PROJECT INFORMATION

DESIGN PARAMETERS:

Florida Building Code (5th Edition, 2014)
Florida Residential Code (5th Edition, 2014)
Florida Existing Building Code (5th Edition, 2014)
Florida Plumbing Code (5th Edition, 2014)
Florida Mechanical Code (5th Edition, 2014)
Florida Fuel Gas Code (5th Edition, 2014)
2011 National Electric Code
2012 Florida Accessibility Code
Florida Energy Code (5th Edition, 2014)
Florida Fire Prevention Code (5th Edition)
2010 National Fire Alarm Code - (NFPA-72)

Building Design:	Enclosed
Utilimate Wind Speed:	170 mph
Nominal Design Wind Speed:	132 mph
Building Risk Category:	II
Wind Importance/Use Factor:	1.0
Internal Pressure Coefficient:	+/-0.18
Building Mean Height:	20'-0"
Roof Overhang:	0'-0"
Roof Pitch:	1/4" Per Foot
Exposure:	C
Design Loads:	Roof Dead Load/Live Load: Existing Floor Dead Load/Live Load: Existing
Impact Protection:	New Impact Resistant Door & Window Existing Doors & Windows to be Shuttered During Inclement Weather

JURISDICTION:
Village of Tequesta

OCCUPANCY:
Group 'A-2' - Assembly

CONSTRUCTION:
Type IIB, Unprotected
Existing Sprinkler System to Remain
Existing Masonry Exterior Bearing Walls to Remain
Existing Engineered Metal Bar Joists to Remain
New & Existing Int walls- MTL stds & Drywall
Roofing Material - Existing Built-up Roof System to Remain & Metal Awning

AREA TABULATIONS:

Gross Interior Area:	2,770	Gross Sq. Ft.
Exterior Patio:	1,620	Gross Sq. Ft.
Total Square Footage:	4,390	Gross Sq. Ft.

SITE DATA

EXISTING LAND USE:	COM-1(TO PEMAIN)
EXISTING ZONING:	C-2 - COMMERCIAL (TO REMAIN)
TOTAL SITE AREA:	2.93 ACRES (127,443.57 GSF)
PROVIDED AWNING HEIGHT	11'-5" TO 17'-5"
EXISTING BLDG HEIGHT	AVG. 25'-0"

LOT COVERAGE DATA:

EXISTING BUILDING	26,958 SQ FT (XX%)
EXISTING PATIO	1,620 SQ FT
EXISTING BLDG + BUILDING	28,578 SQ FT (9.7%)
EXISTING WALKS/PAVERS/PARKING	79,335.57 SQFT
REAR DUMPSTER ENCLOSURE	258 SQFT
TOTAL EXISTING IMPERVIOUS (84.8%)	108,171.57 SQFT
TOTAL EXISTING PERVIOUS (15.2%)	19,272 SQFT

PARKING REQUIRED

1 SPACE PER 3 SEATING	155 SEATS (interior/exterior)/3 seats= 52 PARKING SPACES
1 SPACE PER 100 GSF	4,390 GSF/100GSF = 44 PARKING SPACES
PARKING PROVIDED	175 EXISTING PARKING SPACES
HANDICAP PARKING REQUIRED	4 SPACES
HANDICAP PARKING PROVIDED	4 SPACES

BUILDING SETBACK

	REQUIRED:	PROVIDED:
FRONT SETBACK	25'-0"	84.71'
SIDE SETBACK	N/A	N/A
REAR SETBACK	10'-0"	104.33'

FLOOD ZONE 'C'

INDEX OF DRAWINGS Revised xx-xx-xx

Sheet	Sheet Title	05-30-18 ISSUE	XX-XX-XX REV. 1	XX-XX-XX REV. 2	XX-XX-XX REV. 3	XX-XX-XX REV. 4	XX-XX-XX REV. 5
A0.1	Cover Sheet, General Information & Notes	■					
S-1	Boundary Survey (Reference Only)	■					
S-2	Improvement Map (Reference Only)	■					
A1.0	Site Plan	■					
A2.0	Demolition Plan	■					
A2.1	Floor Plan & Notes	■					
LD-0	Lighting Fixture Schedule	■					
LD-1	1st Floor RCP	■					
A100	General Notes	■					
A101	Awning Roof Plan	■					
A102	Awning Reflected Ceiling Plan	■					

GENERAL NOTES

SUMMARY OF WORK:

1. Project Description: Tenant Improvement of Existing Bay
2. Work Involved:
   a. Exterior Demolition:
      i. Remove existing pavers and bamboo.
      ii. Remove existing awning, lighting and fans.
      iii. Remove existing sliders and storefront as indicated on demo Plan.
      iv. Existing tenant partition wall to remain.
      v. Remove existing partitions and bar, as shown.
   b. Exterior Walls/Patio:
      i. Provide new wall covering. See ID drawings for location and materials.
      ii. Provide new concrete slab.
      iii. Provide new bar top at sliding windows.
      iv. Provide new seating at patio area and bar top. See ID drawings for sizing and materials.
      v. Provide new gate and railing with Panic Hardware. See ID drawings for details.
      vi. Provide new wood planters 12"H with low ground cover.
   c. Roofing:
      i. Provide a new metal awning. See Awning Drawings for details and colors.
      ii. Provide new fans and lighting. See Lighting Plans for details.
   d. Electrical:
      i. Provide lighting per Lighting Plans.
      ii. Provide power for TVs above Bar top.
3. Work completed shall meet all local and state building code requirements.

PROJECT CONTACTS

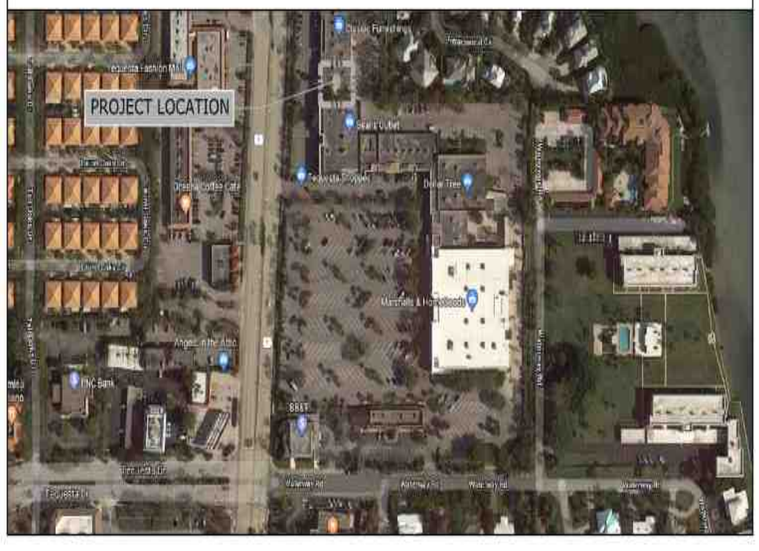
OWNERS:
F&S Venture Partners, LLC
Stephanie Flora
Julie Silver
1002 Jupiter Park Lane Ste. 2
Jupiter, FL 33458
(772) 216-4648

ARCHITECT/Agent:
N2 architecture + design
Niki L. Norton, R.A.
2081 SE Ocean Blvd., Ste. 1A
Stuart, Florida 34996
(772) 220-4411

Interior Designer
Pam Manhas
Manhas Designs
2218 NE 15th Ct
Ft. Lauderdale, FL, 33304
(954) 816-3745

Lighting Designer:
Miami Lighting Design
Alejandro Vargas
10305 NW 41st St
Miami, FL 33178
(305) 443-2004

LOCATION MAP



Copyright ©
All drawings and written material appearing herein constitute original and unpublished work of the Architect, and the same or any part thereof may not be duplicated, distributed, disclosed, or used in any manner without the express written consent of the Architect. Penalties shall apply when user duplicates Architect's work, without Architect's written consent.

Commercial + Residential
2081 SE Ocean Blvd, Suite 1A
Stuart, FL 34996
O: (772) 220-4411
www.n2archdesign.com
n2 architecture + design
Niki L. Norton, R.A.
AR91827

Josco Bar & Oven
157 N. US 1
Tequesta, FL 33469
Joe Flora
(772) 216-4648

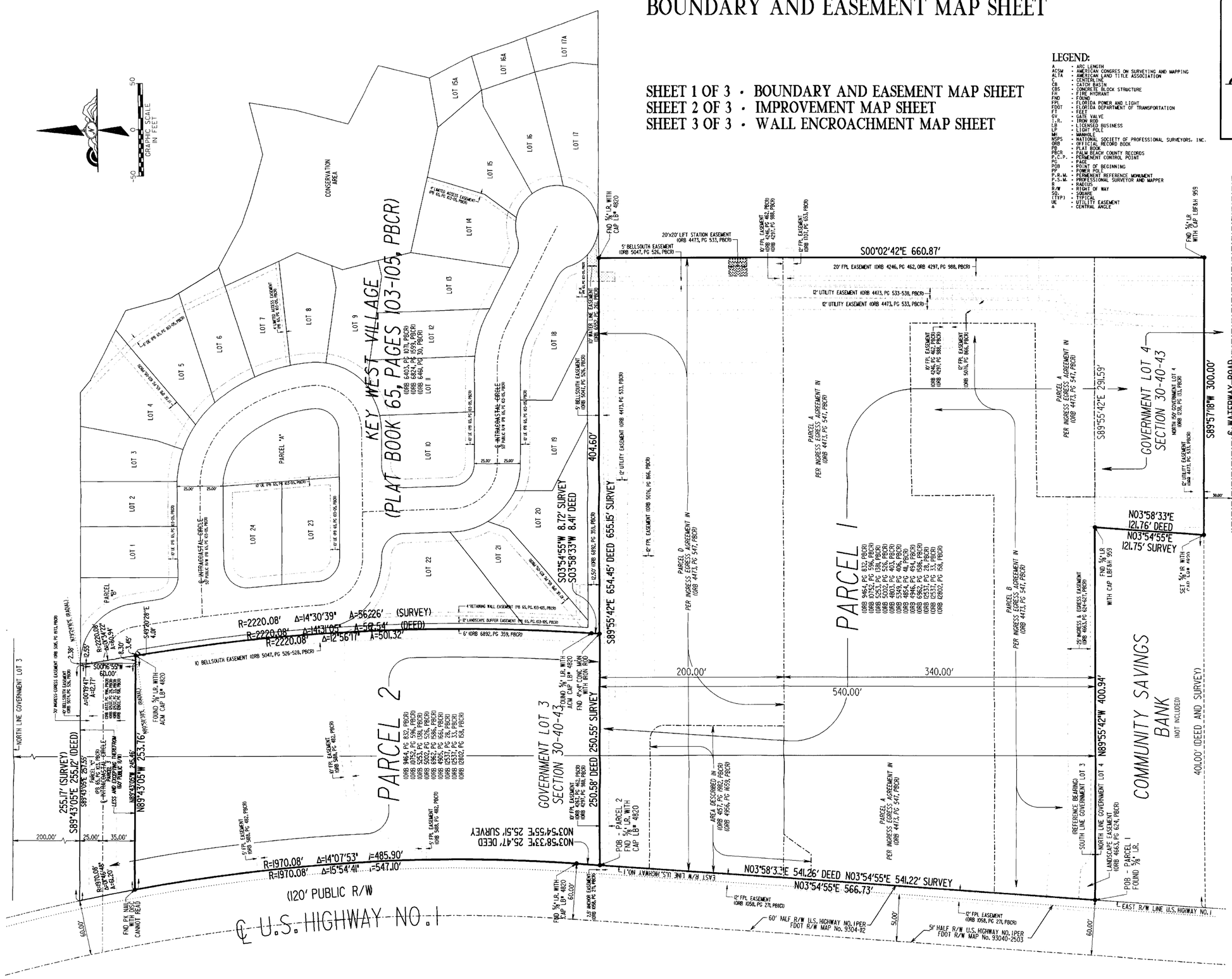
Rev. #	Date

Project Number	17-0363
Status	Site Submittal
Issue date	30-Mar-18
Sheet	A0.1

Cover Sheet

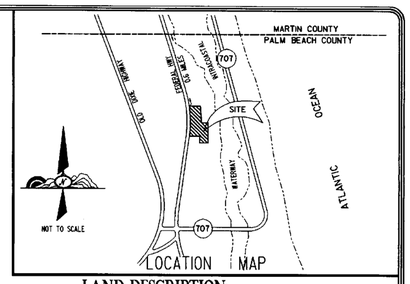
BOUNDARY AND EASEMENT MAP SHEET

SHEET 1 OF 3 · BOUNDARY AND EASEMENT MAP SHEET
SHEET 2 OF 3 · IMPROVEMENT MAP SHEET
SHEET 3 OF 3 · WALL ENCROACHMENT MAP SHEET



