

# SECOND FLOOR ADDITION FOR DIXIE DIVERS

## 455 U.S. HIGHWAY #1 DEERFIELD BEACH, FLORIDA



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO**  
**ARCHITECTURE**

911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed for any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:  
COVER SHEET

revisions	
designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15136
sheet	

### BUILDING INFORMATION:

#### BUILDING CODE:

FLORIDA BUILDING CODE - 5th EDITION (2014)  
EXIST. BUILDING - ADDITION

2010 FLORIDA FIRE PREVENTION CODE, 5th EDITION  
NFPA 1 2012, NFPA 101 2012,

#### DATA:

OCCUPANCY:	GROUP 'B'
CONSTRUCTION TYPE:	TYPE 'V-B'
NUMBER OF STORIES:	2 (TWO)
BUILDING HEIGHT:	± 26'-8" (TOP OF ROOF MANSARD)
GROSS FLOOR AREA:	
EXISTING:	3,745 S.F.
NEW:	1,734 S.F.

### LIFE SAFETY SYSTEM:

SPRINKLED:	___ YES	<u>X</u> NO
EMERGENCY LIGHTING:	<u>X</u> YES	___ NO
EXIT SIGNS:	<u>X</u> YES	___ NO
FIRE ALARMS:	___ YES	<u>X</u> NO
SMOKE DETECTION SYSTEM:	<u>X</u> YES	___ NO

### SYMBOL LEGEND

DRAWING TITLE	<b>A1.01 FLOOR PLAN</b> SCALE: 1/4" = 1'-0"
SECTION MARK	(A2.02)
ELEVATION VIEW MARK	(A2.05)
ELEVATION MARK	TOP OF FLOOR SLAB ELEV. +0'-0"

### DRAWING INDEX

CS LOCATION MAP, VICINITY MAP, BUILDING CODE INFORMATION AND GENERAL NOTES

#### ARCHITECTURAL

- SP1 SITE PLAN, SITE DATA, PARKING CALC'S AND NOTES
- LS1 SECOND FLOOR LIFE SAFETY PLAN AND LEGEND
- A1 FIRST FLOOR PLAN, SECOND FLOOR PLAN AND LEGEND
- A2 BUILDING ELEVATIONS
- A3 BUILDING ELEVATIONS
- A4 SECOND FLOOR REFLECTED CEILING PLAN
- A5 ROOF PLAN AND STAIR DETAILS
- A6 BUILDING SECTIONS AND DETAILS
- A7 ROOM FINISH, WINDOW AND DOOR SCHEDULE, DETAILS

#### STRUCTURAL

- S1 STRUCTURAL FLOOR PLAN AND SCHEDULE
- S2 ROOF FRAMING PLAN AND SCHEDULE
- S3 SECTIONS, DETAILS AND NOTES

#### PLUMBING

- P1 PLUMBING PLAN, RISERS, SCHEDULES, DETAILS AND NOTES

#### MECHANICAL

- M1 MECHANICAL PLAN, SPECIFICATIONS AND CALCULATIONS
- M2 MECHANICAL NOTES AND DETAILS

#### ELECTRICAL

- E1 POWER PLAN AND SCHEDULE
- E2 LIGHTING PLAN AND SCHEDULE
- E3 PANEL SCHEDULE, RISER DIAGRAM LOAD CALC'S AND NOTES

### GENERAL NOTES:

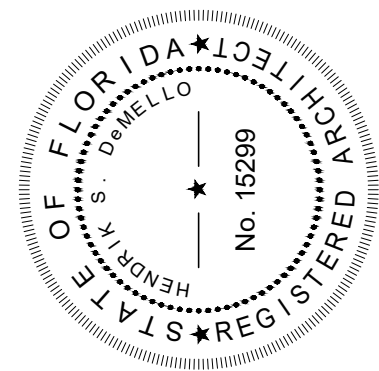
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLANS OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAS NOT BEEN GIVEN.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH 2014 FLORIDA BUILDING CODE AND ALL OTHER LOCAL ORDINANCES.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING PEDESTRIAN PROTECTION, DURING CONSTRUCTION, TO COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES AND OSHA REGULATIONS.
- CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR KNOWING ALL OBSERVABLE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISHES WITH OWNER.
- GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF CONSTRUCTION. ANY PAINT SPECKS AND OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

### VICINITY MAP



### LOCATION MAP





MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO**  
**ARCHITECTURE**  
911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.  
drawing name:  
SITE PLAN, SITE DATA, LEGAL DESCRIPTION AND NOTES

revisions

designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15130
sheet	



**SITE LIGHTING NOTE**

ALL LIGHT POLES AND FIXTURES ARE EXISTING AND WILL NOT BE AFFECTED BY THE PROPOSED WORK. SITE LIGHTING/PHOTOMETRICS TO REMAIN UNDISTURBED.

**SITE DRAINAGE NOTE**

ALL PAVED AREAS ARE EXISTING TO REMAIN UNDISTURBED.

**LEGAL DESCRIPTION**

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, THENCE SOUTH 00°35'36" EAST, ON THE WEST LINE OF THE SAID NE 1/4 OF SECTION 6, A DISTANCE OF 2,959.52 FEET, THENCE NORTH 89°23'43" EAST ON THE NORTH LINE OF THE SE 1/4 SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, A DISTANCE OF 662.07 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, THENCE SOUTH 00°43'22" WEST OF THE WEST LINE OF THE SAID NE 1/4 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 216.88 FEET TO THE NORTHWEST CORNER OF PARCEL "A" SEILER TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 89°24'09" EAST OF THE NORTH LINE OF THE SAID PARCEL "A", A DISTANCE OF 334.95 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°24'08" EAST OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "A" AND ON THE SOUTH LINE OF TRACK "A", CAMPBELL CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 202.56 FEET TO A POINT TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 THENCE SOUTH 08°32'38" ON THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 149.60 FEET, THENCE SOUTH 85°23'53" WEST, A DISTANCE 205.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE NORTH 08°31'38" EAST ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 164.12 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATED, LYING AND BEING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 31,372 SQUARE FEET OR 0.72 ACRES MORE OR LESS.

**ZONING INFORMATION**

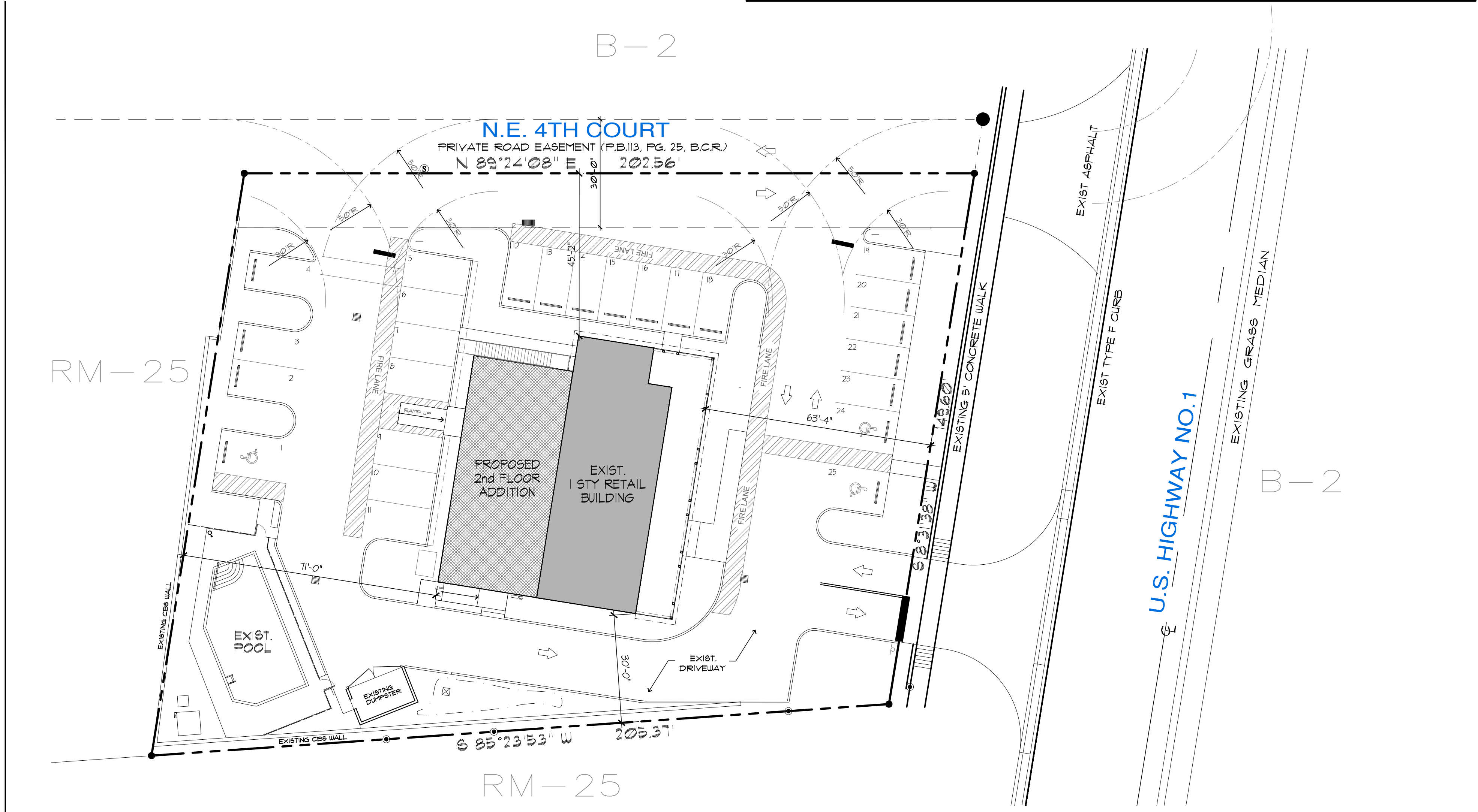
EXISTING ZONING: B-2 HIGHWAY BUSINESS  
EXISTING LAND USE: RETAIL

**SITE DATA**

EXISTING	NEW
GROSS LOT AREA : 31,359 S.F. 0.72 AC.	GROSS LOT AREA : 31,359 S.F. 0.72 AC.
LOT COVERAGE : 4,550 S.F. (14.5%)	LOT COVERAGE : 4,550 S.F. (14.5%)
IMPERVIOUS AREA: 24,231 S.F. (77.3%)	IMPERVIOUS AREA: 23,982 S.F. (76.5%)
PERVIOUS AREA: 7,122 S.F. (22.7%)	PERVIOUS AREA: 7,371 S.F. (23.5%)
BUILDING AREA: 3,745 S.F.	BUILDING AREA: 3,745 S.F.
COVERED PATIO: 805 S.F.	2nd FLOOR ADDITION: 1,735 S.F.
TOTAL NO. OF FLOORS: 1	COVERED PATIO: 805 S.F.
BUILDING HEIGHT: 24'-6" (T.O. TOWER)	TOTAL NO. OF FLOORS: 2
	BUILDING HEIGHT: 26'-8" (T.O. MANSARD)

**PARKING CALCULATION**

RETAIL AREA	2,525 S.F. @ 1 SPACE/300 S.F. = 8.5 SPACES
CLASSROOM (DIVING LESSONS)	5/CLASSROOM + 214 S.F. @ 1/50 S.F. = 9.3 SPACES
OFFICE	1,500 S.F. @ 1/250 S.F. = 6 SPACES
STORAGE	342 S.F. @ 1/750 S.F. = 1 SPACES
TOTAL REQUIRED PARKING	25 SPACES
TOTAL PROVIDED PARKING	25 SPACES (INCLUDING 3 HC SPACES)



**SPI.01 SITE PLAN**  
SCALE: 1" = 20'-0"

WALL LEGEND	
	NOT USED
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW CMU WALL
	NEW FRAME WALL
	ABOVE/BELOW
	EXISTING GLASS/WINDOW
	NEW GLASS/WINDOW

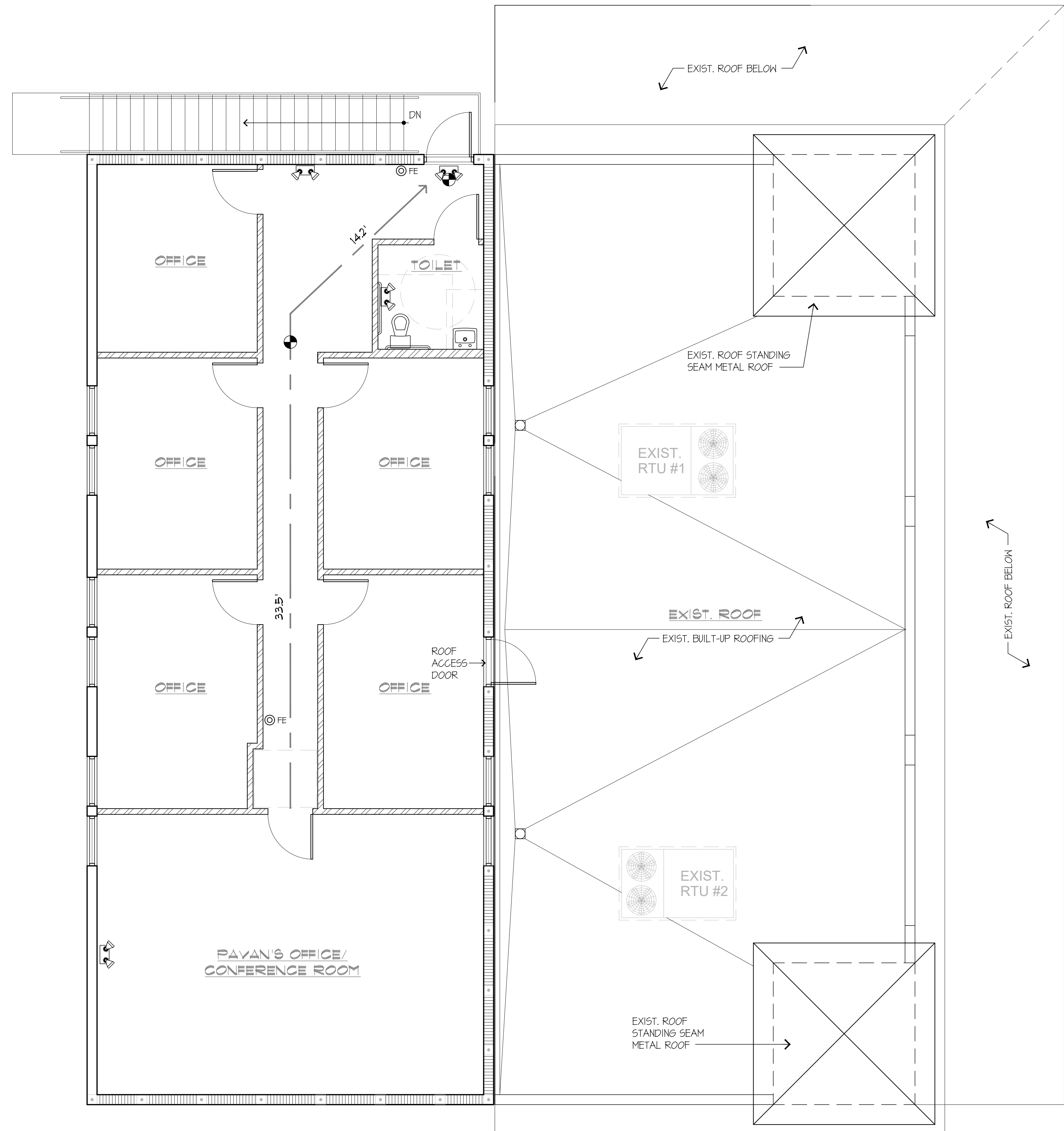
FIRE DEPT. NOTES	
1.	NUMERICAL ADDRESS SHALL BE POSTED ON ALL EXTERIOR DOORS IF REQUIRED BY CITY ORDINANCE .
2.	A REDUCES FIXTURE AND SEATING LAYOUT PLAN ON A 8 1/2" x 11" SHEET WILL BE PROVIDED WITHIN THE SET OF PLANS , TO THE FIELD FIRE INSPECTOR AT TIME OF FINAL INSPECTION, AND A LEGIBLE COPY PERMANENTLY POSTED NEAR THE MAXIMUM CAPACITY SIGN.
3.	MAXIMUM CAPACITY AND MAXIMUM SEATING SIGNS TO BE POSTED IN ACCORDANCE WITH NFPA-101: 12.7.1.3.1.
4.	PORTABLE FIRE EXTINGUISHERS WITH MIN. RATING OF 2A 10BC SHALL BE INSTALLED NOT MORE THAN 75' FROM EXITS. FIRE EXTINGUISHERS SHALL BE MOUNTED 48" AFF TO TOP OF HANDLE AND MUST BE CURRENTLY DATED AND TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.
5.	DOORS THAT OPEN UP INTO EGRESS MUST BE PROVIDED WITH DOOR CLOSURE - SEE DOOR SCHEDULE.
6.	ADDITION EXIT AND EMERGENCY LIGHTS MAY BE REQUIRED BY THE FIELD FIRE INSPECTOR AT THE TIME OF FIRE FINAL INSPECTION.

INTERIOR FIN. NOTES	
1.	ALL INTERIOR FINISHES SHALL BE CLASS 'C' RATED AS PER FBC TABLE 803.5.
2.	FLOOR COVERING MATERIAL IN PASSAGEWAY AND CORRIDORS SHALL NOT BE LESS THAN CLASS II MATERIAL.

LEGEND	
	EXIT LIGHT WITH BATTERY BACK-UP
	EMERGENCY/EXIT LIGHT COMBO
	EMERGENCY LIGHT WITH BATTERY BACK-UP
	PORTABLE FIRE EXTINGUISHER - 2A 10BC

F.B.C. OCCUP. LOAD CALC.	
BUSINESS	1,734 S.F. @ 1100 S.F. = 18 OCC.
TOTAL OCCUPANT LOAD	18 OCCUPANTS

F.B.C. EGRESS CALCS.	
REQUIRED EGRESS WIDTH	OCCUPANT LOAD 18 x 0.2" = 3.6"
PROVIDED EGRESS WIDTH	(1) 36" DOOR = 72.0"



LSI.OI LIFE SAFETY PLAN  
SCALE: 1/4"=1'-0"



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO**  
**ARCHITECTURE**

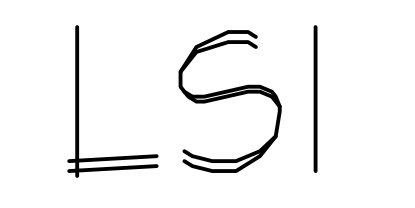
911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

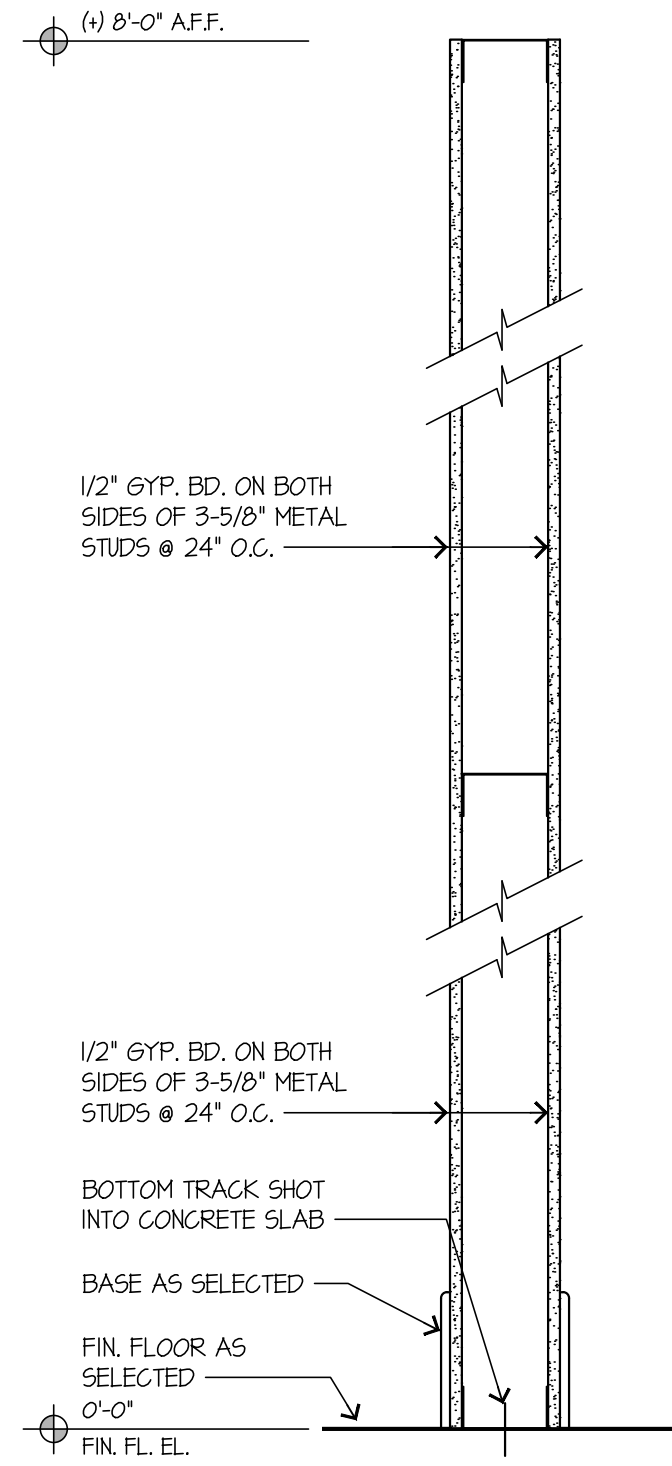
SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:  
SECOND FLOOR LIFE SAFETY PLAN AND LEGEND

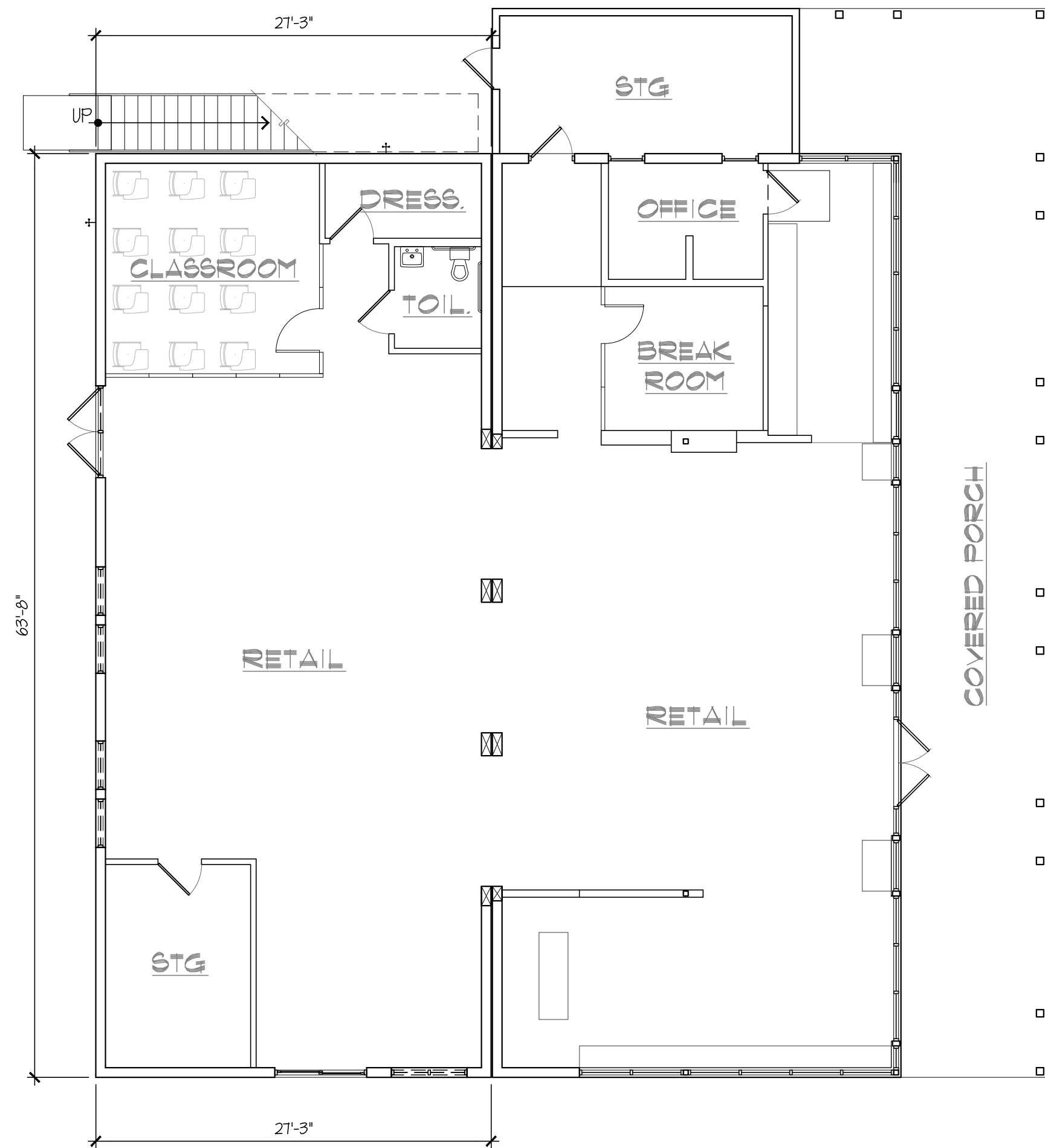
revisions	
designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15130
sheet	



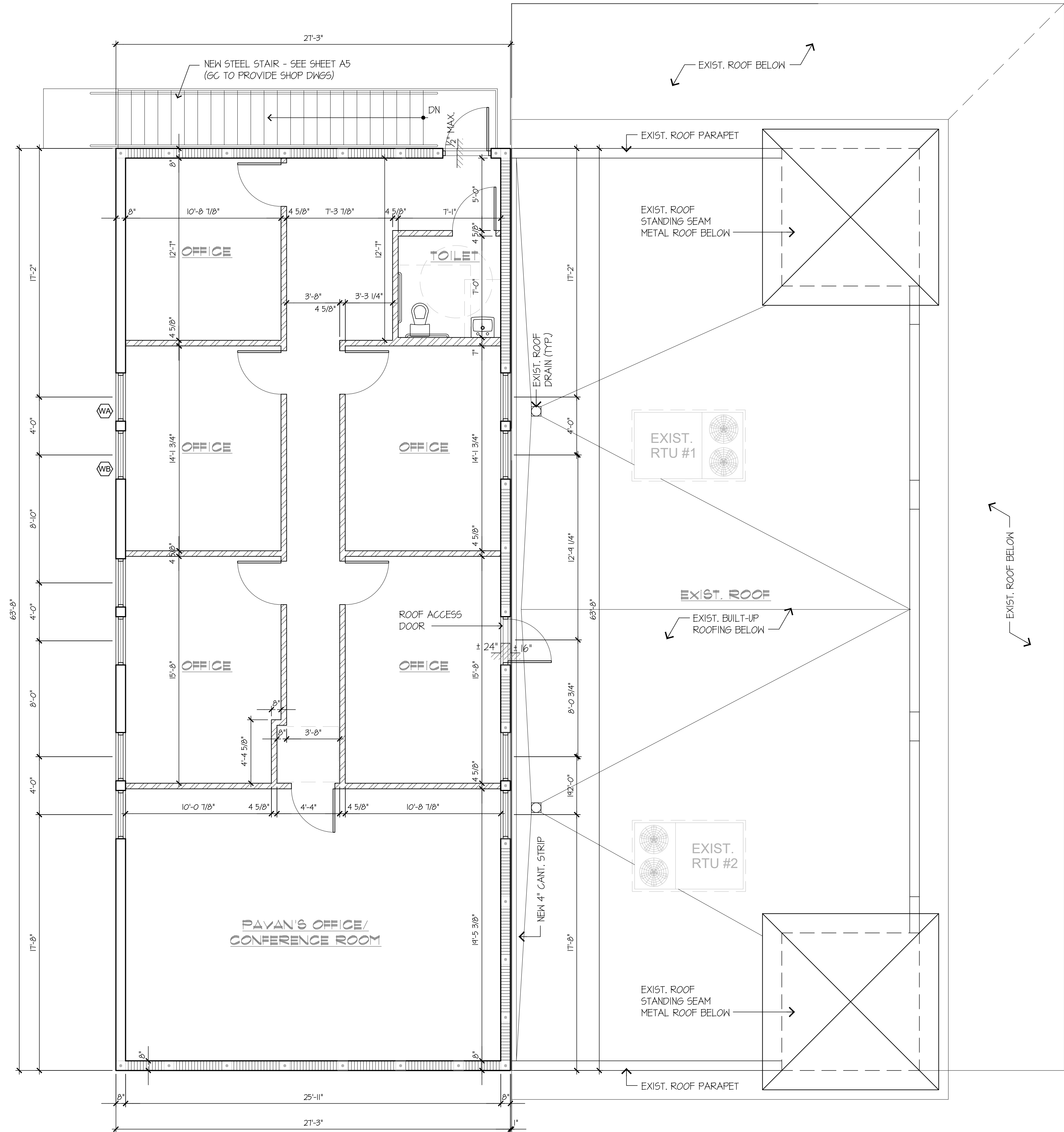
WALL LEGEND	
	NOT USED
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW CMU WALL
	NEW FRAME WALL
	ABOVE/BELOW
	EXISTING GLASS/WINDOW
	NEW GLASS/WINDOW



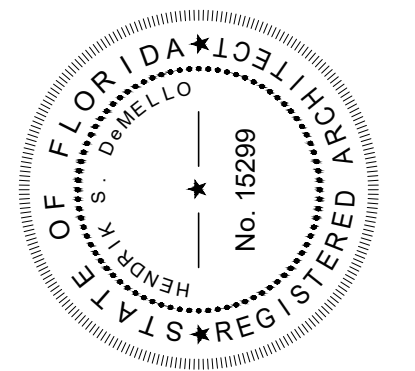
**AI.03 INT. WALL SECTION**  
SCALE: 1-1/2"=1'-0"



