



KEYED PLAN NOTES

1. EDGE OF PERIMETER CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS.
2. LEVEL AND WELL-COMPACTED FILL, FOR FUTURE USE CONCRETE SLAB.
3. BRAKE METAL CLAD OVER STEEL COLUMN. REFER TO EXTERIOR ELEVATIONS FOR FINISH.
4. PROVIDE SMOOTH TRANSITION AT DOOR THRESHOLD.
5. 4" REINFORCED MASONRY WALL. REFER TO STRUCTURAL AND EXTERIOR ELEVATIONS SHEETS, TYPICAL.
6. RECESSED ELECTRICAL PANELS. REFER TO ELECTRICAL SHEET.
7. DRIVE-THRU METAL SHELF. REFER TO WALL DETAIL.
8. LINE OF CANOPY ABOVE, BY EXTERIOR. UNDER SEPARATE PERMIT.
9. DRIVE THRU CANOPY.
10. ROOF LADDER WITH 1" X 4" STUDS. SEE DETAILS A1.3.
11. 2-HOUR DEMISING PARTITION. REFER TO PARTITION SCHEDULE.
12. 1-HOUR DEMISING PARTITION. REFER TO PARTITION SCHEDULE.
13. METAL FRAMING WITH SCHEDULED FINISHES. REFER TO WALL SECTIONS AND EXTERIOR ELEVATIONS.
14. EXISTING EXTERIOR MBO LIGHT WITH BATTERY BACKUP.
15. MASONRY WALL TO BE LEFT UNFINISHED. FUTURE INTERIOR FINISHES UNDER SEPARATE PERMIT.
16. ABC FIRE EXTINGUISHER MOUNTED 4'-8" AFF LIGHT REFER TO LIGHTING PLAN.

DOOR TYPE

- REFER TO A6.0 SHEET FOR DOOR SCHEDULE AND DETAILS

WINDOW TYPE

- REFER TO A6.0 SHEET FOR WINDOW SCHEDULE AND DETAILS

PARTITION TYPE

- P1. 6005200-33 STUDS AT 16" O.C. TO UNDERSIDE OF ROOF DECK. 6007200-33 HEAD AND SILL METAL FRAMING TO BE LEFT EXPOSED FOR FUTURE SUBSTRATE. REFER TO DETAIL, SHEET A6.0.
- P2. NEW 1-HR FIRE RATED U419 PARTITION WITH 6" STUDS, TO RECEIVE 6005200-33 @ 16" O.C. W/ 6007200-33 AT HEAD AND SILL ON TENANT 'A' SIDE OF PARTITION. REFER TO DETAIL, SHEET A6.0.
- P3. NEW 2-HR FIRE RATED U419 PARTITION WITH 6" STUDS. REFER TO DETAIL, SHEET A6.0.

**RETAIL SHELL SPACE
TENANT C**

(TENANT FINISH OUT UNDER SEPARATE PERMIT)
 1,986 NET SQFT
 2,106 GROSS SQFT
 MERCANTILE OCCUPANCY - 1,986/60
 = 34 PERSONS

**RESTAURANT SHELL SPACE
TENANT B**

(TENANT FINISH OUT UNDER SEPARATE PERMIT)
 935 NET SQFT
 1,000 GROSS SQFT
 BUSINESS OCCUPANCY - UNDER
 SEPARATE PERMIT
 FBC 2017, 303.1.2.1

**FUTURE USE
STARBUCK'S
TENANT A**

(SITE INTERIOR FINISH OUT UNDER
 SEPARATE PERMIT, AND NOT WITHIN THIS
 JOB PERMIT)
 1,990 NET SQFT
 2,000 GROSS SQFT
 ASSEMBLY OCCUPANCY - UNDER
 SEPARATE PERMIT

PROPOSED FLOOR PLAN

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

TENANT 'A'	2,000 SQFT
TENANT 'B'	1,000 SQFT
TENANT 'C'	2,106 SQFT
TOTAL BLDG SQUARE FOOTAGE	5,106 SQFT

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OWNERS:

ESTEL DEVELOPMENT LLC
 763 NE 193RD TERRACE
 MIAMI, FL 33179

DATE	NO.	DATE	SCALE	REVISION
8/14/20				

GERSHEN ASSOCIATES, P.A.
 Architecture / Planning
 Construction Consulting
 9708 SOUTH DIXIE HIGHWAY, SUITE 3018
 MIAMI, FLORIDA 33156
 REGISTRATION NO. AA 0002785



SEAL
 PAUL B. GERSHEN
 ARCHITECT
 STATE OF FLORIDA
 PROFESSIONAL REGISTRATION NO. AA 0002785

PROJECT LOCATION
 ESTEL FLAZA
 2890-2894 WEST BROWARD BLVD
 FT LAUDERDALE, FLORIDA 33312
 SHEET TITLE
 PROPOSED FLOOR PLAN

SHEET NO.
A1.0
 JOB NO.
 2020-002