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TO THE BEST OF MY KNOWLEDGE THE  
PLANS AND APPLICABLE SPECIFICATIONS  
COMPLY WITH THE MINIMUM BUILDING  
CODES AND THE APPLICABLE FIRE-SAFETY  
STANDARDS AS DETERMINED BY THE  
LOCAL AUTHORITY IN ACCORDANCE WITH  
THIS SECTION AND 633 FLORIDA  
STATUTES, CHAPTER 1 105,13.4.4 OF  
(FLORIDA BUILDING CODE 2017)

CAPE CORAL RETAIL BUILDING  
1601 NE 6th TERRACE  
CAPE CORAL, FL

TOMA DESIGN GROUP  
INC.

Tel: (305) 401-2223 Fax: (305) 466-4077  
20900 NE 30th Ave. #1001 13075 E. Palomino Drive  
Aventura, FL 33180 Southwest Ranches, FL 33330

4-24-2024

own by	M.T.
checked by	M.L.

AS SHOWN

et N:

COVER

DOI: 10.1002/for

EFFECTIVE CODES	
EFFECTIVE BLDG. CODE	FLORIDA BUILDING CODE 2023, EIGHT EDITION
EFFECTIVE FLORIDA FIRE PREVENTION CODE	FFPC 2023 8TH EDITION
EFFECTIVE FIRE CODE	NFPA 1 2021 EDITION
EFFECTIVE LIFE SAFETY CODE	NFPA 101 2021 EDITION

CONSTRUCTION OF A 5,101 SF RETAIL BUILDING

CONSTRUCTION TYPE	II-B
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## PROJECT AREA CALCULATIONS

	EXISTING	ADDED /DEDUCTED	TOTAL
GROSS GROUND FLOOR	5,101 SF		

OCCUPANCY CLASSIFICATION	GROUP B	BUSINESS
OCCUPANCY SUB-CLASSIFICATION	N/A	
CLASSIFICATION OF HAZARD CONTENT	ORDINARY HAZARDS	

TOTAL OCCUPANCY LOAD PER	6	
DAY	REQUIRED	PROVIDED
NUMBER OF MEANS OF EGRESS	1	2
MAXIMUM TRAVEL DISTANCE	300'	43'
MAXIMUM COMMON PATH	100'	N/A
MAXIMUM DEAD END CORRIDOR	50'	N/A

	REQUIRED	PROVIDED
INTERIOR FINISHES REQUIREMENTS		
WALL AND CEILINGS FINISHES; EXITS AND EXIT ACCESS CORRIDORS OTHER SPACES	CLASS A OR B CLASS A, B OR C A, B, OR C	CLASS A OR B CLASS
FLOOR FINISHES; EXIT ENCLOSURES	CLASS I OR II	CLASS I
FIRE EXTINGUISHMENTS REQUIREMENTS	PORTABLE EXTINGUISHER	PORTABLE EXTINGUISHER  FIRE SPRINKLER SY

OCCUPANCY LOAD: 81 PEOPLE		
	REQUIRED	
PROPOSED		
WATER CLOSETS	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1
LAVATORIES	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	1
WATER FOUNTAIN	1 per 100	1
SERVICE SINK	0	0
A UNISEX PLUMBING FACILITY IS BEING PROPOSED AS PERMITTED BY 2021 FBC P 403.2 EXCEPTION 4		



NE 7th STREET

NE 6th TERRACE

# DEL PRADO BOULEVARD

**1** PROPOSED SITE PLAN  
SP-1.2 3/32" = 1'0"

## SYMBOL LEGEND

- DENOTES CONCRETE COLUMN
- DENOTES INTERIOR DRYWALL PARTITION
- DENOTES 1 hr FIRE RATED DEMISING PARTITION
- PARTITION TYPE
- WINDOW TYPE
- DOOR TYPE

## INTERIOR FINISHES

- |  |                              |
|--|------------------------------|
| <b>WALL AND CEILING FINISHES:</b>                      | <b>FLOOR FINISHES:</b>       |
| INTERIOR EXIT STAIRS, RAMPS OR PASSAGEWAYS:<br>CLASS A | EXIT ENCLOSURES:<br>CLASS II |
| EXIT & EXIT ACCESS CORRIDORS:<br>CLASS B               |                              |
| OTHER SPACES:<br>CLASS C                               |                              |

### TERMITE PROTECTION NOTE (AS PER FBC 1816.1)

THE BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

Revisions		
No.	Date	Description
1	09/25/24	CITY COMMENTS

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INC.

Date	4 - 24 - 2024
Drawn by	M.T.
Checked by	M.L.
Scale	AS SHOWN

Sheet N:

**A-1.0**

CAD ID:

**1** PROPOSED GROUND FLOOR  
A-1.0 1/8" = 1'0"





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CAPE CORAL RETAIL BUILDING  
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# PROPOSED ROOF PLAN & REFLECTED CEILING PLAN

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Date	4 - 24 - 2024
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Checked by	M.L

