

Commercial Renovation Project

214 W. Miami Avenue | Venice, Florida | 34285

Interior & Exterior Renovations

CADG Project Number: 105.23

City of Venice - Architectural
Review Board Drawings

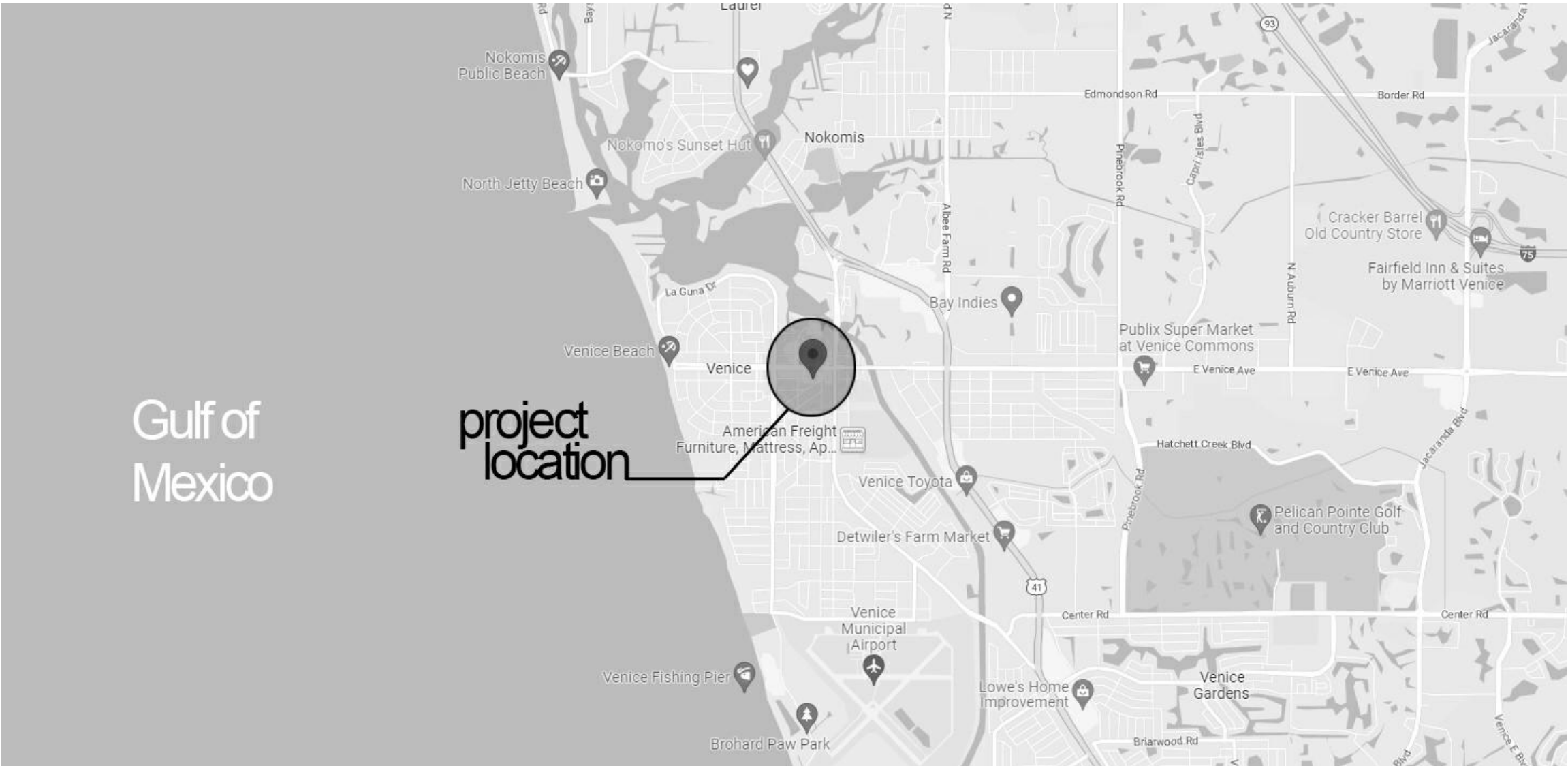
Facade View



Vicinity Map



Location Map



PREVAILING CODES & STANDARDS

FLORIDA BUILDING CODE	(FBC)	7th EDITION (2020)
FLORIDA BUILDING CODE EXISTING BUILDING	(FBC)	7th EDITION (2020)
FLORIDA BUILDING CODE FUEL GAS	(FBC)	7th EDITION (2020)
FLORIDA BUILDING CODE MECHANICAL	(FBC)	7th EDITION (2020)
FLORIDA BUILDING CODE PLUMBING	(FBC)	7th EDITION (2020)
FLORIDA BUILDING CODE RESIDENTIAL	(FBC)	7th EDITION (2020)
FLORIDA BUILDING CODE ENERGY CONSERVATION	(FBC)	7th EDITION (2020)
FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH-VELOCITY HURRICANE ZONES	(FBC)	7th EDITION (2020)
FLORIDA BUILDING CODE ACCESSIBILITY	(FBC)	7th EDITION (2020)
FLORIDA FIRE PREVENTION CODE	(FFPC)	7th EDITION (2020)
NATIONAL ELECTRIC CODE	(NEC)	2011 EDITION
FIRE SPRINKLER REQUIREMENTS	(NFPA 13)	2010 EDITION