LEGEND:

A	- ARC LENGTH
ACSM	- AMERICAN CONGRES ON SURVEYING AND MAPPING
ALTA	- AMERICAN LAND TITLE ASSOCIATION
C	- CENTERLINE
CB	- CATCH BASIN
CBS	- CONCRETE BLOCK STRUCTURE
FH	- FIRE HYDRANT
FND	- FOUND
FPL	- FLORIDA POWER AND LIGHT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FT	- FEET
GV	- GATE VALVE
I.R.	- IRON ROD
LB	- LICENSED BUSINESS
LP	- LIGHT POLE
MH	- MANHOLE
NSPS	- NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC.
ORB	- OFFICIAL RECORD BOOK
PB	- PLAT BOOK
PBCR	- PALM BEACH COUNTY RECORDS
P.C.P.	- PERMANENT CONTROL POINT
PG	- PAGE
POB	- POINT OF BEGINNING
PP	- POWER POLE
P.R.M.	- PERMANENT REFERENCE MONUMENT
P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
R	- RADIUS
R/W	- RIGHT OF WAY
SQ.	- SQUARE
(TYP)	- TYPICAL
UE	- UTILITY EASEMENT
Δ	- CENTRAL ANGLE



LAND DESCRIPTION:

PARCEL 1

THAT PORTION OF THE SOUTH 540 FEET OF GOVERNMENT LOT 3, LYING EASTERLY OF U.S. HIGHWAY NO. 1, TOGETHER WITH A PORTION OF GOVERNMENT LOT 4, OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID PORTIONS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, BEING 60 FEET EAST OF THE CENTER LINE OF U.S. HIGHWAY NO. 1, WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN NORTH 03°58'33" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 541.26 FEET; THENCE SOUTH 89°55'42" EAST, ALONG A LINE PARALLEL WITH AND 540 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 654.45 FEET; THENCE SOUTH 00°02'42" EAST, A DISTANCE OF 660.87 FEET; THENCE SOUTH 89°57'18" WEST, A DISTANCE OF 300.00 FEET TO A POINT LYING 401.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE OF WATERWAY ROAD; THENCE NORTH 03°58'33" EAST, PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 121.76 FEET; THENCE NORTH 89°55'42" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 400.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEING A PORTION OF GOVERNMENT LOT 3, LESS THE SOUTH 540 FEET AND THE NORTH 200 FEET THEREOF, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY 1) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AND LINE 540 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 3; THENCE NORTH 03°58'33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 25.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°54'41", HAVING A RADIUS OF 1970.08 FEET A DISTANCE OF 547.10 FEET; THENCE SOUTH 89°43'05" EAST, ON A LINE 200.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 255.12 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'05", HAVING A RADIUS OF 2220.08 FEET, A DISTANCE OF 562.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 03°58'33" WEST, A DISTANCE OF 8.41 FEET; THENCE NORTH 89°55'42" WEST, ALONG A LINE 540 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 250.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

ANY PORTION OF SAID PARCEL 2 LYING WITHIN THE PLAT OF KEY WEST VILLAGE, AS RECORDED IN PLAT BOOK 65, PAGE 103.

PARCEL 3

AN EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED AND RESERVED IN THE PLAT OF KEY WEST VILLAGE, AS RECORDED IN PLAT BOOK 65, PAGE 103, FOR UTILITY AND TRAFFIC ACCESS, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

PARCEL "C" OF KEY WEST VILLAGE, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 65, PAGE 103.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING A NET AREA OF 12.107 ACRES (527,391.94 SQUARE FEET) MORE OR LESS.

SURVEYOR'S NOTES:

1. LANDS SHOWN HEREON WERE SURVEYED BASED UPON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE NUMBER 3002110101, EFFECTIVE DATE OCTOBER 11, 2002 AT 11:00 P.M.
2. THE LAND DESCRIPTION AND EASEMENTS SHOWN HEREON ARE IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. BEARING BASE: THE SOUTH LINE OF GOVERNMENT LOT 3 IS ASSUMED TO BEAR NORTH 89°55'42" WEST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.
4. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST OR NOT.
5. THE PROPERTY DESCRIBED HEREIN LIES WITHIN AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE INDICATIONS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION-FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 120228-0001-C, DATED SEPTEMBER 3, 1982 AND LIES IN FLOOD ZONE "C".
6. PROPERTY ADDRESS:
   105 U.S. HIGHWAY 1, TEQUESTA, FLORIDA 33469
7. PARKING SPACES:
   A. TOTAL COUNT 619
   B. 602 STANDARD
   C. 17 HANDICAPPED
8. C-2 DISTRICT BUILDING SETBACK DATA:
   A. FRONT - 25', B. SIDE - 20', C. REAR - 10'.
   *NOTE: DUE TO THE INCOMPLETENTY OF THE ZONING DELINEATIONS ON THESE PROPERTIES, THE CODES AND RESTRICTIONS ARE SUBJECT TO CHANGE AND INTERPRETATION, AND SHOULD BE VERIFIED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES.
9. ACCORDING TO SCHEDULE B, SECTION 2, CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE NUMBER 3002110101, EFFECTIVE DATE OCTOBER 11, 2002 AT 11:00 P.M. THIS PROPERTY IS SUBJECT TO ALL BEING RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

B2-5b. ORB 9464, PG 832, AFFECTS PARCELS 1 & 2, PLOTTED.
B2-6. ORB 10752, PG 596, AFFECTS PARCELS 1 & 2, PLOTTED.
B2-8. ORB 5253, PG 1381, AFFECTS PARCELS 1 & 2, PLOTTED.
B2-9. ORB 5188, PG 462, AFFECTS AND PLOTTED.
B2-8. ORB 5076, PG 866, AFFECTS AND PLOTTED.
B2-9. ORB 5076, PG 526, AFFECTS AND PLOTTED.
B2-10. ORB 5002, PG 87, AFFECTS PARCEL 1 & 2, PLOTTED.
B2-11. ORB 4663, PG 624, AFFECTS AND PLOTTED.
B2-12. ORB 4297, PG 988, AFFECTS AND PLOTTED.
B2-13. ORB 4246, PG 462, AFFECTS AND PLOTTED.
B2-14. ORB 4473, PG 547, AFFECTS AND PLOTTED.
B2-15. ORB 4473, PG 533, AFFECTS AND PLOTTED.
B2-16a. ORB 4157, PG 1952, AFFECTS AND PLOTTED.
B2-16b. ORB 4956, PG 1659, AFFECTS AND PLOTTED.
B2-17. ORB 1195, PG 158, SCHEDULE A PORTION OF DOCUMENT NOT LEGIBLE MAY AFFECT NOT UNABLE TO PLOT.
B2-18. ORB 1707, PG 653, AFFECTS AND PLOTTED.
B2-19a. ORB 6403, PG 1071, AFFECTS PARCEL 3; PLOTTED.
B2-19b. ORB 6824, PG 1599, AFFECTS PARCEL 3, PLOTTED.
B2-20. ORB 8461, PG 30, AFFECTS PARCEL 3, PORTIONS PLOTTED.
B2-21a. ORB 4803, PG 403, AFFECTS PARCEL 1, PLOTTED.
B2-21b. ORB 5349, PG 406, AFFECTS PARCEL 1, PLOTTED.
B2-22a. ORB 4854, PG 411, AFFECTS PARCEL 1, PLOTTED.
B2-22b. ORB 4946, PG 944, AFFECTS PARCEL 1, PLOTTED.
B2-23. PB 65, PG 103-105, AFFECTS AND PLOTTED.
B2-24a. ORB 4984, PG 1254, AFFECTS; UNABLE TO PLOT AT THIS SCALE.
B2-24b. ORB 7048, PG 855, AFFECTS; UNABLE TO PLOT AT THIS SCALE.
B2-24c. ORB 7181, PG 1112, AFFECTS; UNABLE TO PLOT AT THIS SCALE.
B2-25. ORB 6205, PG 1769, AFFECTS PARCEL 3, NOT PLOTTED.
B2-26. ORB 6962, PG 1586, AFFECTS AND PLOTTED.
B2-27a. ORB 6552, PG 351, AFFECTS PARCEL 1, PLOTTED.
B2-27b. ORB 8454, PG 1811, AFFECTS AND PLOTTED.
B2-28. ORB 6572, PG 996, AFFECTS AND PLOTTED.
B2-29a. DED BOOK 809, PG 496, AFFECTS; UNABLE TO PLOT AT THIS SCALE.
B2-29b. ORB 1238, PG 133, AFFECTS; PORTION PLOTTED.
B2-29c. ORB 4905, PG 1581, AFFECTS PARCEL 2, PORTIONS PLOTTED.
B2-30. ORB 5015, PG 1812, AFFECTS AND PLOTTED.
B2-31. ORB 1058, PG 271, AFFECTS AND PLOTTED.
B2-33b. U.S. HIGHWAY NO. 1 F/W PER FDOT R/W MAP No. 93040-2503.
B2-33c. U.S. HIGHWAY NO. 1 R/W PER FDOT R/W MAP No. 9304-112.
B2-34. ORB 12537, PG 28, AFFECTS AND PLOTTED.
B2-35a. ORB 12537, PG 33, AFFECTS AND PLOTTED. DOES NOT AFFECT.
B2-35b. ORB 12802, PG 158, AFFECTS AND PLOTTED. DOES NOT AFFECT, PLOTTED.