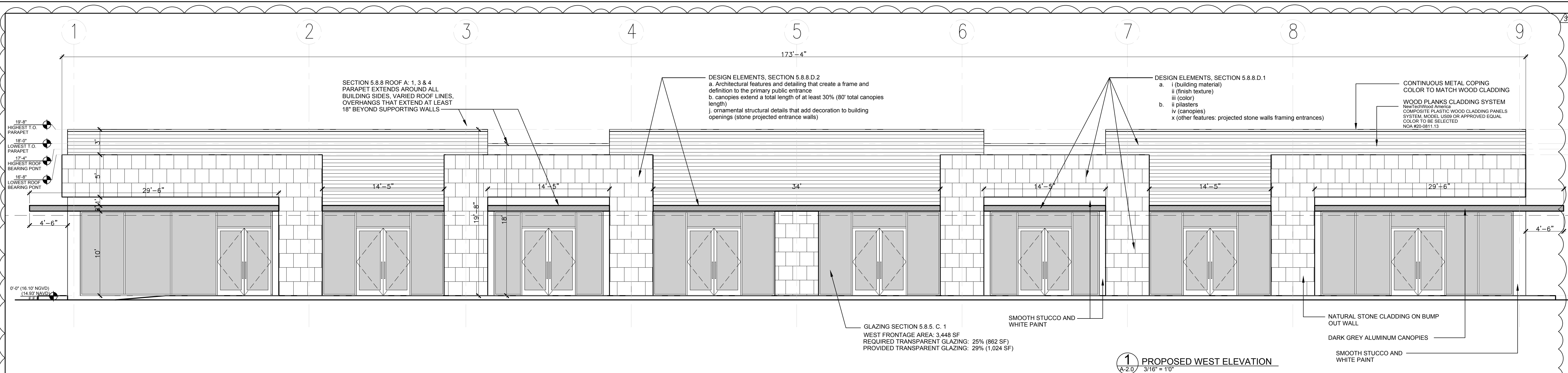
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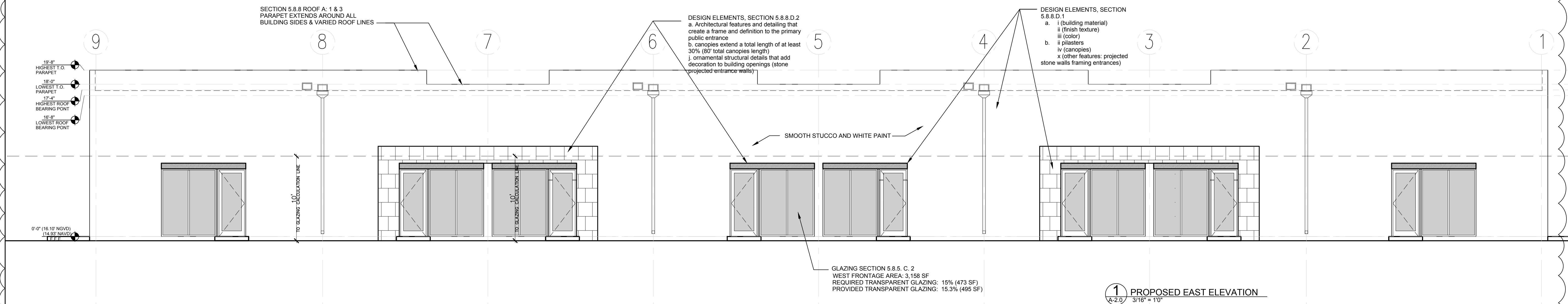
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## A-1.1

