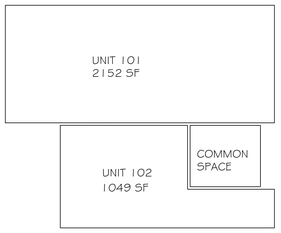
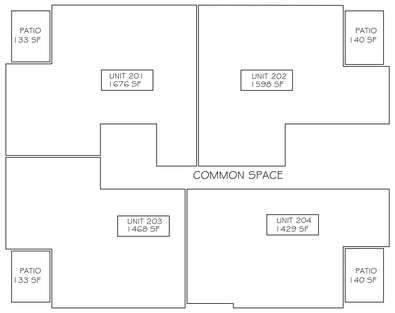
SQ.FT DIAGRAM



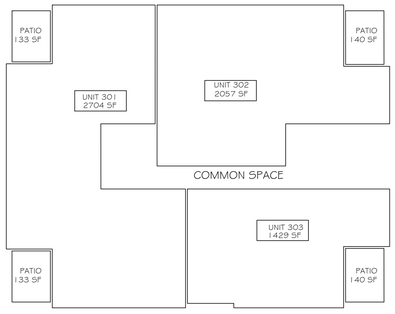
1ST FLOOR PROFESSIONAL UNITS

256 NOKOMIS AVE S UNIT A-B VENICE FL 34285



2ND FLOOR RESIDENTIAL UNITS

256 NOKOMIS AVE S UNIT 201-204 VENICE FL 34285



PROJECT SUMMARY

THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF A THREE STORY, MULTI-USE BUILDING. THE GROUND FLOOR OF THE BUILDING WILL CONSIST OF TWO COMMERCIAL RETAIL SPACES (2,152 SF AND 1,049 SF) AND GARAGE PARKING SPACES FOR THE RESIDENTIAL TENANTS ON THE SECOND AND THIRD FLOOR. THERE WILL BE A TOTAL OF SEVEN (7) RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS RANGING IN SIZE FROM 1,429 SF TO 2,704 SF.

APPLICABLE CODES

FLORIDA BUILDING CODE 8TH EDITION (2023)
BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL
ACCESSIBILITY, ENERGY CONSERVATION

NATIONAL ELECTRIC CODE (NEC)2020

2020 FLORIDA FIRE PREVENTION CODE,
FLORIDA STATUTES CH. 553

CONSTRUCTION STANDARDS AND CH. 633,
FIRE PREVENTION AND CONTROL,

CONSULTANTS

DESIGNER / GENERAL CONTRACTOR

B DESIGN
4140 HEMINGWAY DR
VENICE, FL 34293
PHONE #: (941) 402-6305
E-MAIL: BDESIGN2003@GMAIL.COM
CGC# 1528884

CIVIL ENGINEER

DMK ASSOCIATES, INC.
405 COMMERCIAL CT STE. E, VENICE, FL 34292
PHONE #: (941) 412-1293

STRUCTURAL ENGINEER

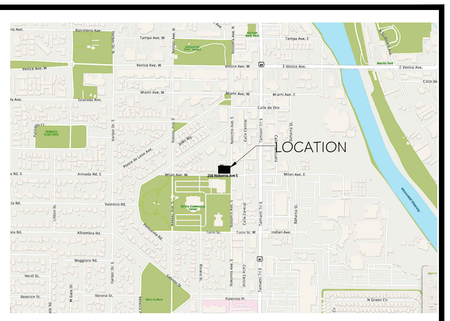
GULF COAST ENGINEERING & DESIGN
2423 MANATEE AVE W, BRADENTON, FL 34205
PHONE#: (941)261-6101
E-MAIL: JAKE@GULFCOASTENGINEERS.COM

SURVEYOR

FLORIDA ENGINEERING & SURVEYING, LLC
631 N TAMIAMI TRL, NOKOMIS, FL 34275
PHONE #: (941) 485-3100

MEP ENGINEER

HUNTER DESIGN & CONSULTING, INC.
696 1ST AVE N, STE 200 ST. PETERSBURG, FL 33701
PHONE #: (352) 238-6366
E-MAIL: KHUNTER@HDCENG.COM



LEGAL INFORMATION

ADDRESS:	256 NOKOMIS AVE S, VENICE, FL 34285
PROPERTY ID:	0408120060
ZONING:	ST1 - SOUTH TRAIL: SUBAREA 1
CONSTRUCTION CLASSIFICATION:	TYPE VB
FLOOD ZONE:	X
MAXIMUM ALLOWABLE HEIGHT :	35'-0"

PROJECT SUMMARY

NEW 3 STORY MULTI USE BUILDING

OFFICE SPACE AREA 1ST FLOOR SUMMARY

UNIT 101	2,152 S.F.
UNIT 102	1,049 S.F.

LIVABLE AREA 2ND FLOOR SUMMARY (INSIDE WALLS)

RESIDENTIAL UNIT 201	1,676 S.F.
RESIDENTIAL UNIT 202	1,598 S.F.
RESIDENTIAL UNIT 203	1,468 S.F.
RESIDENTIAL UNIT 204	1,429 S.F.

LIVABLE AREA 3RD FLOOR SUMMARY (INSIDE WALLS)

RESIDENTIAL UNIT 301	2,704 S.F.
RESIDENTIAL UNIT 302	2,057 S.F.
RESIDENTIAL UNIT 303	1,429 S.F.

LOT:	16,500 S.F.
MAX ALLOWED LOT COVERAGE 75%	12,375 S.F.
(16,500 X 75) / 100 = 12,375	
PROPOSED BUILDING COVERAGE	6,653 S.F.

PARKING

1 PROFESSIONAL OFFICE 1,049 SF

MINIMUM REQUIRED MIN. 2.5 PER 1000 SF

$\frac{(1,049) \times 2.5}{1000} = 2.6 = 3$

1 PROFESSIONAL OFFICE 2,152 SF

MINIMUM REQUIRED 2.5 PER 1000 SF

$\frac{(2,152) \times 2.5}{1000} = 5.38$

9 TOTAL PARKING SPACES PROVIDED FOR PROFESSIONALS

MAXIMUM REQUIRED 4 PER 1000 SF

$\frac{(1,049 + 2,152) \times 4}{1000} = 12.8$

ADDITIONAL 4 GUEST PARKING SPACES PROVIDED

RESIDENTIAL UNITS

MINIMUM REQUIRED 0.5/DWELLING UNIT
MAXIMUM REQUIRED 1.5/DWELLING UNIT

ONE 1.5-CAR & SIX 1-CAR GARAGES FOR 7 RESIDENTIAL UNITS

SHEET INDEX

ARCHITECTURAL

A-0.0	COVER PAGE
A-0	SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	THIRD FLOOR PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-5.1	COLOR ELEVATIONS
A-5.2	COLOR ELEVATIONS
A-6.1	ARCHITECTURAL DETAILS
A-6.2	ARCHITECTURAL DETAILS
A-6.3	ARCHITECTURAL DETAILS
A-7	SECTIONS
A-8	SECTIONS
A-9	SECTIONS
A-10	ROOF PLAN
A-11	FIRST FLOOR ELECTRICAL PLAN
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A-15	DOORS SCHEDULE
A-16	ADA BATHROOM DETAILS

STRUCTURAL

S1.0	STRUCTURAL NOTES, TRASH ENCLOSURE PLAN
S2.0	FOUNDATION PLAN
S3.0	FIRST FLOOR PLAN
S4.0	SECOND FRAMING PLAN
S5.0	SECOND FLOOR PLAN
S6.0	THIRD FLOOR FRAMING PLAN
S7.0	THIRD FLOOR PLAN
S8.0	ROOF FRAMING PLAN
S9.0	DETAILS

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B DESIGN

B DESIGN
4140 HEMINGWAY DR.
VENICE FL 34293

SHT TITLE: COVER PAGE

PROJECT:

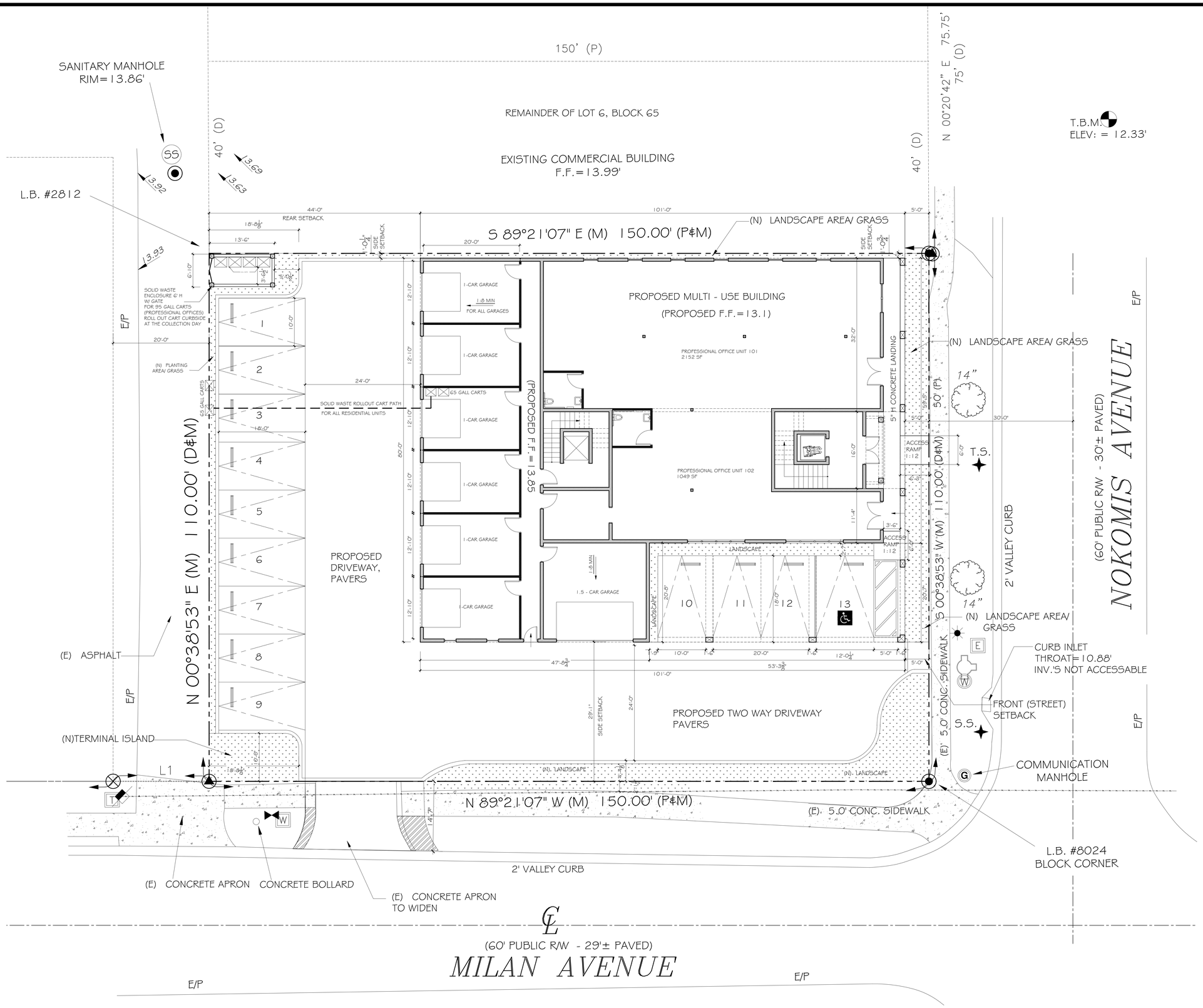
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
03.30.26

SHEET
A-0.0



SITE PLAN

FOR DEMO AND SITE DEVELOPMENT PLAN REFER TO CIVIL ENGINEER PLANS

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

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VENICE FL 34293

SHT TITLE: SITE PLAN

PROJECT:

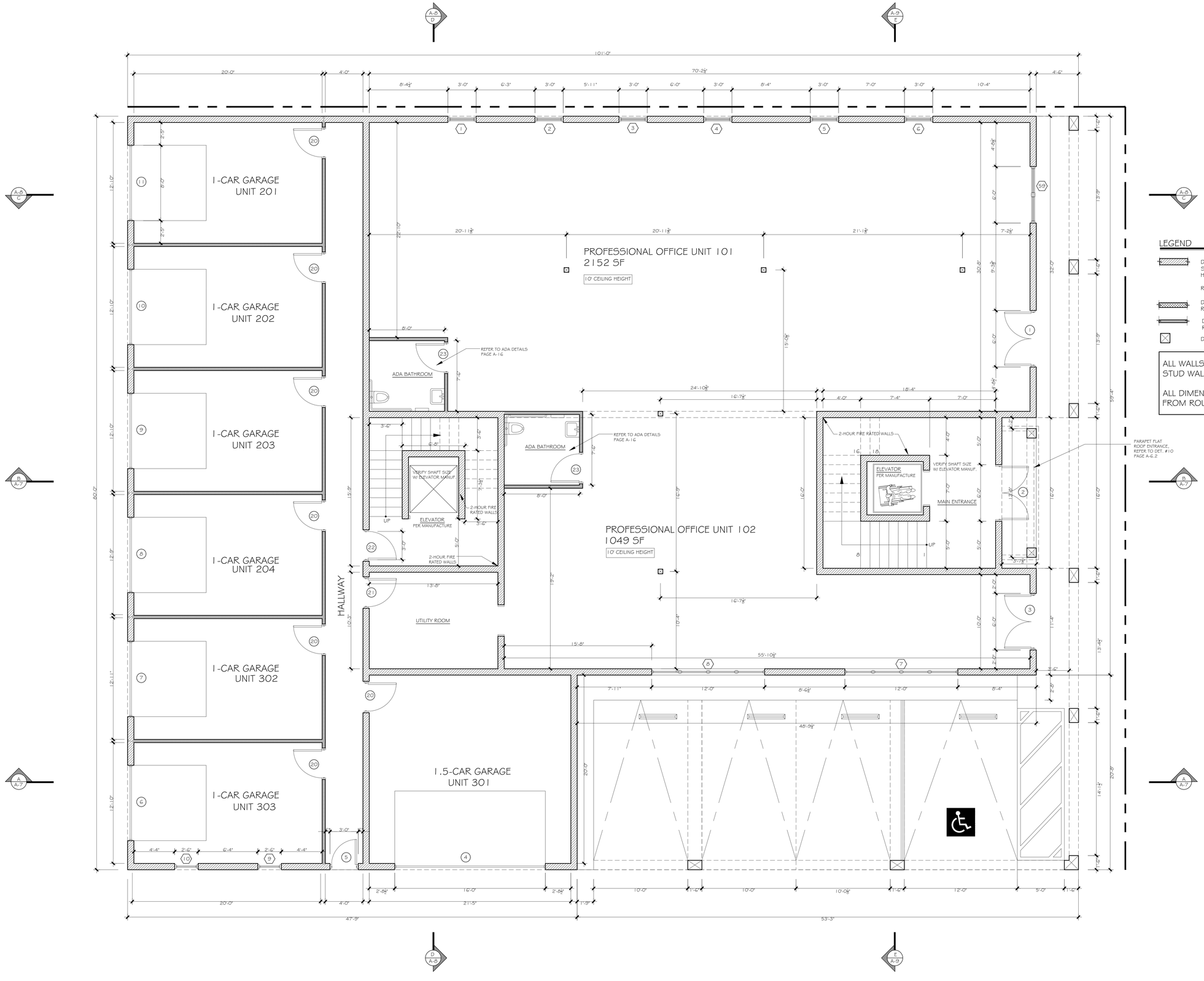
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
03.30.26

SHEET
A-0



LEGEND

- DENOTES 8" EXTERIOR BLOCK WALL, STAIRWELL, ELEVATOR HOISTWAY, HALLWAY, UNIT 301 GARAGE
  REFER TO STRUCTURAL PLANS
- DENOTES 2 X 6 WOOD FRAME WALL, REFER TO STRUCTURAL PLANS
- DENOTES 2 X 4 WOOD FRAME WALL, REFER TO STRUCTURAL PLANS
- DENOTES COLUMN PER ENGINEER

ALL WALLS ARE DRAWN TO EXACT STUD WALL FRAMING SCALE.

ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING TYPICAL.

FIRST FLOOR PLAN

SCALE : 1/4 = 1'-0"

N

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VENICE FL 34293

SHT TITLE: FIRST FLOOR PLAN

PROJECT:

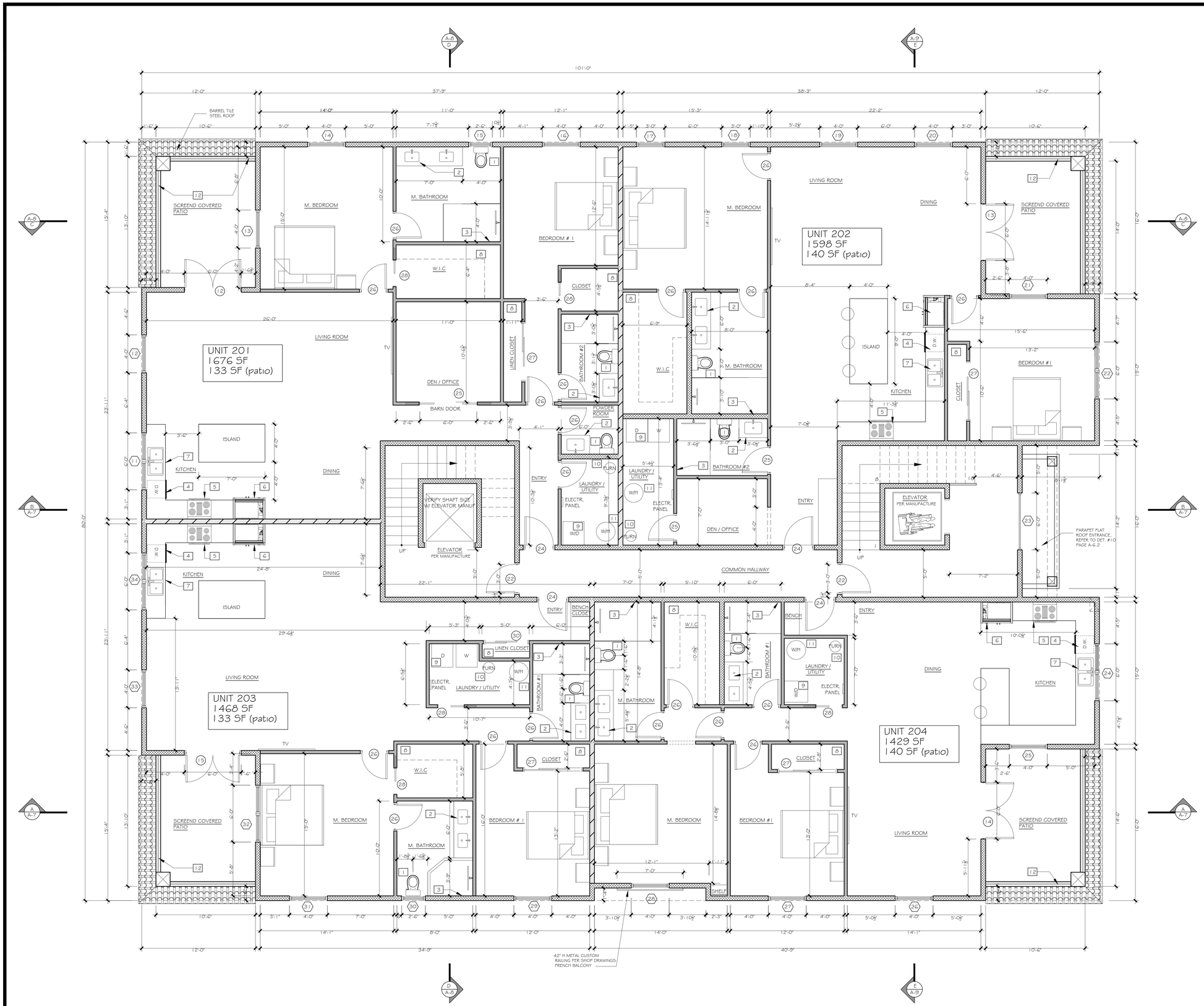
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
10.20.25

SHEET
A-1



SECOND FLOOR PLAN

SCALE : 1/4 = 1'-0"

N

LEGEND

- DENOTES 2 x 6 WALL, REFER TO STRUCTURAL
- DENOTES DOUBLE 2 x 4 WALLS, R-13 BATT INSULATED, UNIT SEPARATION WALL
- DENOTES 2 X 4 WOOD FRAME WALL, REFER TO STRUCTURAL PLANS
- DENOTES COLUMN PER ENGINEER

NOTES:

1 LOW FLOW TOILET
2 UNDERMOUNT SINK
3 70" HIGH NON ABSORBANT WALLS
4 DISHWASHER
5 30" WD. STOVE
6 REFRIGERATOR
7 KITCHEN SINK
8 SHELF & POLE
9 WASHER & DRYER
10 HVAC UNIT
11 WATER HEATER
12 42" METAL RAILING PER SHOP DRAWINGS

ALL WALLS ARE DRAWN TO EXACT STUD WALL FRAMING SCALE.

ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING TYPICAL.

GENERAL NOTES:

1. BATHROOM DOORS SHALL BE DESIGNED TO PERMIT THE OPENING LOCKED DOOR FROM OUTSIDE IN AN EMERGENCY.
2. BATHROOM FLOORS AND BASE SHALL BE OF IMPERVIOUS MATERIAL.
3. ALL GLASS USED INSIDE DWELLING SHALL BE CAT. I I SAFETY GLASS.
4. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWERS AND TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB OR SHOWER AREA.
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY .

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SHT TITLE: SECOND FLOOR PLAN
PROJECT: NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

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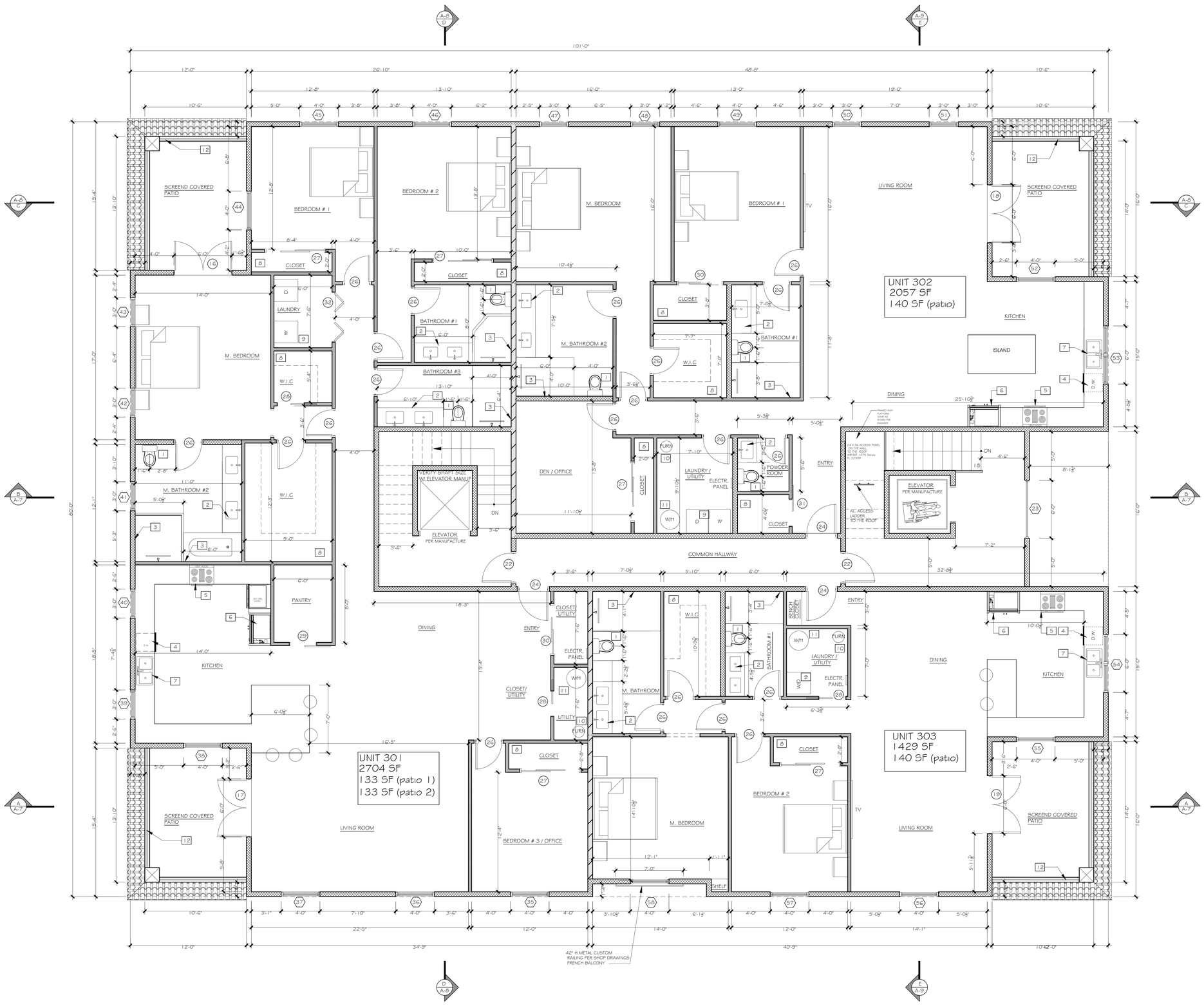
SHEET
A-2



LEGEND

- DENOTES 2 x 6 WALL, REFER TO STRUCTURAL
- DENOTES DOUBLE 2 x 4 WALLS, R-13 BATT INSULATED, UNIT SEPARATION WALL
- DENOTES 2 X 4 WOOD FRAME WALL, REFER TO STRUCTURAL PLANS
- DENOTES COLUMN PER ENGINEER

NOTES:

1 LOW FLOW TOILET
2 UNDERMOUNT SINK
3 70" HIGH NON ABSORBANT WALLS
4 DISHWASHER
5 30" WD. STOVE
6 REFRIGERATOR
7 KITCHEN SINK
8 SHELF & POLE
9 WASHER & DRYER
10 HVAC UNIT
11 WATER HEATER
12 42" METAL RAILING PER SHOP DRAWINGS

ALL WALLS ARE DRAWN TO EXACT STUD WALL FRAMING SCALE.

ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING TYPICAL.

GENERAL NOTES:

1. BATHROOM DOORS SHALL BE DESIGNED TO PERMIT THE OPENING LOCKED DOOR FROM OUTSIDE IN AN EMERGENCY.
2. BATHROOM FLOORS AND BASE SHALL BE OF IMPERVIOUS MATERIAL.
3. ALL GLASS USED INSIDE DWELLING SHALL BE CAT. 11 SAFETY GLASS.
4. CAT. 11 SAFETY GLASS SHALL BE USED AT ALL SHOWERS AND TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB OR SHOWER AREA.
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY .

THIRD FLOOR PLAN

SCALE : 1/4 = 1'-0"

N

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SHT TITLE: THIRD FLOOR PLAN

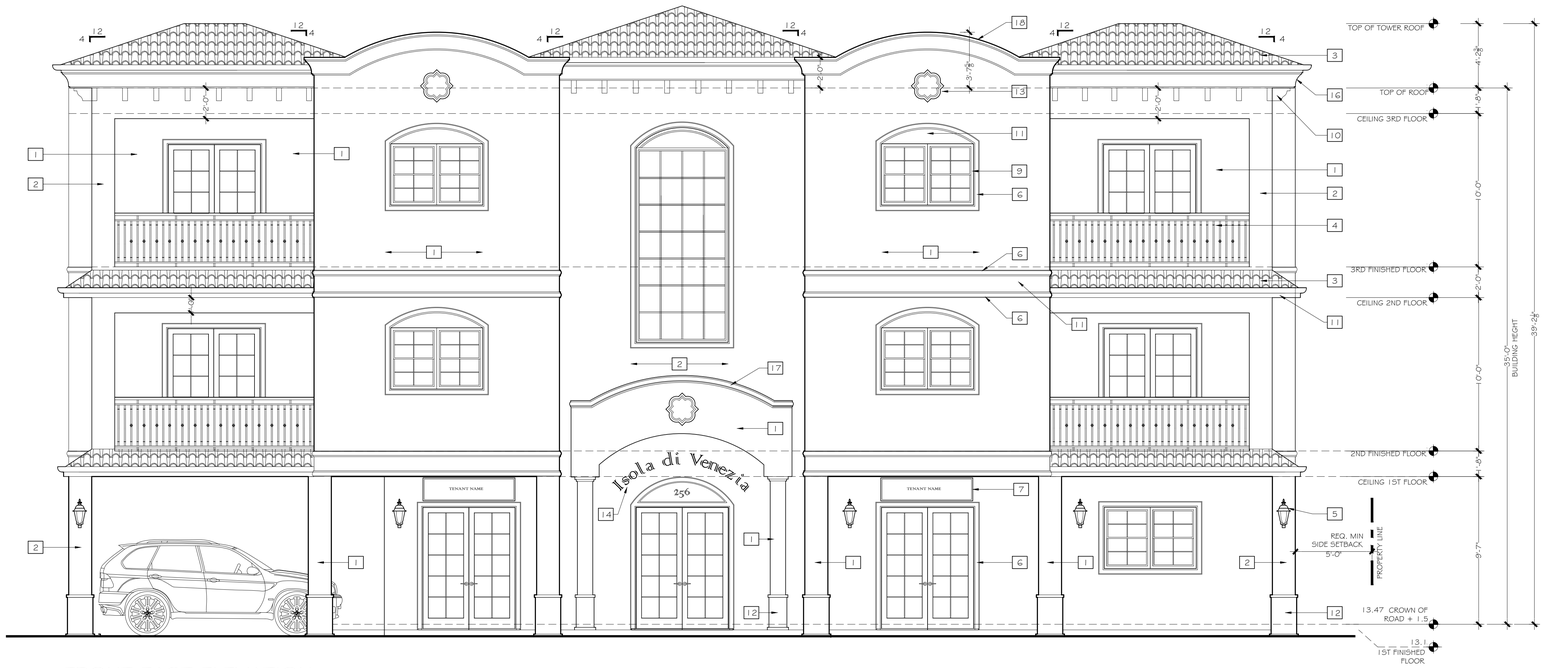
PROJECT: NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
03.30.26

SHEET
A-3



FRONT EAST ELEVATION

SCALE : 1/4 = 1'-0"

