Detroit Street

New Construction

Multi-Family Housing

Lake Worth Beach, Florida

PRELIMINARY PLANS - August 6, 2021

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Detroit Street
Proposed Multi-Family
Housing Community
Lake Worth Beach, Florida

Cover Sheet

Revisions:

Project No.
2021-027C
Date:
August 6, 2021

STATE OF FLORIDA
MICHAEL ARRIGO
REGISTERED ARCHITECT
AR-0017335

MICHAEL ARRIGO
LIC. NO. AR0017335

g0.0

General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
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4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2.1-A2.2 FOR DESCRIPTION OF WORK.

Symbols Legend

UL #U376 - TENANT SEPARATION - STUD 1 HR
UL #U356 - EXTERIOR BEARING / BREEZEWAY - STUD 1 HR

SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)

EMERGENCY WALL PACK

SD — SMOKE DETECTOR

EXIT SIGNAGE

FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G0.2

A — 20 MIN RATED ENTRY DOOR W/ CLOSER

F — FIRE ALARM PULL STATION

F — FIRE ALARM HORN

FIRE ALARM HORN & STROBE

AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	15,382 SQ. FT.
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	45,552 SQ. FT.

OCCUPANT LOAD		
SPACE	CALC.	PEOPLE
RESIDENTIAL	45,552/ 200	228

OCCUPANT LOAD:

- OCCUPANCY LOAD: 228 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 52 = 45.6 INCHES
- EGRESS PROVIDED = 216 INCHES (6 TOTAL EXITS)
  - MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
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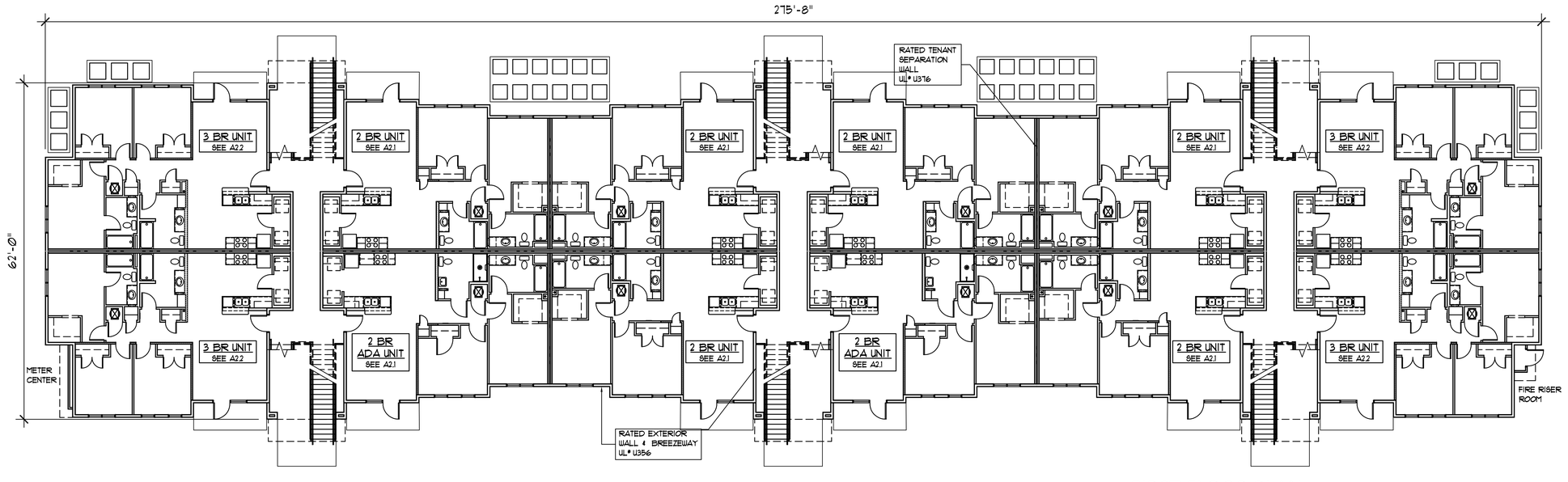
REFER TO SHEET A8.1 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

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Building "A" Floor Plans

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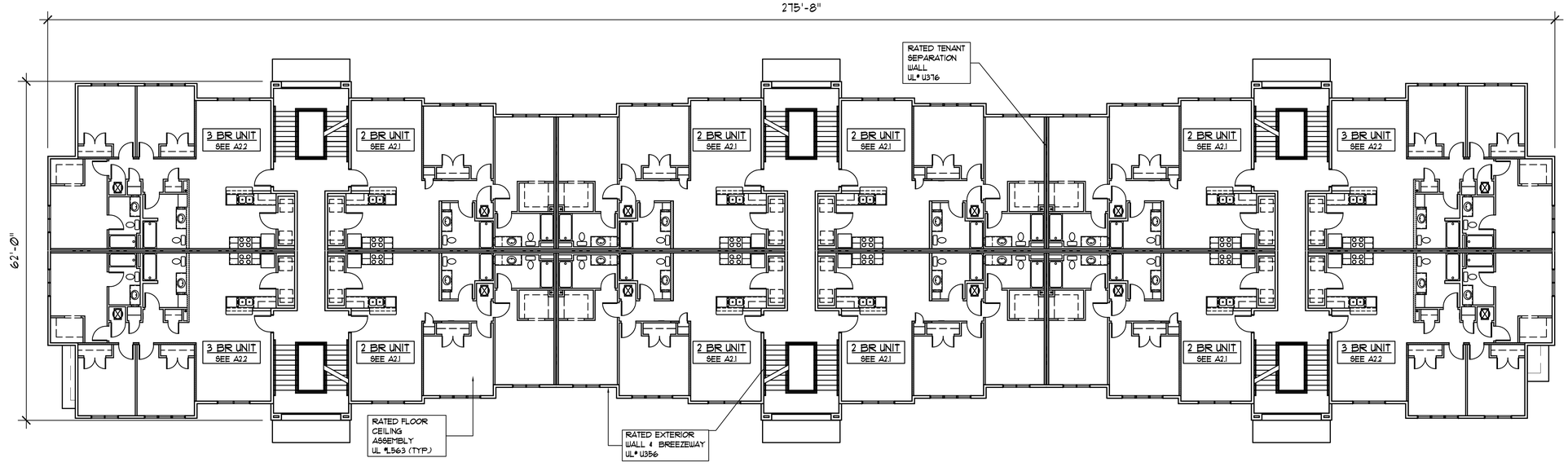

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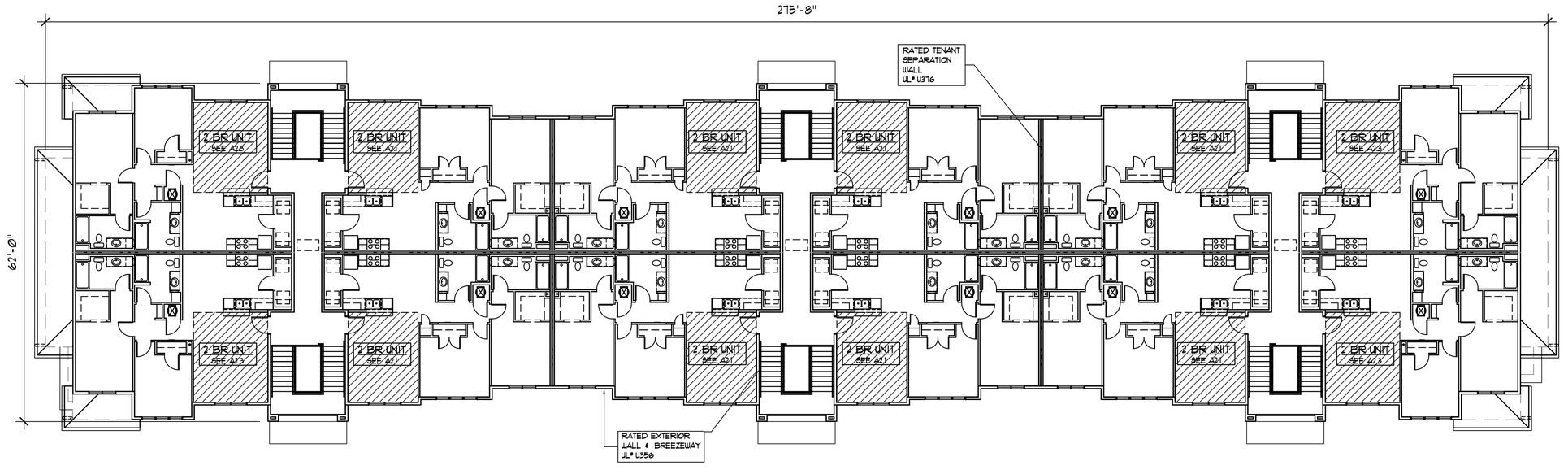

THIRD FLOOR PLAN

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Building "A" Floor Plans

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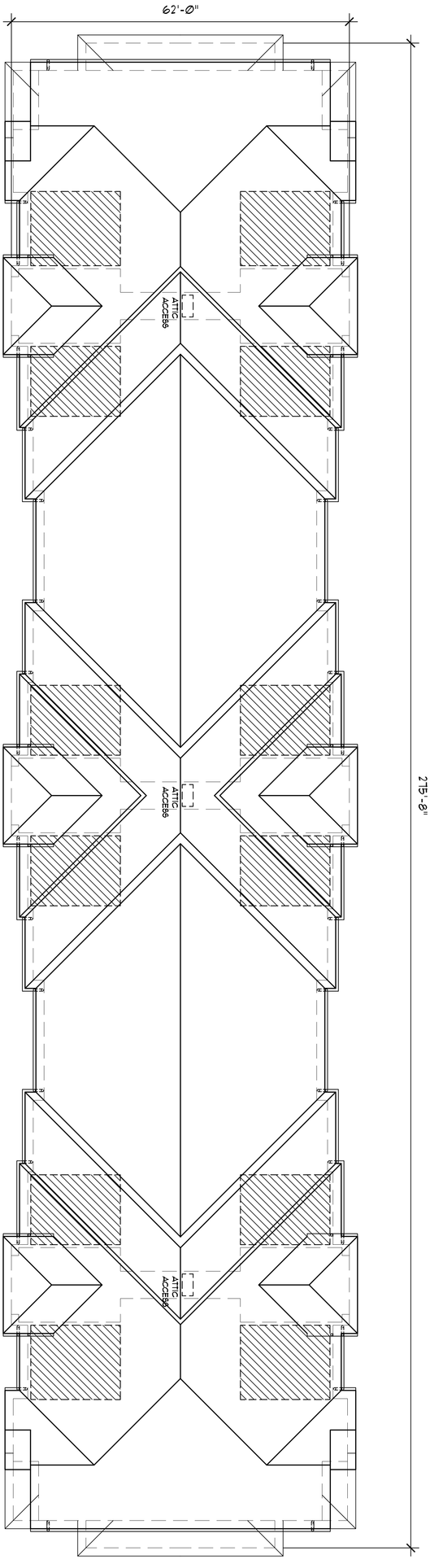