**AI.02 EXIST. FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**AI.01 SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

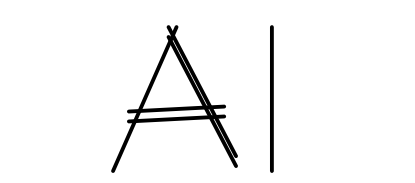


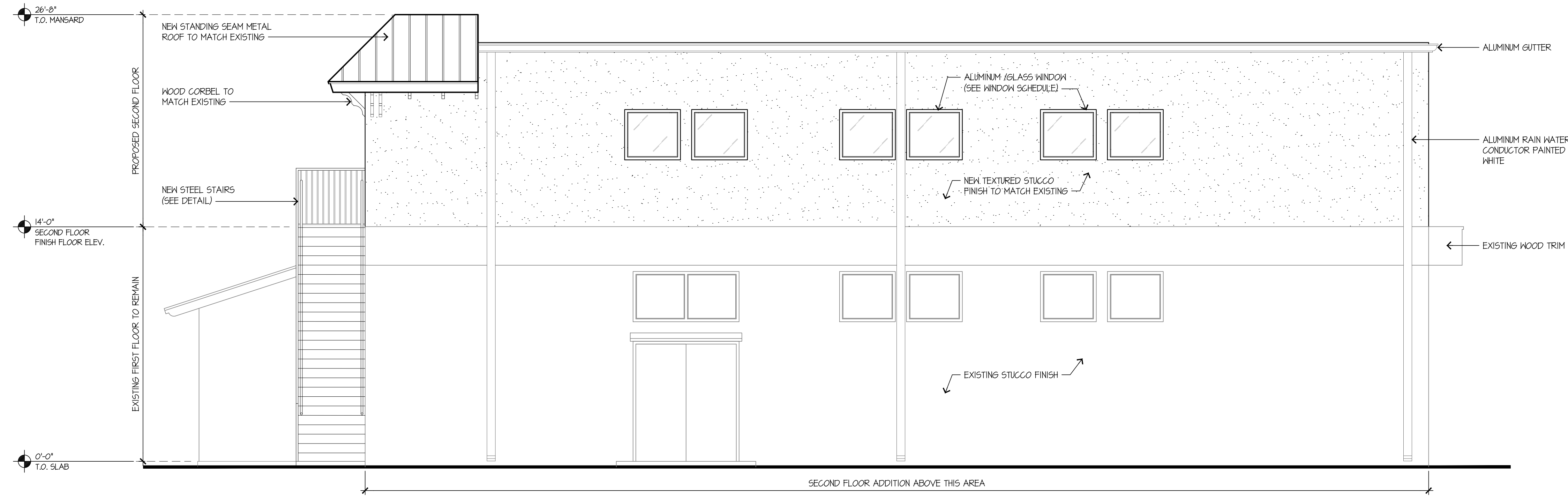
**DeMELLO ARCHITECTURE**  
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS  
AA26001907  
No. 15299  
911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

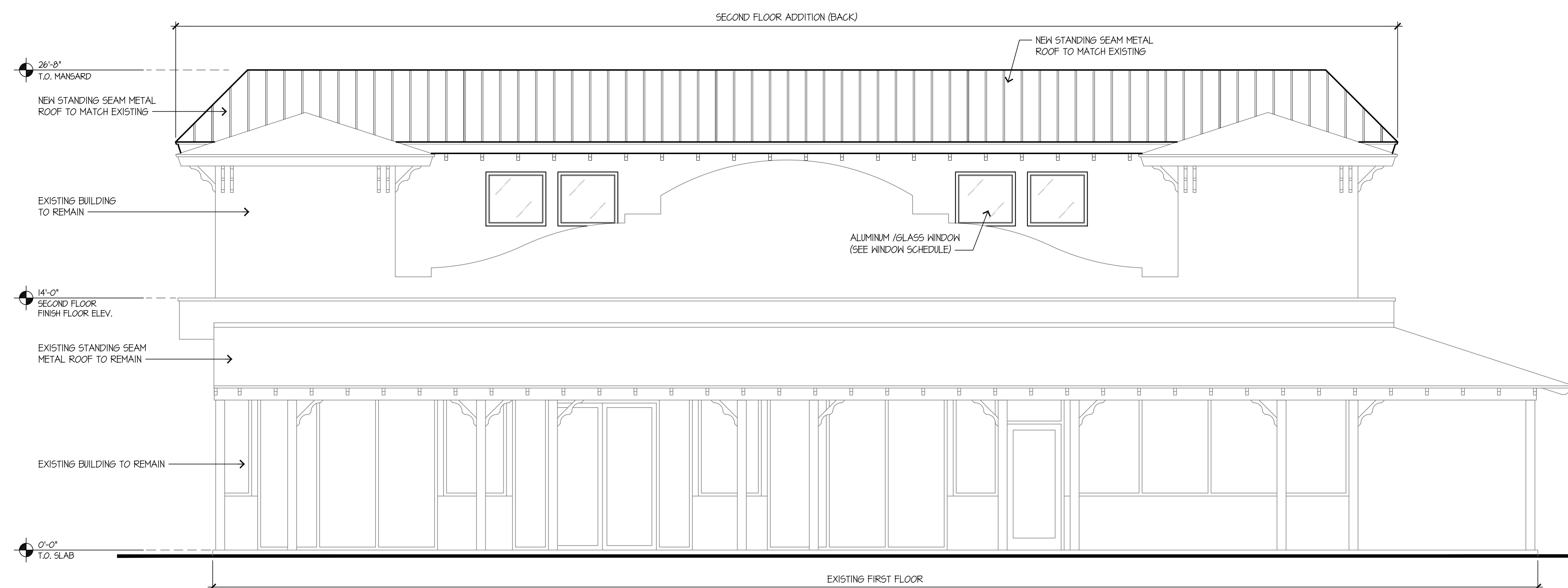
SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.  
drawing name:  
FIRST FLOOR PLAN, SECOND FLOOR PLAN AND LEGEND

revisions	
designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15136
sheet	

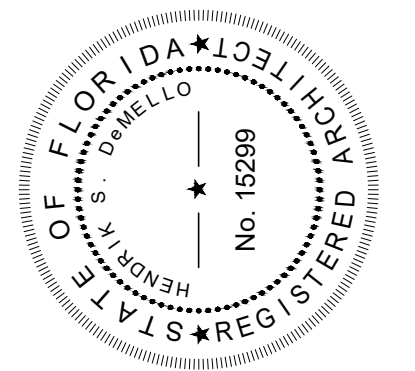




**A2.02 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**A2.01 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO ARCHITECTURE**

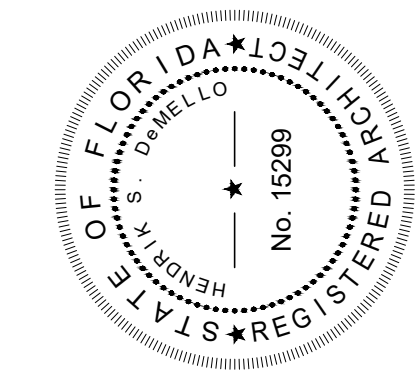
911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:  
EAST ELEVATION, WEST ELEVATION AND SCHEDULE

revisions	
designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15136
sheet	



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO**  
**ARCHITECTURE**  
911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

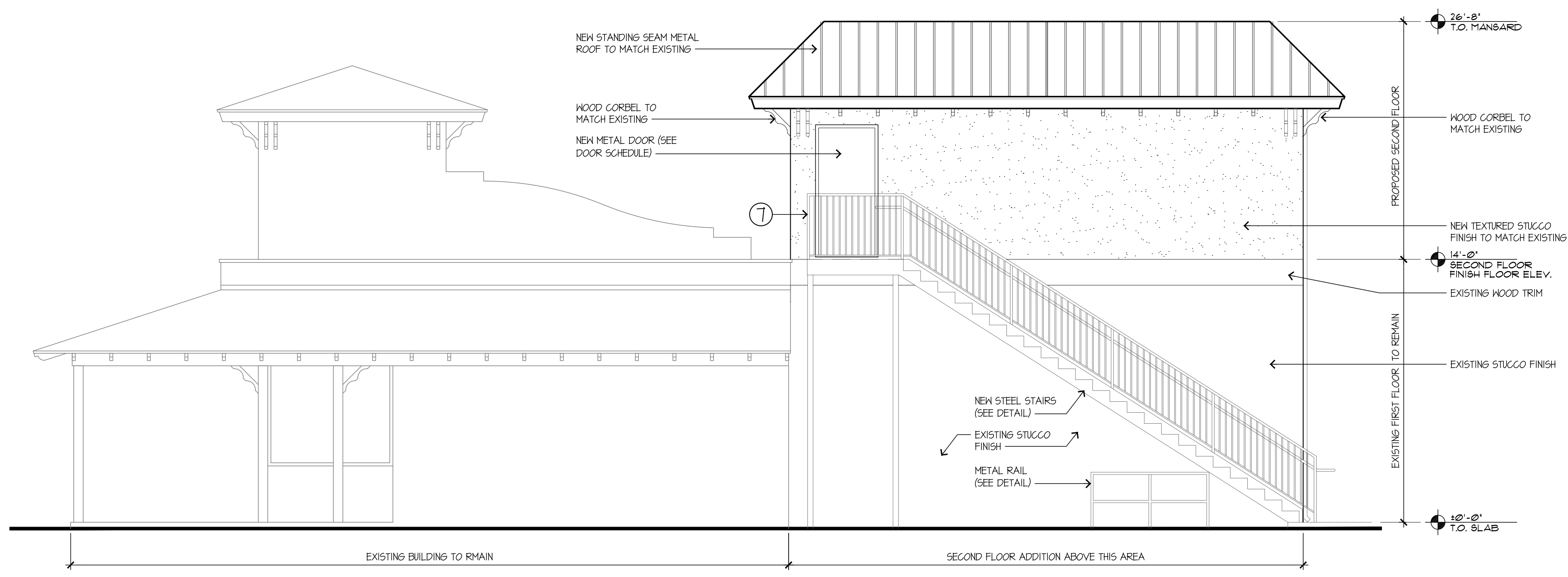
All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.  
drawing name:  
NORTH ELEVATION, SOUTH ELEVATION AND SCHEDULE

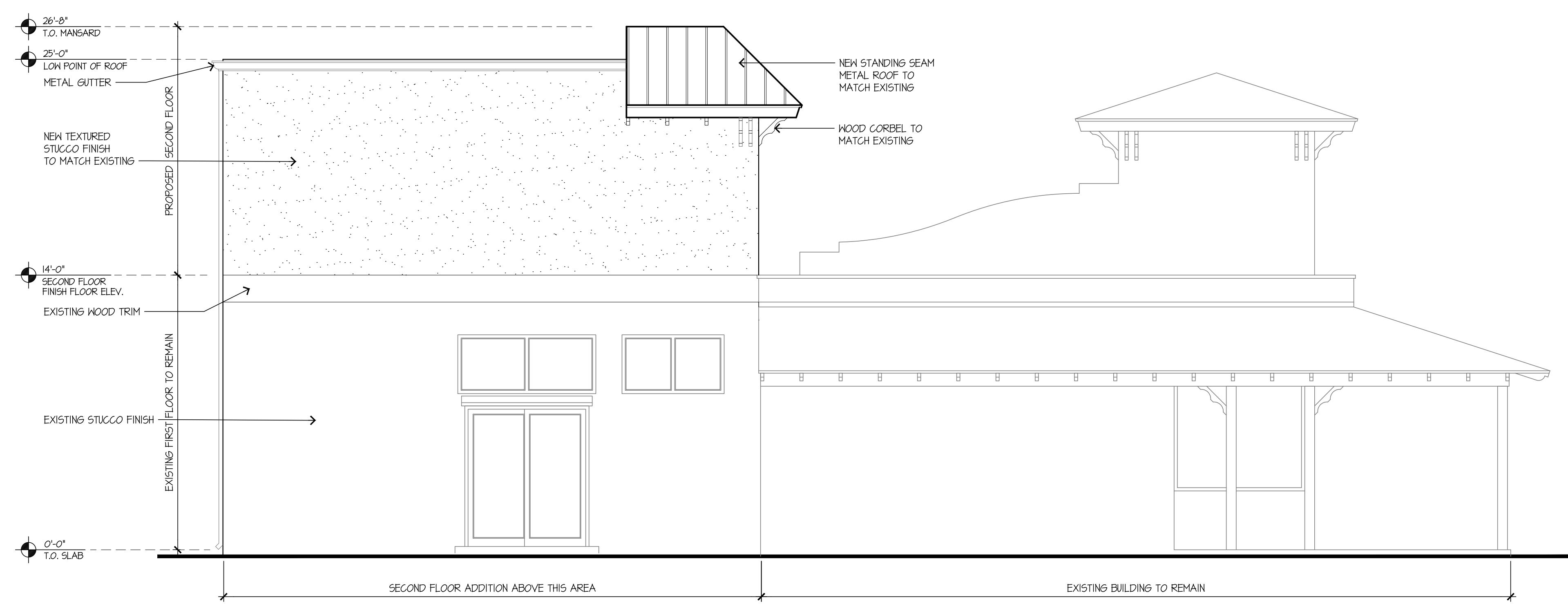
revisions

designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15136
sheet	

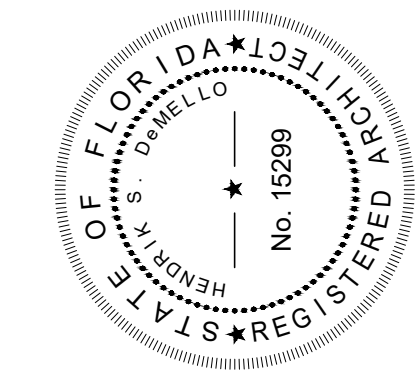
**A3**



**A3.02 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**A3.01 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**DeMELLO ARCHITECTURE**  
 MEMBER: AMERICAN INSTITUTE OF ARCHITECTS AIA 26001907 No. 15299  
 911 Southwest 18 Street, Boca Raton, Florida 33486  
 954 671 0203 Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
 455 U.S. HIGHWAY #1  
 DEERFIELD BEACH, FL.  
 drawing name: SECOND FLOOR REFLECTED CEILING PLAN

designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15136
sheet	

LIGHTING FIXTURE SCHEDULE								
SYMBOL	LABEL	TYPE OF FIXTURE	FINISH	LENS TYPE	VOLT	LAMP	MANUFACTURER & MODEL NO.	MOUNTING/COMMENT
	A	4' 2L Parallelnear Fluorescent - 4' Cable	WHITE	LOUVER	-	(2) F32T8/35K	LSI # 482-ACK4-232-16-550-CAN	CABLE
	B	Wall Mounted Incand. Fixt.			-		(as approved by owner)	
	C	Wall Mounted Exterior Incand. Fixt.			-		(as approved by owner)	
	EM	EMERGENCY LIGHT WITH BATTERY BACKUP	WHITE	RED LETTERS	-	L.E.D.	LSI # EMEX 1/2 R W I20/2T1	
	EXIT	EXIT LIGHT WITH BATTERY BACKUP	WHITE			L.E.D.	LSI # EM	

NOTE: OPEN CEILING TO STRUCTURE ABOVE.  
 SEE E2 FOR SWITCHES LOCATION.

### ADA TOILET ROOM SIGN

COMPANY: DESK 4 DOOR NAMEPLATE COMPANY  
 2045 21st AVENUE NORTH  
 ST. PETERSBURG, FL. 33713-4203  
 PH. (813) 327-1412  
 PRODUCT No. SA1 - 66 - AGH

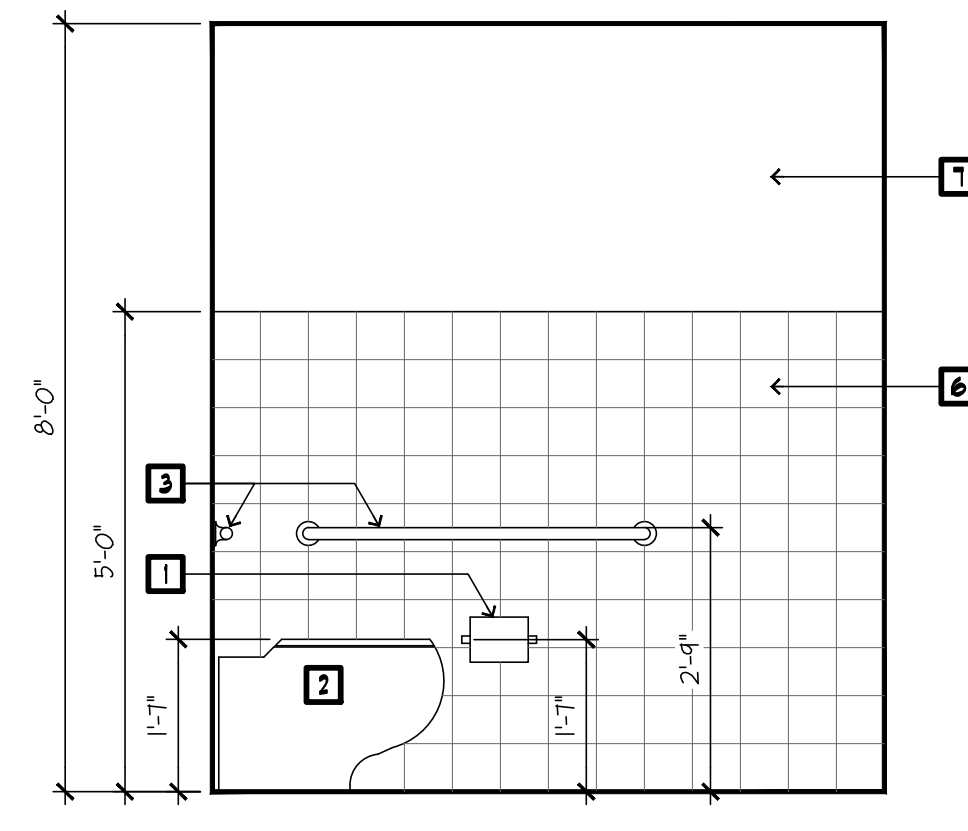
DESCRIPTION: DESK 7 DOOR NAMEPLATE COMPANY RELIEF (TR) SYSTEM

PLASTIC BROWN PLAQUE W/ WHITE 1/32" RAISED LETTERS AND GRAPHICS

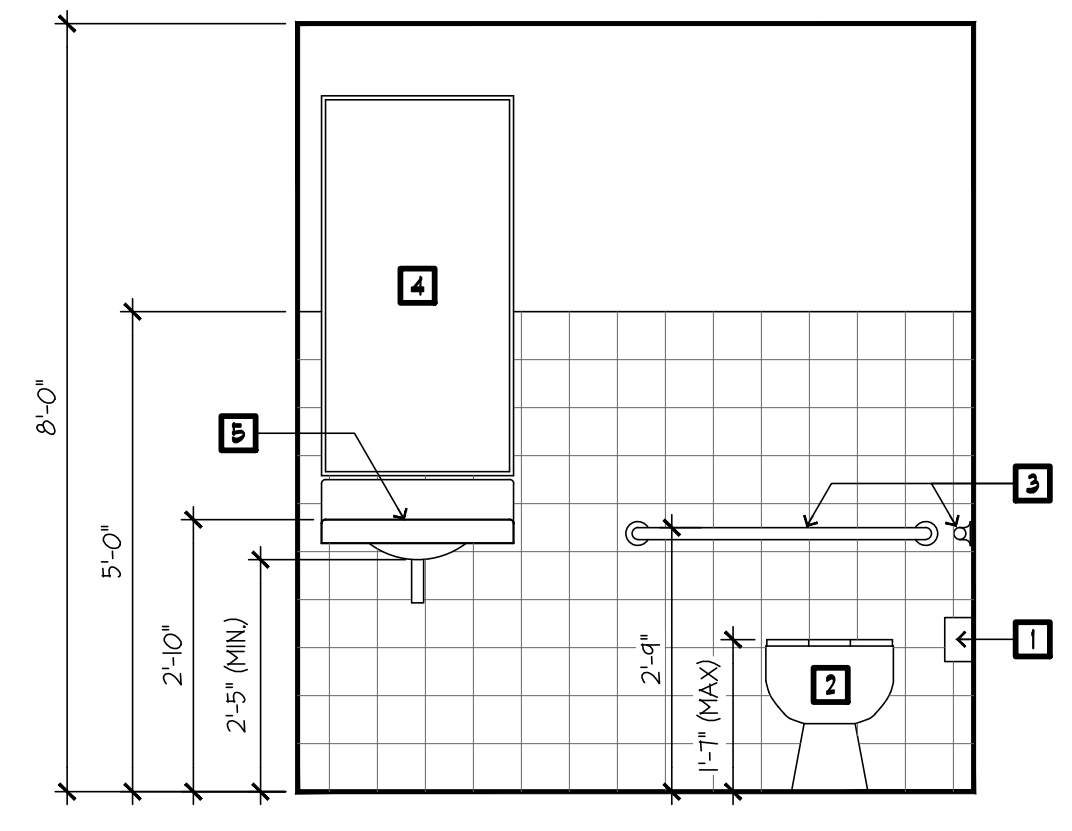
1/32" GRADE II BRAILLE

### TLT. ELEV. LEGEND

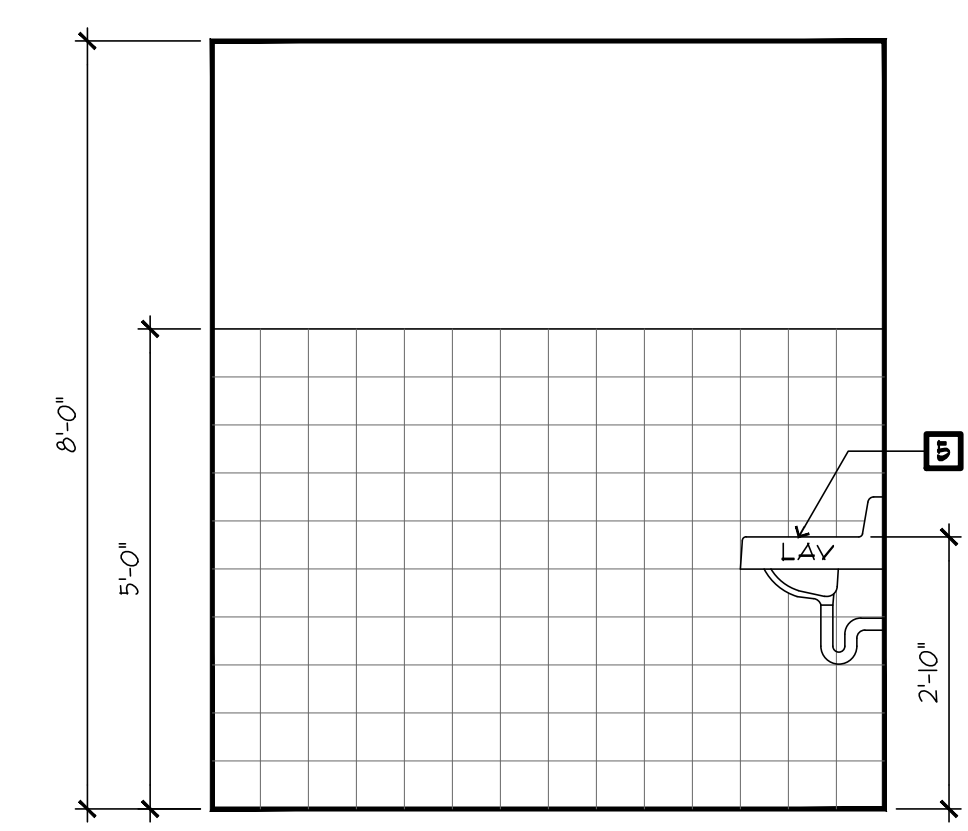
- TOILET PAPER DISPENSER (CENTER LINE AT 14" AFF.)
- FLOOR MOUNTED HANDICAPPED WATER CLOSET W/ WATER SAVER FEATURE MOUNTED EXACTLY 10" FROM CENTERLINE OF FIXTURE TO FACE OF NEAREST ADJACENT WALL OR PARTITION. (REF. PLUMBING DRAWINGS)
- 1-1/2" DIA. x DIM. LENGTH GRAB BAR TO SUPPORT 300 lbs. W/ SATIN S.S. FINISH MOUNTED AT 24" AFF.
- 24" WIDE x 32" HIGH x 1/4" FL. GLASS MIRROR W/ METAL EDGING.
- HANDICAP LAVATORY
- CERAMIC TILE WAINSCOT W/ CERAMIC TILE COVE BASE.
- PAINTED GYPSUM WALLBOARD.



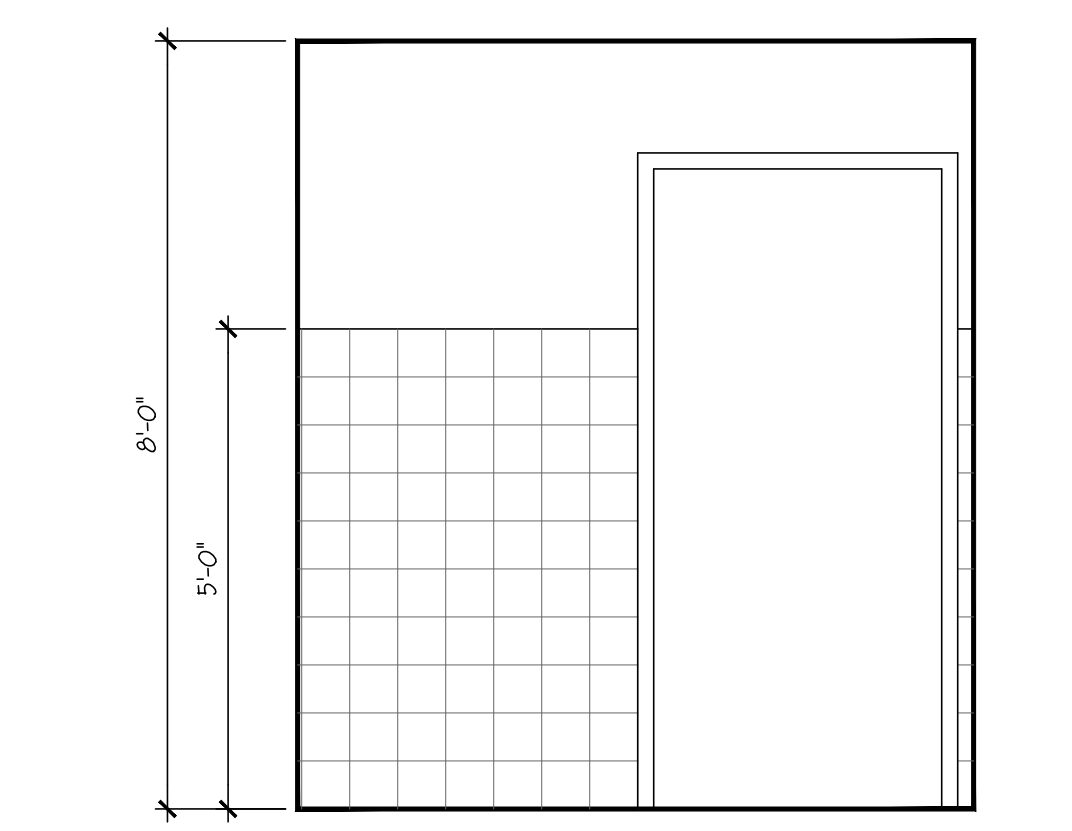
**A4.06 ELEVATION**  
 SCALE: 1/2" = 1'-0"



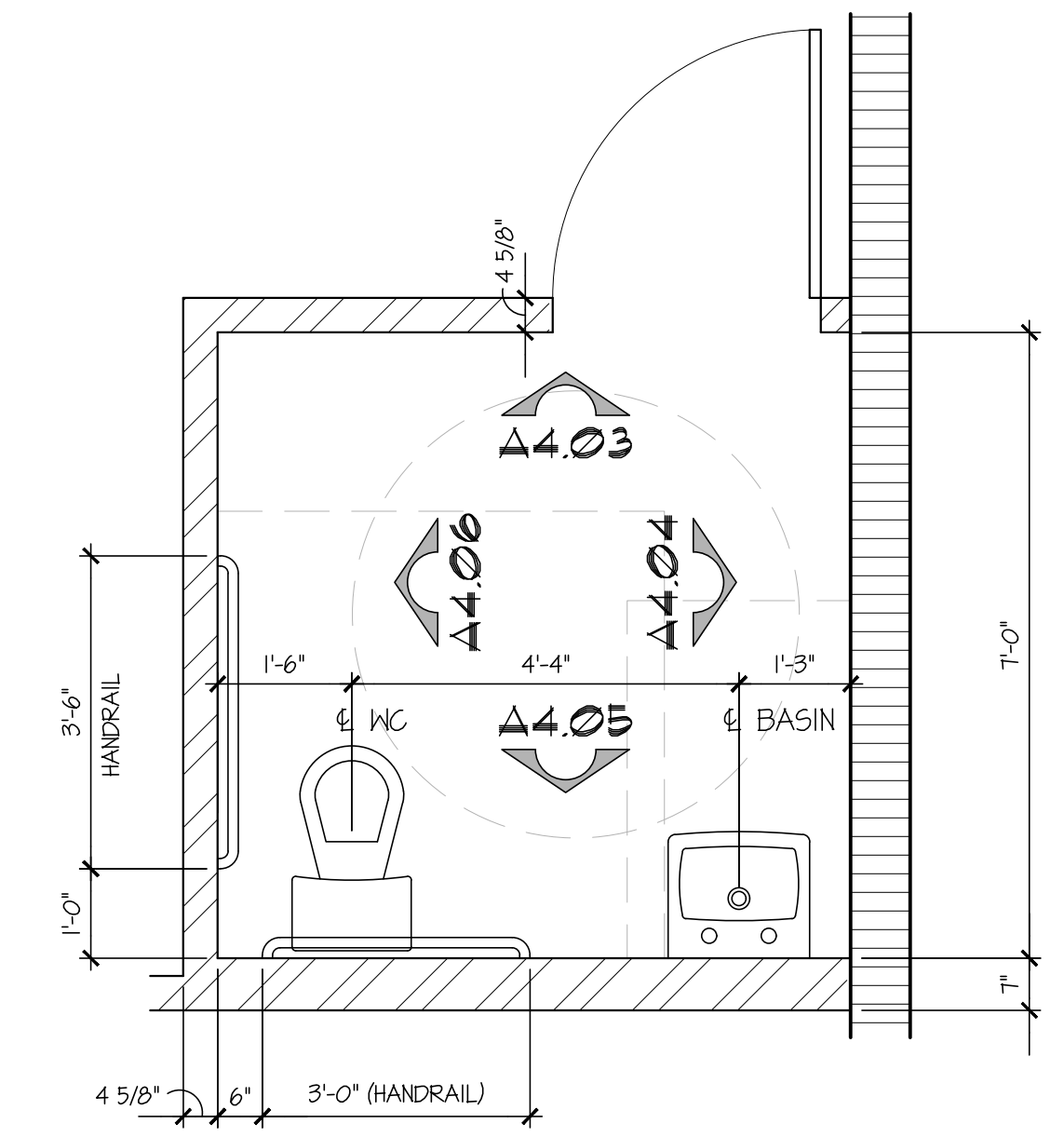
**A4.05 ELEVATION**  
 SCALE: 1/2" = 1'-0"