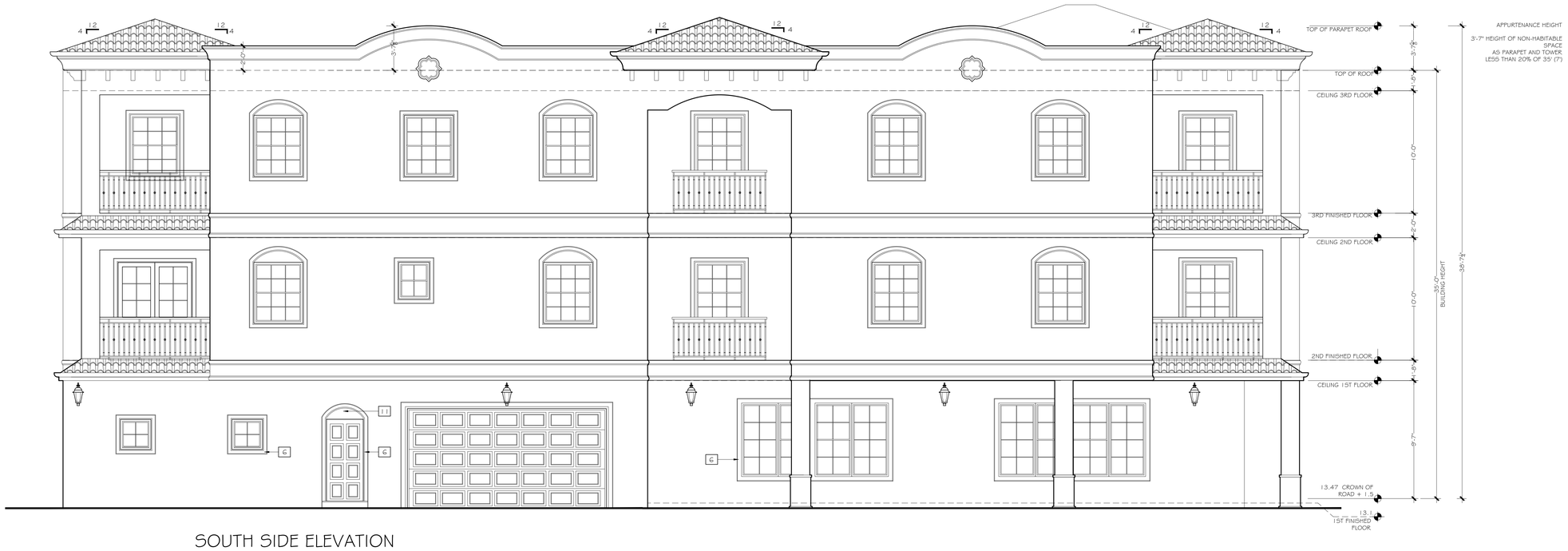
REQUIRED HEIGHT CALCULATIONS

METHOD
AVERAGE CROWN OF ROAD HEIGHT= 11.97'
CROWN OF ROAD PLUS 1.5' = 13.47'

NOTES:

1 SMOOTH STUCCO FINISH COLOR #1
2 SMOOTH STUCCO FINISH COLOR #2
3 BARREL TILE STEEL ROOF MANUFACTURED BY UNIFIED STEEL STONE COATING ROOFING
4 METAL CUSTOM RAILING PER SHOP DRAWINGS PAINTED BROWN COLOR
5 DECORATIVE EXTERIOR SHIELDED LIGHT, DARK BROWN METAL
6 MOLDING PAINTED COLOR #3, SEE DET #3. PAGE A-6.1
7 TENANT SIGN LED ILLUMINATED
8 GARAGE DOOR DARK BROWN / BRONZE COLOR
9 DOOR / WINDOWS DARK BROWN / BRONZE COLOR FRAME
10 CORBEL PAINTED DARK BROWN COLOR, SEE DET. #2 PAGE A -6.1
11 SMOOTH STUCCO FINISH COLOR #3
12 COLUMN BASE PAINTED COLOR #3, SEE DET #5. PAGE A-6.1
13 QUATREFOIL MEDALLION
14 BRONZE / METAL LETTERS SIGNAGE
15 ARCHED FIXED WINDOW, CONSISTS OF MULTIPLY PANELS PER MANUFACTURE, DARK BROWN / BRONZE COLOR FRAME
16 ROOF EAVE MOLDING PAINTED COLOR #3, SEE DET. #1 PAGE A -6.1
17 MOLDING PAINTED COLOR #3, SEE DET #4. PAGE A-6.1
18 MOLDING PAINTED COLOR #3, SEE DET #1. PAGE A-6.1

FOR COLOR SHADES REFER TO COLOR ELEVATIONS PAGES



SOUTH SIDE ELEVATION

SCALE : 1/4 = 1'-0"

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B DESIGN

B DESIGN
4140 HEMINGWAY DR.
VENICE FL 34293

SHT TITLE: ELEVATIONS

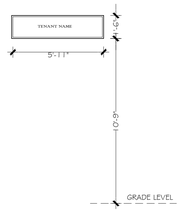
PROJECT:
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

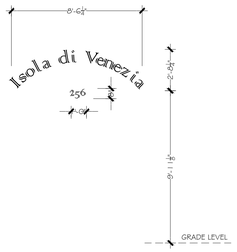
SYM.	DATE

ISSUED
03.30.26

SHEET
A-4



WALL SIGN AREA 9 SF



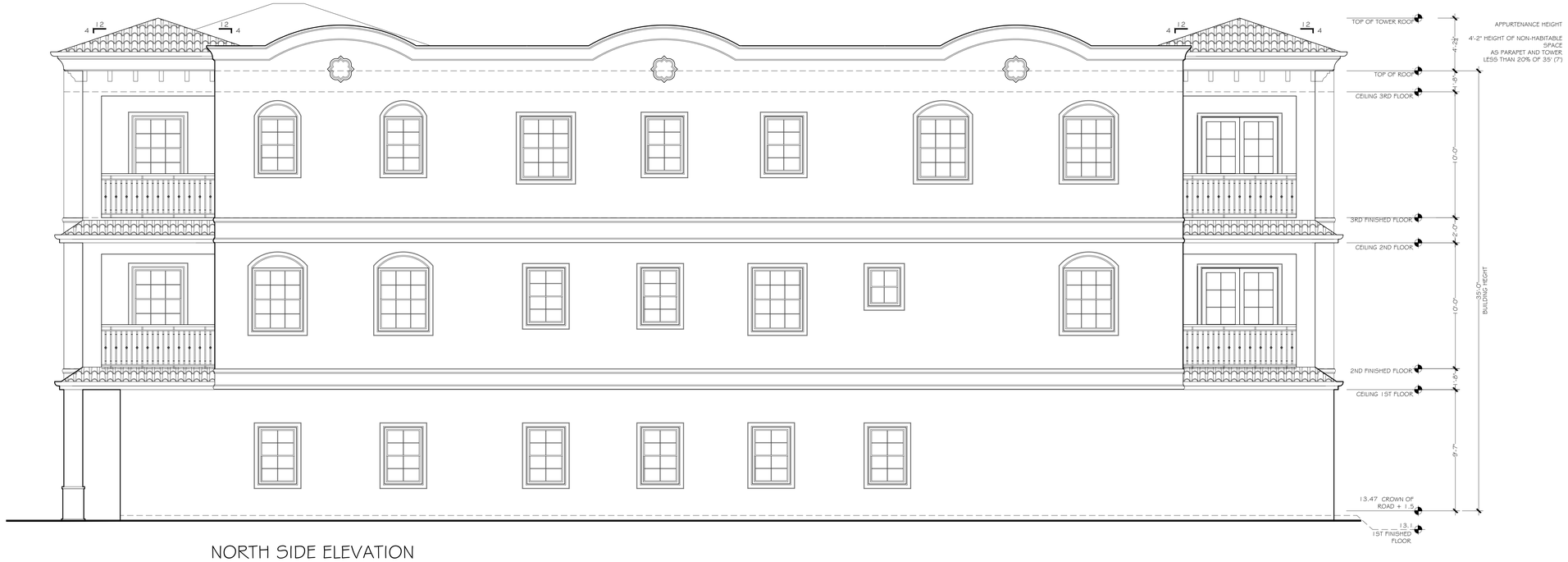
BRONZE / METAL LETTERS SIGNAGE

REAR WEST ELEVATION

SCALE : 1/4 = 1'-0"

REQUIRED HEIGHT CALCULATIONS

METHOD
AVERAGE CROWN OF ROAD HEIGHT= 11.97'
CROWN OF ROAD PLUS 1.5' = 13.47'



NORTH SIDE ELEVATION

SCALE : 1/4 = 1'-0"

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VENICE FL 34293

SHT TITLE: ELEVATIONS

PROJECT:
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
03.30.26

SHEET
A-5

COLOR PALETTE AND PERCENTAGE COVERAGE

MAIN BODY, 75%
COLOR #1 SHERWIN-WILLIAMS 9582 WHITE SAND

SECONDARY BODY - PATIO WALLS, ENTRANCE 20%
COLOR #2 SHERWIN-WILLIAMS 7064 PASSIVE

ACCENT MOLDING BANDS, WINDOW AND DOORS TRIMS, 5%
COLOR #3 SHERWIN-WILLIAMS 7757 HIGH REFLECTIVE WHITE

COLORS MAY INCLUDE PASTELS AND LIGHT EARTH TONES WITH ALLOWANCE FOR DARKER OR VIBRANT COLORS TO BE USED AS DECORATIVE TRIM OR ACCENTS. CHOSEN COLORS ARE VERY SIMILAR TO THE PRE-APPROVED PALETTE.

PER CHAPTER 87 SECTION 7.10.4.2

FRONT EAST ELEVATION

SOUTH SIDE ELEVATION

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VENICE FL 34293

SHT TITLE: COLOR ELEVATIONS

PROJECT: NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
03.30.26

SHEET
A-5.1

COLOR PALETTE AND PERCENTAGE COVERAGE

MAIN BODY, 75%
COLOR #1 SHERWIN-WILLIAMS 9582 WHITE SAND

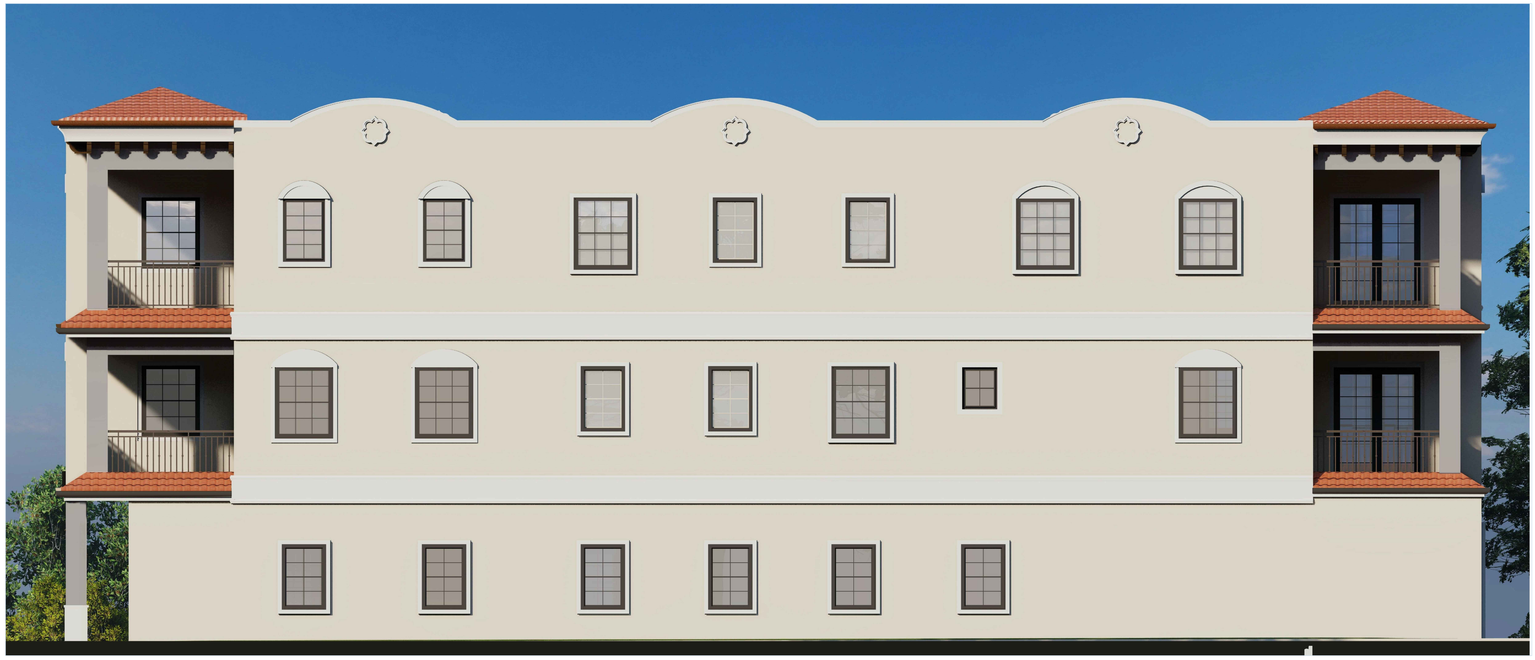
SECONDARY BODY - PATIO WALLS, ENTRANCE 20%
COLOR #2 SHERWIN-WILLIAMS 7064 PASSIVE

ACCENT MOLDING BANDS, WINDOW AND DOORS TRIMS, 5%
COLOR #3 SHERWIN-WILLIAMS 7757 HIGH REFLECTIVE WHITE

COLORS MAY INCLUDE PASTELS AND LIGHT EARTH TONES WITH ALLOWANCE FOR DARKER OR VIBRANT COLORS TO BE USED AS DECORATIVE TRIM OR ACCENTS. CHOSEN COLORS ARE VERY SIMILAR TO THE PRE-APPROVED PALETTE.

PER CHAPTER 87 SECTION 7.10.4.2

REAR WEST ELEVATION



NORTH SIDE ELEVATION

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VENICE FL 34293

SHT TITLE: COLOR ELEVATIONS

PROJECT: NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

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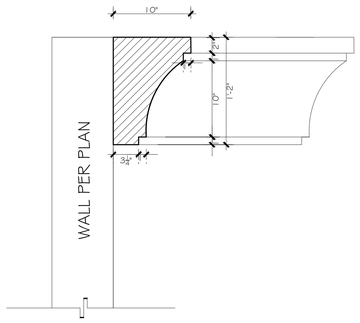
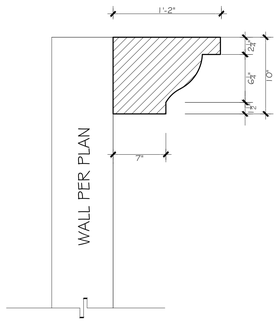
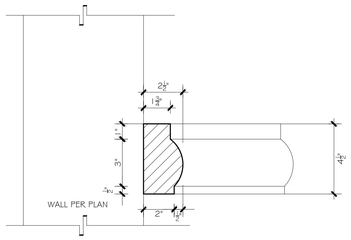
SHEET
A-5.2



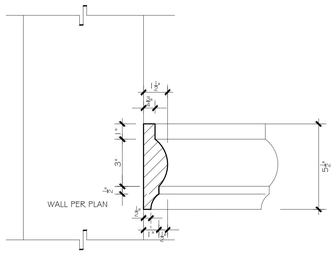
1 — ROOF EAVE MOLDING DETAIL
PRECAST FOAM MOLDING
SCALE : 1 1/2" = 1'-0"



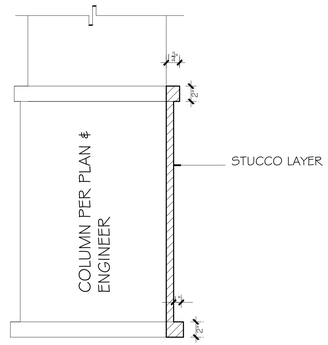
2 — CORBEL DETAIL
SCALE : 1 1/2" = 1'-0"