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a1.1d

Building "A"
Floor Plans

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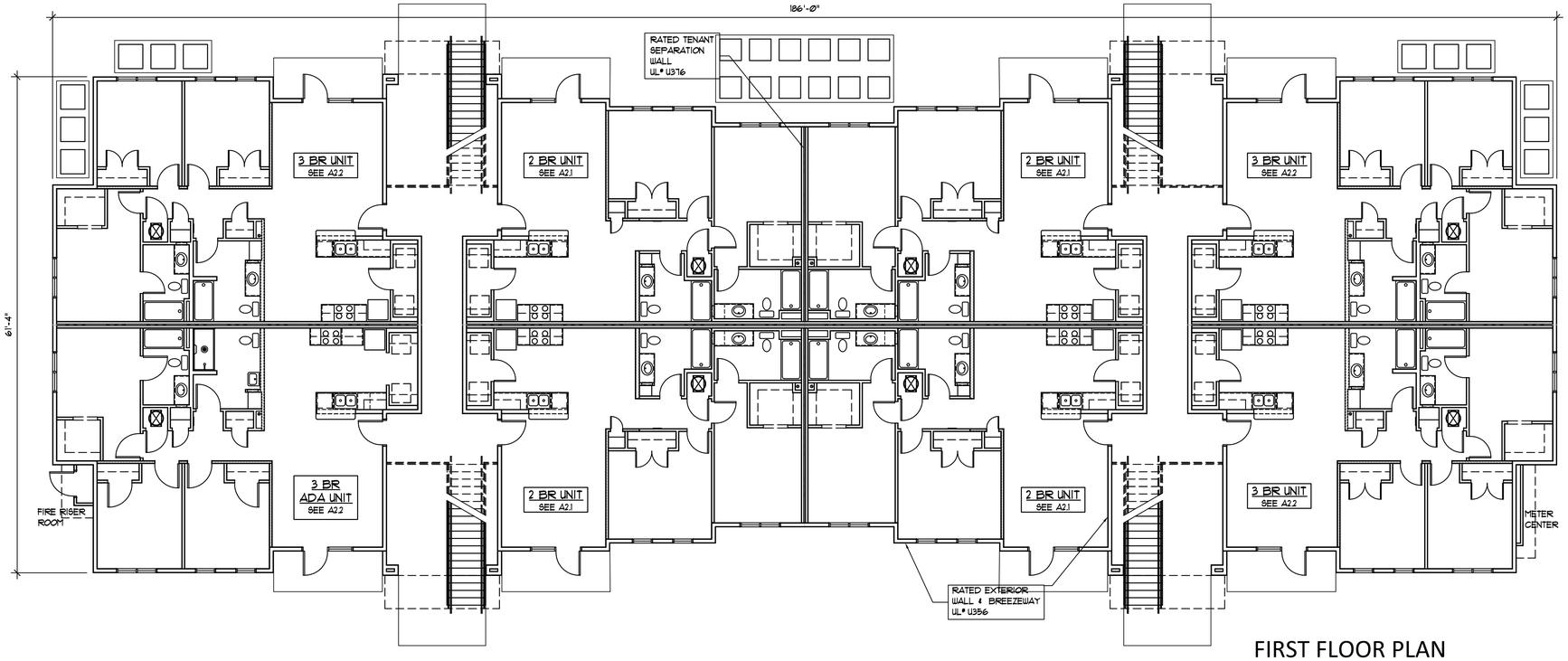

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Detroit Street
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Building "B"
Floor Plans

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MICHAEL ARRIGO
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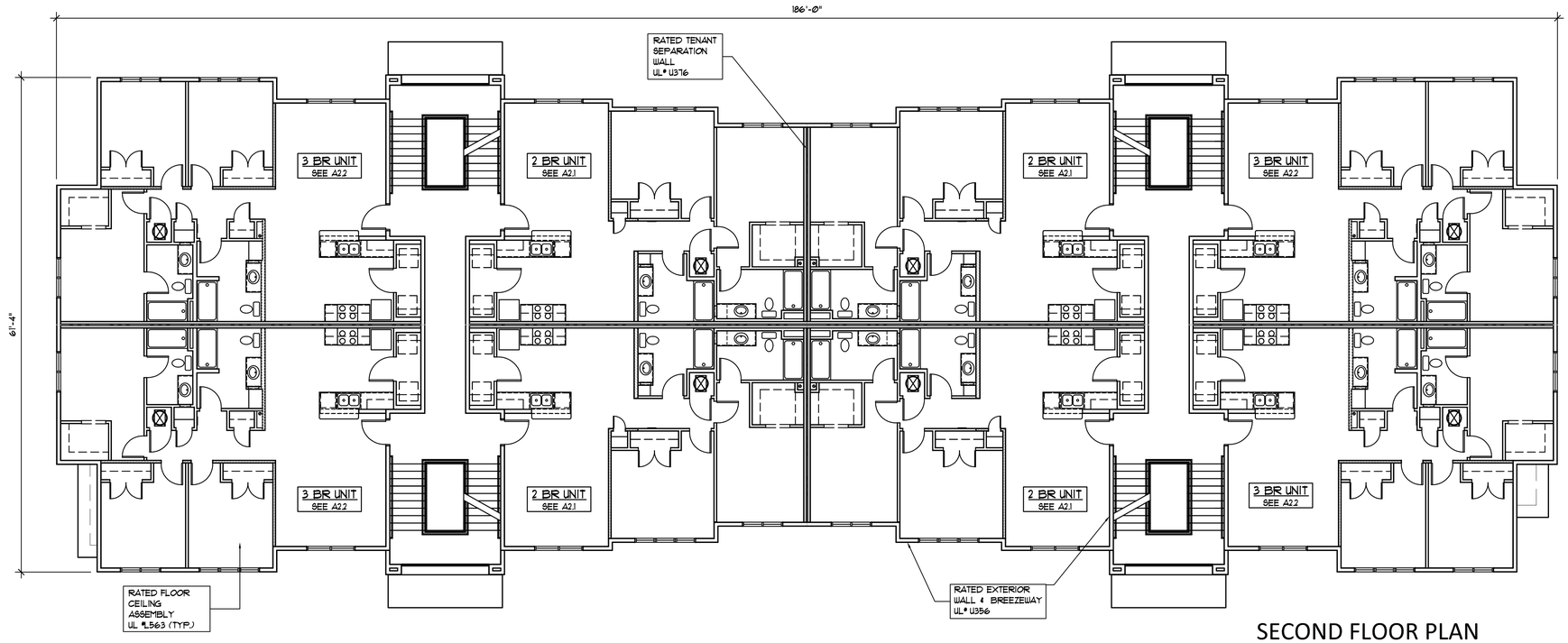

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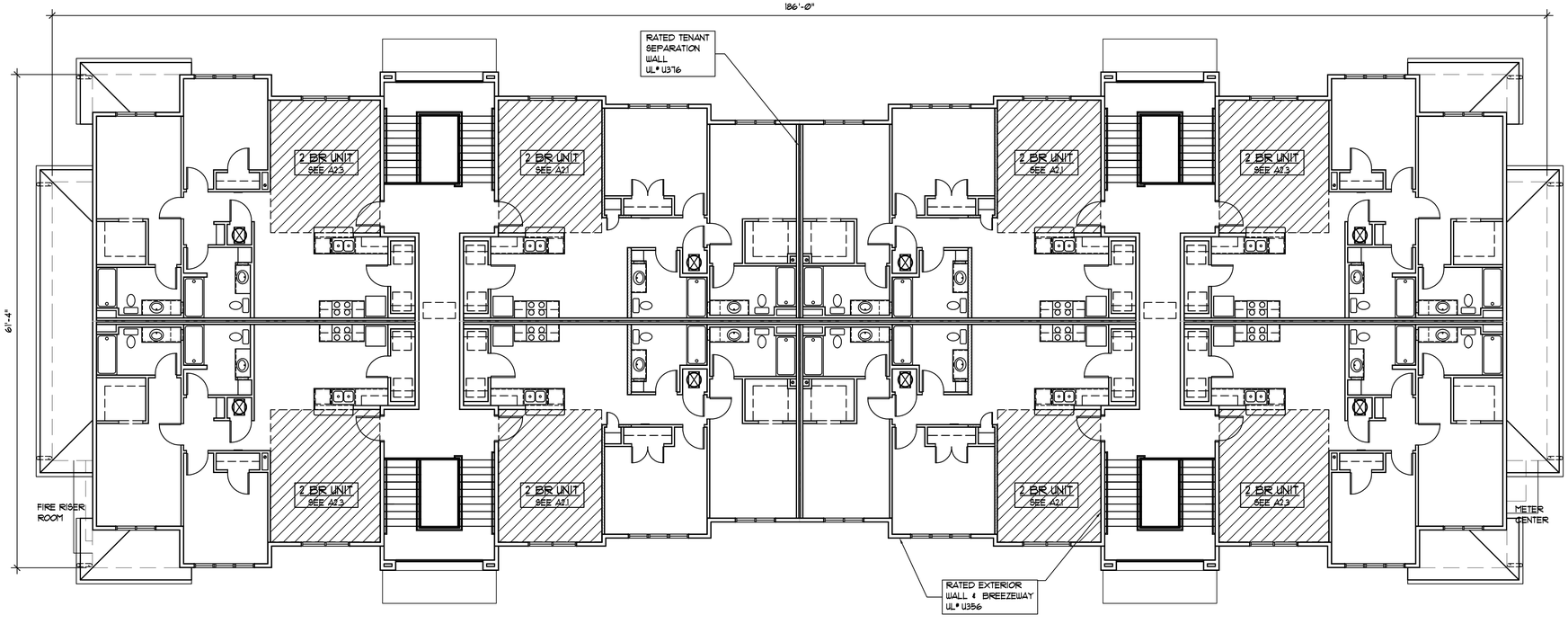