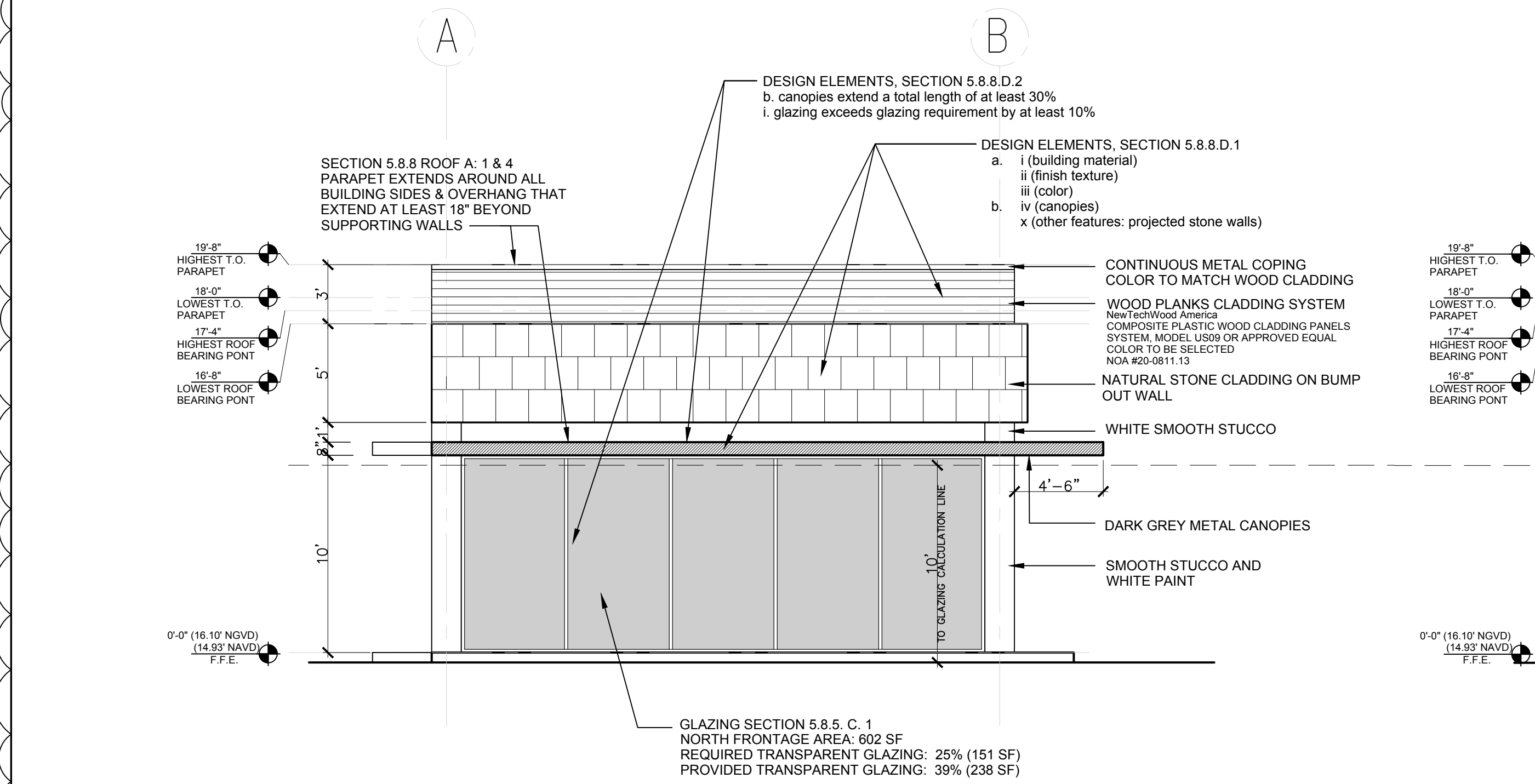
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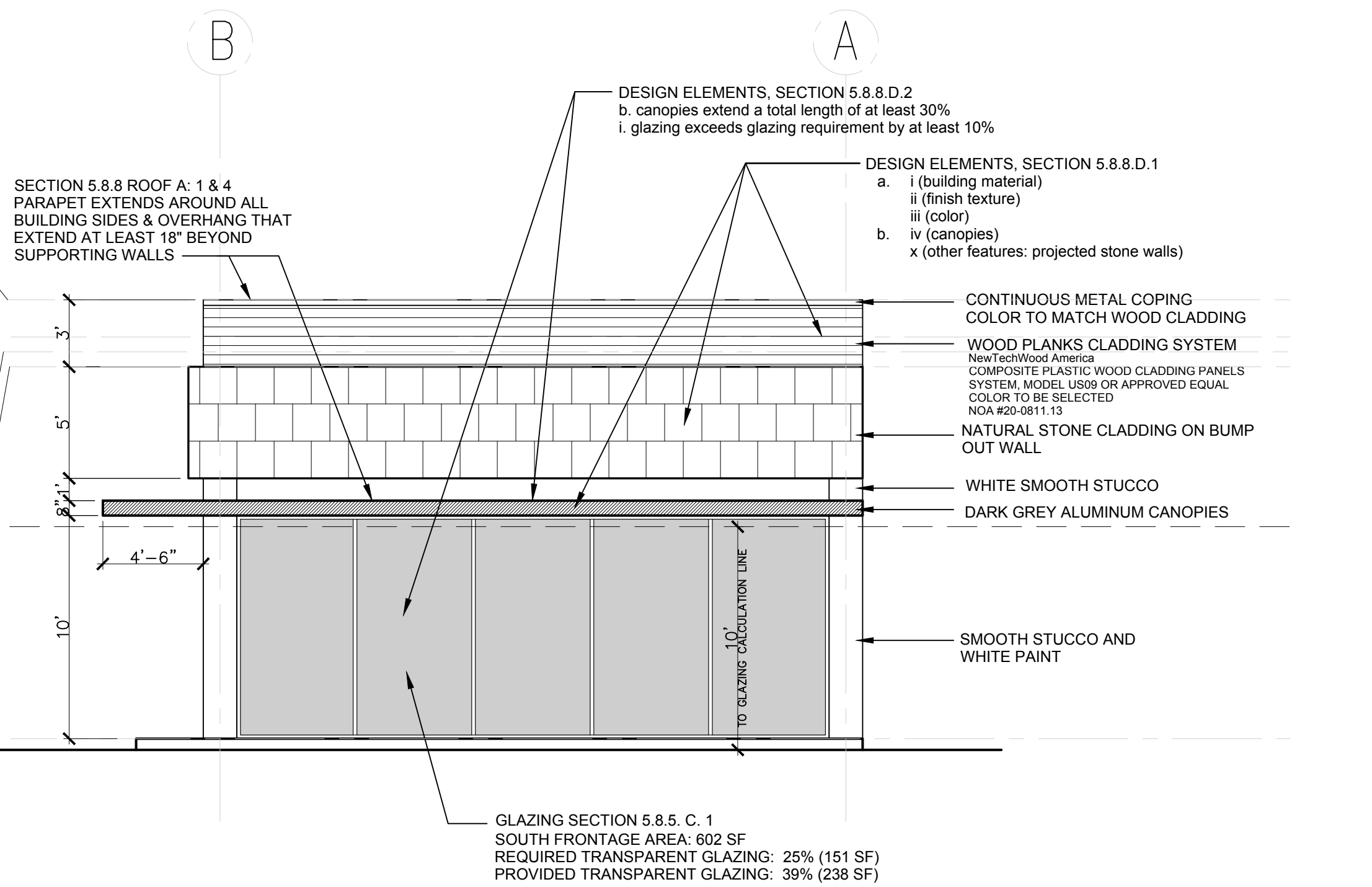
1 PROPOSED WEST ELEVATION  
A-2.0 3/16" = 1'0"



1 PROPOSED EAST ELEVATION  
A-2.0 3/16" = 1'0"



1 PROPOSED NORTH ELEVATION  
A-2.0 3/16" = 1'0"



1 PROPOSED SOUTH ELEVATION  
A-2.0 3/16" = 1'0"

**ADHERED MASONRY VENEER INSTALLATION REQUIREMENTS AND PORCELAIN TILE SPECIFICATIONS**

[BS]1405.10.1 Exterior adhered masonry veneer. Exterior adhered masonry veneer shall be installed in accordance with Section 1405.10 and the manufacturer's instructions.

[BS]1405.10.1.3 Clearances. On exterior stud walls, adhered masonry veneer shall be installed not less than 4 inches (102 mm) above the earth, or not less than 2 inches (51 mm) above paved areas, or not less than 1/2 inch (12.7 mm) above exterior walking surfaces that are supported by the same foundation that supports the exterior wall.

