LAKEFRONT ESTATES GROCERY STORE - PERMIT SET

LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34,
GLADES COUNTY, FLORIDA



SCOPE OF WORK:

NEW CONSTRUCTION OF A TWO STORY GROCERY STORE BUILDING WITH OFFICES

PROJECT INFORMATION:

LOT SIZE - 142,528 SF
GROSS PROPOSED BUILDING AREA - 32,767 SF

BUILDING CODE SUMMARY

ALL CODE CHAPTERS, SECTIONS, AND QUOTES REFERENCE THE 2018 IBC NJ EDITION UNLESS NOTED OTHERWISE.

PROJECT DATA

NAME OF PROJECT:	LAKEFRONT ESTATES GROCERY STORE
STREET ADDRESS:	xx
COUNTY:	GLADES
BLOCK AND LOT:	xx
PROPOSED USE:	GROUP M, GROUP B
FIRE SUPPRESSION:	xx

APPLICABLE CODES

BUILDING SUBCODE:	2021 INTERNATIONAL BUILDING CODE - FBC 2023, 8TH EDITION
ENERGY SUBCODE:	ASHRAE 90.1-2019, IECC 2021, 2023 FBC 8TH EDITION
MECHANICAL SUBCODE:	INTERNATIONAL MECHANICAL CODE 2021 - FBC 2023, 8TH EDITION
PLUMBING SUBCODE:	INTERNATIONAL PLUMBING CODE 2021 - FBC 2023, 8TH EDITION
ELECTRICAL SUBCODE:	NATIONAL ELECTRICAL CODE 2020, NFPA 70, 2020
ACCESSIBILITY SUBCODE:	ICC/ANSI A117.1-2009, FBC 2023, 8TH EDITION
FIRE/LIFE SAFETY SUBCODE:	2023 FFPC, 8TH EDITION

OCCUPANCY CLASSIFICATION (CHAPTER 3)

Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located.

ALLOWABLE BUILDING HEIGHTS & AREAS (CHAPTER 5)

ALLOWABLE BUILDING HEIGHT (TABLE 504.3 & 504.4)

	ALLOWABLE	ACTUAL
BUILDING HEIGHT IN FT ABOVE GRADE PLANE	55'	35'
NUMBER OF STORIES ABOVE GRADE PLANE	3	2

ALLOWABLE BUILDING AREA (TABLE 506.2)

ALLOWABLE AREA	ACTUAL AREA & VOLUME		
	LEVEL	AREA	VOLUME
xx	LEVEL 1	32767 SF	0.00 CF
	LEVEL 2	32768 SF	0.00 CF
	TOTAL	65535 SF	0.00 CF

MIXED USE AND OCCUPANCY (SECTION 508)

GROUP M (MERCANTILE)
GROUP B (BUSINESS)

CONSTRUCTION TYPE (SECTION 602)

IIB

FIRE RESISTANCE REQ'D (TABLE 601, 602)

BUILDING ELEMENT	HOURS REQ'D-TYPE IIB	HOURS PROVIDED-TYPE IIB
STRUCTURAL FRAME	0	0
ROOF	0	0
FLOOR	0	0
EXTERIOR WALLS	0	0

MEANS OF EGRESS SIZING (SECTION 1005)

REQUIRED EGRESS BASED ON OCCUPANT LOAD - STAIRWAY EGRESS CAPACITY FACTOR: 0.3
REQUIRED EGRESS BASED ON OCCUPANT LOAD - EGRESS CAPACITY FACTOR (OTHER EGRESS COMPONENTS): 0.2

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS (SECTION 1006)

(TABLE 1006.2.1) SPACES IN M USE WITH 49 OCCUPANTS OR LESS SHALL BE PERMITTED TO HAVE A SINGLE EXIT WITH AN EXIT ACCESS TRAVEL DISANCE OF 75'. SPACES IN B USE WITH 49 OCCUPANTS OR LESS SHALL BE PERMITTED TO HAVE A SINGLE EXIT WITH AN EXIT ACCESS TRAVEL DISANCE OF 100'.
(TABLE 1006.3.2) STORIES WITH AN OCC. LOAD UP TO 500 SHALL HAVE A MINIMUM TWO EXITS.

DOOR SWING (SECTION 1010)

EGRESS DOORS SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD GREATER THAN 49 PERSONS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.

EXIT ACCESS (SECTION 1016)

EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017.2)

	ALLOWABLE	ACTUAL
B USE - (SPRINKLERED)	300	195'
M USE - (SPRINKLERED)	250	195'

DRAWING LIST

SHEET NO.	SHEET NAME	PAGE NO.
01-GENERAL		
SP001	SPECIFICATIONS	
G002	LIFE SAFETY	
T001	COVER PAGE	01
G001	GENERAL NOTES AND ADA DETAILS	03
03 - ARCHITECTURAL		
A102	LEVEL 2 FLOOR PLAN	
A101	LEVEL 1 FLOOR PLAN	
A201	ELEVATIONS	
A202	ELEVATIONS	
A210	SECTIONS	
A103	ROOF PLAN	
A601	WALL TYPE DETAILS	
A602	WINDOW SCHEDULES	
A603	DOOR SCHEDULES	
A401	VERTICAL CIRCULATION ELEVATORS	
A301	WALL SECTIONS	
A501	EXTERIOR DETAILS	
A503	FIRE STOPPING DETAILS	
A410	ENLARGED RESTROOMS	
A104	ROF LEVEL 1	
A105	ROF LEVEL 2	
A402	VERTICAL CIRCULATION STAIRS	
A502	EXTERIOR DETAILS	

TOTAL: 22

ABBREVIATIONS

A.C.	AIR CONDITIONING
A.C.T. or ACT	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISH FLOOR
A.N.	AS NOTED
AHJ	AUTHORITY HAVING JURISDICTION
ALUM.	ALUMINUM
APT.	APARTMENT
AVG.	AVERAGE
B.	BATHROOM
B.C.	BRICK COURSE
B.O.	BOTTOM OF
B.T.	BATH TUB
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOTT.	BOTTOM
BR.	BRICK
C.H.	CONCRETE HARDENER
C.J.	CONTROL JOINT
C.M.T.	CORRUGATED METAL BRICK TILE
C.R.	CEILING REGISTER
C.S.	CAST STONE
C.T.	CERAMIC TILE
C.W.	COLD WATER
CAB.	CABINET
CL.	CLOSET
CLNG.	CEILING
CM	CARBON MONOXIDE DETECTOR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONV.	CONVECTOR
D.E.	DRYER EXHAUST
D.L.	DOUBLE LAVER
D or DIA.	DIAMETER
D.W.	DISH WASHER
DBL.	DOUBLE
DET.	DETAIL
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
E.G.	ESTABLISHED GRADE
E.H.	ELECTRIC HEATER
E.J.	EXPANSION JOINT
E.W.P.M.	ELASTOMERIC WATERPROOF MEMBRANE
EIFS	EXTERIOR INSULATED FINISH SYSTEM
ELEC.	ELECTRIC
ELEV.	ELEVATION
ENGNR	ENGINEER
EQ.	EQUAL
F.	FOYER
F.A.I.	FRESH AIR INTAKE
F.D.	FLOOR DRAIN
F.F.	FINISHED FLOOR
F.P.	FIRE PROOF
F.P.H.B.	FROST PROOF HOSE
F.P.S.C.	FIRE PROOF SELF CLOSING
F.R. OR FR.	FIRE RATED OR FIRE RATING
F.S.P.	FIRE STAND PIPE
FIN.	FINISH
FLASHG	FLASHING
FLR.	FLOOR
G.W.B. or GYP.	GYPSUM WALL BOARD
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
H.B.	HOSE BIB
H.C.	HUNG CEILING
H.CAB.	HANGING CABINETS
H.M. or HM	HOLLOW METAL
H.P.	HIGH POINT
H.R.	HANDRAIL
H.V.	HALL VENT (DUCT)
H.V.A.C. or HVAC	HEATING, VENTILEATION, & AIR CONDITIONING
I.D.	INSIDE DIAMETER
INCL.	INCLUDING
INSUL.	INSULATION
JST	JOIST
JT.	JOINT
L.CL.	LINEN CLOST
L.P.	LOW POINT
L.R.	LIVING ROOM
L.W.	LIGHT WEIGHT
LAM.	LAMINATED
LAV.	LAVATORY
LVT	LUXURY VINYL TILE
M.AG.	METAL AND GLASS
M.C.	MEDICINE CABINET
M.CL.	METER CLOSET
M.L.	METAL LOUVER
M.O.	MASONRY OPENING
M.V.	MECHNICAL VENTILATION
MAX.	MAXIMUM
MET.	METAL
MIN.	MINIMUM
N.T.S. or NTS	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OVER FLOW
O.H.	OPPOSITE HAND
OPG.	OPENING
P.	PAINTED
P.D.	PUMP DISCHARGE
P.DR.	PLANTER DRAIN
P.E.	PASSENGER ELEVATOR
P.H.V.	PUBLIC HALL VENT(DUCT)
P.R.	POWDER ROOM
PARTN	PARTITION
Q.T.	QUARRY TILE
RESIL.	RESILIENT
RM.	ROOM
S.H.	SERVICE HALL
S.S.	SLOP SINK
S.T.C.	SOUND TRANSMISSION CLASS
SAN.	SANITARY
SM	SMOKE DETECTOR
SPKL.	SPRINKLER
ST. OR STL	STEEL
STOR.	STORAGE
STRUC.	STRUCTURE OR STRUCTURAL
T.O.	TOP OF
T.R.	TOP REGISTER
T.V.	TOILET VENT (DUCT)
U.	URINAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.J.	VERTICAL CONTROL JOINT
V.C.T. OR VCT	VINYL COMPOSITE TILE
V.W.C.	VINYL WALL COVERING
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
WD.	WOOD

SYMBOLS:

Name
Elevation (Lvl Comment) — LEVEL

SIM / A101 — SECTION

Ref / A101 — ELEVATION

SIM / A101 — CALLOUT

Room name
101
150 SF — ROOM TAG

101
Room name
150 SF
Occ. — ROOM OCCUPANCY TAG

1'-0" — CEILING HEIGHT TAG

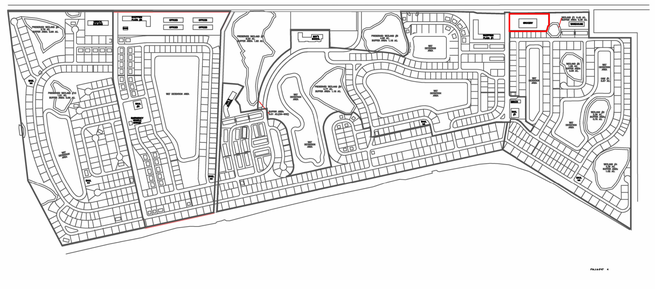
101 — DOOR TAG

F1 — FIXTURE TAG

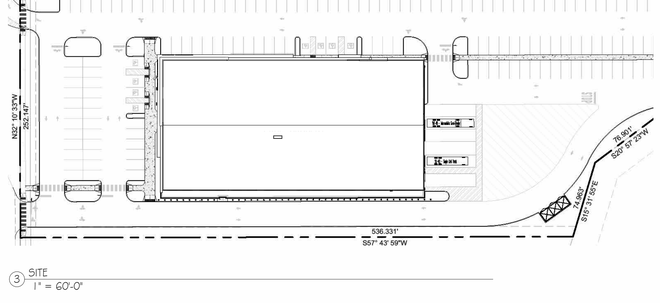
T1 — WINDOW TAG

P1 — WALL TAG

VICINITY MAP



SITE MAP



3 SITE
1" = 60'-0"

RISE | FL architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHMCNA@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHMCNA@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:

JAM EQUITIES

PROJECT NAME / LOCATION:

LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:

COVER PAGE

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

Shimon E Greenebaum

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO.

T001

01

BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:07:46 AM

DIVISION 01 - GENERAL CONDITIONS

A. Use of drawings: These drawings are for the intended use of a qualified general Contractor (GC), licensed in the State of FL. The GC and all sub-contractors are required to be familiar with and conform to all applicable local, county, state and federal laws, codes and ordinances. The project shall comply with the building codes and accessibility codes that pertain to the drawings, as delineated in the drawings and specifications, throughout the construction process through project completion.
   a. Drawings shall not be used for construction and/or issue of building permit unless signed and sealed by the Architect of Record (AoR).
   b. These drawings are the property of the Architect and shall not be used or transferred without written consent by the Architect. An exclusive limited license is extended to the Client to use and transfer the signed and sealed drawing sets and electronic PDFs to the GC and sub-contractors as necessary to successfully execute the project scope for the intended project at the site indicated on the drawings, this license is limited to the project scope contained within the drawing set.
   c. Any changes to, or deviations from, these drawings shall not be made without the AoR's written consent. Changes to the drawings, or additional drawings submitted by the Owner, Contractor and/or others shall be the responsibility of the Owner and/or Contractor.
   d. Architectural plans shall take precedence over shop drawings prepared from outside consultants. Architect assumes no liability for shop drawings or changes to the structure or any other trade whose work is covered by these drawing without written approval by the AoR.
   e. Do not scale drawings - written dimension shall govern.
   f. GC shall notify AoR of any discrepancy in field conditions, drawings, and/or specifications and shall not proceed with work in area of question until direction is provided in writing by the AoR. While awaiting a response, the GC shall reschedule operations as required to avoid delay of overall project.
   g. GC and all subcontractors shall familiarize themselves with the entire drawing set prior to commencing work. Notes on drawings are inclusive of all trades and shall be read and understood by all contractors and sub-contractors prior to commencement of any work.
   h. When drawings conflict with specifications, drawings shall take precedence.

B. Field Conditions
   a. GC shall perform an in person walk through inspection of the site prior to commencing work.
   b. Prior to performing any work, the Contractor is to examine the applicable conditions and substrates and correct any unsatisfactory conditions prior to commencement of work. Contractor to notify the Architect of any discrepancies between field conditions and drawings prior to commencement of work.
   c. Should unforeseen conditions be encountered that affect design or function of the project, the GC shall investigate fully and submit an accurate, detailed report to the AoR without delay. While awaiting a response, the GC shall reschedule operations as required to avoid delay of overall project.
   d. Should the Contractor or Owner proceed without written consent from the Architect, the Contractor shall assume all costs associated with the redesign, materials, and construction costs required to conclude the project.

C. Safety
   a. Contractors and subcontractors are to maintain a safe work site at all times, including providing for the safety for all persons entering the works site during construction.
   b. Contractor to coordinate site access, trailer location and temporary barrier with Owner.

D. Indemnity
   a. Contractor shall indemnify and hold Owner and Architect and all their employees harmless from all claims for the loss of damage, property, or personal injury to, or death of any persons, including without limitations: employees, agents, contractors, or subcontractors.
   b. All contractors and subcontractors shall maintain workman's compensation insurance, and public liability and property damage insurance acceptable to the Owner and the authorities having jurisdiction at project closeout.
   c. Contractor to maintain certifications of construction insurance to insure the construction work replacement value in the event of loss or damage to the property during construction.

E. Workmanship
   a. All work shall be performed in a professional manner. Contractor to exhibit quality labor and attention to detail, adhering to acceptable industry standard.
   b. The Contractor shall be responsible for the conduct and quality of the work.

F. Substantial Completion
   a. Contractor shall procure the final certificate of occupancy upon completion of the project and forward the same to the Owner.
   b. Contractor shall walk the site with Owner and create a punch list of items to be remedies and completed. Owner shall withhold money in escrow until punch list is satisfactorily completed.
   c. Contractor shall test all applicable systems, ensure that they are in proper working order, and leave the project site clean and ready for occupancy.

G. Closeout
   a. Unless otherwise indicated, GC is to provide a written warranty for a period of one year from the date of substantial completion. The warranty shall state all work has been completed in conformance with the contract documents, applicable codes, and enforcing authorities and that all work is free from defects of material and workmanship, and that all work performed is warranted for a complete calendar year. This is in addition to, and not a limitation of, any product manufacturer's product warranties.
   b. GC to provide the Owner with manufacturer's operations and maintenance documentations (O&M manuals) for all products and systems installed in the project.
   c. Contractor to provide Owner with training for usage of all applicable products and systems.
   d. GC to provide the Owner with attic stock as listed throughout the specifications.
   e. GC to create and provide the Owner and Architect with digital copies of as-built drawings.

H. Summary of Work: Construction of a slab on grade 2 stone retail/office plaza The general work includes:
   a. Site prep for footing and slab on grade foundation
   b. Site construction as indicated on relevant drawings
   c. Coordinating and installing all relevant structural, plumbing, mechanical and electrical components as per the Structural, MEP, and Architectural drawing sets.
   d. Coordinating and pouring concrete footings, foundations walls and slab.
   e. Coordinating and installing steel structural framing.
   f. Coordinating and installing CMU walls.
   g. Coordinating and installing concrete on metal deck.
   h. Constructing exterior building components, including exterior finishes and cladding systems, storefront systems, windows, and doors, roof and roof components, awnings, site components, signage, and all other components as outlined in the architectural drawings.
   i. Constructing interior building components relevant stairs, partitions, ceilings, flooring and finishes, and all other components as outlined in the architectural drawings.

DIVISION 02 - EXISTING CONDITIONS

Site to be cleared, leveled and prepared for construction. Refer to and coordinate with civil and structural dwgs for scope of work.

DIVISION 03 - CONCRETE

Refer to structural dwgs for scope of work.

DIVISION 04 - MASONRY

Scope to include CMU bearing walls and interior CMU demising walls. Refer to and coordiante with structural dwgs for scope of work.

DIVISION 05 - METALS

Provide, furnish and install all metals as outlined in the architectural drawings. General scope includes coordinating and installing structural steel columns, girders and beams as well as coordinating and installing light gauge metal stud wall framing (see division 9).

A. Structural steel shall follow structural engineered plans and specifications.
B. Metal Pan Stairs
   a. Contractor to procure and install: preassembled steel stairs with concrete filled and formed metal treads, steel tube railings attached to metal stairs, steel tube handrails attached to walls adjacent to metal stairs.
   b. Contractor to submit shop drawings including plans, elevations, sections, details, and attachments to other work. Indicate sizes of metal sections, thickness of metals, profiles, holes, and field joints. Include plan at each level. Indicate locations of anchors, weld plates, and blocking for attachment of wall-mounted handrails. Delegated-Design Submittals for stair treads, landings, and railings not otherwise designed on the Drawings to include analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
   c. Delegated Design: Engage a qualified professional engineer to design stair treads, landings, and railings not otherwise designed on the Drawings, including attachment to building construction.
   d. Structural Performance:
      - Metal stairs treads and landings shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated: Uniform Load: 100 lbf/sq. ft.; Concentrated Load: 300 lbf applied on an area of 4 sq. in.; Uniform and concentrated loads need not be assumed to act concurrently; Limit deflection of treads, platforms, and framing members to L/360 or 1/4 inch, whichever is less.
      - Railings, including attachment to building construction, shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated: Handrails and Top Rails of Guards: Uniform load of 50 lbf/ft. applied in any direction; Concentrated load of 200 lbf applied in any direction; Uniform and concentrated loads need not be assumed to act concurrently. Infill of Guards: Concentrated load of 50 lbf applied horizontally on an area of 1 sq. ft. Infill load and other loads need not be assumed to act concurrently.
   e. Metal Surfaces: Provide materials with smooth, flat surfaces unless otherwise indicated. Components exposed to view to be provided without seam marks, roller marks, rolled trade names, or blemishes.
   f. Performance Requirements:
      - Steel Plates, Shapes, and Bars: ASTM A 36, Steel Tubing for Railings: ASTM A 500 (cold formed) or ASTM A 513
      - Steel Pipe for Railings: ASTM A 53, Type F or Type S, Grade A, Standard Weight (Schedule 40), unless another grade and weight are required by structural loads; Uncoated, Cold-Rolled Steel Sheet: ASTM A 1008 structural steel, Grade 25, unless another grade is required by design loads; exposed
      - Uncoated, Hot-Rolled Steel Sheet: ASTM A 1011 structural steel, Grade 30, unless another grade is required by design loads
      - Galvanized-Steel Sheet: ASTM A 653, G90 coating, structural steel, Grade 33, unless another grade is required by design loads.
      - Expanded-Metal, Carbon Steel: ASTM F 1267, Type I (expanded), Class 1 (uncoated). Style Designation: 3/4 number 13
      - Perforated Metal: Cold-rolled steel sheet, ASTM A 1008, or hot-rolled steel sheet, ASTM A 1011, commercial steel Type B, 0.060 inch thick, as indicated.
      - Cast Iron: Either gray iron, ASTM A 48/A 48M, or malleable iron, ASTM A 47/A 47M, unless otherwise indicated.
      - Provide anchors for embedding units in concrete, either integral or applied to units, as standard with manufacturer.
      - Apply bituminous paint to concealed surfaces of cast-metal units set into concrete.
      - Apply clear lacquer to concealed surfaces of extruded units set into concrete.
   g. Fasteners
      - General: Provide zinc-plated fasteners with coating complying with ASTM B 633 or ASTM F 1941, Class Fe/Zn 12 for exterior use, and Class Fe/Zn 5 where built into exterior walls.
      - Fasteners for Anchoring Railings to Other Construction: Select fasteners of type, grade, and class required to produce connections suitable for anchoring railings to other types of construction indicated and capable of withstanding design loads.
      - Bolts and Nuts: Regular hexagon-head bolts, ASTM A 307, Grade A; with hex nuts, ASTM A 563 and, where indicated, flat washers.
      - Post-Installed Anchors: Torque-controlled expansion anchors or chemical anchors capable of sustaining, without failure, a load equal to six times the load imposed when installed in unit masonry and four times the load imposed when installed in concrete, as determined by testing according to ASTM E 488/E 488M, conducted by a qualified independent testing agency.
      - Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B 633 or ASTM F 1941/F 1941M, Class Fe/Zn 5, unless otherwise indicated.
      - Hohmann and Barnard INC. Stone anchors types 304 and 316 -UNO

DIVISION 06 - WOODS AND PLASTICS

Scope to include pressure treated, fire rated lumber as specified in drawings.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

Contractor to ensure proper thermal and moisture protection of all footings, foundations, and entire building envelope to prevent water and moisture penetration through exterior walls, windows, doors and roofing systems.