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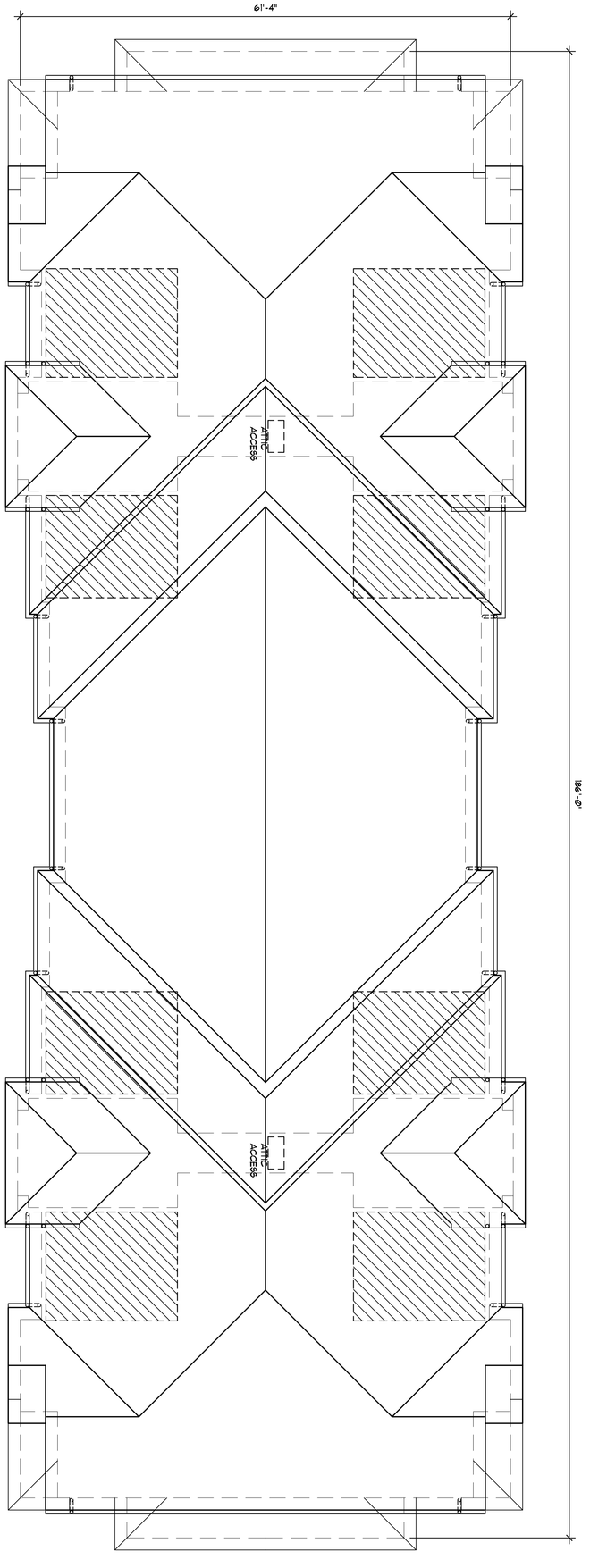

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Symbols Legend

LOAD BEARING 2"x6" WD STUD PERIMETER EXTERIOR WALL
SPACING AS SCHEDULED IN STRUCT DWGS
REFER TO WALL TYPE ENLARGEMENT FOR DETAIL ON A0.1

INTERIOR NONBEARING 2"x4" WOOD STUD PARTITION
(6" AT BACK TO BACK PLUMBING WALL)
REFER TO WALL TYPE ENLARGEMENT FOR DETAIL ON A0.1

A — 3068 DOOR SIZE

1 — 5440 WINDOW SIZE
HR — WINDOW TYPE

REFER TO SHEET A0.1 FOR PARTITIONS.
REFER TO SHEET A0.3 FOR DOOR & WINDOW SCHEDULE AS WELL AS FLORIDA PRODUCT APPROVAL / MIAMI DADE NOA SCHEDULE AND RELATED MOUNTING / FASTENING INFORMATION

A — PARTITION TYPE

TYPICAL INTERIOR WALL TYPE IS "A" UNLESS OTHERWISE NOTED

B / A2.1 — ELEVATION SYMBOL

FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G0.1

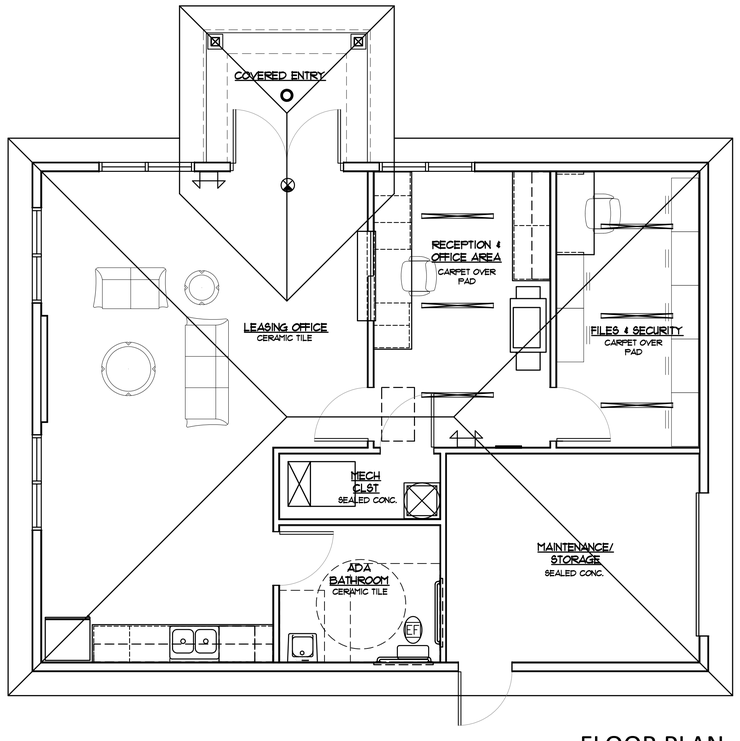
EMERGENCY WALL PAK

EXIT SIGNAGE

TRAVEL DISTANCE TO EXIT (MAX 200 FEET)

REFER TO SHEET G0.1 FOR DEFINED PROJECT SCOPE AND ADDITIONAL PERTINENT INFORMATION &/OR SPECIFICATIONS

APPLIANCES NOTED AS "ADA" HAVE ALL CONTROLS TOWARD FRONT OR DESIGNED SPECIFICALLY FOR ACCESSIBILITY



A FLOOR PLAN

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

BUILDING AREA BREAKDOWN:

1ST FLOOR AREA = 1148 SF GROSS

OFFICE AREA - BUSINESS 1079 SF
ENTRY PORCH 69 SF (N/A IN OCCUPANCY)

NON-SPRINKLERED

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
BUSINESS (MOST RESTRICTIVE)	1079 / 100	8
TOTAL		8

OCCUPANT LOAD:

- OCCUPANCY LOAD: 8 PEOPLE
- EGRESS REQUIRED PER FLOOR = 2 x 8 = 16 INCHES
- EGRESS PROVIDED = 36 INCHES (1 TOTAL EXITS)
  - MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
  - MINIMUM CLEAR WIDTH OF CORRIDORS/STAIRS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 200'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = +/-42'

PLUMBING MATRIX

SPACE	FIXTURES	
	REQ.	PROVIDED
BUSINESS (B) - 15 PEOPLE	1 WC (MALE/FEMALE) PER 25 OF FIRST 50 1 PER 50 REMAINING	1 WC (MALE/FEMALE)
	1 LAV (MALE/FEMALE) PER 40 OF FIRST 80 1 PER 80 REMAINING	1 LAV (MALE/FEMALE)
	DRINKING FOUNTAIN NOT REQUIRED (OCCUPANT LOAD 15 OR FEWER)	
	1 SERVICE SINK	1 SERVICE SINK

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Detroit Street
Proposed Multi-Family
Housing Community
Lake Worth Beach, Florida

Clubhouse
Floor Plan

Revisions:

Project No. 2021-027C
Date: August 6, 2021

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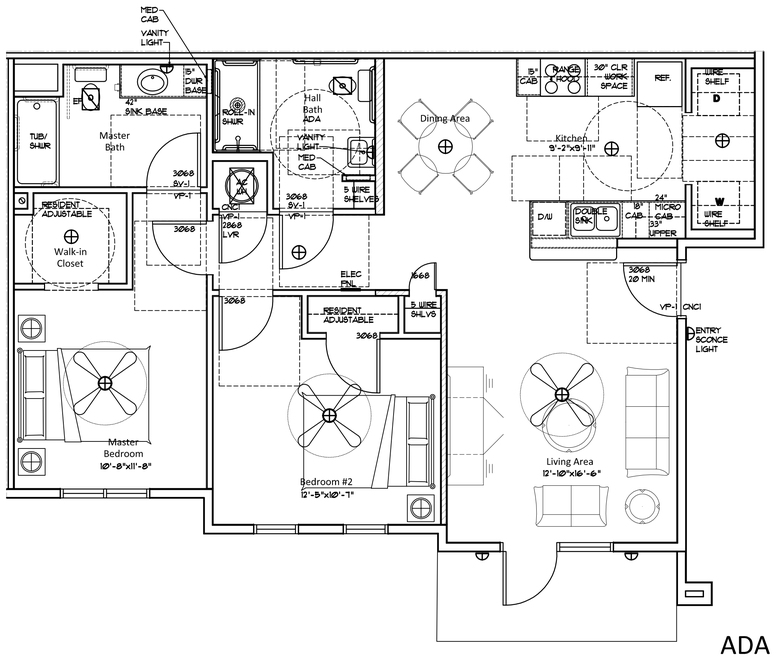
MICHAEL ARRIGO
LIC. NO. AR0017335

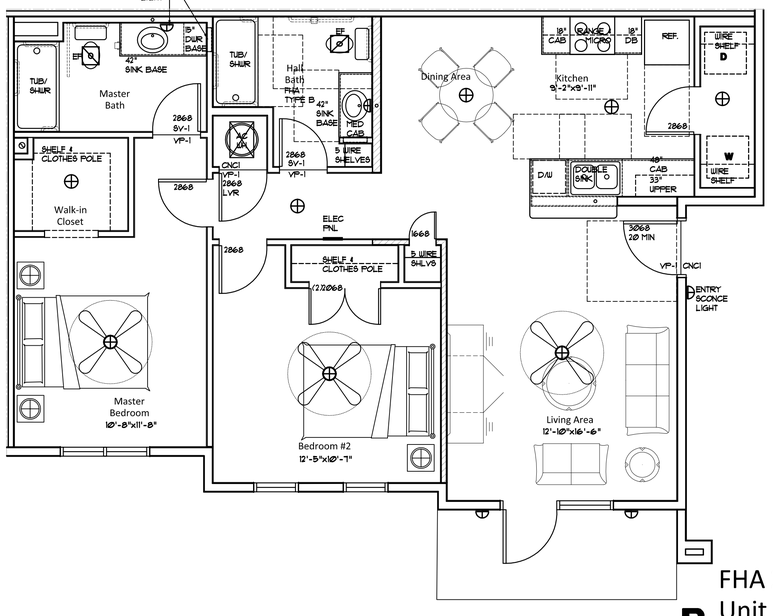
a1.3



ADA 2BR Unit Plan

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

1,066 SF INTERIOR A/C SPACE (GROSS)
942 SF NET



FHA 2BR Unit Plan

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

1,066 SF INTERIOR A/C SPACE (GROSS)
942 SF NET

General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3-STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH FHA AND ADA REQUIREMENTS
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CONSTRUCTION PLAN NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 2040, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.
3. COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
4. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE.
5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
6. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER
7. ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.
8. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.