[BS]1405.10.1.4 Adhered masonry veneer installed with lath and mortar. Exterior adhered masonry veneer installed with lath and mortar shall comply with the following.

[BS]1405.10.1.4.1 Lathing. Lathing shall comply with the requirements of Section 2510.

[BS]1405.10.1.4.2 Scratch coat. A nominal 1/2-inch-thick (12.7 mm) layer of mortar complying with the material requirements of Sections 2103 and 2512.2 shall be applied, encapsulating the lathing. The surface of this mortar shall be scored horizontally, resulting in a scratch coat.

[BS]1405.10.1.4.3 Adhering veneer. The masonry veneer units shall be adhered to the mortar scratch coat with a nominal 1/2-inch-thick (12.7 mm) setting bed of mortar complying with Sections 2103 and 2512.2 applied to create a full setting bed for the back of the masonry veneer units. The masonry veneer units shall be worked into the setting bed resulting in a nominal 3/8-inch (9.5 mm) setting bed after the masonry veneer units are applied.

[BS]1405.10.1.5 Adhered masonry veneer applied directly to masonry and concrete. Adhered masonry veneer applied directly to masonry or concrete shall comply with the applicable requirements of Section 1405.10 and with the material requirements of Sections 2103 and 2512.2.

[BS]1405.10.1.6 Adhered masonry veneer applied directly to masonry and concrete. Adhered masonry veneer applied directly to masonry or concrete shall comply with the applicable requirements of Section 1405.10 and with the material requirements of Sections 2103 and 2512.2.

\*\*\* 2510.7 Preparation of masonry and concrete. Surfaces shall be clean, free from efflorescence, sufficiently damp and rough for proper bond. If the surface is insufficiently rough, approved bonding agents or a Portland cement dash bond coat mixed in proportions of not more than two parts volume of sand to one part volume of Portland cement or plastic cement shall be applied. The dash bond coat shall be left undisturbed and shall be moist cured not less than 24 hours.

Revisions		
No.	Date	Description
1	06/26/23	COMMENTS
2	09/06/23	COMMENTS
3	09/25/24	CITY COMMENTS

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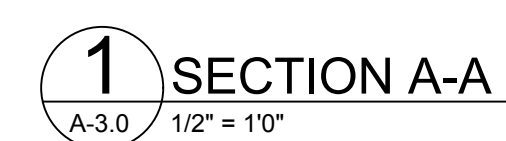
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CAPE CORAL, FL

TOMA DESIGN GROUP  
INC.

Date	4 - 24 - 2024
Drawn by	M.T.
Checked by	M.L.
Scale	AS SHOWN

Sheet N:  
**A-2.0**  
CAD ID:

PROPOSED ELEVATIONS / SECTION



Sheet N:

A-3.0

CAD ID:

ENERGY VALUES:

GLASS:

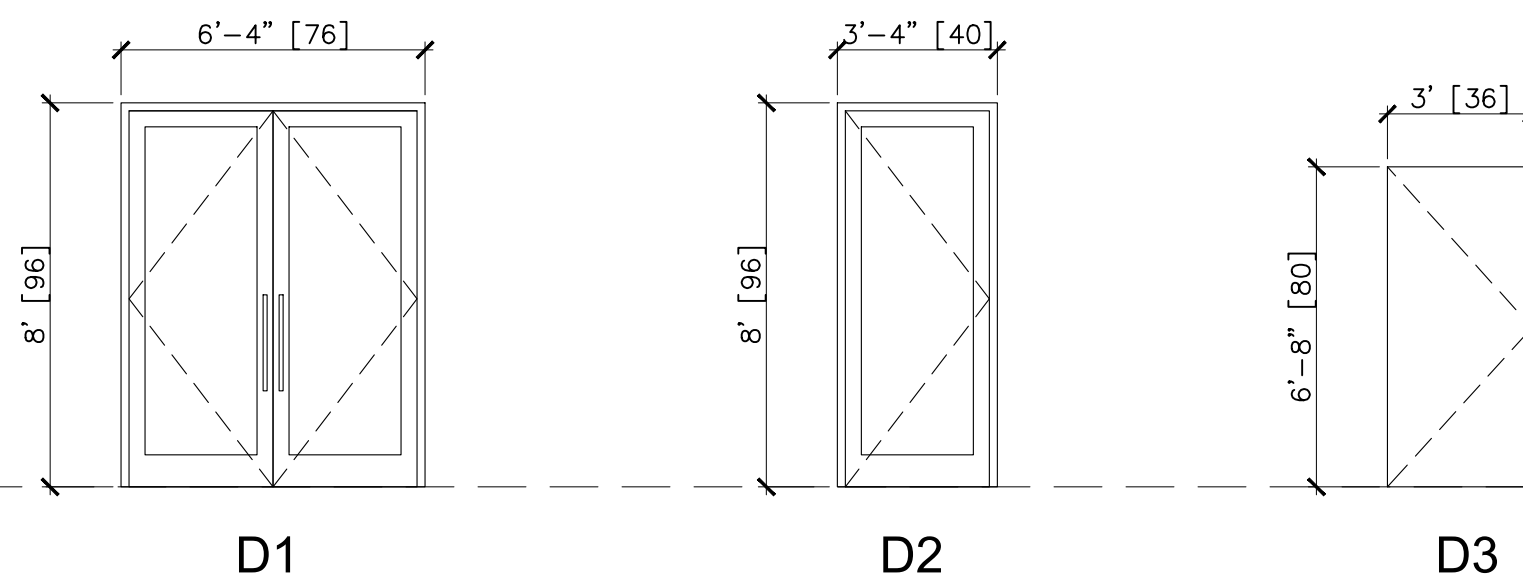
U VALUE = 1.08 (BTU/HR-FT<sup>2</sup>-°F)