SURVEYOR'S CERTIFICATION:

I/WE HEREBY CERTIFY TO: INLAND REAL ESTATE ACQUISITIONS, INC., INLAND SOUTHEAST TEQUESTA, L.L.C., CHICAGO TITLE INSURANCE COMPANY, WOOLBRIGHT TEQUESTA, LTD., A FLORIDA LIMITED PARTNERSHIP AND JONES, FOSTER, JOHNSTON & STUBBS, P.A. THAT (a) THIS WAS PREPARED BY ME OR UNDER MY SUPERVISION, (b) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREON, AND THE LOCATION OF ALL IMPROVEMENTS, ENCROACHMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN PALM BEACH COUNTY, FLORIDA (ACCORDING TO COMMITMENT FOR TITLE INSURANCE NUMBER 3002110101, WITH AN EFFECTIVE DATE OF OCTOBER 11, 2002 AT 11:00 PM), ARE ACCURATELY REFLECTED HEREON, (c) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND, (d) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS, ENCROACHMENTS, FENCES OR ROADWAYS ON ANY PORTION OF THE PROPERTY REFLECTED HEREON, (e) THE PROPERTY SHOWN HEREON HAS ACCESS TO PUBLIC DEDICATED ROADWAY, (f) THIS PROPERTY DESCRIBED HEREON DOES NOT LIE IN A 100 YEAR FLOOD PLAIN IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OR ANY OTHER GOVERNMENTAL AUTHORITY UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (24 CFR SECTION 1909.1) AS AMENDED (SUCH DETERMINATION HAS NOT BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP NUMBER 120228-0001-C, WHICH IS THE LATEST AVAILABLE FLOOD MAP FOR THE PROPERTY), (g) IN THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, (h) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND, (i) THIS SURVEY SHOWS THE LOCATION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL SURFACE DRAINAGE, (j) THE PROPERTY SURVEYED CONTAINS 12.107 ACRES AND 619 PARKING SPACES. THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION (ALTA) AND AMERICAN CONGRESS ON SURVEYING AND MAPPING (ACSM) IN 1999 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY. AS DEFINED THEREIN AND INCLUDES ITEMS 1, 3, 4, 6, 7(a and b), 8, 9, 10 AND 11 OF TABLE A THEREOF.

DATED: DECEMBER 23, 2002

THOMAS D. LEE, P.S.M.
FLORIDA REGISTRATION NO. 5379
ATLANTIC CARIBBEAN MAPPING, INC.

SPECIAL NOTE: PARCEL 1 AND PARCEL 2 FORM ONE CONTIGUOUS PARCEL, AND PARCEL 2 AND PARCEL 3 FORM ONE CONTIGUOUS PARCEL WITHOUT OVERLAP OR GAP.

FILE NAME
0089AL04.DGN

REVISIONS

DATE	
4-17-90	ALTA/ACSM LAND TITLE SURVEY, SHATTO
2-08-92	UP-DATE ALTA/ACSM LAND TITLE SURVEY, RAP
2-06-96	UP-DATE ALTA/ACSM LAND TITLE SURVEY, RAP
2-05-97	UP-DATE ALTA/ACSM LAND TITLE SURVEY, RAP
5-07-02	UP-DATE ALTA/ACSM LAND TITLE SURVEY, TDL
9-10-02	UP-DATE ALTA/ACSM LAND TITLE SURVEY, TDL
12-23-02	UP-DATE ALTA/ACSM LAND TITLE SURVEY, LWD
1-13-03	MISC REVISIONS PER COMMENTS
1-14-03	MISC REVISIONS PER COMMENTS

5-07-02	5-07-02, PINKERMAN FIELD WORK
DATE	
TDL	
DRAWN BY	HO/42 FIELD BOOK / PAGE
TDL	
CHECKED BY	1"=50' SCALE

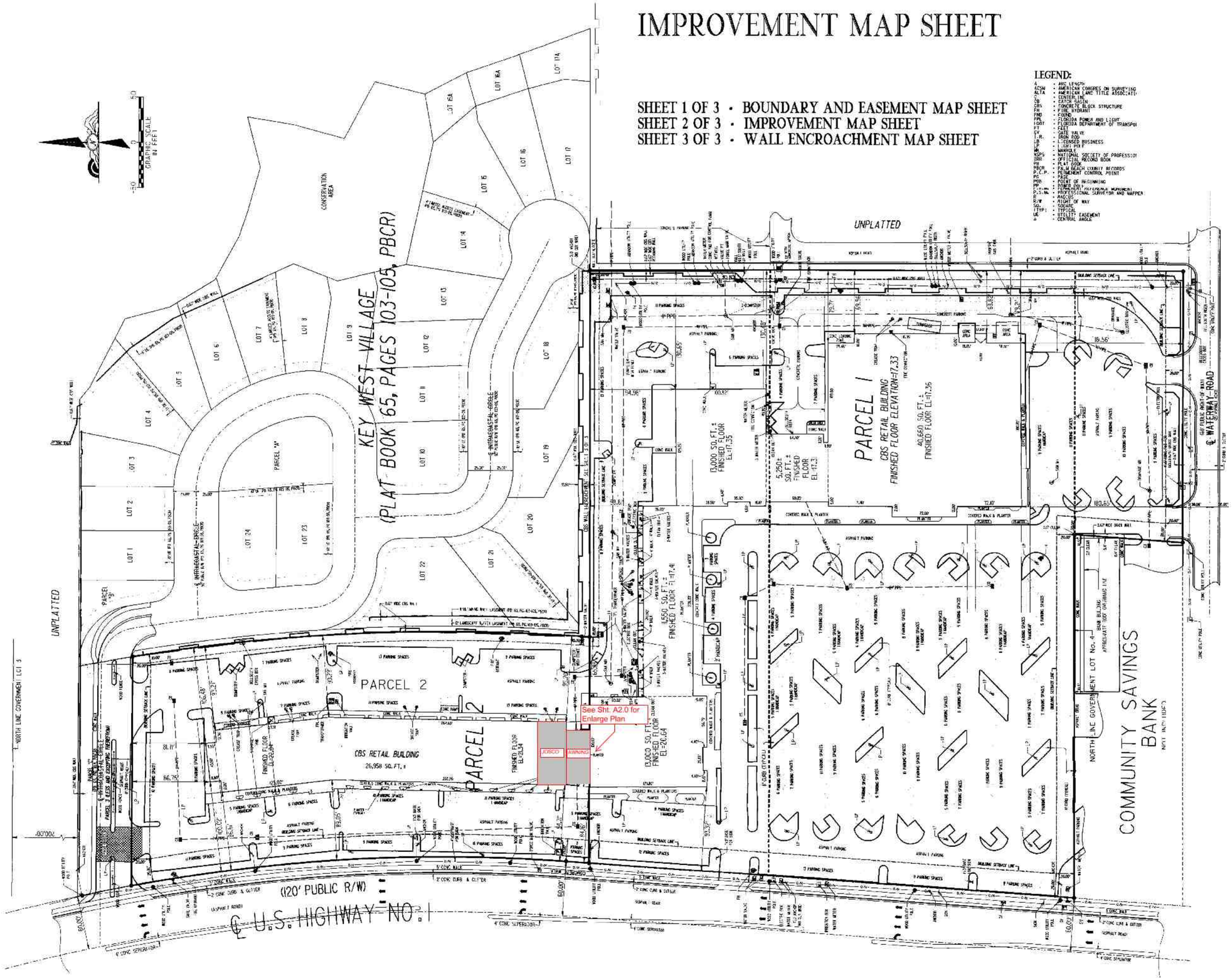
ALTA /ACSM LAND TITLE SURVEY
"TEQUESTA SHOPPES"
PREPARED FOR "INLAND SOUTHEAST TEQUESTA L.L.C."
A PORTION OF GOVERNMENT LOTS 3 & 4,
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST,
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

PROFESSIONAL SURVEYORS AND MAPPERS
LB4820
ATLANTIC – CARIBBEAN MAPPING, INC.
3070 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-1884 - FAX (561) 964-1969 - WWW.ACMINC.CC

JOB No.
89089
SHEET 1OF 3

IMPROVEMENT MAP SHEET

SHEET 1 OF 3 · BOUNDARY AND EASEMENT MAP SHEET
SHEET 2 OF 3 · IMPROVEMENT MAP SHEET
SHEET 3 OF 3 · WALL ENCROACHMENT MAP SHEET



LEGEND:

A	:	ARC LENGTH
ACSM	:	AMERICAN CONGRES ON SURVEYING
ALTA	:	AMERICAN LAND TITLE ASSOCIATI
C	:	CENTER LINE
CB	:	CATCH BASIN
CBS	:	CONCRETE BLOCK STRUCTURE
FH	:	FIRE HYDRANT
FND	:	FOUND
FPL	:	FLORIDA POWER AND LIGHT
FDOT	:	FLORIDA DEPARTMENT OF TRANSPOR
FT	:	FEET
GV	:	GATE VALVE
I.R.	:	IRON ROD
LB	:	LICENSED BUSINESS
LP	:	LIGHT POLE
MH	:	MANHOLE
NSPS	:	NATIONAL SOCIETY OF PROFESSIO
ORB	:	OFFICIAL RECORD BOOK
PB	:	PLAT BOOK
PBCR	:	PALM BEACH COUNTY RECORDS
P.C.P.	:	PERMANENT CONTROL POINT
PG	:	PAGE
POB	:	POINT OF BEGINNING
PB	:	POWER POLE
P.R.M.	:	PERMANENT REFERENCE MONUMENT
P.S.M.	:	PROFESSIONAL SURVEYOR AND MAPPER
R	:	RADIUS
R/W	:	RIGHT OF WAY
SQ.	:	SQUARE
(TYP)	:	TYPICAL
UE	:	UTILITY EASEMENT
Δ	:	CENTRAL ANGLE

TENAT TABLE:

UNIT #	TENANT NAME
0105	PUBLIX
0107	VACANT
0109	REAL MESOT BARBERSHOP
0111	PATCHINGTON
0113	DOLLAR TREE
0115A	TUESDAY MORNING
0115B	DON VINCENT'S CREATIVE WIND
0121	STAR CLEANERS
0123	HALLMARK
0129	NEW LOOK HAIR DESIGNS
0131	TEQUESTA PIZZA
0133	SER SPEEDY
0137	THAI LOTUS RESTURANT
0151	BEALL'S OUTLET
0159	OFFE'S EMPORIUM
0167A	VACANT
0167B	VACANT
0169	TEQUESTA NAILS
0171	VACANT
0173	CUNIMAL PERK
0175A	AGAIN & AGAIN
0175B	ALTERATIONS BY KIM
0177	NAIL BOXES, ETC.
0179	RADIO SHACK
0181	VACANT
0183	PORCH & PENNY
0185	VACANT

