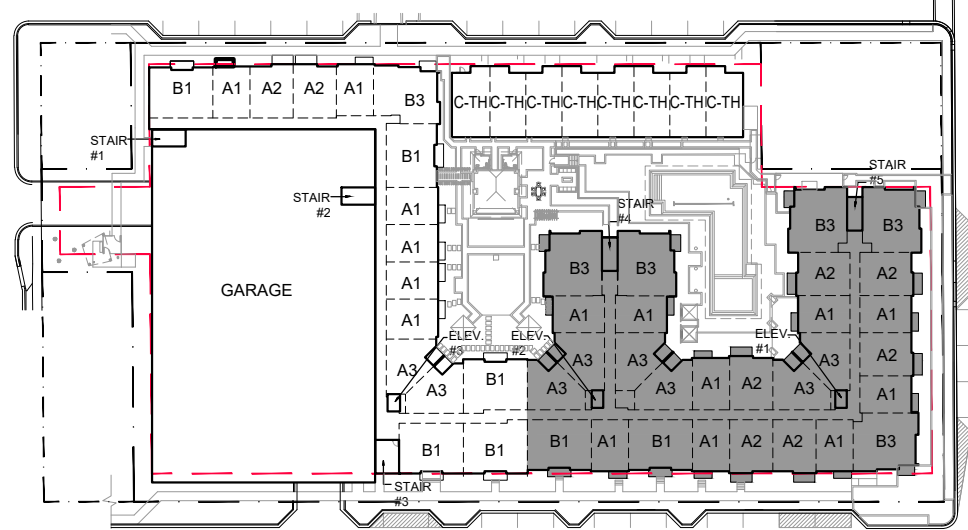


**FLOOR PLAN WALL & SYMBOL LEGEND**  
(REFER TO LIFE SAFETY PLANS FOR FIRE-RATED)  
(REFER TO FINISHES SCHEDULE AND ASSOCIATED SHEETS FOR ADDITIONAL INFORMATION)

[Symbol]	DROPPED CLG./SOFFIT, COORDINATE W/ MEP & FIRE REQUIREMENTS AND SOFFIT POCKET REQUIREMENTS PRIOR TO FRAMING AND INSTALLATION. SEE GENERAL NOTES.
[Symbol]	METAL STUD PARTITION, (FRAMING BY GC'S SPECIALTY ENGINEER FOR ALL EXTERIOR WALLS, PROVIDE M.R./IMPACT-RATED G.W.B. EXTERIOR WALLS) (REFER TO LIFE SAFETY PLAN FOR FIRE-SEPARATION REQUIREMENTS) ALL FINISHES IN ON AIR-CONDITIONED SPACES TO BE MOLD, MILDEW AND MOISTURE-RESISTANT.
[Symbol]	METAL STUD PARTITION WITH BATT INSULATION (REFER TO LIFE SAFETY PLAN FOR FIRE-SEPARATION REQUIREMENTS).
[Symbol]	2-HR RATED 8" (OR 12") CONC. MASONRY UNIT.
[Symbol]	STEEL COLUMN W/ 2HR-RATED INTUMESCENT COATING (TYP.) (APPLY INTUMESCENT COATING @ ALL STRUCTURAL STEEL INCLUDING BUT NOT LIMITED TO TOP AND BOTTOM COLUMN PLATES AND BOLTS) IN COMPLIANCE W/ UL263 DESIGN # 1634 OR APPROVED EQUAL.
[Symbol]	A/C REF. LINES.
[Symbol]	UNIT KEY NOTES. REFER TO LEGEND FOR DESIGNATION.
[Symbol]	DOOR DESIGNATION REFER TO DOOR SCHEDULE.
[Symbol]	WINDOW DESIGNATION REFER TO WINDOW SCHEDULE.
[Symbol]	DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
[Symbol]	36" ACCESSIBLE ROUTE.
[Symbol]	FRESH AIR OUTSIDE AIR VENT (SEE MECH. FOR ADDITIONAL INFO)
[Symbol]	DRYER AND/OR BATHROOM EXHAUST VENT (SEE MECH. FOR ADDITIONAL INFO)