FIRE ALARM REQUIREMENTS	(NFPA 72)	2010 EDITION

General Information

G0.01 Cover Sheet

Architectural

A1.00	Existing / Demolition - First Floor Plan
A1.01	Existing / Demolition Second Floor Plan
A1.10	Proposed First Floor Plan
A1.11	Proposed Second Floor Plan
A2.00	Existing / Demolition Exterior Elevations
A2.01	Proposed Exterior Elevations

Project Team

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FIRE PROTECTION ENGINEERING

GENERAL CONTRACTOR

GA COASTAL ARCHITECTURE

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Project:

**Interior & Exterior
Renovations**

Owner:

Mr. & Mrs. Howse

Consultant Seal:

Architect Seal:

**NOT FOR
CONSTRUCTION**

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Project Phase:

ARB Review Drawings

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Project Issued: 02.06.2023
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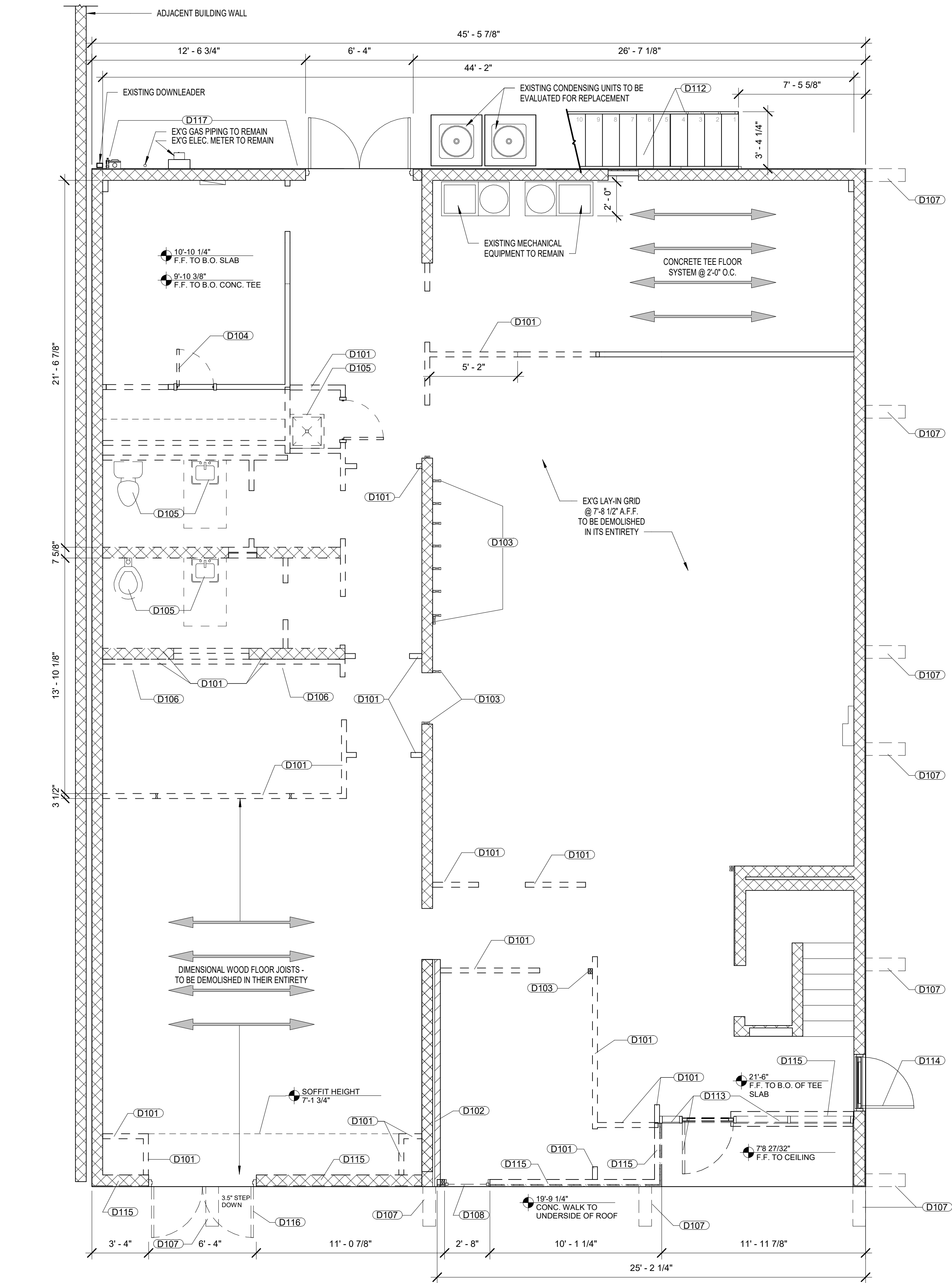
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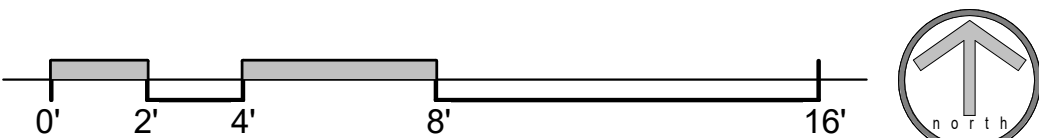
Cover Sheet