SHGC = 0.30

MARK	MANUFACTURER	TYPE	STYLE	QUANTITY	DOOR SIZE		NO. OF LEAVES	MATERIAL		FINISH		NOA # / FL	NOTES
					WIDTH	HEIGHT		DOOR	FRAME	DOOR	FRAME		
D1	ES WINDOWS	SWING DOOR	EL-300	8	76"	96"	2	ALUMINUM/GLASS	ALUMINUM	TO BE SELECTED	TO BE SELECTED	23-0714.09	1, 2
D2	ES WINDOWS	SWING DOOR	EL-300	8	76"	96"	1	ALUMINUM/GLASS	ALUMINUM	TO BE SELECTED	TO BE SELECTED	23-0714.09	1, 2
D3	TO BE SELECTED	SWING DOOR	TO BE SELECTED	8	36"	80"	1	SOLID WOOD CORE	WOOD	PAINT TO BE SELECTED	PAINT TO BE SELECTED		

1. GLASS PANELS SHALL BE CATEGORY II "SAFETY GLAZING" COMPLYING WITH 16CFR 1201, SAFETY STANDARD FOR ARCH. GLAZING MATERIALS, CONSUMER PRODUCT SAFETY COMMISSION AND, AS DESCRIBED IN FBC 2411.3.1.3.1 THROUGH 2411.3.1.3.5

2. ALL DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO FABRICATION



D1

D2

D3

NOTES:

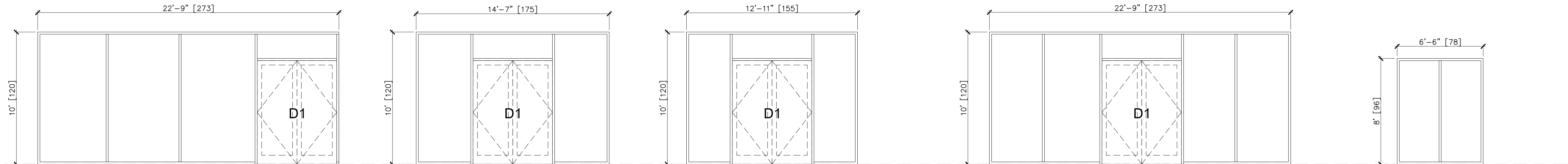
1. WINDOWS AND DOORS UNDER SEPARATE PERMIT
2. ENERGY VALUES:  
U VALUE = 1.08 (BTU/HR-FT<sup>2</sup>-°F)  
SHGC = 0.40

[illegible]

ES WINDOWS MULLIONS NOA #23-0717.20

1. GLASS PANELS SHALL BE CATEGORY II "SAFETY GLAZING" COMPLYING WITH 16CFR 1201, SAFETY STANDARD FRO ARCH. GLAZING MATERIALS, CONSUMER PRODUCT SAFETY COMMISSION AND, AS DESCRIBED IN FCC 2411.3.1.3.1 THROUGH 2411.3.1.3.5

2. ALL DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO FABRICATION



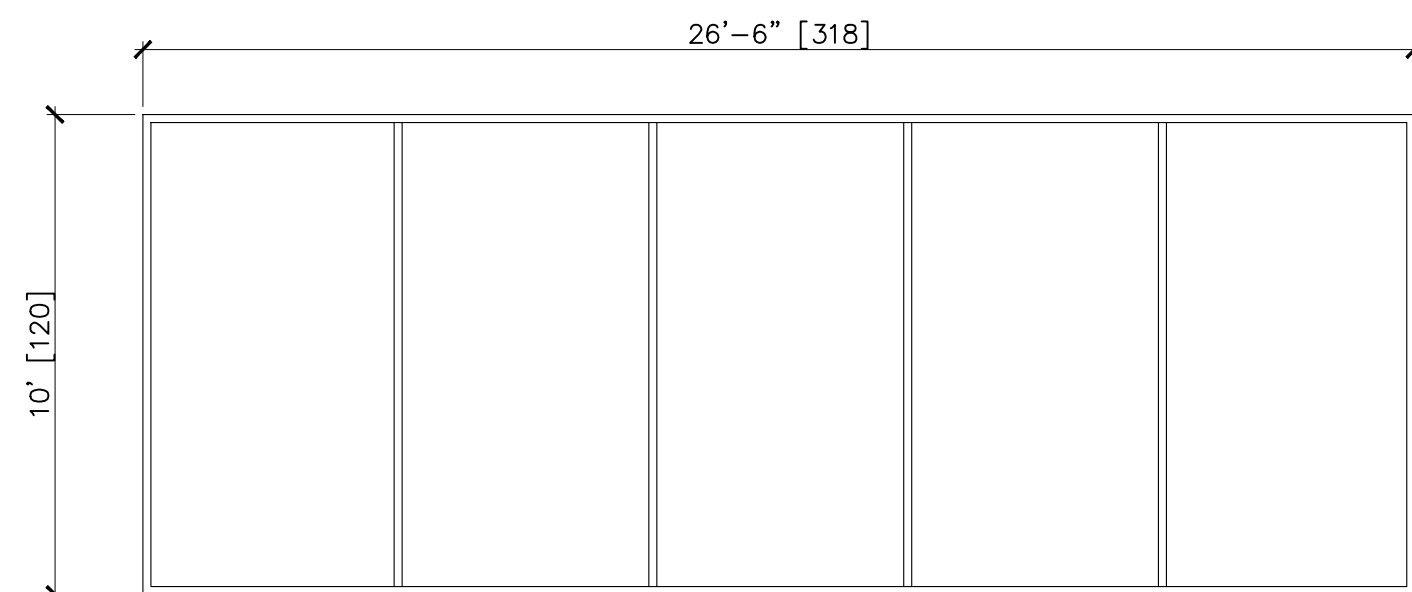
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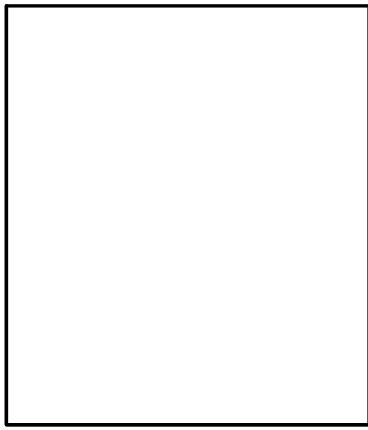
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D