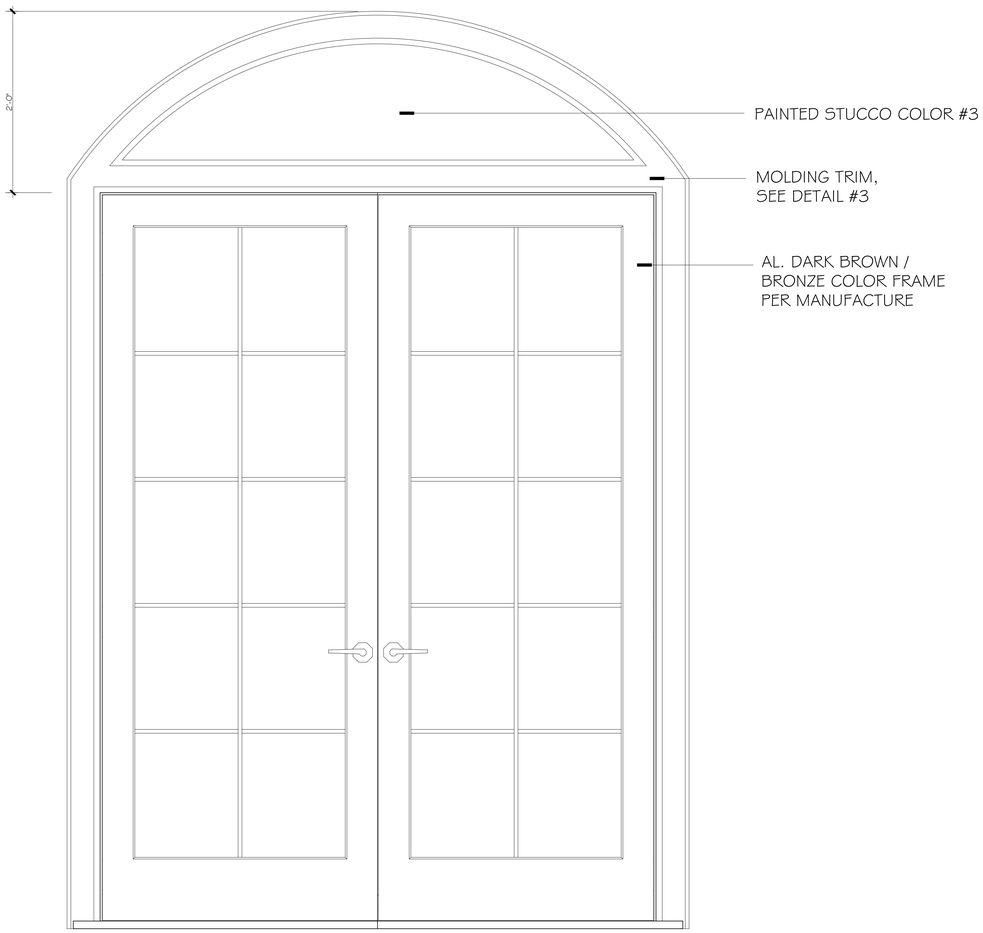
3 — 4" STUCCO MOLDING TRIM
SCALE : 3" = 1'-0"



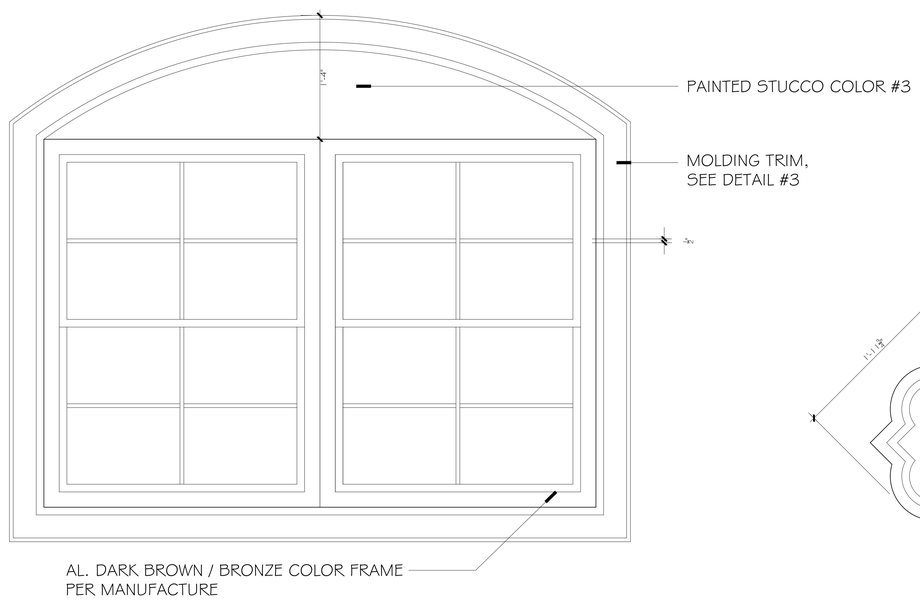
4 — STUCCO MOLDING TRIM



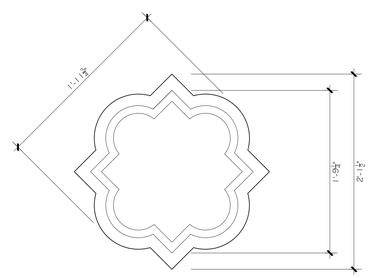
5 — COLUMN BASE TRIM DETAIL
SCALE : 1 1/2" = 1'-0"



6 — FRENCH DOOR DETAIL
ALL GLAZING SHALL BE CLEAR OR LIGHTLY TINTED NEUTRAL GRAY CONSISTENT WITH VHP
SCALE : 1 1/2" = 1'-0"



7 — WINDOW DETAIL
ALL GLAZING SHALL BE CLEAR OR LIGHTLY TINTED NEUTRAL GRAY CONSISTENT WITH VHP
SCALE : 1 1/2" = 1'-0"



8 — QUATREFOIL DETAIL
PRECAST FOAM MOLDING
SCALE : 1 1/2" = 1'-0"

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B DESIGN
4140 HEMINGWAY DR.
VENICE FL 34293

SHT TITLE: ARCHITECTURAL DETAILS

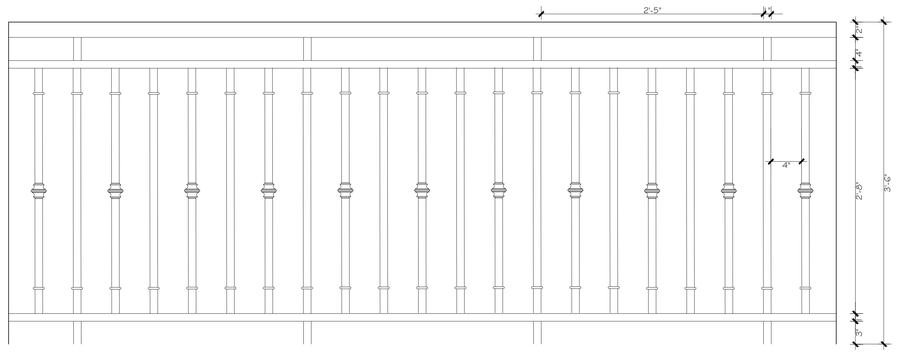
PROJECT:
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
10.20.25

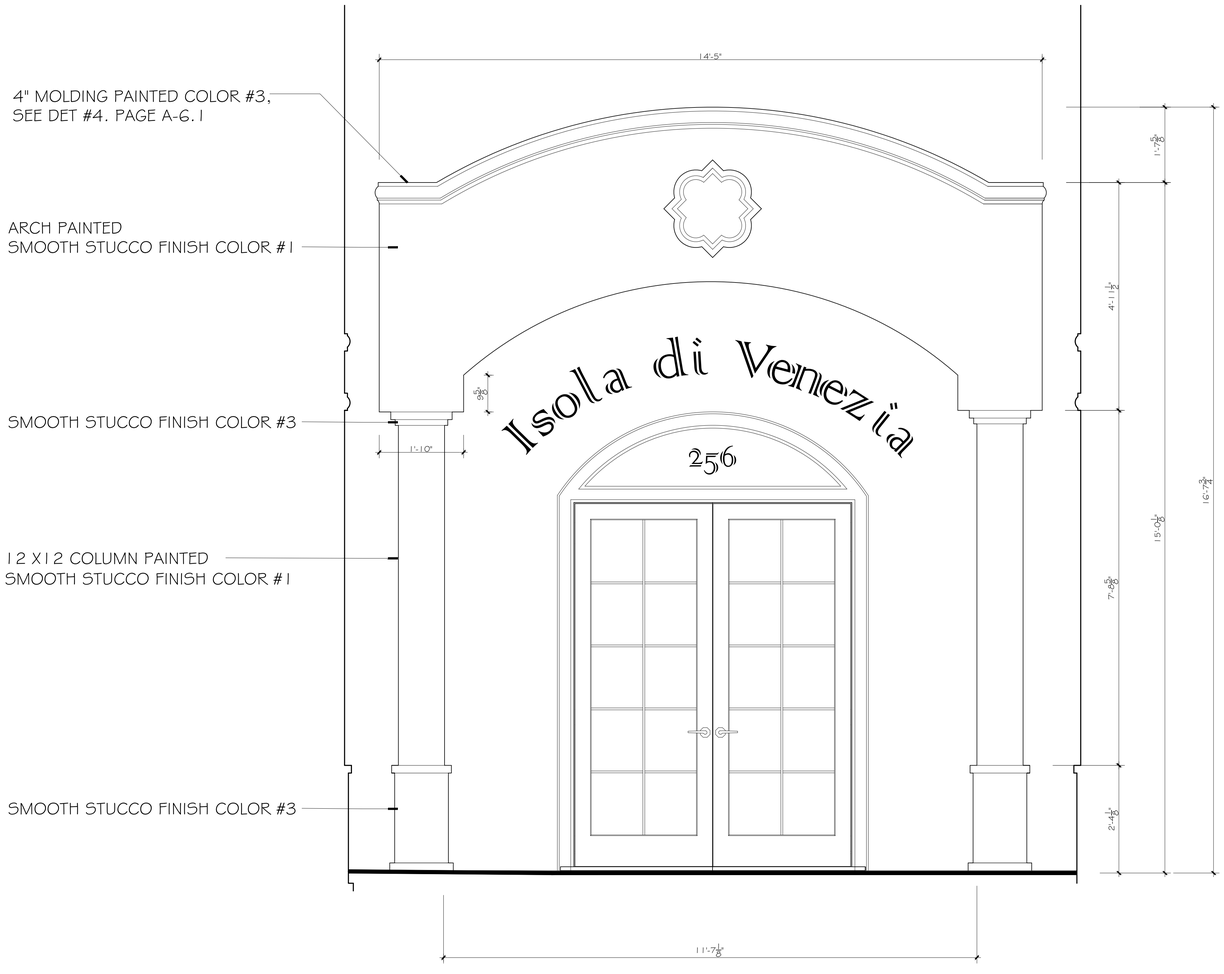
SHEET
A-6.1



9 — RESIDENTIAL UNIT PATIO RAILING, COLOR BRONZE

CUSTOM AL. PER MANUFACTURE

SCALE : 1 1/2" = 1'-0"



10 — ENTRANCE ARCH

SCALE : 3/4 = 1'-0"

Euri Lighting

LED FLAME LANTERN

Model No. EFL-130W-MD

A step above simple outdoor lighting, the Euri Lighting Flame Bulb Fixture decorates, illuminates and protects. Note-worthy and inventive, the LED-integrated outdoor lantern is designed with dusk-to-dawn technology, motion sensor detection and an enclosed flame bulb programmed with over 300 LEDs. At sunset, the enclosed flame bulb turns on flicker motion, then when motion is detected, the fixture turns to full brightness. Aside from ensuring safety and security, the decorative lantern offers an aesthetic appeal with water glass, bronze finish, and a swopping S-hook arm.

Bronze Finish with Water Glass Lens

N/A
REPLACEMENT

- 12.5W — 12.5 Watts
- 3000K — Soft White
- Twin Pack
- Flicker Free Driver
- Wet Rated
- Flame Bulb Included
- Integrated LED Fixture

Electrical Specifications

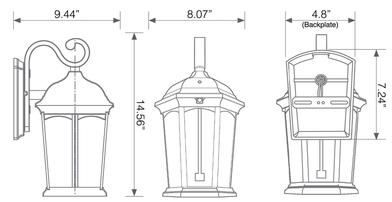
Model No.	Input Power	Input Voltage	Lumen Output	Beam Angle	Center Beam	CCT
EFL-130W-MD	12.5 W	120 V	1200 lm	110°	N/A	3000 K

CRI	Luminous Efficacy	Power Factor	Input Current	Base	Lamp Lifespan	Estimated Yearly Cost
80	96 lm/W	0.7	0.1 A	Direct Wiring	50,000 Hrs.	$ 1.50

Mechanical Specifications

Rating	Operational Temperature	Inner Box QTY.	Master Box QTY.	Dimensions(in.)	UPC Code
Wet Rated	00°F - 00°F	N/A	2 pcs	8.07"(L) x 9.44"(W) x 14.56" (H)	811174031314

Product Dimensions



Product Photometric Data

CURRENTLY NOT AVAILABLE

Euri Lighting | A Division of IRTRONIX Inc.
20900 Normandie Avenue Suite B Torrance, CA 90502 | Tel: 888.743.5766 | Fax: 310.787.1166 | www.eurilighting.com
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11 — DECORATIVE LIGHT FIXTURE

COLOR BRONZE/ DARK BROWN, SHIELDED

MANUFACTURED BY UNIFIED STEEL STONE COATING ROOFING

12 — BARREL-VAULT STYLE STEEL ROOF

SPANISH RED

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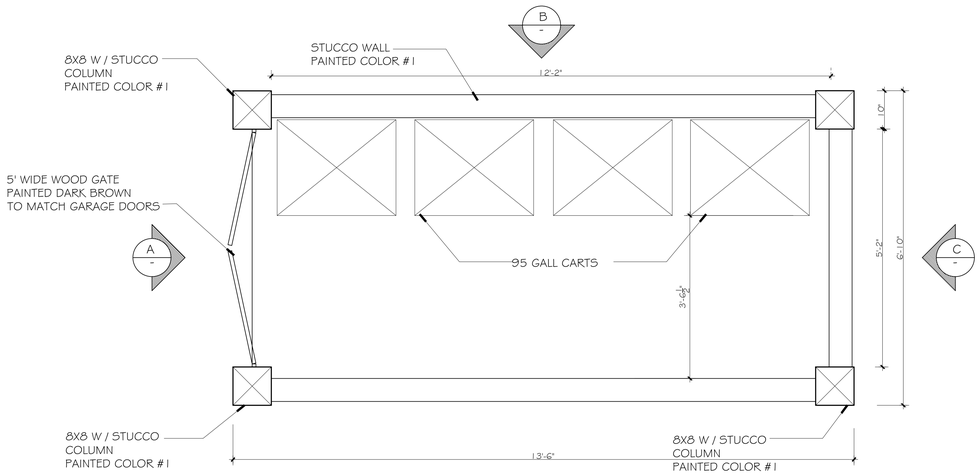
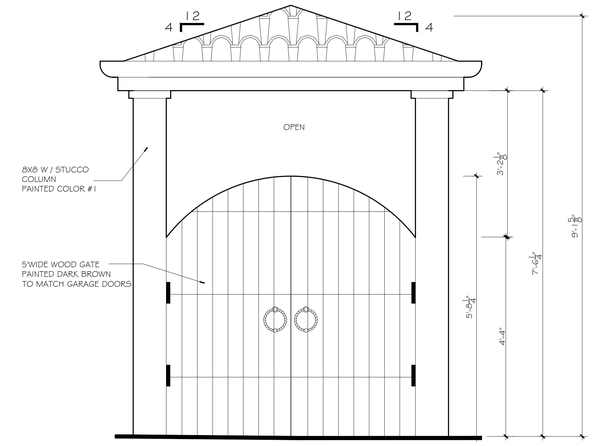


SOLID WASTE ENCLOSURE 6' H PLAN

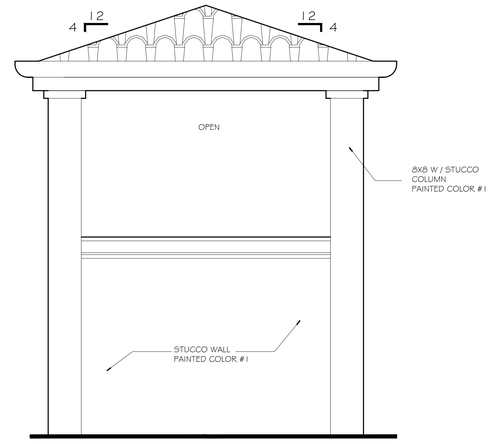
SCALE :3/4" = 1'-0"