Sheet No.

G0.01



1
A1.00
Existing / Demolition First Floor Plan
1/4" = 1'-0"



DIMENSION PLAN GENERAL NOTES

- CAREFULLY REMOVE ALL EXISTING EQUIPMENT TO BE RELOCATED & COORDINATE NEW LOCATION AS INDICATED ON DRAWINGS AND W/ OWNER. COORDINATE LOCATION OF ALL EQUIPMENT TO BE STORED OR DISPOSAL WITH OWNER.
- ALL EXISTING TO REMAIN ITEMS TO BE PROTECTED DURING THE DURATION OF CONSTRUCTION - DAMAGED ITEMS TO BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE. ALL ITEMS REPAIRED OR REPLACED SHALL BE OF SAME OR NEW CONDITION. ALL PATCHWORK SHALL BE REPAIRED, PATCHED AND REFINISHED TO MATCH ADJACENT SURFACES IN FIT, FINISH AND OVERALL QUALITY.
- DEMOLITION DEBRIS SHALL BE REMOVED FROM THE PREMISES DAILY AND IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN A CLEAN AND DUST FREE WORK ENVIRONMENT FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO PROVIDE ALL SHORING, BRACING & ANY OTHER TEMPORARY SUPPORT IN ALL AREAS DESIGNATED TO BE DEMOLISHED OR PARTIAL DEMOLITION. CONTRACTOR TO COORDINATE THE DEMOLITION ITEMS WITH THE PROPOSED NEW WORK FLOOR PLANS AND BRING AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT OWNER PRIOR TO COMMENCEMENT OF ANY WORK IN QUESTION.
- COORDINATE ALL DEMOLITION WORK WITH THE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL WORK TO BE COORDINATED WITH ALL TRADES AND REFER TO MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, INTERIOR DESIGN, CIVIL, LANDSCAPE, AND ANY AND ALL OTHER DESIGN TEAM CONSULTANTS AND ENGINEERS DRAWINGS FOR FULL COORDINATION PRIOR TO BEGINNING ANY AND ALL WORK.
- ALL ABANDONED OR UNUSED EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO: ELECTRICAL, PLUMBING, MECHANICAL, COMPRESSED AIR LINES, ABANDONED FIRE SPRINKLER LINES, BUILDING SECURITY & SURVEILLANCE, ETC. TO BE CAPPED, SEALED AND CUT BACK TO BE UNEXPOSED FROM ALL FINISHED SURFACES. CONTRACTOR TO MAKE NOTES OF ALL ABANDONED / DEMOLISHED ELEMENTS AND PROVIDE MARKED UP DRAWINGS TO THE OWNER FOR FUTURE USE. SEE CONSULTANTS DRAWINGS FOR MORE INFORMATION.