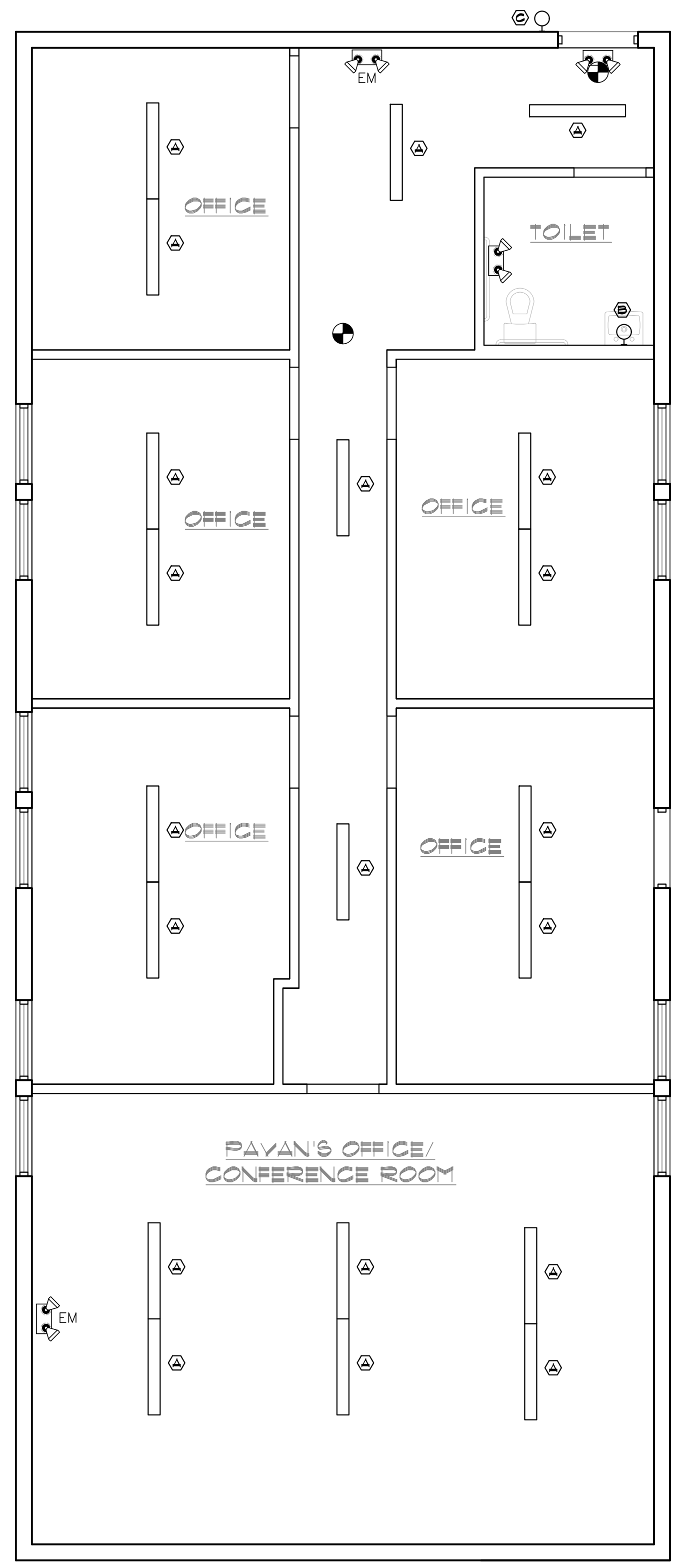
**A4.4 ELEVATION**  
 SCALE: 1/2" = 1'-0"



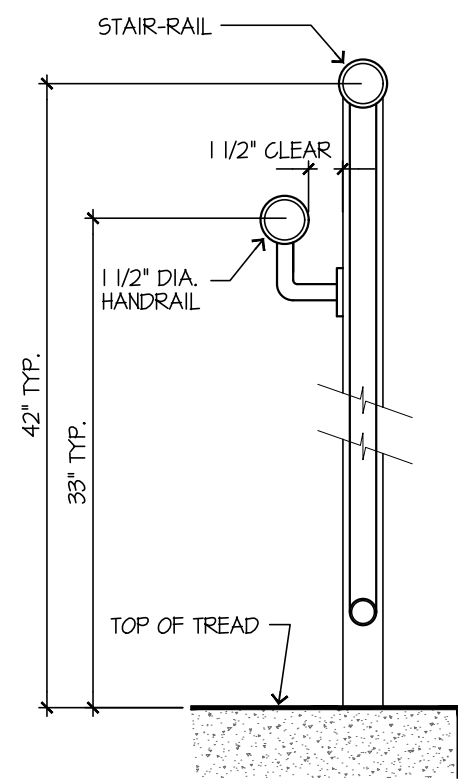
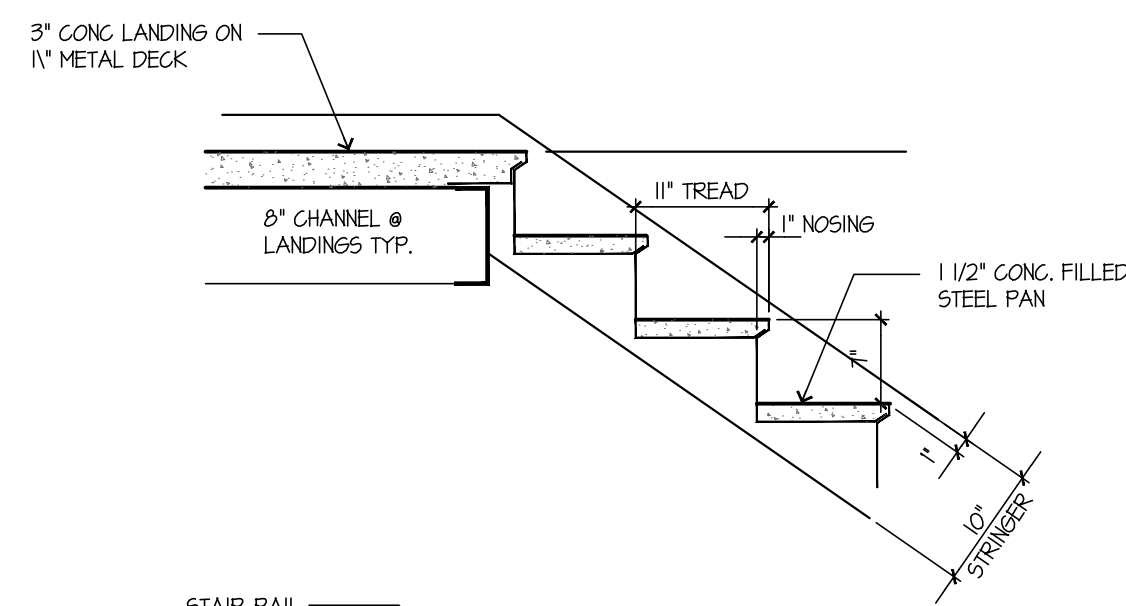
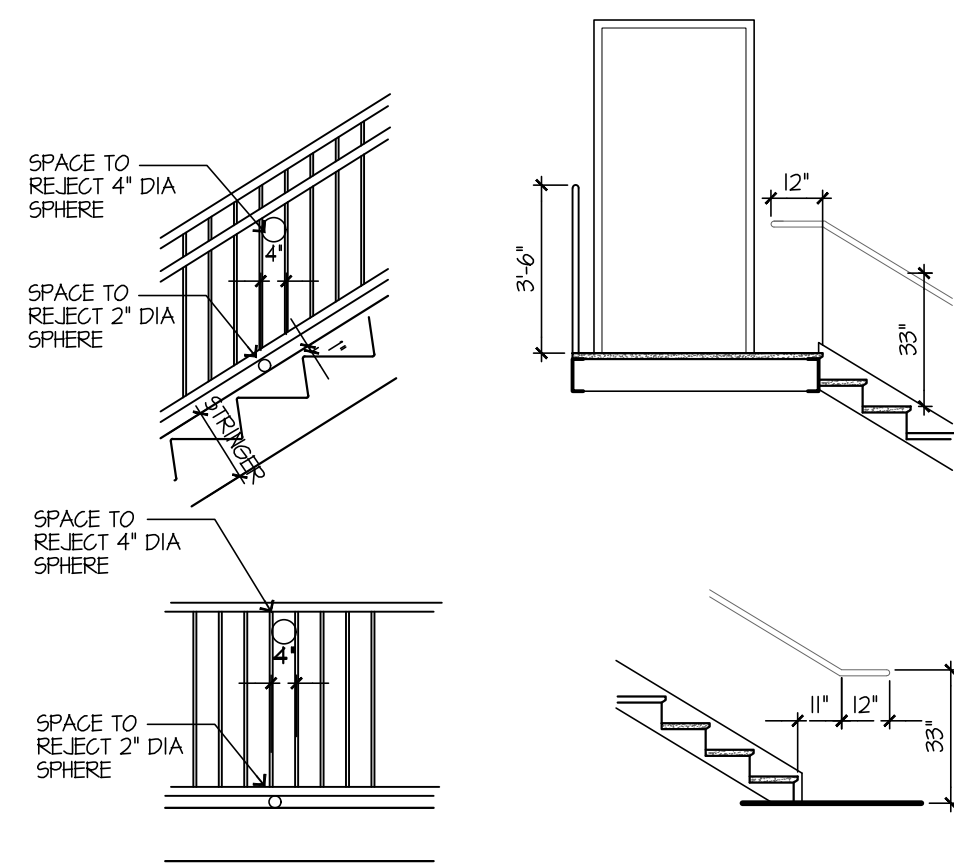
**A4.03 ELEVATION**  
 SCALE: 1/2" = 1'-0"



**A4.02 TOILETROOM PLAN**  
 SCALE: 1/2" = 1'-0"



**A4.01 SECOND FLOOR LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"



**STAIRS SPECS**

METAL STAIR SUPPLIER TO PREPARE AND SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ALL STAIR DETAILS PRIOR TO FABRICATION.

WORK TO INCLUDE, ALL CONNECTIONS, SIZES, FRAMING ETC. INCLUDING LANDINGS.

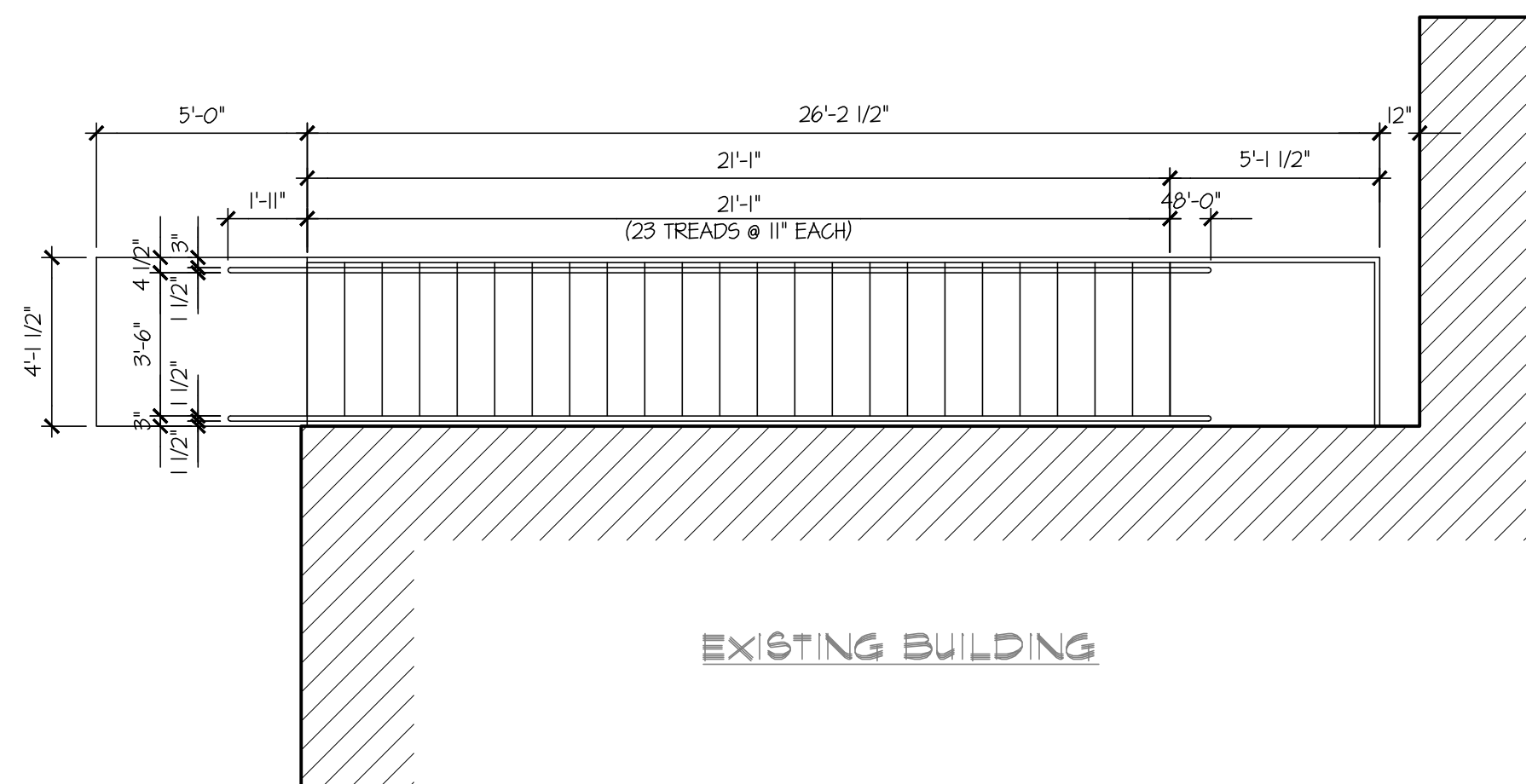
METAL STAIR SUPPLIER TO FIELD MEASURE PRIOR TO SUBMITAL AND FABRICATION.

FLOOR TO FLOOR HEIGHT = 14'-0" (VERIFY)

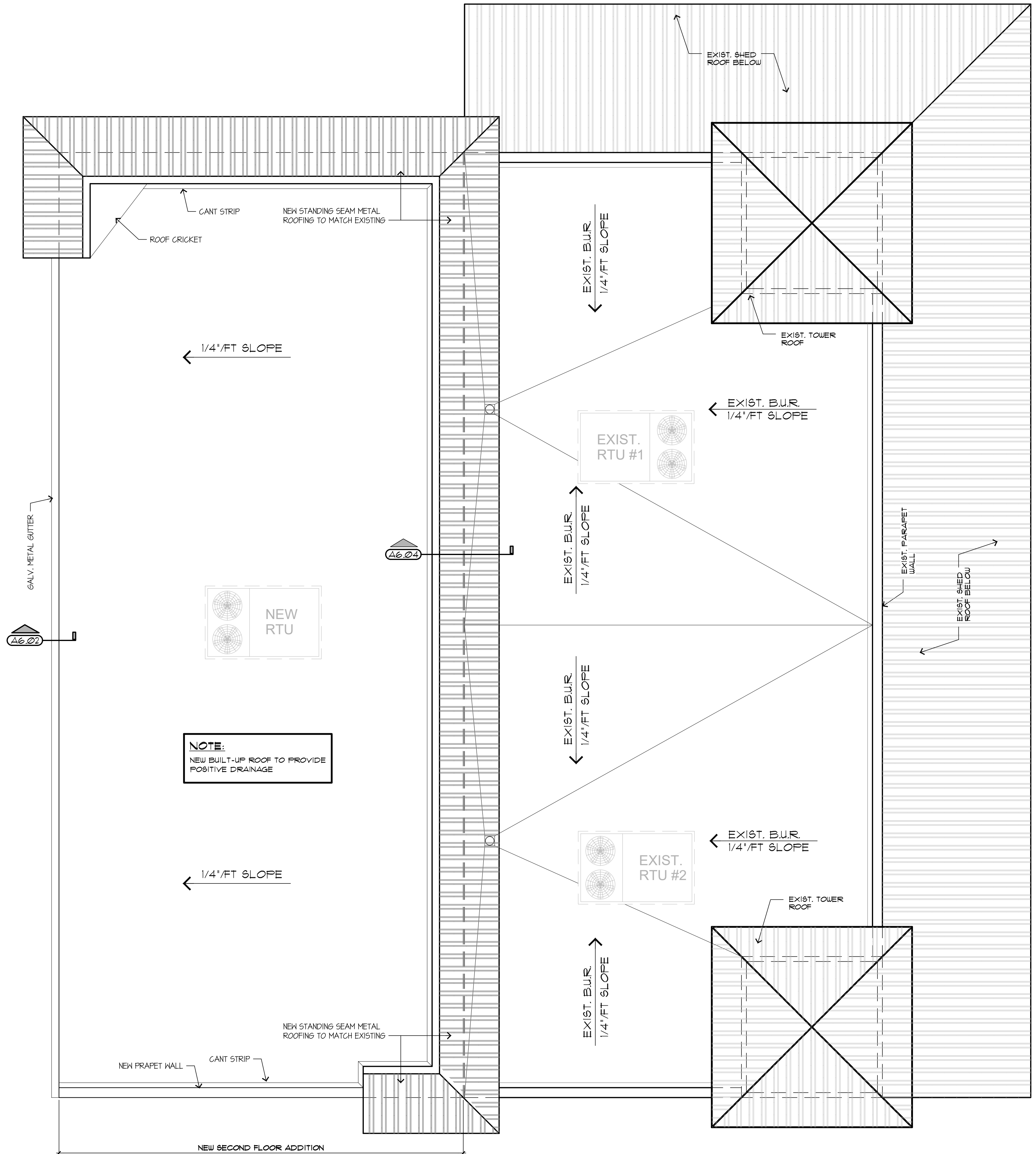
24 RISERS @ 7" EACH.

1/2" VERTICAL TUBE BALUSTRADES TO BE 4" x 4" - TO REJECT A 4" DIA. OBJECT PER 516.2 (2)

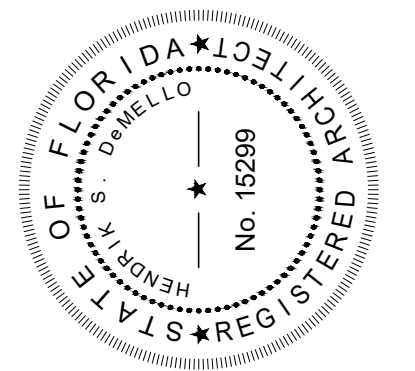
**A5.03 STAIR DETAIL**  
N.T.S.



**A5.02 STAIR PLAN**  
SCALE: 1/4"=1'-0"



**A5.01 ROOF PLAN**  
SCALE: 1/4"=1'-0"



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO**  
**ARCHITECTURE**

911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

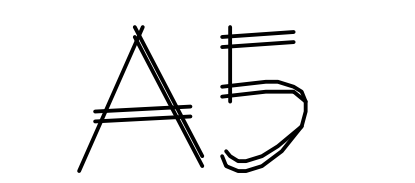
All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

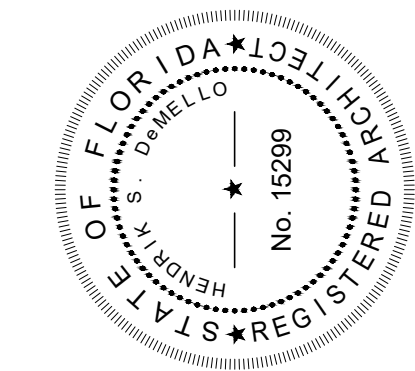
drawing name:  
**ROOF PLAN**

revisions

designed H. DeMello  
drawn H. DeMello  
date AUG. 21, 2015  
scale AS SHOWN  
project # 15136  
sheet







MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO**  
**ARCHITECTURE**  
911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

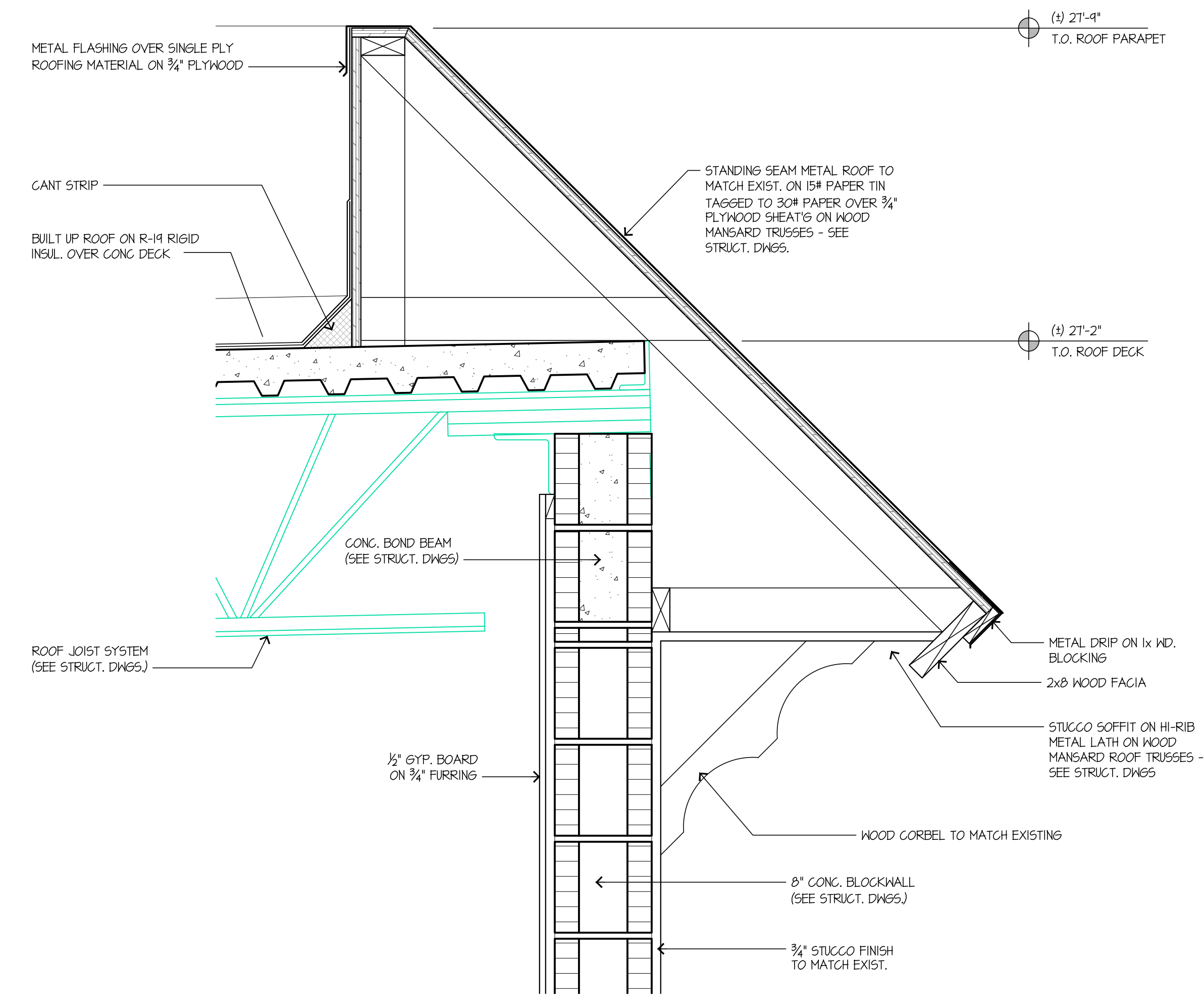
SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:  
BUILDING SECTION AND DETAILS

