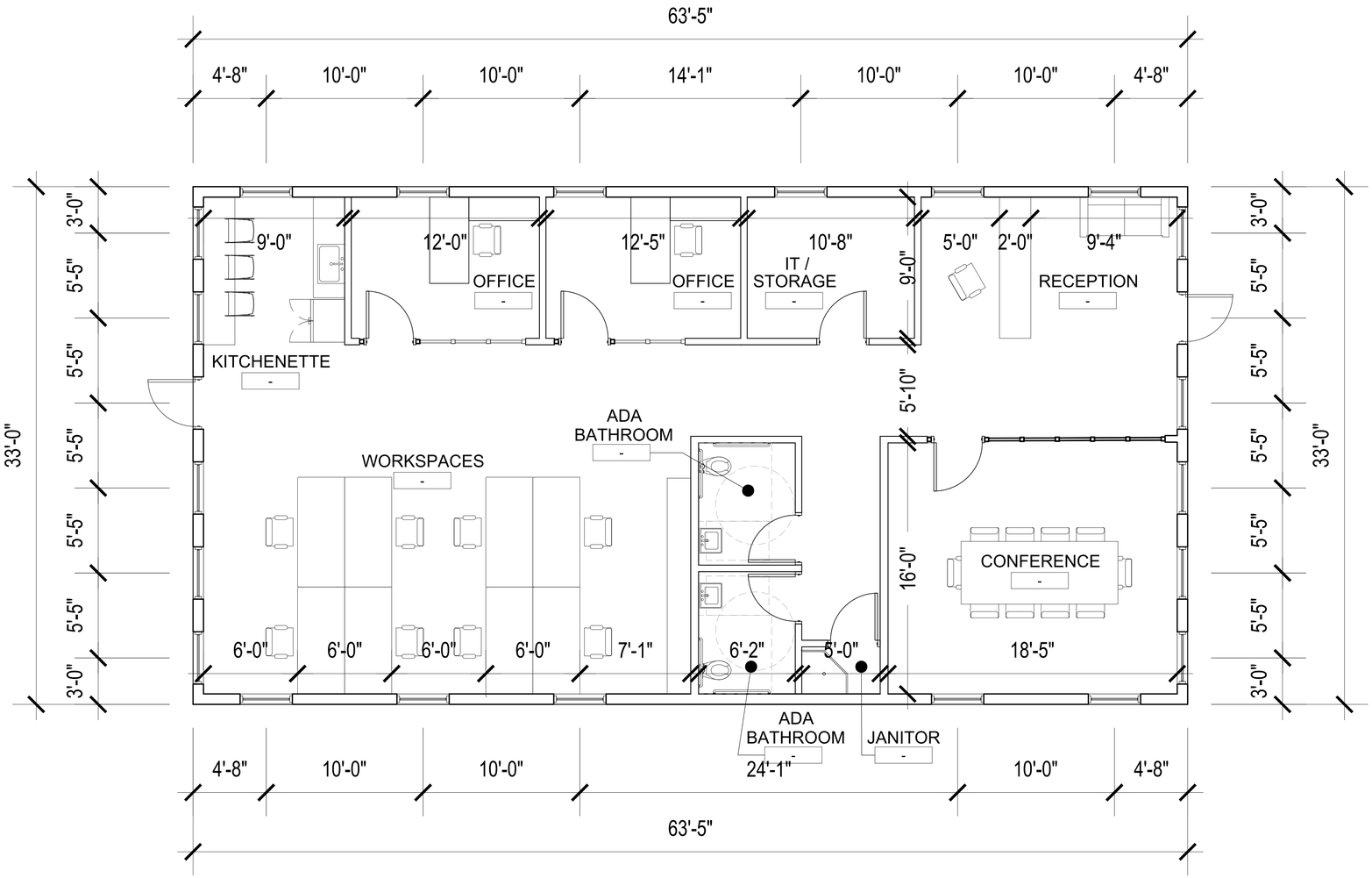


1 FLOOR PLAN
SCALE: 1/4" = 1' 0"

CITY APPROVAL STAMP

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Fort Lauderdale , FL 33316
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F 954.961.6807
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LICENSED ARCHITECT