FILE NAME
0089AL05.DGN

REVISIONS

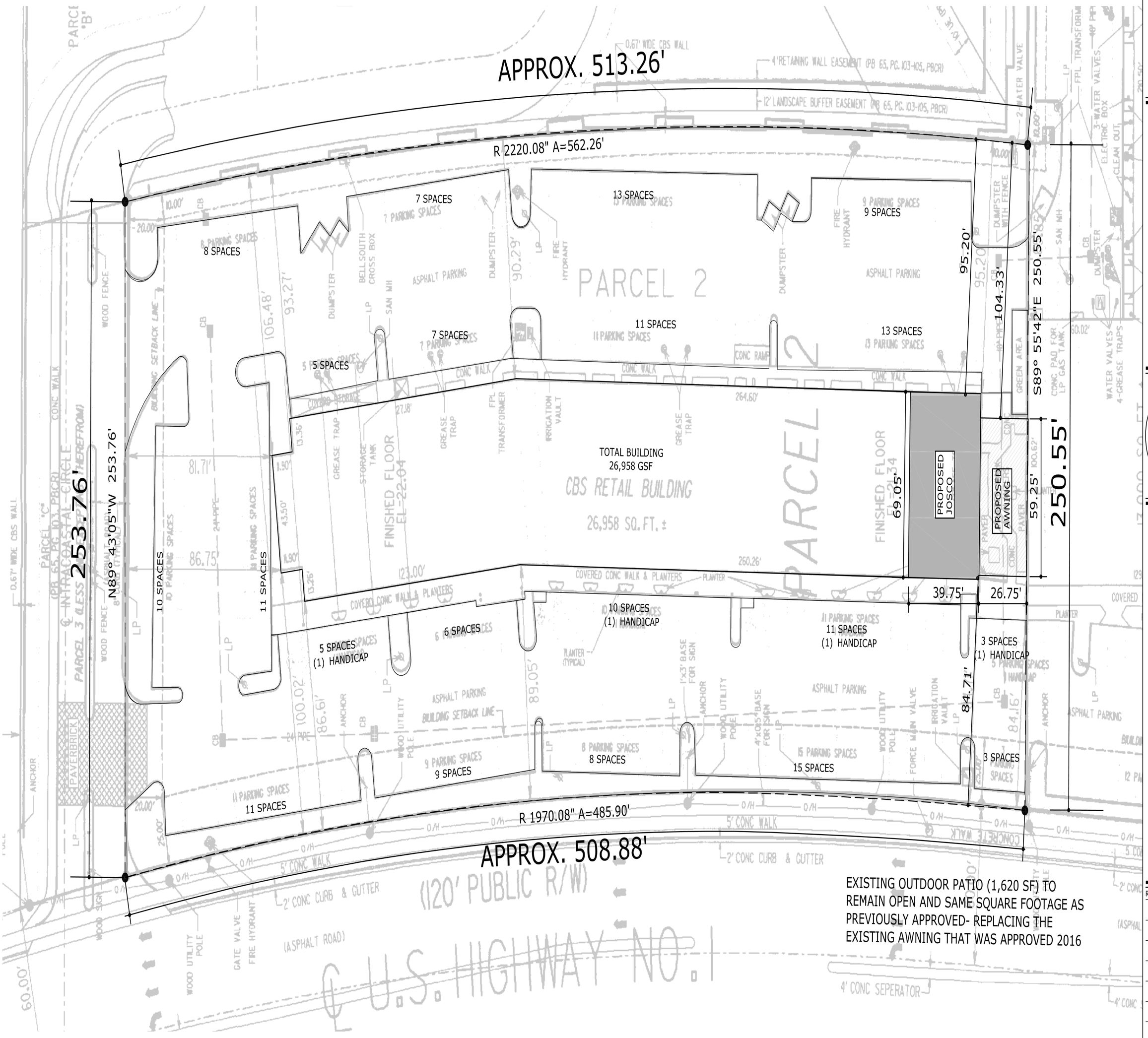
DATE	
7-11-96	A.T.A/ACSM LAND TITLE SURVEY SHEETS
7-25-96	UP-DATE A.T.A/ACSM LAND TITLE SURVEY MAP
4-15-98	UP-DATE A.T.A/ACSM LAND TITLE SURVEY MAP
2-05-99	UP-DATE A.T.A/ACSM LAND TITLE SURVEY MAP
5-07-99	UP-DATE A.T.A/ACSM LAND TITLE SURVEY TBL
9-30-02	UP-DATE A.T.A/ACSM LAND TITLE SURVEY TBL
12-23-02	UP-DATE A.T.A/ACSM LAND TITLE SURVEY MAP
1-14-03	UP-DATE A.T.A/ACSM LAND TITLE SURVEY MAP
1-14-03	MISC REVISIONS PER COMMENTS

5-01-02	5-01-02, PINKERMAN FIELD WORK
DATE	
TBL	M0/42
DRAWN BY	FIELD BOOK / PAGE
TBL	F-50'
CHECKED BY	SCALE

ALTA /ACSM LAND TITLE SURVEY
"TEQUESTA SHOPPES"
PREPARED FOR "INLAND SOUTHEAST TEQUESTA L.L.C."
A PORTION OF GOVERNMENT LOTS 3 & 4,
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST,
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

PROFESSIONAL SURVEYORS AND MAPPERS
LB4820
ATLANTIC – CARIBBEAN MAPPING, INC.
3070 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7884 - FAX (561) 964-1969 - WWW.ACMINC.CC

JOB No.
89089
SHEET 2 OF 3



EXISTING OUTDOOR PATIO (1,620 SF) TO REMAIN OPEN AND SAME SQUARE FOOTAGE AS PREVIOUSLY APPROVED- REPLACING THE EXISTING AWNING THAT WAS APPROVED 2016

1 - PARTIAL SITE PLAN (SEE SURVEY FOR FULL SITE)

SCALE: 1/16" = 1'-0"

N

Copyright ©

All drawings and written material appearing herein constitutes original and unpublished work of the Architect, and the same or any part thereof may not be duplicated, distributed, disclosed, or used in any manner without the written consent of the Architect. Penalties shall apply when user duplicates Architect's work, without Architect's written consent.

Commercial + Residential
2081 SE Ocean Blvd, Suite 1A
Stuart, FL 34996
O: (772) 220-4411
www.n2archdesign.com

n2 architecture + design

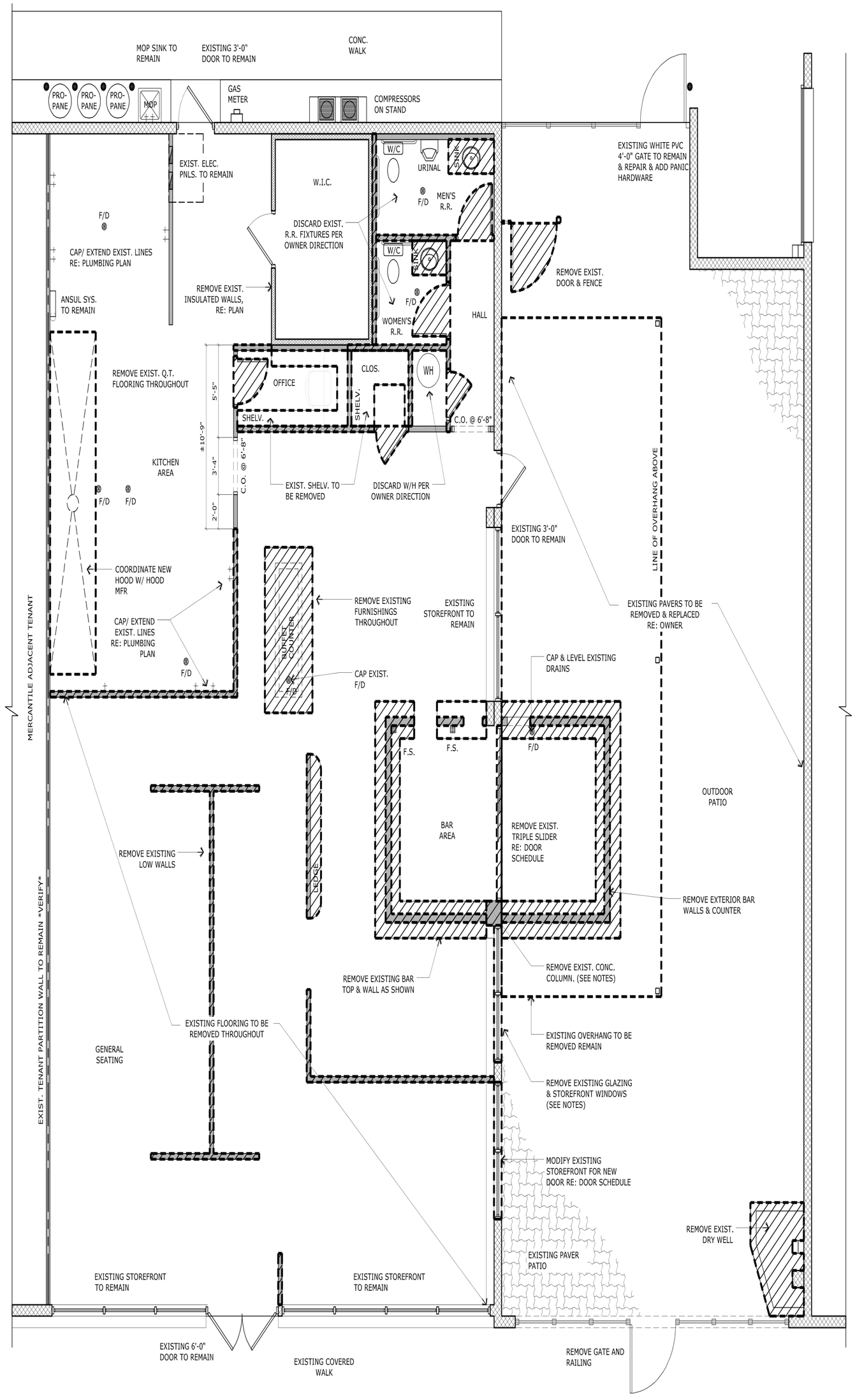
Niki L. Norton, R.A.
AR91827

Josco Bar & Oven
157 N. US 1
Tequesta, FL 33469
Joe Flora
(772) 216-4648

Rev. #	Date

Project Number	17-0363
Status	Site Submittal
Issue date	30-Mar-18
Sheet	A1.0

Site Plan



1 - DEMOLITION PLAN

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

N

WALL LEGEND

- EXISTING INTERIOR WALLS & ITEMS TO BE REMOVED
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING FIRE RATED WALL TO REMAIN - FIELD VERIFY
- EXISTING LOW INTERIOR WALLS TO REMAIN
- EXISTING WALK-IN-COOLER WALLS TO BE REMOVED
- EXISTING MASONRY WALLS TO REMAIN

DEMOLITION NOTES

1. Do not consider demolition notes to be all inclusive. It is the Contractor's responsibility to inspect and assess the space and to fulfill the intent of the work indicated by the contract documents. Bring all deviations from the contract documents necessitated by field conditions to the attention of the Architect.
2. Cutting and removal indicated on the drawings are general indications only and do not necessarily show the full extent of cutting and removal which may be required by the job conditions.
3. Contractor shall verify and establish existing conditions and dimensions before proceeding with any portion of the work.
4. Contractor shall verify locations and extent of structure and items to be demolished and removed.
5. Extent of demolition and removal work is shown on drawings and and includes, but is not necessarily limited to the following; existing finished, partitions, doors, frames, ceiling systems and exterior wall systems, mechanical electrical and plumbing systems, exterior doors and windows.
6. Contractor shall obtain all permits required by local authorities having jurisdiction.
7. All demolition work shall be performed in accordance with all applicable local ordinances and building codes.
8. Remove and dispose of all structure and items as indicated, demolished and removed items shall be discarded. Transport demolished materials off of the owner's property and legally dispose of them.
9. Remove and salvage all items as indicated, deliver all items to owner's designated holding area.
10. Contractor is responsible for and will have control of demolition means, methods, and techniques, sequences and procedures. The contractor shall provide for the safety precautions and programs in connection with the work. The Architect will not be responsible for the Contractor's failure to carry out the work in accordance with the contract documents.
11. The Contractor shall visit the project site prior to demolition and/or contract negotiations and shall verify existing conditions with the demolition documents. Discrepancies between the demolition documents (and their intent) shall be brought to the Architect's attention for clarification. Bids shall not be submitted or contracts negotiated by the Contractor prior to clarification of the intent of the demolition documents where such intent is in doubt.
12. Contractor shall provide all necessary protection to portions of the work intended to be incorporated into the completed work.
13. Notify the Architect if undocumented Structural members are uncovered during the course of demolition. Keep the Architect notified of the progress of demolition.
14. Contractor shall coordinate all indicated demolition with plan locations indicated to endure proper location and dimension of demolished areas. Inform Architect of any discrepancies.
15. Existing wall finishes to remain intact, unless otherwise noted. Where damage has occurred, or patching is required due to demolition, provide new finish surface flush with existing.
16. Prior to the start of demolition and excavation work, the Contractor shall call 48 hours before digging; 1-800-432-4770 to locate all existing utility lines. Any disruption of utility services caused by failure of prior notification of utility companies shall be the sole responsibility of the Contractor. And all costs associated with proper repair and restoration of damaged utility services shall be borne by the Contractor.
17. Architectural construction shall be removed only to the extent required. Patch to match existing adjacent construction. Where electrical wires are exposed, Contractor shall cap ends of cut wires to protect against electric shock.
18. Remove projections, hangers, bolts, nails, etc, from existing surfaces. Patch all holes to match adjacent surfaces to remain.
19. Contractor shall provide all necessary shoring and bracing to support existing structure until permanent supports are erected. Take all necessary measures to prevent the collapse of walls, slabs, roofs, etc. - Contractor shall provide signed shop drawings and engineering calculation, signed and sealed by an engineer.
20. Where extension of existing wall surface is necessary due to demolition of existing opening, patch and repair new wall surface to match adjacent existing.
21. It shall be the duty and responsibility of the contractor performing any cutting or welding to comply with safety provisions of NFPA's national fire codes pertaining to such work. Contractors shall be responsible for all damages resulting from failure to comply.
22. Contractor shall submit schedule of operations and action plan for owner's and Architect's approval. Schedule and action plan shall include: hours of operation, staging area and use of utility services. Hours of operation shall be governed by local jurisdiction and building operations.
23. Contractor shall submit waste approval plan, which shall include location plan of all debris dumpsters and shall be governed by local jurisdiction and building operations.
24. Contractor shall coordinate with owner on all systems and utilities shut-off requirements with building operations
25. Pedestrian Protection - the work of demolishing any building shall not be commenced until pedestrian protection is in place and approved by local color jurisdiction as governed by the FBC.
26. Water accumulation: Contractor shall make provisions to prevent to the accumulation of water and/or damage to any property or foundations on the premises or any adjoining property.
27. Utility connections: utility service connections shall be discontinued and capped in accordance with approved rules and regulations per the requirements of the authority having jurisdiction.
28. It is the Contractor's responsibility to keep the jobsite clean and clear of debris during demolition. Upon completion of the work the Contractor shall ensure that the job site has been cleaned to the owner's satisfaction, prior to the contractor vacating the site.
29. All new steel connections must be in place before any demolition is to be performed.
30. Any additional shoring should be provided before demolition work is to be performed.
31. Coordinate w/ Owner prior to demolition. Existing fixtures to be salvaged, stored and re-used per Owner direction.
32. Patch and repair existing finishes to remain.
33. Coordinate with Owner for any existing any fixtures to remain.

