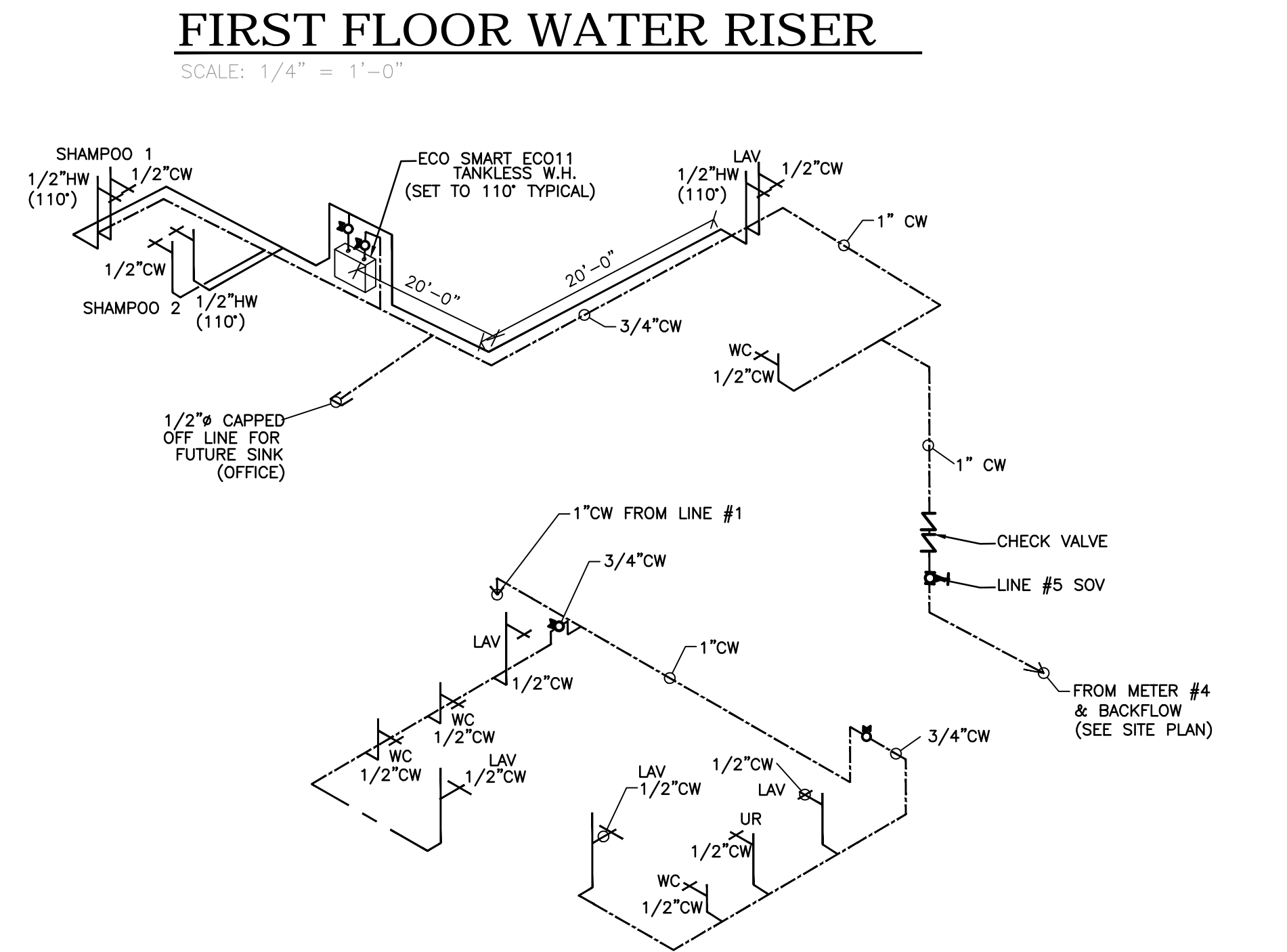
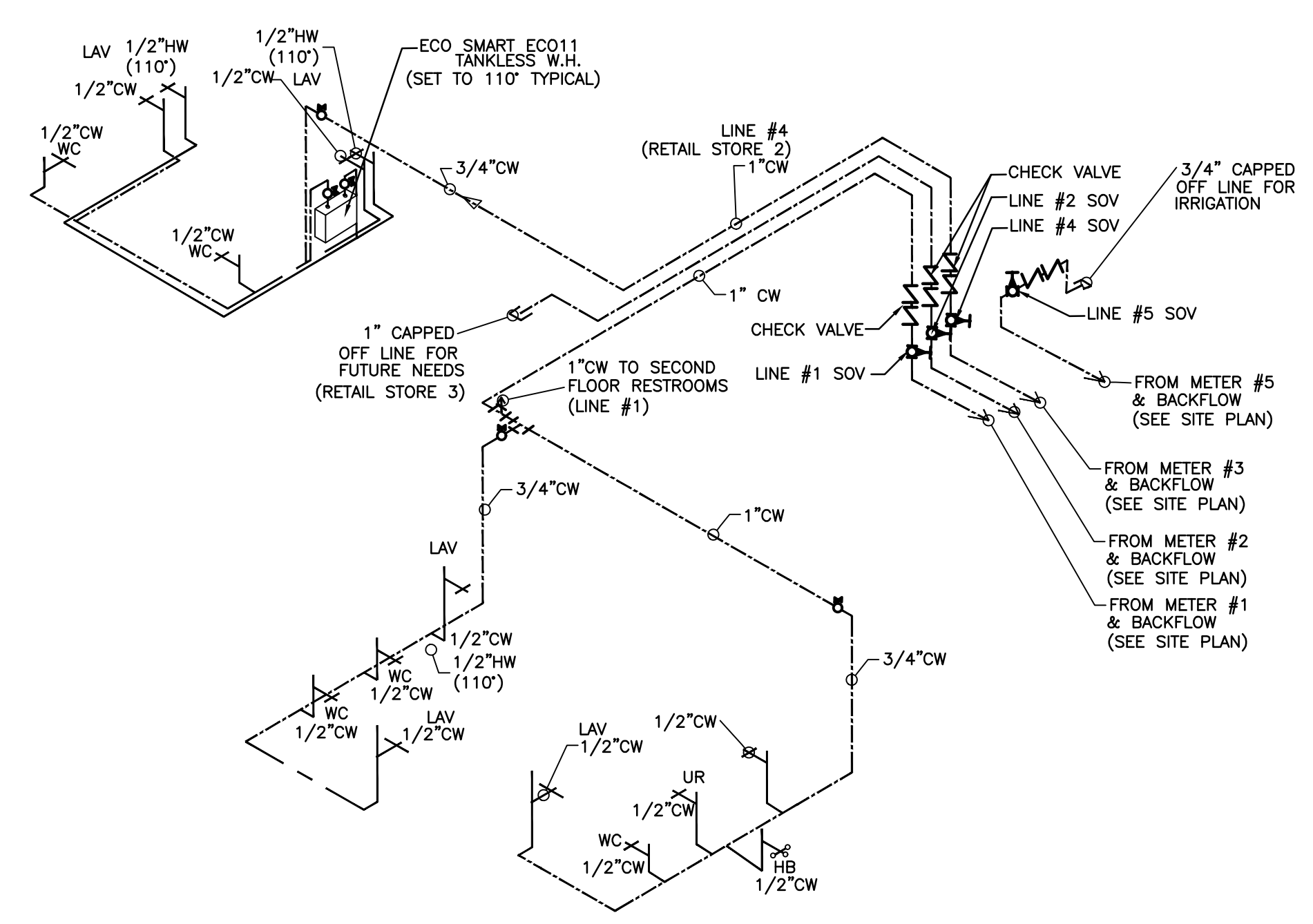
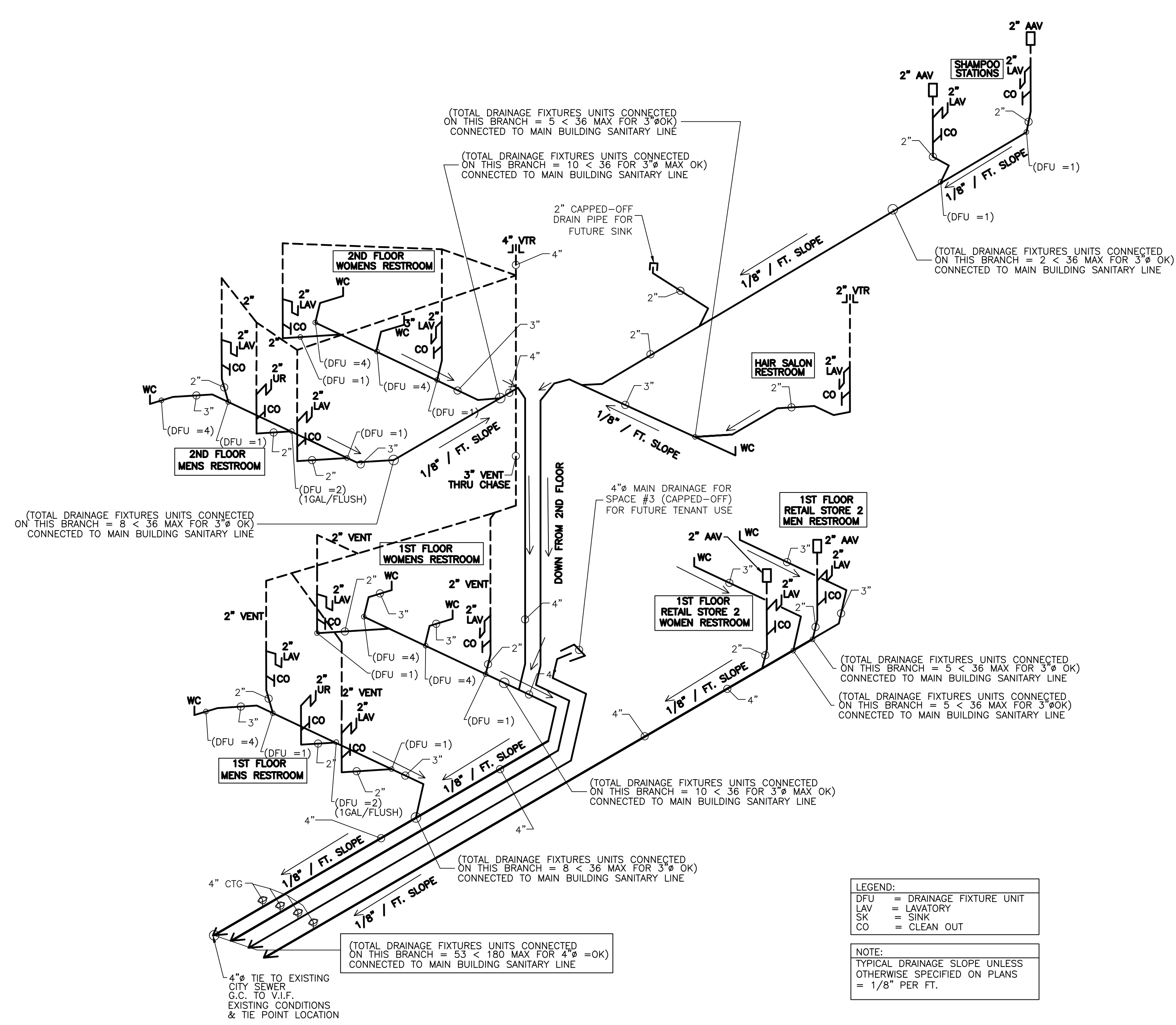