ALL UNITS TO BE WIRED FOR HIGH SPEED INTERNET. CONTRACTOR SHALL FIELD COORDINATE INTERNET CONNECTION LOCATION

Symbols Legend

- UL U336 - RATED CHASE - STUD 1 HR
- LOAD BEARING 2X4 WD STUD INTERIOR WALL (6" AT BACK TO BACK PLUMBING WALL) SPACING AS SCHEDULED IN STRUCT DWGS REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
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- FE FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- F FIRE ALARM PULL STATION
- F FIRE ALARM HORN
- FIRE ALARM HORN & STROBE
- SD SMOKE DETECTOR

REFER TO SHEET G02 FOR DEFINED PROJECT SCOPE AND ADDITIONAL PERTINENT INFORMATION &/OR SPECIFICATIONS

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Detroit Street
Proposed Multi-Family Housing Community
Lake Worth Beach, Florida

Proposed Typical Unit Plans

Revisions:

Project No. 2021-027C
Date: August 6, 2021

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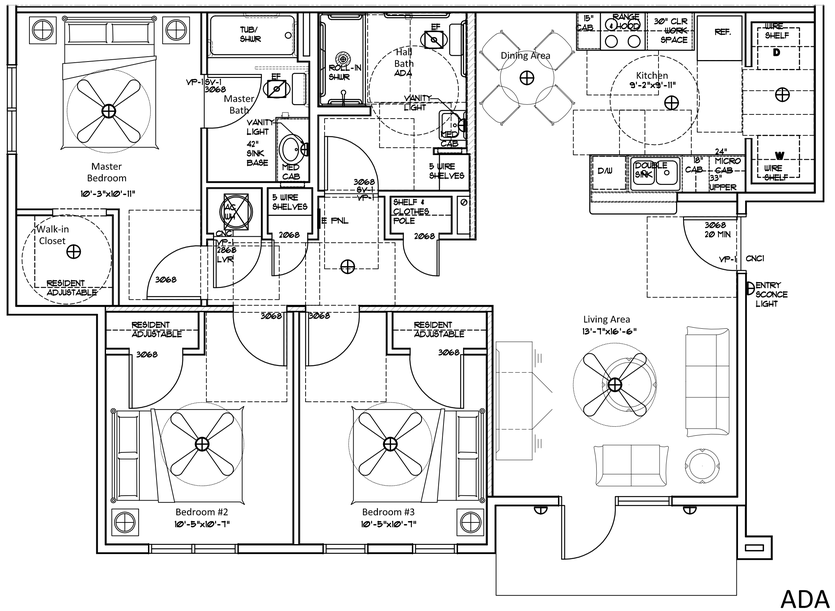
MICHAEL ARRIGO
LIC. NO. AR0017335

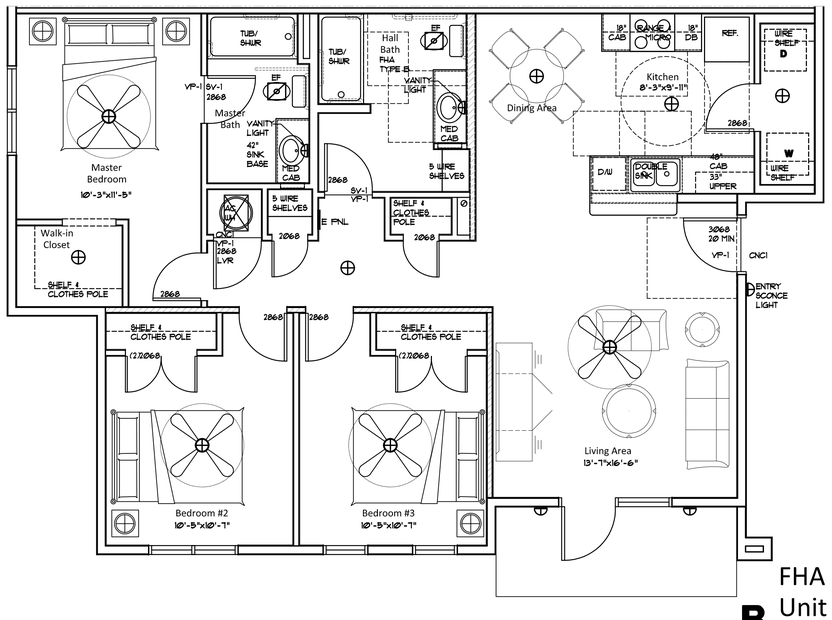
a2.1



ADA 3BR Unit Plan

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

1,212 SF INTERIOR A/C SPACE (GROSS)
1,070 SF NET



FHA 3BR Unit Plan

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

1,212 SF INTERIOR A/C SPACE (GROSS)
1,070 SF NET

General Notes & Scope

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Detroit Street
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Lake Worth Beach, Florida

Proposed Typical Unit Plans

Revisions:

Project No. 2021-027C
Date: August 6, 2021

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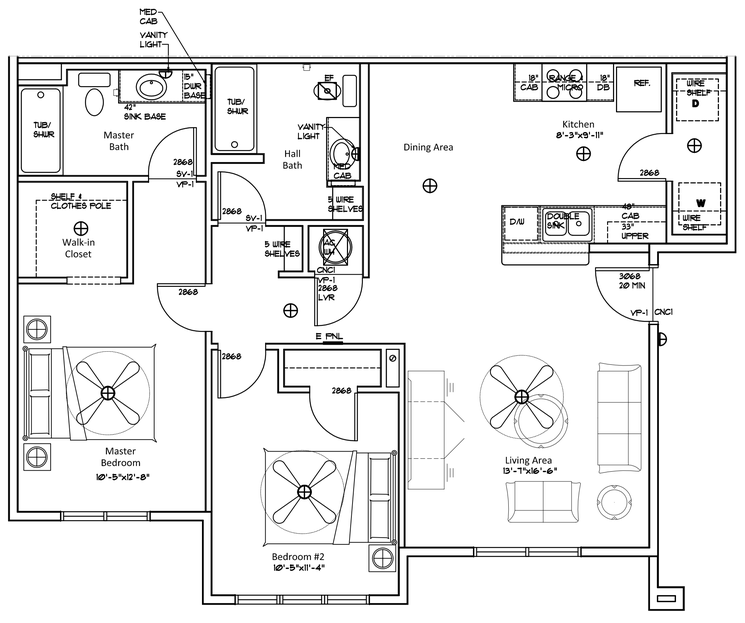
MICHAEL ARRIGO
LIC. NO. AR0017335

a2.2



3rd Floor 2BR
A Unit Plan
SCALE: 1/4"= 1'-0"

1,074 SF INTERIOR A/C SPACE (GROSS)
945 SF NET

General Notes & Scope

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Detroit Street
Proposed Multi-Family
Housing Community
Lake Worth Beach, Florida

Proposed Typical Unit Plans

Revisions:

Project No. 2021-027C
Date: August 6, 2021

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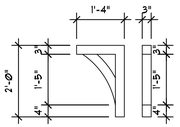
MICHAEL ARRIGO
LIC. NO. AR0017335

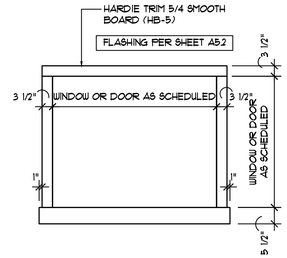
a2.3



DECORATIVE CORBEL

SCALE: NOT TO SCALE

2 / a3.1



WINDOW TRIM

SCALE: NOT TO SCALE

1 / a3.1

SYMBOLS LEGEND

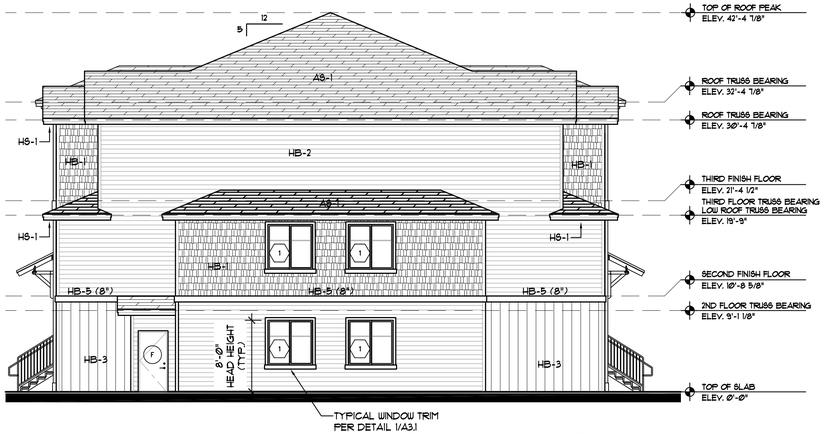
HB-1	HARDIE SHINGLE SIDING - (COLOR TBD)
HB-2	HARDIE LAP SIDING (COLOR TBD)
HB-3	HARDIE BOARD & BATTEN SIDING - 12" SPACING (COLOR TBD)
HB-4	HARDIE PANEL SIDING (COLOR TBD)
HB-5 HS-1	HARDIE TRIM 5/4 SMOOTH BOARD - WHITE HARDIE SOFFIT AT EAVES
P-1	PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)
AS-1	GAF ASPHALT SHINGLES (COLOR TBD)
MT-1	ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

TYPICAL EMERGENCY ESCAPE WINDOW:
MAXIMUM SILL HEIGHT FROM FLOOR: 44"
MINIMUM CLEAR OPENING HEIGHT: 24"
MINIMUM CLEAR OPENING WIDTH: 20"
MINIMUM CLEAR OPENING AREA: 5.1 SQ. FT.
GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.