A. Foundation waterproofing system shall be installed to create a complete watertight system. System shall consist of all sheet and liquid membranes, protection boards, drainage panels, drainage board, tapes and materials as required for the system to be watertight, when required by soil conditions, and/or the drawings.
   a. All components of waterproofing system shall be certified by the Mfr. to be compatible with each other.
   b. Waterstops, when required as per drawings or specifications to be adhered to membrane waterproofing with Mfr. recommended adhesive
   c. Apply double plies of sheet membrane around drains, pipes and other penetrations, extend 6" horizontally in all directions. Seal terminations thoroughly.
   d. Overlap membranes as per Mfr. recommended installation procedures, or 3" min if not specified by mfr.
B. Slab sheet membrane waterproofing
   a. Option A: Self-adhesive, cold applied composite sheet consisting of rubberized asphalt with cross-laminated polyethylene film permanently bonded to the outer surface.
      - Material basis of design Bituthene 4000 by Grace Construction Products or Blueskin WP200 by Henry. 60 mil nom. Tensile strength of 325 PSI min. Film 5000 lb/sq in, with a puncture resistance of 40 lbs min. and peel strength of 5 lb/in.
   b. Option B: Cold applied butyl membrane waterproofing
      - Material basis of design 0.120 butyl by Carlisle Coatings and Waterproofing. 0.120 mils nom. tensile strength (die C modified) of 300% min. Film 1200 lb/sq in, with puncture resistance of 180 lbs min and a peel strength of 5 lb/in.
   c. Contractor to follow MFR. installation recommendations.
   d. Minimum lapping: End Lap: 3" Min. Cut laps to be sealed with liquid membrane, lapping sheet membrane with liquid membrane. Apply additional flashings if required.
   e. Coordination: coordinate installation of foundation waterproofing, exterior wall air and moisture barrier, roofing membrane, windows, doors and other wall penetrations to provide a mfr approved continuously connected air and moisture barrier
   f. Do not allow membranes to be punctured.
C. Perimeter and under slab foundation insulation: high density extruded polystyrene foam, smooth and extruded skin surface. Basis of Design: Formular 250 by UC Industries
   a. Insulation to meet requirements in ASTM 578 and federal specifications HH 1524C for Type IV materials.
D. Misc. Building Insulation - Contractor to provide all additional insulation not explicitly specified in other sections (such as thermal, acoustic, rigid, blanket, batt). Where insulation is part of the exterior envelope of the building, install insulating material to form a continuous building enclosure without gaps by filling and taping all joints. Where insulation is part of the exterior building envelope and part of a wall cavity that extends more than 40', the rigid insulation utilized must conform to code and be recognized and certified as a fire resistave material, such as Thermafiber Rain Barrier 45, or Rockwool Comfort Board 80.
E. Rigid XPS Insulation (XPS Insulation - only in instances allowed as per FL 2020 IBC) - Extruded polystyrene, rigid, compliant with ASTM C578 Type IV with R-value (aged) of 5.0/inch at 75°F mean temperature when tested in accordance with ASTM C518, minimum compressive strength of 25 psi in vertical direction when tested in accordance with ASTM D1621, maximum water absorption of 0.1% by volume when tested in accordance with ASTM C272. Surface Burning Characteristics (in accordance with UL tests): Flame Spread - 5, Smoke Developed - 165.
   a. Panel thickness as shown on the Drawings and to provide at a minimum the R-value indicated on the drawings and in accordance with the FL 2020 IBC and current energy codes.
   b. Adhesive: Type recommended by insulation manufacturer. Apply mastic adhesive in six 2 inch diameter equally spaced daubs on the smooth side of panels to adhere to surface.
   c. Shape insulation around obstructions by means of saw, knife, or other sharp tool.
F. Mineral fiber blanket or batt insulation to have a minimum R-value as indicated on the architectural drawings. Sound attenuation to be Type I, density of 2.5lbs/cubic foot minimum.
   a. Insulation to be fungi resistant in accordance with ASTM C1338-00
   b. Ensure that fibers are fully expanded and butt units tightly. Batt fibers to be cut to shape insulation around obstructions.
G. Reflective Double Bubble Insulation: ASTM C1224, with one or more low-emittance surfaces with emittance value of 0.1 or less as measured in accordance with ASTM C1371.
   a. Basis-of-Design Product: Subject to compliance with requirements, provide Fi-Foil Company, Inc.; RBI Shield multilayer, double-bubble reflective insulation.
   b. Facings: Metalized film on both sides.
   c. Surface-Burning Characteristics: Maximum flame-spread and smoke-developed indexes of 25 and 450, respectively, when tested in accordance with ASTM E84.
   d. R-Values: In accordance with ASTM C236, ASTM STP 1116, and ASHRAEs "Book of Fundamentals and National Bureau of Standards".
   e. Tensile Strength: In accordance with ASTM D2261.
   f. Tear Strength: In accordance with ASTM D2261.
   g. Water-Vapor Transmission: 0.12 perm (6.89 ng/Pa x s x sq. m) or less, when tested in accordance with ASTM E96.
   h. Mold and Mildew Resistance: in accordance with ASTM C1338.
   i. Hot-Surface Performance: 50 to 250 deg F (10 to 121 deg C); in accordance with ASTM C411.
H. Foamed-In-Place Masonry Wall Insulation
   a. Acceptable manufacturers "Core-Fill 500" as manufactured by Tailored Chemical Products. No substitution allowed.
   b. Insulation shall be installed as per manufacture's recommendation and must come from the manufacturer pre-mixed to ensure consistency. Upon, request, a one year product and installation warranty will be issued by both the manufacturer and installer.
   c. Minimum Product Performance Standards:
      - Surface Burning Charcteristics: Maximum flame spread, smoke developed and fuel contributed of 0, 5 and 0 respectively.
      - Combusion Characteristics: Must be non combustible, Class A building material
      - Thermal Values: "R" Value of 4.91/inch @ 32 degrees F mean; ASTM C-177
      - Sound Abatement: Minimum Sound Transmission Class ("STC") rating of 44 for 8" wall assembly ASTM E90-90)
I. Masonry Coating
   a. B.O.D. StoColor texture medium acrylic-based, vertical above-grade exterior coating for newconcrete, stucco, and masonry construction in accordance with ASTM D1308, D7072, D7234, ASTM D1653 and StoColor texture fine acrylic-based, vertical above grade exterior wall coating for new concrete, stucco, and masonry construction in accordance with ASTM D1308, D7072, D7234, ASTM D1653, ASTM D2697. Fine texture should be used under the water table.
   b. Materials:
      - Concrete and stucco substrate primer: Acrylic-based, tinted, high-pH compatible primer/sealere
      - Concrete masonry substrate primer: Acrylic-based masonry block-filler/primer. Single component acrylic-based primer, containing acrlicc polymer, and fine mineral fillers
      - Finish Coating: Single component acrylic-based coating, containing acrylic polymer, and colored pigments.
   c. Surface Preperation:
      - All surfaces must be clean, dry, sound and free of frost and contamination such as mildew, dirt, grease, oils, salts, efflorescence and any other contamination that may affect adhesion. Use appropriate repair methods for the substrate to repair pitting, spalls, cracks, delamination, weak surface conditions such as laitance, water damage, or other defects that may exist.
      - If pressure washing, follow necessary safety precautions and adjust pressure to avoid damage to the underlying substrate. For mold, algae, and mildew removal, treat surfaces with a compatible commercial mildew removal and/or wash product, carefully following manufacturer's application and safetty directions for use and handeling, including any special requirements when used in preparation for application of paints or coatings.
      - Coordinate installation with adjacent work to ensure proper sequence of construction. Protect adjacent areas and landscaping from contact due to mixing, handling and installation of materials.
   d. Mixing:
      - Mix Sto products in accordance with published literature for the product. Mix for up to 3 minutes using a slow-speed drill and paddle to a uniform consistency. Avoid entrapping air in the liquid while mixing.
   e. Application:
      - Apply primer to a prepared substrate in accordance with written instructions presented on the Sto Product Bulletin for the primer product being used.
      - For a Medium Texture -Apply two coats of StoColor Texture Medium at a rate of 50-75 ft² (4.6-8.0m²) per gallon. Apply first coat directly to primed substrate and allow to dry completely before applying second coat. For a Fine Texture - Apply two coats of StoColor Texture Fine at a rate of 75-100 ft² (8.0-9.3m²) per gallon, by brush roller or appropriate spray equipment. Apply first coat directly to primed substrate and allow to dry completely before applying a second coat.
   f. Protection:
      - Provide protection of installed materials from water infiltration into or behind them.
      - Provide protection of installed materials from dust, dirt, precipitation, freezing and continuous high humidity until they are fully dry.
      - Provide coping and/or flashing at sills, projecting features, deck attachments, roof/wall intersections, parapets and similar construction details to prevent water entry into wall assembly or into and behind the coating system. Seal penetrations through the finished wall surface with backer rod and sealant or other appropriate means to provide a watertight condition.
   g. Coordination: Finish color to be as noted on architectural dwgs. GC to provide a 24" x 24" paint color sample on finish coat for AOR for approval prior to installation.

A. Fire Resistive Spray Material
   a. Install sprayed fire-resistive material (sprayed fireproofing) on steel members and deck assemblies at a thickness that will meet the required fire-resistance rating for building separation requirements under the FL 2020 IBC.
   b. Provide cementitious type sprayed fireproofing only. Sprayed fiber, such as sprayed mineral wool, is not permitted.
   c. Apply manufacturer's recommended latex sealer over all regular weight fireproofing.
   d. Thickness of the sprayed fireproofing shall be enough to provide required fire rating in accordance with the FL 2020 IBC and Drawings, but at a minimum of .375". Thicknesses shall be based on unrestrained assemblies. Ratings are shown on Drawings for members and assemblies.
B. Intumescent Fireproofing - NOT APPLICABLE FOR THIS BUILDING
   a. Concealed structural members without the clear space to accommodate sprayed fire resistive materials, shall receive intumescent fire resistive coating.
   b. All steel to receive intumescent fireproofing is to be primed, with exterior and cavity wall application to receive zinc metallizing prior to priming. Primer and finish coats used are to be acceptable to the intumescent fireproofing manufacturer.
   c. Intumescent fireproofing is to have a smooth, even finish appearance.
   d. Thickness of intumescent fireproofing applied to structural elements and decks shall be in accordance with the AWCI Technical Manual 12 B.
   e. Intumescent coating shall be acceptable by the FL 2020 IBC, and approved by UL Laboratories as an acceptable product to achieve the required rating indicated on the drawings.
C. Fire Stopping and Smoke Seals
   a. Provide firestopping at all penetrations and juncture joints of fire-rated walls, floors and ceilings in accordance with the requirements of the FL 2020 IBC.
   b. Firestopping and Smoke Seals shall be provided, but not limited to the following specific locations: Penetrations for the passage of duct, cable, cable tray, conduit, piping and electrical busways and raceways through fire-rated vertical barriers (walls and partitions), horizontal barriers (floor slabs and floor/ceiling assemblies), and vertical service shafts; Openings between floor slabs and storefront walls and fire rated walls and storefront walls; Openings between structurally separate sections of walls or floors; Construction Joints between the top of walls and floor or roof slab and steel deck assemblies, or, concrete floor or roof slab; Expansion joints in walls and floors; Openings and penetrations in fire-rated partitions or walls containing fire doors; Locations shown specifically on the Drawings.
   c. Firestopping materials shall be UL Classified as "Fill, Void or Cavity Material" for use in Through-Penetration Firestop Systems.
   d. Firestop Systems shall provide a fire resistance rating at least equal to the hourly resistance rating of the fire-rated barrier and resist passage of smoke and other gases.
   e. Install firestopping system in accordance with the mfr instructions to obtain the fire-rating required at the specific location.
   f. Provide escutcheons for piping at each side of penetration.
D. HPL - High-Pressure Laminate Panels Rainscreen System (TRESPA) - NOT APPLICABLE FOR THIS PROJECT
   a. System to include Exterior solid phenolic cladding panel system and accessories as required for a complete drained and back-ventilated rainscreen system.
   b. Basis of design to be TRESPA Phenolic Wall Panels Contact: Trespa North America, Ltd. 12267 Crosthwaite Cir. Poway, CA 92064. (888) 679-2090. Email: info.northamerica@trespa.com. Web: http://www.trespa.com/na
      - Product: Trespa Meteon,
      - Mounting System: TS210-285 - concealed fastening over fixed depth
      - Color: Color to be as noted on architectural dwgs. Color sample available from architect by request.
   c. Coordinate installation of HPL rainscreen system with EIFS system at all joining locations to provide a continues waterproofing, and an effective designed drainage plane.
E. Roofing - TPO Roof membrane system
   a. Contractor to install mechanically fastened single ply reinforced white TPO membrane roofing system. Membrane to a minimum thickness of .060 mil
   b. All flashing membranes shall be of type specified by roofing system Mfr. for use in conjunction with specified TPO membrane roof
   c. All roof penetrations and flashings shall be properly sealed to maintain a watertight assembly as recommended by roofing system Mfr.
      - Pipe penetrations shelled be flashed via a pre-molded flexible pipe flashing
      - Small penetrations shall be sealed via an elastomeric 2 part urethane rubber seal system
      - Pitch pockets to be sealed in manner as recommended by Versico or eq. roof Mfr.
   d. All roofing, flashing, sheet metal work, and roof insulation to be watertight and free from defects. Contractor to provide a 2 yr guarantee for roof system workmanship. Provide Mfr. 20 yr min warranty for roofing system.
F. Flashing and sheet metal
   a. Parapet coping cap to be minimum 20 GA galvanized steel, finish to match exterior wall color
   b. Coping shall be site formed from coil stock, field welded and sealed. All ends, edges and seams shall be sealed to prevent moisture penetration. Refer to architectural dwgs for balance of design in regards to coping types, and intergration between coping and ACM trim. Copings to be of face fastened type with clip and counter clips.
   c. Coping sheet metal to be embedded in continuous bed of sealant
   d. Overlap joints as per pitch, a minimum of 4". Coping to pitch 1"/12" towards the roof. Use treated blocking or cants as required to achieve pitch.
   e. Follow SMACNA "Architectural Sheet Metal Manual" recommendations
   f. Coping to be installed using Mfr. clip system without exposed fasteners
G. Roof Accessories
   a. Ensure drain is free and clear of all debris. Protect roof membrane from damage.
   b. Provide scuppers and associated flashing as required for proper drainage and to achieve fully watertight roof installation.
   c. Provide roof hatches, roof vents, drains, access doors, roof curbs, drainage accessories as indicated in the Drawings.
   d. Install prefabricated curbs and pipe portals as per manufacturer's instructions and in a setting bed of modified flashing cement. Mechanically anchor using adhesive anchors.
H. Sealants and Caulk Sealants shall be provided as per architectural drawings, specifications, and building product Mfr. installation instructions.
   a. Type 1: One part low-medium modulus silicone sealant (+/- 50% movement) ASTM C920 classifications type S, grade NS, class 25, uses NT, M, G, and A; (Dow 791 or Spectrem 2). To be used at joints one inch wide or less (where movement may occur), in interior or exterior applications, including expansion joints; masonry to masonry joints, concrete construction joints, metal to masonry or concrete (including at window and door frames to masonry), metal to metal, sheet metal to masonry and concrete, and locations requiring acoustic sealant.
   b. Type 2: One part ultra low modulus neutral cure silicone sealant ASTM C920 classifications type S, grade NS, class 25, uses NT, M, G, A and O (Dow 790 or Spectrem 1). To be used at joints in which movement occurs, such as areas around windows, storefront systems, door frames, (other than when the joint is to masonry or concrete); metal coping and other general locations where movement occurs. Provide custom color at windows and doors to match frame colors.
   c. Type 3: One-part butyl rubber sealant (Tremco Butyl) -Curing. For concealed areas at roof repair / coping, for limited movement, sealing porous surfaces– such as but not limited to bed seals at masonry, foam closure ends, fiber cementent panel end lap seals, and flashing to air vapor barrier sheet
   d. Type 4: One-part butyl rubber sealant (Tremco Butyl) –Non-Curing. For fiber cement panel side perimeter seals where movement may occur, such as but not limited to, panel and flashing laps, sidewall flashing/ cleat engagement, and panel eaves.
   e. Type 5: Butyl Tape (Sika Industries) For flashing and lap joints, and to seal end laps at roofing, air/vapor barriers, cladding underlayment or fiber cement panels systems, to provide webbed mastic seal to endlaps and closures.
   f. Type 6: polyurethane for gutter and downspout seals, fiber cement exposed panels.
   g. Provide backer rod at joint sealant locations as recommended by sealant Mfr.. Backer rod to be extruded closed cell polyethylene foam or polyethylene jacketed polyurethane foam , non bleeded, non staining, oversized 30 to 50%
   h. Provide bond breaker or primer at substrates as recommended by sealant Mfr.