Copyright ©
All drawings and written material appearing herein constitutes original and unpublished work of the Architect, and the same or any part thereof may not be duplicated, distributed, disclosed, or used in any manner without the written consent of the Architect. Penalties shall apply when user duplicates Architect's work, without Architect's written consent.

Commercial + Residential
2081 SE Ocean Blvd, Suite 1A
Stuart, FL 34996
O: (772) 220-4411
www.n2archdesign.com
n2 architecture + design

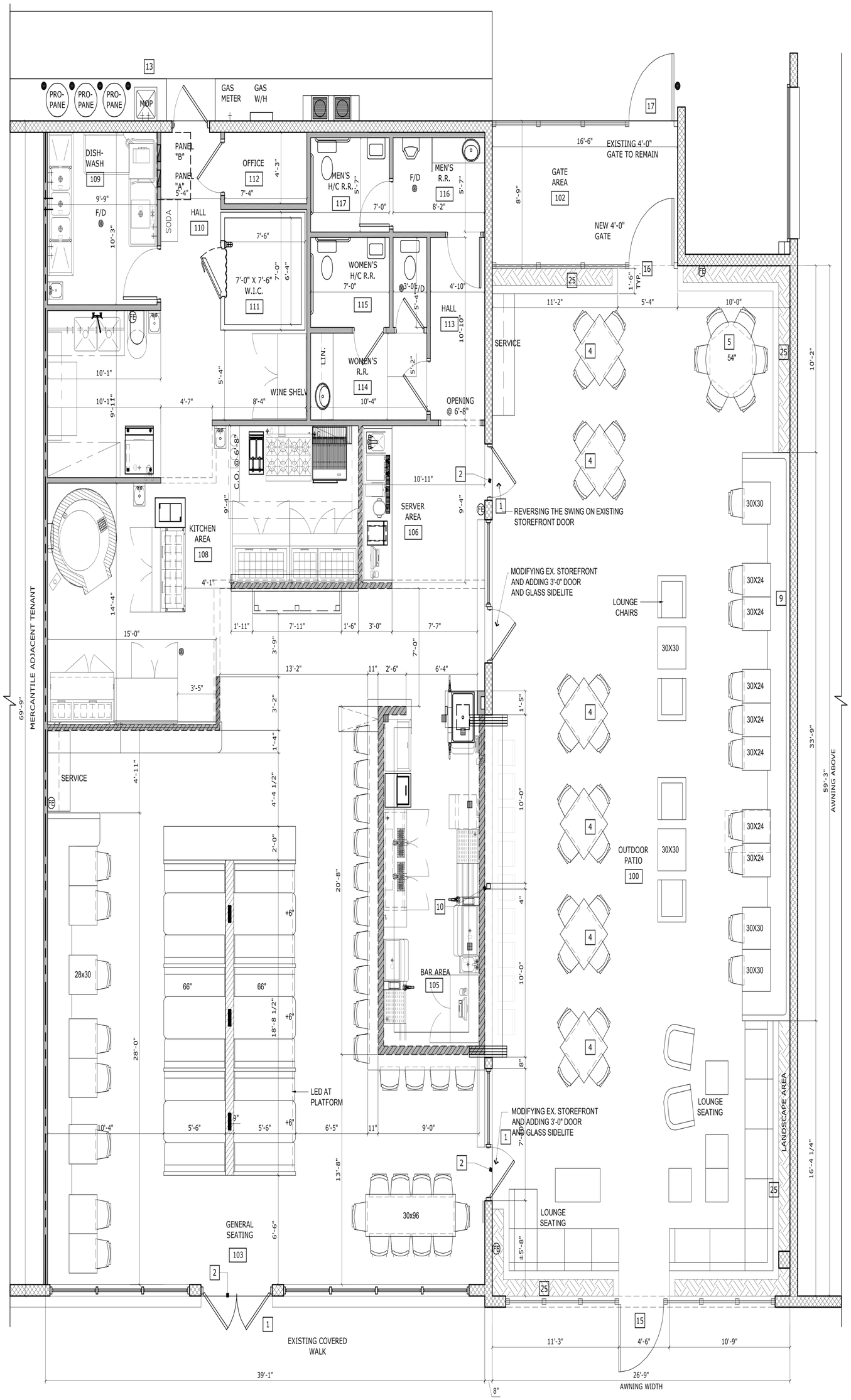
Niki L. Norton, R.A.
AR91827

Josco Bar & Oven
157 N. US 1
Tequesta, FL 33469
Joe Flora
(772) 216-4648

Rev. #	Date

Project Number	17-0363
Status	Site Submittal
Issue date	30-Mar-18
Sheet	A2.0

Demolition Plan



1 - FLOOR PLAN

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

N

WALL LEGEND

EXISTING MASONRY WALLS TO REMAIN.

EXISTING 1-HOUR FIRE-RATED TENANT PARTITION WALL TO REMAIN *VERIFY*

NEW INSULATED PANEL WALLS

NEW MIN. 3-5/8" 25 GA. METAL STUDS @ 16" O.C. W/ 5/8" THK GYPSUM WALLBOARD FINISH EACH SIDE (PAINTED). PROVIDE MIN. R-11 BATT INSULATION IN ALL WALLS SURROUNDING BATHROOMS & MECHANICAL ROOMS.

NEW LOW BAR WALLS @ 42" A.F.F. MIN. 3-5/8" 25 GA. METAL STUDS @ 16" O.C. SEE WALL TYPES

GENERAL NOTES

1. Field verify all existing dimensions and utilities prior to construction. Notify Architect of any discrepancies.
2. Dimensions are to framing.
3. Bathroom & kitchen cabinetry & finishes shall be selected By Owner.
4. Bathroom & kitchen accessories shall be selected By Owner and installed by GC.
5. Appliances shall be selected By Owner.
6. Wood base boards and door casings shall be selected By Owner.
7. Provide blocking throughout as required.
8. Built-in furniture requires shop drawings for Owner's review and approval.
9. Where dining surfaces are provided for the consumption of food or drink, as per Section 226.1 of the 2012 Florida Accessibility Code, at least 5 percent of the seating & standing spaces shall be ADA accessible (as shown).

KEY NOTES

1. Ensure thresholds at all new interior and exterior doors not to exceed 1/2" in height including beveling as per FBC Accessibility Code (5th Edition, 2014) §404.2.4.4. and open and close with the required force and speed per §404.2.9.
2. Taper floor finish so transition does not exceed 1/2" overall, including beveling as per FBC Accessibility Code (5th Edition, 2014) §404.2.4.4.
3. 2-top table @ 32"-34" a.f.f.
4. 4-top table @ 32"-34" a.f.f.
5. 6-top table @ 32"-34" a.f.f.
6. Table top surface @ 32"-34" a.f.f.
7. High bartop counter @ 42" a.f.f.
8. High table & seating @ 42" a.f.f.
9. Banquette seating (design By Others) @ 18" a.f.f.
10. New structural column for new sliding window.
11. Class "K" fire extinguishers at Kitchen Area. Wall mount @ 5'-0" max. a.f.f.
12. Class "2A-10BC" fire extinguishers. Wall mount @ 5'-0" a.f.f.
13. Existing mop sink to remain.
14. Provide 18"x36" mounted @ 34" a.f.f. flip down section at bar to meet the requirements of FBC Accessibility Code 226 & 902. Provide min. 30"x48" clearance & space beneath.
15. New 4'-0"x7'-0"H gate with 4'-0" railing. Install panic hardware per schedule.
16. New gate and railing w/ panic hardware.
17. Repair existing white PVC fencing and gate with panic hardware.
18. Existing chase for overhead soda lines.
19. Black laminate countertop & cabinets @ 42".
20. Built-in countertop w/ countertop (Selection By Owner). See Owner for product selection & style, install per manufacturer instructions.
21. Table @ 34" a.f.f. max. See Owner for product selection & style.
22. Glass sneeze guard surface-mounted to countertop. See Owner for product selection & style, install per manufacturer instructions.
23. Built-in linen shelving.
24. Linear room divider as selected By Owner. Attach to bar joist above w/ welded 3-5/8" mtl. track (typ.).
25. 12" Raised Planters.

Copyright ©
All drawings and written material appearing herein constitute original and unpublished work of the Architect, and the same or any part thereof may not be duplicated, distributed, disclosed, or used in any manner without the written consent of the Architect. Penalties shall apply when user duplicates Architect's work, without Architect's written consent.