E



F

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## DOOR AND WINDOW SCHEDULES

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Date	4 - 24 - 2024
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Checked by	M.L

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Sheet N:

## A-4.0

CAD 1E





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## DETAILS

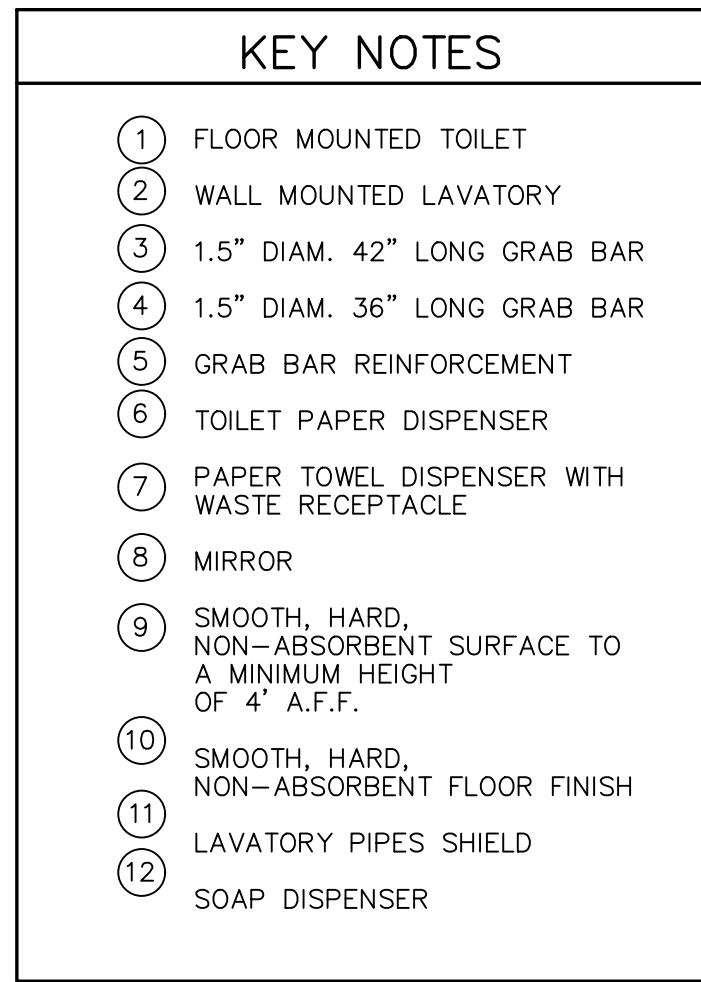
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Date	4 - 24 - 2024
Drawn by	M.T.
Checked by	M.L