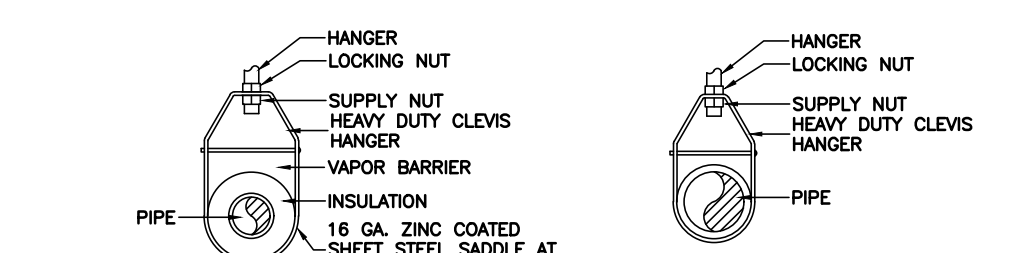
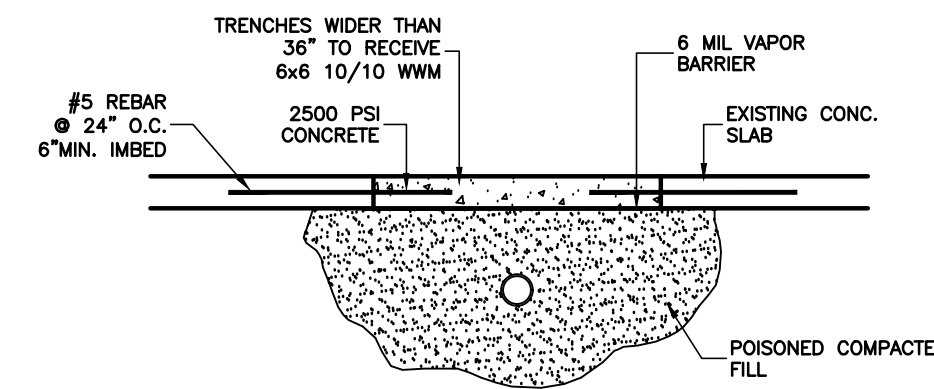
**PLUMBING NOTES**

- INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD PLUMBING CODE AND ALL LOCAL CODES.
- ALL MATERIALS SHALL BE NEW AND CODE APPROVED.
- VERIFY ALL EXISTING SANITARY AND WATER CONDITIONS IN THE BUILDING. ALL NEW DOMESTIC WATER PIPING SHALL BE COPPER. ALL NEW SANITARY PIPING SHALL HUBLESS C.I. OR PVC, AS REQUIRED TO INTEGRATE WITH EXISTING PIPING.
- THE PLUMBING SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT PLUMBING WORK IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. REPAIR OR REPLACE ALL WORKWHICH BECOMES DEFECTIVE AT NO COST TO OWNER.
- PLUMBING SUB-CONTRACTOR SHALL PROVIDE REQUIRED PERMITS.
- INSTALL PLUMBING FIXTURES AS INDICATED ON THESE PLANS. COMPLETE SYSTEM, FIXTURES AND DEVICES SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF INSTALLATION.
- ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION, SHALL BE PART OF THIS CONTRACT.
- BUILDING DRAINAGE SYSTEM IS BASED ON 1/8" / FT. MIN. FALL. ALL DEVIATIONS SHALL BE APPROVED BY THE ARCHITECT / ENGINEER.
- DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
- WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT SOLDER FITTINGS. UNDERGROUND PIPING MAY BE TYPE "M" WITH PROPER SLEEVING AND NO JOINTS BELOW SLAB.
- FURNISH AND INSTALL APPROVED AIR CHAMBER OR SHOCK ABSORBERS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP.
- PLUMBING SUB-CONTRACTOR SHALL PROVIDE ACCURATE RED-LINE (OR BETTER) AS-BUILT DRAWINGS TO ARCHITECT / OWNER PRIOR TO FINAL SIGNING-OFF OF PROJECT.
- THESE PLANS ARE BASED ON AVAILABLE INFORMATION. VERIFY EXACT LOCATION OF EXISTING WATER AND SEWER PROVISIONS.
- LAVATORY AT H.C. RESTROOM SHALL BE WALL MOUNTED AND 19" WIDE BY 17" DEEP MIN. AS REQUIRED BY FBC 2014 5TH ED. IT ALSO MUST BE INSTALLED AT 34" MIN FROM FINISH FLOOR TO TOP SURFACE OF FIXTURE.
- FOR AQUASTAT USE HONEYWELL L4008A1015 SERIES OR EQUAL. (HIGH OR LOW LIMIT REMOTE BULB. 100-240 DEG. F. ADJ. DIFFERENTIAL.