DIVISION 08 - DOORS, WINDOWS, AND SKYLIGHTS

A. All doors and windows to have full warranty, covering replacement, rehanging, and refinishing of all doors and windows which develop defects in materials and workmanship. Protect aluminum window and door components from direct contact with dissimilar metals and concrete. Provide galvanic insulator for galvanic reactions and bituminous paint for dissimilar surface contact. Follow Mfr. recommendations to ensure weathertight assembly, including ensuring that all fasteners, joints, and sealants are in accordance with Mfr. recommendations.
B. Wood Doors: Confirm stain / finish/ veneer species selection with Owner prior to purchase. Faces shall be assembled with Type I waterproof glue and shall be 2-Ply Construction for AWS Five (5) Ply doors, constructed per AWI's Architectural Woodwork Standards (current edition), Section 9 - Doors, Premium Grade, SCL-5. Doors to be prefinished and comply with AWS Section 5, Finishing Recommendations. Each vertical stile shall be full length hardwood to be matching and the same species as the face veneer. Provide 3/8" undercut all doors U.N.O. on drawings.
C. Hollow metal doors: construct interior doors and frames to comply with the standards indicated for materials, fabrication, hardware, tolerances, and clearances as specified NAAMM-HMMA 861. Physical performance to be level A according to SDI A240.
   a. Interior Doors - refer to door schedule in architectural drawings for type and finish specifications. Face to be uncoated, cold rolled steel sheet, minimum thickness of .042" 18 GA. Thickness to be 1 ¾". Edge to be continuously welded with no visible seam. Core to be steel stiffened. Door shelled be primed and pre tapped and mortised for hardware
   b. Interior Door Frames to be constructed from .053", 16 GA thick (min.) uncoated steel sheet, f, full profile welded construction, material shall be cold rolled steel sheet ASTM A 1007M, Commercial Steel (CS), Type B, suitable for exposed applications. .042" thick (Min.) stud wall anchors to be welded to back of frames. .042" thick (Min.) clip type floor anchors fabricated from the same material as frame, with two holes to receive fasteners to be provided at each jamb.Frames more than 42" wide mounted in metal stud partitions two anchors per head shall be provided. Provide countersunk, flat or oval head exposed screws and bolts for exposed fasteners UON. Frames to be primed , pre tapped and mortised for hardware. Grout guards to be formed from same material as frames, not less than .016" thick. Mineral fiber insulation shall be ASTM C 665, Type I, passing ASTM E 136 for combustion characteristics
   c. Exterior Metal Doors to be steel with insulated core Minimum u-value of .57. Paint finish to match exterior wall
D. Ribbon windows system to be 2.5" deep thermally broken aluminum mullion.
   a. Performance requirments: system and anchorage to withstand wind load design pressure for zone four +16/-16 psf.
   b. Conductive thermal transmittance for the assembly shall not be more than .41 BTU/hr ft2 F as per NFRC100.
   c. U-Value for assembly shall be better than .9. Recommended u-value of .27.
   d. Condensation resistance factor shall be min. 71
   e. Finish shall be color - anodized aluminum black
   f. Installtion method and wall placement location shall provide a complete watertight seal
E. Primary exterior storefront system to be Kawneer Trifab versaglaze 451T center plane, vertical, thermally broken aluminum storefront system, shear block assembly
   a. Performance requirements - storefront system and anchorage to withstand wind load design pressure for zone four +16/-16 psf.
   b. Conductive thermal transmittance for the assembly shall not be more than .41 BTU/hr ft2 F as per NFRC100.
   c. U-Value for assembly shall be better than .9. Recommended u-value of .27.
   d. Condensation resistance factor shall min. 71 for the frame and 68 for the glazing (low-e)
   e. STC min. 36
   f. Finish shall be kawneer permanodic in color anodized aluminum black, finish #14 architectural class I.
   g. Extruded aluminum alloy and temper shall be as recommended by Mfr. for type of use and finish indicated.
F. Exterior storefront system doors to be Kawneer 250T Insulpour Thermal Entrance sized as indicated in architectural drawings
   a. Vertical stile 2 1/2"; top rail 2 15/16", bottom rail 6 7/8"
   b. Hardware to be push plate/ pull handle with door closer, keyed deadbolt, master key access for all tenancies, individual key for each tenant
   c. Finish shall be kawneer permanodic in color anodized aluminum black, finish #14 architectural class I
G. Exterior SSG system to be Kawneer 1620UT SSG Curtain Wall System.
   a. Performance requirements - storefront system and anchorage to withstand wind load design pressure for zone four +16/-16 psf.
   b. Conductive thermal transmittance for the assembly shall not be more than .41 BTU/hr ft2 F as per NFRC100.
   c. U-Value for assembly shall be better than .9. Recommended u-value of .27.
   d. Condensation resistance factor shall min. 71 for the frame and 68 for the glazing (low-e)
   e. STC min. 36
   f. Finish shall be kawneer permanodic in color anodized aluminum black, finish #14 architectural class I.
   g. Extruded aluminum alloy and temper shall be as recommended by Mfr. for type of use and finish indicated
H. Glazing Units
   a. All glazing to conform with leading industry organization standards. Glass to conform with ASTM C1036, ASTM C1048, ASTM C1172, ASTM E2190.
   b. All exterior glazing in windows, storefront, sidelites, doors, etc. to be 1" Insulated "Low-E" glazing unit. All glass specified is manufactured by Vitro glass (855) 887-6457. All glass to be manufactured by Vitro Certified Fabricator.
   c. IGU components to contain: exterior glazing - 1/4" Solarcool Gray Reflective on #2 surface, ½" air fill cavity 90% Argon / 10% Air, interior glazing: 1/4" Solarban® 60 on Clear Low-E #3
   d. Insulated Glazing Unit - (Winter) Glass U Value: ≤0.24, Visible Light Transmittance: >14%, IGU - Solar Heat Gain Coefficient: ≤0.16
   e. Spandrel glass shall be the same insulated construction and U-value. Exterior glazing ¼" Clear Tempered with OPACI-Coat-300 coating by ICD. High Performance Coatings on the #2 Surface. Color: #3-4276 Mountain Cliff. Interior Glazing: ¼" Clear Glass.
I. Door hardware
   a. Contractor to coordinate keying and lock type requirements with Owner and Architect
   b. Refer to door schedule and hardware set schedule for hardware specifications
   c. Provide button style wall stops to protect adjacent walls as required

DIVISION 09 - FINISHES

Contractor to furnish and install all components required for the finish scope of the project as indicated in contract docs, architectural drawings, and specifications

A. Gypsum wall board
   a. Gypsum Wall Board, Joint Compound and accessories shall conform with ASTM C473, C475, C840, C1002, C1047, C1278, C1388, C1396, D3273, G21.
   b. All gypsum panels shall be mold and mildew resistant UON., for both walls and ceiling applications.
   c. At wet locations where wall tile is to be used, 5/8" reinforced cementitious tile backer board, shall be used in lieu of gyp. wall bd.
   d. All interior partitions in lobby to be 5/8" impact resistant gypsum wallboard type.
   e. All exposed gypsum board to be finished to level 5 finish according to UGA 214 and industry standards.
   f. Gypsum boards shall be hung horizontally, with vertical joints staggered. All vertical joints to occur on solid blocking or studs below
   g. Gypsum boards shall be fastened and taped according to Mfr. instructions and industry standards. Joint reinforcement shall be as recommended by Mfr. to prevent cracking
   h. Edges and corners of gypsum board installations shall be finished and reinforced with aluminum reglets by fry reglet as indicated in drawings. All non-specified corners to be finished with zinc coated corner beads embedded in joint compound, coated to level 5 finish.
   i. Fire rated assemblies requiring a shaft wall liner panel shall use a 1" thick type X gypsum shaft wall liner compliant with UL listing listed in wall type.
   j. Exterior gypsum board panels (Dense Glass) shall have glass mat facings both front and back, and shall be rated for exterior use. Gypsum panels shall be 5/8" mold and mildew resistant type "X" U.O.N.
B. Metal wall framing
   a. Contractor to provide and install metal studs as indicated in Architectural drawings and wall type specifications. Steel studs shall comply with ASTM C645. All fire rated shaft construction to comply with steel requirements as listed by UL.
   b. Studs shall be rated for height spans indicated.
   c. Framing members shall be fastened via #6 self tapping screws, min. 45 lbs pullout strength
   d. Stud framing shall have horizontal reinforcement banding or blocking every 8'-0" vertically UON
   e. GC shall place blocking for all wall mounted plumbing fixtures and grab bars
C. Acoustic Ceiling tile
   a. Acoustical ceiling tiles, suspension system, trim moldings and hangers are to comply with ASTM A1008, A641, A653, C423, C635, C636, D3273, E84, E119 and shall be installed as per Mfr. instructions for seismic design category B.
   b. Acoustic panels shall be exposed grid lay in mineral fiber tegular panel - Certainteed tegular edge 24"x24"
   c. Suspension system to be Armstrong Prelude ML 15/16" exposed trim system, factory coated in Blizzard White
   d. Suspension system grid to be suspended from deck above via ASTM A641 class 1 zinc coated soft annealed wire hangers and ties with yield stress load of 3x design load but not less than 12 GA. Main beams shall be suspended from overhead construction via hanger wires spaces 4'0" O.C. along the length of the runner. All installation shall ensure tegular acoustical lay in panel sits properly and securely with no visible gap.
   e. Wall edges to be support via hemmed angle moldings to match, fasted to wall
   f. Attachment devices to be direct hung, sized 5x design load indicated in ASTM C635
D. Floor finishes
   a. Contractor to coordinate floor finishes with Owner. Building design to be level 3 WD5 with tenant space vanilla box.
   b. Contractor to ensure level floor transitions (such as via reducers) between tile, LVT, and concrete flooring, to meet accessibility requirements of the prevailing codes.
   c. LVT - luxury vinyl tile- LVT selections as per Interior Designer and client.
      - Minimum 20 mil wear layer
      - Ensure subfloor is level and crack free prior to installation of LVT
   d. Tile flooring (ceramic or porcelain)
      - Tile to be installed on bathroom floors as per Interior Designer and client direction, and to meet code requirements as noted on bathroom sheet.
      - Porcelain floor tile to have ⅜" min. Thickness with rectified edges
      - Tile to be installed via thin set tile method using latex portland cement mortar bed as per ANSI A118.4
      - Grout to be polymer modified portland cement tile grout as per ANSI A118.7
      - Crack isolation membrane to be installed as required

Wall finishes
   a. Bathroom walls shall have ceramic tile to ceiling UNO, coordinate with interior designer.
   b. Ceramic wall tile to have 1/4" min. thickness
   c. Tile to be installed via thin set tile method using latex portland cement mortar bed as per ANSI A118.4
   d. Grout to be polymer modified portland cement tile grout as per ANSI A118.7
A. Paint
   a. Contractor to prep, prime and paint all exposed interior gypsum surfaces
   b. Ensure walls are clean and free of debris prior to painting, protect adjacent surfaces
   c. Gypsum walls to receive (Benjamin Moore used as basis of design), color to be selected/approved by Owner
      - Primer - min. 1 coat BM Fresh start high hiding primer (046)
      - Finish - 2 coats BM Ultra spec 500 eggshell finish(538)
   d. Metal and wood door frames and trim
      - Primer - min. 1 coat BM Fresh start high hiding primer (046)
      - Finish - 2 coats BM Ultra spec 500 gloss finish(538)

DIVISION 10 - SPECIALTIES

a. Signage
   a. Contractor to furnish and install all signage and unit numbers as indicated on architectural drawings
   b. Contractor to install tactile signage at exits, bathrooms and as specified in ADA guidelines
   c. Elevator System and Components: -
b. Elevator System and Components:
   A. Passenger elevator:
   - Basis of design: Schindler 3100 MRL Gearless Traction Elevator.
   - Equipment Summary: Machine Room Less (MRL), Side Counterweight Location, Machine Location: Top of the hoistway mounted on car and counterweight guide rails, Control Space Location: Top landing entrance frame or entrance frame at one floor below the top landing
   - Service: General Purpose Passenger, UNIT 1 - 2100lbs capacity, right door hand, 100 fpm speed, 15' 4" height travel, 2 landings, no rear doors, Microprocessor Single Car Automatic Operation
   - Cab Dimensions: Unit 1 - Clear Inside Dimensions: 5' 9 5/16"Wide X 4' 4-7/8" Deep, Cab Height: 7' 9"
   - Guide Rails: Equivalent to 12 lb. per foot
   - Entrance Type and Width: 2-Speed Side Opening (2S50) 3' 0" Wide X 7' 0" High doors, Entrance Height: 7'-0"
   B. Freight elevator
   - Basis of design: KONE MonoSpace 300 gearless traction elevator
   - Kone Contact: 717-653-7177, www.kone.us
   - Equipment Control: KCM831
   - Drive: Non Regenerative
   - Quantity of Elevators: 2 Elevators
   - Landings: 2
   - Openings: 2 Front Openings, 0 Back Openings
   - Travel: 17' 0"
   - Rated Capacity: One 3,500 lb and One 2,500 lb
   - Rated Speed: 150 FPM
   - Clear Inside Dimensions: (W x D) 6' 5 11/16" x 5' 6 11/16" and 6-8" x 4'-4"
   - Cab Height: 7'-6"
   - Clear height under suspended ceiling: 7'-4"
   - Entrance Width and Type: 42" and Right/Left Openings
   - Entrance Height: 7'-0"
   - Main Power Supply: 480 V Volts + 5%, three-phase
   - Operation: Duplex
   - Machine Location: Inside the hoistway mounted on car guide rail
   - Control Space Location: Integrated control
   - Car Performance -Car Speed ± 5% of contract speed under any loading condition or direction of travel.
   - Car Capacity: Safely lower, stop and hold (per code) up to 125% of rated load.

   a. Refer to external provided elevator specs for additional specification information. All elevator components to be as recommended by KONE or Architect approved equal mfr.
   b. Verify hoistway is constructed in accordance with ASME17.1 /CSA B-44 and all local codes, with maintainable temperatures as recommended by elevator mfr. that shaft and openings are of correct size and tolerances, that adequate electrical power is provided.
   c. Install elevator and all systems and components in accordance with applicable regulatory requirements including ASME A17.1/CSA B-44 and the manufacturer's instructions. Perform all quality control tests as required by AHJ and regulatory requirements.
   d. Schedule tests with agencies and Architect and Contractor present.
   e. Submit test and approval certificates issued by jurisdictional authorities.
   f. Adjust for smooth acceleration and deceleration of car so not to cause passenger discomfort
   g. Adjust automatic floor leveling feature at each floor to provide stopping zone of 1/4 inch (6 mm) within landing
A. CANOPIES -
   a. B.O.D. DURALUX Architectural Canopies. Contact: 845.517.5001, office@duraluxcanopies.com, 232-B N Main St, Spring Valley NY 10977.
      - Style: AlumiLux
      - Support: Cantilevers
      - Frame Profile: Flat face, tapered from 24", ref drawing details.
      - Color: TBD in shops
      - Drainage: Scupper
      - Infill lights

RISE | FL architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
SPECIFICATIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

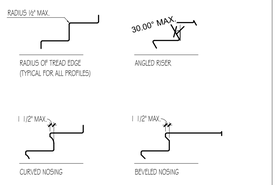
SCALE:
DATE: 05-28-2024
PROJECT NO. 079-9

SP001
DRAWING NO.

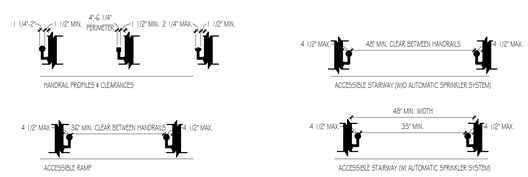
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

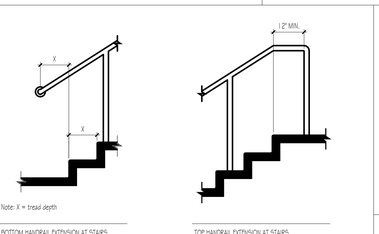
6/18/2024 9:07:46 AM



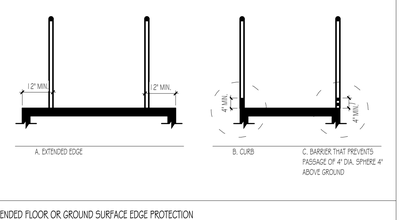
STAIR NOSING PROFILES



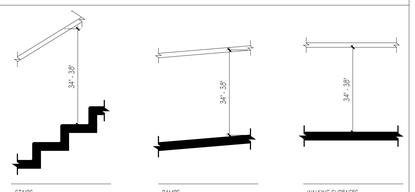
HANDRAIL CLEARANCES



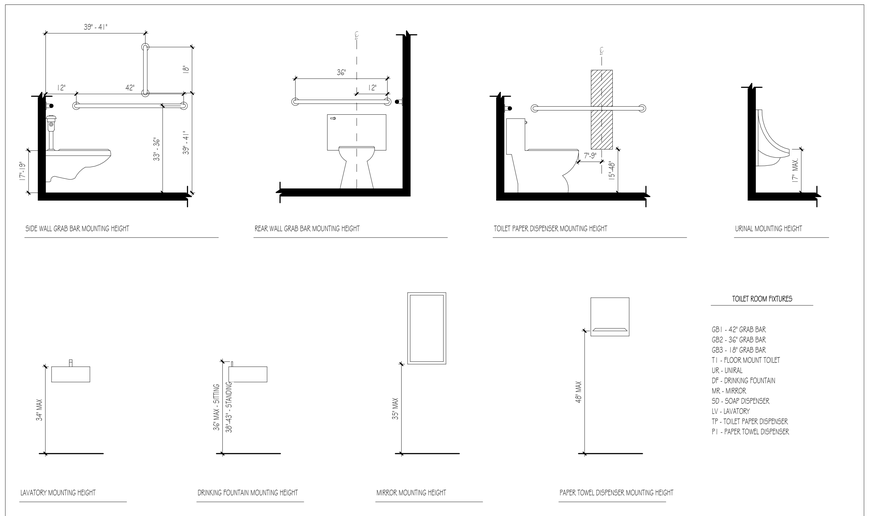
HANDRAIL EXTENSIONS



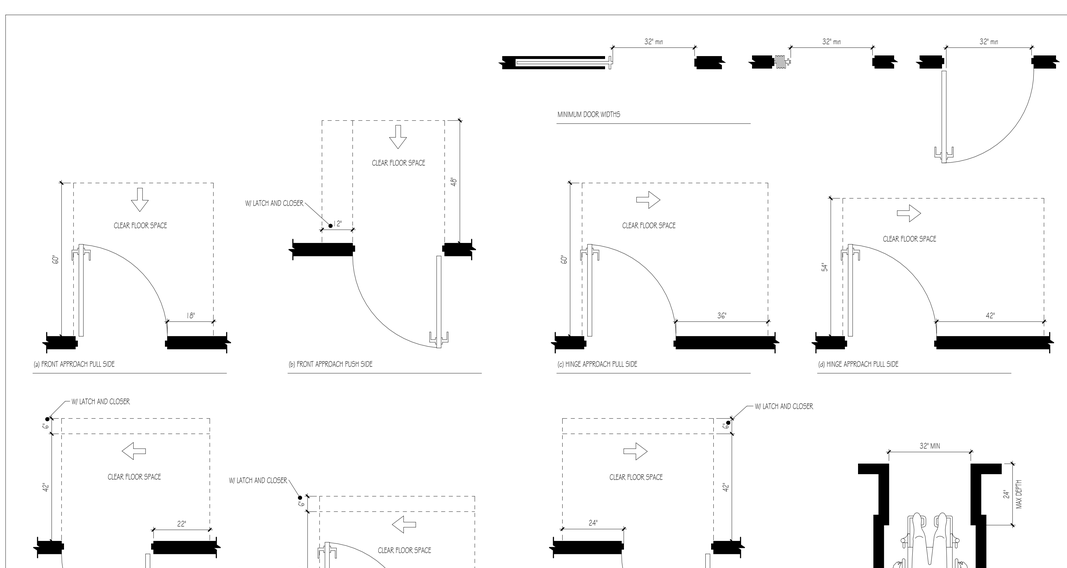
EXTENDED FLOOR OR GROUND SURFACE EDGE PROTECTION



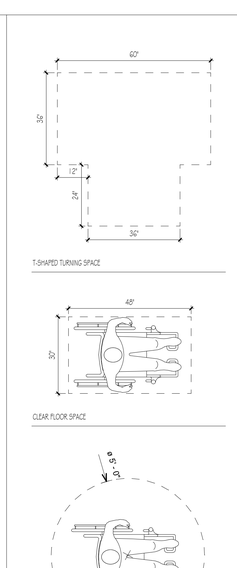
HANDRAIL HEIGHT



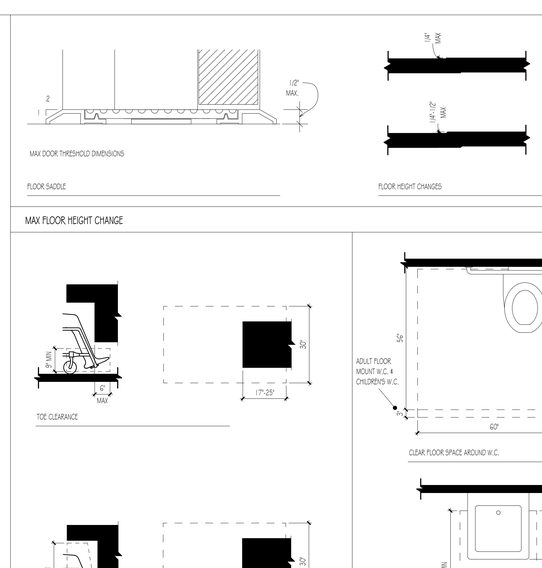
ACCESSIBLE TOILET FIXTURE MOUNTING HEIGHTS



DOOR & HALLWAY WIDTH & SPACE



CLEAR SPACE



CLEAR SPACE AT W.C. & LAV

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:

JAM EQUITIES

PROJECT NAME / LOCATION:

LAKEFRONT ESTATES GROCERY

LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:

GENERAL NOTES AND ADA DETAILS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	1/2" = 1'-0"
DATE:	05-28-2024
PROJECT NO.	079-9

DRAWING NO.