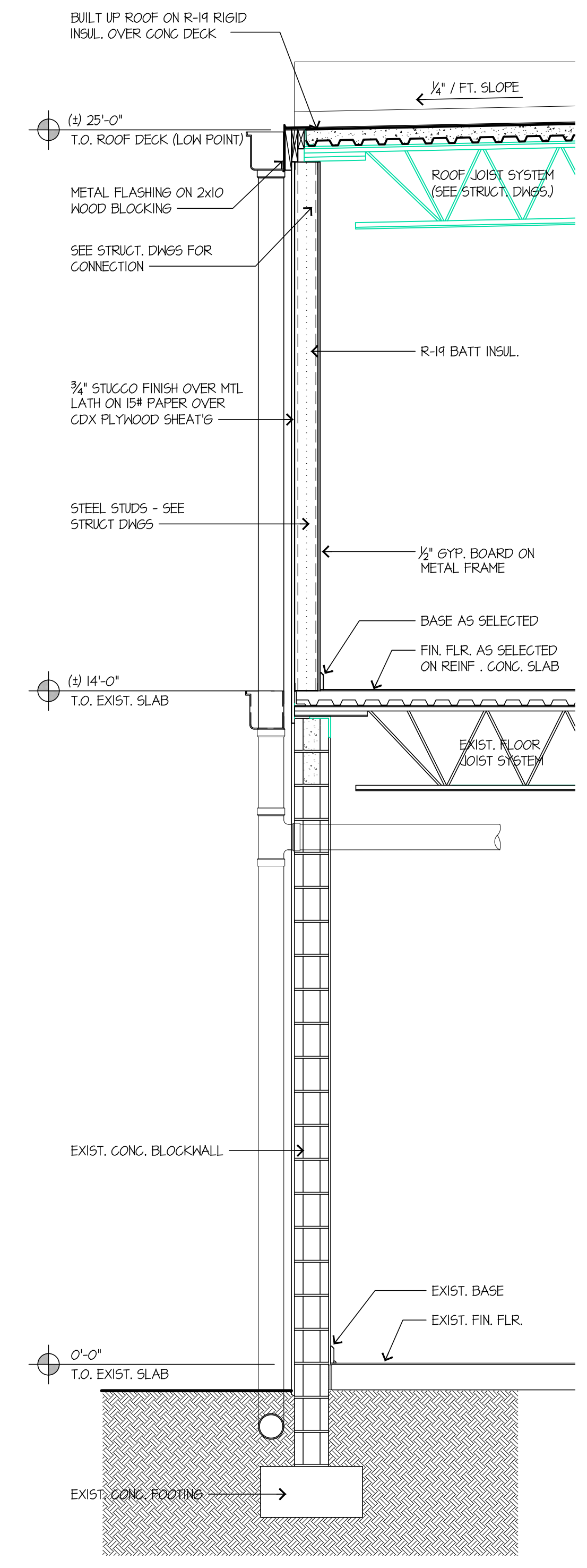
revisions

designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15136
sheet	

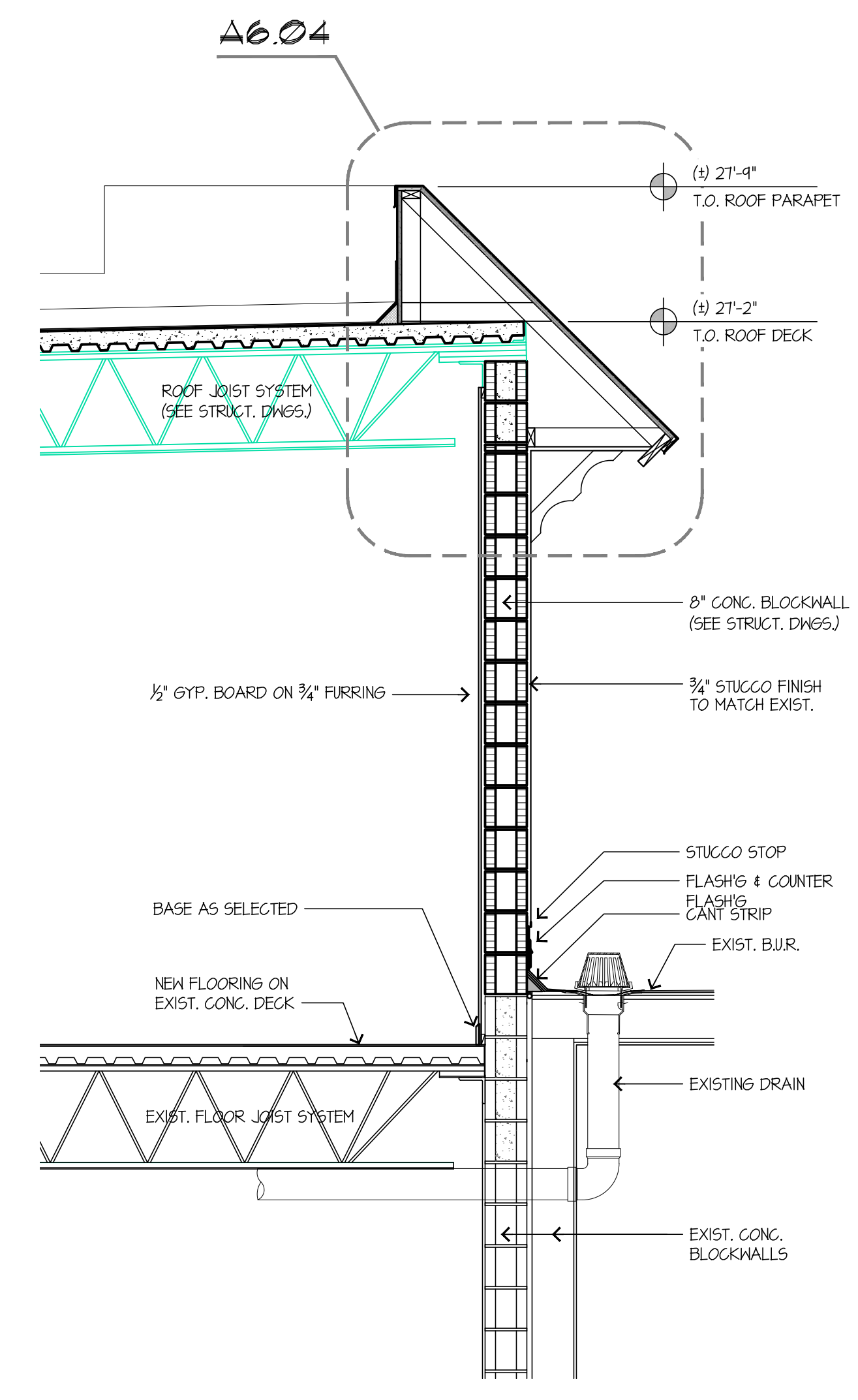
**A6**



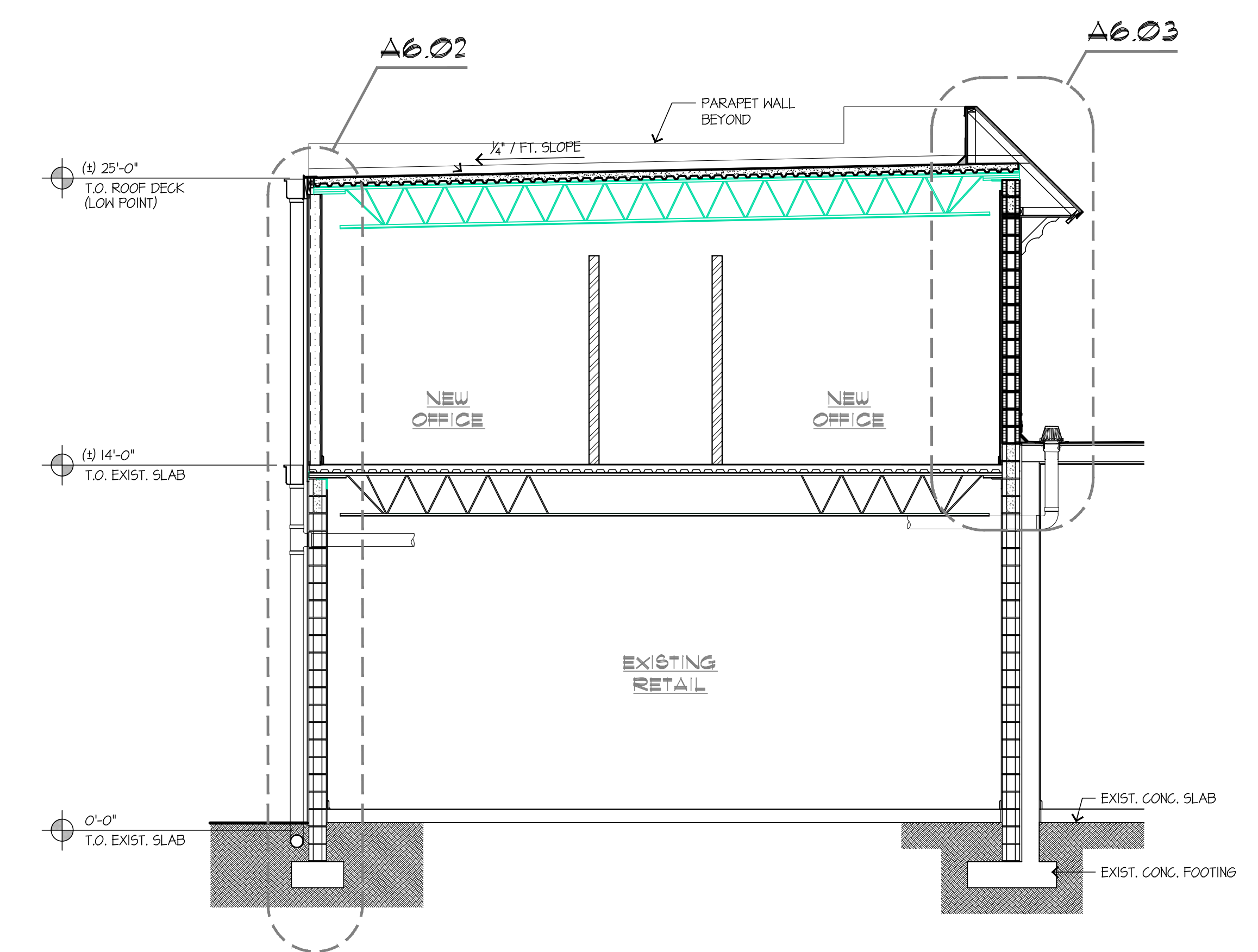
**A6.01 BUILDING SECTION**  
SCALE: 1/4"=1'-0"



**A6.02 WALL DETAIL**  
SCALE: 1/2"=1'-0"



**A6.03 WALL DETAIL**  
SCALE: 1/2"=1'-0"



**A6.04 BUILDING SECTION**  
SCALE: 1/4"=1'-0"

### ROOM FINISH SCHEDULE

ROOM # / NAME	FLOOR		BASE	WAINSCOT	WALL	CEILING	REMARKS
	CARPET	WOOD	CARPET	WOOD	PAINT	POP CORN	
101 OFFICE	•						
102 OFFICE	•						
103 OFFICE	•						
104 PAVAN OFFICE / CONFERENCE ROOM	•						
105 OFFICE	•						
106 OFFICE	•						
107 FOYER/CORRIDOR	•						
108 TOILET ROOM							8'-0"

NOTES: 1. ALL CARPET PROVIDED AND INSTALLED BY OWNER

### DOOR SCHEDULE

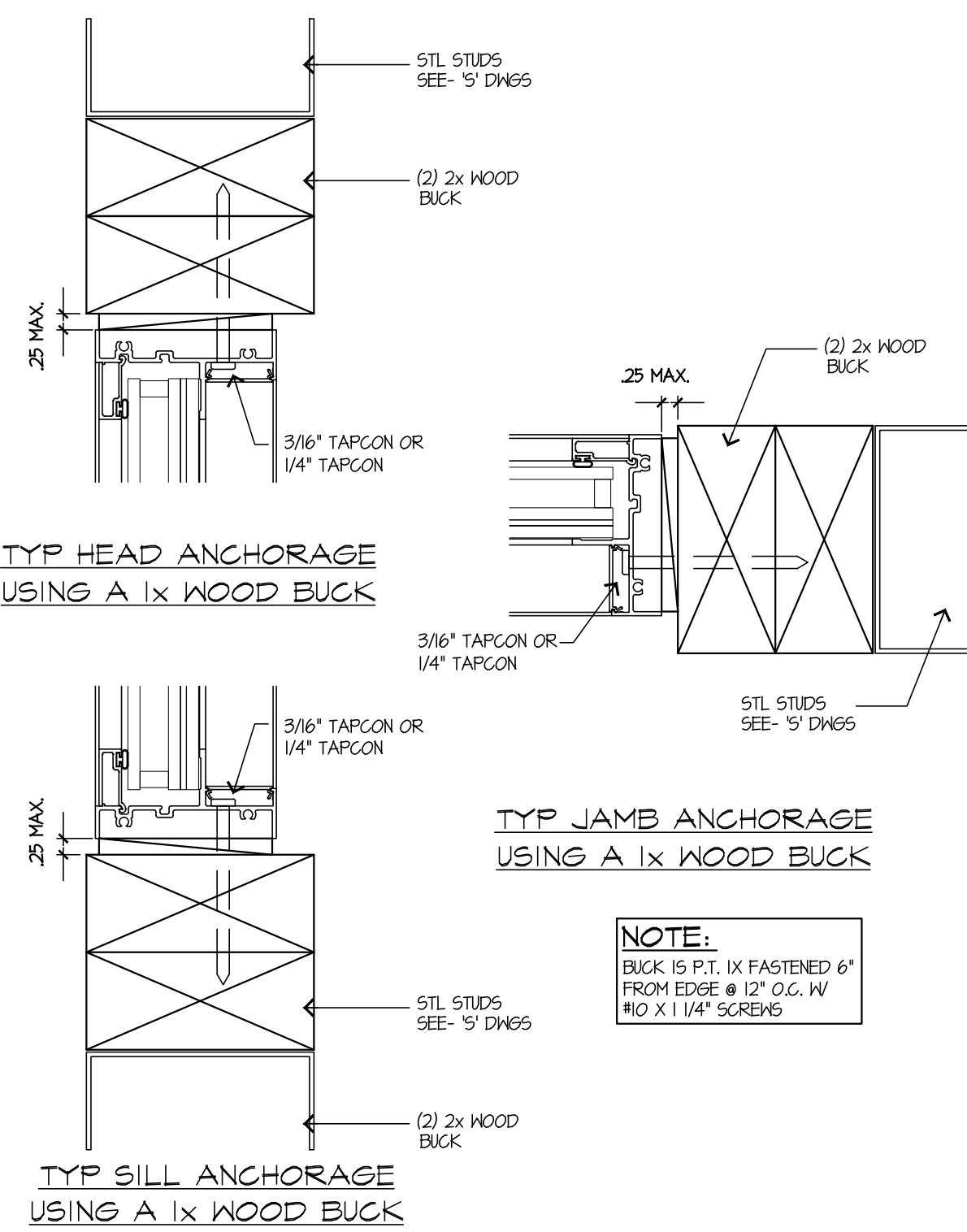
LOCATION	SIZE	MAT'L	TYPE	CORE	VENEER	FRAME	ACTION	NOA	PRESSURE	REMARKS
A ENTRY	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			
B OFFICE	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			
C OFFICE	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			
D OFFICE	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			
E OFFICE	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			
F OFFICE	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			
G OFFICE/CONF. ROOM	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			
H TOILET ROOM	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			
I ROOF ACCESS	3'-0" x 6'-8"	WOOD	SLIDING	WOOD	WOOD	WOOD	SLIDING			

NOTE:

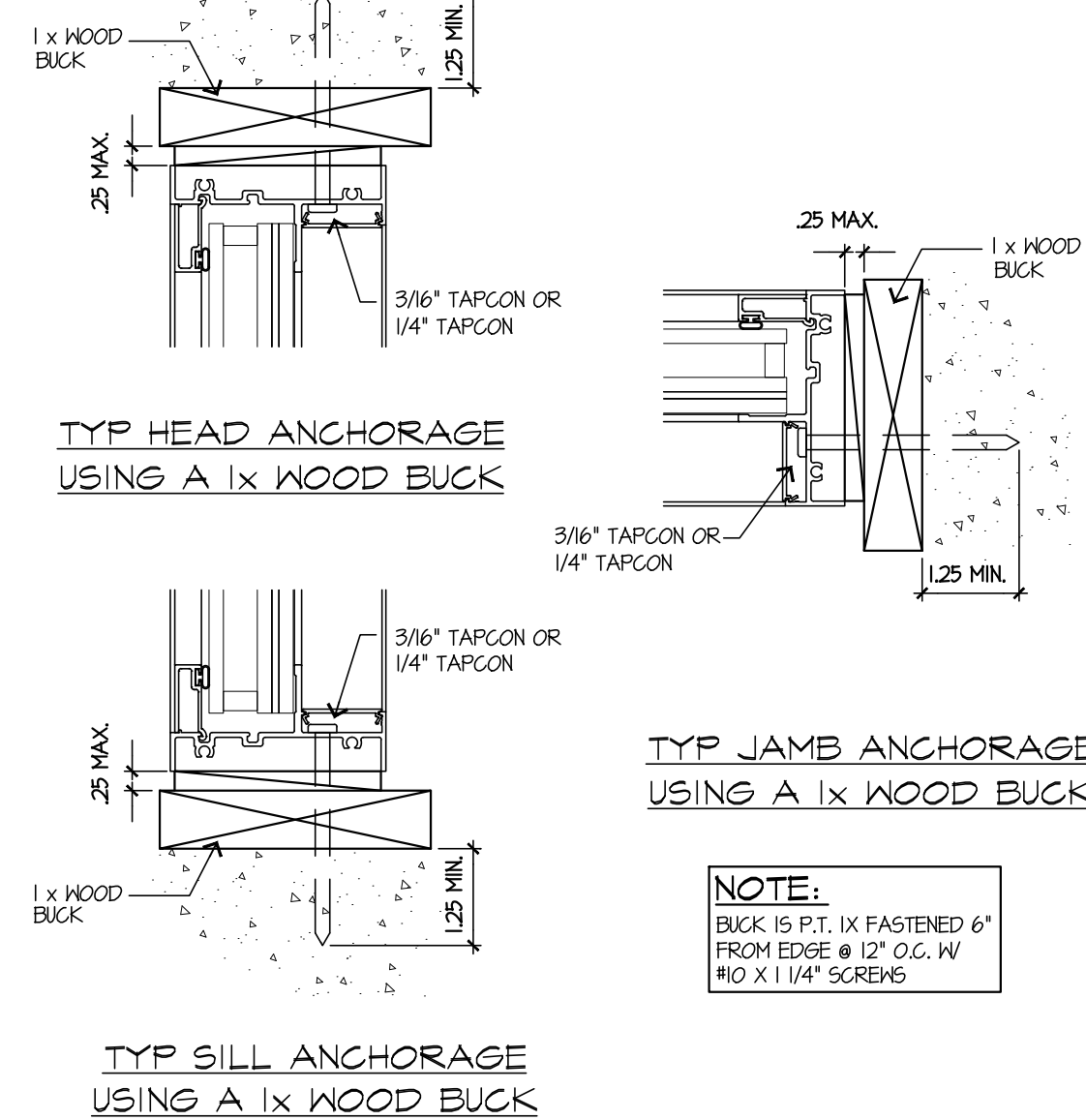
### WINDOW SCHEDULE

MK	MFR	TYPE	CAT. NO.	M.O.R.O.	GL. TYPE	PRESSURE	N.O.A.	REMARKS
W1	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W2	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W3	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W4	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W5	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W6	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W7	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W8	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W9	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		
W10	PFT OR EQUAL	FIX. GLASS	N/A	40" x 36"	3/8" GLASS PLATE	(0505 PSF - 1-24.8 PSF		

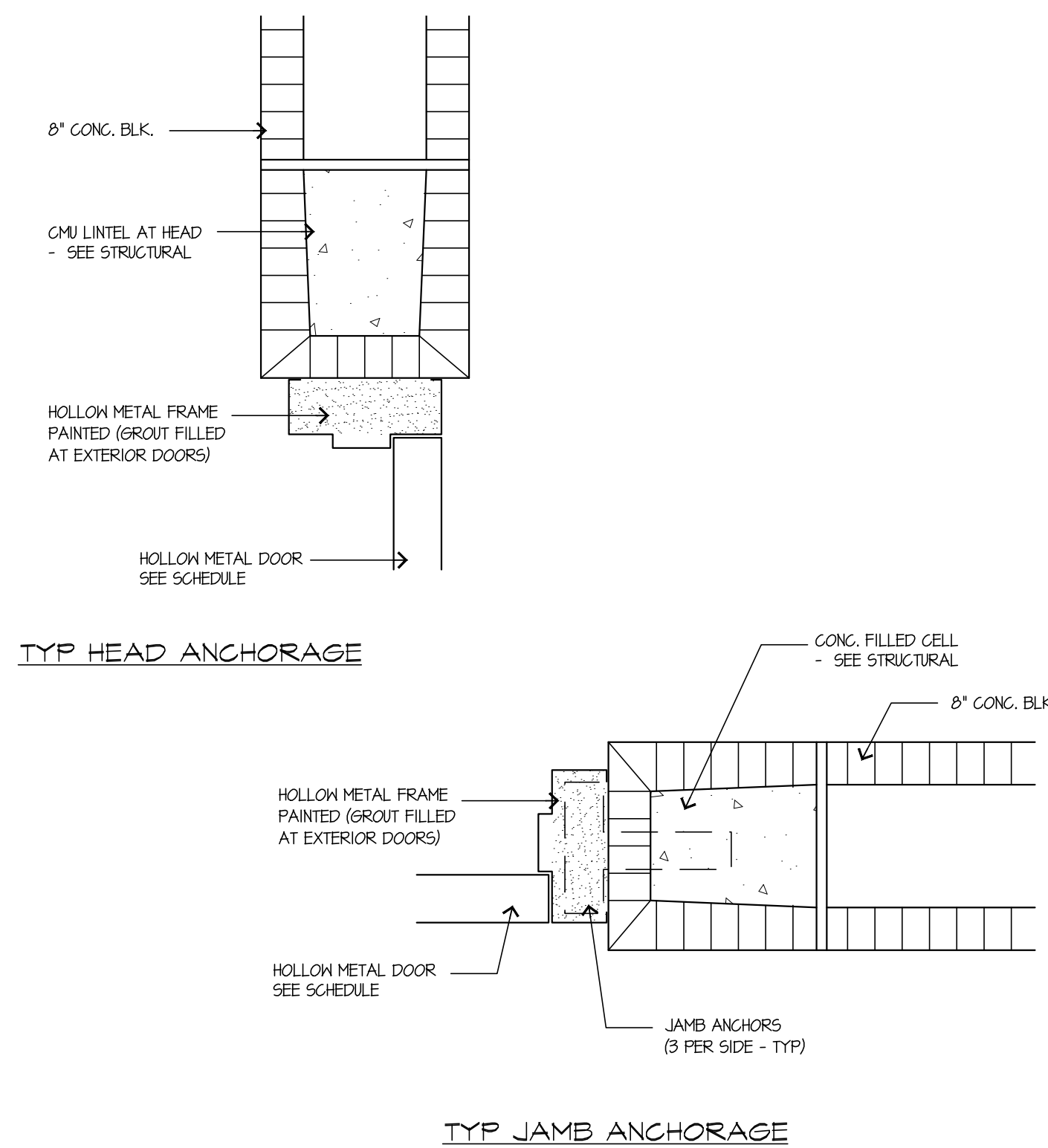
NOTE:



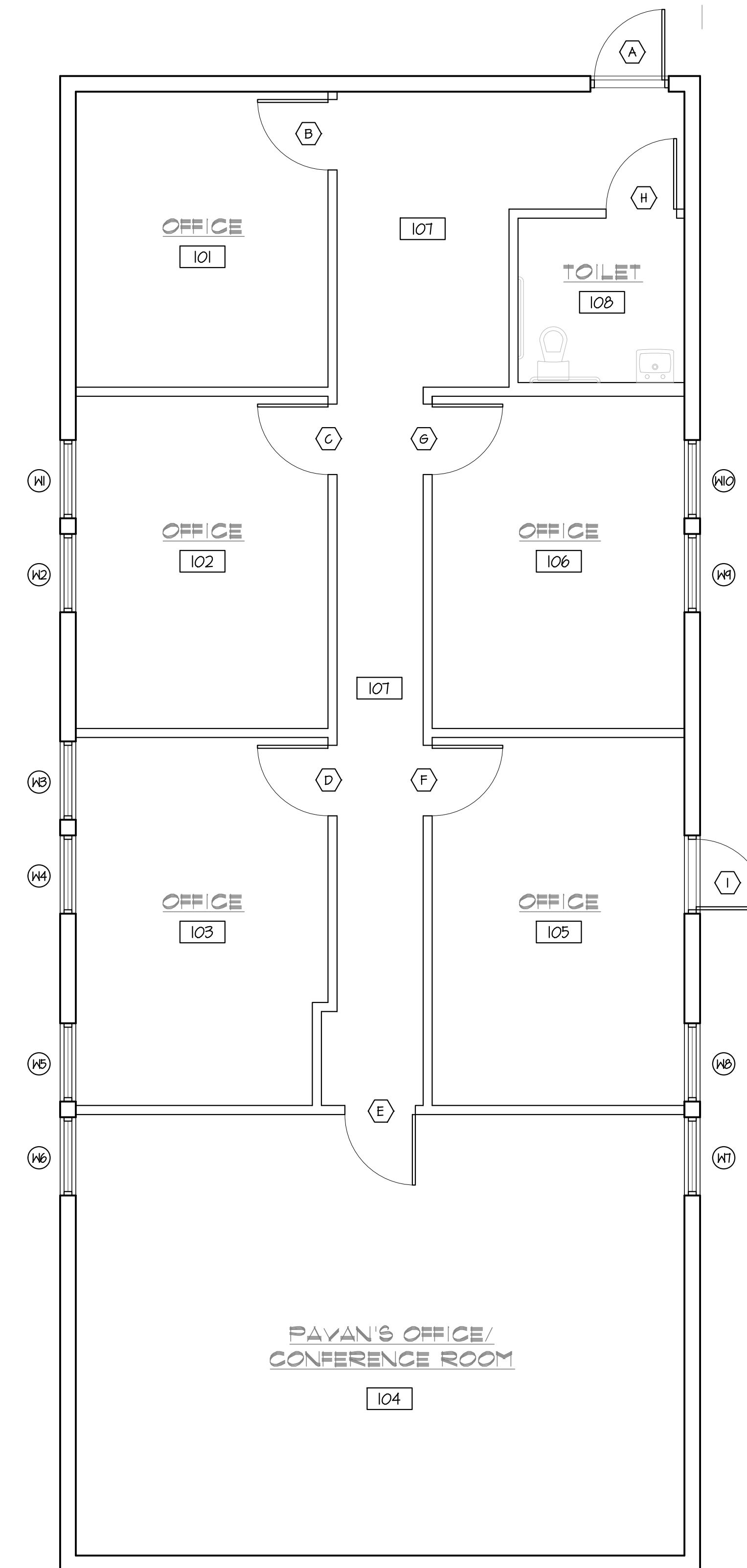
**A7.03 WINDOW BUCK DETAIL**  
FRAME WALL  
NTS



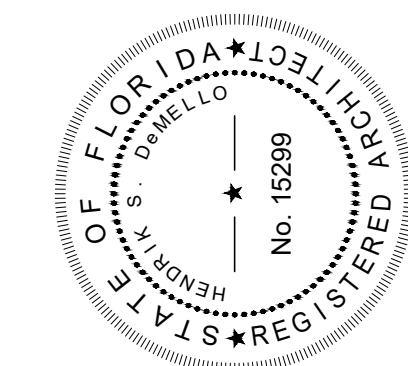
**A7.02 WINDOW BUCK DETAIL**  
MASONRY WALL  
NTS



**A7.04 DOOR BUCK DETAIL**  
NTS



**A7.01 KEY PLAN**  
SCALE: 1/4" = 1'-0"



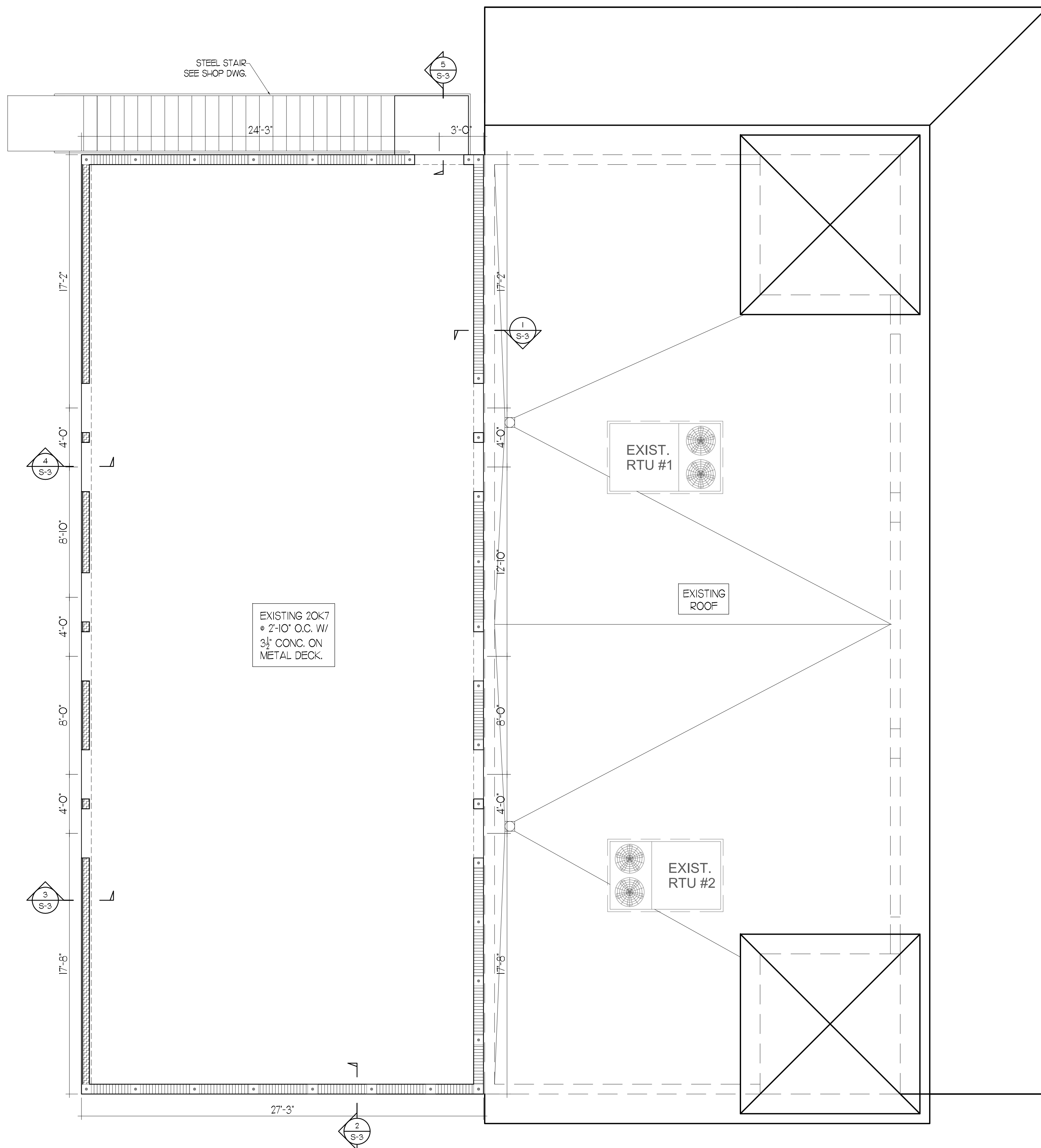
**DeMELLO ARCHITECTURE**  
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS AA26001907  
911 Southwest 18 Street, Boca Raton, Florida 33486  
954 671 0203 Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.  
drawing name: SECOND FLOOR REFLECTED CEILING PLAN

revisions

designed H. DeMello  
drawn H. DeMello  
date AUG. 21, 2015  
scale AS SHOWN  
project # 15130  
sheet



## 2ND FLOOR FRAMING PLAN

3/16"-1'-0"

1. CONTRACTOR SHALL REMOVE ROOFING MATERIAL AT 2ND FLOOR CONVERSION DOWN TO THE CONCRETE SLAB DECK AND NOTIFY E.O.R. OF ANY SLAB DAMAGE OR SIGNIFICANT CRACKS.
2. CONTRACTOR SHALL FIELD VERIFY ALL AS-BUILT DIMENSIONS & ELEVATIONS PRIOR TO BIDDING.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR STEEL STAIRS DEVELOPED BY A PROFESSIONAL ENGINEER, WHICH MUST BE APPROVED PRIOR TO FABRICATION.

□ INDICATES #5 VERTICAL IN NEW CMU WALL • EA. CORNER, EA. SIDE OF OPNG. & 48" MAX IN SOLID WALL.  
 ▨▨▨▨ INDICATES FRAMED WALL W/ 5.5" 16GA STUDS • 16" O.C. W/ 5.5" 16GA TRACK TOP & BOTTOM.

CA: 27632

**R.E. ENGINEERING DESIGN CORP.**  
• STRUCTURAL •

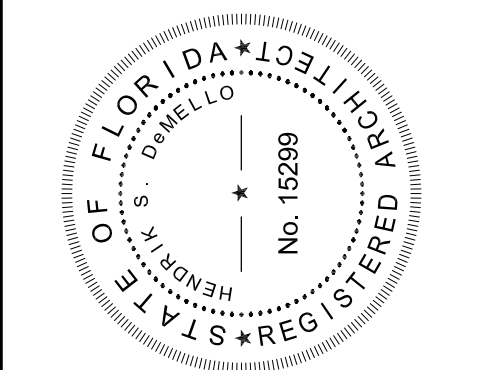
CHRISTOPHER HANSON, PE #63407

1641 NW 115 Terrace  
Pensacola, Florida Phone: (954) 817-4434  
FAX: (954) 361-2905

All ideas and designs indicated or represented by this drawing are the property of R.E. DeMello & Associates, Inc. and shall not be copied, reproduced, or used for any purpose without the written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
 455 U.S. HIGHWAY #1  
 DEERFIELD BEACH, FL.