**TANKLESS WATER HEATER SCHEDULE**

MARK (TYP)	KW	AMPS	MANUFACTURER	MODEL#	VOLT/Ø	BREAKER	WIRE	MIN. FLOW (GPM)	MAX FLOW (GPM)	WATER CONN.
11	54	A	ECO SMART	ECO 11	240/1Ø	1X60A	6 AWG	0.3	4.8	1/2 CF



**LEGEND:**  
 DFU = DRAINAGE FIXTURE UNIT  
 LAV = LAVATORY  
 SK = SINK  
 CO = CLEAN OUT

**NOTE:**  
 TYPICAL DRAINAGE SLOPE UNLESS OTHERWISE SPECIFIED ON PLANS = 1/8" PER FT.

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<b>CHECKED BY:</b>	O.C.S.

**REVISIONS**

SANITARY RISER DIAG.  
 WATER RISER  
 NOTES & DETAILS

**SHEET**

P-3

**OF**

**ARCHITECT**



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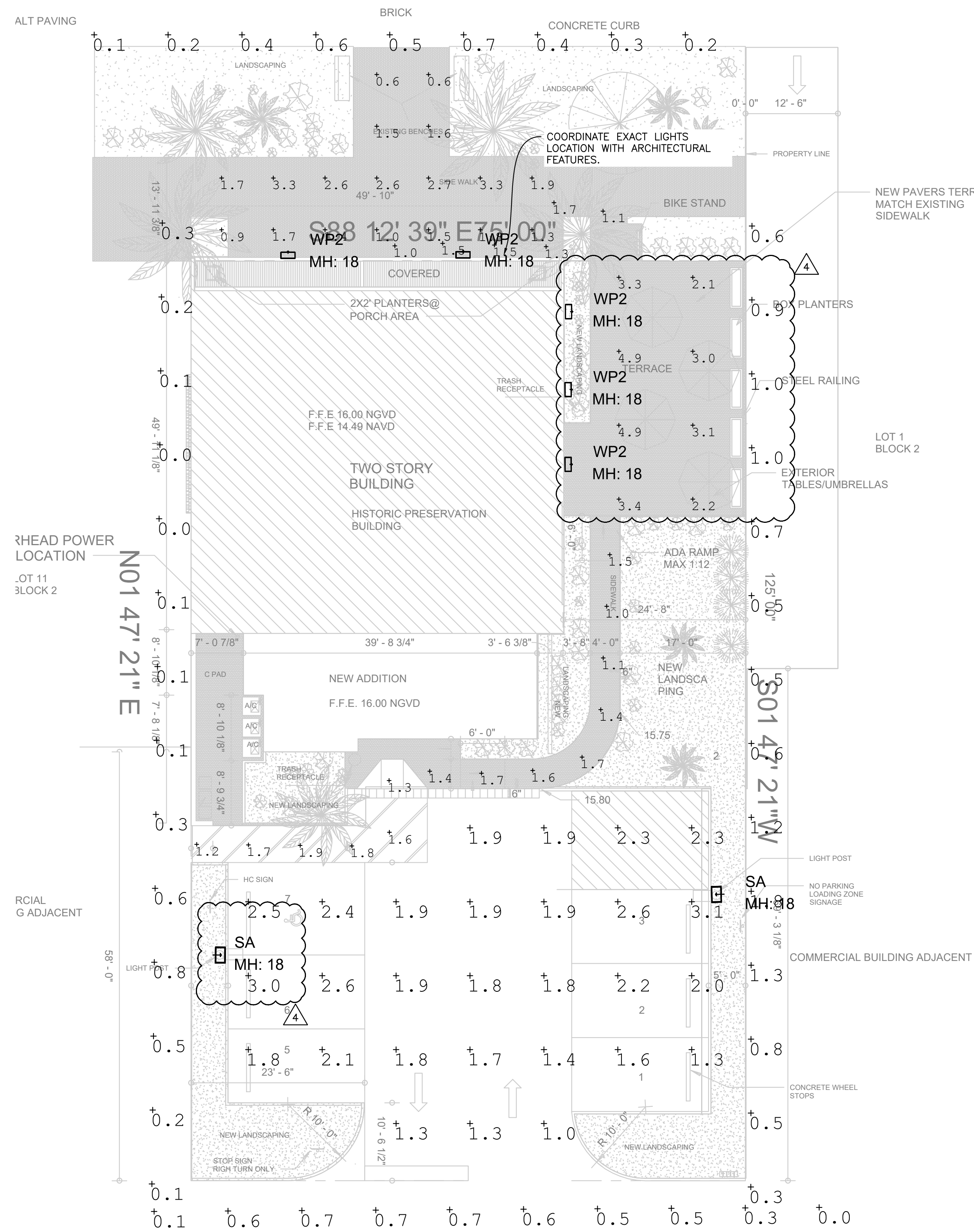
REVISIONS