NW 600 BLOCK
NEW OFFICE SHELL

34 NW 6TH AVE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: **DESIGN DEVELOPMENT**

ISSUE DATE: **05-14-2026**

PROJECT NUMBER: **1552-210401**

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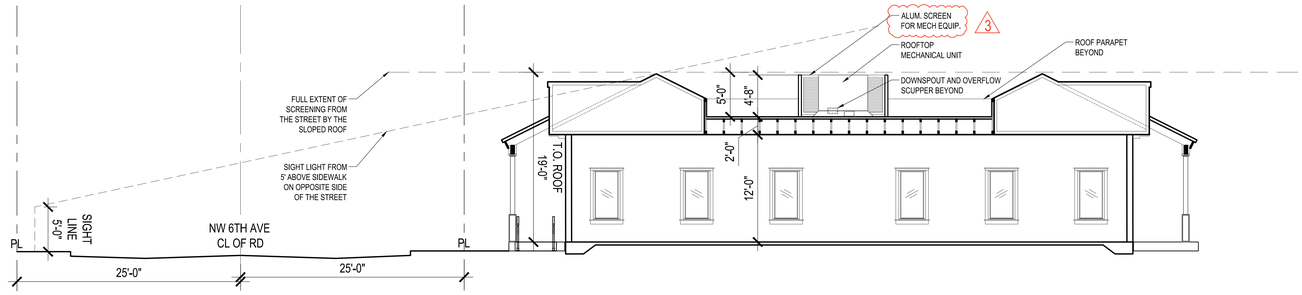
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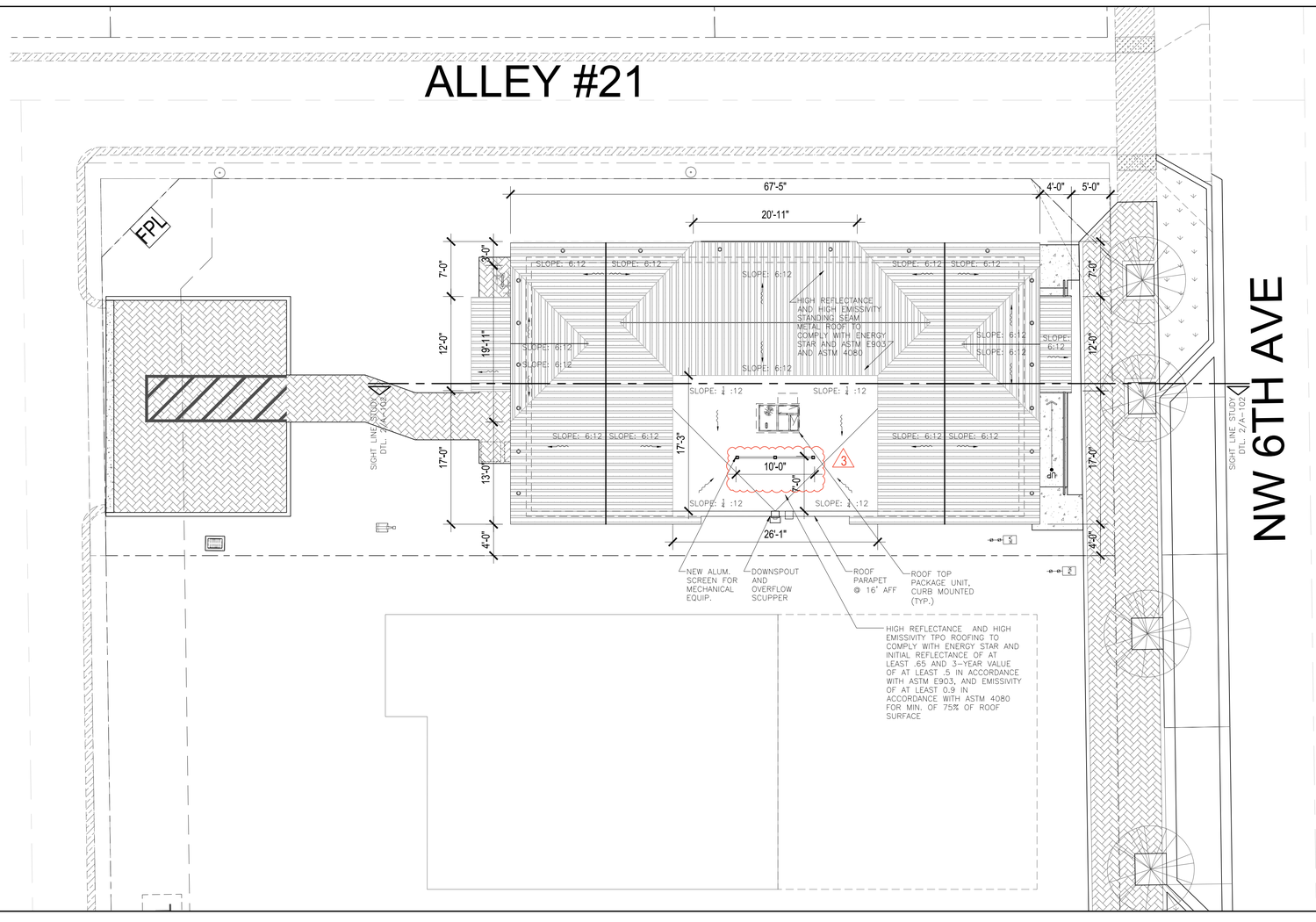
SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-101