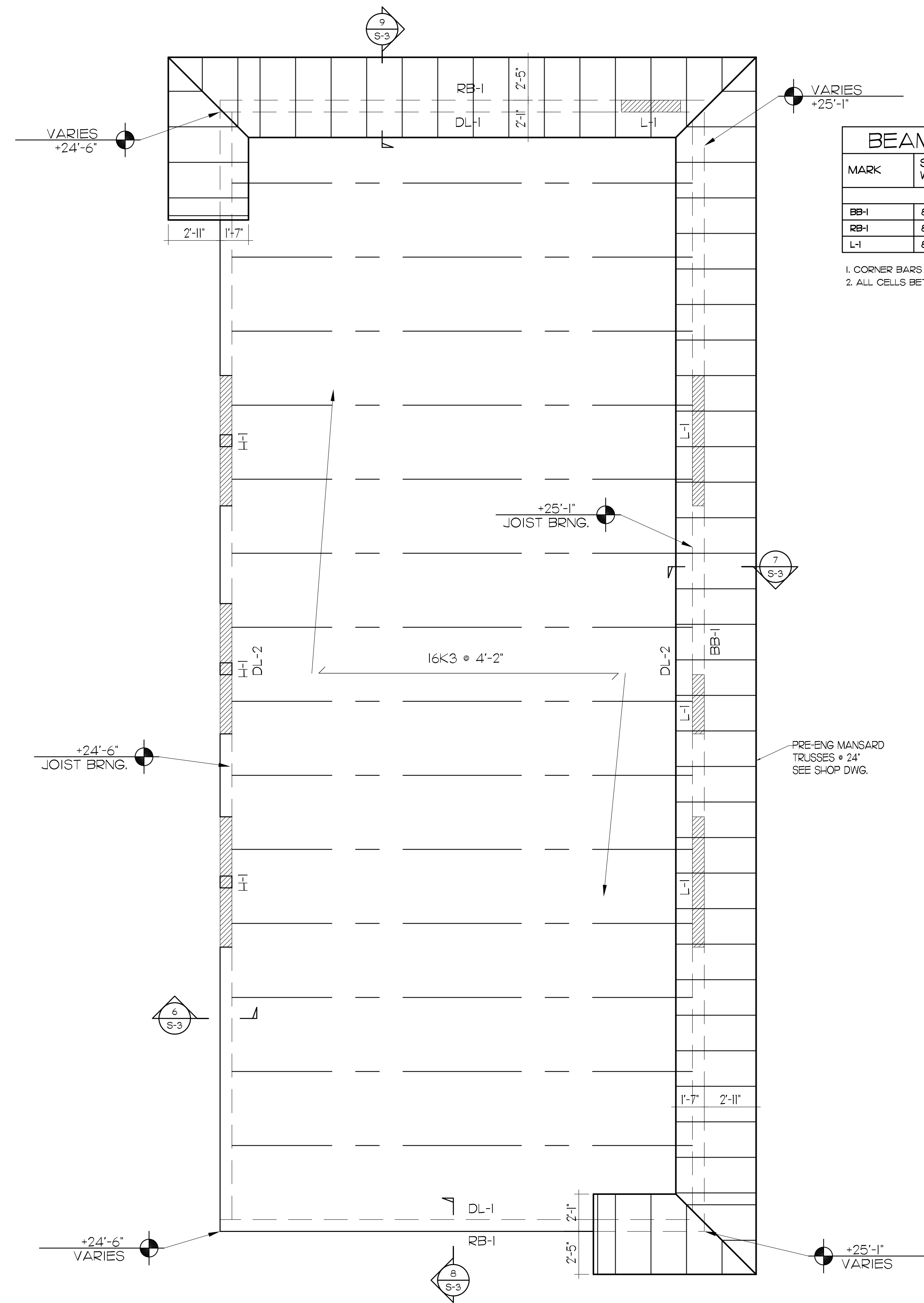
revisions	designed
	H. DeMello
	drawn H. DeMello
	date AUG. 21, 2015
	scale AS SHOWN
	project # 15136
	sheet



MEMBER  
 NATIONAL  
 INSTITUTE OF  
 ARCHITECTS  
 AA26001907

**DeMELLO**  
**ARCHITECTURE**

911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022



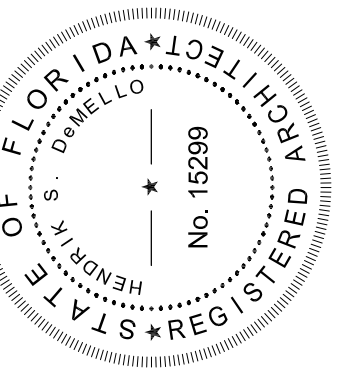
MARK	SIZE WXD	TOP ELEV.	REINFORCING STEEL			REMARKS
			BOT. CONT.	TOP. CONT.	STIRRUP SIZE & SPACING	
BB-1	8"X 16"	T/WALL	Ø#7	Ø#7	-	MASONRY BOND BEAM
RB-1	8"X 16"	VARIES	Ø#7	Ø#5	-	RAKED 8'-15" CONC. ON 8" BOND BLOCK
L-1	8"X 8"	T/OPNG.	Ø#5	-	-	PRECAST LINTEL

- CORNER BARS SHALL BE PLACED EACH FACE OF THE BEAMS AND BEAMS, TOP & BOTTOM.
- ALL CELLS BETWEEN LINTEL & BOND BEAM SHALL BE FILLED SOLID WITH GROUT.

## ROOF FRAMING PLAN

3/16"=1'-0"

- MAIN ROOF DECK TO BE 22 GAUGE GALVANIZED TYPE 15 B. METAL DECK ANCHORED AS FOLLOWS:
  - 3/8" X 7" SUPPORT, 1/2" DIA. PUDDLE WELD.
  - (4) #10 TEK SCREWS (SIDELAP)
  - PERIMETER WELD SHALL BE AT 6" O.C.
- DL-1 INDICATES 3"X3"X 3/8" CONTINUOUS STEEL ANGLE WITH 3/4" WEDGE ANCHORS AT 24" O.C.
- DL-2 INDICATES 3"X3"X 3/16" CONTINUOUS STEEL ANGLE WELDED TO TOP OF STEEL JOISTS OR TO STEEL SUPPORT MEMBERS.
- JOIST MANUFACTURER SHALL DESIGN STEEL JOISTS AND BRIDGING FOR A NET UPLIFT OF 46 PSF AND SHALL BE SIGNED BY THEIR ENGINEER STATING AS SUCH. ADD ONE ROW OF BRIDGING NEAR THE FIRST JOISTS BOTTOM PANEL POINT IN ADDITION TO THE REQUIRED BRIDGING.
- ROOF DIAPHRAGM: 300 PLF
- RTU EQUIPMENT WEIGHT SHALL NOT EXCEED 30 PSF.
- ALL COLUMNS TO TERMINATE AT TOP OF ROOF, UNLESS OTHERWISE NOTED.
- L-1 INDICATES BOX BEAM HEADER COMPRISED OF 5.5" 16GA TRACK TOP & BOT ATTACHED TO 5.5" 16GA STUD EA. FACE W/ #10X3/4" SNS @ 8" O.C. EA. SIDE.



MEMBER  
FLORIDA INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO**  
**ARCHITECTURE**

911 Southwest 18 Street, Boca Raton, Florida 33486  
954 671 0203 Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and shall not be used or disclosed for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR

**DIXIE DIVERS**

455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:

revisions

designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15136
sheet	

CA: 27632

**R.E. ENGINEERING  
DESIGN CORP.**  
• STRUCTURAL •

CHRISTOPHER HANSON, PE #63407

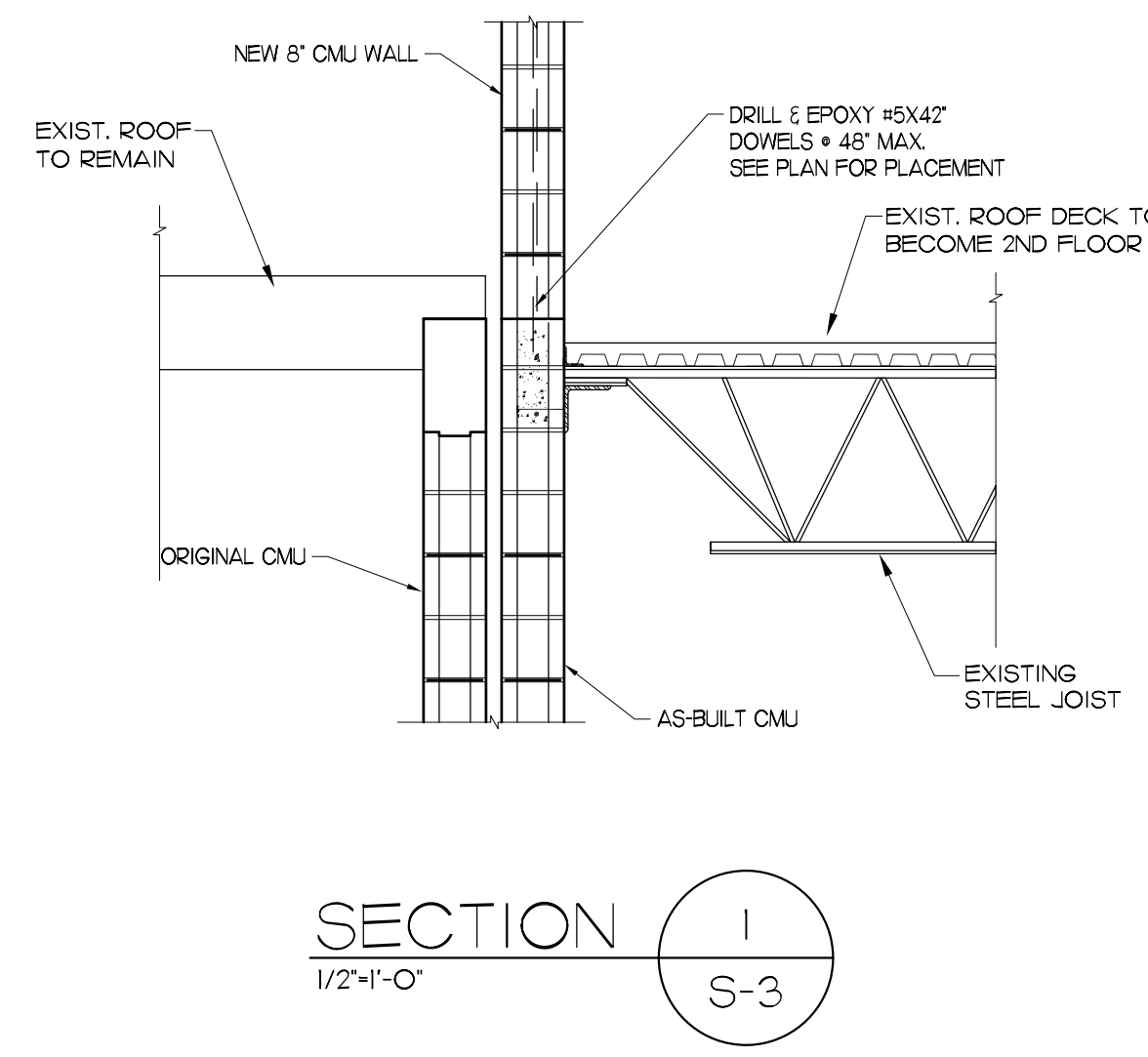
1641 NW 115 Terrace  
Pensacola, Florida Phone: (954) 817-4434  
Fax: (954) 961-2905

S-2

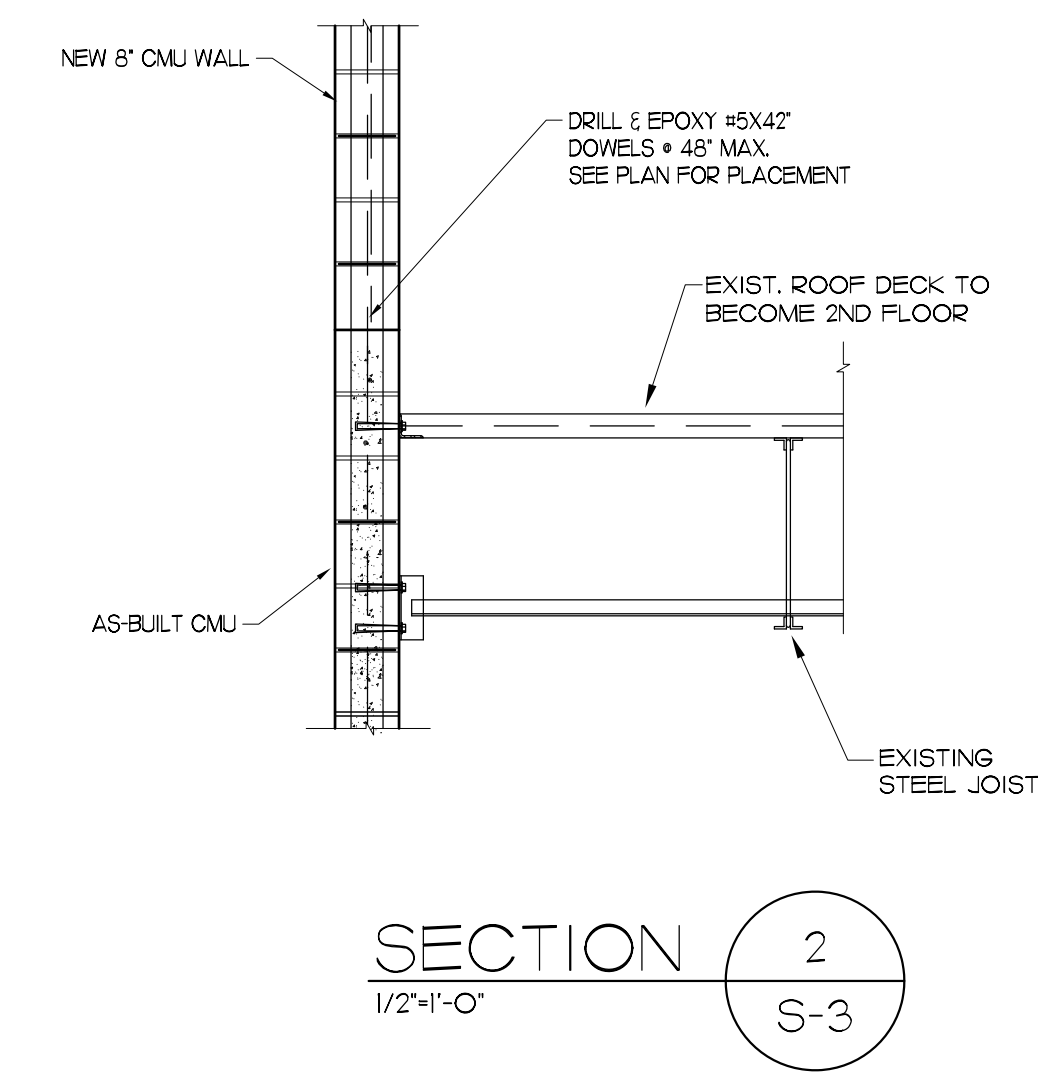


MEMBER  
FLORIDA INSTITUTE OF ARCHITECTS  
AA22001907

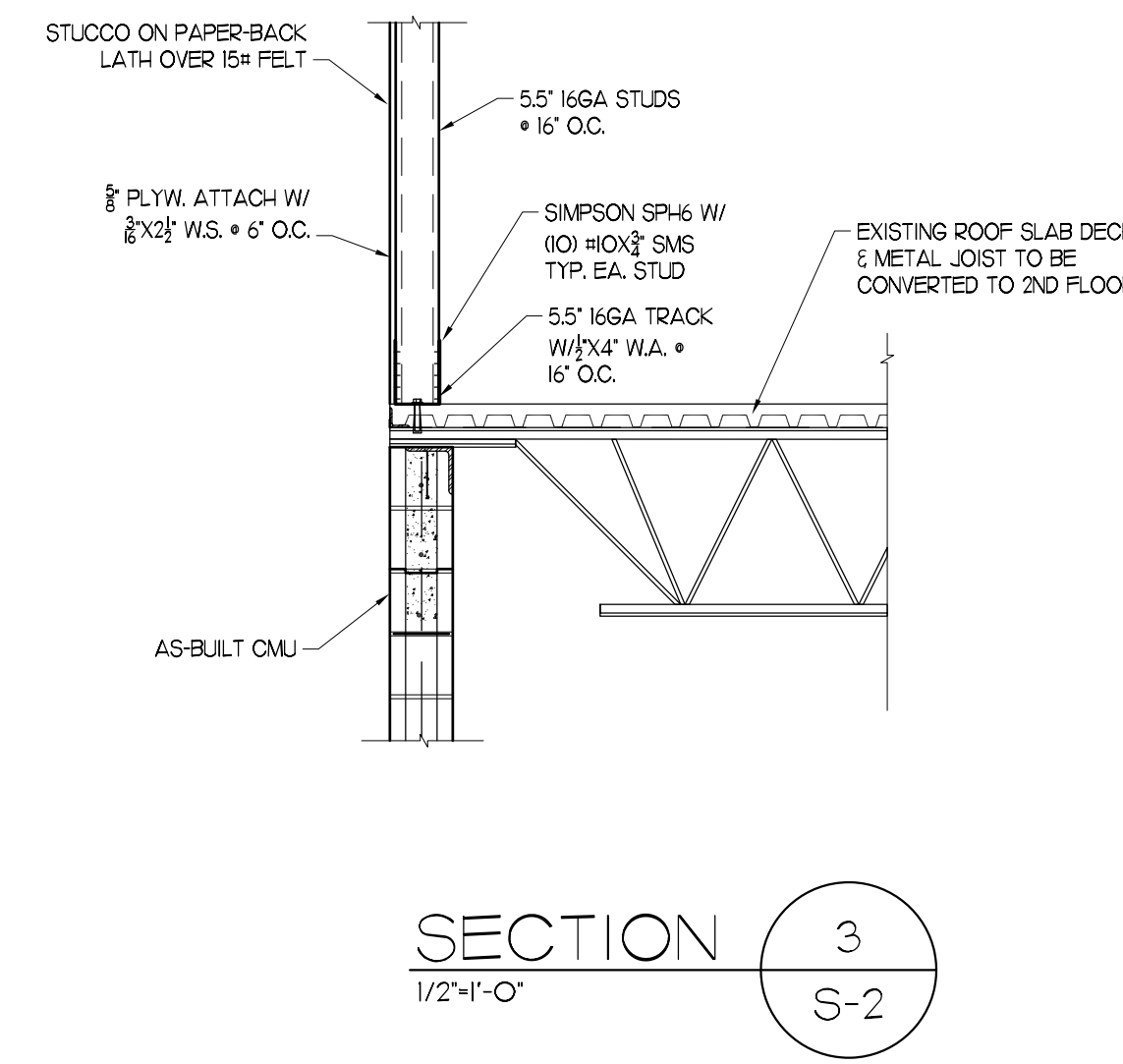
**DeMELLO ARCHITECTURE**  
911 Southwest 18 Street, Boca Raton, Florida 33486  
954 671 0203 Fax 954 418 0022