Commercial + Residential
2081 SE Ocean Blvd, Suite 1A
Stuart, FL 34996
O: (772) 220-4411
www.n2archdesign.com
n2 architecture + design

Niki L. Norton, R.A.
AR91827

Josco Bar & Oven
157 N. US 1
Tequesta, FL 33469
Joe Flora
(772) 216-4648

Rev. #	Date
Project Number	17-0363
Status	Site Submittal
Issue date	30-Mar-18
Sheet	A2.1

Floor Plan

PROJECT:

JOSCO BAR & OVEN

MIAMI LIGHTING DESIGN

TYPE	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	VOLTS	LAMP	MOUNTING	COMMENTS	QTY
F1	XAL	1" WIDE TRACK WITH ADJUSTABLE LED DOWNLIGHTS	MOV2-7-3-L-082800-11-2-8-4-163A8 / N80560106LD		LED 2700K	SUSPENDED		1
F2	XAL	1" WIDE TRACK WITH ADJUSTABLE LED DOWNLIGHTS	MOV2-7-3-S-120000-11-2-8-4-43A8S / N80562133LD		LED 2700K	SUSPENDED		1
F3	XAL	1" WIDE TRACK WITH ADJUSTABLE LED DOWNLIGHTS	MOV2-7-3-S-120000-11-2-8-4-43A8S / N80562133LD		LED 2700K	SUSPENDED		1
F4	XAL	1" WIDE TRACK WITH ADJUSTABLE LED DOWNLIGHTS	MOV2-3-3-S-200000-11-2-7-4-53A8 / N80562133LD		LED 2700K	SUSPENDED		6
F5	XAL	1" WIDE TRACK WITH ADJUSTABLE LED DOWNLIGHTS	MOV1-3-1-S-180000-11-2-8-4-53A8 / N80562133LD		LED 2700K	SUSPENDED		1
F6	CSL	3" ROUND RECESSED ECO-DOWNLIGHT	EDL-NCADJ-27-5 / EDL-10-OPTIC-5 / EDL-1306-4		LED 2700K	RECESSED		16
F7	HALO	2" ROUND RECESSED LED DOWNLIGHT	ML4D-09-FL-927-E-TL43R-2G-MWBB / H99TAT		LED 2700K	RECESSED		26
F8	HALO	2" ROUND RECESSED LED ASYMMETRIC DOWNLIGHT	ML4D-09-FL-927-E-TIR50AWW25-TL45R-6G-MWBB / H99TAT		LED 2700K	RECESSED		10
F9	MLD	LED TAPE LIGHT AND CHANNEL	LB100-15F-27K		LED 2700K	COVE		50'
F10	WESSEL	LED TAPE LIGHT AND CHANNEL	33309009		LED 2700K	COVE		30'
F11	CSL	1" RECESSED ECO-DOWNLIGHT	EDLM-NC-27-4 / EDLM-1003-3		LED 2700K	RECESSED		14
F12	OPTIC ARTS	LED TAPE LIGHT AND CHANNEL	FLEXSTP-20-27-24-40-XX / CHSP-S-1618		LED 2700K	COVE		28'
F12T	OPTIC ARTS	96W TRANSFORMER	PDC.96.24					1
F12A	OPTIC ARTS	LED TAPE LIGHT AND CHANNEL	FLEXSTP-20-27-24-40-XX / CHSP-S-1618		LED 2700K	COVE		33'
F12AT	OPTIC ARTS	96W TRANSFORMER	PDC.96.24					1
F13	C-LITE	LED FLAT PANEL	C-TR-A-FP24-50L-35K-WH		LED 3500K	RECESSED		9

JOSCO BAR
& OVEN

TEQUESTA, FL

SITE ADDRESS:
157 N US-1
TEQUESTA, FL 33469

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
10305 NW 41st. Street
Suite 124
MIAMI, FL 33178
P: 305-443-2804

DRAWING TITLE:

LIGHTING FIXTURE SCHEDULE

ISSUE:	DATE:

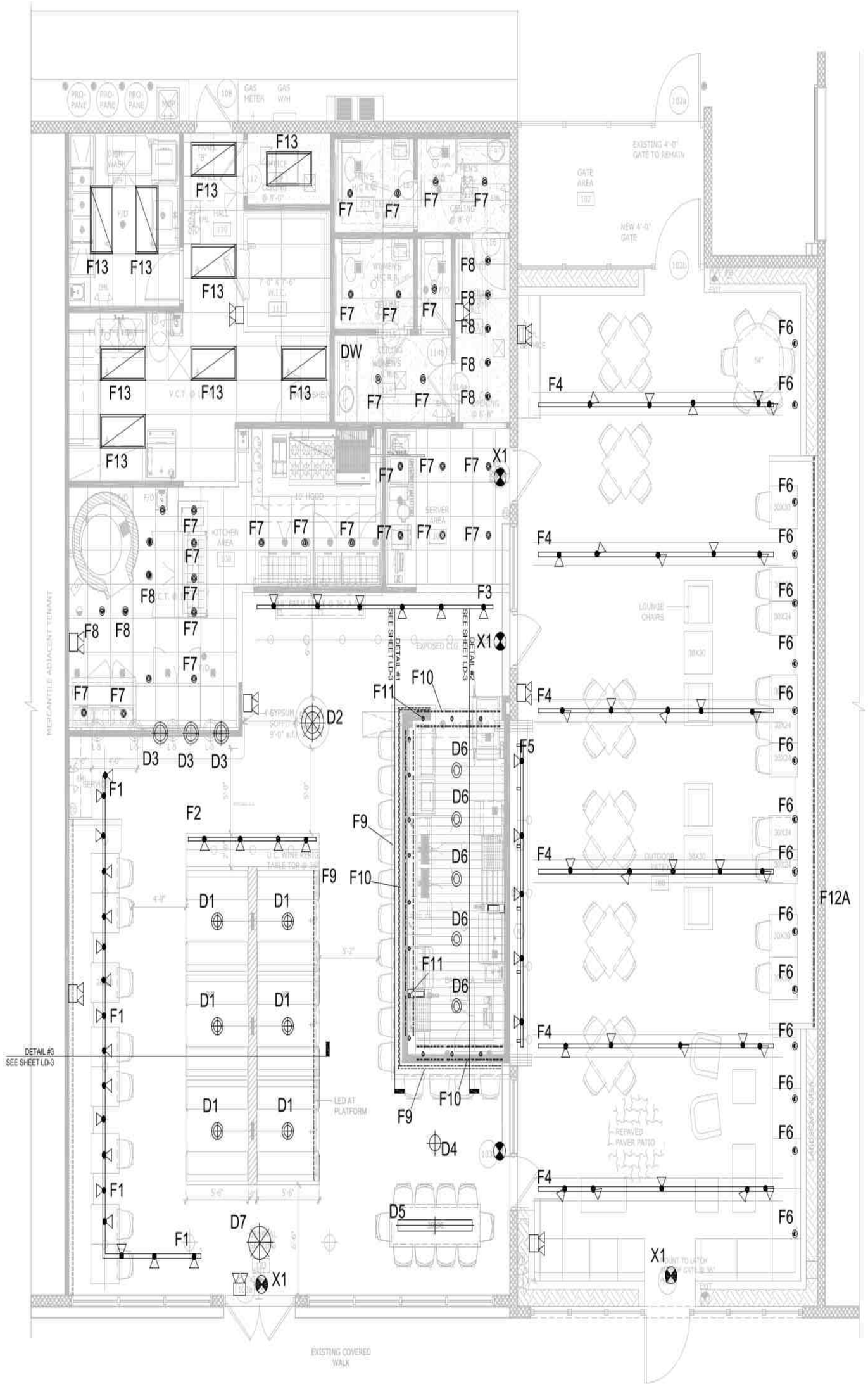
SCALE: N/A

PROJ NO:

SHEET NO:

LD-0

MIAMI LIGHTING DESIGN



JOSCO BAR & OVEN

TEQUESTA, FL

SITE ADDRESS:
157 N US-1
TEQUESTA, FL 33469

OWNER:	ARCHITECT:
ENGINEER MEP:	ENGINEER STRUCTURAL:
SURVEYOR:	LIGHTING CONSULTANT: MIAMI LIGHTING DESIGN 10305 NW 41st. Street Suite 124 MIAMI, FL 33178 P: 305-443-2804

DRAWING TITLE:
FIRST FLOOR RCP - LIGHTING LAYOUT

ISSUE:	DATE:

SCALE: 1/4" = 1'

PROJ NO:

SHEET NO:
LD-1

MIAMI LIGHTING DESIGN

MECHANICALLY OPENING LOUVERED ROOF

JOSCO RESTAURANT

157 N US HIGHWAY 1, TEQUESTA, FL

FOUNDATION & SLAB ON GRADE NOTES (AS APPLICABLE):

1. CONTRACTOR SHALL COMPLY WITH RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND ALL ADDEDUMS, LETTER, AND OTHER ASSOCIATED DOCUMENTS:
   PROJECT SOIL REPORT NOT PROVIDED
2. ALL FOOTING HAVEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSI AND A MINIMUM ALLOAWBLE LATERAL BEARING PRESSURE OF 100 PCF.
3. WHERE STRUCTURAL FILL IS REQUIRED, STRUCTURAL FILL IS TO EXTEND BEYOND PERIMETER OF FOOTING A MINIMUM OF 6" PER 12" OF FILL DEPTH.
4. FOOTING SHALL BE LOCATED A MINIMUM OF 12" BELOW THE NEAREST ADJACENT FINAL GRADE. (UNLESS NOTED OTHERWISE)
5. CONTRACTOR SHALL ASSURE THAT FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL IS DRY AND THAT BUILDING HORIZONTAL CLEARANCE FROM FOOTINGS TO ASCENDING SLOPES SHALL BE A MINIMUM OF 25 FEET UNLESS APPROVED BY A GEOTECHNICAL ENGINEER. FOOTING EXCAVATIONS TO BE CLEARED OF ALL DELETERIOUS MATERIAL BEFORE CONCRETE IS POURED.
6. PROVIDE CRACK CONTROL JOINTS IN SLABS @ 10'-0" O.C. MAX BY SAW CUTTING @ 1/4" WIDE x 1 1/4" DEEP JOINTS SHOULD BE INSTALLED WITHIN 24 HOURS OF CONCRETE PLACEMENT.
7. CONTRACTOR TO FOLLOW ALL SITE PREPARATION RECOMMENDATIONS FROM SOILS REPORT FOUNDATION STEPS SHALL NOT EXCEED 4 FEET OR 'h THE HORIZONTAL DISTANCE BETWEEN STEPS HORIZONTAL REBAR SHALL BE 12" O C. THROUGH STEP DOWNS AND EXTEND 48 INCHES EITHER SIDE OF STEP.
8. CONCRETE SLABS SHALL BE PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN 7 DAYS BY USING A CURING COMPOUND CONFORMING TO ASTM C-309 OR BY WET BURLAP OR A PLASTIC MEMBRANE.
9. LAP CONTINUOUS REINFORCING BARS WITH CLASS B LAP SPLICE ACCORDING TO CONCRETE LAP SPLICE SCHEDULE UNDER REINFORCED CONCRETE NOTES. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS WITH ACI STANDARD HOOKS. REINFORCING COVER SHALL BE AS FOLLOWS.
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (EXCEPT SLABS).. 3"
   CONCRETE EXPOSED TO EARTH OR WEATHER BUT PLACED IN FORMS 2"
   CONCRETE SLABS IN CENTER OF SLAB
10. WATERPROOFING SHALL BE PLACED BETWEEN SOIL & CONCRETE WHEREVER SOIL IS USED AS A FORM FOR CONCRETE, EXCEPT FOR FOOTINGS.
11. ALL REINFORCING SHOWN TO BE HOOKED SHALL HAVE STANDARD ACI HOOKS.
12. PLACE CRACK CONTROL JOINTS BY SAW CUTTING @ 1/4" WIDE x 1 1/4" DEEP WHERE SHOWN. CUTTING TO BE PERFORMED WITHIN 24 HOURS OF CONCRETE PLACEMENT.
13. CONCRETE SLABS SHALL BE PLACED AND FINISHED WITHIN A TOLERANCE OF 1/8 INCH IN EVERY 10 FEET, AS DETERMINED BY PLACING A 10 FOOT STRAIGHT EDGE ON THE SLAB IN ANY DIRECTION. ANY DEVIATION FROM THIS WHICH REQUIRES ADDITIONAL CUTTING OF OTHER BUILDING COMPONENTS SHALL BE THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR.
14. COMPACT CLEAN INTERIOR SAND FILL HAVING LESS THAN FINES TO OF MODIFIED PROCTOR MAXIMUM DRY DENSITY, ASTM D 1557 AT OPTIMUM MOISTURE CONTENT. SOIL COMPACTION SHALL BE FIELD CONTROLLED BY QUALIFIED LABORATORY OR SOILS ENGINEER, APPROVED BY STRUCTURAL ENGINEER
15. CAST IN ANCHOR BOLTS AND POST INSTALLED THREADED RODS EPOXIED INTO CONCRETE SHALL BE ASTM F1554.
16. ALL LANDSCAPING MUST BE GRADED AWAY FROM THE STRUCTURE AT A MINIMUM GRADE OF 5% FOR THE FIRST 10 FEET OR AS FAR AS POSSIBLE TO MINIMIZE WATER INFILTRATION INTO THE SUBGRADE.