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2 SECTION AND SITE LINE STUDY
SCALE: 1/8" = 1'



1 ROOF PLAN
SCALE: 1/8" = 1'

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REV	DATE	DESCRIPTION
1	07/15/26	TAC REVIEW COMMENTS 1
2	09/04/26	TAC REVIEW COMMENTS 2
3	11/03/26	TAC REVIEW COMMENTS 3

DESIGN DELIVERABLE: **DESIGN DEVELOPMENT**

ISSUE DATE: **05-14-2026**

PROJECT NUMBER: **1552-210401**

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CHECKED BY: **ML**

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SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A-102

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MAXIMUM FLOOR AREA ALLOWED PER OCCUPANT (FBC 1004.1.1) AND NFPA 101 (38.1.7)				
BUILDING STORY	**OCCUPANCY CLASSIFICATION**	**F.A. (S.F.) / OCCUPANT**	**AREA (SQ.FT)**	**OCCUPANTS ALLOWED**
1ST FL	**BUSINESS USE (OFFICES)**	**150 GROSS**	**522 S.F.**	**5**
	BUSINESS USE (CONCENTRATED) WORKSPACES	**50 GROSS**	**510 SF**	**11**
	BUSINESS USE (CONCENTRATED) RECEPTION	**50 GROSS**	**248 S.F.**	**5**
	ASSEMBLY USE (CONFERENCE)	**15 NET**	**295 S.F.**	**20**
	STORAGE USE (IT / STORAGE)	**300 GROSS**	**96 S.F.**	**1**
TOTAL				**42**

NOTES:

NO EXISTING OR PROPOSED FIRE SPRINKLER SYSTEM

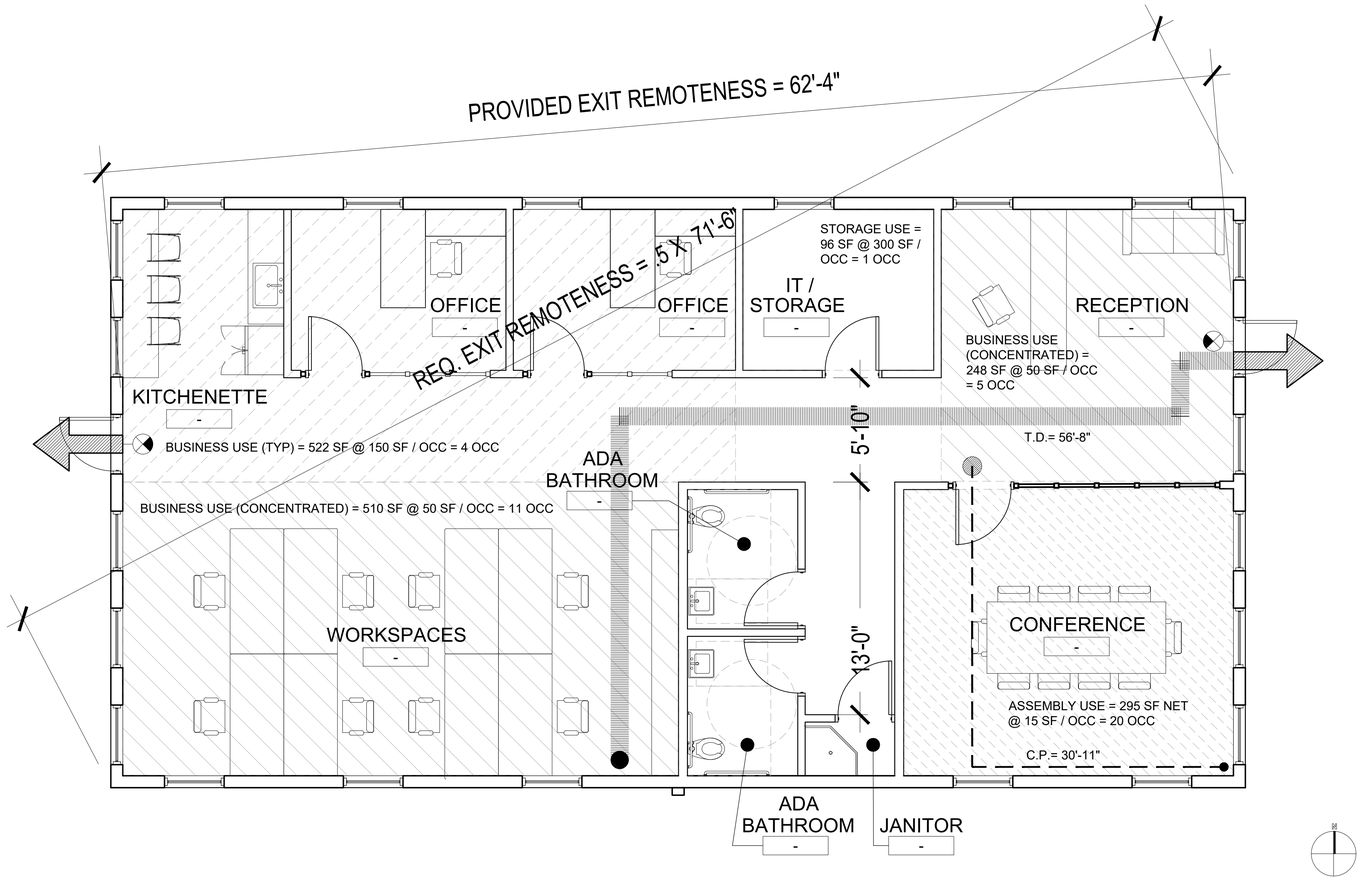
NEW FIRE ALARM SYSTEM TO BE INSTALLED. CONCEPTUAL DESIGN AND SHOP DRAWINGS TO BE PROVIDED AT TIME OF BUILDING PERMIT.

PRIMARY EGRESS

T.D.= INDICATES TRAVEL DISTANCE

C.P.= INDICATES COMMON PATH OF TRAVEL

5 LEGEND AND TABLES



4 FLOOR PLAN

SCALE: 1/4" = 1' 0"

CLASSIFICATION OF WORK:
NEW CONSTRUCTION

OCCUPANCY GROUP:
B (BUSINESS)

TYPE OF CONSTRUCTION (FBC TABLE 601):
TYPE II B UNSPRINKLERED

TRAVEL DISTANCE (FBC - TABLE 1017.2)
UNSPRINKLERED ALLOWED (FEET): 200'-0"
PROVIDED (FEET): 56'-8"

COMMON PATH (FBC - TABLE 1006.2.1)
UNSPRINKLERED ALLOWED (FEET): 75'-0"
PROVIDED (FEET): 30'-11"

MIN. CORRIDOR WIDTH (FBC - TABLE 1020.2)
UNSPRINKLERED ALLOWED: 44"
PROVIDED: 70"

MAX. DEAD END CORRDOR (PER FBC - 1020.4)
UNSPRINKLERED ALLOWED (FEET): 20'-0"
PROVIDED (FEET): 13'

AREA OF MODIFICATION:
TOTAL: 2,093 SF.

NUMBER OF EXITS (1006) AND EXIT SIZING (1005.3):
REQUIRED: 2 EXITS, WIDTH: 42 OCC X .2" = 8.4"
PROVIDED: 2 EXITS, WIDTH: 340"

REQUIRED EXTINGUISHERS:
1st. FLOOR - GROSS FLOOR AREA (2,093 S.F.) / 2,500 = 1 REQUIRED, 1 PROVIDED
75' MAX. DISTANCE.
F.E. SHALL COMPLY WITH N.F.P.A.-10
F.E. MOUNTING HEIGHT @ 48" A.F.F. (TYPICAL)
NOTE: SEE FLOOR PLANS FOR LOCATIONS AND MOUNTING DETAILS

MAXIMUM FLOOR AREA ALLOWED PER OCCUPANTS (FBC - TABLE 1004.1.2) AND NFPA 101 (12.1.7):
SEE TABLE FOR AREA CALCULATIONS
TOTAL OCCUPANCY: 42 MAX. OCC.