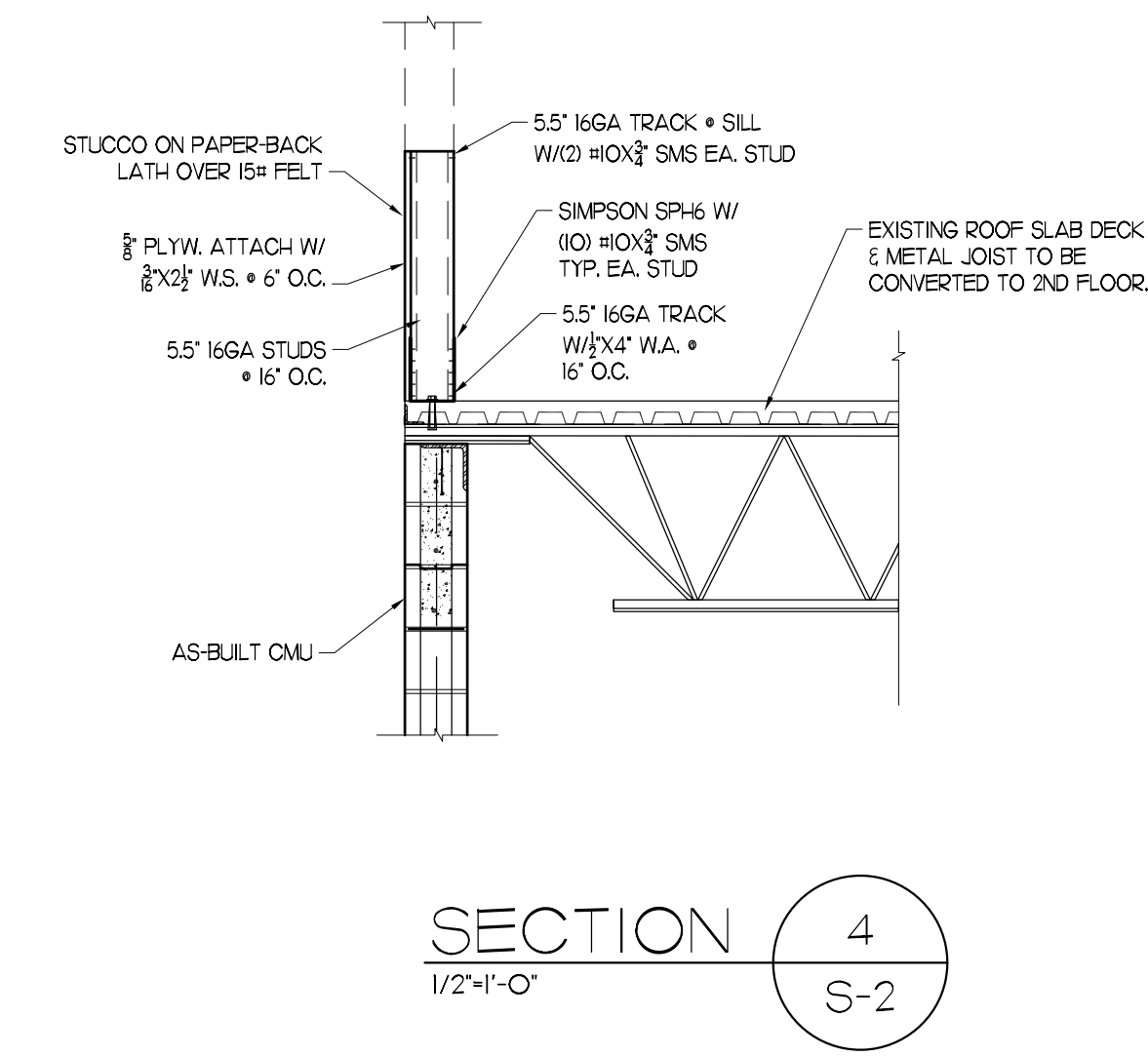
SECTION 1  
1/2"-1'-0" S-3



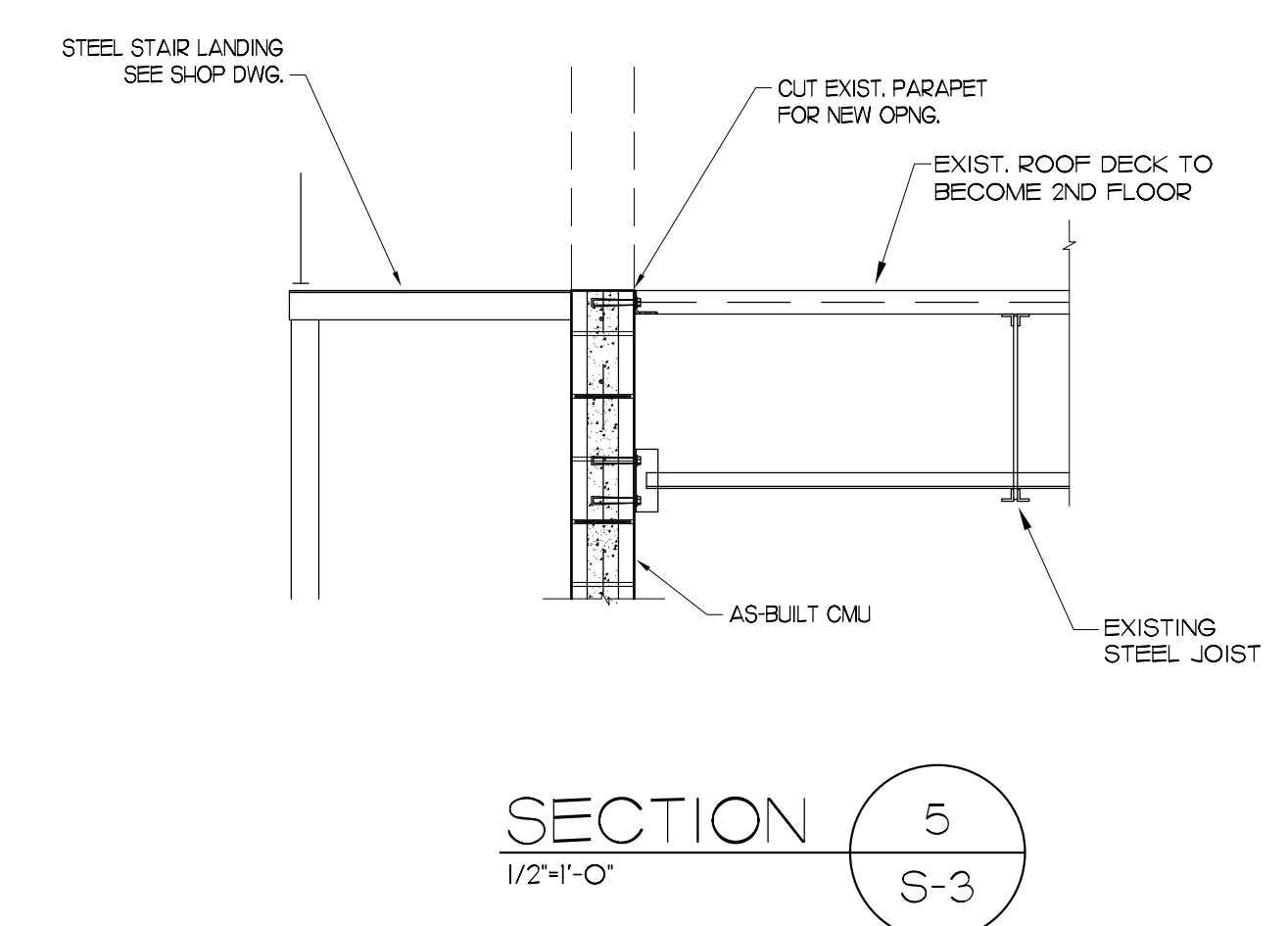
SECTION 2  
1/2"-1'-0" S-3



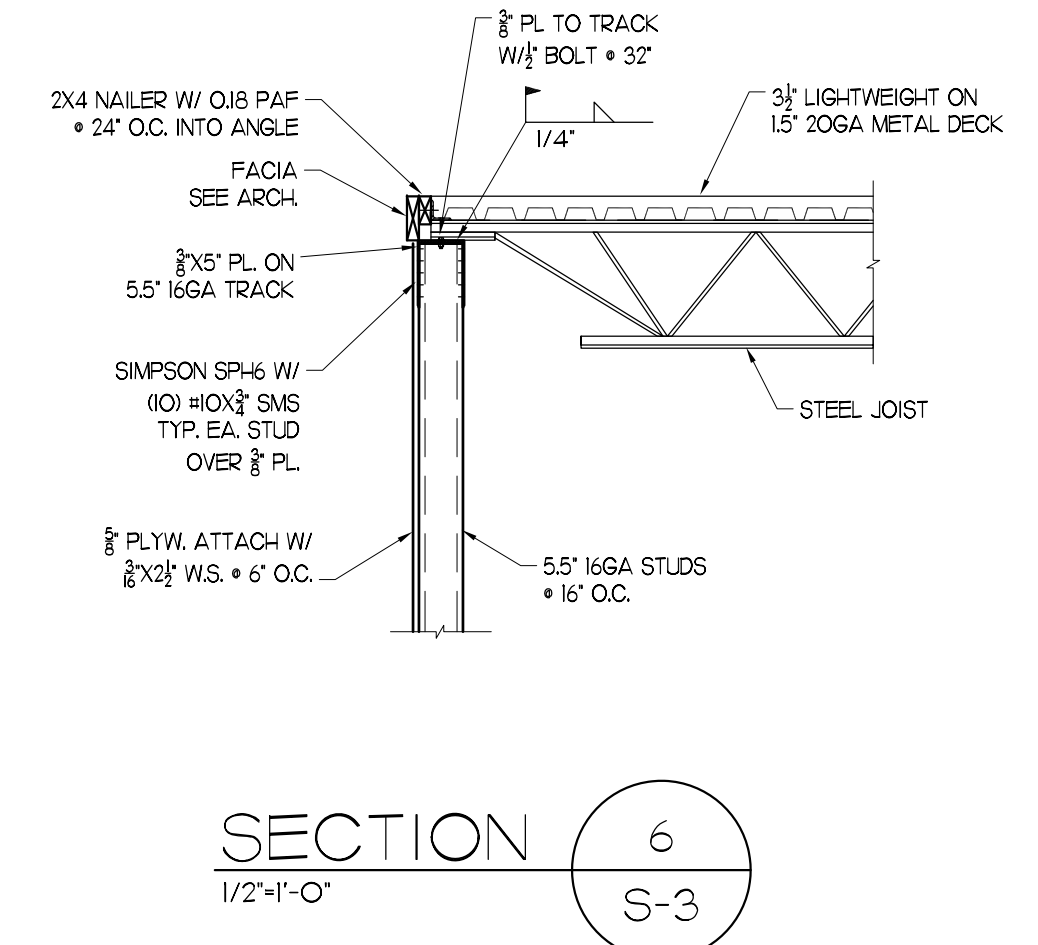
SECTION 3  
1/2"-1'-0" S-2



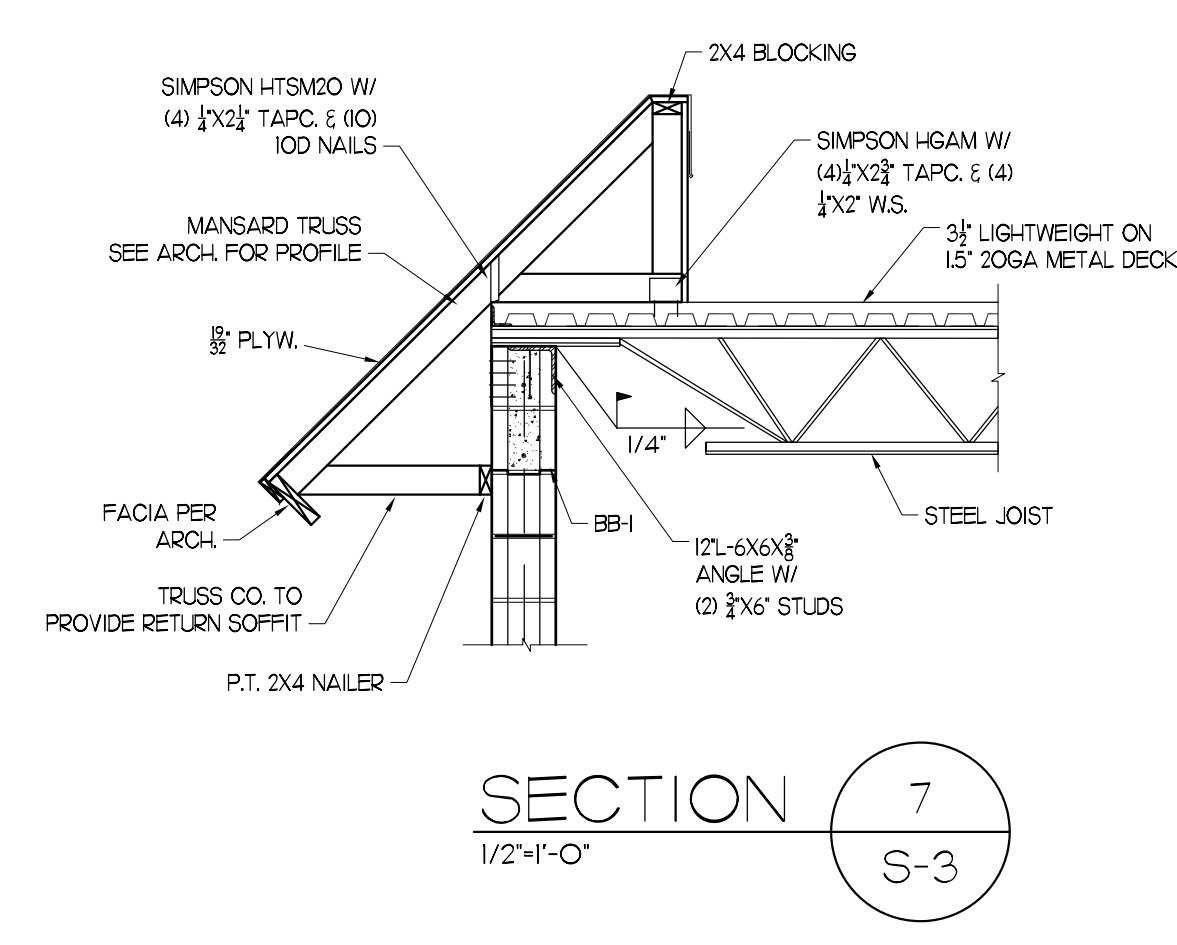
SECTION 4  
1/2"-1'-0" S-2



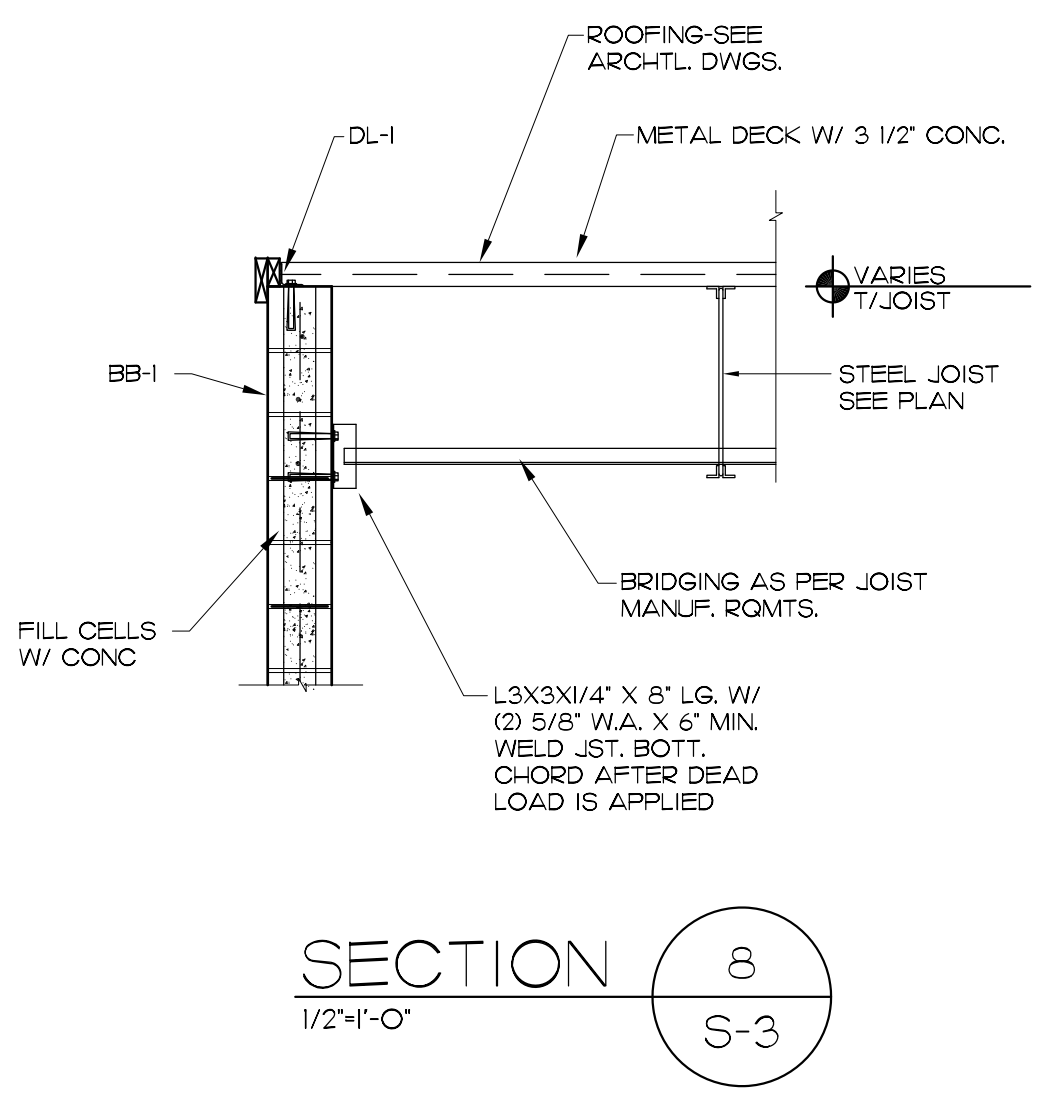
SECTION 5  
1/2"-1'-0" S-3



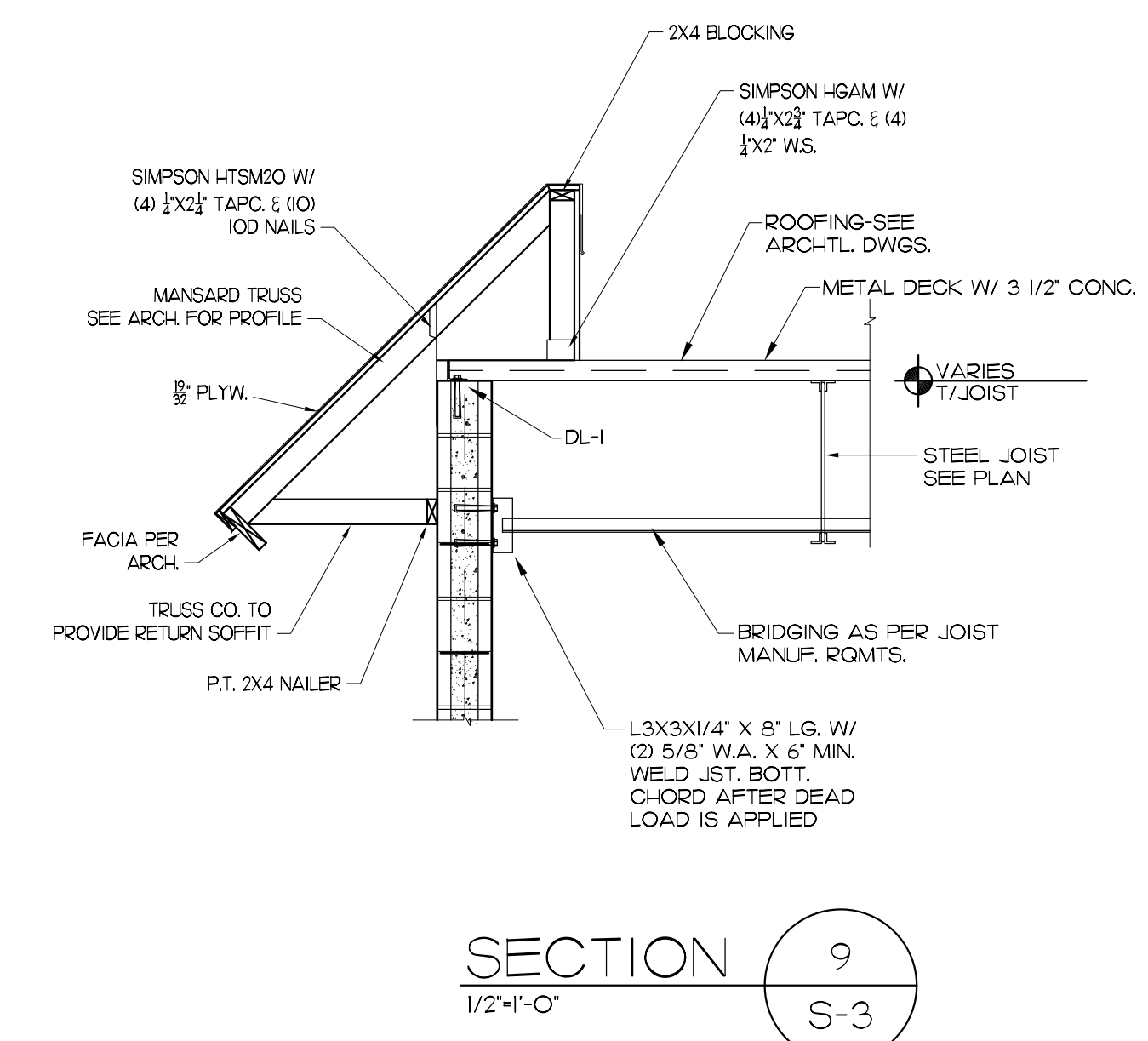
SECTION 6  
1/2"-1'-0" S-3



SECTION 7  
1/2"-1'-0" S-3



SECTION 8  
1/2"-1'-0" S-3



SECTION 9  
1/2"-1'-0" S-3

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and shall not be used or disclosed for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:

revisions	
designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15138
sheet	

CA: 27632

**R.E. ENGINEERING DESIGN CORP.**  
STRUCTURAL  
CHRISTOPHER HANSON, PE #63407

1641 NW 115 Terrace  
Pensacola, Florida Phone: (954) 817-4434  
FAX: (954) 861-2905

S-3



GENERAL PLUMBING NOTES

PLUMBING FIXTURES SHALL COMPLY WITH (F.B.C. 2014 PLUMBING TABLE 604.4)

DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.

ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITIONS OF THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.

THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.

ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.

ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES. ALL EXISTING PLUMBING SHOWN ON THE PLANS IS ESTIMATED AND MAY NOT BE IN THE SAME LOCATION AS SHOWN. CONTRACTOR MUST VERIFY EXISTING PLUMBING PRIOR TO COMMENCING WORK.

PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.

PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.

AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPENABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 2 FEET ABOVE THE TOP OF SUCH OPENING. (F.B.C. 2014 PLUMBING 904.5)

PROVIDE 1/2" COLD WATER TRAP PRIMER FOR ALL DRAINS FROM THE NEAREST PLUMBING FIXTURE, WHERE APPLICABLE.

SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER (F.B.C. 2014 PLUMBING 606.2.3)

A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK-CLOSING VALVE. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.

NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140° TO DISCHARGE INTO SANITARY.

THE DEVELOPED LENGTH OF HOT WATER PIPING FROM THE SOURCE OF HOT WATER SUPPLY TO THE FARTHEST FIXTURE SHALL BE LESS THAN 100 FT.

THE HOT WATER SUPPLY TO ANY FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON THE LEFT SIDE OF THE FIXTURE. (F.B.C. 2014 PLUMBING 607.4)

ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT EXCEEDS 2 FT IN DEVELOPED LENGTH MEASURED HORIZONTALLY, OR 4 FT IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED. (F.B.C. 2014 PLUMBING 802.2)

ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. (F.B.C. 2014 PLUMBING 608.3)

NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, DISINFECTED PRIOR TO UTILIZATION. (F.B.C. 2014 PLUMBING 610.1)

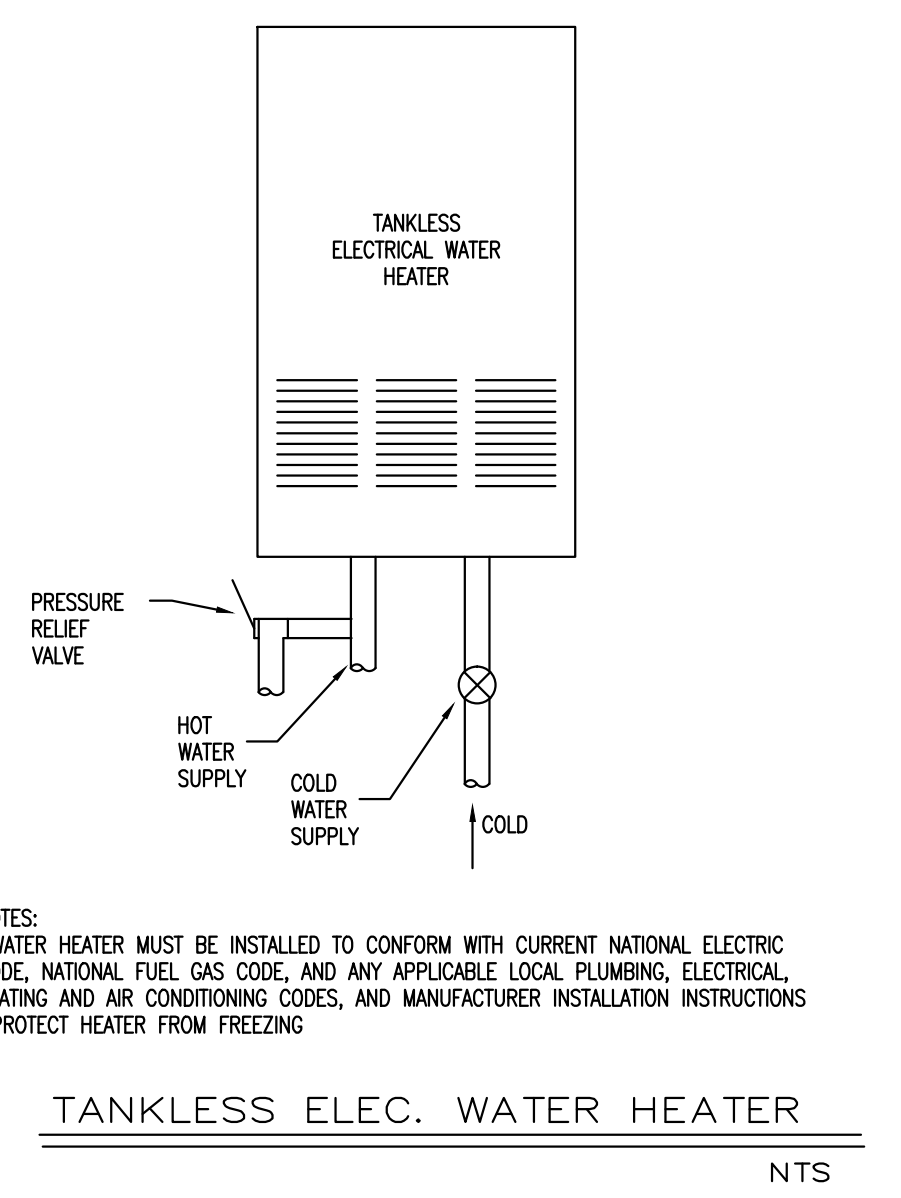
THE WATER SUPPLY CONNECTION TO CARBONATED BEVERAGE DISPENSERS SHALL BE PROTECTED AGAINST BACKFLOW BY A DOUBLE CHECK VALVE WITH AN INTERMEDIATE ATMOSPHERIC VENT CONFORMING TO ASSE 1022 OR BY AN AIR GAP. (F.B.C. 2014 PLUMBING 608.16.1)

DISCHARGE FROM A COMMERCIAL DISHWASHING MACHINE SHALL BE THROUGH AN AIR GAP OR AIR BREAK INTO A STANDPIPE OR WASTE RECEPTOR. (F.B.C. 2014 PLUMBING 802.1.7)

HOT WATER AND DRAIN PIPES UNDER SINKS AND/OR LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

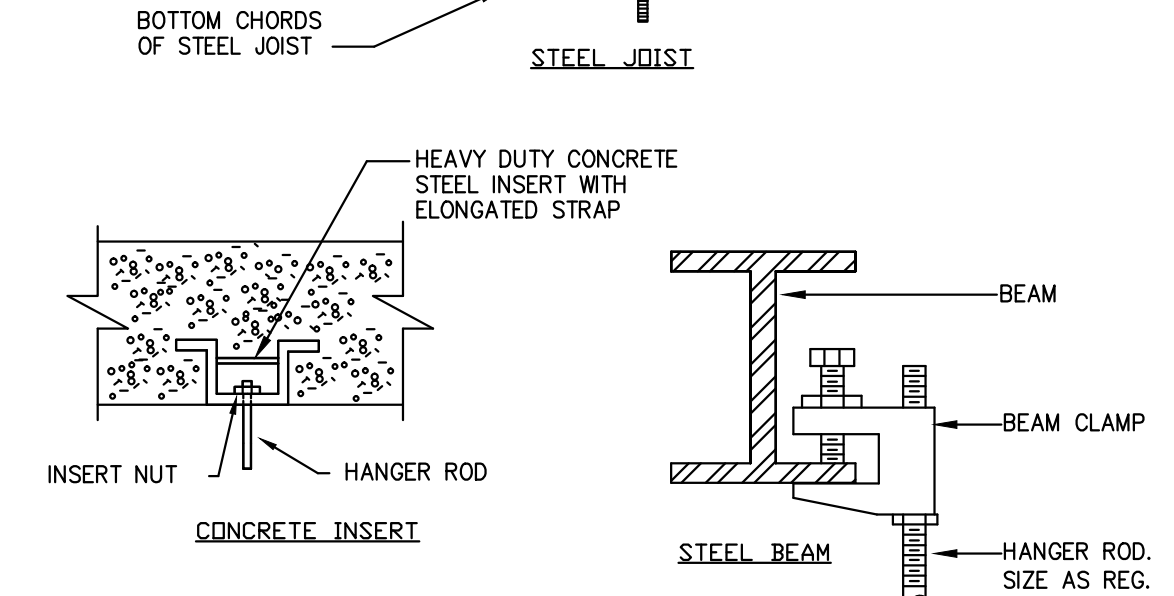
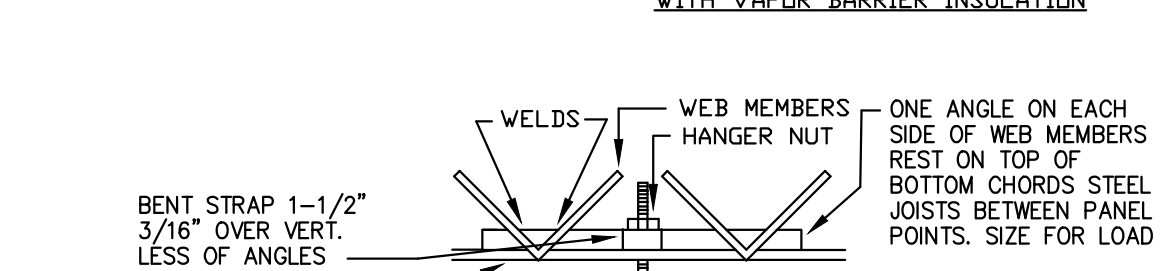
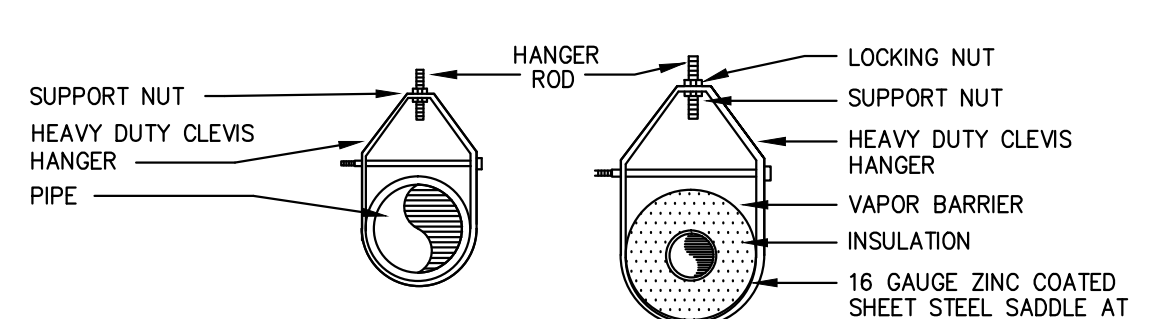
PROVIDE BACKFLOW PREVENTER FOR COFFEE AND TEA BREWER, ICE WATER STATION, BAG IN BOX SYSTEM AND HOT FOOD UNIT.

HOT WATER PIPES OF SIZE <math>1-1/2''</math> TO HAVE MINIMUM 1" INSULATION AND HOT WATER PIPES OF SIZE >math>1-1/2''</math> TO HAVE 1.5" INSULATION AS PER FLORIDA CONSERVATION CODE 2014 TABLE C403.2.8.

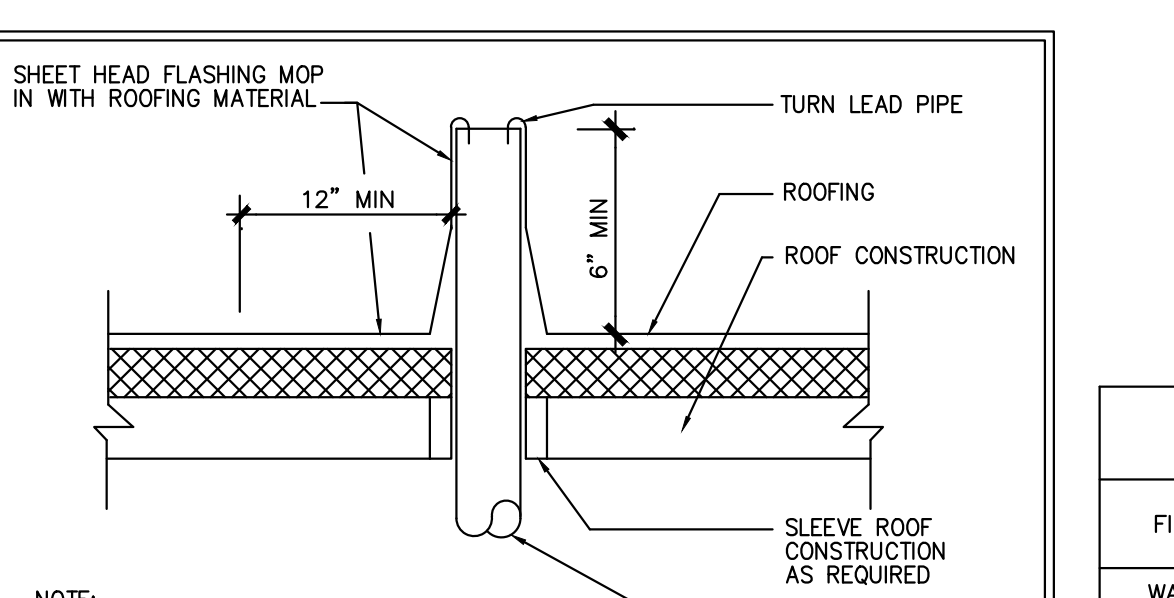


**TANKLESS WATER HEATER NOTES:**  
POTABLE WATER EXPANSION TANK IS NOT REQUIRED FOR TANKLESS WATER HEATER. (F.B.C. 2014 PLUMBING 607.3.2)  
SET WATER HEATER TEMP @ 110°  
THE RELIEF VALVE SHALL DISCHARGE FULL SIZE TO A SAFE PLACE OF DISPOSAL. THE DISCHARGE PIPE SHALL NOT HAVE ANY TRAPPED SECTIONS AND SHALL HAVE A VISIBLE AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. (F.B.C. 2014 PLUMBING 504.6.1)  
THE MINIMUM DIAMETER OF WATER SERVICE PIPE SHALL BE 3/4 INCH WATER SERVICE SHALL BE SIZED IN ACCORDANCE WITH TABLE 603.1 OR OTHER APPROVED METHODS. (F.B.C. 2014 PLUMBING 603.1)

NOTE: HANGER SPACING SHALL CONFORM TO TABLE 308.5 (F.B.C. 2010 PLUMBING)



PIPE SUPPORT DETAIL (FOR SANITARY & WATER PIPING) NTS



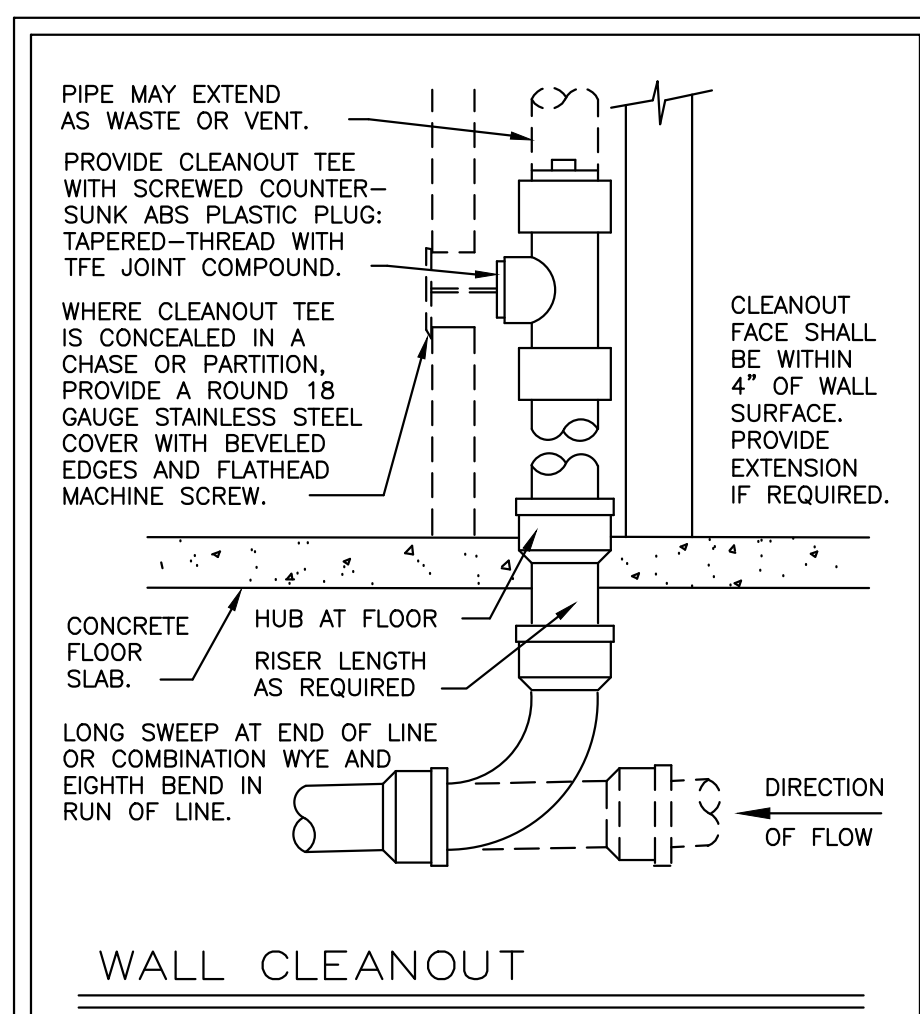
VENT THRU ROOF DETAIL NTS

**PIPING NOTES:**  
- SANITARY PIPING TO BE SCHEDULE 40 PVC PIPE.  
- ALL VENT PIPING SHALL BE SCH. 40 PVC PIPE.  
- COLD WATER PIPING OUTSIDE BUILDING SHALL BE TYPE "K" COPPER.  
- HOT AND COLD WATER PIPING ABOVE GROUND SHALL BE TYPE "L" COPPER WITH APPROVED CAST BRASS OR WROUGHT COPPER SOLDER JOINT FITTINGS.

	MIN. SLOPE (INCH PER FOOT)
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

FBC 2014 PLUMBING TABLE 604.4  
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS.