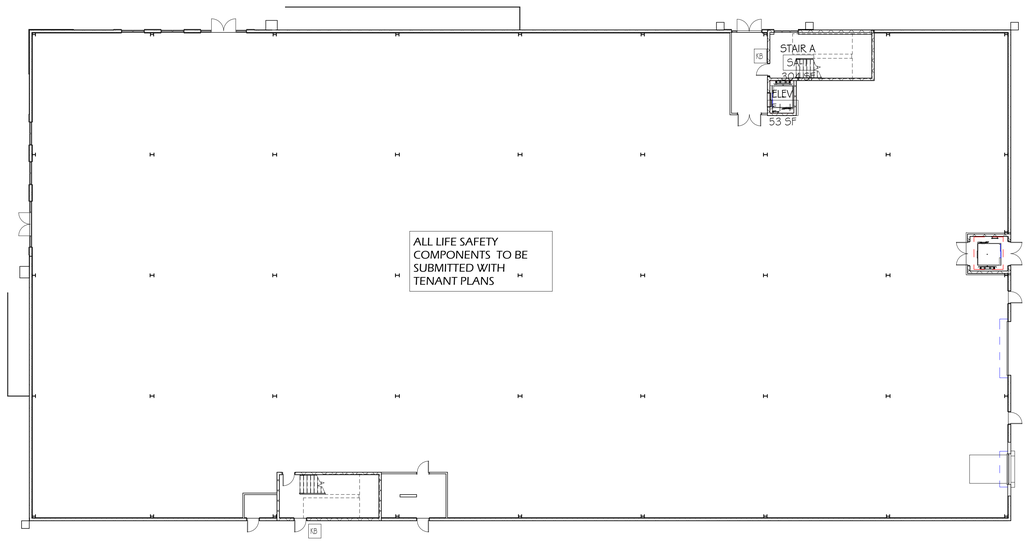
G001

03

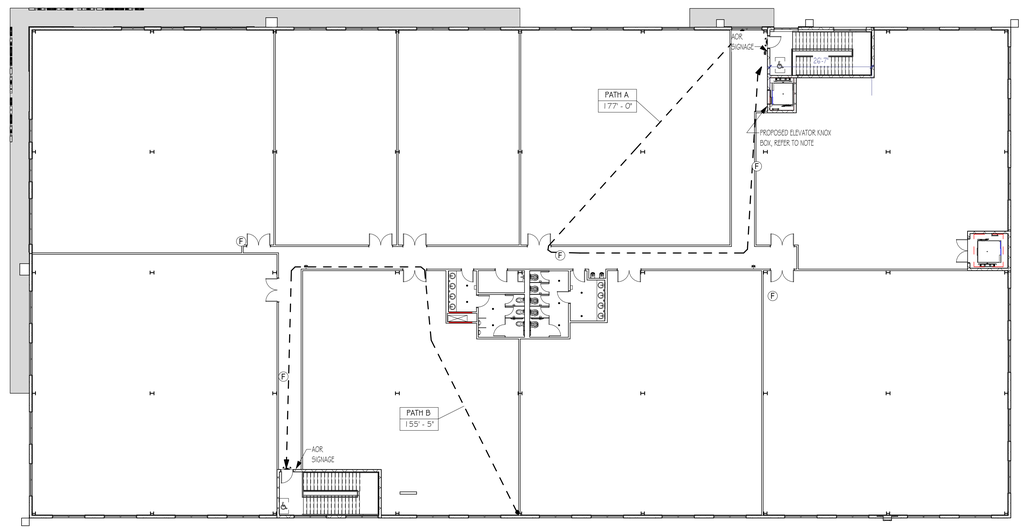
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS, AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:07:48 AM



1 LEVEL 1 LIFESAFETY
1/16" = 1'-0"



2 LEVEL 2 LIFE SAFETY
1/16" = 1'-0"

PATH OF TRAVEL SCHEDULE

MARK	LENGTH	INCLUDE EXIT ACCESS STAIRS	LENGTH OF STAIRS	TOTAL EGRESS LENGTH
LEVEL 2				
PATH A	177' - 0"	Yes	48' - 0"	225' - 0"
PATH B	155' - 5"	Yes	46' - 9 1/2"	202' - 3"

STAIR CAPACITY SCHEDULE

Mark	STAIR WIDTH	CAPACITY (*0.2)
STAIR A	60 in	300
STAIR B	60 in	300
Grand total: 2	120 in	600

OCCUPANCY SCHEDULE

NUMBER	NAME	AREA	Classification	AREA PER OCCUPANT	OCCUPANTS	Use Group
LEVEL 1						
100	GROCERY STORE	30848 SF	Mercantile	60 SF	515	M
102	ELECTRIC	190 SF	Accessory storage areas, mechanical equipment room	300 SF	1	S
103	SPRINKLER	51 SF	Accessory storage areas, mechanical equipment room	300 SF	1	S
LEVEL 2						
201	OFFICE	3439 SF	Business Areas	150 SF	23	B
202	OFFICE	4064 SF	Business Areas	150 SF	28	B
203	OFFICE	3648 SF	Business Areas	150 SF	25	B
207	OFFICE	3039 SF	Business Areas	150 SF	21	B
212	OFFICE	3053 SF	Business Areas	150 SF	21	B
211	OFFICE	1728 SF	Business Areas	150 SF	12	B
210	OFFICE	1769 SF	Business Areas	150 SF	12	B
208	OFFICE	4335 SF	Business Areas	150 SF	29	B
209	OFFICE	3639 SF	Business Areas	150 SF	25	B
205	JANITORS CLOSET	70 SF	Accessory storage areas, mechanical equipment room	300 SF	1	S
Grand total		59916 SF			714	

LIFE SAFETY LEGEND

- 1+ / Length — PATH OF TRAVEL TAG
- PATH OF TRAVEL
- 2 HEAD EMERGENCY LIGHT
- 2 HEAD EMERGENCY LIGHT EXIT SIGN COMBO
- EXIT SIGN: CEILING
- PARALLEL
- PERPENDICULAR
- 1 HOUR RATED WALL
- (F) — FIRE EXTINGUISHER
- KB — KNOX BOX
- AREA OF REFUGE 30X48"

ELEVATOR KNOX BOX NOTE:
ONE ELVATOR KNOX BOX PER ELEVATOR TO BE LOCATED AS NOTED. COORDINATE LOCATION WITH OKEECHOBEE FIRE BUREAU PRIOR TO INSTALLATION

KNOX BOX NOTE:
SEE PROPOSED KNOX BOX LOACATION, COORDINATE and finalize with OKEECHOBEE FIRE BUREAU PRIOR TO INSTALLATION

KNOX CAPS NOTE:
PROVIDE KNOX CAPS AT FIRE DEPARTMENT CONNECTION. COORDINATE TYPE WITH OKEECHOBEE FIRE BUREAU PRIOR TO INSTALLATION

MINIMUM PLUMBING FIXTURE PER NSPC TABLE 7.21.2

USE GROUP	BUILDING OCCUPANTS	MALE OCCUPANTS	MALE FIXTURES REQ'D		MALE FIXTURES PROVIDED		FEMALE OCCUPANTS	FEMALE FIXTURES REQ'D		FEMALE FIXTURES PROVIDED		DF REQ'D	DF PROVIDED	Comments
			W.C.	LAV	W.C.	LAV		W.C.	LAV	W.C.	LAV			
Not Placed														
	0													
S	0													
LEVEL 1														
	0													
M	0	257	1	1			257	1	1			1		
S	0													
LEVEL 2														
	0	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	
B	0	97	3	3	5	4	97	3	3	5	4	2	2	
S	0													
Grand total: 28	0													

RISE | FL architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
LIFE SAFETY

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
DATE: 05-28-2024
PROJECT NO: 079-9

DRAWING NO:
G002

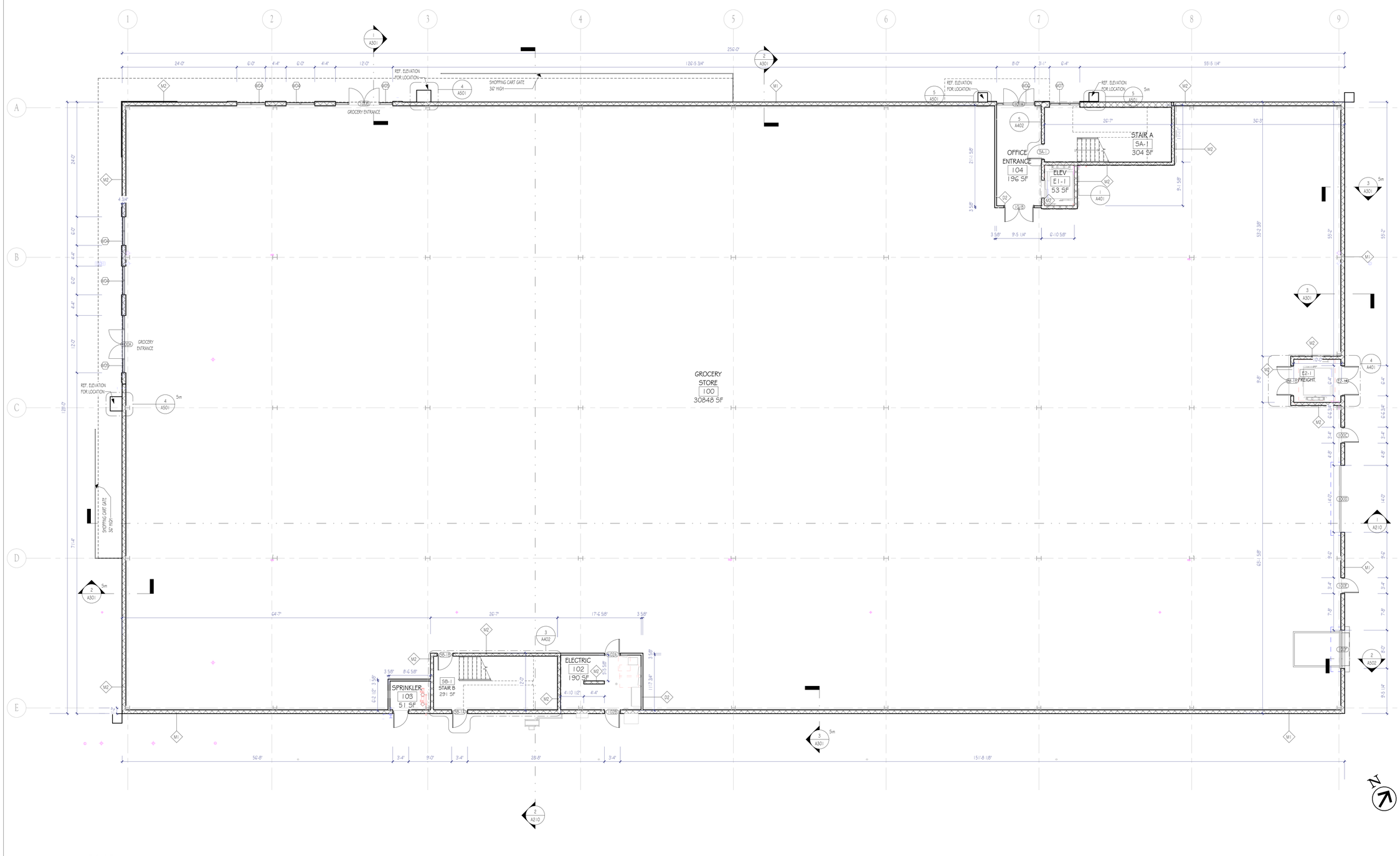
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:07:49 AM

PLAN NOTES:

1. REF STRUC DWGS FOR SLAB AND MOISTURE PROTECTION DETAILS
2. ALL DOORS TO BE INSTALLED WITH JAMB 6" OFF OF ADJACENT WALL U.N.O.
3. ALL DIMS ARE FROM WALL STUDS, BESIDES FOR SHAFTS WALLS WHERE DIMS ARE TO EDGE OF OPENING
4. STUD HEIGHTS ARE TO UNDERSIDE OF DECK ABOVE AT ALL RATED WALLS & ALL WALLS WITH INSULATION.
5. AT ALL OTHER LOCATIONS STUD HEIGHTS ARE TO 6" ABOVE CEILING, BRACED TO ABOVE 4'-0" O.C. U.N.O.
6. WALL BOARD @ RATED WALLS TO EXTEND TO UNDERSIDE OF STRUCTURE
7. YELLOW HATCH INDICATED INSULATION IN STUD CAVITY
8. REFERENCE THE WALL TYPE SHEET FOR DETAILS ABOUT WALL NAMING SYSTEM
9. ALL BEARING CMU WALLS TO BE ON CENTER OF GRID LINE, IF A DISCREPANCY IS FOUND NOTIFY ARCHITECT.
10. All EXPOSED DOOR AND WINDOW JAMBS CMU TO BE BULLNOSE.
11. ALL OUTSIDE CORNER CMU'S TO BE BULLNOSE CMU



1 LEVEL 1 DIM
1/8" = 1'-0"

RISE | FL architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A101

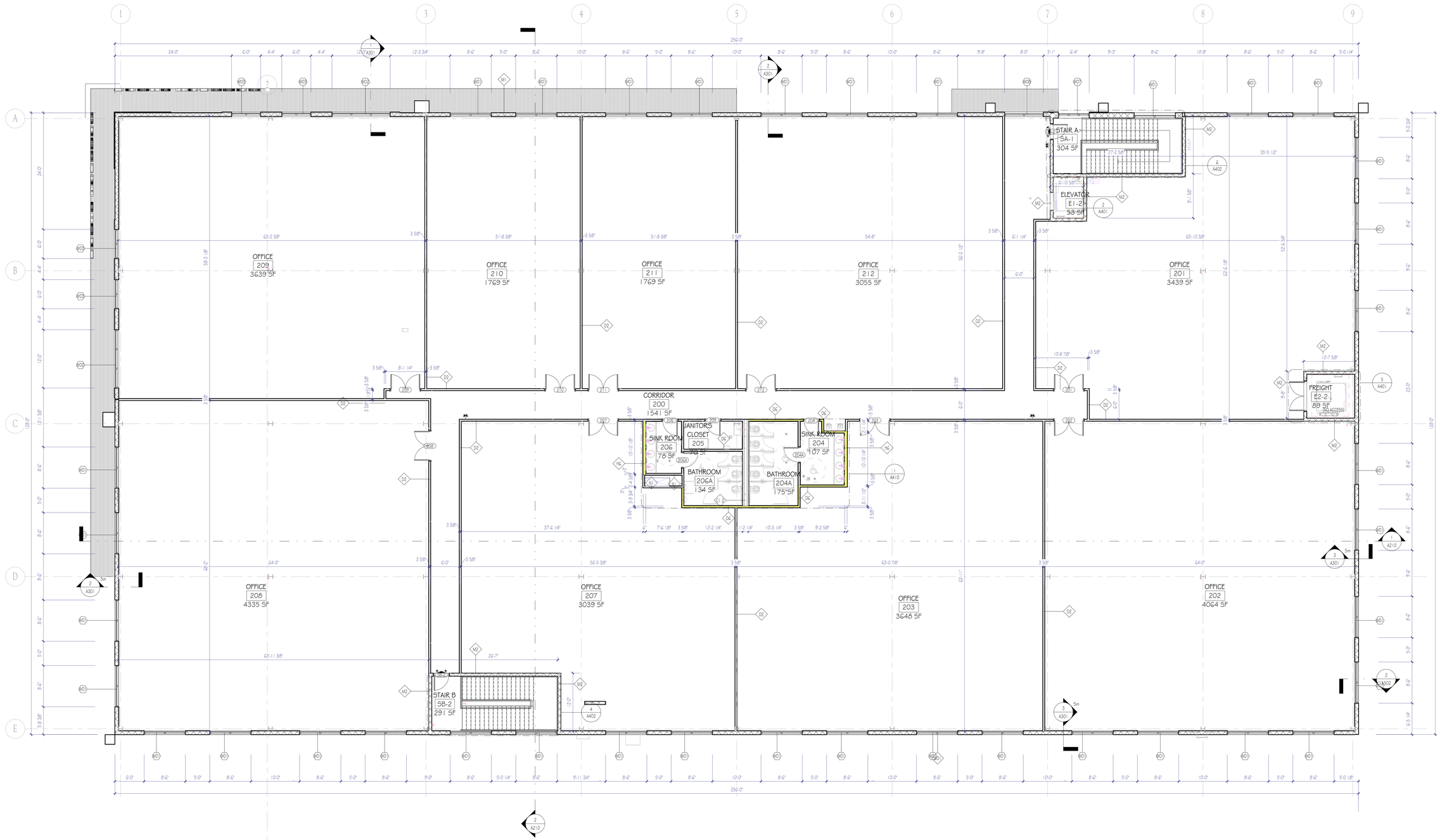
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:07:51 AM

PLAN NOTES:

1. REF STRUC DWGS FOR SLAB AND MOISTURE PROTECTION DETAILS
2. ALL DOORS TO BE INSTALLED WITH JAMB @ OFF OF ADJACENT WALL U.N.O.
3. ALL DIMS ARE FROM WALL STUDS, BESIDES FOR SHAFTS WALLS WHERE DIMS ARE TO EDGE OF OPENING
4. STUD HEIGHTS ARE TO UNDERSIDE OF DECK ABOVE AT ALL RATED WALLS & ALL WALLS WITH INSULATION.
5. AT ALL OTHER LOCATIONS STUD HEIGHTS ARE TO 6" ABOVE CEILING, BRACED TO ABOVE 4'-0" O.C. U.N.O.
6. WALL BOARD @ RATED WALLS TO EXTEND TO UNDERSIDE OF STRUCTURE
7. YELLOW HATCH INDICATED INSULATION IN STUD CAVITY
8. REFERENCE THE WALL TYPE SHEET FOR DETAILS ABOUT WALL NAMING SYSTEM
9. ALL BEARING CMU WALLS TO BE ON CENTER OF GRID LINE, IF A DISCREPENCY IS FOUND NOTIFY ARCHITECT.
10. AI EXPOSED DOOR AND WINDOW JAMBS CMU TO BE BULLNOSE.
11. ALL OUTSIDE CORNER CMU'S TO BE BULLNOSE CMU