1 FRONT / REAR VIEW

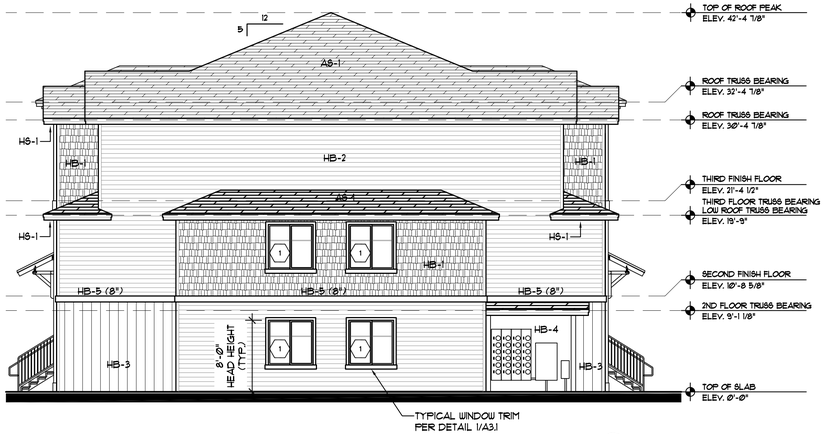
SCALE: 3/32"= 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.



3 SIDE VIEW

SCALE: 1/8"= 1'-0"



2 SIDE VIEW

SCALE: 1/8"= 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

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Detroit Street
Proposed Multi-Family Housing Community
Lake Worth Beach, Florida

Building "A" Elevations

Revisions:

Project No. 2021-027C
Date: August 6, 2021

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AR-0017335
REGISTERED ARCHITECT

MICHAEL ARRIGO
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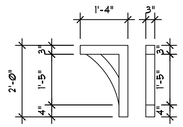
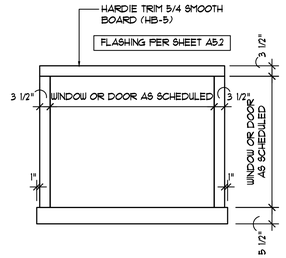
a3.1a



DECORATIVE CORBEL

SCALE: NOT TO SCALE

2 / a3.1



WINDOW TRIM

SCALE: NOT TO SCALE

1 / a3.1

PROPOSED COLORS

P-1	PAINT - SHERWIN WILLIAMS 6798 ICEBERG	
P-2	PAINT - SHERWIN WILLIAMS 7602 INDIGO BATIK	
P-3	PAINT - SHERWIN WILLIAMS 6234 UNCERTAIN GRAY	
P-4	PAINT - SHERWIN WILLIAMS 9143 CADET	
P-5	PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)	
P-6	PAINT - SHERWIN WILLIAMS 7004 SNOWBOUND (TRIM)	

MATERIALS LEGEND

HB-1	HARDIE SHINGLE SIDING - (COLOR TBD)
HB-2	HARDIE LAP SIDING (COLOR TBD)
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HB-5	HARDIE TRIM 5/4 SMOOTH BOARD - WHITE
HS-1	HARDIE SOFFIT AT EAVES
AS-1	GAF ASPHALT SHINGLES (COLOR TBD)
MT-1	ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

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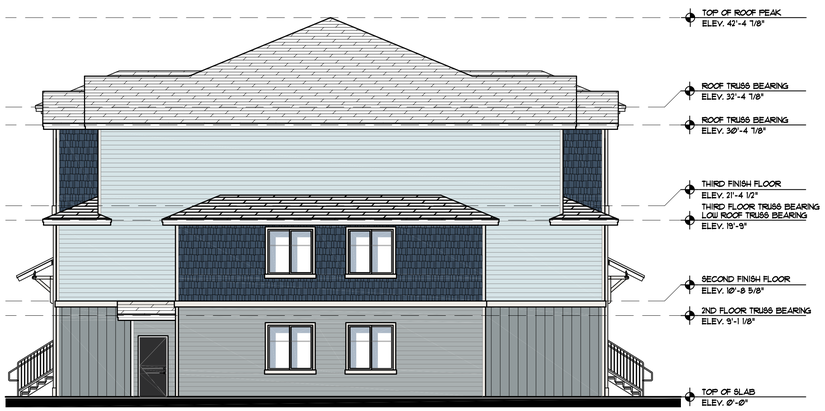

3 SIDE VIEW

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2 SIDE VIEW

SCALE: 1/8"= 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

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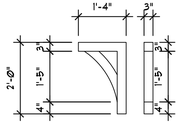
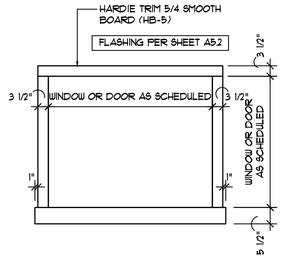
a3.1b



DECORATIVE CORBEL

SCALE: NOT TO SCALE

2 / a3.1



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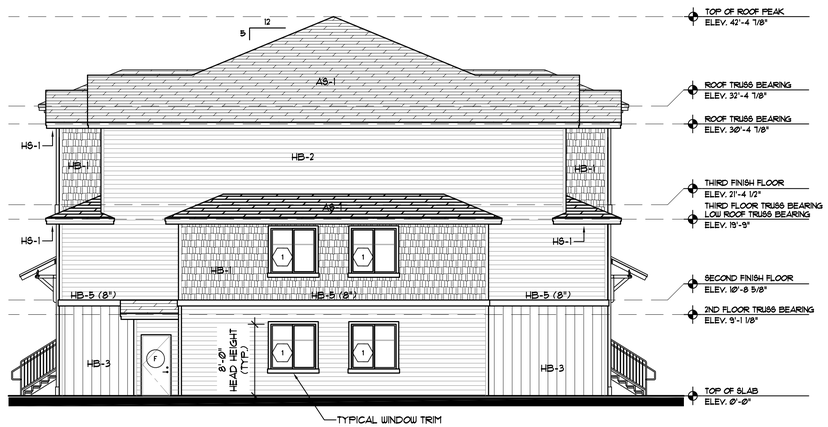
MT-1	ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

1 FRONT / REAR VIEW

SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

TYPICAL EMERGENCY ESCAPE WINDOW:
MAXIMUM SILL HEIGHT FROM FLOOR: 44"
MINIMUM CLEAR OPENING HEIGHT: 24"
MINIMUM CLEAR OPENING WIDTH: 20"
MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.
GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.



3 SIDE VIEW

SCALE: 1/8" = 1'-0"

2 SIDE VIEW

SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

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Detroit Street
Proposed Multi-Family Housing Community
Lake Worth Beach, Florida

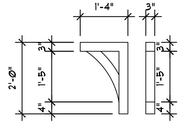
Building "B" Elevations

Revisions:

Project No. 2021-027C
Date: August 6, 2021

STATE OF FLORIDA
MICHAEL ARRIGO
AR-0017335
REGISTERED ARCHITECT
MICHAEL ARRIGO
LIC. NO. AR0017335

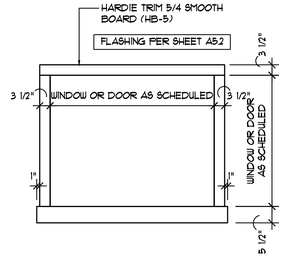
a3.2a



DECORATIVE CORBEL

SCALE: NOT TO SCALE

2 / a3.1



WINDOW TRIM

SCALE: NOT TO SCALE

1 / a3.1

PROPOSED COLORS

P-1	PAINT - SHERWIN WILLIAMS 6798 ICEBERG	
P-2	PAINT - SHERWIN WILLIAMS 7602 INDIGO BATIK	
P-3	PAINT - SHERWIN WILLIAMS 6234 UNCERTAIN GRAY	
P-4	PAINT - SHERWIN WILLIAMS 9143 CADET	
P-5	PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)	
P-6	PAINT - SHERWIN WILLIAMS 7004 SNOWBOUND (TRIM)	

MATERIALS LEGEND

HB-1	HARDIE SHINGLE SIDING - (COLOR TBD)
HB-2	HARDIE LAP SIDING (COLOR TBD)
HB-3	HARDIE BOARD & BATTEN SIDING - 12" SPACING (COLOR TBD)
HB-4	HARDIE PANEL SIDING (COLOR TBD)
HB-5	HARDIE TRIM 5/4 SMOOTH BOARD - WHITE
HS-1	HARDIE SOFFIT AT EAVES
AS-1	GAF ASPHALT SHINGLES (COLOR TBD)
MT-1	ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

1 FRONT / REAR VIEW

SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

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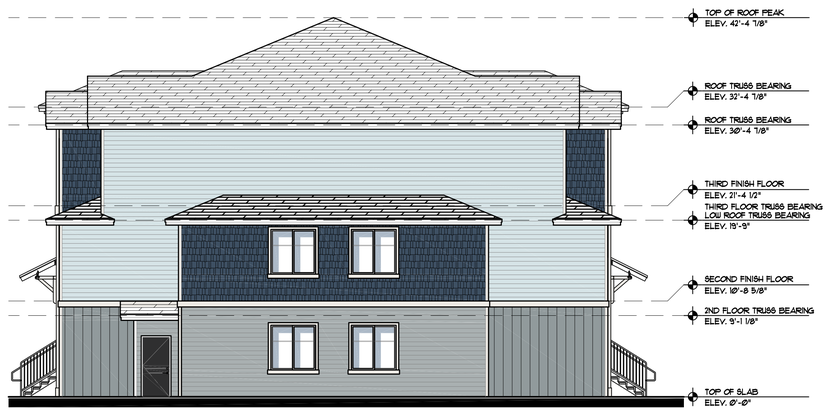

3 SIDE VIEW

SCALE: 1/8" = 1'-0"

2 SIDE VIEW

SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

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Detroit Street
Proposed Multi-Family Housing Community
Lake Worth Beach, Florida

Building "B" Elevations

Revisions:

Project No. 2021-027C
Date: August 6, 2021

STATE OF FLORIDA · MICHAEL ARRIGO · REGISTERED ARCHITECT · AR-0017335

MICHAEL ARRIGO
LIC. NO. AR0017335

a3.2b

MATERIALS LEGEND

HB-1	HARDIE SHINGLE SIDING - (COLOR TBD)
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HB-3	HARDIE BOARD & BATTEN SIDING - 12" SPACING (COLOR TBD)
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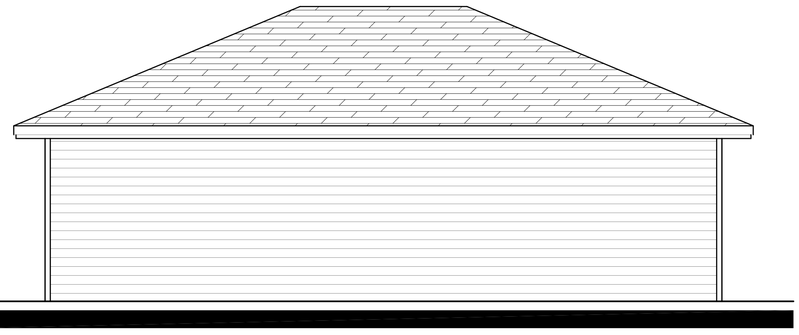
HB-5	HARDIE TRIM 5/4 SMOOTH BOARD - WHITE
HS-1	HARDIE SOFFIT AT EAVES
AS-1	GAF ASPHALT SHINGLES (COLOR TBD)
MT-1	ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

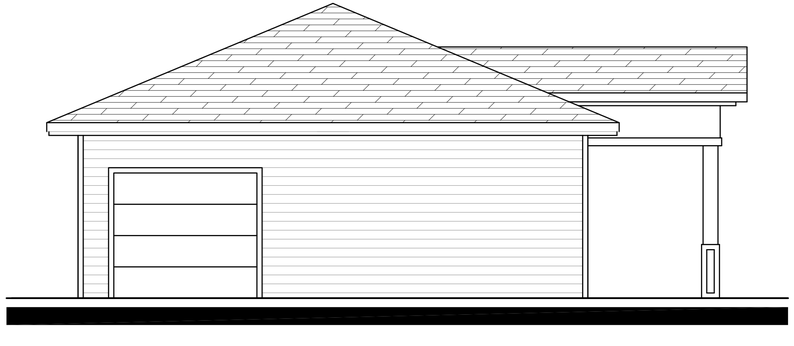
A FRONT ELEVATION

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



B REAR ELEVATION

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



C LEFT SIDE ELEVATION

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

D RIGHT SIDE ELEVATION

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

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Detroit Street
Proposed Multi-Family
Housing Community
Lake Worth Beach, Florida

Clubhouse Elevations

Revisions

Project No. 2021-027C
Date: August 6, 2021

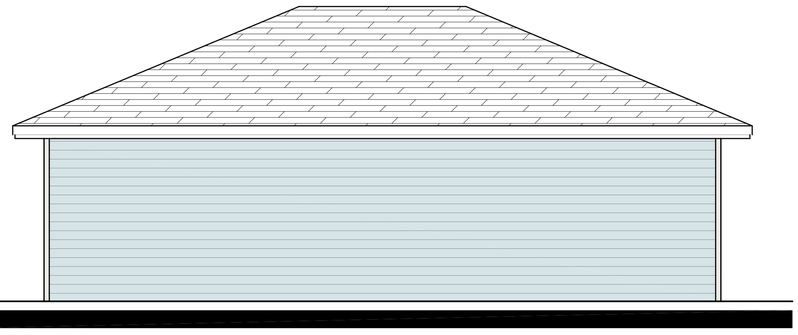
STATE OF FLORIDA
MICHAEL ARRIGO
AR-0017335
REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

a3.3a

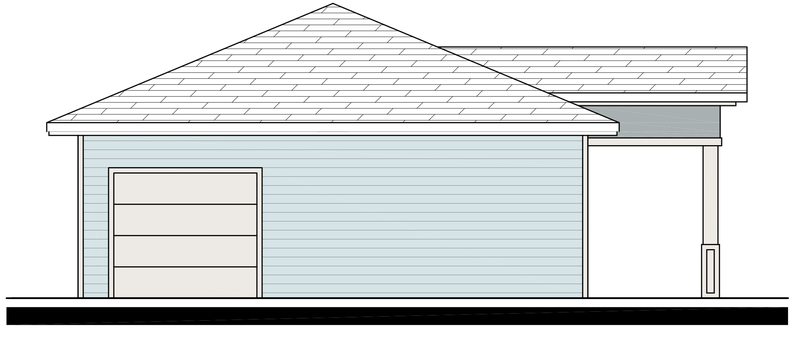
A FRONT ELEVATION

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



B REAR ELEVATION

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



C LEFT SIDE ELEVATION

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

D RIGHT SIDE ELEVATION

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

PROPOSED COLORS

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Detroit Street
Proposed Multi-Family
Housing Community
Lake Worth Beach, Florida

Clubhouse Elevations

Revisions

Project No. 2021-027C
Date: August 6, 2021

STATE OF FLORIDA · MICHAEL ARRIGO · AR-0017335 · REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

a3.3b

General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1.1)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2.1-A2.2 FOR DESCRIPTION OF WORK.

Symbols Legend

- UL #U376 - TENANT SEPARATION - STUD 1 HR
- UL #U356 - EXTERIOR BEARING / BREEZEWAY - STUD 1 HR
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- EMERGENCY WALL PACK
- SD — SMOKE DETECTOR
- EXIT SIGNAGE
- FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G0.2
- A — 20 MIN RATED ENTRY DOOR W/ CLOSER
- F — FIRE ALARM PULL STATION
- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE

AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,252 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	10,987 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	10,438 SQ. FT.
	32,677 SQ. FT.

OCCUPANT LOAD

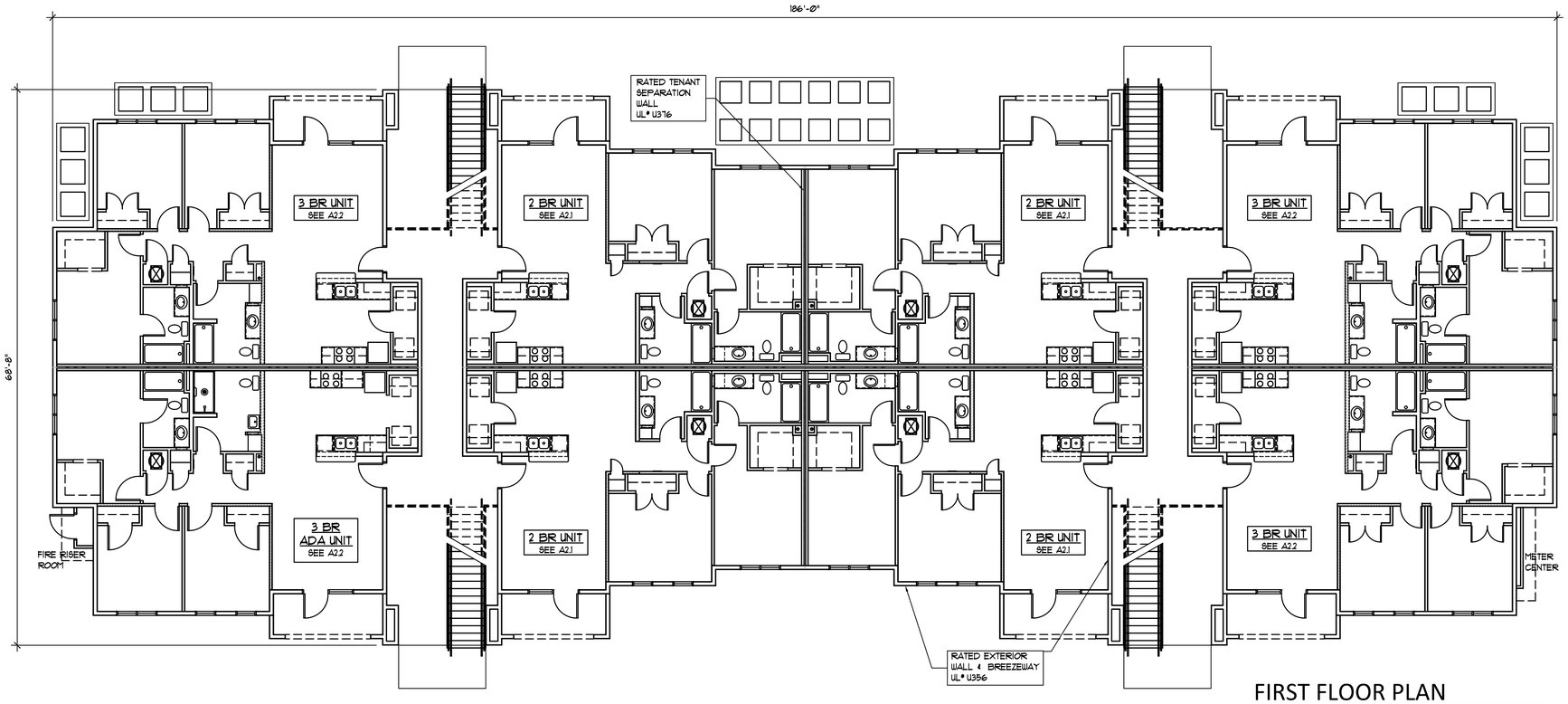
SPACE	CALC.	PEOPLE
RESIDENTIAL	32,677/ 200	164

OCCUPANT LOAD:

- OCCUPANCY LOAD: 55 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 55= 110 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
  - ** MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
  - ** MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED= 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = +/-130'-0" (FROM THIRD FLOOR)

REFER TO SHEET A8.1 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS



FIRST FLOOR PLAN

SCALE: 1/8"= 1'-0"

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Detroit Street
Proposed Multi-Family
Housing Community
Lake Worth Beach, Florida

Building "B"
First Floor Plan

Revisions:

Project No. 2021-027C
Date: August 6, 2021

STATE OF FLORIDA · MICHAEL ARRIGO · AR-0017335 · REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

a1.2a

General Notes & Scope

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Symbols Legend

- UL #U376 - TENANT SEPARATION - STUD 1 HR
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- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
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- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE

AREA BREAKDOWN:

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RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	10,987 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	10,438 SQ. FT.
	32,677 SQ. FT.