SHEET

R-1

OF

ARCHITECT



**PHOTOMETRIC PLAN**  
SCALE 1" = 10'-0"

### D-Series Size 0 LED Area Luminaire

**Specifications**

- EPA: 0.95 ft<sup>2</sup> (0.09m<sup>2</sup>)
- Length: 26" (660mm)
- Width: 13" (330mm)
- Height: 7" (178mm)
- Weight (max): 16 lbs (7.3kg)

**Ordering Information**

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting	Shipped included
DSX0 LED	Forward optics	30K 3000K	T15 Type I short	MVOLT <sup>1</sup>	SPA	Space pole mounting
	P1 P4 P7	40K 4000K	T25 Type II short	120V	SPA	Space pole mounting
	P2 P5	50K 5000K	T35 Type III medium	208V	SPA	Space pole mounting
	P3 P6	AMBIC Ambient (photocell) covers <sup>2</sup>	TSM Type IV medium	240V	WBA	Wall bracket
	RP0 RP2		T3M Type III medium	277V	SPUMBA	Space pole universal mounting adapter <sup>3</sup>
	RP1 RP3		T4M Type IV medium	347V	SPUMBA	Space pole universal mounting adapter <sup>3</sup>
			TTM Forward throw medium	480V		Shipped separately
			TSV Type V very short		KOAB DDBX0	Must use mounting bracket adapter (see spec sheet)

**Shipped installed**

PER	PERC	PERD	PERE	PERF	PERG	PERH	PERI	PERJ	PERK	PERL	PERM	PERN	PERO	PERP	PERQ	PERR	PER S	PER T	PER U	PER V	PER W	PER X	PER Y	PER Z	

FIXTURE TYPE "SA" MOUNTED AT 18FT A.F.F.

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
SA	2	SA	SINGLE	N.A.	0.950	DSX0 LED P3 30K T4M MVOLT HS	71
WP2	5	WP2	SINGLE	N.A.	0.950	C-WP-A-TRAD-3L-40K-DB	33.15

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALEYWAY	Illuminance	Fc	0.47	0.7	0.0	N.A.	N.A.
NON RESIDENTIAL PROPERTY LINE	Illuminance	Fc	0.84	1.8	0.3	2.80	6.00
PARK AVENUE	Illuminance	Fc	0.38	0.7	0.1	3.80	7.00
PARKING	Illuminance	Fc	1.98	3.1	1.0	1.98	3.10
PEDESTRIAN TO BUILDING ENTRANCE	Illuminance	Fc	1.45	1.9	1.0	1.45	1.90
SIDEWALK IN FRONT OF BUILDING	Illuminance	Fc	1.78	3.3	0.8	2.97	5.50
TERRACE AREA	Illuminance	Fc	3.36	4.9	2.1	1.60	2.33
W NON RESIDENTIAL PROPERTY LINE	Illuminance	Fc	0.24	0.8	0.0	N.A.	N.A.

### C-WP-A-TRAD-3L Series LED Traditional Style Wall Pack - Small

Replaces 100W PSMH

**C-LITE**  
LED LIGHTING BY CREE

A NEW TWIST ON AN OLD CLASSIC.