1 LEVEL 2 DIM
1/8" = 1'-0"

RISE | FL architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

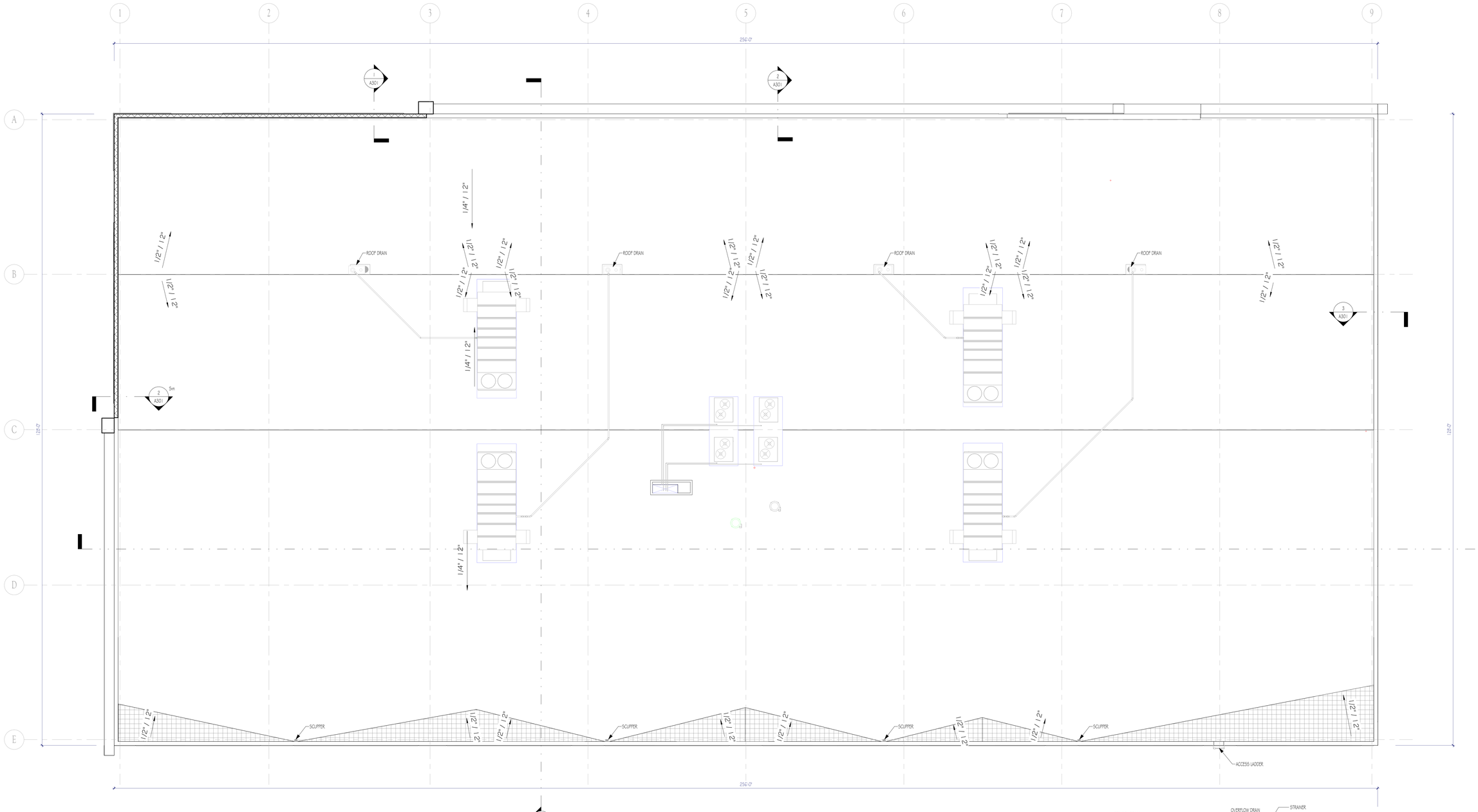
DRAWING NO:
A102

BARCODE

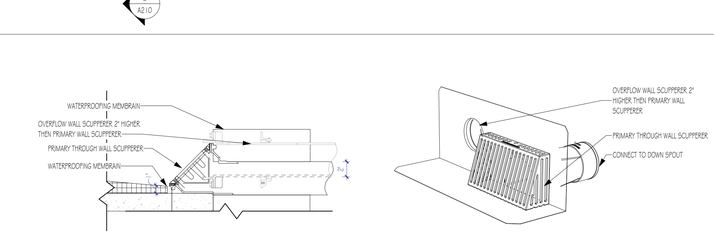
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS, AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:07:53 AM

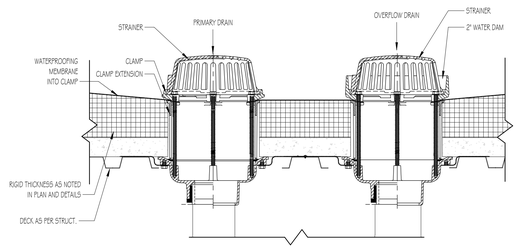
ROOF NOTES:
-ROOF STRUCTURE IS A SLOPED STRUCTURE
-ROOF FINISH SHALL BE TPO
-REQUIRED ROOF INSULATION IS R25
-ROOF IS DRAINED WITH ROOF DRAINS AND THROUGH PARAPET SCUPPERS



1 ROOF
1/8" = 1'-0"



3 ROOF SCUPPER
1 1/2" = 1'-0"



2 ROOF DRAIN DETAIL
1 1/2" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
ROOF PLAN

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A103

BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 10:07:54 AM

RCP LEGEND

- NOT IN SCOPE
- GYPSUM CEILING
- ACOUSTIC CEILING TILE
- 2X2 LAY IN LED LIGHT
- DECK MOUNTED LGHT
- 4" LED SPOTLIGHT
- WALL PACK LIGHT
- 2 HEAD EMERGENCY LIGHT
- 2 HEAD EMERGENCY LIGHT EXIT SIGN COMBO
- EXIT SIGN: CEILING
- PARALLEL
- PERPENDICULAR

NOTE- REFERENCE MEP DRAWINGS FOR ALL MEP RELATED COMPONENTS AND SYMBOLS



1 LEVEL 1
1/8" = 1'-0"

RISE | FL architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
A2 LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
RCP LEVEL 1

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A104

BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

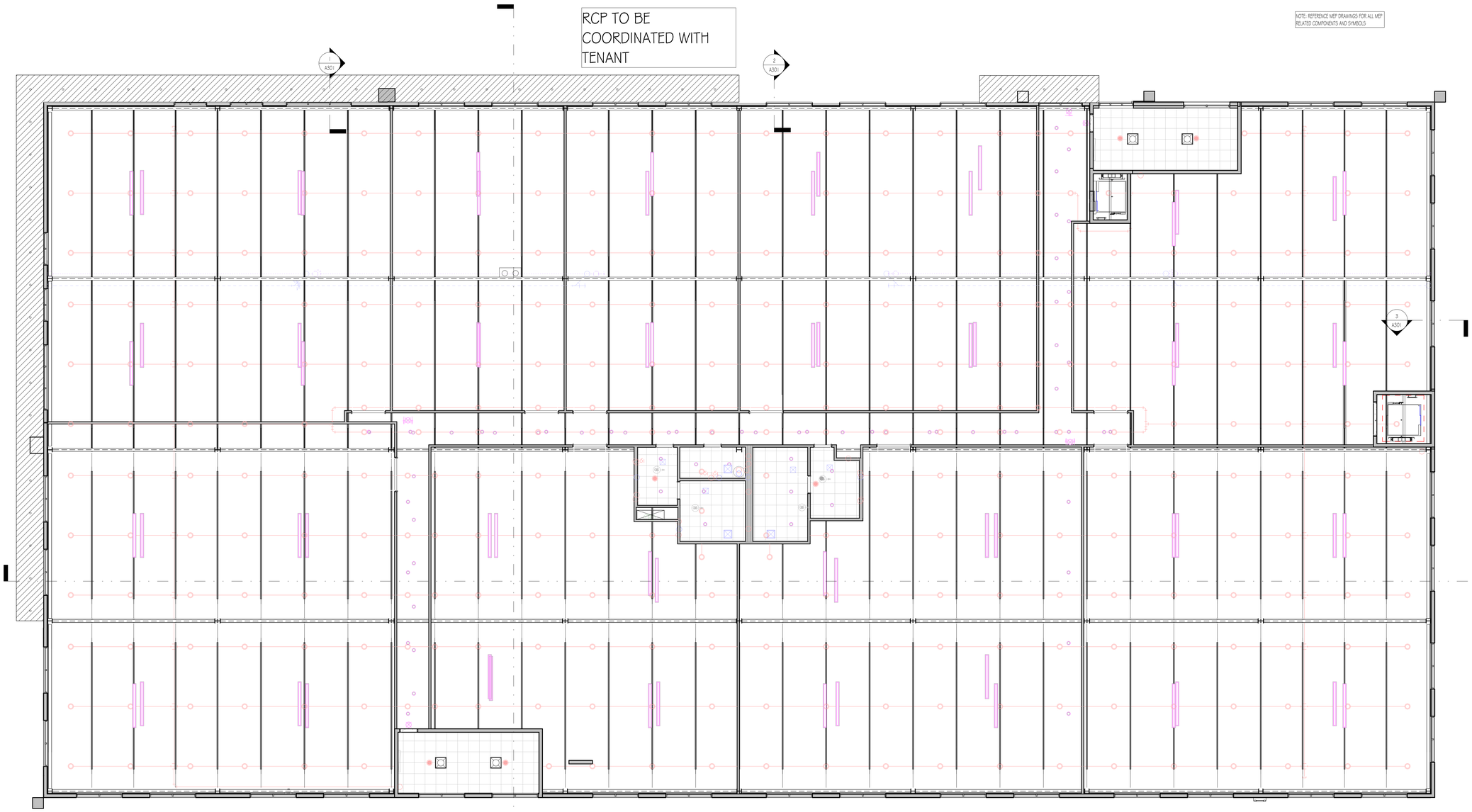
6/18/2024 9:07:54 AM

RCP LEGEND

- NOT IN SCOPE
- GYPSUM CEILING
- ACOUSTIC CEILING TILE
- 2X2 LAY IN LED LIGHT
- DECK MOUNTED LIGHT
- 4" LED SPOTLIGHT
- WALL PACK LIGHT
- 2 HEAD EMERGENCY LIGHT
- 2 HEAD EMERGENCY LIGHT EXIT SIGN COMBO
- EXIT SIGN: CEILING
- PARALLEL
- PERPENDICULAR

NOTE- REFERENCE MEP DRAWINGS FOR ALL MEP RELATED COMPONENTS AND SYMBOLS

RCP TO BE COORDINATED WITH TENANT



1 LEVEL 2
1/8" = 1'-0"

RISE | FL architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
COPAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
RCP LEVEL 2

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

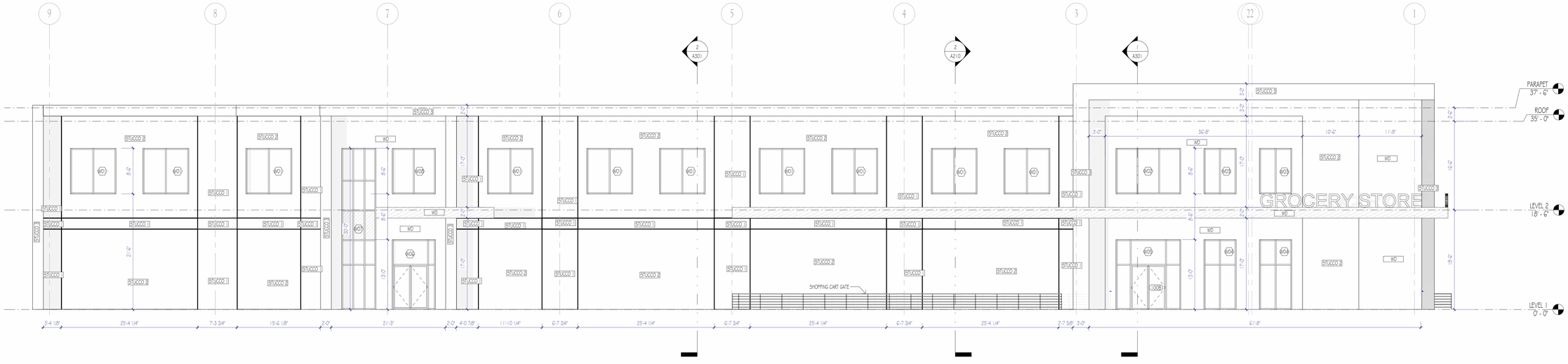
SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A105

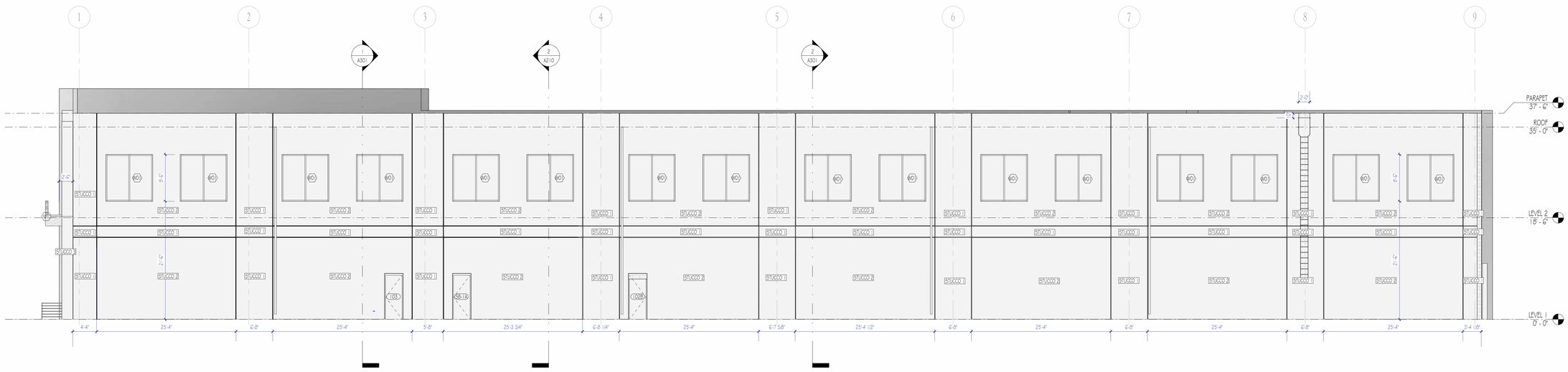
BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:07:55 AM



1 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- STUCCO 1- STUCCO ON CMU - WHITE COLOR
- STUCCO 2- STUCCO ON CMU - LIGHT GREY COLOR
- STUCCO 3- STUCCO ON CMU - GREY COLOR
- WD- NICHIHA PANEL WOOD SERIES

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
ELEVATIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

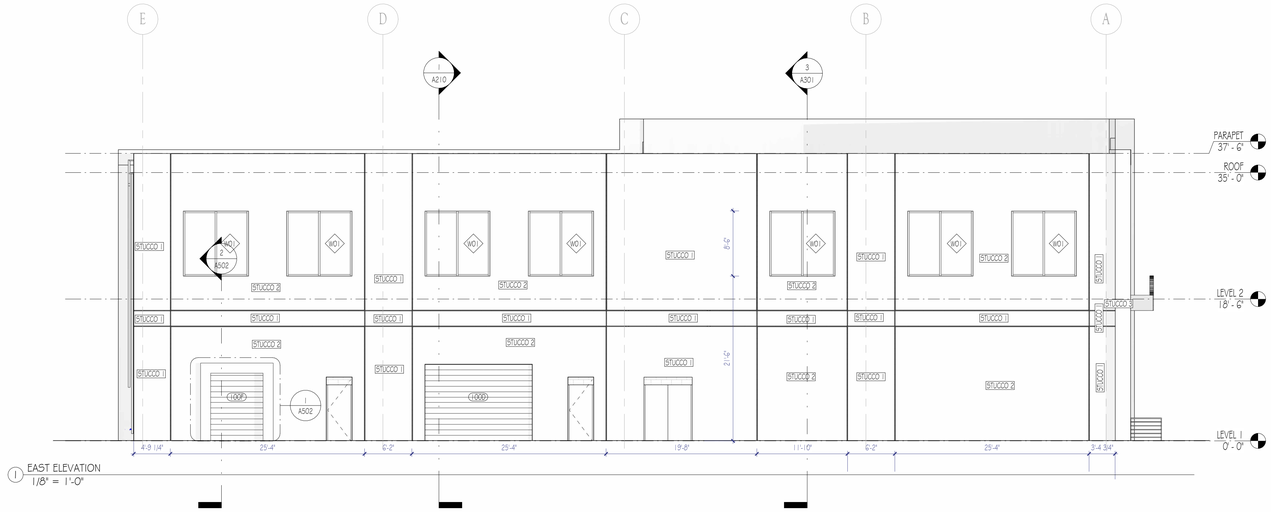
SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A201

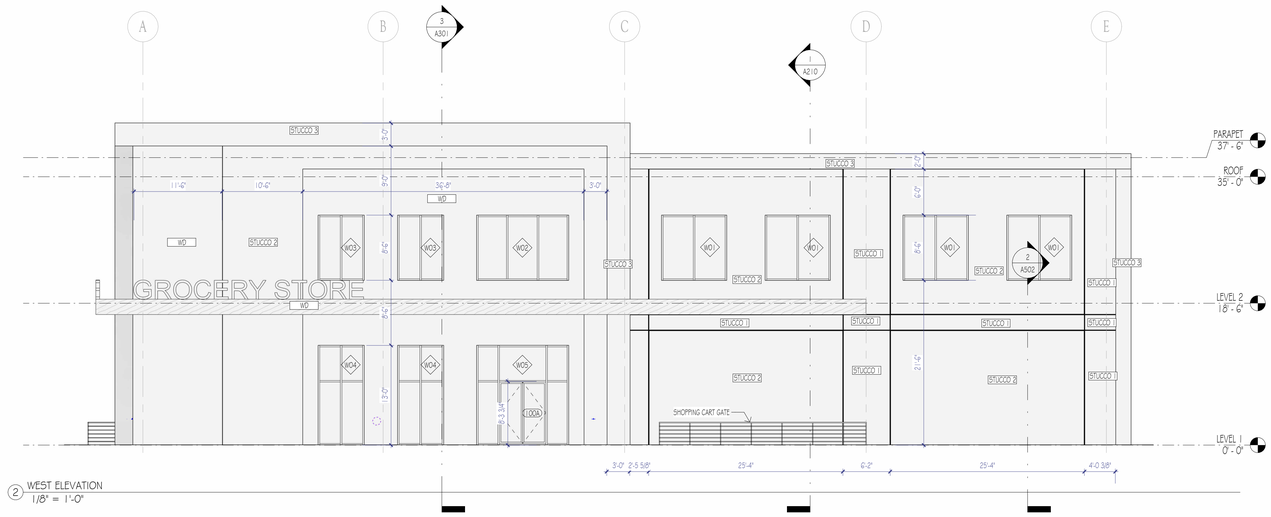
BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:08:16 AM



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- STUCCO 1- STUCCO ON CMU - WHITE COLOR
- STUCCO 2- STUCCO ON CMU - LIGHT GREY COLOR
- STUCCO 3- STUCCO ON CMU - GREY COLOR
- WD- NICHIHA PANEL WOOD SERIES

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
ELEVATIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

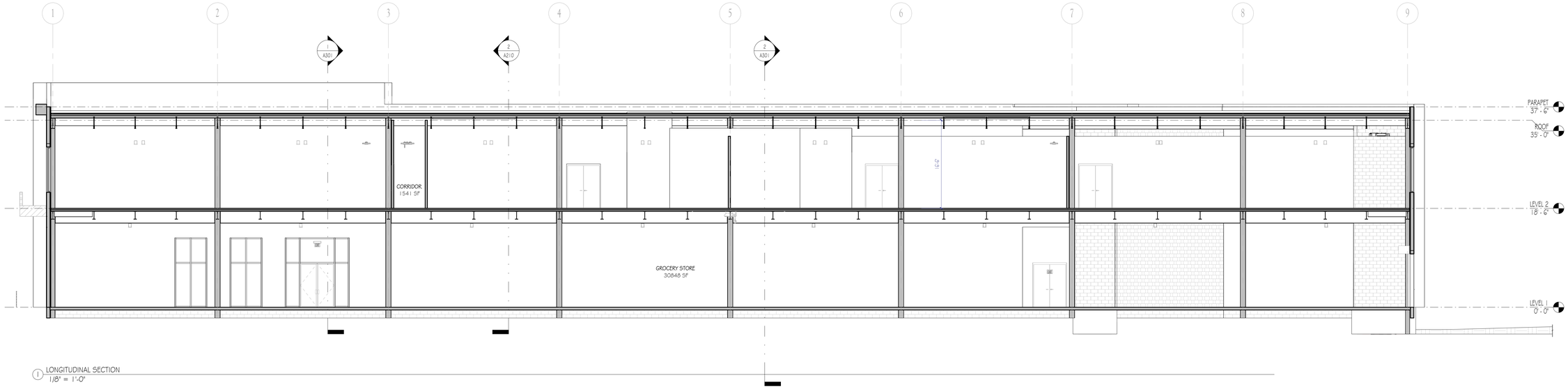
SCALE: As indicated
DATE: 05-28-2024
PROJECT NO: 079-9