FOR 95 GALL CARTS (PROFESSIONAL OFFICES)
ROLL OUT CART CURBSIDE
AT THE COLLECTION DAY



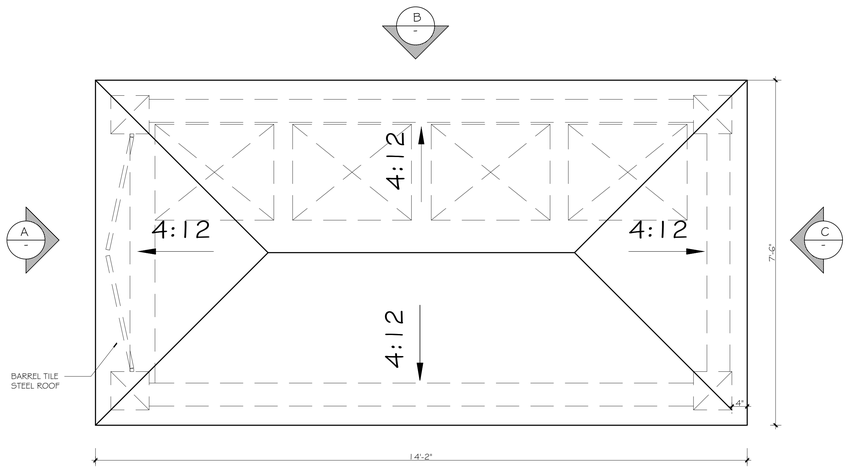
SOLID WASTE ENCLOSURE ELEVATION A

SCALE :3/4" = 1'-0"



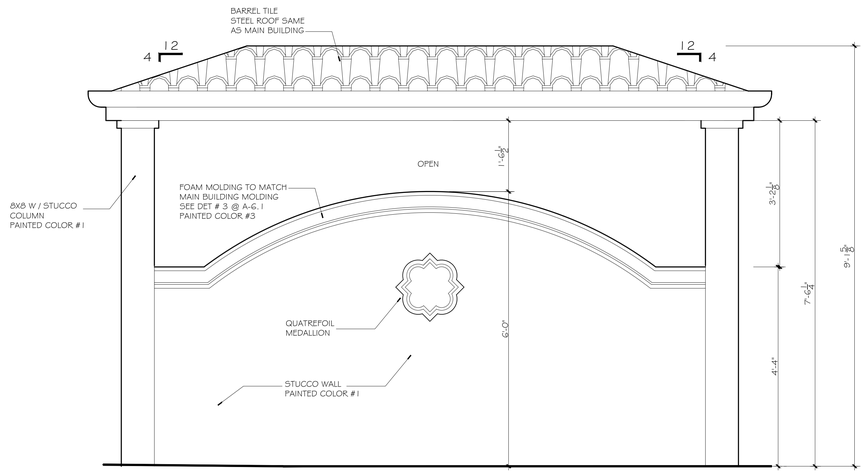
SOLID WASTE ENCLOSURE ELEVATION C

SCALE :3/4" = 1'-0"



SOLID WASTE ENCLOSURE ROOF

SCALE :3/4" = 1'-0"



SOLID WASTE ENCLOSURE ELEVATION B

SCALE :3/4" = 1'-0"

NOTE: FOR STRUCTURAL PLANS REFER TO PAGE S-1

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SHT TITLE: ARCHITECTURAL DETAILS / SOLID WASTE ENCLOSURE

PROJECT: NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

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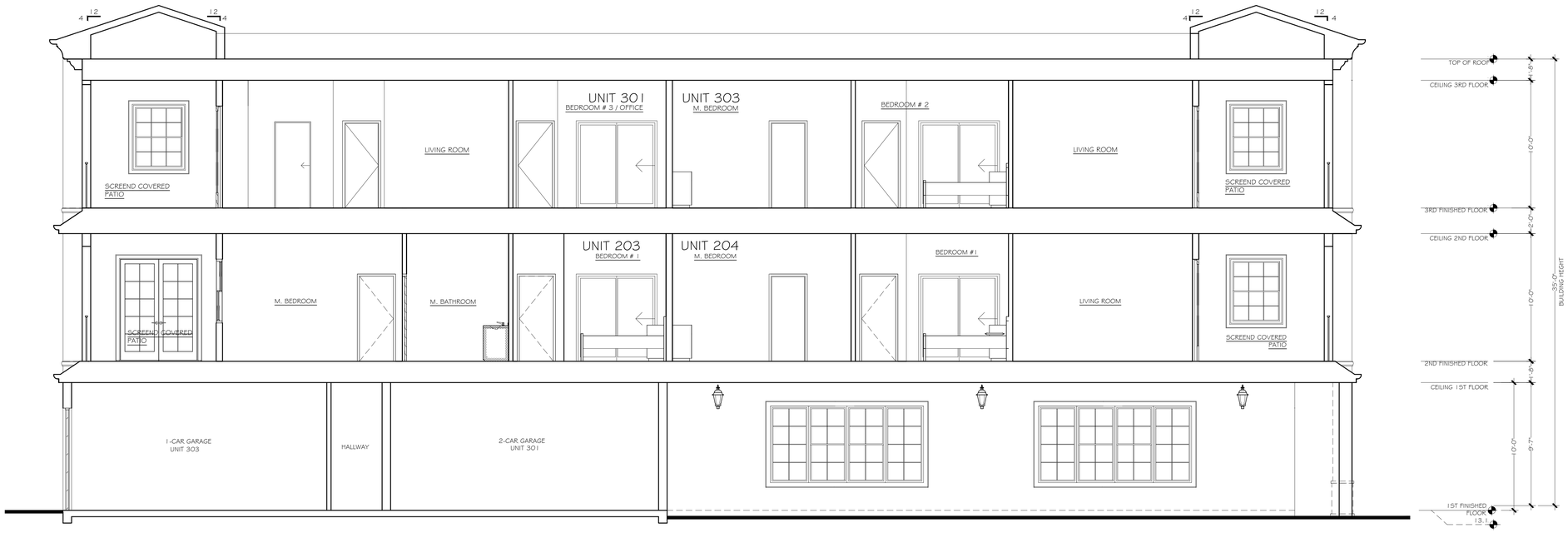
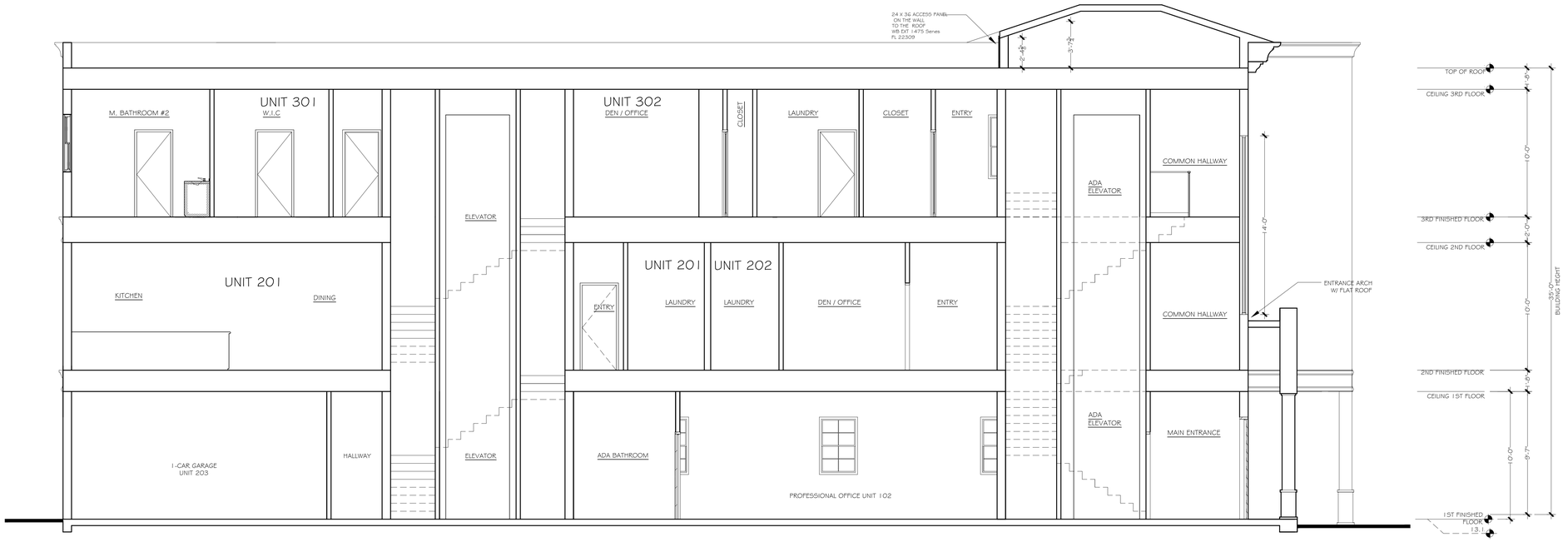


SECTION A, TYPICAL

SCALE : 1/4 = 1'-0"



SECTION B, TYPICAL

SCALE : 1/4 = 1'-0"

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SHT TITLE: SECTIONS

PROJECT:

NEW MULTI USE BUILDING

256 NOKOMIS AVE S. VENICE FL 34285

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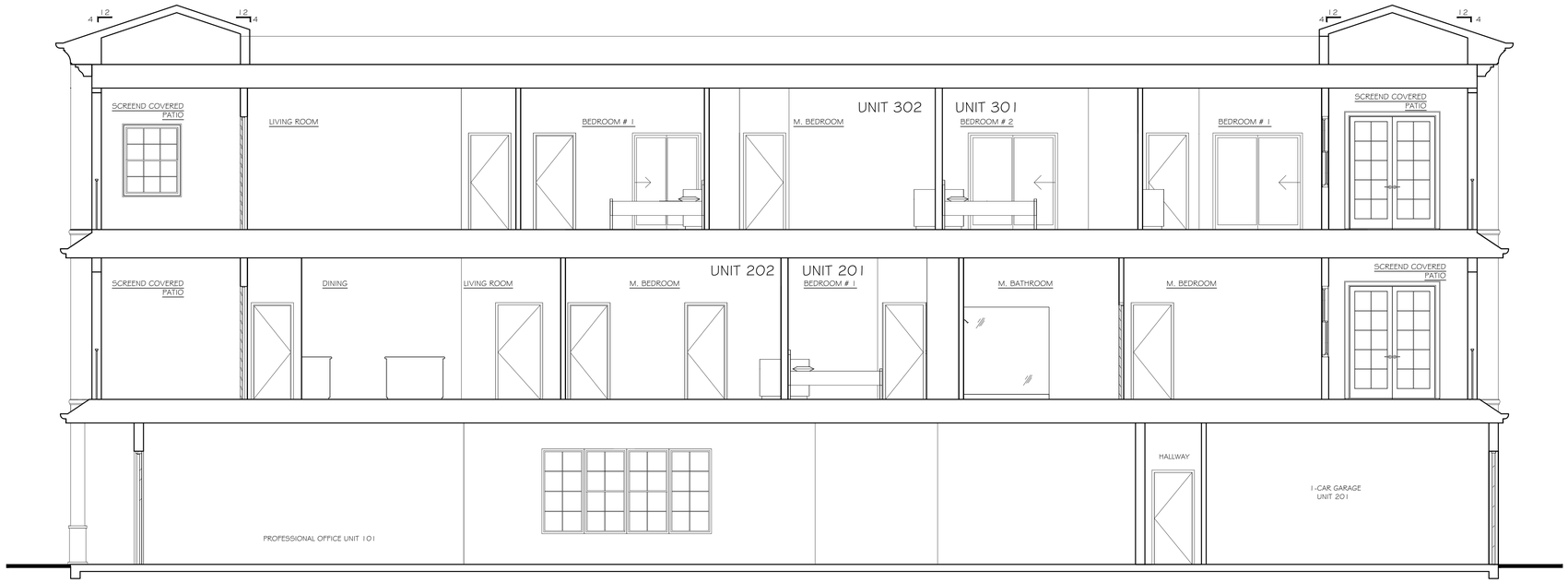
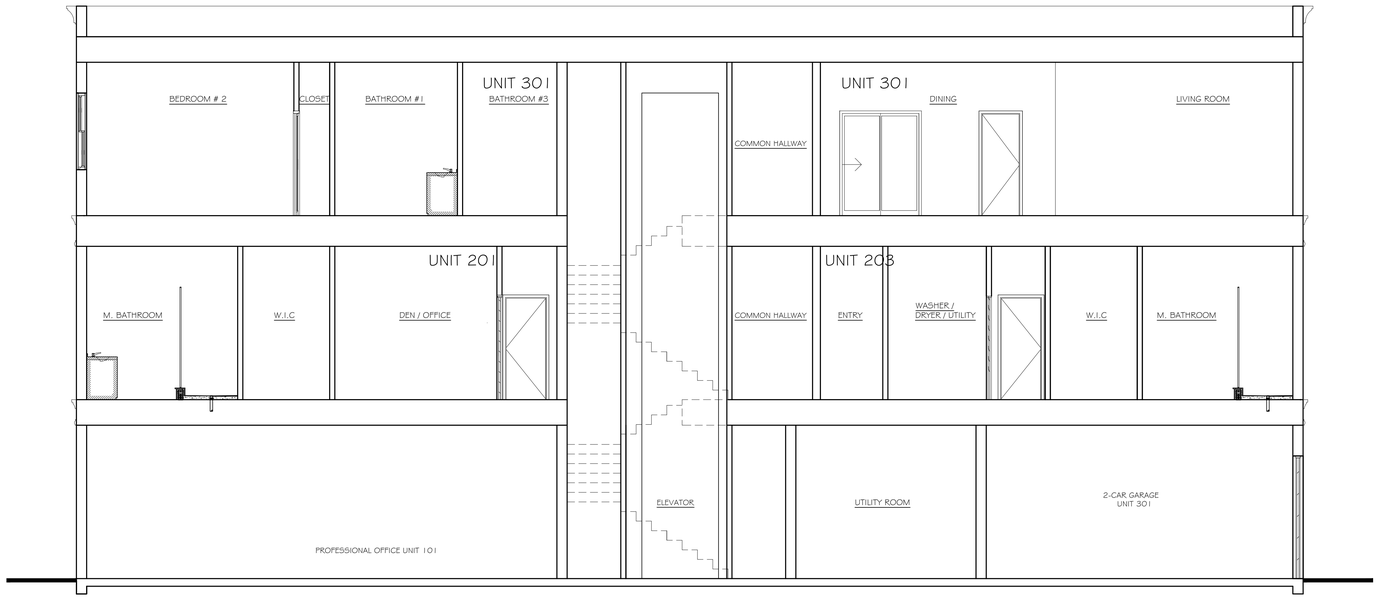


SECTION C, TYPICAL

SCALE : 1/4 = 1'-0"



SECTION D, TYPICAL

SCALE : 1/4 = 1'-0"

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256 NOKOMIS AVE S. VENICE FL 34285

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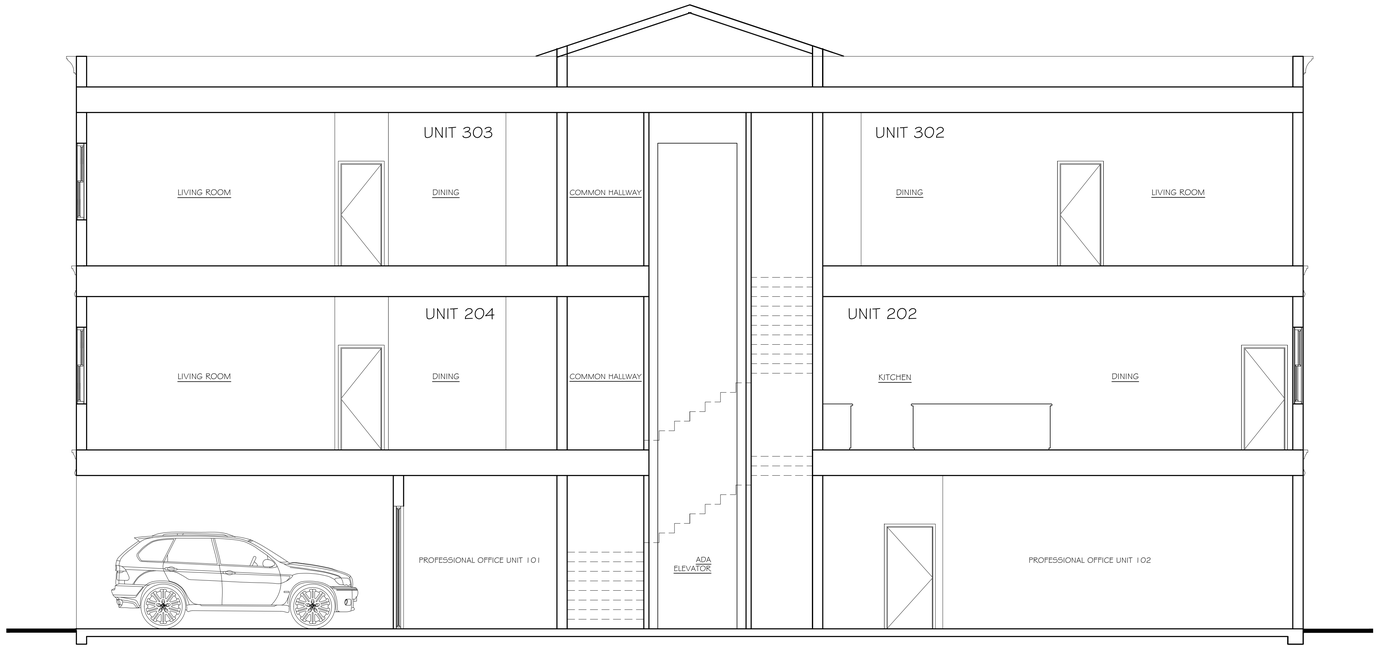