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY, PUBLIC	0.5 GPM AT 60 PSI
SINK FAUCET	2.2 GPM AT 60 PSI
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE



WALL CLEANOUT NTS

WATER SIZING CALCULATION - FLUSH TANK WC TABLE E103.3(2)

FIXTURE TYPE	NO.	LOAD VALUES IN WATER SUPPLY FIXTURE UNITS			TOTAL
		COLD WATER	HOT WATER	TOTAL	
WATER CLOSET	1	5.0	-	5.0	5
LAVATORY	1	1.5	1.5	2.0	2
TOTAL					7

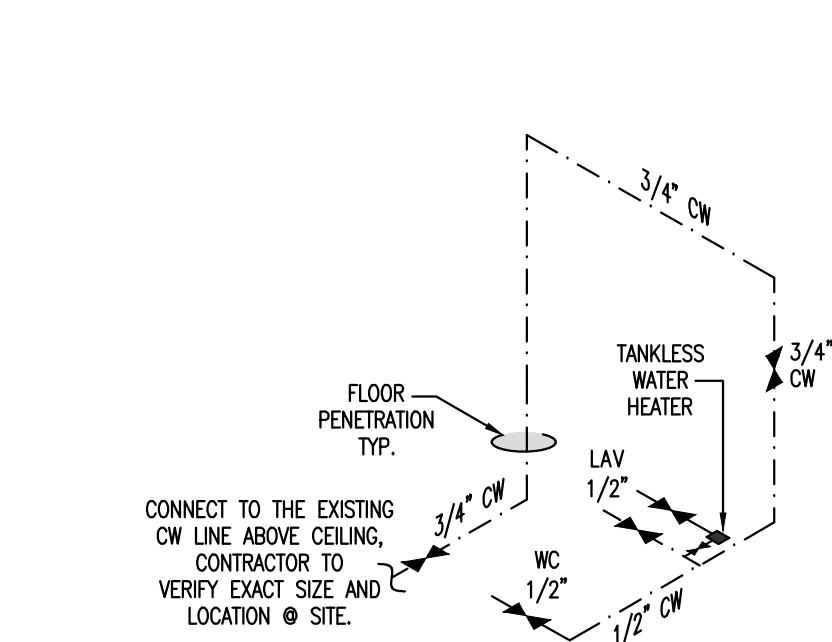
MIN. WATER PIPE DIAMETER REQUIRED = 3/4"

SANITARY SIZING CALCULATION TABLE 709.1

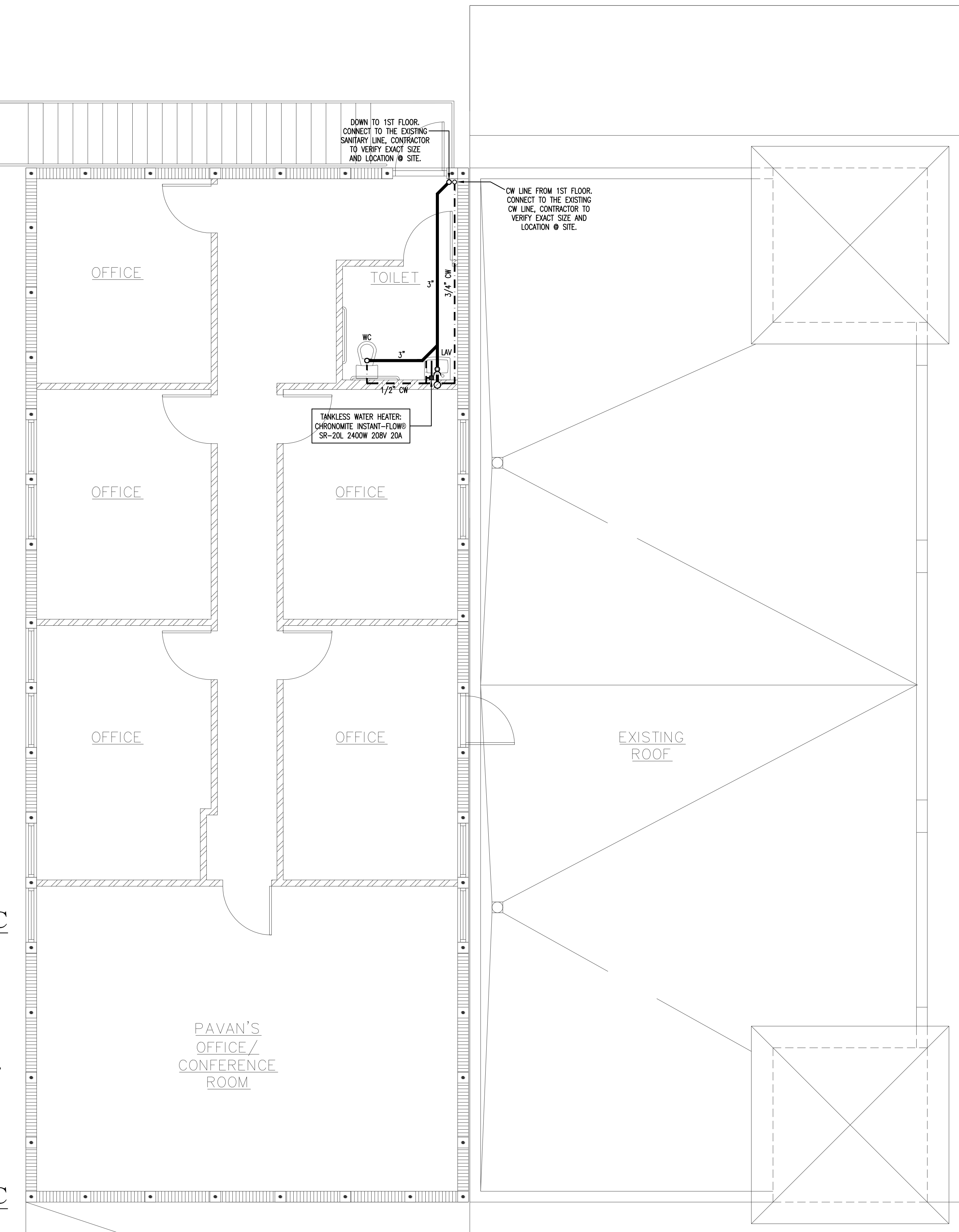
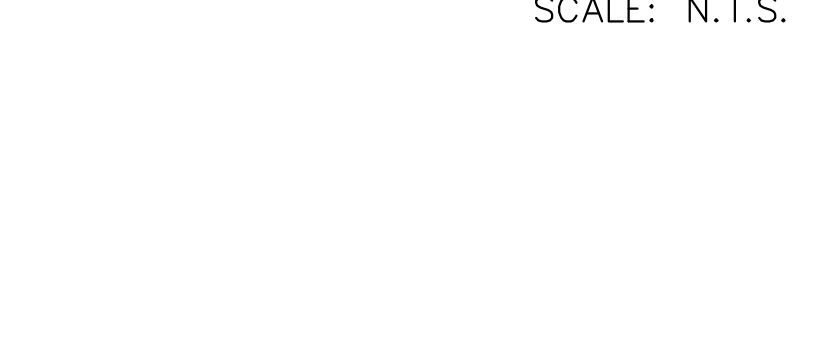
FIXTURE TYPE	NO.	F.U. EACH	TOTAL
WATER CLOSET	1	6	6
LAVATORY	1	1	1
TOTAL			7

SANITARY BUILDING DRAIN PIPE = 3"

SANITARY ISOMETRIC  
SCALE: N.T.S.

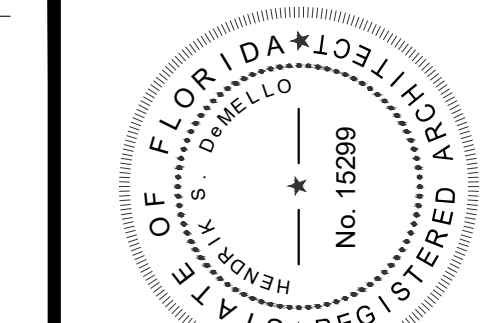


WATER ISOMETRIC  
SCALE: N.T.S.



2ND FLOOR PLUMBING PLAN

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



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO ARCHITECTURE**

911 Southwest 18 Street, Boca Raton, Florida 33486  
954 671 0203 Fax 954 418 0022

All ideas and designs indicated or referred to in this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:

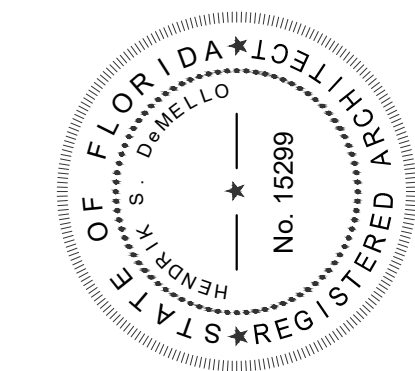
revisions

designed H. DeMello  
drawn H. DeMello  
date AUG. 21, 2015  
scale AS SHOWN  
project # 15.138  
sheet

**BUCHANAN P.E CONSULTING INC.**  
ELECTRICAL MECHANICAL PLUMBING ENGINEERING  
6191 W. ATLANTIC BLVD., SUITE # 2 MARGATE, FL 33063  
Ph: 954-990-2300 Fax: 954-990-2322  
Email: BUCHANANPEENGINEERS.COM  
CERTIFICATE OF AUTHORIZATION # 8842  
□ RAJA BUCHANAN P.E. # 48916 □ MAURICE LORD P.E. # 72550

SEAL

DATE \_\_\_\_\_



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO**  
**ARCHITECTURE**  
911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or referred to in this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:

revisions

designed	H. DeMello
drawn	H. DeMello
date	AUG. 21, 2015
scale	AS SHOWN
project #	15.138
sheet	

designed H. DeMello  
drawn H. DeMello  
date AUG. 21, 2015  
scale AS SHOWN  
project # 15.138  
sheet

**M-1**

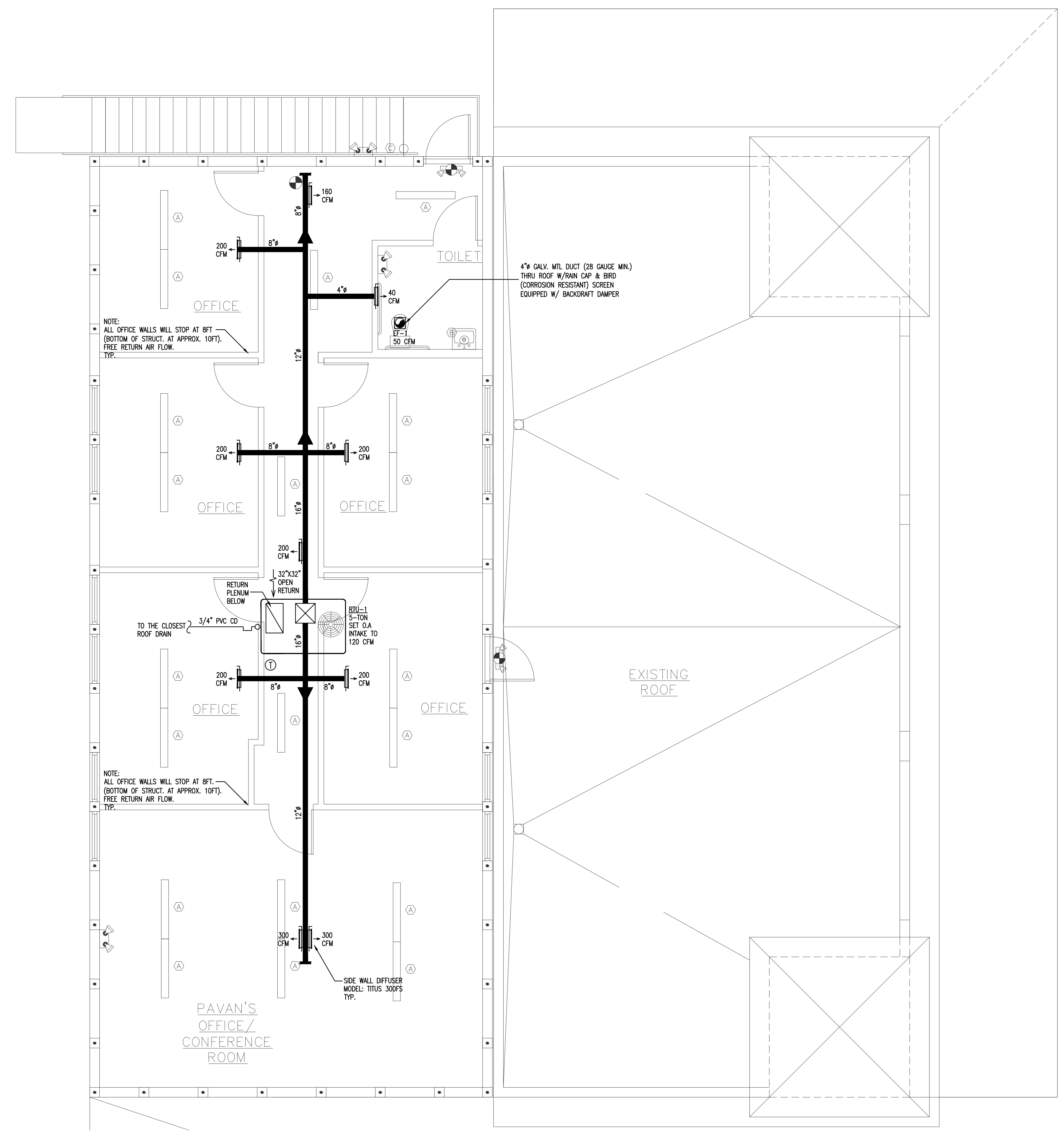
MECHANICAL LEGEND	
(S)	SMOKE DETECTOR
(T)	PROGRAMMABLE THERMOSTAT
TEST	TESTER
MV	MANUAL VOLUME DAMPER (MVD)
FD	FIRE DAMPER
SA	SUPPLY AIR DIFFUSER
RA	RETURN AIR DIFFUSER
LxW	SPIRAL METAL DUCT INS. R-4.2
FLEX	FLEX DUCT R-6
EF	EXHAUST FAN
OA	OUTSIDE AIR
RTU	ROOF TOP UNIT
CFM	CUBIC FEET PER MINUTE
▶	DUCT SIZE REDUCED

Manufacturer	TRANE OR EQUAL
Model Number	THC067
Nominal Tons	5.0
Total Capacity (MBH)	60.0
Sensible Capacity (MBH)	45.3
CFM	2000
ESP (" WG)	0.5"
Entering Air DB/WB	80 / 67
SEER/EER	17.2
Voltage/Phase/Hertz	208/3/60
Heater kW	6.0
Heating Capacity (MBH)	15.4
MCA	32.2
MOCP	45.0
Compressor RLA	16.2
Condenser Fan FLA	2.5
Blower HP	1.0
Blower FLA	9.4
Evaporator Rows/FPI	4/16
Evaporator Face Area	9.9
R-410A (lbs)	11.8
Unit Weight	780
Filters	(4) 16x25x2
Unit Dimensions	88.6 x 53.3 x 40.9

Ventilation per FBC-M 2014 Table 403.3		Office
1) Minimum O/A required at Supply Outlet Voz:		
a) Occupant Category (table 6-1)	Occupant Rate Requirements Rp =	5
	Building Rate Requirements Ra =	0.06
b) Estimated No. of Occupants in the Zone Pz =		8
c) Zone Net Occupied Area Az =		1200
d) O/A required in Breathing Zone (eq. 6-1 Vbz = RpPz + RaAz) Vbz =		112
e) Zone Air Distribution Effectiveness (table 6-2) Ez =		1
f) Min. O/A required at Supply Outlets (Eq. 6-2 Voz = Vbz/Ez) Voz =		112
SET O/A INTAKE FOR RTU TO:		120 CFM

NOTE:  
PER FBC 2014 COMMERCIAL ENERGY EFFICIENCY 5HT EDITION SECTION C403.2.4.4

SHUTOFF DAMPER CONTROLS:  
BOTH OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL BE EQUIPPED WITH DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. VENTILATION OUTSIDE AIR DAMPERS SHALL BE CAPABLE OF AUTOMATICALLY SHUTTING OFF DURING PREOCCUPANCY BUILDING WARMUP, COOLDOWN, AND SETBACK, EXCEPT WHEN VENTILATION REDUCES ENERGY COSTS (E.G., NIGHT PURGE) OR WHEN VENTILATION MUST BE SUPPLIED TO MEET CODE REQUIREMENTS.



**2ND FLOOR MECHANICAL PLAN**  
SCALE: 1/4" = 1'-0"

**BUCHANAN P.E CONSULTING INC.**  
ELECTRICAL MECHANICAL PLUMBING ENGINEERING  
6191 W. ATLANTIC BLVD., SUITE # 2 MARGATE, FL 33063  
Ph: 954-936-3300 Fax: 954-936-5232  
Email: BUCHANAN@PEENGINEERS.COM  
CERTIFICATE OF AUTHORIZATION # 8842  
□ RAJA BUCHANAN P.E # 48916 □ MAURICE LORD P.E # 72550

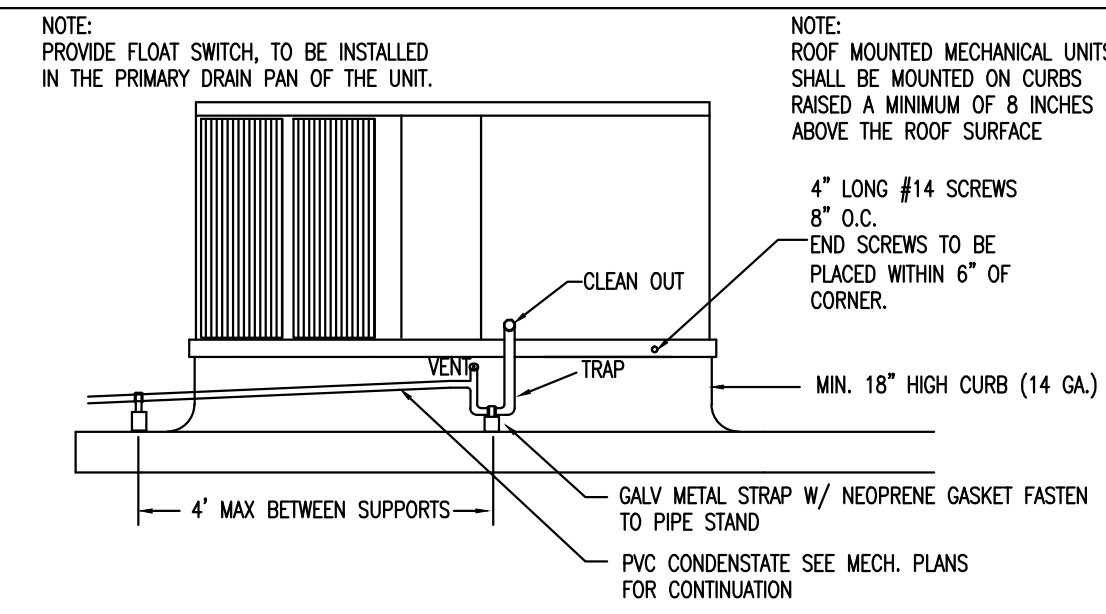
SEAL

DATE: \_\_\_\_\_

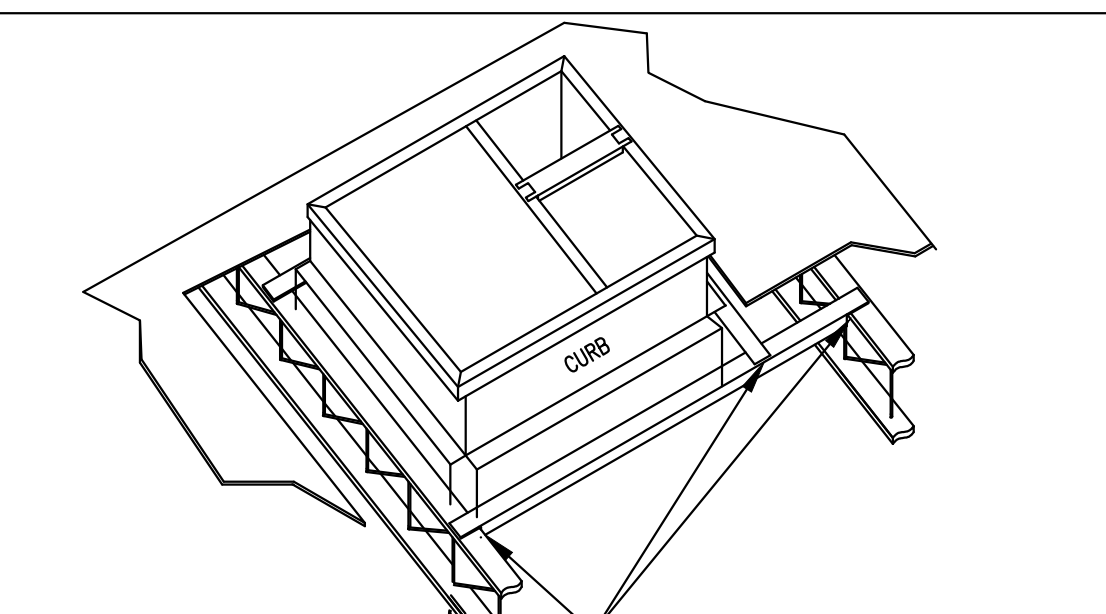


### H.V.A.C. GENERAL NOTES:

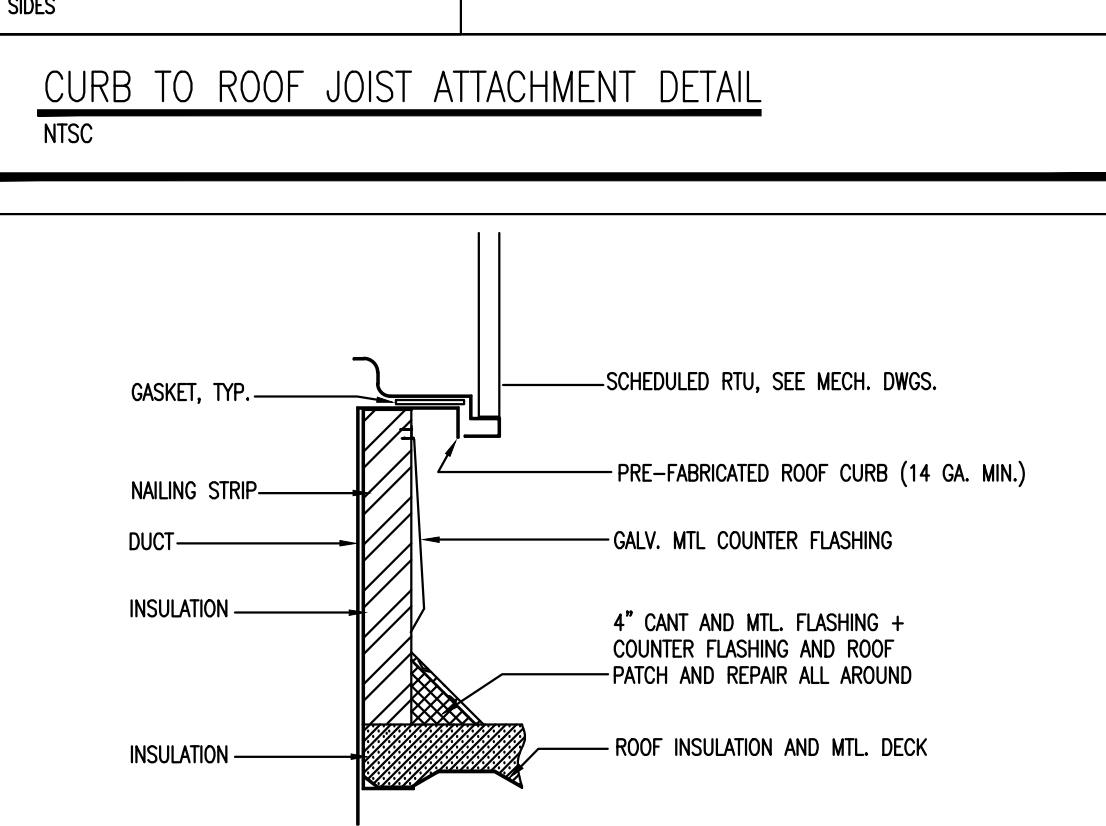
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH FBC-2014, 2012 NFPA-101, 2012 NFPA-1, 2011 NFPA-70.
1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
  2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
  3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
  4. DRAWINGS ARE DIAGRAMMATIC ILLUSTRATIONS. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING SYSTEM.
  5. CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
  6. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABEL WHERE APPLICABLE.
  7. AIR FILTERS SHALL BE INSTALLED ON ALL RETURN AIR EQUIPMENT INLETS. PROVIDE AN EXTRA FILTER, INSTALL AT END OF CONSTRUCTION.
  8. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.
  9. PROVIDE MAIN CONDENSATE DRAIN AND AUXILIARY DRAIN PAN (AUXILIARY DRAIN PAN SHALL BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN AS PER FMC 2014 SECTION 307.2.3) FOR ALL AIR CONDITIONING UNITS AND DRAIN TO EXTERIOR PERMEABLE SOIL OR AS SHOWN ON THE PLANS.
  10. AIR CONDITIONING CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM-D2662), COPPER IN PLENUM AREAS. ALL INTERIOR CONDENSATE PIPING IN UNCONDITIONED SPACES SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
  11. MAINTAIN 4" MINIMUM CLEARANCE AROUND ALL AIR HANDLING UNITS.
  12. THERMOSTAT MUST BE PROGRAMMABLE TO BE ABLE TO SET THE TEMPERATURE BACK (OR OFF) WHEN SPACE IS UNOCCUPIED OR AT OTHER TIMES AS NEEDED BY USER.
  13. ALL MATERIAL EXPOSED WITHIN PLENUM MUST BE NON COMBUSTIBLE OR RATED 25/50 FLAME SPREAD.
  14. ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILING MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUST INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.
  15. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
  16. DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
  17. HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.
  18. AIR DISTRIBUTION ACCESSORIES SHALL BE AIR GUIDE, ANEMOSTAT, TITUS, OR APPROVED EQUAL. ALL SUPPLY A.C. DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES. BRANCH TAKEOFFS MUST BE PROPORTIONAL SPLITS.
  19. THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.
  20. PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THROUGH FIRE DIVISION ASSEMBLIES. FIRE DAMPERS MUST HAVE FIRE RATING EQUAL TO OR GREATER THAN THE PENETRATED ASSEMBLY RATING. FIRE DAMPER INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES. PROVIDE ACCESS PANEL TO ALL FIRE DAMPERS.
  21. ELECTRIC STRIP HEATERS SHALL BE BLAST COIL TYPE WITH NICKEL CHROMIUM WIRE AND INSULATING BUSHINGS FACTORY MOUNTED AND WIRED INCLUDING ALL HEAT LIMITERS, HIGH LIMIT SWITCHES, AND CONTRACTORS IN ACCORDANCE WITH THE "NATIONAL ELECTRIC CODE".
  22. EXHAUST FANS SHALL HAVE THE CAPACITIES AS STATED ON THE DRAWINGS AND BE PROVIDED WITH BACK DRAFT DAMPER, BIRD SCREEN.
  23. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIRS OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED OR IS NOT OPERATING PROPERLY.
  24. ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS FOR SUBSTITUTIONS BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.
  25. AIR DISTRIBUTION SYSTEM TESTING, ADJUSTING AND BALANCING. A WRITTEN BALANCE REPORT SHALL BE PROVIDED TO THE OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER FOR HVAC SYSTEMS SERVING ZONES WITH A TOTAL CONDITIONED AREA EXCEEDING 5000 SQUARE FEET. AIR DISTRIBUTION SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED BY AN ENGINEER LICENSED IN THIS STATE OR A COMPANY OR INDIVIDUAL HOLDING A CURRENT CERTIFICATION FROM A RECOGNIZED TESTING AND BALANCING AGENCY ORGANIZATION IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS.  
EXCEPTIONS:  
1. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 15 TONS OR LESS PER SYSTEM MAY BE TESTED AND BALANCED BY A MECHANICAL CONTRACTOR LICENSED TO DESIGN AND INSTALL SUCH SYSTEM(S).  
2. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 65,000 BTU/H OR LESS PER SYSTEM ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.  
3. AIR SYSTEM BALANCING SHALL COMPLY WITH FBC 2014 ENERGY CONSERVATION 5TH EDITION SECTION C408.2.2.
  26. AS PER FBC 2014 ENERGY CONSERVATION 5TH EDITION SECTION C408.2.5.2, AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR. THE MANUAL SHALL INCLUDE, AT LEAST, THE FOLLOWING:  
1. EQUIPMENT CAPACITY (INPUT AND OUTPUT) AND REQUIRED MAINTENANCE ACTIONS.  
2. EQUIPMENT OPERATION AND MAINTENANCE MANUALS.  
3. HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD-DETERMINED SET POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS, AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.  
4. A COMPLETE WRITTEN NARRATIVE HOW EACH SYSTEM IS INTENDED TO OPERATE.
  27. ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH FBC 2014 ENERGY CONSERVATION 5TH EDITION SECTION C403.2.8.
  28. IF THERE ARE ANY CHANGES IN ENGINEER'S DRAWINGS, IN DESIGN OR IN EQUIPMENT, WITHOUT ENGINEER'S CONSENT, THE A.C. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITIES FOR THE PROJECT.
  29. SMOKE DETECTORS ARE REQUIRED ON ALL PRIMARY AIR CONDITIONING SYSTEMS WHERE TOTAL AIR VOLUME EXCEEDS 2,000 C.F.M. (FBC-MECHANICAL 2014 SECTION 606.2.1) A DUCT ACCESS DOOR IS REQUIRED TO ACCESS THE DETECTOR. 606.4 CONTROLS OPERATION. UPON ACTIVATION, THE SMOKE DETECTORS SHALL SHUT DOWN THE AIR DISTRIBUTION SYSTEM. AIR DISTRIBUTION SYSTEMS THAT ARE PART OF A SMOKE CONTROL SYSTEM SHALL SWITCH TO THE SMOKE CONTROL MODE UPON ACTIVATION OF A DETECTOR.  
606.4.1 SUPERVISION. THE DUCT SMOKE DETECTORS SHALL BE CONNECTED TO A FIRE ALARM SYSTEM WHERE A FIRE ALARM SYSTEM IS REQUIRED BY THE FLORIDA FIRE PREVENTION CODE. THE ACTIVATION OF A DUCT SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANLY ATTENDED LOCATION.  
EXCEPTIONS:  
1. THE SUPERVISORY SIGNAL AT A CONSTANLY ATTENDED LOCATION IS NOT REQUIRED WHERE THE DUCT SMOKE DETECTOR ACTIVATES THE BUILDING'S ALARM-INDICATING APPLIANCES.  
2. IN OCCUPANCIES NOT REQUIRED TO BE EQUIPPED WITH A FIRE ALARM SYSTEM, ACTUATION OF A SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SIGNAL IN AN APPROVED LOCATION. DUCT SMOKE DETECTOR TROUBLE CONDITIONS SHALL ACTIVATE A VISIBLE OR AUDIBLE SIGNAL IN AN APPROVED LOCATION AND SHALL BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE.
  30. AS PER FBC 2014 ENERGY CONSERVATION SECTION 5TH EDITION SECTION C403.2.4.4 (SHUTOFF DAMPER CONTROLS) PROVIDE MOTORIZED DAMPERS FOR O/A INTAKE FOR AHU. CONNECT MOTORIZED DAMPER TO TIME CLOCK TO CLOSE OUTSIDE AIR INTAKE AUTOMATICALLY WHEN THE SPACE SERVED IS NOT IN USE (OFF BUSINESS HOURS).
  31. GRAVITY HOODS, VENTS, AND VENTILATORS. ALL OUTDOOR AIR SUPPLY AND EXHAUST HOODS, VENTS, AND VENTILATORS SHALL BE EQUIPPED WITH DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SPACES SERVED ARE NOT IN USE.  
EXCEPTION: VENTILATION SYSTEMS SERVING UNCONDITIONED SPACES.
  32. MINIMUM DUCT INSULATION R-VALUES, HEATING AND COOLING SUPPLY AND RETURN DUCTS SHALL BE PER FBC 2014 ENERGY CONSERVATION 5TH EDITION TABLE C403.2.7.1.
  33. AS PER FBC-301.4 ALL APPLIANCES REGULATED BY THIS CODE SHALL BE LISTED AND LABELED UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH SECTIONS 301.4.1 THROUGH 301.4.4.
  34. AS PER FMC-304.10 GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE AND ROOF HATCH OPENINGS ARE LOCATED WITHIN 10 FT. OF ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW.
  35. AS PER 306.5.1 SLOPED ROOFS. WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER AND HAVING AN EDGE MORE THAN 30" ABOVE GRADE AT SUCH EDGE A LEVEL PLATFORM SHALL BE PROVIDED ON EACH SIDE OF THE APPLIANCE TO WHICH ACCESS IS REQUIRED FOR SERVICE, REPAIR OR MAINTENANCE. THE PLATFORM SHALL BE NOT LESS THAN 30" IN ANY DIMENSION AND SHALL BE PROVIDED WITH GUARDS. THE GUARDS SHALL EXTEND NOT LESS THAN 42" ABOVE THE PLATFORM. SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21" DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE FBC.
  36. ANY INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10FT. FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SOURCE.
  37. ALL COOKING APPLIANCES THAT ARE DESIGNED FOR PERMANENT INSTALLATION SHALL BE LISTED , LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION.
  38. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.