DEMOLITION PLAN KEYED NOTES

- (D101) EXISTING INTERIOR PARTITION TO BE DEMOLISHED IN ITS ENTIRETY.
- (D102) EXISTING BRICK WYTHE TO BE DEMOLISHED.
- (D103) EXISTING WOOD STUD FRAMING TO BE DEMOLISHED IN ITS ENTIRETY.
- (D104) EXISTING INTERIOR DOOR AND DOOR FRAME BE DEMOLISHED.
- (D105) EXISTING PLUMBING FIXTURES TO BE DEMOLISHED IN THEIR ENTIRETY.
- (D106) EXISTING ELECTRICAL PANELS TO BE DEMOLISHED IN THEIR ENTIRETY - SEE PROPOSED FLOOR PLAN & ELECTRICAL DRAWINGS FOR LOCATION OF NEW ELECTRICAL PANELS.
- (D107) EXISTING EXTERIOR WING WALLS TO BE DEMOLISHED IN THEIR ENTIRETY.
- (D108) EXISTING WINDOWS TO BE DEMOLISHED IN THEIR ENTIRETY.
- (D109) EXISTING WINDOW SILL BE DEMOLISHED IN ITS ENTIRETY.
- (D110) EXISTING MECHANICAL EQUIPMENT & DUCTWORK TO BE DEMOLISHED IN ITS ENTIRETY.
- (D111) EXISTING A/C EQUIPMENT TO BE RELOCATED. SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
- (D112) EXISTING METAL STAIR TO BE REFINISHED - SANDBLAST EXISTING STAIR, PRIME AND PAINT ENTIRE STAIR STRINGERS, TREADS, RISERS, RAILINGS AND LANDING IN ITS ENTIRETY.
- (D113) EXISTING ALUMINUM EXTERIOR STOREFRONT DOOR & WINDOW ASSEMBLY TO BE DEMOLISHED IN ITS ENTIRETY.
- (D114) EXISTING ALUMINUM EXTERIOR STOREFRONT DOOR TO BE DEMOLISHED IN ITS ENTIRETY - PREPARE OPENING TO RECEIVE NEW EXTERIOR DOOR.
- (D115) PORTION OF EXTERIOR WALL TO BE DEMOLISHED - SEE PROPOSED PLANS FOR EXTENT OF NEW WORK.
- (D116) EXTERIOR DOOR TO BE DEMOLISHED IN ITS ENTIRETY.
- (D117) GC TO VERIFY EXISTING ABANDONED UTILITIES AND REMOVE ALL UNUSED IN THEIR ENTIRETY.



Project:
**Interior & Exterior
Renovations**

Owner:
Mr. & Mrs. Howse

Consultant Seal:

Architect Seal:

JOHN T. BROWN, AIA
Florida Licensed Architect
AR100264 | ID6604

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Project Phase:
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Project #: 105.23
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Sheet Issued: 06.19.2023

No.	Date	Revision
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Sheet Title:
**Existing / Demolition -
First Floor Plan**

Sheet No.