DRAWING NO:
A202

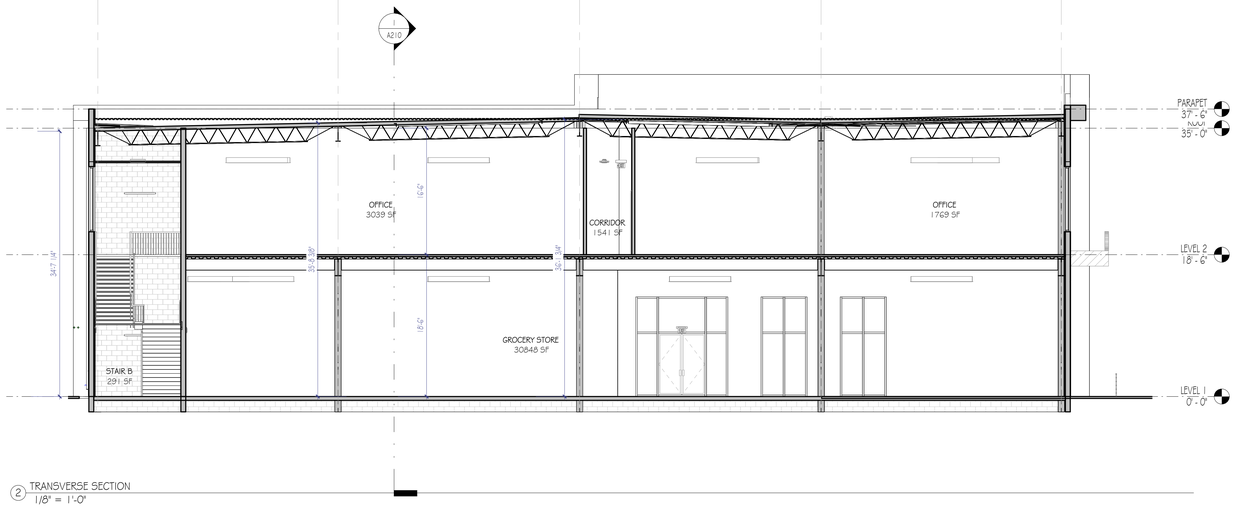
BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:08:28 AM



1 LONGITUDINAL SECTION
1/8" = 1'-0"



2 TRANSVERSE SECTION
1/8" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
SECTIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

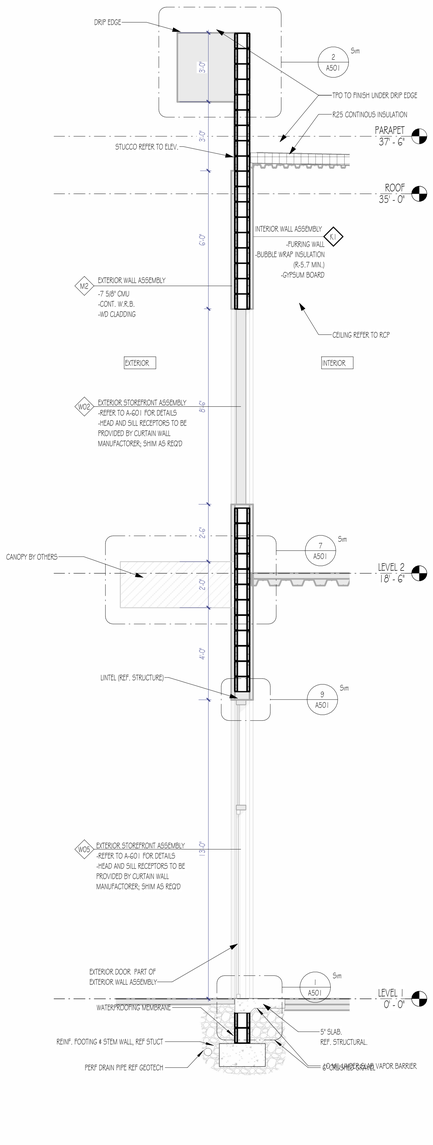
SCALE:	1/8" = 1'-0"
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A210

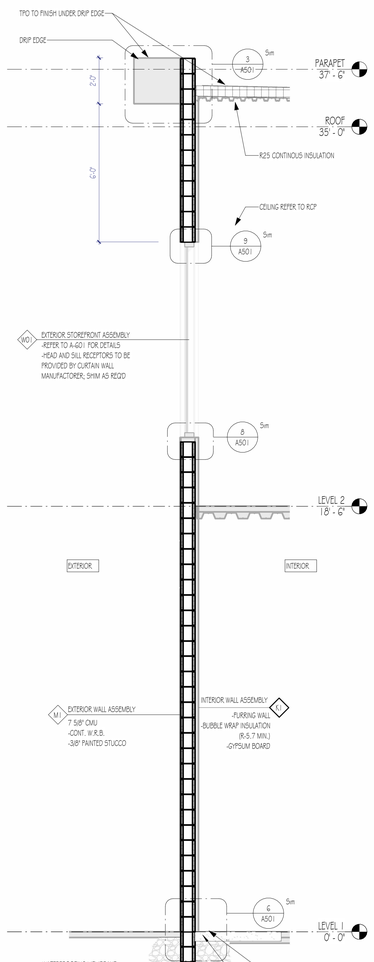
BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

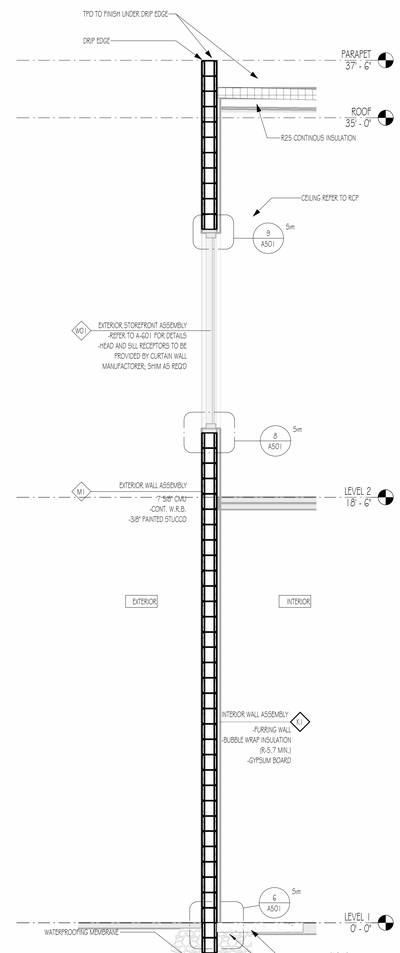
6/18/2024 9:08:30 AM



1 WALL SECTION A -CURTAIN WALL ENTRY
3/8" = 1'-0"



2 WALL SECTION B -TYP. WALL
3/8" = 1'-0"



3 WALL SECTION C -TYP. WALL REAR & LEFT
3/8" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:

JAM EQUITIES

PROJECT NAME / LOCATION:

LAKEFRONT ESTATES GROCERY

LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:

WALL SECTIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	3/8" = 1'-0"
DATE:	05-28-2024
PROJECT NO:	079-9

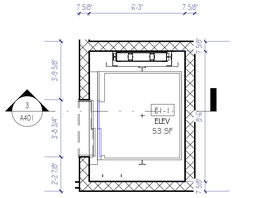
DRAWING NO:

A301

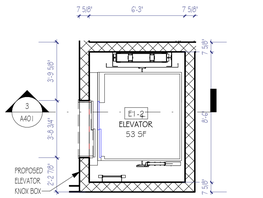
BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

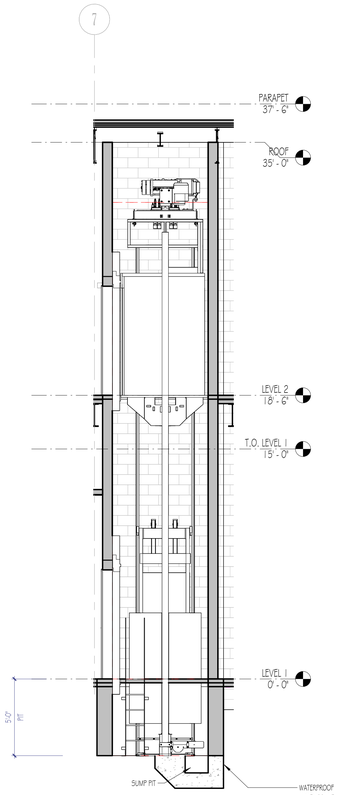
6/18/2024 9:08:35 AM



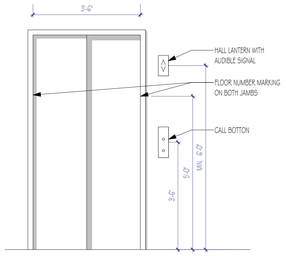
1 ELEVATOR 1 LEVEL 1
1/4" = 1'-0"



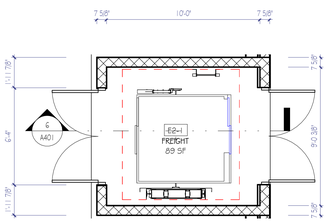
2 ELEVATOR 1 LEVEL 2
1/4" = 1'-0"



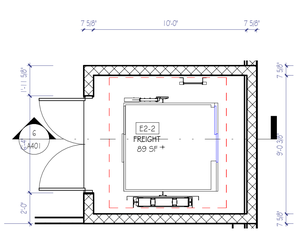
3 ELEVATOR 1 SECTION
1/4" = 1'-0"



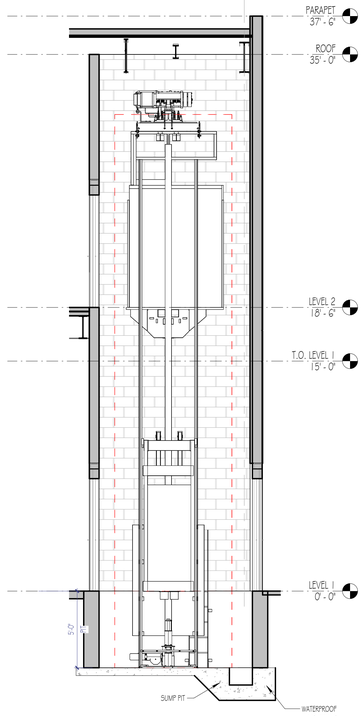
7 ELEVATOR INDICATIONS DETAILS
1/2" = 1'-0"



4 ELEVATOR 2 LEVEL 1
1/4" = 1'-0"



5 ELEVATOR 2 LEVEL 2
1/4" = 1'-0"



6 ELEVATOR 2 SECTION
1/4" = 1'-0"

PASSENGER ELEVATOR:
BASIS OF DESIGN: MONOSPACE 500 GEARLESS TRACTION ELEVATOR BY KONE. • SERVICE: GENERAL PURPOSE PASSENGER, UNIT 1-2500LBS CAPACITY, LEFT DOOR HAND, 150 FPM SPEED, 17 HEIGHT TRAVEL, 1 LANDING, NO REAR DOORS, DUPLEX OPERATION • CAB DIMENSIONS: CLEAR INSIDE DIMENSIONS: 6' 5-1 1/2" WIDE X 5' 6-1 1/2" DEEP, CAB HEIGHT: 7' 6" • ENTRANCE TYPE AND WIDTH: RIGHT/LEFT OPENINGS 42" WIDE X 7'-0" ENTRANCE HEIGHT
FREIGHT ELEVATOR:
BASIS OF DESIGN: SCHINDLER 3300XL MRL GEARLESS TRACTION ELEVATOR. • SERVICE: HOSPITAL/SERVICE, UNIT 2 - 5000LBS CAPACITY, LEFT DOOR HAND, 150 FPM SPEED, 15 4" HEIGHT TRAVEL, 2 LANDINGS, NO REAR DOORS, MICROPROCESSOR SINGLE CAR AUTOMATIC OPERATION • CAB DIMENSIONS: UNIT 2 - CLEAR INSIDE DIMENSIONS: 5' 10-7/8" WIDE X 8' 8-5/16" DEEP, CAB HEIGHT: 7' 9". • ENTRANCE TYPE AND WIDTH: 2-SPEED SIDE OPENING (2550) 4' 0" WIDE X 7' 0" HIGH DOORS, ENTRANCE HEIGHT: 7'-0".

RISE | FL architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
VERTICAL CIRCULATION ELEVATORS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

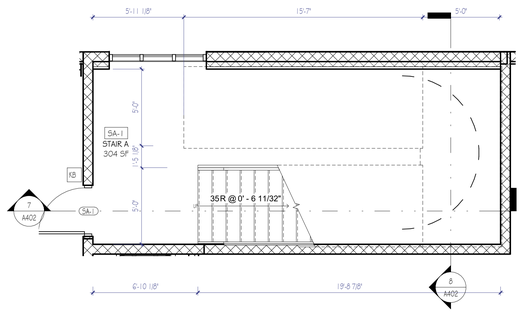
SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A401

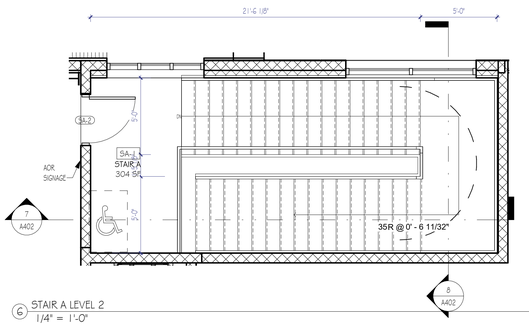
BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

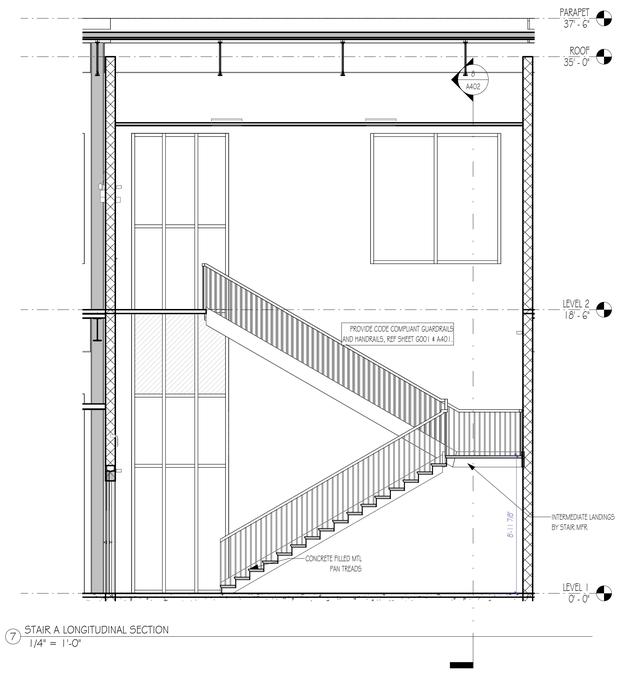
6/18/2024 9:08:37 AM



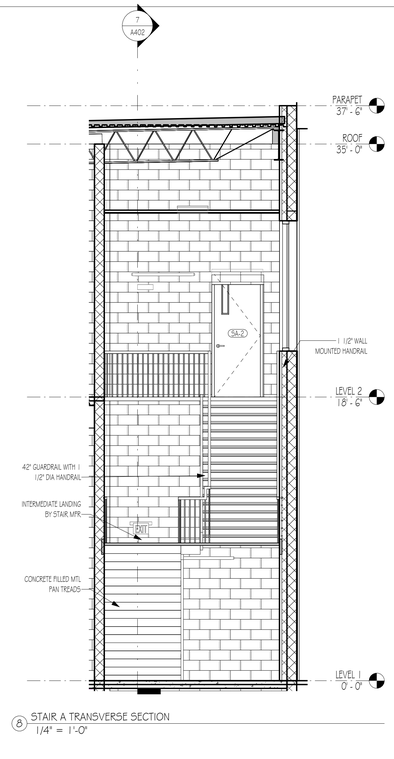
5 STAIR A LEVEL 1
1/4" = 1'-0"



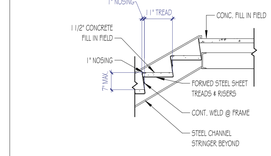
6 STAIR A LEVEL 2
1/4" = 1'-0"



7 STAIR A LONGITUDINAL SECTION
1/4" = 1'-0"

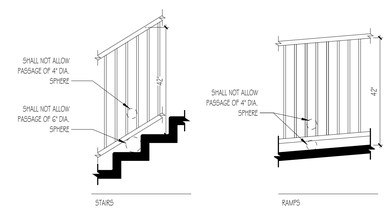


8 STAIR A TRANSVERSE SECTION
1/4" = 1'-0"

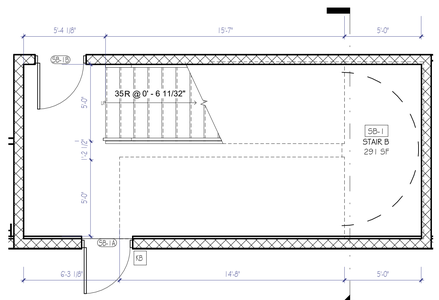


METAL PAN STAIRS

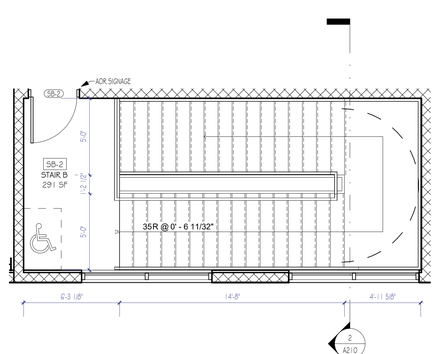
TREAD DETAIL



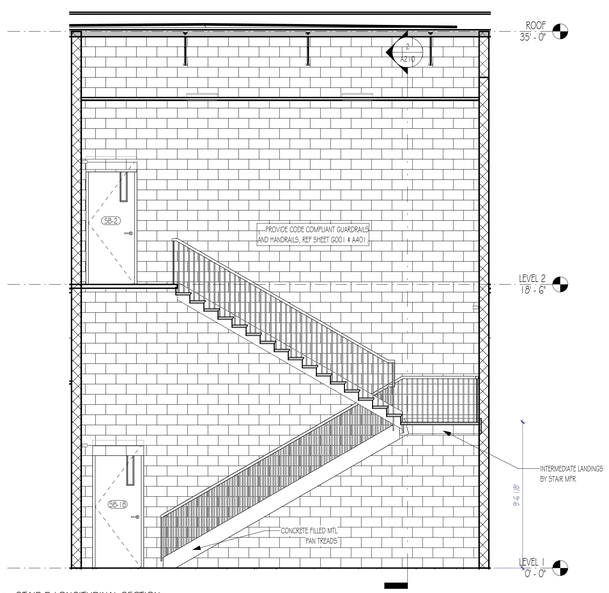
GUARDRAIL HEIGHT



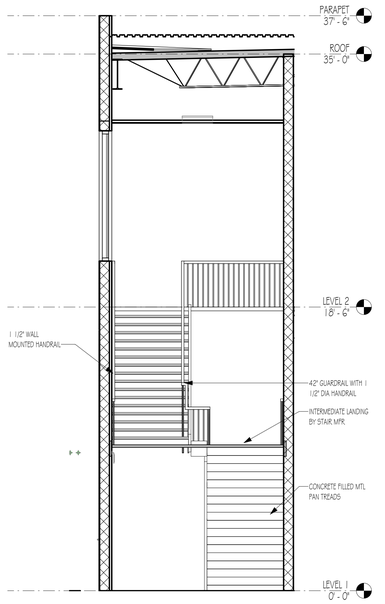
3 STAIR B LEVEL 1
1/4" = 1'-0"



4 STAIR B LEVEL 2
1/4" = 1'-0"



1 STAIR B LONGITUDINAL SECTION
1/4" = 1'-0"



2 STAIR B TRANSVERSE SECTION
1/4" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHMCHN@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHMCHN@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
VERTICAL CIRCULATION STAIRS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

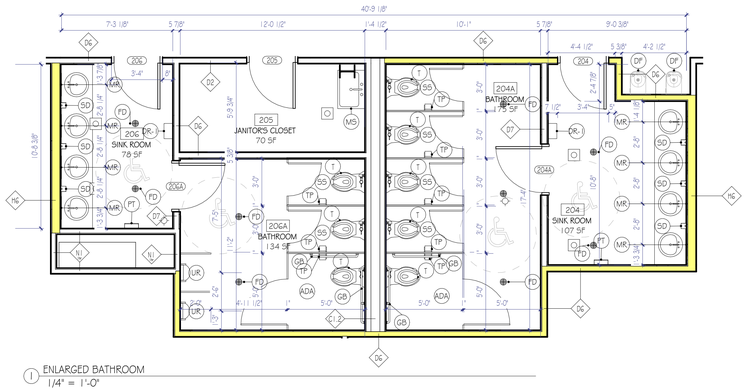
SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A402

BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:08:39 AM

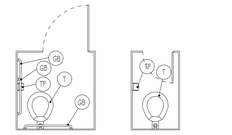


1 ENLARGED BATHROOM
1/4" = 1'-0"

NOTES:
1. DIMENSIONS ARE TO WALL FINISH FACE
2. RESTROOM WALLS WITHIN TWO FEET OF URINALS AND WATER CLOSETS MUST HAVE SMOOTH, HARD, NONABSORBENT SURFACES TO A MINIMUM HEIGHT OF FOUR FEET.