FASTERNER NOTES (AS APPLICABLE):

1. ALL TEK SCREWS TO COMPLY WITH GENERAL NOTE 7.

HURRICANE WARNING REQUIREMENT:
LOUVERS SHALL BE ROTATED TO A 90° POSITION DURING ANY NAMED STORM TO PREVENT EXCESSIVE UPLIFT FORCE ON THE ROOF SYSTEM

STRUCTURAL ALUMINUM NOTES:

1. ALL STRUCTURAL ALUMINUM COMPONENTS SHALL BE FABRICATED AND ERECTED ACCORDING TO THE GOVERNING BUILDING CODE AND MATERIAL STANDARDS REFERENCED ON THIS SHEET.
2. ALL STRUCTURAL ALUMINUM SHALL BE THE FOLLOWING ALLOY AND TEMPER:
   - BEAMS, PURLINS, COLUMNS ..... 6063-T6 (UNLESS NOTED OTHERWISE)
   - ALL OTHER EXTRUSIONS ..... 6063-T6 (UNLESS NOTED OTHERWISE)
   - FASTENERS ..... SS 304
3. STRUCTURAL ALUMINUM SHALL BE FRAMED PLUMB AND TRUE AND ADEQUATELY BRACED DURING CONSTRUCTION.
4. WHERE ALUMINUM IS IN CONTACT WITH OTHER METALS EXCEPT 300 SERIES STAINLESS STEEL, ZINC OR CADMIUM AND THE FAYING SURFACES ARE EXPOSED TO MOISTURE, THE OTHER METALS SHALL BE PAINTED OR COATED WITH ZINC, CADMIUM, OR ALUMINUM.
5. UNCOATED ALUMINUM SHALL NOT BE EXPOSED TO MOISTURE OR RUNOFF THAT HAS COME IN CONTACT WITH OTHER UNCOATED METALS EXCEPT 300 SERIES STAINLESS STEEL, ZINC, OR CADMIUM.
6. ALUMINUM SURFACES TO BE PLACED IN CONTACT WITH WOOD, FIBERBOARD, OR OTHER POROUS MATERIAL THAT ABSORBS WATER SHALL BE PAINTED.
7. ALUMINUM SURFACES SHALL BE PAINTED IF THEY ARE TO BE PLACED IN CONTACT WITH CONCRETE OR MASONRY UNLESS THE CONCRETE OR MASONRY REMAINS DRY AFTER CURING AND NO CORROSIVE ADDITIVES SUCH AS CHLORIDES ARE USED.
8. ALUMINUM SHALL NOT BE EMBEDDED N CONCRETE WITH CORROSIVE ADDITIVES SUCH AS CHLORIDES IF THE ALUMINUM IS ELECTRICALLY CONNECTED TO STEEL. ALUMINUM EMBEDDED N CONCRETE SHALL BE WRAPPED WITH 10 M L PIPE WRAP OR PLASTIC TAPE.
9. STEEL FASTENERS WITH A SPECIFIED MINIMUM TENSILE ULTIMATE STRENGTH GREATER THAN 120 KSI IN THE LOAD BEARING PORT ON OF THE SHANK SHALL NOT BE USED IN CONTACT WITH ALUMINUM. ALL FASTENERS SHALL BE LOCATED AT A SPACING THAT CONFORMS TO A SC STANDARD GAGE AND PITCH.
10. AS AN ALTERNATIVE TO THE PREVIOUS REQUIREMENTS FOR ALUMINUM IN CONTACT WITH OTHER MATERIALS, ALUMINUM SHALL BE SEPARATED FROM THE MATERIALS OF THIS SECTION BY A NONPOROUS ISOLATOR COMPATIBLE WITH THE ALUMINUM AND THE DISSIMILAR MATERIAL.
11. BOLT HOLES SHALL BE DRILLED THE SAME NOMINAL DIAMETER AS THE BOLT + 1/16"
12. FASTENERS SHALL TEK SCREWS. UNLESS OTHERWISE NOTED.

STRUCTURAL WOOD NOTES (AS APPLICABLE):

1. ALL DIMENSION LUMBER SHALL BE STRUCTURAL GRADE #2 SOUTHERN YELLOW PINE OR BETTER MEETING APPLICABLE REQUIREMENTS OF THE SOUTHERN PINE INSPECTION BUREAU (SPIB) AND PRESSURE-IMPREGNATED (PT) BY AN APPROVED PROCESS (ACQ 0.4 PRESSURE TREATED) PRESERVATIVE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE BUILDING CODE AND AMERICAN WOOD PRESERVERS ASSN (AWPA) "BOOK OF STANDARDS" OR 0.55 SPECIFIC GRAVITY MIN.
2. WOOD IN CONTACT WITH ALL METAL CONNECTORS USED IN LOCATIONS EXPOSED TO WEATHER SHALL BE GALVANIZED.
3. NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO. THERE SHALL BE NOT LESS THAN 2 NAILS IN ANY CONNECTION.
4. MEMBERS SHALL BE FREE OF CRACKS AND KNOTS. MOISTURE CONTENT SHALL BE 19% OR LESS.
5. WOOD THAT IS IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED WITH 30 # FELT (UNLESS NOTED OTHERWISE) OR PRESSURE TREATED IN ACCORDANCE WITH AITC-109. MEMBER SIZE SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.

EXCLUSIONS

HOST STRUCTURE.
ELECTRICAL, WIRING.

SHEET INDEX

# SHEET	DESCRIPTION
A100	Cover Page
A101	Top View
A102	Beam Plan
A103	Section Plans
A104	Details
A105	Details
A106	Details
A107	Details

DESIGN NOTES:

FLORIDA BUILDING CODE SIXTH EDITION (2017)

1. WIND PRESSURES HAVE BEEN DETERMINED BASED ON ASCE 7-10, ROOF OVER OPEN STRUCTURE, OBSTRUCTED WIND FLOW, DESIGN PRESSURES CONSIDER WIND LOAD FROM Vult=170 MPH 3-SECOND GUST *(Vasd EQUIVALENT = 132MPH)*, IN EXPOSURE 'C' ACTING SIMULTANEOUSLY WITH 20 PSF ROOF LIVE LOAD, DIRECTIONALITY FACTOR Kd=0.85, G=0.85, Kz=0.85, Kzt=1.0, 12' MRH. POROSITY WHEN OPEN 70%
2. SNOW LOAD = 0 PSF
3. DEFLECTION CRITERIA L/60
4. SYSTEM NOT DESIGN TO HANDLE CONCENTRATED LOADS FROM HUMAN ACTIVITY.

GENERAL NOTES:

1. THIS STRUCTURE HAS BEEN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE STRUCTURAL PROVISIONS OF THE REFERENCED FLORIDA BUILDING CODE. STRUCTURE SHALL BE FABRICATED IN ACCORDANCE WITH ALL GOVERNING CODES. CONTRACTOR SHALL INVESTIGATE AND CONFORM TO ALL LOCAL BUILDING CODE AMENDMENTS WHICH MAY APPLY AND GOVERN. DESIGN CRITERIA OR SPANS BEYOND STATED HEREIN MAY REQUIRE ADDITIONAL SITE SPECIFIC SEALED ENGINEERING.
2. THIS ENGINEER HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR SUPPLIED DATA AND MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. WORK SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THIS ENGINEERING SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO REEVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
3. THE EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE ENGINEER & OR ARCHITECT OF RECORD, et.al. THE HOST STRUCTURE WHICH IS DESIGNED, CERTIFIED, AND INSPECTED BY OTHERS MUST PROVIDE SUFFICIENT, CAPACITY FOR THIS SPECIFIED DECK SYSTEM. NO WARRANTY OR GUARANTEE TO THESE CONDITIONS, EITHER EXPRESSED OR IMPLIED, IS OFFERED WITH THIS CERTIFICATION.
4. THE CONTRACTOR SHALL CAREFULLY CONSIDER POSSIBLE IMPOSING LOADS ON ROOF, INCLUDING BUT NOT LIMITED TO ANY CONCENTRATED LOADS WHICH MAY JUSTIFY GREATER DESIGN CRITERIA.
5. LOUVERED ROOF SYSTEM SHALL BE PER MANUFACTURER MAXIMUM SPANS OR BY OTHERS.
6. THE INSTALLATION OF ANY ACCESSORIES THAT DO NOT AFFECT THE STRUCTURAL INTEGRITY OF THE STRUCTURE ARE OUTSIDE THE SCOPE OF THIS CERTIFICATION AND NOT REQUIRED TO BE CERTIFIED UNDER THIS STRUCTURAL DRAWING. THEY MAY BE INSTALLED AS DESIRED PER MFR. SPECIFICATIONS.
7. ALL FASTENERS TO BE #14 OR GREATER ASTM F593 COLD WORKED 304 STAINLESS STEEL, UNLESS NOTED OTHERWISE. FASTENERS SHALL BE CADMIUM-PLATED OR OTHERWISE CORROSION-RESISTANT MATERIAL AND SHALL COMPLY WITH ANY APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES. Fy= 65 KSI MIN.
8. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. EMBEDMENT SHALL BE AS NOTED HEREIN. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDES STUCCO, FOAM, BRICK, AND OTHER WALL FINISHES.
9. ALL CONCRETE ANCHORS SHALL BE INSTALLED TO NON-CRACKED CONCRETE ONLY.
10. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.
11. ALL LIGHT GAUGE STEEL MEMBERS SHALL CONFORM TO ASTM A36 AND CURRENT EDITION OF AISC WITH MINIMUM Fy = 55KSI.
12. ALL CONCRETE AND EPOXY TO REACH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 7 DAYS.
13. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT SHALL REMAIN IN CONFORMANCE WITH THE LIMITATIONS OF THIS PLAN. THE CONTRACTOR IS TO VERIFY ALL FIELD DIMENSIONS PRIOR TO INSTALLATION, AND VERIFY THAT PROPOSED DIMENSIONS AND FIELD CONDITIONS AGREE WITH THIS PROPOSED PLAN. USE OF THIS DOCUMENT CONSTITUTES ACCEPTANCE OF THE PROPOSED SYSTEM LAYOUT, COMPONENTS SELECTED, AND INSTALLATION. THESE DRAWINGS ARE NOT INTENDED TO BE USED AS FABRICATION OR SHOP DRAWINGS.
14. ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
15. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

STATTUS

1141 Holland Drive, Suite 16,
Boca Raton, Fl 33487
Tel: 561 414 2190
Fax: 561 414 2192
E-mail: engineering@stattusinc.com