A1.00

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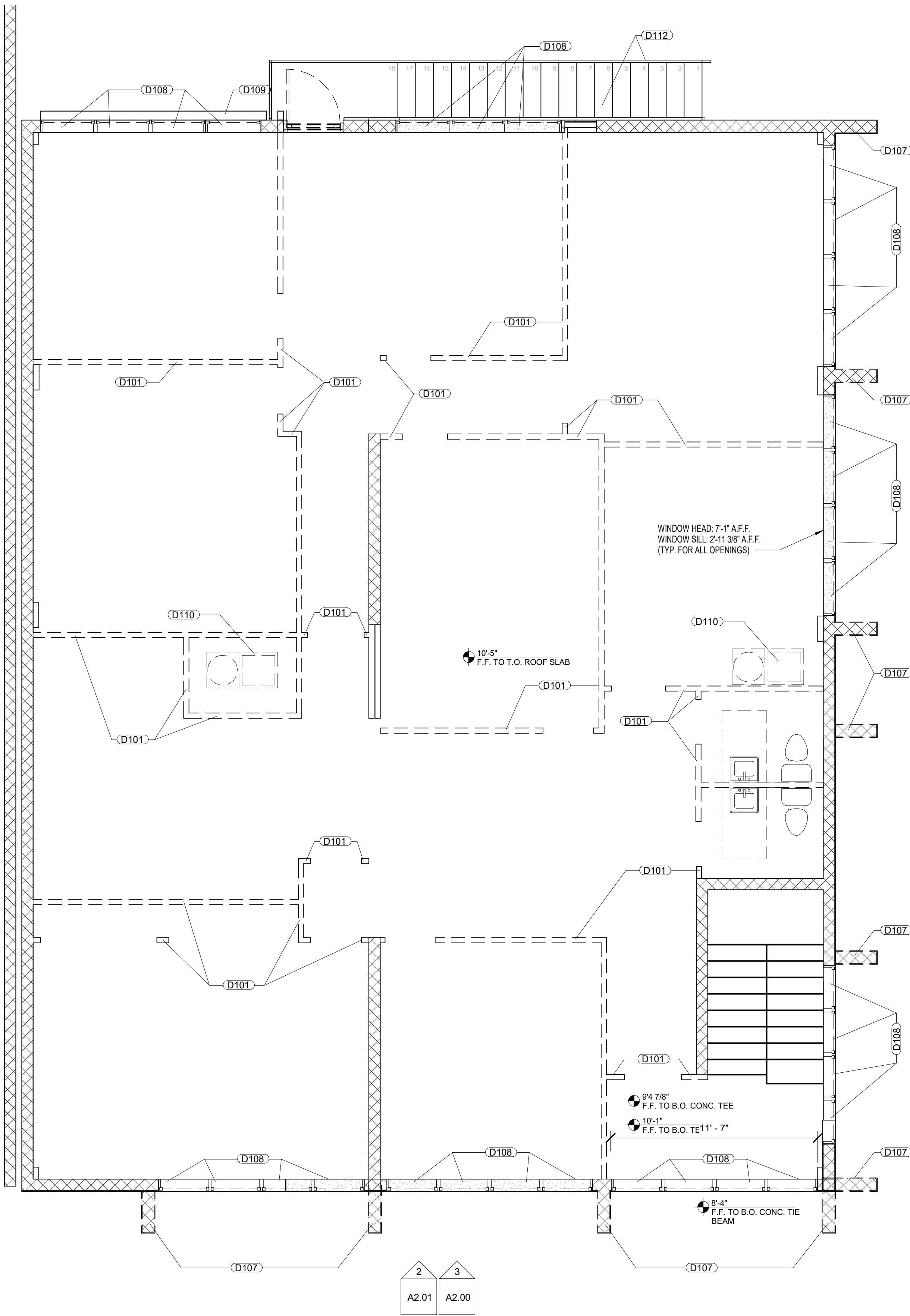
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A2.00 A2.01