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,677/ 200	164

OCCUPANT LOAD:

- OCCUPANCY LOAD: 55 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 55= 110 INCHES
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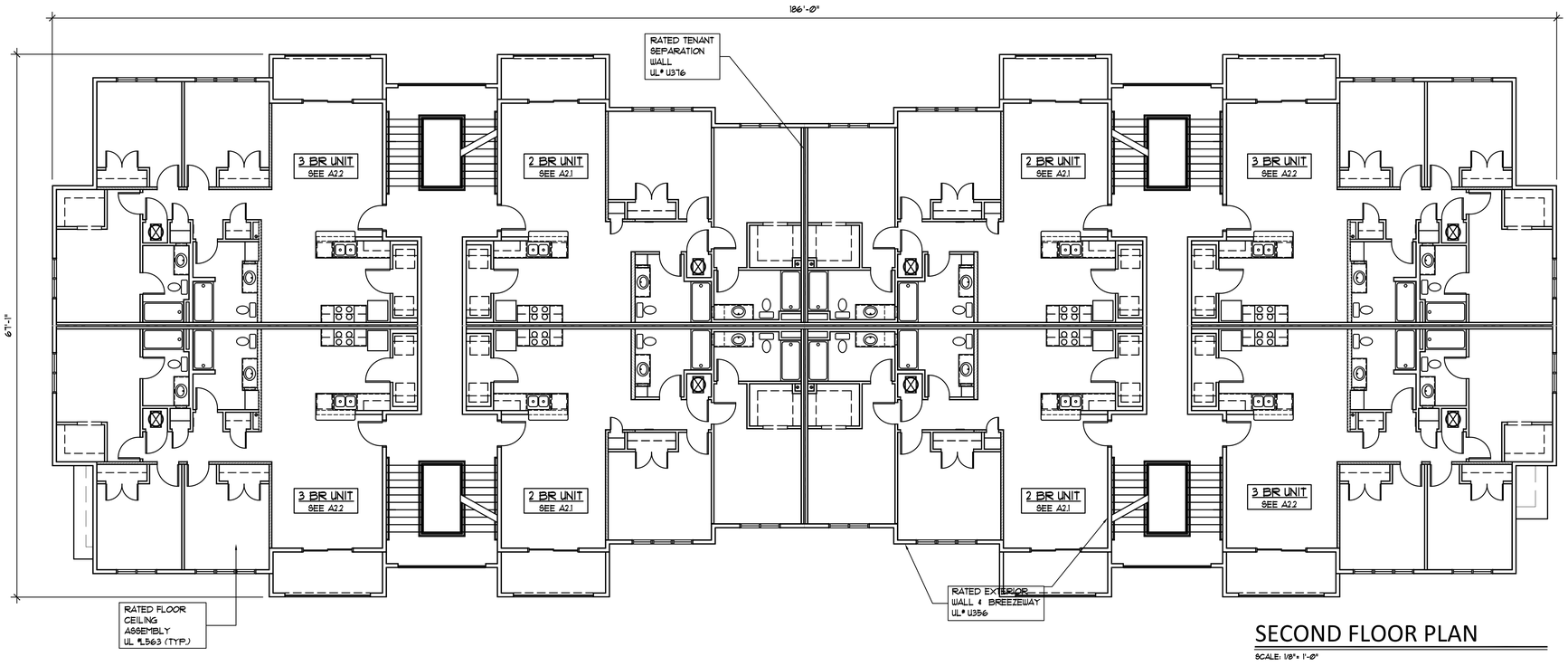
DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS



SECOND FLOOR PLAN

SCALE: 1/8"= 1'-0"

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Detroit Street
Proposed Multi-Family
Housing Community
Lake Worth Beach, Florida

Building "B"
Second Floor Plans

Revisions:

Project No. 2021-027C
Date: August 6, 2021

STATE OF FLORIDA "MICHAEL ARRIGO" AR-0017335 REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

a1.2b

General Notes & Scope

TYPICAL DRAWING NOTES

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Symbols Legend

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- F — FIRE ALARM PULL STATION
- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE

AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,252 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	10,987 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	10,432 SQ. FT.
	32,671 SQ. FT.

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,671/ 200	164

OCCUPANT LOAD:

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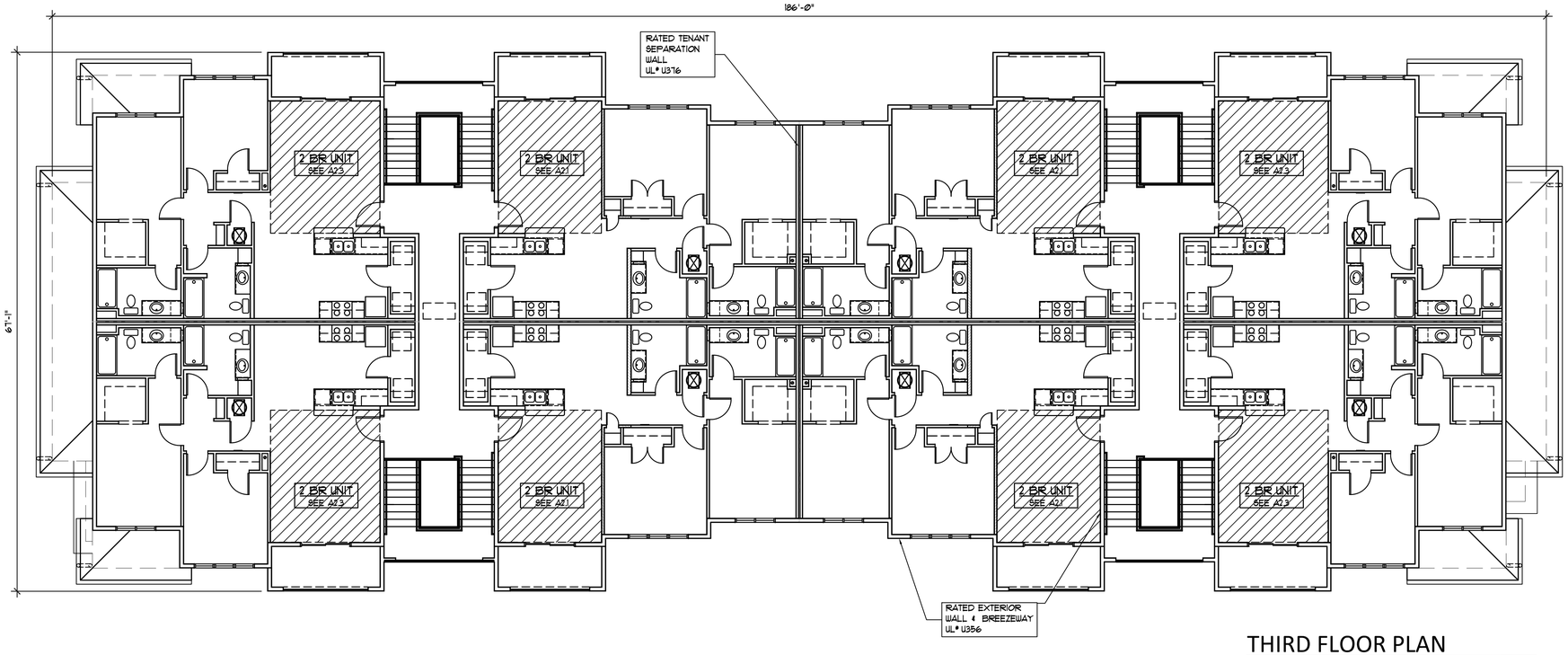

THIRD FLOOR PLAN

SCALE: 1/8"= 1'-0"

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Detroit Street
Proposed Multi-Family Housing Community
Lake Worth Beach, Florida

Building "B" Third Floor Plan

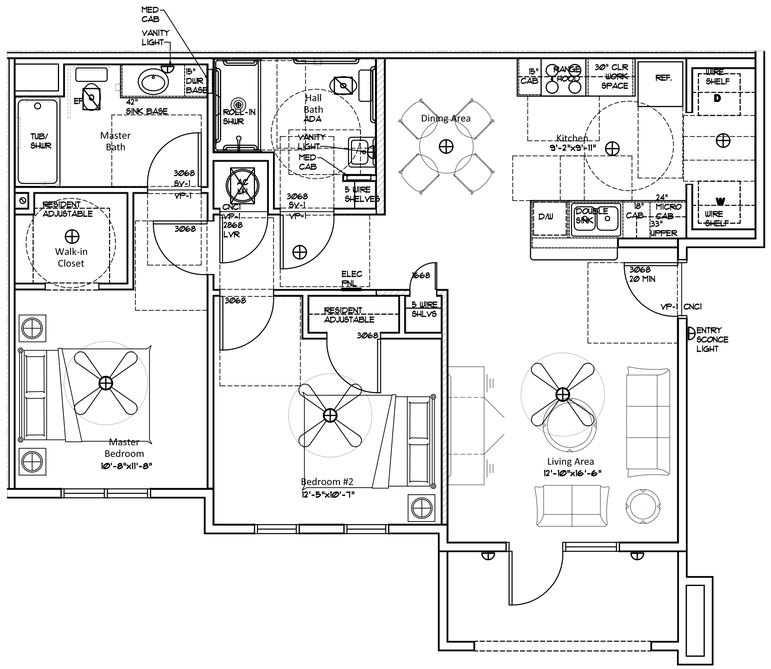
Revisions:

Project No. 2021-027C
Date: August 6, 2021

STATE OF FLORIDA · MICHAEL ARRIGO · AR-0017335 · REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

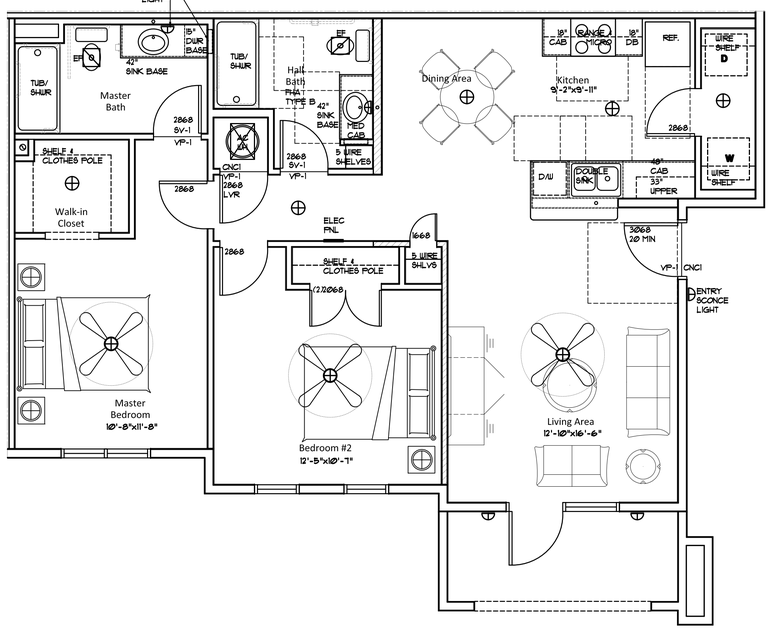
a1.2c



A ADA 2BR Unit Plan

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

1,066 SF INTERIOR A/C SPACE (GROSS)
942 SF NET



B FHA 2BR Unit Plan

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

1,066 SF INTERIOR A/C SPACE (GROSS)
942 SF NET

General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3-STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH FHA AND ADA REQUIREMENTS
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1.)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2 SERIES FOR DESCRIPTION OF WORK

CONSTRUCTION PLAN NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 2040, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.
3. COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
4. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE.
5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
6. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER
7. ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.
8. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.