3 OCCUPANCY AND CLASSIFICATION

LIFE SAFETY CODE NOTES:

NFPA 101 (2022 EDITION)

3.3.136* MEANS OF EGRESS - A CONTINUOUS AND UNOBSTRUCTED WAY OF TRAVEL FROM ANY POINT IN A BUILDING OR STRUCTURE TO A PUBLIC WAY CONSISTING OF THREE SEPARATE AND DISTINCT PARTS: (1) THE EXIT ACCESS, (2) THE EXIT, AND (3)THE EXIT DISCHARGE.

7.2.1.2 EVERY DOOR AND EVERY PRINCIPAL ENTRANCE THAT IS REQUIRED TO SERVE AS AN EXIT ARE TO BE CONSIDERED AS PART OF THE EXIT ACCESS.

7.2.1.5.9 A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE THAT HAS AN "OBVIOUS METHOD OF OPERATION" AND THAT IS "READILY OPERATED" UNDER ALL LIGHTING CONDITIONS.

7.2.1.5.9.2 THE RELEASING MECHANISM "SHALL OPEN THE DOOR WITH NOT MORE THAN ONE RELEASING OPERATION."

APPLICABLE BUILDING CODES:
2023 FLORIDA BUILDING CODE (FBC) - BUILDING, 8TH EDITION
2023 FLORIDA BUILDING CODE (FBC) - EXISTING BUILDING, 8TH EDITION
2023 FLORIDA BUILDING CODE (FBC) - PLUMBING, 8TH EDITION
2023 FLORIDA BUILDING CODE (FBC) - MECHANICAL, 8TH EDITION
2023 FLORIDA BUILDING CODE (FBC) - ENERGY CONSERVATION, 8TH EDITION
2023 FLORIDA FIRE PREVENTION CODE (F.P.P.C.) - 8TH EDITION
NFPA 101, LIFE SAFETY CODE, 2022 EDITION

2 CODE REQUIREMENTS

1. FLOOR SURFACE. WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.
2. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS.
3. ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.
4. ALL FIRE EXTINGUISHERS AND SEMI-RECESSED FIRE EXTINGUISHER CABINETS SHALL BE PROVIDED BY GC AS REQUIRED BY CODE. ONE PER 2500 SQ. FT. AND NOT MORE THAN 75 FEET APART. LARSEN DUO OR APPROVED EQUAL. STAINLESS STEEL FINISH U.O.N. REFER TO CONSTRUCTION PLAN AND LIFE SAFETY DRAWINGS FOR PREFERRED LOCATIONS. GC SHALL COORDINATE ALL LOCATIONS WITH ARCHITECT OF RECORD PRIOR TO INSTALLATION.
5. FIRE ALARM TESTING AND SMOKE EVACUATION TESTING SHALL BE CONDUCTED AFTER HOURS. CONTRACTOR SHALL COORDINATE WITH OWNER.

INTERIOR FINISH/FLAME SPREAD LIMITATIONS (FBCB TABLE 803.11):

BUSINESS OCCUPANCY

BUILDING IS NOT SPRINKLERED

SURFACE	AREA	FLAME SPREAD RATING
WALLS/CEILINGS	EXITS	CLASS A
WALLS/CEILINGS	ACCESS TO EXITS	CLASS A OR B
WALLS/CEILINGS	OTHER SPACES	CLASS A, B OR C
FLOORS	EXITS	CLASS I OR II
FLOORS	ACCESS TO EXITS	CLASS I OR II
FLOORS	OTHER SPACES	N/A

CLASS A FLAME SPREAD 0 - 25
CLASS B FLAME SPREAD 26 - 75
CLASS C FLAME SPREAD 76 - 200.
AS PER NFPA TABLE A-10.2.2

CLASS I - .45
CLASS II - .22

FLAMESPREAD:
INTERIOR FINISH MATERIALS OTHERS THAN THOSE APPLIED TO FLOORS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E -84, AND THE TABLE 803.5 MINIMUM INTERIOR FINISH CLASSIFICATION LABEL "C" FLAMESPREAD.

1 GENERAL LIFE SAFETY NOTES

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SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

LS-101

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