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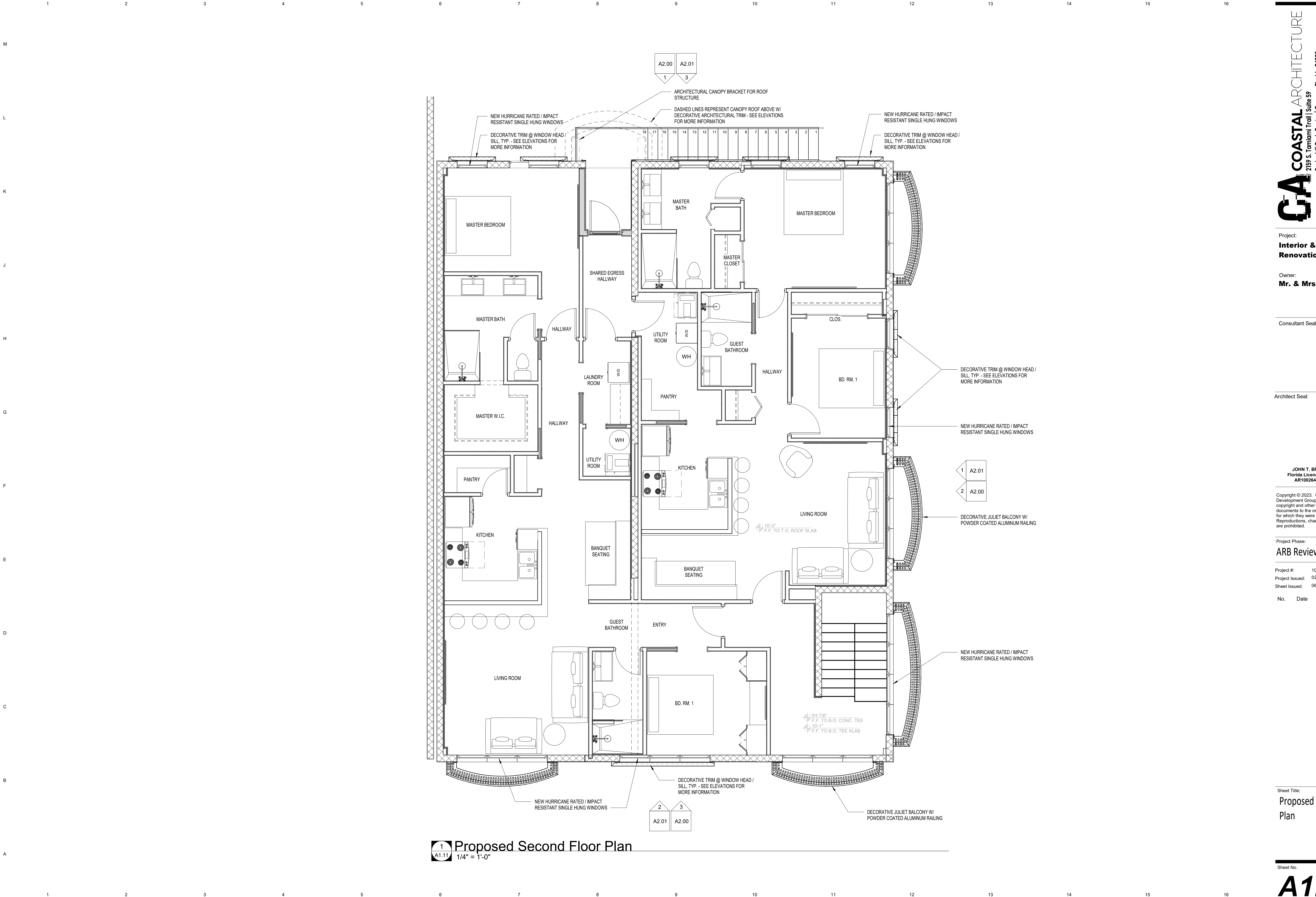
1 A1.01
Existing / Demolition - Second Floor Plan
1/4" = 1'-0"