SECTION E, TYPICAL

SCALE : 1/4 = 1'-0"

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256 NOKOMIS AVE S. VENICE FL 34285

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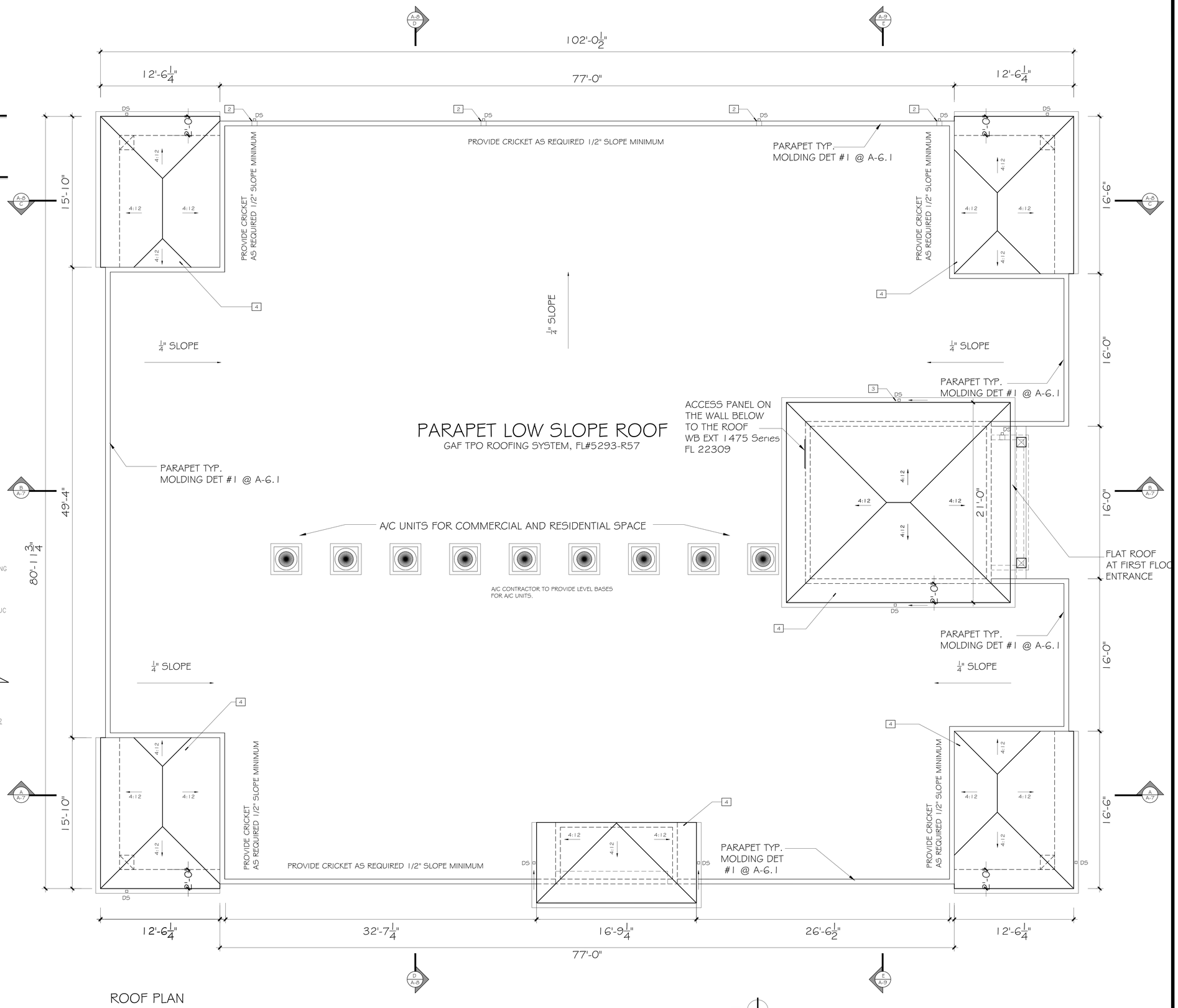
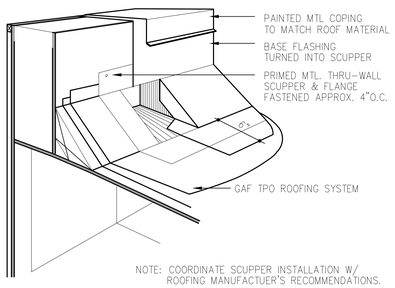
NOTES:

1. GAF TPO ROOFING SYSTEM, FL#5293-R57
2. SCUPPER , SEE DETAIL PAGE A-10
3. 6" SQUARE RAIN GUTTER
4. BARREL TILE STEEL ROOF NOA No.: 24-0318.01

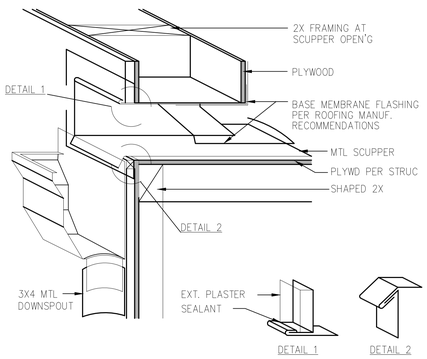
LEGEND

DS — 6" SQUARE DOWNSPOUT





NOTE: COORDINATE SCUPPER INSTALLATION W/ ROOFING MANUFACTUER'S RECOMMENDATIONS.



THRU WALL SCUPPER DETAIL

SCALE :NTS

ROOF PLAN

SCALE : 1/4 = 1'-0"

NOTE: MECHANICAL EQUIPMENT SUCH AS AC UNITS IS SCREENED BY ROOF PARAPET WALL AND ARE NOT VISIBLE OUTSIDE.
WATER HEATER ARE LOCATED IN THE UTILITY ROOM AT THE 1ST FLOOR AND AT THE LAUNDRY ROOM 2ND AND 3RD FLOORS.

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SHT TITLE: ROOF PLAN
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ELECTRICAL LEGEND

LIGHTING / EXHAUST FANS

- 4" FLUORESCENT FLUSH CAN LIGHT W/ DOWN LIGHT & TRIM
- INT / EXT WALL MOUNT LIGHT
- EXTERIOR STEP LIGHT
- CEILING MOUNTED FIXTURE
- BATH FAN
- CEILING FAN W/ LIGHT
- 1 2x48 LED FIXTURE

SWITCHES

- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH

HALLWAYS, ENTRANCE, STAIRWAYS PROVIDE LOW VOLTAGE VACANCY SENSOR FOR AUTOMATIC CONTROL OF LIGHTING

OUTLETS

FOR ELETRICAL RECEPTICAL OUTLET FOLLOW NATIONAL ELECTRICAL CODE 2020

GENERAL ELECTRICAL

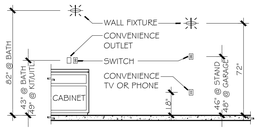
- SMOKE DETECTOR HARD WIRED W/ BATTERY BACK-UP AND AUDIBLE ALARM IN ALL SLEEPING AREAS\
- ELECTRICAL PANEL
- CARBON MONOXIDE DETECTOR

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

ALL SWITCHES NEXT TO BEDS TO BE INSTALLED AT WINDOW SILL HEIGHT TYPICAL.

TYP. INSTALL. HTS

UNLESS NOTED OTHERWISE



NOTES:

1. PROVIDE UNDER CABINET PUCK LIGHTING.
2. PROVIDE ABOVE CABINET FLUORESCENT STRIP LIGHTING
3. PLACE COUNTER TOP ELECTRICAL RECEPTICAL AT 42" HIGH.
4. PLACE MICROWAVE ELECTRICAL OUTLET AT 60" HIGH.

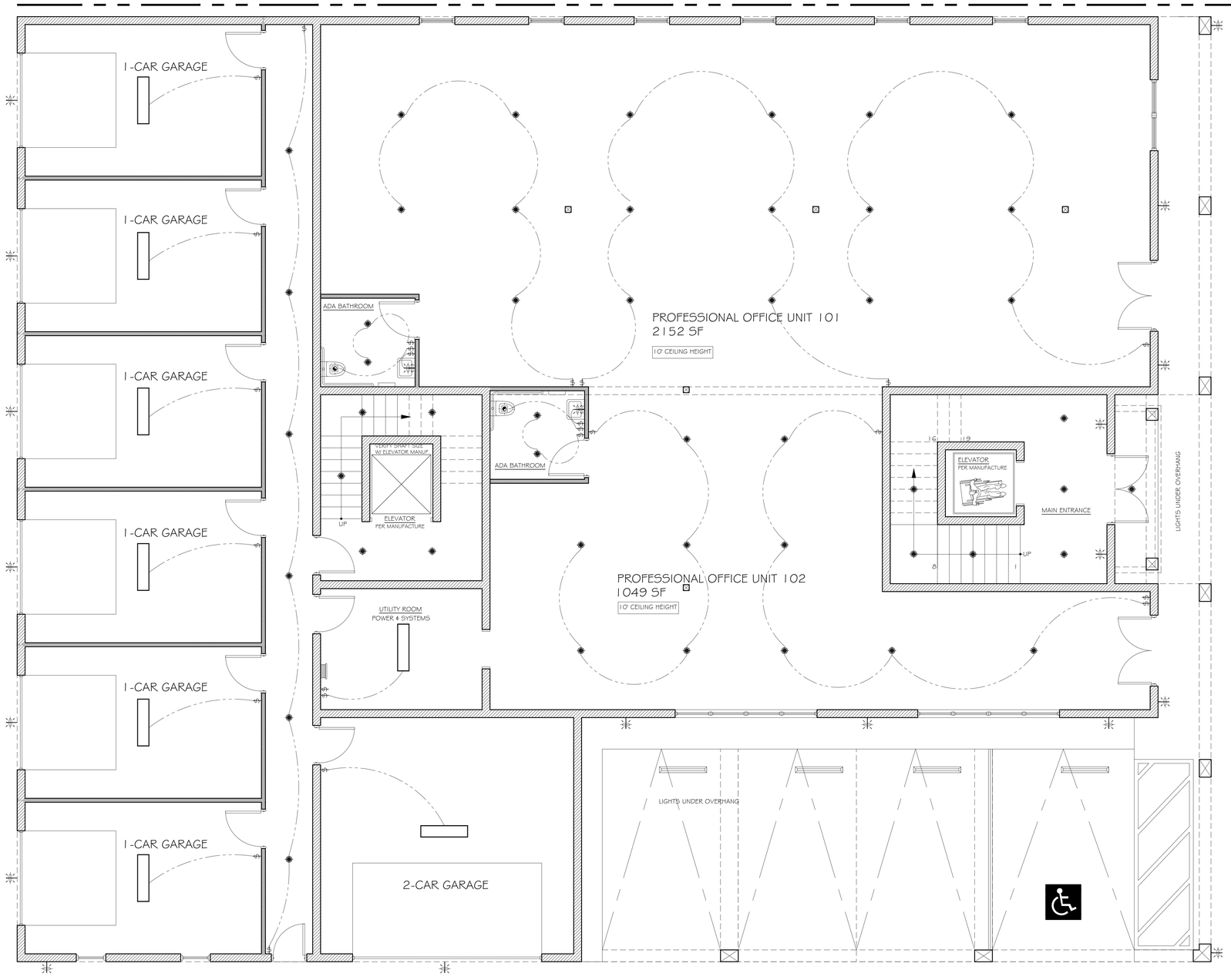
ALL WALLS ARE DRAWN TO EXACT STUD WALL FRAMING SCALE.

ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING TYPICAL.

LEGEND

- DENOTES 8" EXTERIOR BLOCK WALL, STAIRWELL, ELEVATOR HOISTWAY, HALLWAY, UNIT 301 GARAGE

  REFER TO STRUCTURAL PLANS
- DENOTES 2 X 6 WOOD FRAME WALL, REFER TO STRUCTURAL PLANS
- DENOTES 2 X 4 WOOD FRAME WALL, REFER TO STRUCTURAL PLANS
- DENOTES COLUMN PER ENGINEER



FIRST FLOOR ELECTRICAL PLAN

NOTE: FOR EXTERIOR LIGHTING SPECS AND DETAILS REFER EXTERIOR LIGHTING PLANS

SCALE : 1/4 = 1'-0"

N

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ELECTRICAL LEGEND

LIGHTING / EXHAUST FANS

- 4" FLUORESCENT FLUSH CAN LIGHT W/ DOWN LIGHT & TRIM
- INT / EXT WALL MOUNT LIGHT
- EXTERIOR STEP LIGHT
- CEILING MOUNTED FIXTURE
- BATH FAN
- CEILING FAN W/ LIGHT
- 12x48 LED FIXTURE

SWITCHES

- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- OCCUPANCY SINGLE POLE MOTION SENSOR SWITCH

OUTLETS

FOR ELETRICAL RECEPTICAL OUTLET FOLLOW NATIONAL ELECTRICAL CODE

GENERAL ELECTRICAL

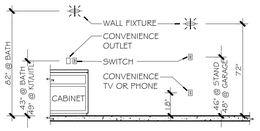
- SMOKE DETECTOR HARD WIRED W/ BATTERY BACK-UP AND AUDIBLE ALARM IN ALL SLEEPING AREAS).
- ELECTRICAL PANEL
- CARBON MONOXIDE DETECTOR

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

ALL SWITCHES NEXT TO BEDS TO BE INSTALLED AT WINDOW SILL HEIGHT TYPICAL.