- GENERAL NOTES:**
- ALL EXTERIOR FRAMING (INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS, SOFFITS, CEILING AND CORRIDORS) BY GC'S SPECIALTY ENGINEER. SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR A/E APPROVAL.
  - PROVIDE WATERPROOFING AT VERTICAL WALLS BELOW ELEV. +0'-0". IN COMPLIANCE W/ FBC 2017 SECTION 1805 (TYP.) DAMPPROOFING AND WATERPROOFING SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE W/ F.B.C. 2017 SECTION 1805.
  - ALL EXTERIOR WALL COVERINGS (INCLUDING BUT NOT LIMITED TO TRIMS, MOLDINGS, WOODS AND FRAMING) 39'-0" ABOVE GRADE PLANE TO BE PRECAST (OR APPROVED EQUAL NON COMBUSTIBLE MATERIAL). ALL COMBUSTIBLE EXTERIOR WALL COVERINGS SHALL BE LIMITED TO 39'-0" ABOVE GRADE PLANE.
  - GC TO COORDINATE CEILING HEIGHTS, SOFFIT HEIGHTS AND WIDTHS W/ ASSOCIATED TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - GROUND FLOOR FINISHED FLOOR ELEVATION FOR DWELLING UNITS-0'-0". 0'-0" IS EQUAL TO THE MINIMUM REQUIRED FINISHED FLOOR ELEVATION NOTED ON CIVIL ENGINEERING DRAWING. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND MINIMUM FFE REQUIREMENTS.
  - SLOPE MAX. 2% TO ALL FLOOR DRAINS, UNLESS NOTED OTHERWISE (GARAGE SLOPES AND GRADING ARE SHOWN FOR REFERENCE ONLY. REFER TO PRECAST SHOP-DWG'S BY PRECAST DELEGATE ENGINEER FOR GARAGE GRADES AND SLOPES. SUBMIT SHOP-DWG'S FOR A/C REVIEW.)
  - PROVIDE R-20 RIGID INSULATION AT UNDERSIDE OF SLAB (WHERE FLOOR SLABS SEPARATE INTERIOR SPACES FROM EXTERIOR AND/OR UNAIR-CONDITIONED SPACES). REFER TO ASSOCIATED DETAILS. U.N.O., CONCEAL RIGID INSULATION W/ 5/8" STUCCO OVER PAPER-BACKED MTL. LATH OVER 3/4" P.T./F.R. PLYWOOD OVER FRAMING. FRAMING BY GC'S SPECIALTY ENGINEER. SUBMIT SHOP DWGS FOR APPROVAL.
  - PERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH FBC 2017 SECTION 1816 AND SECTION 110.3.11.
  - BUILDING SHALL COMPLY W/ F.B.C. 110.8
  - GC AND SUBCONTRACTORS SHALL COORDINATE WITH I.D. PLANS PRIOR TO WORK.
  - GENERAL CONTRACTOR AND GARAGE SUBCONTRACTOR SHALL CONFIRM GRADING AND SLOPING FOR GARAGE IS PROVIDED TO PREVENT PONDING WATER. CONC. TOPPING SHALL BE INSTALLED WHERE PONDING WATER OCCURS (SLOPE TOPPING @ MAX. 2% SL.)
  - GC SHALL CONFIRM 42" GUARDS ARE PROVIDED IN COMPLIANCE WITH FBC 2017 SECTION 1015.
  - VEHICULAR BARRIER CABLE SHALL BE INSTALLED WHERE REQUIRED AS PER F.B.C 2017. VEHICULAR BARRIER CABLES SHALL BE INSTALLED IN STRICT COMPLIANCE W/ F.B.C. 2017 SECTION 1607.8.3, SECTION 1015, DETAIL 13, SHEET A-8.4 AND AS PER STRUCTURAL PLANS/ GC SHALL SUBMIT SHOP-DWG'S FOR APPROVAL.



**KEYPLAN**  
N.T.S.

**ENLARGED PARTIAL BUILDING PLAN-LEVEL 1**  
SCALE: 3/32"=1'-0"

BY

FLORIDA STATUTES: 633.30

BLDG. DEPT. COMMENTS 03/29/21

GEN COORD./BLDG DEPT COMMENTS 06/11/21

FIELD COORDINATION 12/03/21

GEN COORD./BLDG DEPT COMMENTS

GEN COORD./BLDG DEPT COMMENTS 08/04/21

**the GRAND**  
FOR:  
AFFILIATED DEVELOPMENT  
LOCATED AT:  
609 2nd ST  
WEST PALM BEACH COUNTY, FLORIDA

**MSA ARCHITECTS, INC.**  
AACC00895  
8950 SW 74th COURT  
MIAMI, FLORIDA 33156  
(305) 275-9911

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633.30 FLORIDA STATUTES.

DRAWN MGS  
DATE 12/18/2020  
SCALE AS SHOWN  
JOB NO. 1914.PRJ  
SHEET TITLE:  
ENLARGED PARTIAL BUILDING PLAN LEVEL 1  
SHEET NUMBER:  
A-2.1A

PERMIT SET 12/18/2020