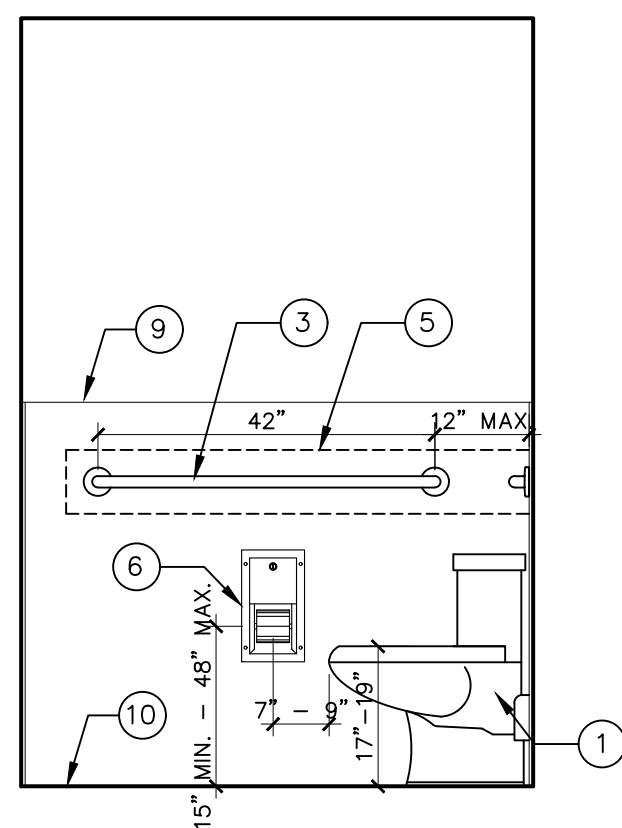
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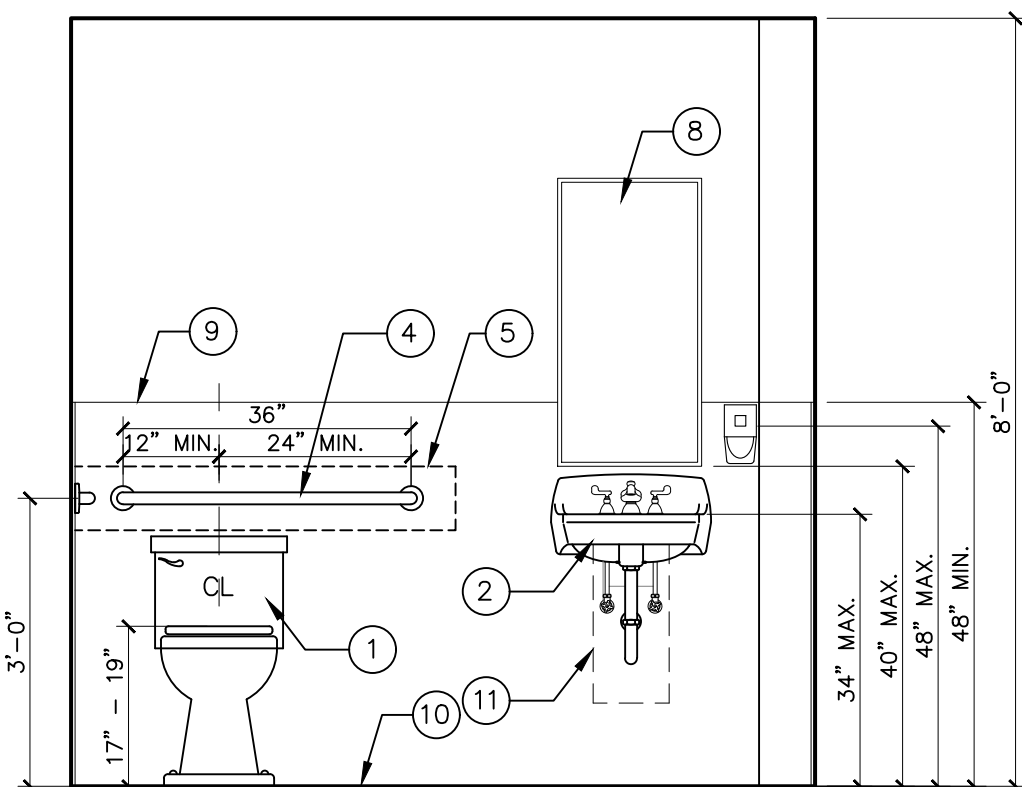
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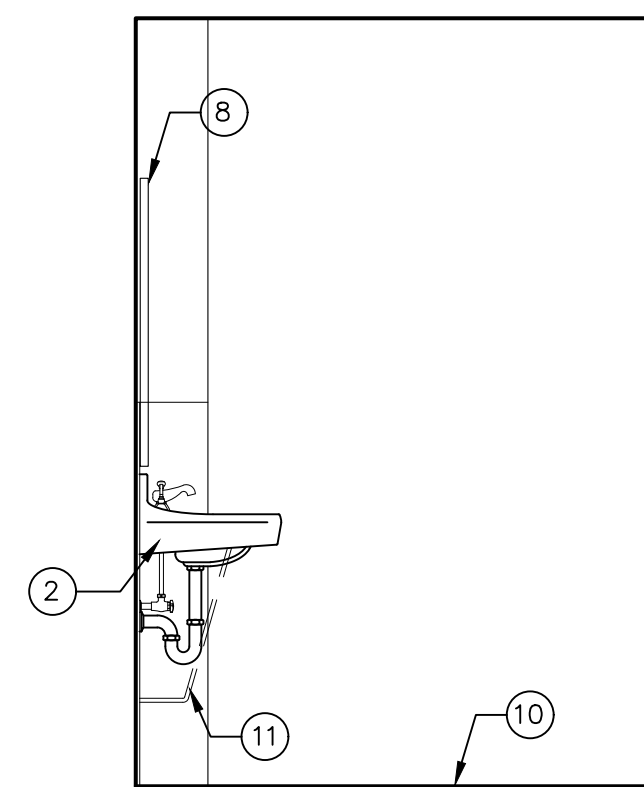
1 ENLARGED RESTROOMS PLAN  
A-5.1  $\frac{1}{2}'' = 1'0''$



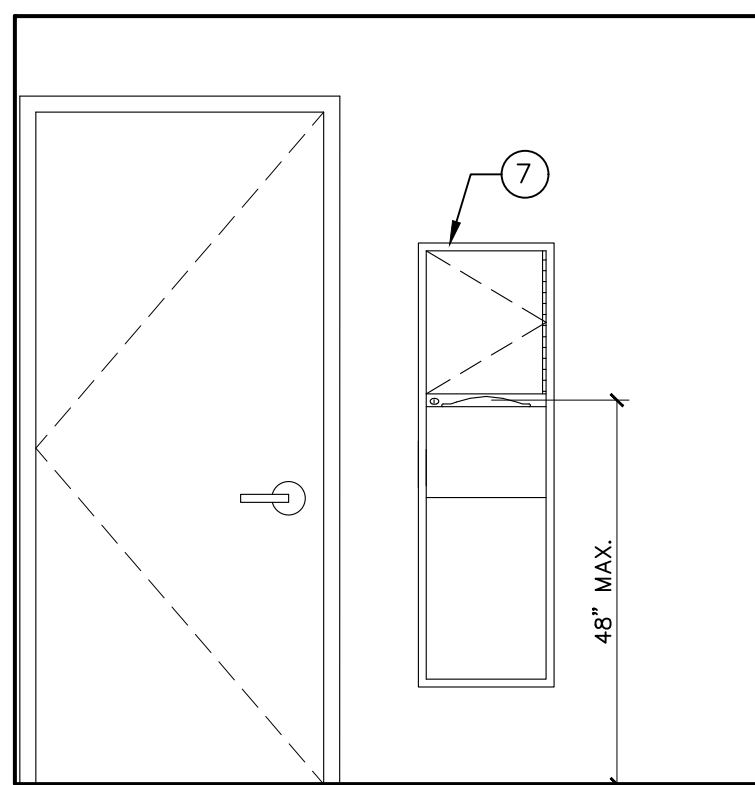
2 ELEVATION  
A-5.1  $\frac{1\frac{1}{2}''}{1'0''} =$