ALL UNITS TO BE WIRED FOR HIGH SPEED INTERNET. CONTRACTOR SHALL FIELD COORDINATE INTERNET CONNECTION LOCATION

Symbols Legend

- UL U336 - RATED CHASE - STUD 1 HR
- LOAD BEARING 2X4 WD STUD INTERIOR WALL (6" AT BACK TO BACK PLUMBING WALL) SPACING AS SCHEDULED IN STRUCT DWGS REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
- INTERIOR NONBEARING 2"x4" WOOD STUD PARTITION (6" AT BACK TO BACK PLUMBING WALL) REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
- (A) DOOR TAG — REFER TO SHEET A01 FOR PARTITION TYPES & A04 FOR DOOR & WINDOW SCHEDULE AS WELL AS FLORIDA PRODUCT APPROVAL / MIAMI DADE NOA SCHEDULE AND RELATED MOUNTING / FASTENING INFORMATION
- (1) WINDOW TAG
- F PARTITION TYPE — TYPICAL INTERIOR WALL TYPE IS "C" UNLESS OTHERWISE NOTED
- FE FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- F FIRE ALARM PULL STATION
- F FIRE ALARM HORN
- FIRE ALARM HORN & STROBE
- SD SMOKE DETECTOR

REFER TO SHEET G02 FOR DEFINED PROJECT SCOPE AND ADDITIONAL PERTINENT INFORMATION &/OR SPECIFICATIONS

APPLIANCES NOTED AS "ADA" HAVE ALL CONTROLS TOWARD FRONT OR DESIGNED SPECIFICALLY FOR ACCESSIBILITY

REFER TO LOCATIONS ON SITE PLAN AND BUILDING PLANS

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Detroit Street
Proposed Multi-Family Housing Community
Lake Worth Beach, Florida

Proposed Typical Unit Plans w/ Balconies

Revisions:

Project No. 2021-027C
Date: August 6, 2021

STATE OF FLORIDA · MICHAEL ARRIGO · AR-0017335 · REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

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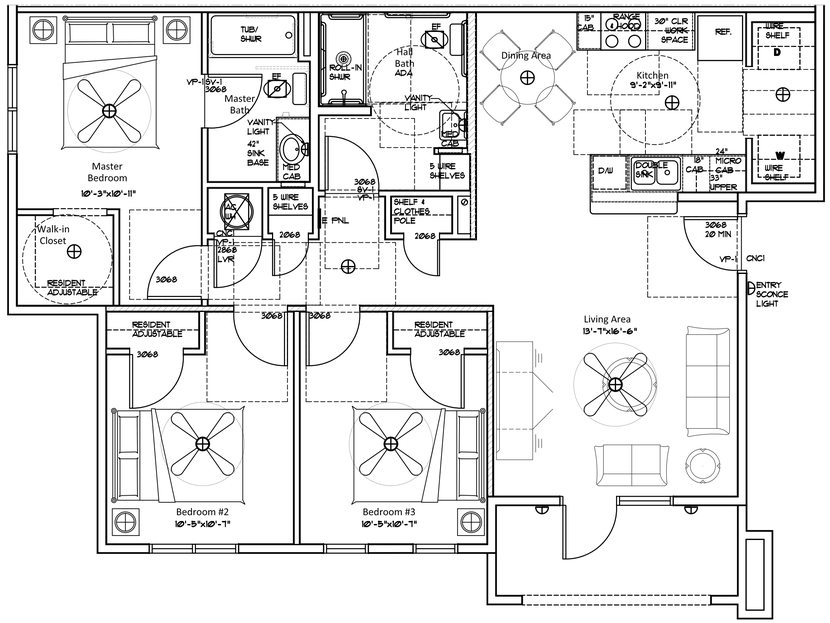
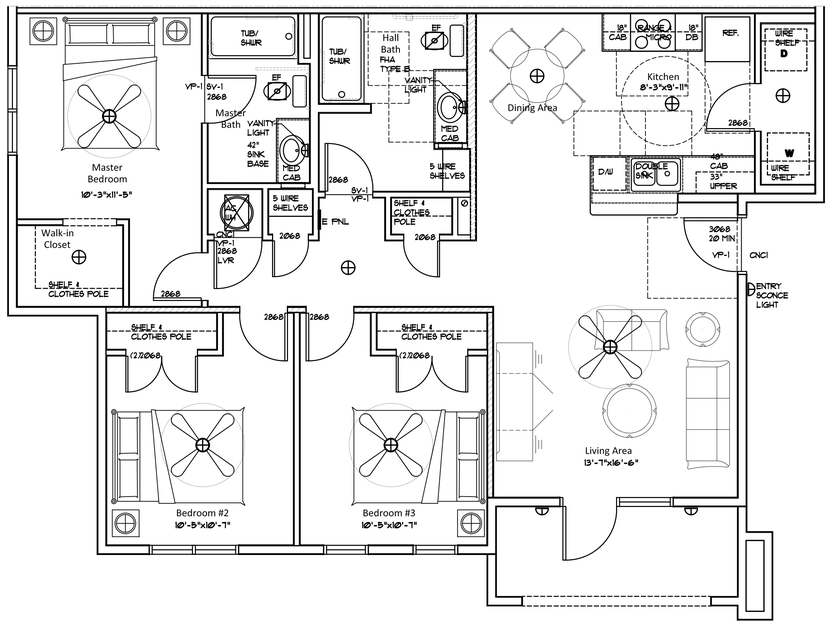


A ADA 3BR Unit Plan

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

1,212 SF INTERIOR A/C SPACE (GROSS)
1,070 SF NET



B FHA 3BR Unit Plan

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

1,212 SF INTERIOR A/C SPACE (GROSS)
1,070 SF NET

General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3-STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH FHA AND ADA REQUIREMENTS
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1.)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2 SERIES FOR DESCRIPTION OF WORK

CONSTRUCTION PLAN NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 2040, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.
3. COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
4. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE.
5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
6. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER
7. ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.
8. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.

ALL UNITS TO BE WIRED FOR HIGH SPEED INTERNET. CONTRACTOR SHALL FIELD COORDINATE INTERNET CONNECTION LOCATION

Symbols Legend

- UL U336 - RATED CHASE - STUD 1 HR
- LOAD BEARING 2X4 WD STUD INTERIOR WALL (6" AT BACK TO BACK PLUMBING WALL) SPACING AS SCHEDULED IN STRUCT DWGS REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
- INTERIOR NONBEARING 2"x4" WOOD STUD PARTITION (6" AT BACK TO BACK PLUMBING WALL) REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
- (A) DOOR TAG — REFER TO SHEET A01 FOR PARTITION TYPES & A02.4 FOR DOOR & WINDOW SCHEDULE AS WELL AS FLORIDA PRODUCT APPROVAL / MIAMI DADE NOA SCHEDULE AND RELATED MOUNTING / FASTENING INFORMATION
- (1) WINDOW TAG
- F PARTITION TYPE — TYPICAL INTERIOR WALL TYPE IS "C" UNLESS OTHERWISE NOTED
- FE FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- F FIRE ALARM PULL STATION
- F FIRE ALARM HORN
- FIRE ALARM HORN & STROBE
- SD SMOKE DETECTOR

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General Notes & Scope

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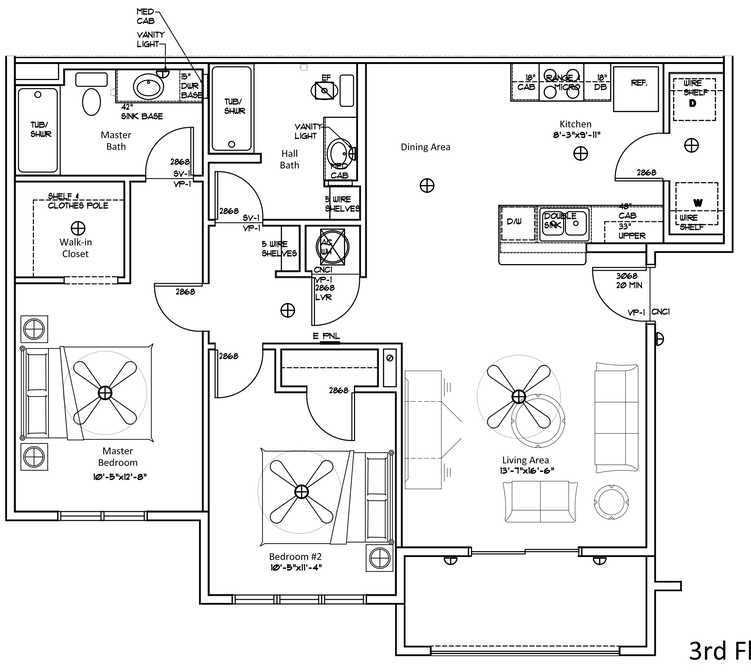

A 3rd Floor 2BR Unit Plan

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

1,074 SF INTERIOR A/C SPACE (GROSS)
945 SF NET

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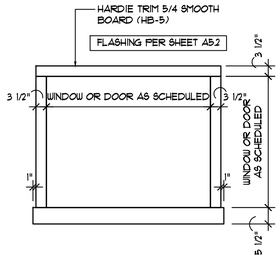

WINDOW TRIM

SCALE: NOT TO SCALE

1
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MATERIALS LEGEND

HB-1	HARDIE SHINGLE SIDING - (COLOR TBD)
HB-2	HARDIE LAP SIDING (COLOR TBD)
HB-3	HARDIE BOARD & BATTEN SIDING - 12" SPACING (COLOR TBD)
HB-4	HARDIE PANEL SIDING (COLOR TBD)
HB-5 HS-1	HARDIE TRIM 5/4 SMOOTH BOARD - WHITE HARDIE SOFFIT AT EAVES
P-1	PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)
AS-1	GAF ASPHALT SHINGLES (COLOR TBD)
MT-1	ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

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1 FRONT / REAR VIEW

SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

TYPICAL EMERGENCY ESCAPE WINDOW:
MAXIMUM SILL HEIGHT FROM FLOOR: 44"
MINIMUM CLEAR OPENING HEIGHT: 24"
MINIMUM CLEAR OPENING WIDTH: 20"
MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.
GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.

3 SIDE VIEW

SCALE: 1/8" = 1'-0"

2 SIDE VIEW

SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

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Building "B" Elevations w/ Balconies

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