TYP. INSTALL. HTS

UNLESS NOTED OTHERWISE



NOTES:

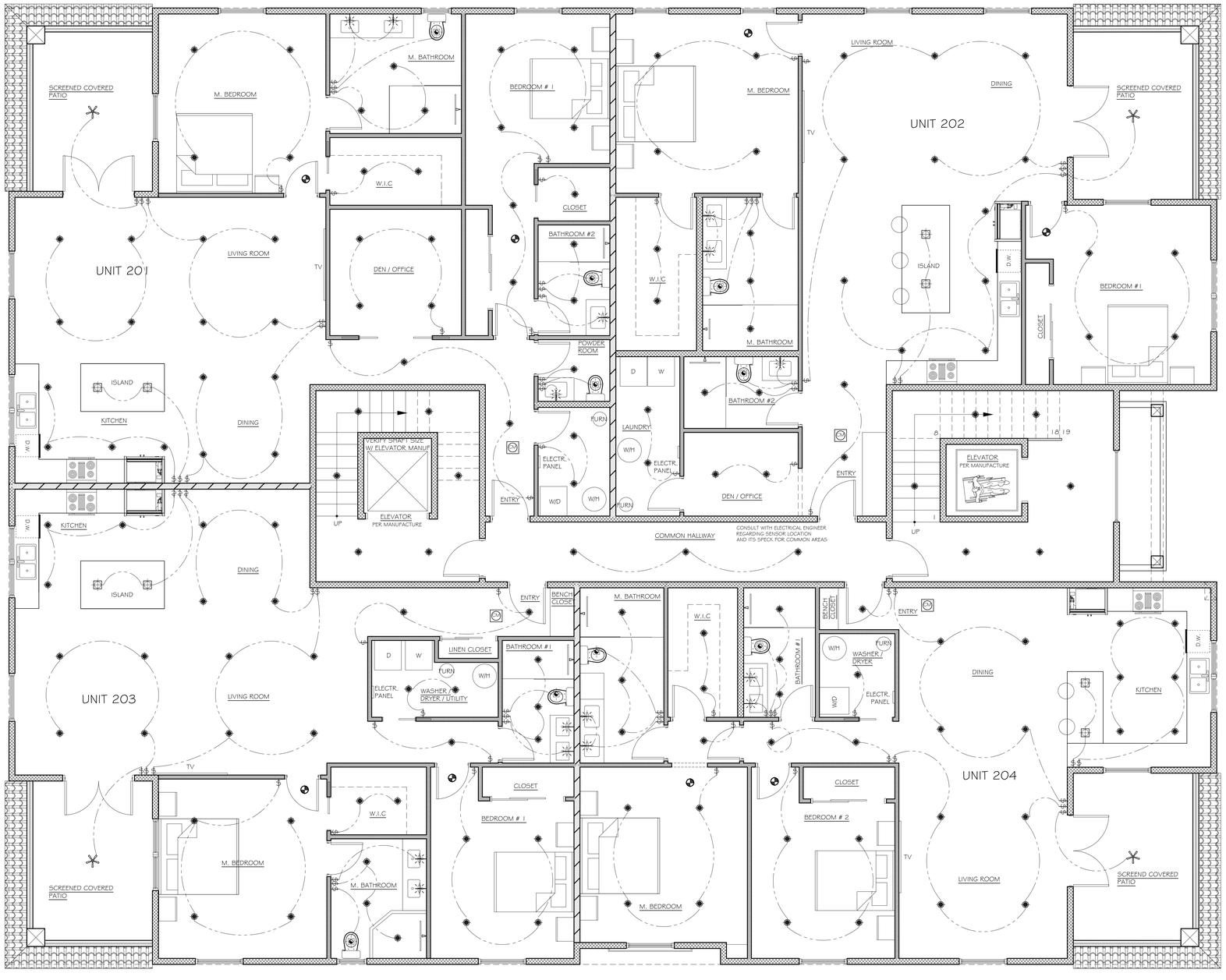
1. PROVIDE UNDER CABINET PUCK LIGHTING.
2. PROVIDE ABOVE CABINET FLUORESCENT STRIP LIGHTING
3. PLACE COUNTER TOP ELECTRICAL RECEPTICAL AT 42" HIGH.
4. PLACE MICROWAVE ELECTRICAL OUTLET AT 60" HIGH.

ALL WALLS ARE DRAWN TO EXACT STUD WALL FRAMING SCALE.

ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING TYPICAL.

LEGEND

- DENOTES 2 x 6 WALL, REFER TO STRUCTURAL
- DENOTES DOUBLE 2 x 4 WALLS, R-13 BATT INSULATED, UNIT SEPARATION WALL
- DENOTES 2 X 4 WOOD FRAME WALL, REFER TO STRUCTURAL PLANS
- DENOTES COLUMN PER ENGINEER



SECOND FLOOR ELECTRICAL PLAN

NOTE: HALLWAYS, ENTRANCE, STAIRWAYS PROVIDE LOW VOLTAGE VACANCY SENSOR FOR AUTOMATIC CONTROL OF LIGHTING

SCALE : 1/4 = 1'-0"

N

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B DESIGN

B DESIGN
4140 HEMINGWAY DR.
VENICE FL 34293

SHT TITLE: SECOND FLOOR ELECTRICAL PLAN

PROJECT:
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
03.30.26

SHEET
A-12

ELECTRICAL LEGEND

LIGHTING / EXHAUST FANS

- 4" FLUORESCENT FLUSH CAN LIGHT W/ DOWN LIGHT & TRIM
- INT / EXT WALL MOUNT LIGHT
- EXTERIOR STEP LIGHT
- CEILING MOUNTED FIXTURE
- BATH FAN
- CEILING FAN W/ LIGHT
- 1 2x48 LED FIXTURE

SWITCHES

- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- OCCUPANCY SINGLE POLE MOTION SENSOR SWITCH

OUTLETS

FOR ELETRICAL RECEPTICAL OUTLET FOLLOW NATIONAL ELECTRICAL CODE 2020

GENERAL ELECTRICAL

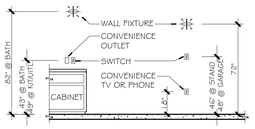
- SMOKE DETECTOR HARD WIRED W/ BATTERY BACK-UP AND AUDIBLE ALARM IN ALL SLEEPING AREAS.
- ELECTRICAL PANEL
- CARBON MONOXIDE DETECTOR

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

ALL SWITCHES NEXT TO BEDS TO BE INSTALLED AT WINDOW SILL HEIGHT TYPICAL.

TYP. INSTALL. HTS

UNLESS NOTED OTHERWISE



NOTES:

1. PROVIDE UNDER CABINET PUCK LIGHTING.
2. PROVIDE ABOVE CABINET FLUORESCENT STRIP LIGHTING
3. PLACE COUNTER TOP ELECTRICAL RECEPTICAL AT 42" HIGH.
4. PLACE MICROWAVE ELECTRICAL OUTLET AT 60" HIGH.

ALL WALLS ARE DRAWN TO EXACT STUD WALL FRAMING SCALE.

ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING TYPICAL.

LEGEND

- DENOTES 2 x 6 WALL, REFER TO STRUCTURAL
- DENOTES DOUBLE 2 x 4 WALLS, R-13 BATT INSULATED, UNIT SEPARATION WALL
- DENOTES 2 X 4 WOOD FRAME WALL, REFER TO STRUCTURAL PLANS
- DENOTES COLUMN PER ENGINEER

THIRD FLOOR ELECTRICAL PLAN

NOTE: HALLWAYS, ENTRANCE, STAIRWAYS PROVIDE LOW VOLTAGE VACANCY SENSOR FOR AUTOMATIC CONTROL OF LIGHTING

SCALE : 1/4 = 1'-0"

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B DESIGN

B DESIGN
4140 HEMINGWAY DR.
VENICE FL 34293

SHT TITLE: THIRD FLOOR ELECTRICAL PLAN

PROJECT:

NEW MULTI USE BUILDING

256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

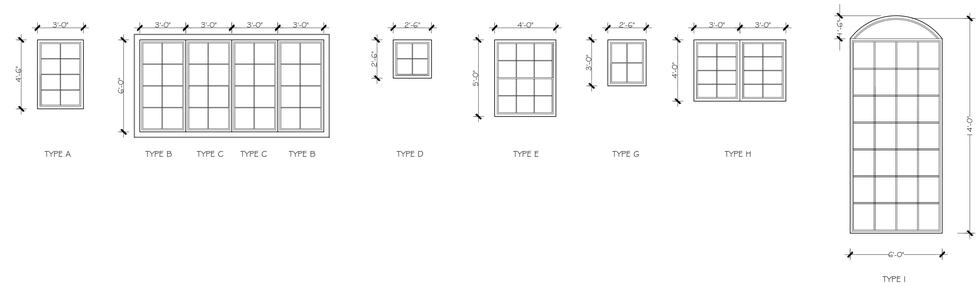
ISSUED
03.30.26

SHEET
A-13

WINDOW SCHEDULE

		#	LOCATION	QTY.	TYPE	SIZE W X H	HDR.	NOA; FBC CERTIFICATION	GLAZING	DESCRIPTION / MATERIAL
FIRST FLOOR		1	UNIT 101	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		2	UNIT 101	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		3	UNIT 101	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		4	UNIT 101	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		5	UNIT 101	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		6	UNIT 101	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		7	UNIT 102	4	B,C	3'-0"x 6'-0"	8'-0"	23-0816.12 23-0816.02 (picture window)	IMPACT RESISTANT CLEAR	TYPE B - FIXED; W/ GRIDS; BRONZE COLOR FRAME TYPE C - CASEMENT OR HUNG W/ GRIDS; BRONZE COLOR FRAME
		8	UNIT 102	4	B,C	3'-0"x 6'-0"	8'-0"	23-0816.12 23-0816.02 (picture window)	IMPACT RESISTANT CLEAR	TYPE B - FIXED; W/ GRIDS; BRONZE COLOR FRAME TYPE C - CASEMENT OR HUNG W/ GRIDS; BRONZE COLOR FRAME
		9	GARAGE	1	D	2'-6"x 2'-6"	6'-8"	23-0816.02	IMPACT RESISTANT CLEAR	FIXED; W/ GRIDS; BRONZE COLOR FRAME
		10	GARAGE	1	D	2'-6"x 2'-6"	6'-8"	23-0816.02	IMPACT RESISTANT CLEAR	FIXED; W/ GRIDS; BRONZE COLOR FRAME
SECOND FLOOR	UNIT 201	11	KITCHEN	2	H	3'-0"x 4'-0"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		12	LIVING ROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		13	MASTER BEDROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		14	MASTER BEDROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		15	MASTER BATHROOM	1	G	2'-6" x 3'-0"	8'-0"	23-0816.15	IMPACT RESISTANT CLEAR	AWNING W/ GRIDS; BRONZE COLOR FRAME
		16	MASTER BEDROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT FROSTED	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
	UNIT 202	17	MASTER BEDROOM	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		18	MASTER BEDROOM	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		19	LIVING ROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		20	DINING ROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		21	BEDROOM # 1	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		22	BEDROOM # 1	2	H	3'-0"x 4'-0"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		23	HALLWAY	1	I	6'-0"x 14'-0" SIZE VARIES PER MANUFACTURE		23-0816.02	IMPACT RESISTANT CLEAR	FIXED W/ GRIDS; FIXED ARCHED TOP; BRONZE COLOR FRAME
	UNIT 204	24	KITCHEN	2	H	3'-0"x 4'-0"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		25	KITCHEN	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		26	LIVING ROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		27	BEDROOM # 1	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		28	MASTER BEDROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
	UNIT 203	29	BEDROOM # 1	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		30	MASTER BATHROOM	1	G	2'-6" x 3'-0"	8'-0"	23-0816.15	IMPACT RESISTANT CLEAR	AWNING W/ GRIDS; BRONZE COLOR FRAME
		31	MASTER BEDROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		32	MASTER BEDROOM	2	H	3'-0"x 4'-0"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		33	LIVING ROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		34	KITCHEN	2	H	3'-0"x 4'-0"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
THIRD FLOOR	UNIT 301	35	BEDROOM # 3 / OFFICE	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		36	LIVING ROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		37	LIVING ROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		38	KITCHEN	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		39	KITCHEN	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		40	KITCHEN	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		41	MASTER BATHROOM #2	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT FROSTED	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		42	MASTER BEDROOM	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		43	MASTER BEDROOM	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		44	BEDROOM # 1	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		45	BEDROOM # 1	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		46	BEDROOM # 2	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
	UNIT 302	47	MASTER BEDROOM	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		48	MASTER BEDROOM	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		49	BEDROOM # 1	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		50	LIVING ROOM	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		51	LIVING ROOM	1	A	3'-0"x 4'-6"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		52	KITCHEN	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		53	KITCHEN	2	H	3'-0"x 4'-0"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
	UNIT 303	54	KITCHEN	2	H	3'-0"x 4'-0"	8'-0"	23-0816.12	IMPACT RESISTANT CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME
		55	KITCHEN	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		56	LIVING ROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		57	BEDROOM # 2	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		58	MASTER BEDROOM	1	E	4'-0"x 5'-0"	8'-0"	23-0707.10	IMPACT RESISTANT CLEAR	SINGLE HUNG W/ GRIDS; BRONZE COLOR FRAME
		59	UNIT 101 (FIRST FLOOR)	2	H	3'-0"x 4'-0"	8'-0"	23-0816.12	CLEAR	CASEMENT W/ GRIDS; BRONZE COLOR FRAME

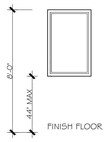
WINDOW TYPES



1) GLAZING ON ALL WINDOWS WITH A SILL LESS THAN 18" FROM FINISH FLOOR SHALL HAVE CAT. II SAFETY GLASS.
2) PROVIDE EGRESS HARDWARE FOR ALL EGRESS WINDOWS

1. WINDOW & DOOR MANUFACTURES TO BE DETERMINED BY OWNER.
2. DOOR COMPANY SALESMAN IS RESPONSIBLE FOR DETERMINING THE PROPER DOOR SWING PER FLOOR PLAN.

EGRESS WINDOW DIAGRAM



EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH SECTION R310 OF THE 6TH EDITION BUILDING CODE 2023 (RESIDENTIAL)

MINIMUM OPENING AREA: 5.75F
MINIMUM OPENING HEIGHT SHALL BE 24"
MINIMUM OPENING WIDTH SHALL BE 20"

IN AN OUTSIDE EGRESS WINDOW OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT.

NOTES:

A. MATERIALS, TYPES, STYLES, SIZES, AND FINISHES FOR WINDOWS TO BE AS INDICATED ON THE DRAWINGS AND AS SPECIFIED, UNLESS OTHERWISE DIRECTED BY THE OWNER AND APPROVED BY THE ARCHITECT. INSTALL WORK PLUMB, RIGID, PROPERLY ALIGNED, AND SECURELY FASTENED IN PLACE. COMPLY WITH DRAWINGS, MANUFACTURER'S WRITTEN INSTRUCTIONS, AND ALL APPLICABLE CODES.

B. ALL EXTERIOR DOORS SHALL BE SEALED AND WEATHER STRIPPED. EXTERIOR DOORS SHALL COMPLY WITH THE STATES ENERGY CODE OR ENERGY STAR, WHERE REQUIRED.

C. IF REQUIRED, EXTERIOR DOORS AND FRAMES SHALL BE IMPACT RATED AND COMPLY WITH APPLICABLE CODE AND THE AHJ.

D. ALL FIRE-RATED DOOR ASSEMBLIES SHALL BE INSTALLED ACCORDING TO NFPA 80 AND DISPLAY REQUIRED LABELS PER CODE.

E. GLAZING IN DOORS, ADJACENT TO DOORS, OR OTHER HAZARDOUS LOCATIONS AS DEFINED BY THE BUILDING CODE, SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS PER THE BUILDING CODE AND "CPSC 16 CFR 1201" OR "ANSI Z97.1" AS APPROPRIATE.

F. DOORS AND HARDWARE SHALL MEET ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR ACCESSIBILITY, WHERE APPLICABLE, INCLUDING THE FORCE REQUIRED TO OPERATE THE DOORS AND HARDWARE, THRESHOLD REQUIREMENTS, AND CLOSING SPEED FOR SELF-CLOSING DOORS.

G. HINGES ON EXTERIOR OUT-SWING DOORS SHALL HAVE NON-REMOVABLE PINS AND NON-EXPOSED SCREWS.

H. FRONT MAIN ENTRANCE DOOR FOR RESIDENTIAL DWELLING UNITS SHALL HAVE DOOR SCOPE(S); TYPICAL ONE SCOPE PER DOOR AT 60" AFF, EXCEPT FOR DOORS ON AN ACCESSIBLE ROUTE SHALL HAVE TWO SCOPES PER DOOR, ONE AT 60" AFF AND ONE AT 43" AFF MAXIMUM, UNO.