0' 2' 4' 8' 16'



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1 Proposed Second Floor Plan
A1.11 1/4" = 1'-0"

Project:
Interior & Exterior Renovations

Owner:
Mr. & Mrs. Howse

Consultant Seal:

Architect Seal:

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Sheet Title:
Proposed Second Floor Plan

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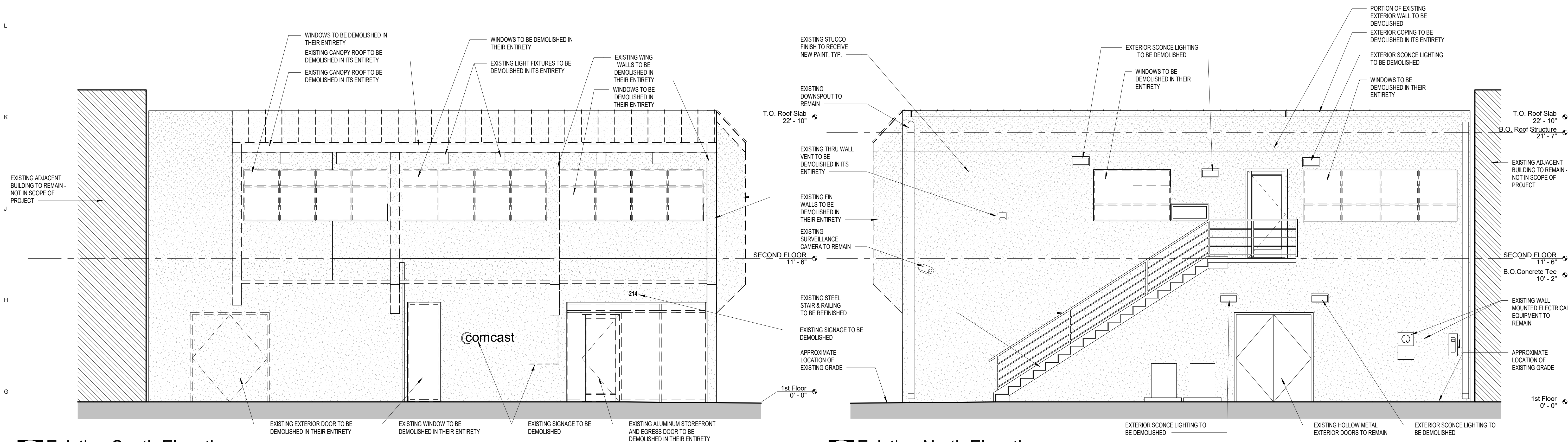
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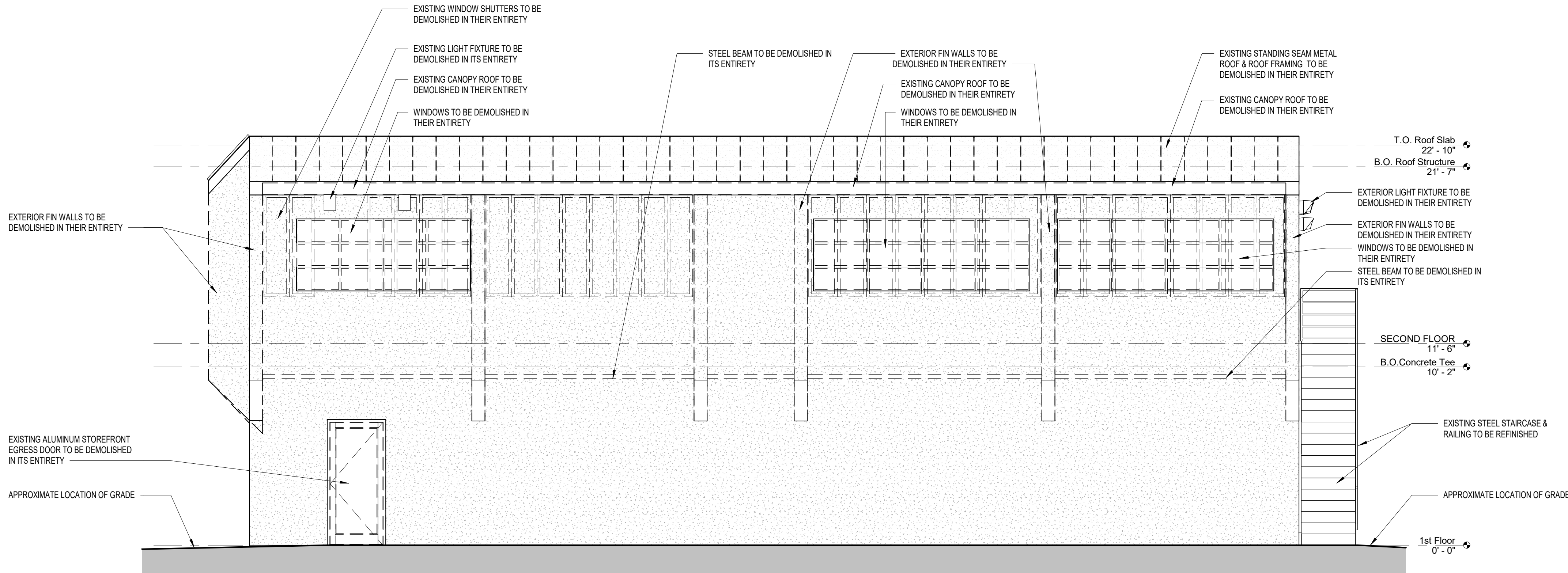
