

DIPLOMAT TOWNHOMES CONDOMINIUM

PROPOSED 9 MULTIFAMILY TOWN HOMES

1425 E. HALLANDALE BEACH BLVD, HALLANDALE BEACH, FLORIDA



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PROJECT

DIPLOMAT MALL

PROPOSED
DIPLOMAT TOWN HOMES
CONDOMINIUM

1425 E. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FLORIDA

CONSULTANT



PROJECT TEAM

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DRAWING INDEX

GENERAL

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ARCHITECTURAL

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CIVIL

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LANDSCAPING

L-1 LANDSCAPE PLAN & NOTES

ARCHITECTURAL

A-1.0 FLOOR PLANS
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GENERAL NOTES

APPLICABLE CODES:

1. FLORIDA BUILDING CODE (2004 EDITION) & RESIDENATIL CODE (2004)
2. FLORIDA ACCESSIBILITY CODE FOR BLDG. CONSTRUCTION
3. N.F.P.A. 101 LIFE SAFETY CODE (2006 EDITION)
4. FLORIDA FIRE PREVENTION CODE (2004 EDITION)
5. ZONING & LAND DEVELOPMENT REGULATIONS, CITY OF HALLANDALE BEACH

GENERAL:

BUILDING CRITERIA	CODE PROVISIONS (F.B.C. 2004)
1. USE GROUP	RESIDENTIAL OCCUPANCY, 'R-2'
2. TYPE OF CONSTRUCTION	TYPE III-B
3. BUILDING HEIGHT	40'-10" (TOP OF HIGH PARAPET)
4. NUMBER OF STORIES	3 STORIES
5. BUILDING AREA	25,488 S.F.

BUILDING INSULATION:

1. EXTERIOR WALL ASSEMBLY (CONCRETE BLOCK WALL):	R = 4.2 (MIN.)
2. ROOF ASSEMBLY:	R = 30 (MIN.)

NOTES:

1. ALL UTILITIES INCLUDING PHONE, ELECTRICAL CABLE, ETC. TO BE INSTALLED UNDERGROUND.
2. UNITS ARE TO HAVE A FIRE SPRINKLER SYSTEM. ENGINEERING DRAWINGS AND DETAILS TO BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION.
3. MINIMUM OVERLAP OF 2' FOR FABRIC FILTER.
4. DRIVEWAYS, SIDEWALKS, ETC. SHALL MEET CITY'S REQUIREMENTS.
5. PAVEMENT STRIPING AND SIGNS SHALL MEET MUTCD STANDARD. DETAILS TO BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.
6. FIRE HYDRANT REQUIREMENTS AND DETAILS TO BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.

AERIAL VIEW



SITE

SYMBOLS

SECTION MARK

DETAIL MARK

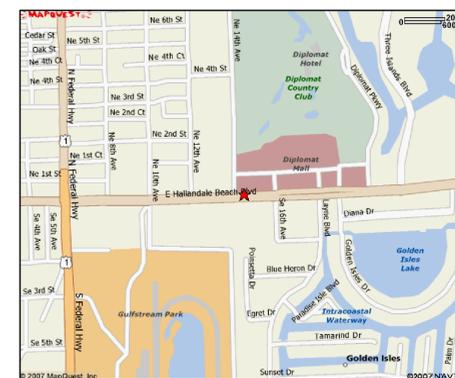
ELEVATION MARK

DOOR MARK

WINDOW MARK

WIND LOADS

LOCATION MAP



REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- SITE PLANNING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS

COVER SHEET

PROJECT NUMBER: RK01
ISSUED: 7/7/07
DRAWN BY: MSG
CHECKED BY: COB
FILENAME: RK01

SEAL SHEET

A-0