**PRODUCT SPECIFICATIONS**

**OVERVIEW**

- Initial Delivered Lumens: 3,200, 3,400
- CRI: > 70
- CCT: Neutral White (4000K), Cool White 5000K
- Input Power: 33 Watts
- Dimmable: No
- Operating Minimum: -40°C (-40°F)
- Lifespan: Estimated 76,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5 Years\*
- Replaces 100W PSMH

EFFICIENT	DURABLE	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"> <li>Uses 45% less energy than comparable HID fixtures</li> <li>Quick, easy installation</li> </ul>	<ul style="list-style-type: none"> <li>Lens is heat and shock resistant</li> <li>Powder-coat finish withstands the test of time</li> </ul>	<ul style="list-style-type: none"> <li>Security</li> <li>Pathways</li> <li>Perimeter Lighting</li> </ul>	<ul style="list-style-type: none"> <li>Universal (120V through 277V Operation)</li> </ul>

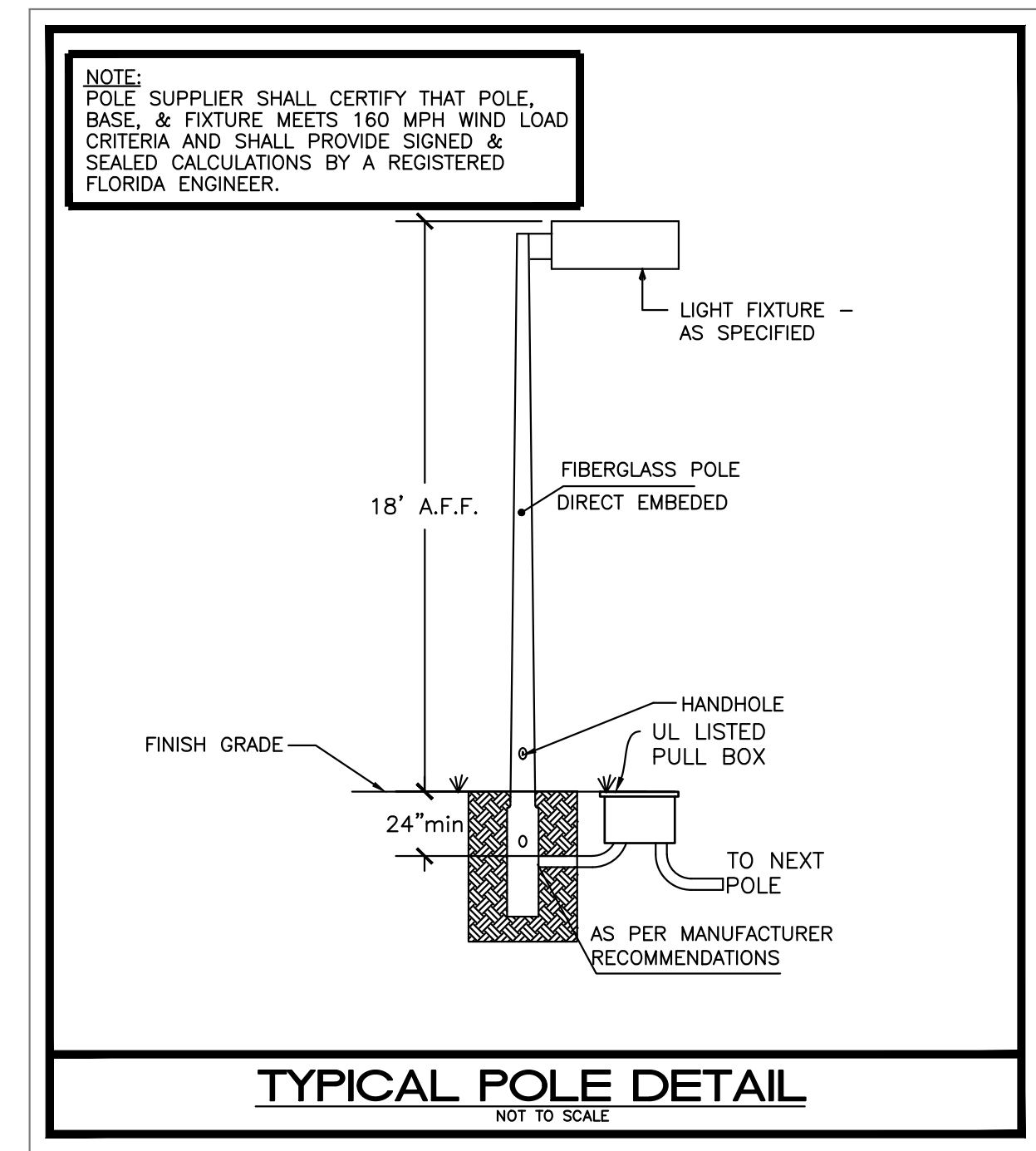
**ORDERING INFORMATION**  
Example: C-WP-A-TRAD-3L-40K-DB

C-WP-A	TRAD	3L	DB
PRODUCT	TYPE	LUMEN PACKAGE	CCT
C-WP-A	TRAD LED Traditional Style Wall Pack	3L 3,200 Lumens (40K) 3,400 Lumens (50K) 33W	40K Neutral White (4000K) 50K Cool White (5000K)
			COLOR
			DB Dark Bronze

**CERTIFICATIONS:** UL LISTED, CREE LED

US • Miami 1 (800) 226-6800 • (305) 504-5415 • Canada www.creelighting.com • (800) 473-1224 • (800) 890-7507  
Replaces 100W PSMH For informational purposes only. Content is subject to change. \*See lighting.cree.com/warranty for details.

FIXTURE TYPE "WP2" MOUNTED AT 18' A.F.F.