J. COORDINATE DOORS THAT REQUIRE ELECTRIFIED DOOR HARDWARE WITH CONNECTIONS TO POWER SUPPLIES AND WITH BUILDING SAFETY AND SECURITY SYSTEMS. ALL ACCESS CONTROLLED EGRESS DOOR SHALL COMPLY WITH NFPA 101.7.2.1.5.6 AND 101.7.2.1.6.2

K. THE KEYING SYSTEM TO BE AS INDICATED IN THE SPECIFICATIONS, OR AS SPECIFIED BY THE OWNER. ALL KEYING SYSTEMS SHALL COMPLY WITH NFPA 101.7.2.1.5.6 AND 101.7.2.1.6.2

L. PROVIDE BLINDS FOR ALL EXTERIOR GLASS DOORS WITHIN UNITS. COLOR AND FINISH TO BE SELECTED BY OWNER

M. ALL EXTERIOR AND INTERIOR UNIT DOOR HANDLES TO BE LEVER HANDLES

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B DESIGN
4140 HEMINGWAY DR.
VENICE FL 34293

SHT TITLE: WINDOWS SCHEDULE

PROJECT:
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

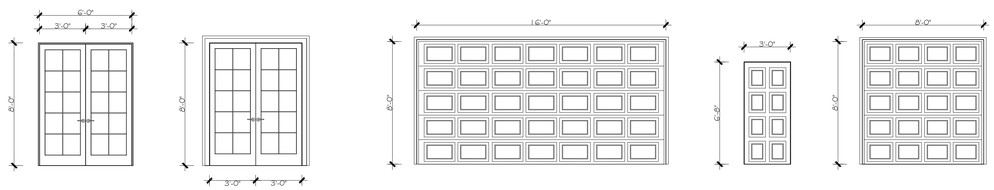
ISSUED
03.30.26

SHEET
A-14

EXTERIOR DOOR SCHEDULE

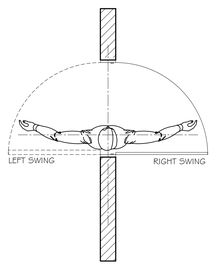
	#	LOCATION	QTY.	TYPE	SIZE (WxH)	THK.	NOA; FBC CERTIFICATION	CONSTRUCTION	MATERIAL	SECURITY	SWING	REMARKS
FIRST FLOOR	1	UNIT 101	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	2	ENTRY	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	3	UNIT 102	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	4	GARAGE	1	III	16' X 8'		FL # 16107	IMPACT BRONZE COLOR		BY MANUFACTURE		EXTERIOR / IMPACT RESISTANT
	5	HALLWAY	1	IV	3' X 6'-8"		FL # 20468.1	IMPACT SOLID CORE BRONZE COLOR		BY MANUFACTURE	RIGHT	EXTERIOR / IMPACT RESISTANT
	6	GARAGE	1	V	8' X 8'		FL # 16107	IMPACT BRONZE COLOR		BY MANUFACTURE		EXTERIOR / IMPACT RESISTANT
	7	GARAGE	1	V	8' X 8'		FL # 16107	IMPACT BRONZE COLOR		BY MANUFACTURE		EXTERIOR / IMPACT RESISTANT
	8	GARAGE	1	V	8' X 8'		FL # 16107	IMPACT BRONZE COLOR		BY MANUFACTURE		EXTERIOR / IMPACT RESISTANT
	9	GARAGE	1	V	8' X 8'		FL # 16107	IMPACT BRONZE COLOR		BY MANUFACTURE		EXTERIOR / IMPACT RESISTANT
	10	GARAGE	1	V	8' X 8'		FL # 16107	IMPACT BRONZE COLOR		BY MANUFACTURE		EXTERIOR / IMPACT RESISTANT
	11	GARAGE	1	V	8' X 8'		FL # 16107	IMPACT BRONZE COLOR		BY MANUFACTURE		EXTERIOR / IMPACT RESISTANT
SECOND FLOOR	12	LIVING ROOM (UNIT 201)	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	13	DINING ROOM (UNIT 202)	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	14	LIVING ROOM (UNIT 204)	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	15	LIVING ROOM (UNIT 203)	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
THIRD FLOOR	16	MASTER BEDROOM (UNIT 301)	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	17	LIVING ROOM (UNIT 301)	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	18	LIVING ROOM (UNIT 302)	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT
	19	LIVING ROOM (UNIT 303)	1	I	6' X 8'		FL # 331	DOUBLE DOOR W/ GRIDS BRONZE COLOR		BY MANUFACTURE		EXTERIOR /TEMPERED GLASS IMPACT RESISTANT

EXTERIOR DOOR TYPES



1. WINDOW & DOOR MANUFACTURES TO BE DETERMINED BY OWNER.
2. DOOR COMPANY SALESMAN IS RESPONSIBLE FOR DETERMINING THE PROPER DOOR SWING PER FLOOR PLAN.

NOTE: GLAZING ON ALL EXTERIOR DOORS, SIDE-LITES AND GLASS PANELS GREATER THAN 9 SQ. FT. IN AREA SHALL BE CAT. II SAFETY GLAZING AS PER FBC. 2023 SIXTH EDITION - BUILDING SECTION 2406.4.

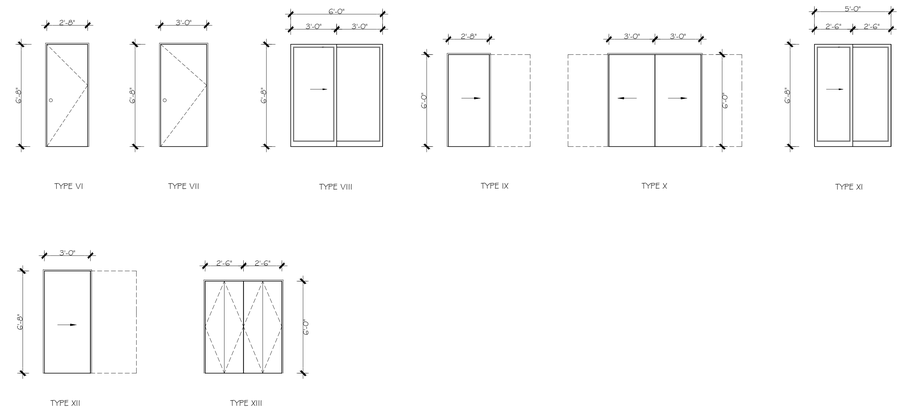


DOOR SWING DIAGRAM

INTERIOR DOOR SCHEDULE

	#	LOCATION	QTY.	TYPE	SIZE (WxH)	THK.	NOA; FBC CERTIFICATION	CONSTRUCTION	MATERIAL	SECURITY	SWING	REMARKS
FIRST FLOOR	20	GARAGE	7	VII	3'-0" X 6'-8"			SOLID CORE RAISED PANEL		BY MANUFACTURE	RIGHT	INTERIOR 20 MIN. FIRE RATED SELF CLOSING, SELF LATCHING
	21	UTILITY ROOM	1	VI	2'-8" X 6'-8"			SOLID CORE RAISED PANEL		BY MANUFACTURE	LEFT	INTERIOR 45 MIN. FIRE RATED
	22	STAIRWELL	5	VII	3'-0" X 6'-8"			SOLID CORE RAISED PANEL		BY MANUFACTURE		INTERIOR 90 MIN. FIRE RATED SELF CLOSING, SELF LATCHING
	23	OFFICE BATHROOM	1	VII	3'-0" X 6'-8"			SOLID CORE RAISED PANEL		BY MANUFACTURE		INTERIOR
SECOND FLOOR / THIRD FLOOR	24	UNIT ENTRY	7	VII	3'-0" X 6'-8"			SOLID CORE RAISED PANEL		BY MANUFACTURE		INTERIOR 20 MIN. FIRE RATED
	25	UNIT / DEN	1	X	6'-0" X 6'-8"			BARN DOUBLE DOOR		BY MANUFACTURE		INTERIOR
	26	UNIT / ROOMS	41	VI	2'-8" X 6'-8"			SOLID CORE RAISED PANEL		BY MANUFACTURE		INTERIOR
	27	UNIT / CLOSET	9	VIII	6'-0" X 6'-8"			SLIDING		BY MANUFACTURE		INTERIOR
	28	UNIT / CLOSET	9	VIX	2'-8" X 6'-8"			POCKET DOOR		BY MANUFACTURE		INTERIOR
	29	PANTRY	1	XII	3'-0" X 6'-8"			BARN SINGLE DOOR		BY MANUFACTURE		INTERIOR
	30	UNIT / CLOSET	3	XI	5'-0" X 6'-8"			SLIDING		BY MANUFACTURE		INTERIOR
	31	CLOSET	1	XII	3'-0" X 6'-8"			BARN SINGLE DOOR		BY MANUFACTURE		INTERIOR
	32	LAUNDRY	1	XIII	5'-0" X 6'-8"			BIFOLD DOUBLE		BY MANUFACTURE		INTERIOR

INTERIOR DOOR TYPES



NOTES:

A. MATERIALS, TYPES, STYLES, SIZES, AND FINISHES FOR WINDOWS TO BE AS INDICATED ON THE DRAWINGS AND AS SPECIFIED, UNLESS OTHERWISE DIRECTED BY THE OWNER AND APPROVED BY THE ARCHITECT. INSTALL WORK PLUMB, RIGID, PROPERLY ALIGNED, AND SECURELY FASTENED IN PLACE. COMPLY WITH DRAWINGS, MANUFACTURER'S WRITTEN INSTRUCTIONS, AND ALL APPLICABLE CODES.

B. ALL EXTERIOR DOORS SHALL BE SEALED AND WEATHER STRIPPED. EXTERIOR DOORS SHALL COMPLY WITH THE STATE'S ENERGY CODE OR ENERGY STAR, WHERE REQUIRED.

C. IF REQUIRED, EXTERIOR DOORS AND FRAMES SHALL BE IMPACT RATED AND COMPLY WITH APPLICABLE CODE AND THE AHJ.

D. ALL FIRE-RATED DOOR ASSEMBLIES SHALL BE INSTALLED ACCORDING TO NFPA 80 AND DISPLAY REQUIRED LABELS PER CODE.

E. GLAZING IN DOORS, ADJACENT TO DOORS, OR OTHER HAZARDOUS LOCATIONS AS DEFINED BY THE BUILDING CODE, SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS PER THE BUILDING CODE AND "CPSC 16 CFR 1201" OR "ANSI Z97.1" AS APPROPRIATE.

F. DOORS AND HARDWARE SHALL MEET ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR ACCESSIBILITY, WHERE APPLICABLE, INCLUDING THE FORCE REQUIRED TO OPERATE THE DOORS AND HARDWARE, THRESHOLD REQUIREMENTS, AND CLOSING SPEED FOR SELF-CLOSING DOORS.

G. HINGES ON EXTERIOR OUT-SWING DOORS SHALL HAVE NON-REMOVABLE PINS AND NON-EXPOSED SCREWS.

H. FRONT MAIN ENTRANCE DOOR FOR RESIDENTIAL DWELLING UNITS SHALL HAVE DOOR SCOPE(S); TYPICAL ONE SCOPE PER DOOR AT 60" AFF, EXCEPT FOR DOORS ON AN ACCESSIBLE ROUTE SHALL HAVE TWO SCOPES PER DOOR, ONE AT 60" AFF AND ONE AT 43" AFF MAXIMUM, UNO.

J. COORDINATE DOORS THAT REQUIRE ELECTRIFIED DOOR HARDWARE WITH CONNECTIONS TO POWER SUPPLIES AND WITH BUILDING SAFETY AND SECURITY SYSTEMS. ALL ACCESS CONTROLLED EGRESS DOOR SHALL COMPLY WITH NFPA 101.7.2.1.5.6 AND 101.7.2.1.6.2

K. THE KEYING SYSTEM TO BE AS INDICATED IN THE SPECIFICATIONS, OR AS SPECIFIED BY THE OWNER. ALL KEYING SYSTEMS SHALL COMPLY WITH NFPA 101.7.2.1.5.6 AND 101.7.2.1.6.2

L. PROVIDE BLINDS FOR ALL EXTERIOR GLASS DOORS WITHIN UNITS. COLOR AND FINISH TO BE SELECTED BY OWNER

M. ALL EXTERIOR AND INTERIOR UNIT DOOR HANDLES TO BE LEVER HANDLES

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B DESIGN
4140 HEMINGWAY DR.
VENICE FL 34293

SHT TITLE: DOOR SCHEDULE

PROJECT:
NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

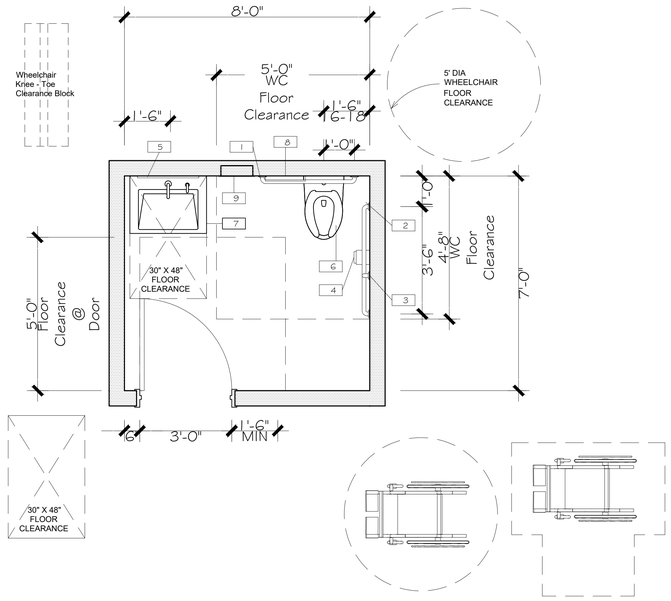
SYM.	DATE

ISSUED
03.30.26

SHEET
A-15

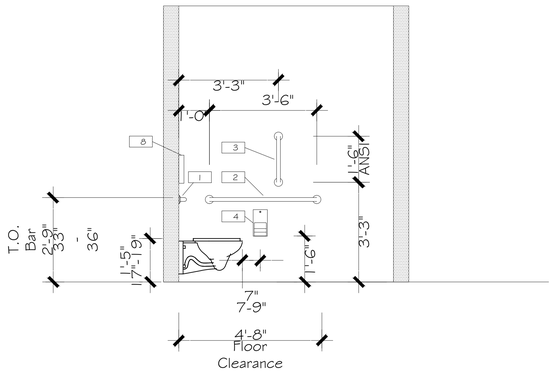
NOTES:

1 GRAB BAR
2 GRAB BAR
3 GRAB BAR
4 TOILET TISSUE DISPENSER
5 CHANNEL-FRAME MIRROR, WELDED CORNERS, 24X36
6 ADA COMPLAINT WATER CLOSET
7 ADA COMPLAINT LAVATORY
8 SEAT COVER DISPENSER
9 TOWEL DISPENSER/WASTE RECEPTACLE



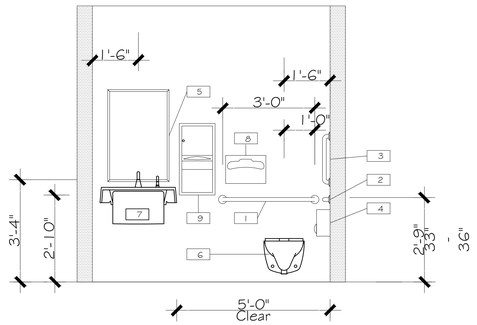
1 / A-16 ACCESSIBLE SINGLE OCCUPANCY TOILET ROOM PLAN

SCALE : 1/2" = 1'-0"



2 / A-16 LEFT VIEW ACCESSIBLE TOILET ROOM

SCALE : 1/2" = 1'-0"



3 / A-16 FRONT VIEW ACCESSIBLE TOILET ROOM

SCALE : 1/2" = 1'-0"

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B DESIGN
4140 HEMINGWAY DR.
VENICE FL 34293

SHT TITLE: ACCESSIBLE BATHROOM 1ST FLOOR PLAN AND DETAILS

PROJECT: NEW MULTI USE BUILDING
256 NOKOMIS AVE S. VENICE FL 34285

REVISIONS

SYM.	DATE

ISSUED
03.30.26

SHEET
A-16