BATHROOM FIXTURE LEGEND

ADA	-	TYP. ADA STALL (SEE BELOW)
SS	-	TYP. STANDARD STALL (SEE BELOW)
DR	-	HAND DRYER
GB	-	GRAB BAR
LV	-	LAVATORY
MR	-	MIRROR
MS	-	MOP SINK
SD	-	SOAP DISPENSER
T	-	TOILET
TP	-	TOILET PAPER DISPENSER
UR	-	URINAL
DF	-	DRINKING FOUNTAIN
FD	-	FLOOR DRAIN



ADA TYP. ADA STALL

SS TYP. STANDARD STALL

TOILET FIXTURE LEGEND
1/4" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHMCN@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHMCN@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
ENLARGED RESTROOMS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

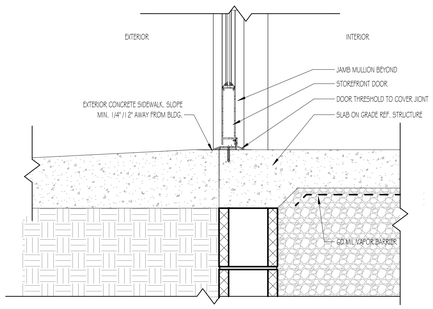
SCALE: 1/4" = 1'-0"
DATE: 05-28-2024
PROJECT NO: 079-9

DRAWING NO:
A410

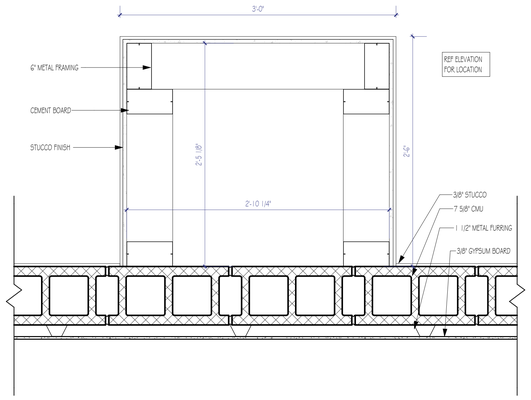
BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

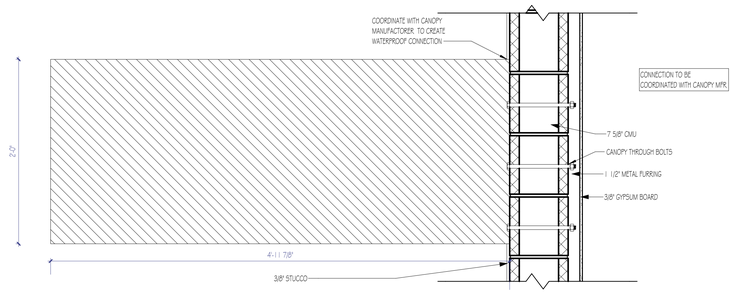
6/18/2024 9:08:40 AM



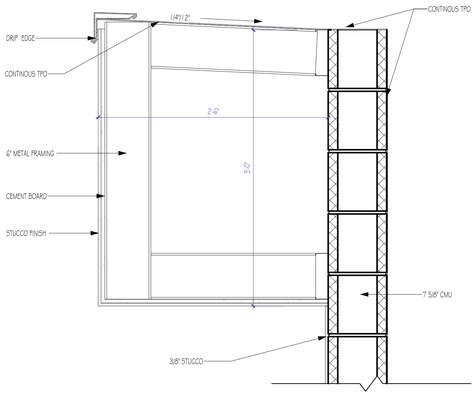
1 CURTAIN WALL @ GRADE LEVEL
1 1/2" = 1'-0"



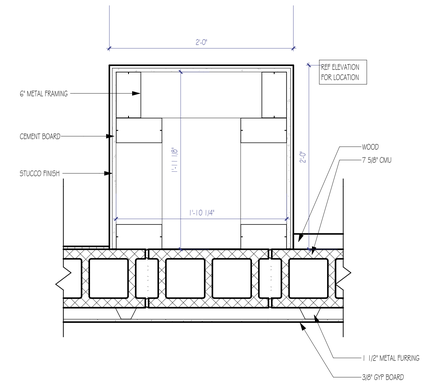
4 ENTRANCE TRIM A PLAN DETAIL
1 1/2" = 1'-0"



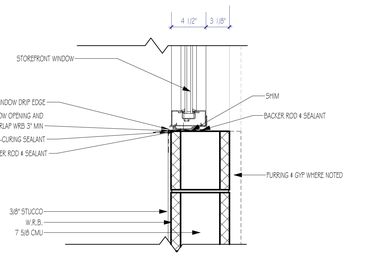
7 CANOPY DETAIL
1 1/2" = 1'-0"



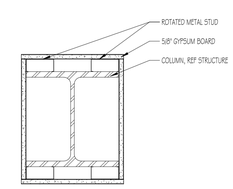
2 WALL SECTION A -CURTAIN WALL ENTRY
1 1/2" = 1'-0"



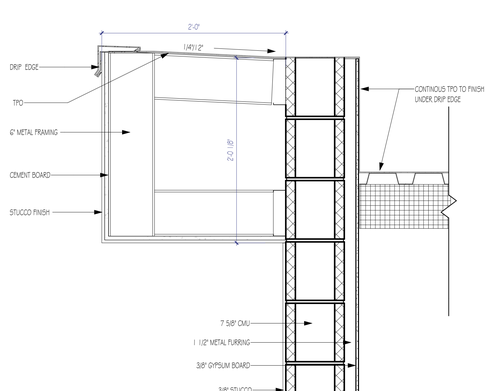
5 ENTRANCE TRIM B PLAN DETAIL
1 1/2" = 1'-0"



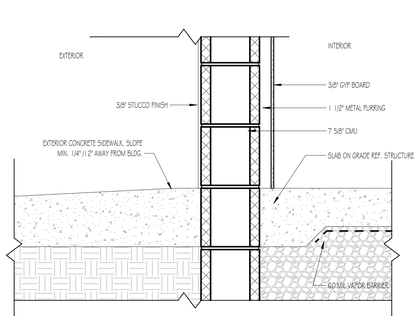
8 WINDOW SILL @ CMU WALL DETAIL
1 1/2" = 1'-0"



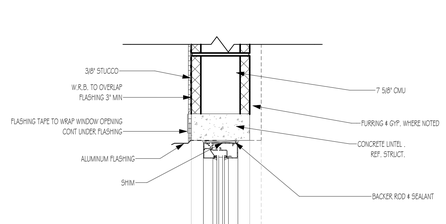
10 TYP. COLUMN WRAP DETAIL
1 1/2" = 1'-0"



3 TRIM DETAIL
1 1/2" = 1'-0"



6 CMU @ GRADE LEVEL
1 1/2" = 1'-0"



9 WINDOW HEAD @ STUCCO WALL DETAIL
1 1/2" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHMON GREENEBAUM, RA
SHMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHMON GREENEBAUM, RA
SHMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
EXTERIOR DETAILS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO. AR102415

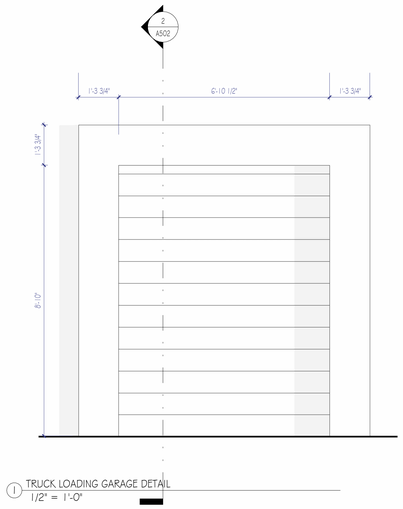
SCALE:	1 1/2" = 1'-0"
DATE:	05-28-2024
PROJECT NO.:	079-9

DRAWING NO:
A501

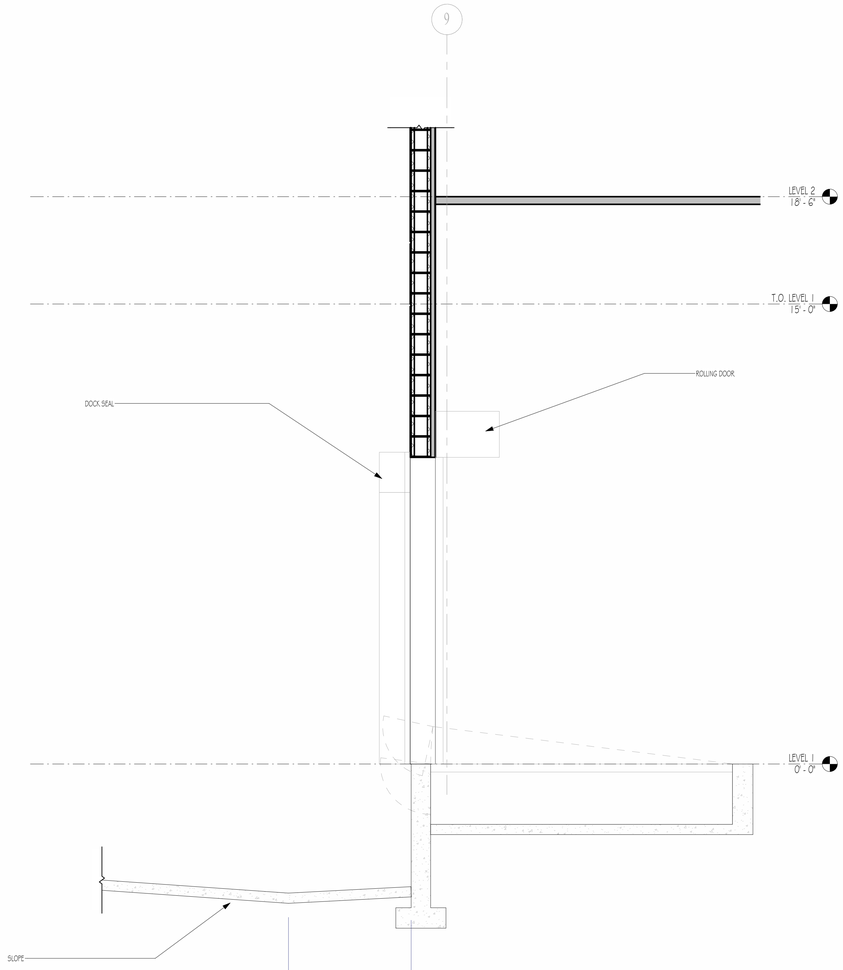
BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:08:41 AM



1 TRUCK LOADING GARAGE DETAIL
1/2" = 1'-0"



2 TRUCK LOADING DETAIL
1/2" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHMCN@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHMCN@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
EXTERIOR DETAILS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	1/2" = 1'-0"
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A502

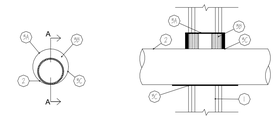
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:08:46 AM

GUIDE XHEZ
THROUGH-PENETRATION FIRESTOP SYSTEMS

SYSTEM NO. W-L-1079
F RATING - 1 AND 2HR (SEE ITEM 1B).
T RATING - 0HR.
L RATING AT AMBIENT - LESS THAN 1 CFM/SQ FT
L RATING AT 400 F - LESS THAN 1 CFM/SQ FT

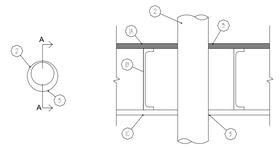


SECTION A-A

SYSTEM INDEX DESCRIPTION: MAX 4" EMT, MAX 6" STEEL CONDUIT OR 1" FLEXIBLE STEEL TUBING
CONSTRUCTION: GYPSUM BOARD WALL
PENETRANT: BARE METALLIC CONDUIT/TUBING
PRIMARY PRODUCT USED: 555 INTUMESCENT SEALANT
SEALING METHOD: CAULK # BACKING
NOTES:
W-L-1079
F RATINGS: 1 AND 2 HR
T RATING: 0 HR
L RATINGS: LESS THAN 1 CFM/SQ FT
1. WALL ASSEMBLY:
1HR: ONE LAYER INSIDE AND OUT OF 5/8" GYPSUM WALLBOARD/STUD WALL ASSEMBLY.
2HR: TWO LAYERS INSIDE AND OUT OF 5/8" GYPSUM WALLBOARD/STUD WALL ASSEMBLY. AS PER UL
2. METALLIC CONDUIT: MAX 4" EMT., MAX 6" STEEL CONDUIT OR 1" FLEXIBLE STEEL TUBING.
3A. PACKING MATERIAL: MINERAL WOOL BATT INSULATION.
3B. FIRESTOP SEALANT:- SPECSEAL 555 SEALANT TO 1/2" DEPTH (BOTH SIDES).
3C. FILL, VOID OR CAVITY MATERIAL* - SEALANT - MIN. 1/2 IN. THICKNESS OF FILL MATERIAL WITHIN ANNULUS, FLUSH WITH ENDS OF STEEL SLEEVE. A MIN. 1/4 IN. DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE METALLIC PENETRANT/STEEL SLEEVE INTERFACE ON BOTH SIDES OF WALL ASSEMBLY. A MIN. 1/4 IN. BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE STEEL SLEEVE/GYPSUM BOARD INTERFACE ON BOTH SURFACES OF WALL

GUIDE XHEZ
THROUGH-PENETRATION FIRESTOP SYSTEMS

SYSTEM NO. F-C-1074
F RATING - 1 HR
T RATING - 1/4 AND 1 HR.(SEE ITEM 2)

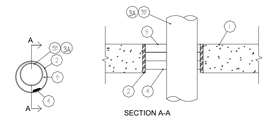


SECTION A-A

SYSTEM SUMMARY FOR UL SYSTEM FC-1074
SYSTEM INDEX DESCRIPTION: MAX. 4" STEEL CONDUITS OR EMT. OPTIONAL CHASE WALL. CAULK ONLY.
CONSTRUCTION: FLOOR/CEILING ASSEMBLIES
PENETRANT: BARE METALLIC CONDUITS/TUBING
PRIMARY PRODUCT USED: LO INTUMESCENT SEALANT
SEALING METHOD: CAULK # WALK.
NOTES:
F-C-1074
F RATINGS: 1 AND 2 HR.
T RATINGS: 1/4, 1/2 AND 1 HR.
1A. PLYWOOD OR LUMBER SUB FLOOR.
1B. WOOD, STEEL OR COMBINATION WOOD/STEEL JOISTS OR TRUSSES.
1C. GYPSUM WALLBOARD ON CEILING.
1D. FURRING CHANNELS FOR 2 HR FLOOR-CEILING.
1. OPTIONAL CHASE WALL (NOT SHOWN).
2. METAL CONDUITS- MAX. 4" STEEL CONDUIT OR EMT.
3. FIRESTOP SEALANT- SPECSEAL LO SEALANT. 5/8" INTO CEILING AND 3/4" INTO FLOOR.

GUIDE XHEZ
THROUGH-PENETRATION FIRESTOP SYSTEMS

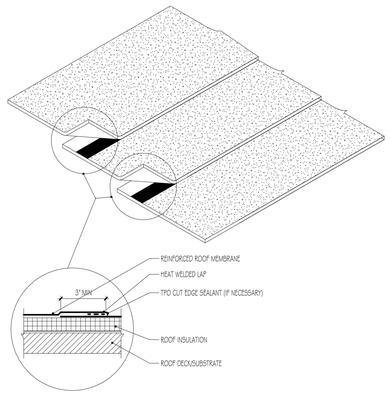
SYSTEM NO. UL C-AJ-1081
F RATING - 3 HR.
T RATING - 0HR.



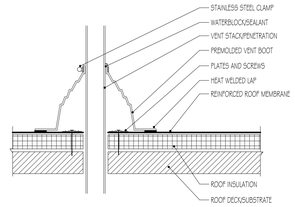
SECTION A-A

1. CONCRETE FLOOR OR WALL ASSEMBLY, MINIMUM 4-1/2" THICKNESS FLOOR MINIMUM 6-1/2" WALL THE ANNULAR SPACE RANGE SHALL BE MINIMUM1/4" TO MAXIMUM 4". FOR 10" DIAMETER STEEL PIPE, 4" OR 6" DIAMETER CONDUIT, 4" DIAMETER COPPER TUBING, OR CABLES. THE ANNULAR SPACE RANGE SHALL BE MINIMUM 1/4" TO MAXIMUM 1-15/16". FOR 24" DIAMETER STEEL PIPE, AND MINIMUM 1/4" TO MAXIMUM 1-13/16". FOR 6" DIAMETER COPPER TUBING OR COPPER PIPE.
2. STEEL SLEEVE (OPTIONAL).
3. METALLIC PIPE.
A. STEEL PIPE:
24" DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. CONDUIT:
4" DIAMETER (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR 6" STEEL
CONDUIT.
C. COPPER TUBING:
6" DIAMETER (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.
D. CABLES:
100-PAIR 24 AWG WITH PVC INSULATION MINIMUM 10 TO 40%
MAXIMUM FILL.
4. FORMING MATERIAL: MINIMUM 3" OF MINERAL WOOL INSULATIONB (MINIMUM 3.5 PCF) FIRMLY PACKED INTO THE OPENING AS A PERMANENT FORM.
5. TYPE FC OR RFC: MINIMUM 1" THICK COMPOUND APPLIED WITHIN THE OPENING, FLUSH WITH THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF THE WALL.

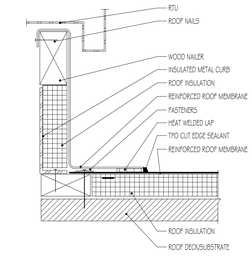
1 FIRE STOPPING DETAILS
N.T.S.



2 TPO SELF ADHERING MEMBRANE SIDE LAP DETAIL
3" = 1'-0"



3 PREMOLDED VENT BOOT FLASHING DETAIL
3" = 1'-0"



4 TERMINATION AT RTU W/ WELDED LAP DETAIL
3" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
COPAL SPRINGS, FL 33071
SHIMON GREENBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
FIRE STOPPING DETAILS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

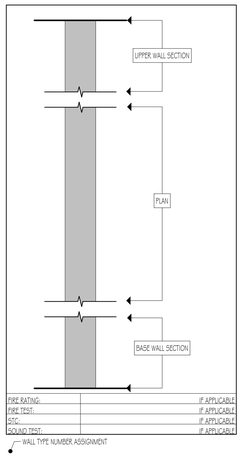
SCALE: As indicated
DATE: 05-28-2024
PROJECT NO: 079-9

A503
DRAWING NO.