**E&C Engineers**  
Cert. of Auth # 26559  
2755 Vista Parkway Suite 1-3  
West Palm Beach, FL 33411  
Tel: (561) 712-1149  
email: ed@ecengineers.com  
JOB # 17-2996

**Eduardo (Ed) Samour, P.E.**  
Registered Electrical Engineer  
P.E. # 41186  
Date: \_\_\_\_\_

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTO COPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF LUIS C MAURY ENGINEER NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DEPICTED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND SPECIFICATIONS.

**CLIENT NAME AND ADDRESS:**  
SIMON PASCHALIDES  
918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

**PROJECT:**  
LAKE PARK  
COMMERCIAL PROJECT

**ARCHITECT:**  
ORLANDO CASTRO  
AR98530

**ADDRESS:** 9039 WEST  
SUNRISE BLVD  
PLANTATION FL. 33322  
PH: (954) 474-0220  
EMAIL: america\_gs@hotmail.com

**JOB NUMBER:** 2017-0007  
**DATE:** 07-27-2017  
**DRAWN BY:** Orlando C.  
**CHECKED BY:** O.C.S.

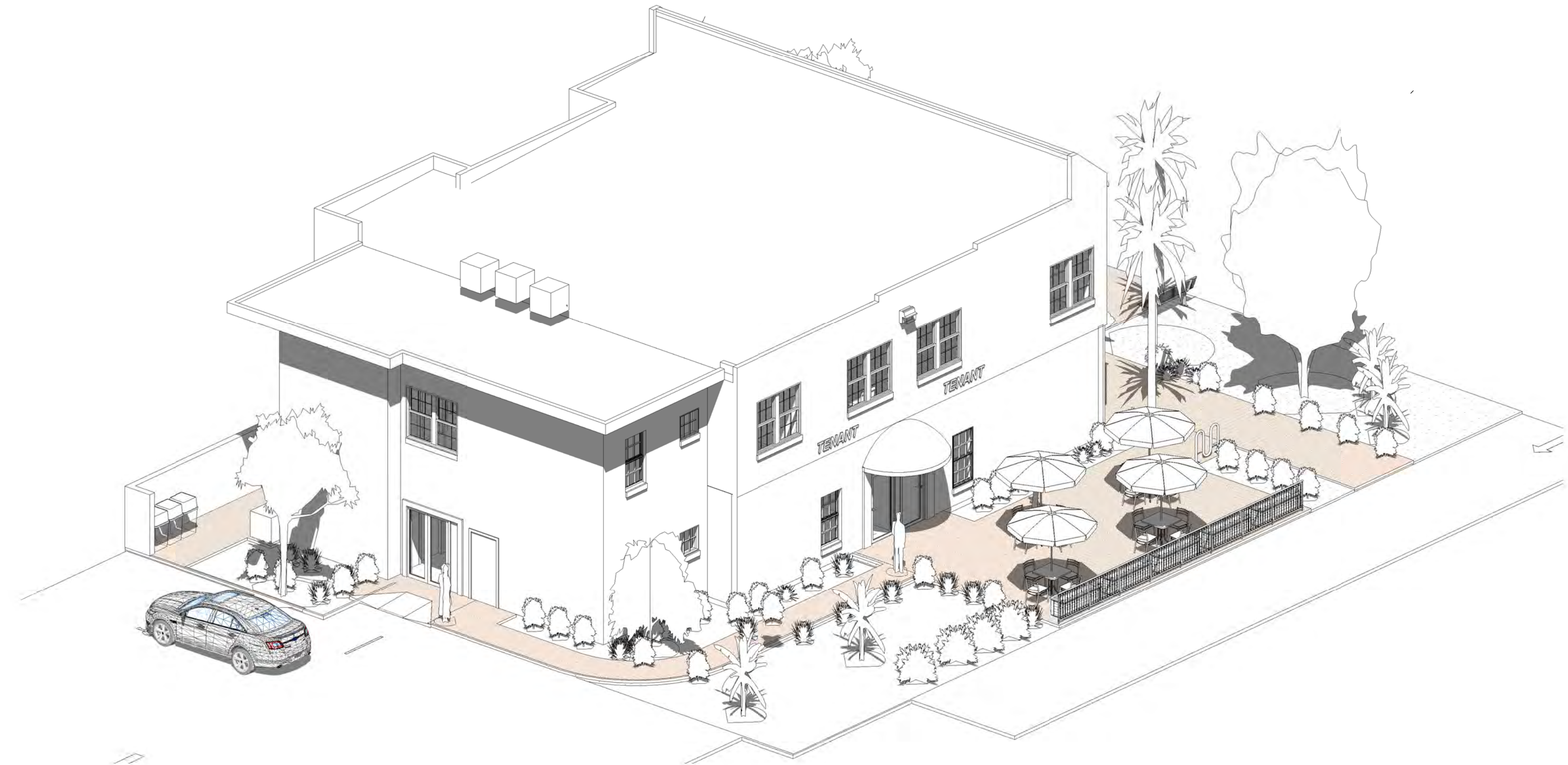
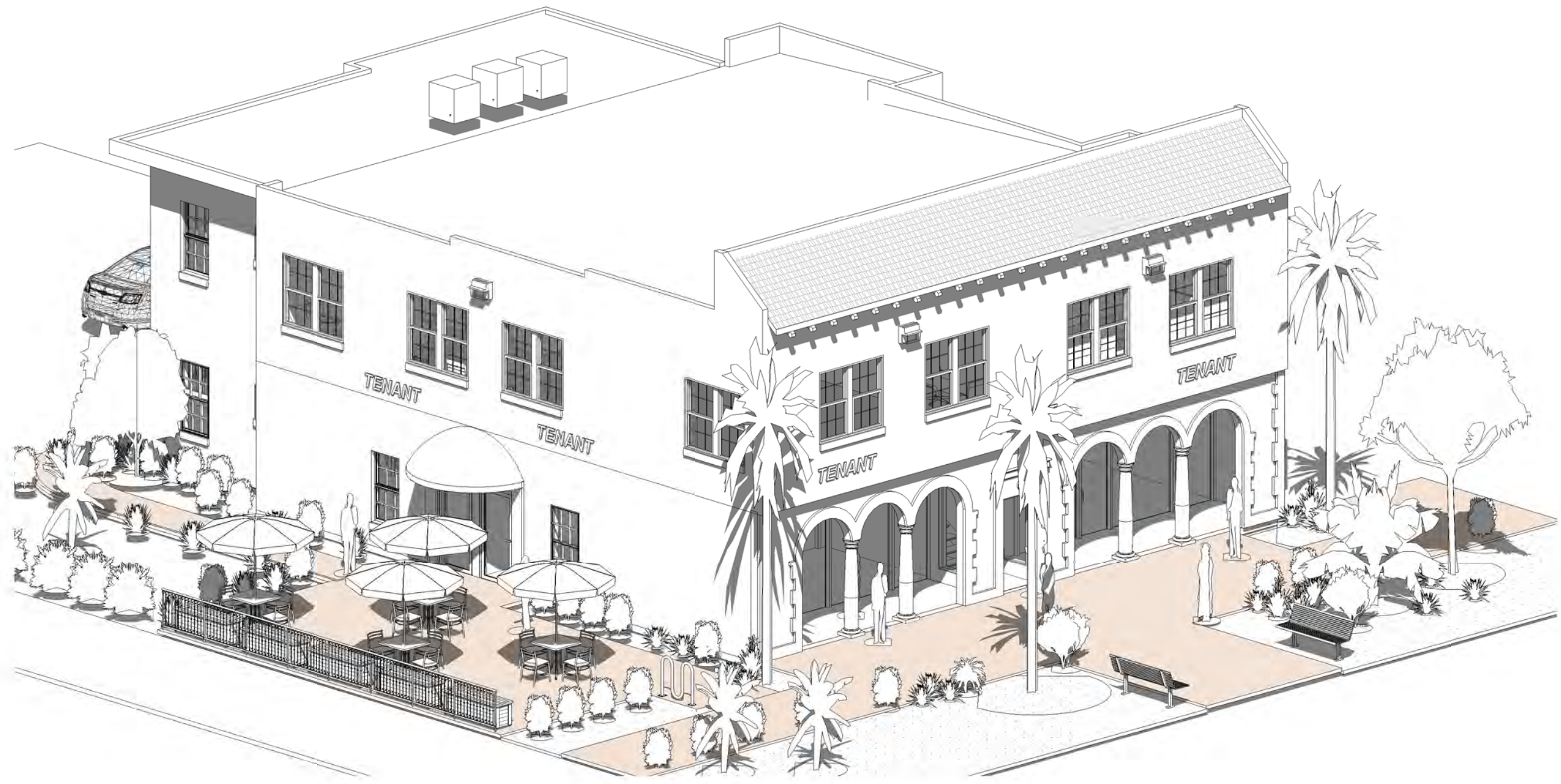
**REVISIONS**

- 1.3.18 BUILDING DEPT. COMMENTS.
- 1.23.18 BUILDING DEPT. COMMENTS.
- 06.05.18 BUILDING DEPT. COMMENTS. SITE PLAN REVISIONS
- 06.20.18 REVIEW COMMENTS

**PROPOSED SITE PLAN**

**SHEET**  
PHM-1  
1 OF 1

**ARCHITECT**



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CLIENT NAME AND ADDRESS:

SIMON PASCHALIDES  
918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

PROJECT:  
**LAKE PARK  
COMMERCIAL PROJECT**

ORLANDO CASTRO

ARCHITECT.  
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EMAIL: america.gcs@hotmail.com

JOB NUMBER:	2017-0007
DATE:	07-27-2017
DRAWN BY:	Orlando C.
CHECKED BY:	O.C.S.

REVISIONS	
1--	9/19/17
2--	1/8/18
3--	1/17/18
4--	3/29/18

ENTRY  
CANOPY  
OPTION 3D  
VIEWS

SHEET

A111

OF

ARCHITECT