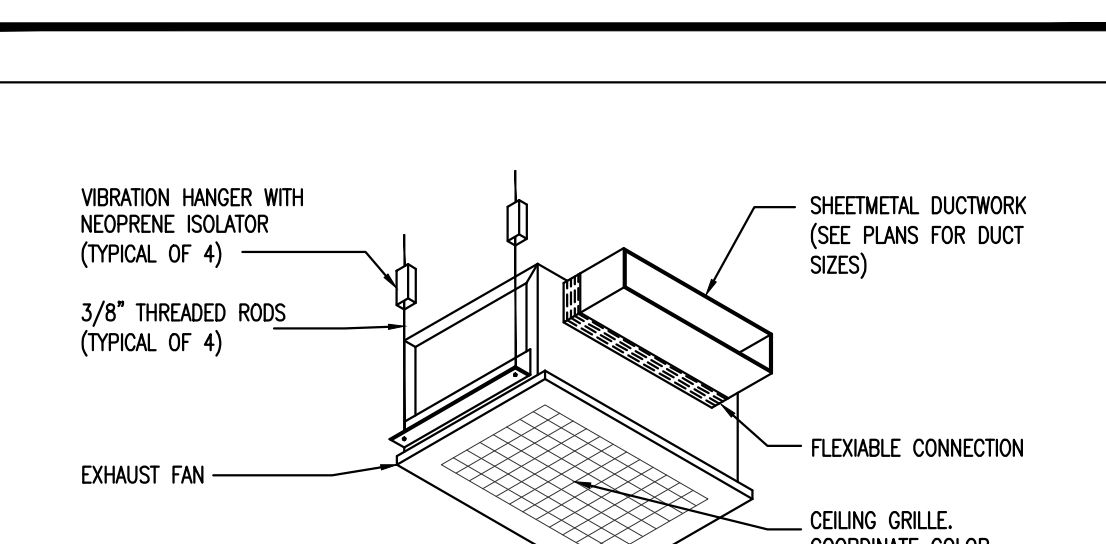
RTU TO CURB ATTACHMENT & DRAIN DETAIL  
NTSC



CURB TO ROOF JOIST ATTACHMENT DETAIL  
NTSC



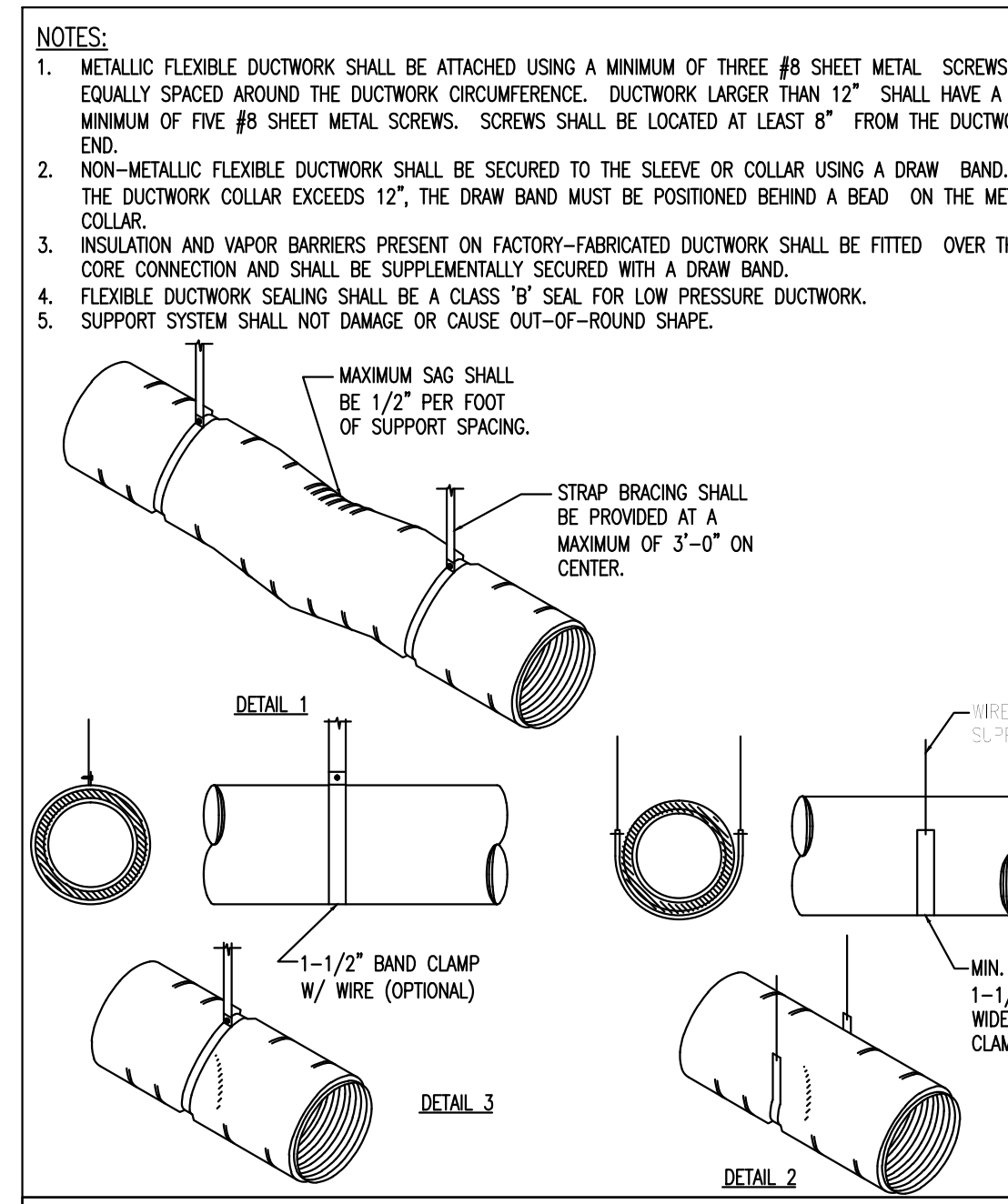
CURB INSTALLATION DETAIL  
NTSC



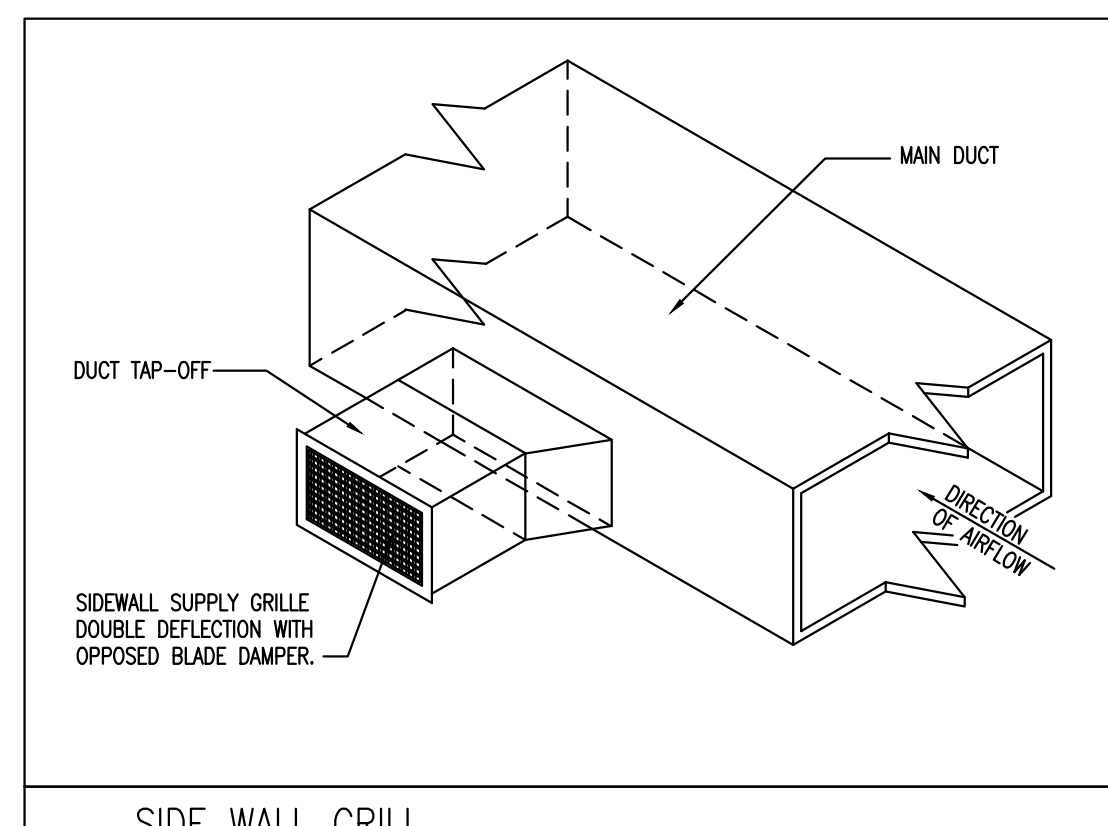
CEILING FAN DETAIL  
NTSC

EXHAUST FAN SCHEDULE								
TAG	BASIS OF DESIGN		FLOW RATE	STATIC PRESSURE	RPM	ELECTRICAL DATA		WEIGHT
	MANUFACTURER	MODEL OR SERIES				POWER (W)	VOLT	
EF-1	GREENHECK OR EQUAL	SP-870	50	0.25	675	40	115	13.25x14.875 9

TAG	BASIS OF DESIGN		FLOW RATE	STATIC PRESSURE	RPM	ELECTRICAL DATA		WEIGHT
	MANUFACTURER	MODEL OR SERIES				POWER (W)	VOLT	
EF-1	GREENHECK OR EQUAL	SP-870	50	0.25	675	40	115	13.25x14.875 9



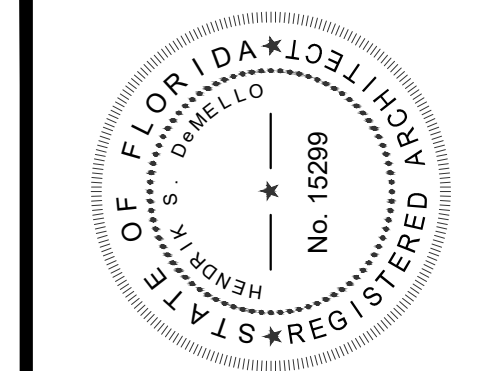
INSULATED FLEXIBLE DUCTWORK DETAIL  
NTSC



SIDE WALL GRILL  
NTSC

### MECHANICAL NOTES & DETAILS

**BUCHANAN P.E CONSULTING INC.**  
 ELECTRICAL, MECHANICAL, PLUMBING ENGINEERING  
 6191 W. ATLANTIC BLVD., SUITE # 2 MARGATE, FL 33063  
 Ph: 954-990-2300 Fax: 954-990-2322  
 E-mail: BUCHANAN@PEENGINEERS.COM  
 CERTIFICATE OF AUTHORIZATION # 8842  
 RAJA BUCHANAN P.E # 48916  MAURICE LORD P.E # 72550  
 DATE: \_\_\_\_\_

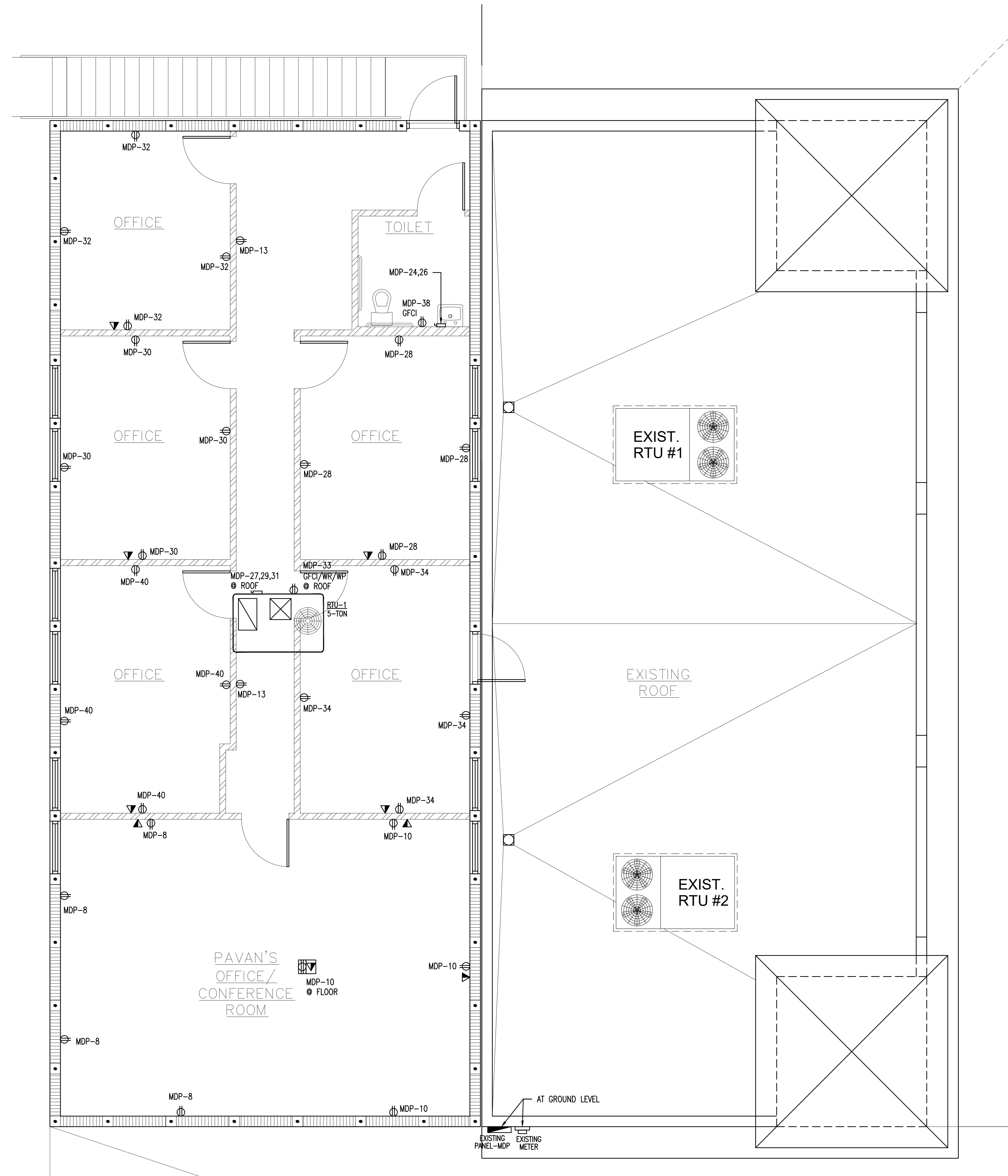


MEMBER: AMERICAN INSTITUTE OF ARCHITECTS AIA26001907  
**DeMELLO ARCHITECTURE**  
 911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or referred to on this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed for any person or corporation for any purpose whatsoever without written permission of this office.

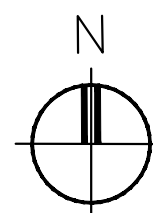
SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
 455 U.S. HIGHWAY #1  
 DEERFIELD BEACH, FL.

revisions	designed	H. DeMello
	drawn	H. DeMello
	date	AUG. 21, 2015
	scale	AS SHOWN
	project #	15.138
	sheet	

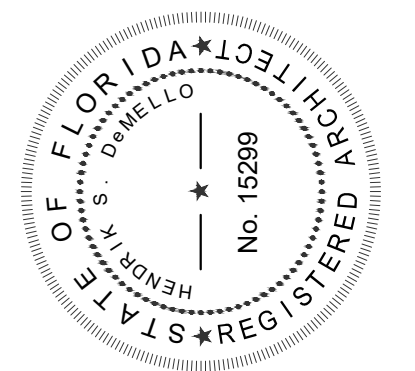


**2ND FLOOR POWER PLAN**

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



ELECTRICAL SYMBOL LEGEND	
	RECEPTACLE DUPLEX 120V
	SWITCHED RECEPTACLE
	RECEPTACLE CEILING
	FLOOR RECEPTACLE
	QUAD RECEPTACLE
	220V RECEPTACLE
	DISCONNECT SWITCH
	ELECTRICAL PANEL
	COMPUTER/PHONE JACK
	WEATHER PROOF
	GROUND FAULT CURRENT INTERRUPTER
	JUNCTION BOX
	2'x4' LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	HI HATS
	EMERGENCY LIGHT WITH BATTERY BACK UP.
	EXIT LIGHT WITH BATTERY BACK UP. NOT MORE THAN 5W PER FACE.
	COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK UP. NOT MORE THAN 5W PER FACE.
	EXHAUST FAN
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	TIME CLOCK BYPASS SWITCH (MAX 4 HOURS OVERRIDE)
	OCCUPANT SENSOR. TURNS LIGHTS OFF WITHIN 30 MINUTES AFTER OCCUPANT LEAVES SPACE. WHEN MULTIPLE OCCUPANT SENSORS ARE USED ON ONE LIGHTING CIRCUIT, ANY OCCUPANT SENSOR ACTIVATION WILL TURN ON LIGHTS FOR THAT LIGHTING CIRCUIT FOR 30 MINUTES MAXIMUM.
	ULTRASONIC CEILING MOUNTED OCCUPANCY SENSOR. TURNS LIGHTS OFF WITHIN 30 MINUTES AFTER OCCUPANT LEAVES SPACE. WHEN MULTIPLE MOTION SENSORS ARE USED ON ONE LIGHTING CIRCUIT, ANY OCCUPANCY SENSOR ACTIVATION WILL TURN ON LIGHTS FOR THAT LIGHTING CIRCUIT FOR 30 MINUTES MAXIMUM.
NOTE: OCCUPANCY SENSOR SHALL BE SELECTED TO PROVIDE FULL COVERAGE FOR THE AREA IT SERVES.	
	PROGRAMMABLE THERMOSTAT
	TESTER
NOTE: ALL RECEPTACLES TO BE 15" AFF TO BOTTOM OF RECEPTACLE UNLESS NOTED OTHERWISE OR ABOVE COUNTER. ALL SWITCHES TO BE 48" AFF TO TOP OF SWITCH UNLESS NOTED OTHERWISE.	



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO ARCHITECTURE**

911 Southwest 18 Street, Boca Raton, Florida 33486  
954 671 0203 Fax 954 418 0022

All ideas and designs indicated or repeated on this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

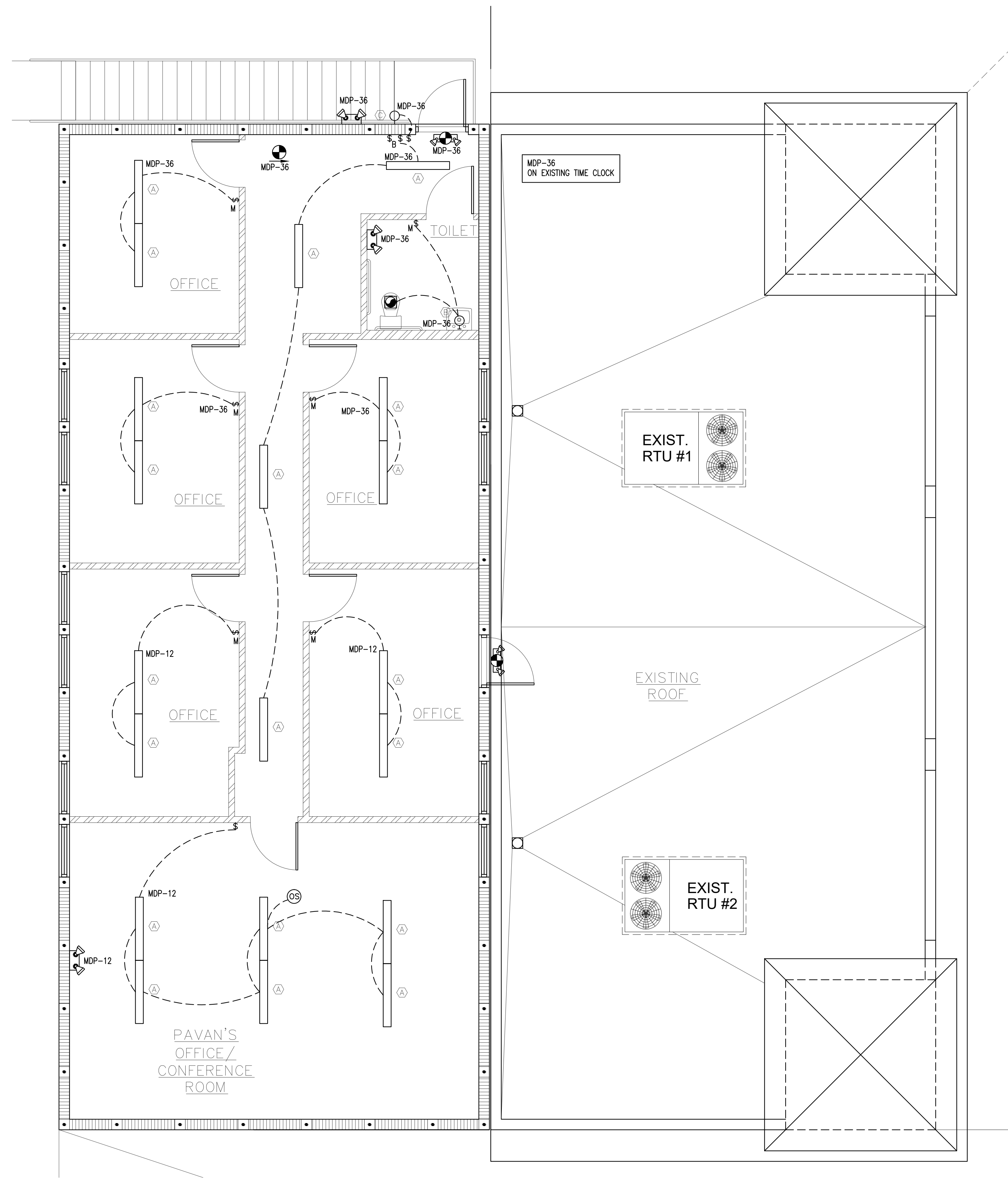
drawing name:

revisions

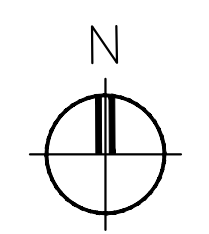
designed H. DeMello  
drawn H. DeMello  
date AUG. 21, 2015  
scale AS SHOWN  
project # 15.138  
sheet

**BUCHANAN P.E CONSULTING INC.**  
ELECTRICAL MECHANICAL PLUMBING  
ENGINEERING  
6191 W. ATLANTIC BLVD, SUITE # 2 MARGATE, FL 33063  
Ph: 954-990-2300 Fax: 954-990-2322  
Email: BUCHANAN@PEENGINEERS.COM  
CERTIFICATE OF AUTHORIZATION # 8842  
RAJA BUCHANAN P.E # 48916 MAURICE LORD P.E # 72550

SEAL  
DATE



**2ND FLOOR LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"

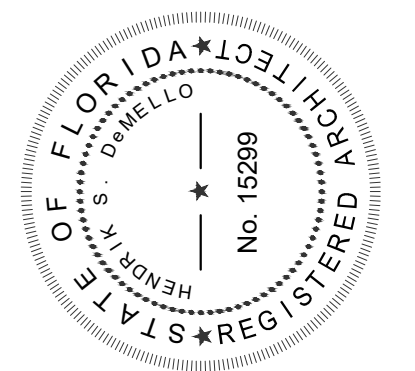


LIGHTING FIXTURE SCHEDULE							
SYMBOL	LABEL	TYPE OF FIXTURE	FINISH	LENS TYPE	VOLT	LAMP	MANUFACTURER & MODEL NO.
	A	4' 2L Paralineer Fluorescent - 4' Cable	WHITE	LDUVER	-	(2) F32T8/35K	LSI # 482-ACK4-232-16-SSO-CAN
	B	Wall Mounted Incand. Fixt.			-		(as approved by owner)
	C	Wall Mounted Exterior Incand. Fixt.			-		(as approved by owner)
	EXIT EM	Combination EM / Exit	WHITE	RED LETTERS	-	L.E.D.	LSI # EMEX 1/2 R W 120/277
	EM	Emergency Lt.	WHITE			L.E.D.	LSI # EM
	EXIT	EXIT LIGHT WITH BATTERY BACK UP, NOT MORE THAN 5W PER FACE.	WHITE	RED LETTERS		L.E.D.	

NOTE 1: VERIFY CEILING TYPES PRIOR TO ORDERING

FBC-2014 - ENERGY CONSERVATION INTERIOR LIGHTING POWER ALLOWANCE CALCULATIONS -				
SPACE TYPE	ALLOWED (W/SQ FT)	AREA (SQ FT)	ALLOWED (W)	USED (W)
OFFICE	0.9 W/SQ.FT	x 1734 SQ.FT	= 1561 WATT	1472 WATT
<b>TOTALS</b>			<b>1561 WATT</b>	<b>1472 WATT</b>

**BUCHANAN P.E CONSULTING INC.**  
ELECTRICAL MECHANICAL PLUMBING ENGINEERING  
6191 W. ATLANTIC BLVD, SUITE # 2 MARGATE, FL 33063  
Ph: 954-990-3300 Fax: 954-990-5232  
Email: BUCHANAN@PEENGINEERS.COM  
CERTIFICATE OF AUTHORIZATION # 8842  
□ RAJA BUCHANAN P.E # 48916 □ MAURICE LORD P.E # 72550



MEMBER:  
AMERICAN  
INSTITUTE OF  
ARCHITECTS  
AA26001907

**DeMELLO ARCHITECTURE**  
911 Southwest 18 Street, Boca Raton, Florida 33486  
**954 671 0203** Fax 954 418 0022

All ideas and designs indicated or referred to in this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SECOND FLOOR ADDITION FOR  
**DIXIE DIVERS**  
455 U.S. HIGHWAY #1  
DEERFIELD BEACH, FL.

drawing name:

revisions

designed H. DeMello  
drawn H. DeMello  
date AUG. 21, 2015  
scale AS SHOWN  
project # 15.138  
sheet