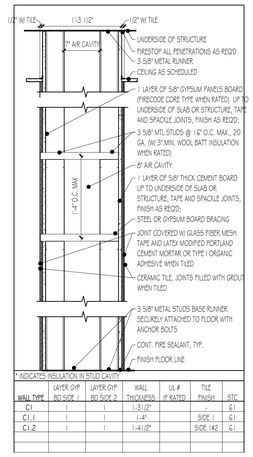
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:08:46 AM

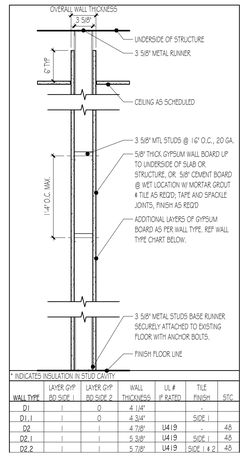


② WALL TYPE - DESCRIPTION
1" = 1'-0"



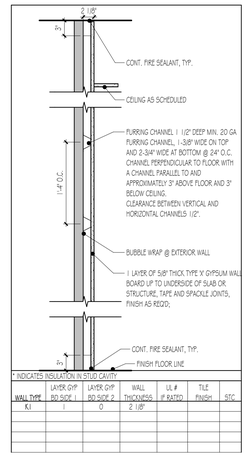
WALL TYPE	LAYER GYP BD SIDE 1	LAYER GYP BD SIDE 2	WALL THICKNESS	UL # IF RATED	TILE FINISH	STC
C1	1	1	1-3 1/2"			61
C1.1	1	1	1-4"		SIDE 1	61
C1.2	1	1	1-41/2"		SIDE 1 & 2	61

③ WALL TYPE C1 - COMPOUND PLUMBING CHASE WALL
1" = 1'-0"



WALL TYPE	LAYER GYP BD SIDE 1	LAYER GYP BD SIDE 2	WALL THICKNESS	UL # IF RATED	TILE FINISH	STC
D1	1	0	4 1/4"		-	
D1.1	1	0	4 3/4"		SIDE 1	
D2	1	1	4 7/8"	U419	-	45
D2.1	1	1	5 3/8"	U419	SIDE 1	45
D2.2	1	1	5 7/8"	U419	SIDE 1 & 2	48

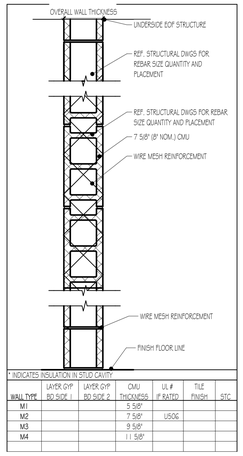
④ WALL TYPE D - 3 5/8" MTL STUD
1" = 1'-0"



WALL TYPE	LAYER GYP BD SIDE 1	LAYER GYP BD SIDE 2	WALL THICKNESS	UL # IF RATED	TILE FINISH	STC
K1	1	0	2 1/8"			

⑤ WALL TYPE K - 1 1/2" MTL FURRING
1" = 1'-0"

① WALL TYPE - DESCRIPTION
1" = 1'-0"



WALL TYPE	LAYER GYP BD SIDE 1	LAYER GYP BD SIDE 2	CMU THICKNESS	UL # IF RATED	TILE FINISH	STC
M1			5 5/8"			
M2			7 5/8"	U506		
M3			9 5/8"			
M4			11 5/8"			

⑥ WALL TYPE M - CMU
1" = 1'-0"

1. UPPERCASE LETTER REFERS TO WALL CORE
2. NUMBER REFERS TO WALL FINISH
3. LOWERCASE LETTER REFERS TO EXTERIOR WALL FINISH
4. ASTERISK IN WALL TAG IF CAVITY INSULATION

Wall Finish (Exterior) Schedule	
Lowercase type mark	exterior finish material
e	EIFS
b	BRICK
v	VENEER
h	HPL
n	LIMESTONE
s	SIDING
r	RAINSCREEN
m	METAL PAN
t	STONE
p	PRECAST

Wall Finish Schedule		
Wall Finish Type Mark	Material Finish	Comments
1	GYP ONE SIDE	
2	GYP BOTH SIDES	
3	GYP 2 LAYERS BOTH SIDES	
4	GYP 2 LAYERS ONE SIDE, 1 LAYER ONE SIDE	
5	GYP 2 LAYERS ONE SIDE	
6	GYP BOTH SIDES, TILE ONE SIDE	
7	GYP BOTH SIDES, TILE BOTH SIDES	
8	GYP ONE SIDE WITH TILE	
9	GYP 2 LAYERS ONE SIDE WITH TILE	
10	GYP 2 LAYERS BOTH SIDES, TILE BOTH SIDES	
11	GYP 2 LAYERS BOTH SIDES, TILE ONE SIDE	
12	GYP 2 LAYERS ONE SIDE WITH TILE, 1 LAYER ONE SIDE	
13	GYP 2 LAYERS ONE SIDE, 1 LAYER ONE SIDE WITH TILE	

Wall Core Schedule		
Base Type Mark	Wall Core	Comments
A	1 5/8" MTL STUD	
B	2 1/2" MTL STUD	
C	COMPOUND WALL	
D	3 5/8" MTL STUD	STANDARD
F	6" MTL STUD	
G	8" MTL STUD	
H	10" MTL STUD	
J	7/8" MTL HAT CHANNEL	FURRING CHANNEL
K	1 1/2" MTL HAT CHANNEL	FURRING CHANNEL
M	MASONRY 7 5/8"	STANDARD
N	CH MTL STUD	2 1/2", 4", 6" ALSO CALLED CT
P	3 1/2" WD STUD	STANDARD
Q	5 1/2" WD STUD	
R	7 1/4" LSL	16" O.C.
T	9 1/4" LVL	
U	MASONRY 3 5/8"	
V	MASONRY 5 5/8"	
W	MASONRY 9 5/8"	
X	MASONRY 11 5/8"	
Y	1 1/2" WD STUD	

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
COPAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
WALL TYPE DETAILS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

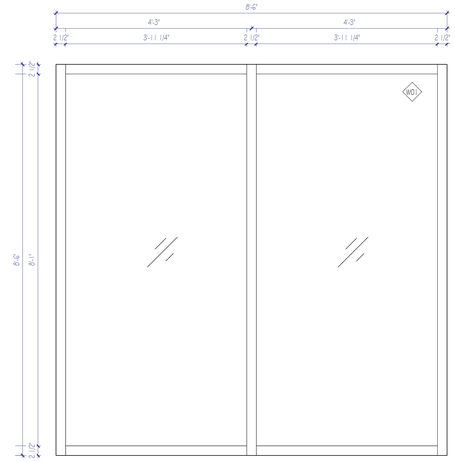
SCALE:	1" = 1'-0"
DATE:	05-28-2024
PROJECT NO.:	079-9

DRAWING NO.:
A601

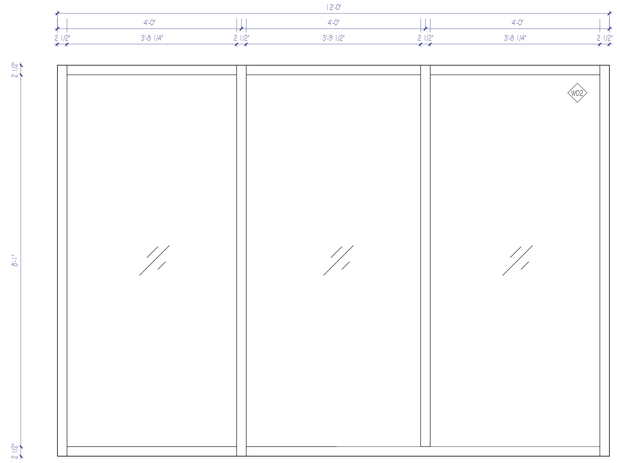
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

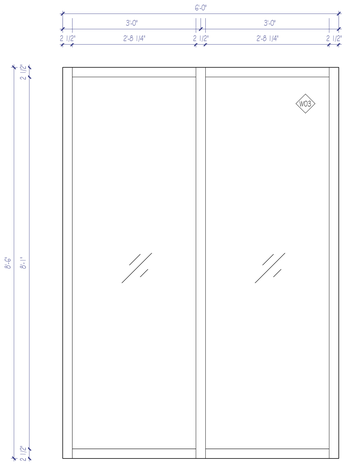
6/18/2024 9:08:47 AM



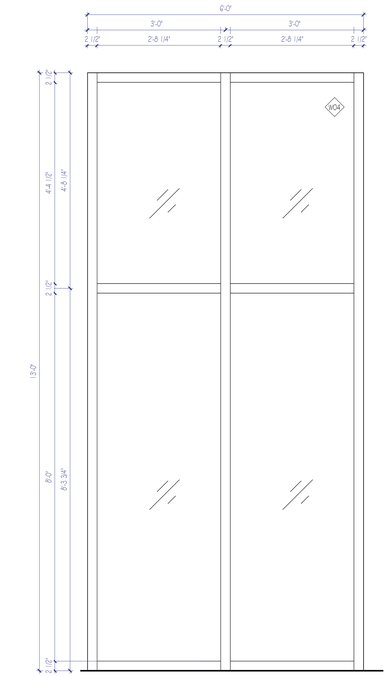
1 W01
3/4" = 1'-0"



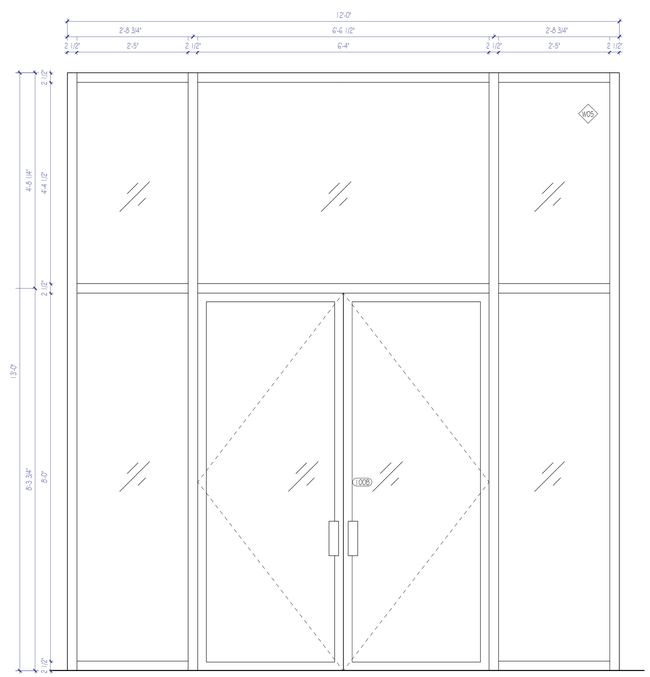
2 W02
3/4" = 1'-0"



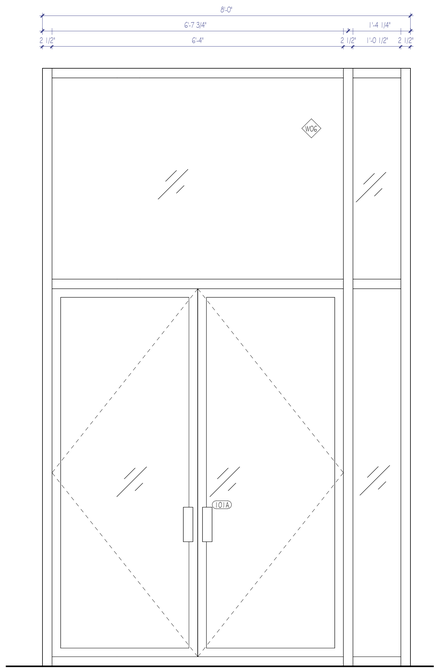
3 W03
3/4" = 1'-0"



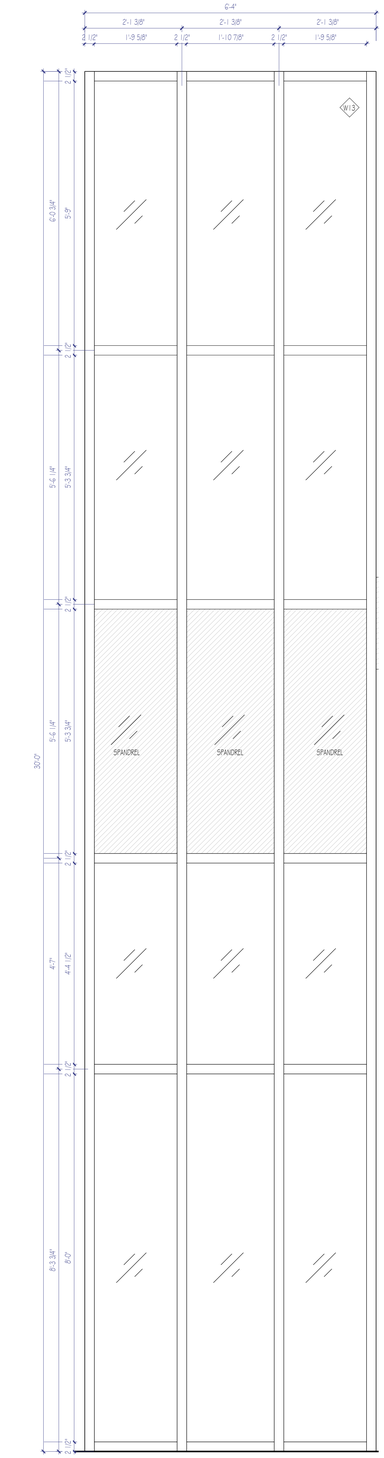
4 W04
3/4" = 1'-0"



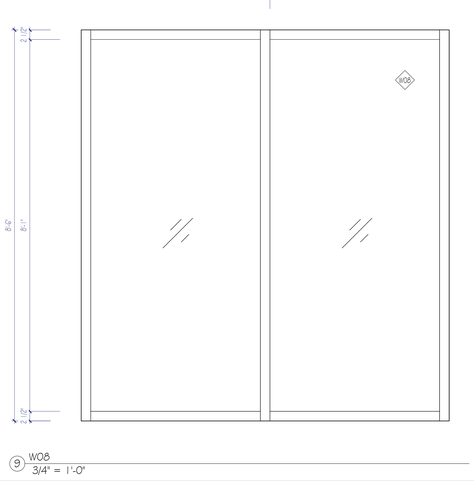
5 W05
3/4" = 1'-0"



6 W06
3/4" = 1'-0"



7 W07
3/4" = 1'-0"



9 W08
3/4" = 1'-0"

ALUMINUM STOREFRONT & WINDOW SYSTEM:
a. FINISH COLOR SHALL BE- SELECTED BY OWNER.
GLAZING UNITS:
a. GLAZING UNIT - (WINTER) GLASS U VALUE: FIXED ≤ 0.5, OPERABLE ≤ 0.65, ENTRANCE DOORS ≤ 0.83 - SOLAR HEAT GAIN COEFFICIENT: ≤0.25 b. SPANDREL GLASS SHALL BE THE SAME INSULATED CONSTRUCTION AND U-VALUE. COLOR: TO MATCH GLAZING COLOR

WINDOWS SCHEDULE

Type Mark	Unconnected Height	Length	Count	Family
W01	8' - 6"	8' - 6"	37	Curtain Wall
W02	8' - 6"	12' - 0"	2	Curtain Wall
W03	8' - 6"	6' - 0"	4	Curtain Wall
W04	13' - 0"	6' - 0"	4	Curtain Wall
W05	13' - 0"	12' - 0"	2	Curtain Wall
W06	13' - 0"	8' - 0"	1	Curtain Wall
W07	30' - 0"	6' - 4"	1	Curtain Wall
W08	8' - 6"	8' - 0"	1	Curtain Wall

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHMCN@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHMCN@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
WINDOW SCHEDULES

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
DATE: 05-28-2024
PROJECT NO.: 079-9

DRAWING NO.:
A602

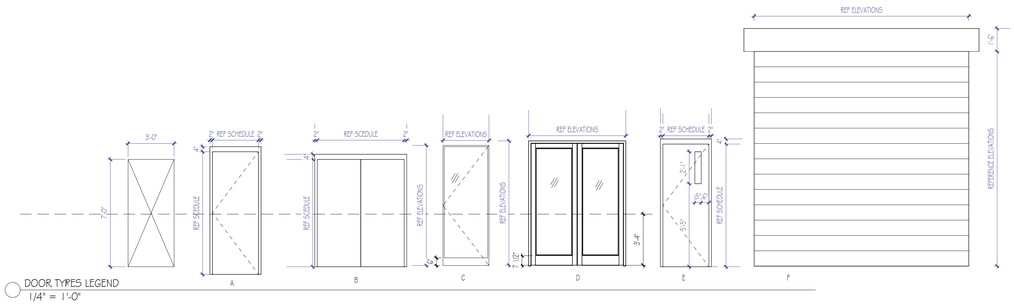
BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

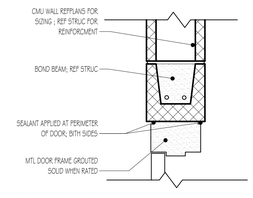
6/18/2024 9:08:49 AM

DOOR SCHEDULE

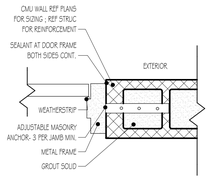
MARK	ROOM	TYPE MARK	DOOR				FRAME			FIRE RATING	HARDWARE SET	NOTES
			WIDTH	HEIGHT	MATERIAL	GLAZING SIZE	MATERIAL	HEAD DETAIL	JAMB DETAIL			
LEVEL 1												
100A	GROCERY STORE	D	6' - 0 1/2"	8' - 0"	GLASS		ALUMINUM					PART OF CURTAIN WALL SYSTEM
100B	GROCERY STORE	D	6' - 4"	8' - 2 1/2"	GLASS		ALUMINUM					PART OF CURTAIN WALL SYSTEM
100C	GROCERY STORE	A	3' - 0"	8' - 0"	HM		HM					
100D	GROCERY STORE	F	14' - 0"	10' - 0"	HM		HM					
100E	GROCERY STORE	A	3' - 0"	8' - 0"	HM		HM					
100F	GROCERY STORE	F	8' - 0"	10' - 0"	HM		HM					
101A	OFFICE ENTRANCE	D	6' - 4"	8' - 0"	GLASS		ALUMINUM					PART OF CURTAIN WALL SYSTEM
101B	OFFICE ENTRANCE	B	6' - 0"	8' - 0"	HM		HM					
102A	ELECTRIC	A	3' - 0"	8' - 0"	HM		HM					
102B	ELECTRIC	A	3' - 0"	8' - 0"	HM		HM					
103	SPRINKLER	A	3' - 0"	8' - 0"	HM		HM					
E2-1A	FREIGHT	B	6' - 0"	8' - 0"	HM		HM					
E2-1B	FREIGHT	B	6' - 0"	8' - 0"	HM		HM					
5A-1	OFFICE ENTRANCE	E	3' - 0"	8' - 0"								
5B-1A	STAIR B	A	3' - 0"	8' - 0"	HM		HM					
5B-1B	STAIR B	E	3' - 0"	8' - 0"								
LEVEL 2												
201	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
202	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
203	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
204	SINK ROOM	A	3' - 0"	8' - 0"	HM		HM					
204A	SINK ROOM	A	3' - 0"	8' - 0"	HM		HM					
205	JANITORS CLOSET	A	3' - 0"	8' - 0"	HM		HM					
206	SINK ROOM	A	3' - 0"	8' - 0"	HM		HM					
206A	BATHROOM	A	3' - 0"	8' - 0"	HM		HM					
207	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
208	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
209	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
210	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
211	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
212	OFFICE	B	6' - 0"	8' - 0"	HM		HM					
5A-2	STAIR A	E	3' - 0"	8' - 0"								
5A-5	FREIGHT	B	6' - 0"	8' - 0"	HM		HM					
5B-2	STAIR B	E	3' - 0"	8' - 0"								



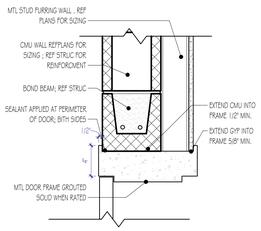
DOOR TYPES LEGEND
1/4" = 1'-0"



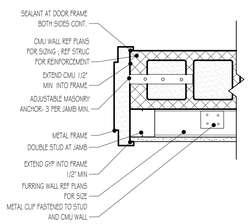
1 HEAD DETAIL @ CMU WALL
1 1/2" = 1'-0"



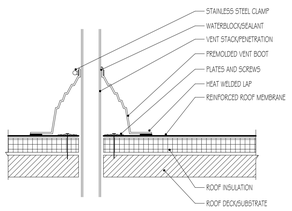
3 JAMB DETAIL @ CMU WALL
1 1/2" = 1'-0"



2 HEAD DETAIL @ CMU WALL WITH FURRING
1 1/2" = 1'-0"



4 JAMB DETAIL @ CMU WALL WITH FURRING
1 1/2" = 1'-0"



5 PREMOLDED VENT BOOT FLASHING DETAIL I
3" = 1'-0"

RISE | FL
architecture

ARCHITECT:

NYC OFFICE:
241 37TH STREET, SUITE 440
BROOKLYN, NEW YORK 11232
JEFF AKERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3746

NJ OFFICE:
36 AIRPORT RD SUITE 402
LAKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

FL OFFICE:
241 37TH STREET, SUITE 440
CORAL SPRINGS, FL 33071
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
	6/17/24	PERMIT SET

CLIENT:
JAM EQUITIES

PROJECT NAME / LOCATION:
LAKEFRONT ESTATES GROCERY
LYING IN SEC 35,TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

DRAWING TITLE:
DOOR SCHEDULES

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE:	As indicated
DATE:	05-28-2024
PROJECT NO:	079-9

DRAWING NO:
A603

BARCODE:

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

6/18/2024 9:08:50 AM