JOSCO restaurant

157 N US Highway 1,
Tequesta, FL 33469

Note

Revision	

Issued	
Date	Checklist

18-5848

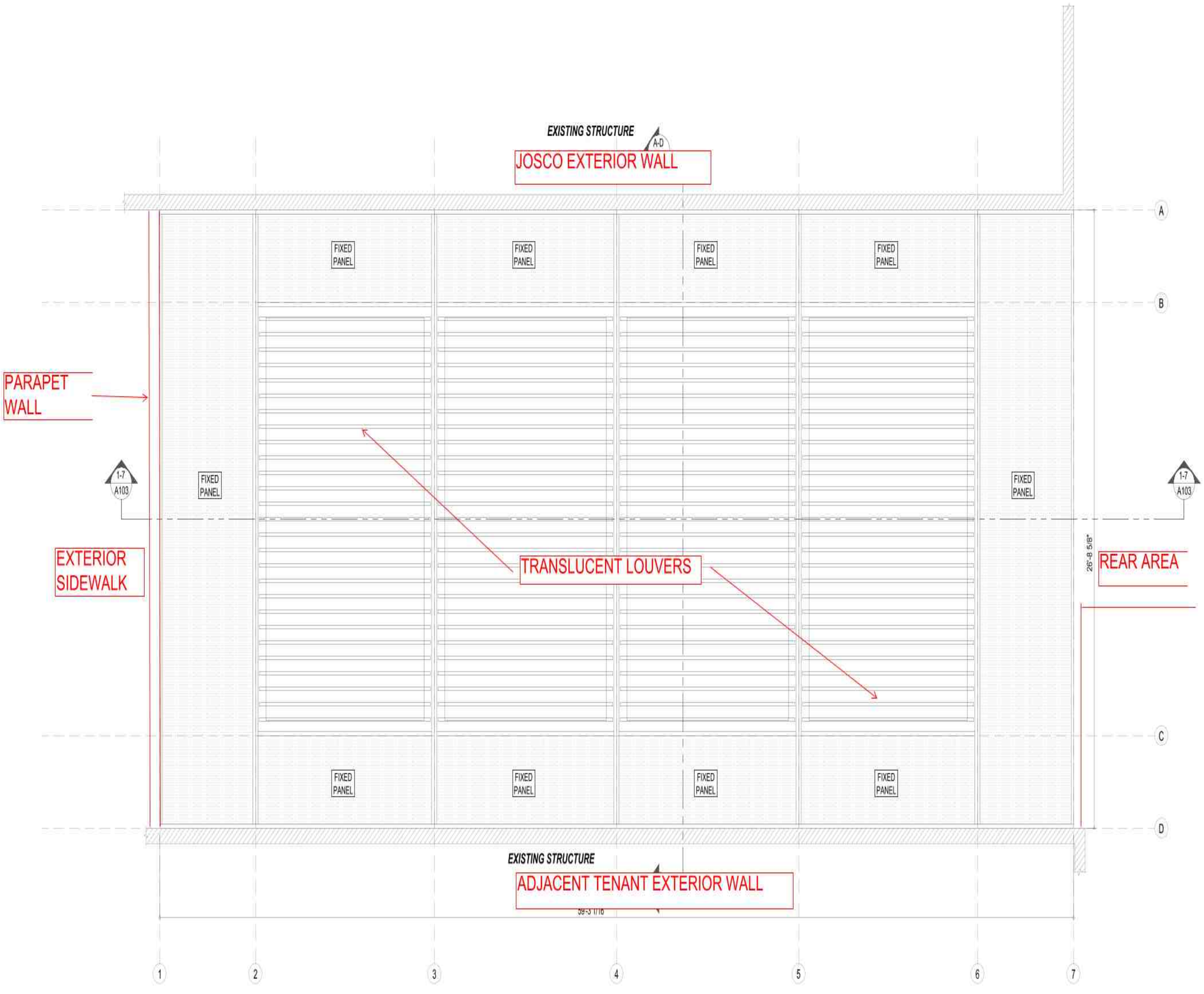
Sheet Name

Cover Page

Sheet No

A 100

Scale	3/16"-1'-0"
Drawn By	
Checked By	
Date	



PLAN VIEW OF AWNING

NORTH

STATTUS

1141 Holland Drive, Suite 16,
Boca Raton, Fl 33487
Tel: 561 414 2190
Fax: 561 414 2192
E-mail: engineering@stattusinc.com

JOSCO
restaurant

157 N US Highway 1,
Tequesta, FL 33469

FRANK L. BENNARDO, P.E.
PE 44649
FRANK L. BENNARDO
LICENSE
No 0046549
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ENGINEERING EXPRESS
160 SW 12th AVE, SUITE 106
DEERFIELD BEACH, FL 33442
Ph: (954) 354-0660 Fax: (954) 354-0443
ENGINEERINGEXPRESS.COM
CERT OF AUTH #28825
A. FRANK L. BENNARDO, P.E., INC. INNOVATION

NOTICE: IF THIS SHEET DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND SEAL IF THERE IS A DIGITAL SIGNATURE ON SHEET 1, THIS SHEET IS PART OF A DIGITALLY SIGNED FILE. SHALL REMAIN IN DIGITAL FORMAT & PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED AUTHENTIC AND MUST BE VERIFIED AGAINST THE DIGITALLY SIGNED AND SEALED SHEET DOES NOT CONTAIN AN ENGINEER'S ORIGINAL SIGNATURE & SEAL THIS SHEET IS A

Note

Revision	

Issued	
Date	Checklist

18-5848

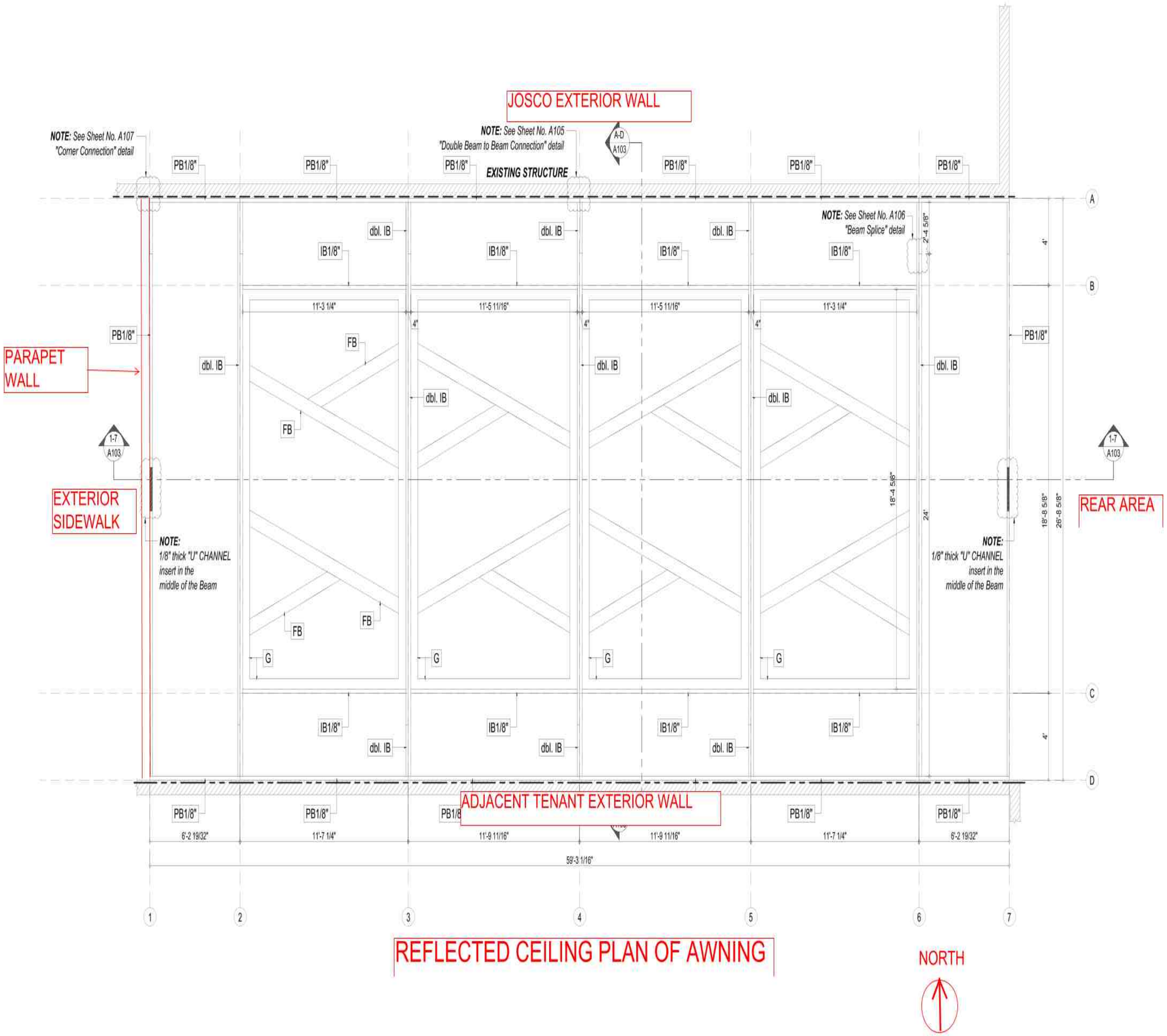
Sheet Name

Top View

Sheet No

A 101

Scale	3/8"-1'-0"
Drawn By	
Checked By	
Date	



REFLECTED CEILING PLAN OF AWNING

NORTH

KEYNOTES

PB1/8"	Perimeter Beam 2"x10"x1/8" - 6063-T6
dbl. IB	Interior Beam [2] 2"x8"x1/4" - 6061-T6
IB1/8"	Interior Beam 2"x10"x1/8"
FB	Fan Beam 2"x8"x1/8"
G	Non-structural Aluminum Gutter 3"x6"x3"

- - - - - ATTACHED TO EXISTING STRUCTURE

— - - — ATTACHED TO EXISTING STRUCTURE (FIXED SIDE)

STATTUS

1141 Holland Drive, Suite 16,
Boca Raton, Fl 33487
Tel: 561 414 2190
Fax: 561 414 2192
E-mail: engineering@stattusinc.com

JOSCO
restaurant

157 N US Highway 1,
Tequesta, FL 33469

FRANK L. BENNARDO, P.E.
PRINCIPAL ENGINEER
Reg. #0046548
FRANK L. BENNARDO LICENSE No 0046548 STATE OF FLORIDA PROFESSIONAL ENGINEER
ENGINEERING EXPRESS
160 SW 12th AVE, SUITE 106
DEERFIELD BEACH, FL 33442
Ph: (954) 354-0660 Fax: (954) 354-0443
ENGINEERINGEXPRESS.COM
CERT OF AUTH #28825
A. FRANK L. BENNARDO, P.E., INC. INNOVATION

NOTICE: IF THIS SHEET DOES NOT CONTAIN AN ORIGINAL SIGNATURE & ENGINEER SEAL: IF THERE IS A DIGITAL SIGNATURE ON SHEET 1, THIS SHEET IS PART OF A DIGITALLY SIGNED FILE. SHALL REMAIN IN DIGITAL FORMAT. & PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS SIGNED AND SEALED. IT IS THE RECIPIENT'S RESPONSIBILITY TO MAINTAIN THIS SHEET DOES NOT CONTAIN AN ENGINEER'S ORIGINAL SIGNATURE & SEAL THIS SHEET IS A

Note

Revision	

Issued	
Date	Checklist

18-5848

Sheet Name

Beam Plan

Sheet No

A 102

Scale	3/8"-1'-0"
Drawn By	
Checked By	
Date	