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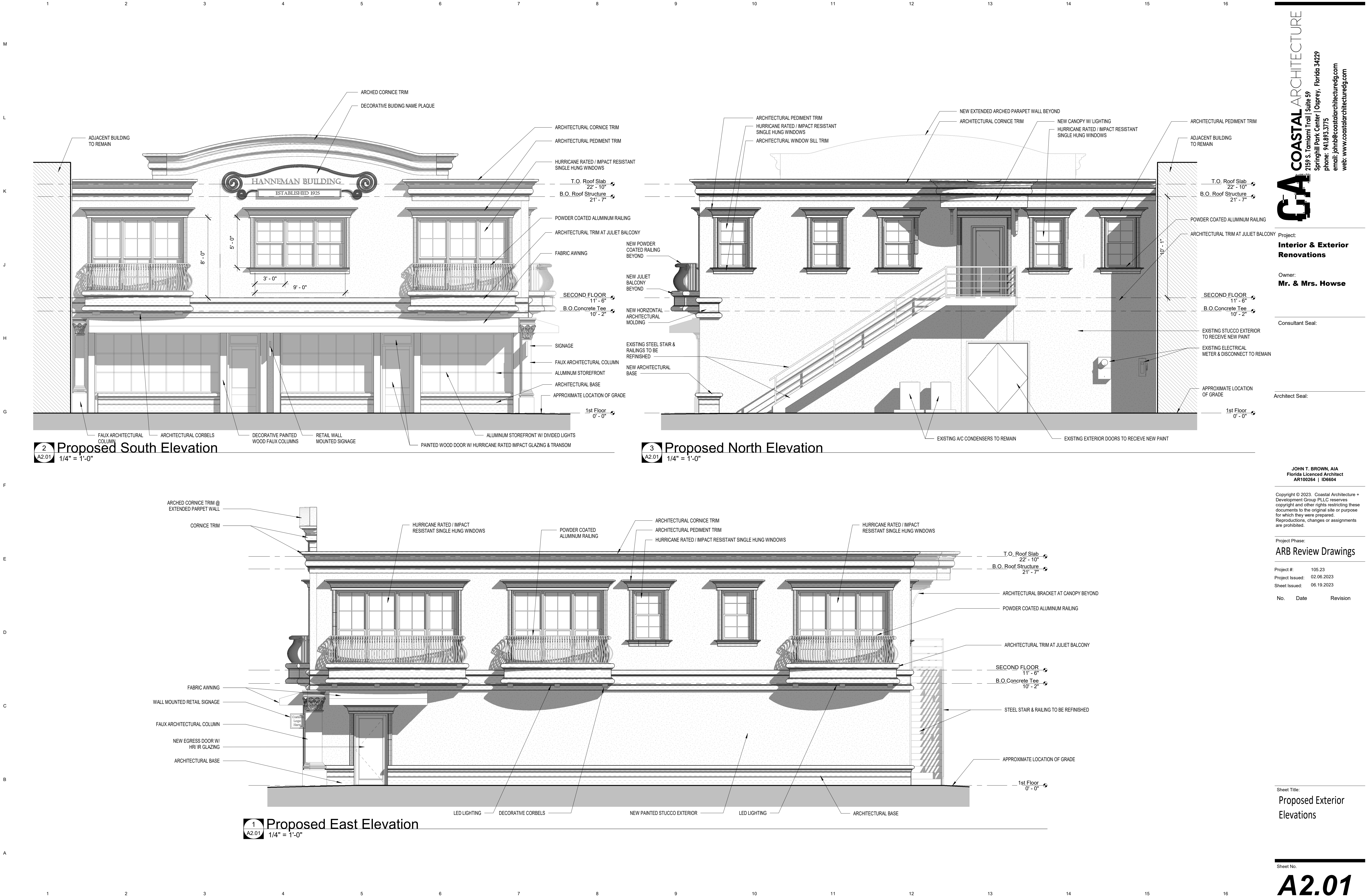
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No. Date Revision

Sheet Title:
Existing / Demolition Exterior Elevations

Sheet No.

A2.00



Project:
Interior & Exterior Renovations

Owner:
Mr. & Mrs. Howse

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Architect Seal:

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Proposed Exterior Elevations