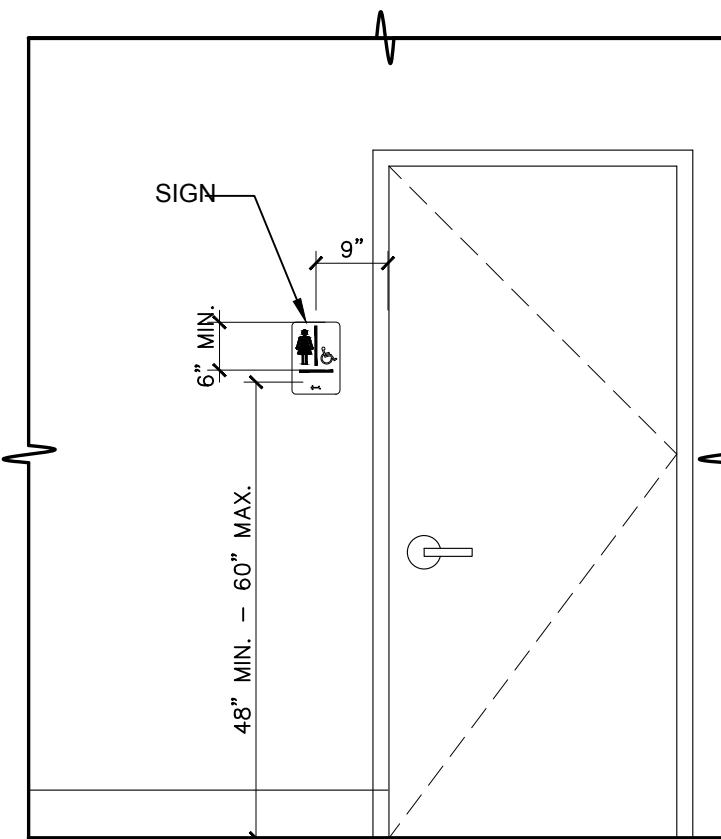
3 ELEVATION  
A-5.1  $\frac{1\frac{1}{2}''}{10''} =$



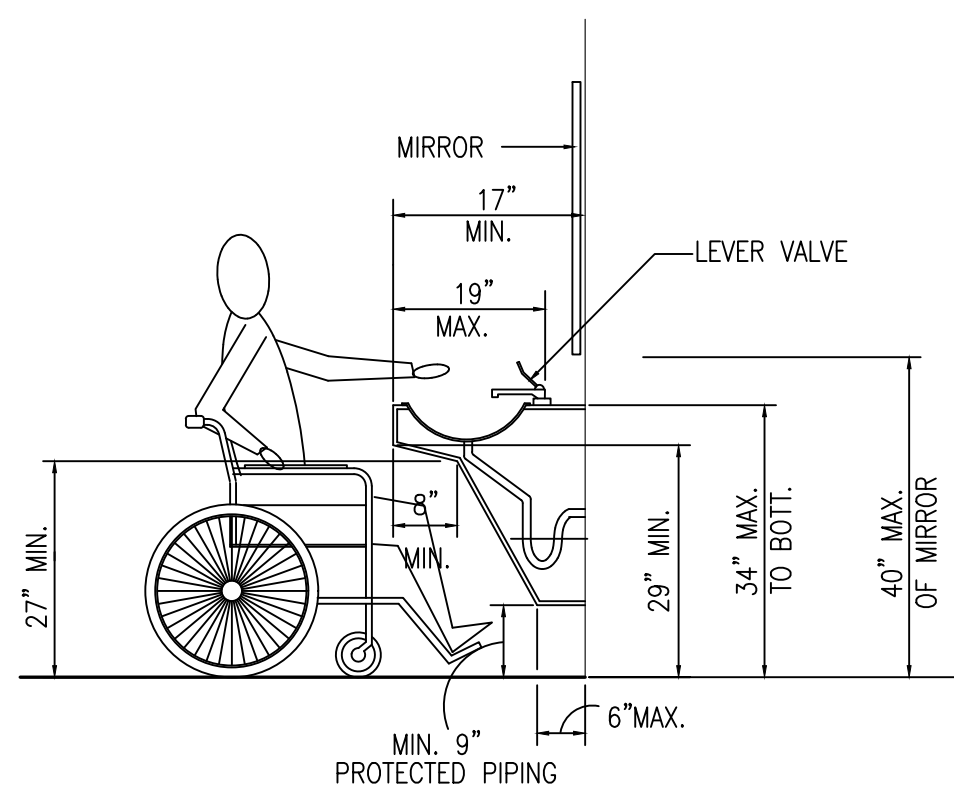
4 ELEVATION  
A-5.1  $\frac{1\frac{1}{2}''}{10''} =$



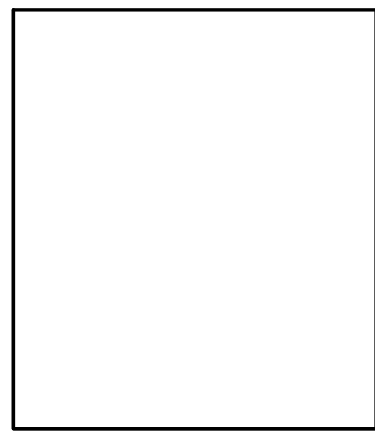
5 ELEVATION  
A-5.1  $\frac{1\frac{1}{2}''}{10''} =$



6 RESTROOM SIGN DETAIL



7 LAVATORY CLEARANCES

[illegible]

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## DETAILS

Project

Sheet Title:

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## A-5.1

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☐ BUSINESS OCCUPANCY GROSS AREA

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# LIFE SAFETY PLAN

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