

GROW HEALTHY DISPENSARY - TEQUESTA

19510 US-1
TEQUESTA, FL 33469



GENERAL SITE NOTE:

(11) PREEMPTION —REGULATION OF CULTIVATION, PROCESSING, AND DELIVERY OF MARIJUANA BY MEDICAL MARIJUANA TREATMENT CENTERS IS PREEMPTED TO THE STATE EXCEPT AS PROVIDED IN THIS SUBSECTION.

THIS SITE COMPLIES WITH THE FOLLOWING STATUTE:
(A) A MEDICAL MARIJUANA TREATMENT CENTER CULTIVATING OR PROCESSING FACILITY MAY NOT BE LOCATED WITHIN 500 FEET OF THE REAL PROPERTY THAT COMPRISES A PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOL.

SHEET INDEX

SHEET #	SHEET NAME	Current Revision	Current Revision Date
00_GENERAL			
GN001	COVER		
GN002	GENERAL NOTES & LIFE SAFETY NOTES		
GN003	WALL TYPES & ACCESSIBILITY DIAGRAMS		
ARCHITECTURAL			
A111	GROUND LEVEL - ARCHITECTURAL PLUMBING PLAN		
A201	LOWER & UPPER LEVEL - FLOOR PLAN		
AD101	LOWER & UPPER LEVEL - FLOOR PLAN		
A210	LOWER & UPPER LEVEL - REFLECTED CEILING PLAN		

APPLICABLE CODES

MUNICIPALITY: PALM BEACH COUNTY

2023 FLORIDA BUILDING CODE, 8TH EDITION
2023 FLORIDA FIRE PROTECTION CODE (NFPA 101)
2010 NATIONAL ELECTRICAL CODE

2023 FLORIDA BUILDING CODE - EXISTING, 8TH EDITION
ALTERATION LEVEL: 2

TEAM MEMBERS

CLIENT

GrowHealthy
19510 US-1
TEQUESTA, FL 33469

ENGINEER

HDC
696 1st AVE N, STE. 302
ST. PETERSBURG, FL 33701
C: 352-238-6366

ARCHITECT

ArchEvoke Studio, LLC
1433 FORESTEDGE BLVD
OLDSMAR, FL 34677
C: 352-665-6117
EMAIL: RMotley@ArchEvoke.com



ArchEvoke Studio, LLC.
1433 Forestedge Blvd,
Oldsmar, FL 34677
C:352-665-6117
RMotley@ArchEvoke.com

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NO. DATE DESCRIPTION

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DATE: 02/07/25

SCALE: NTS

DRAWN: RM

CHECKED: RCM

RCM # 2024-128

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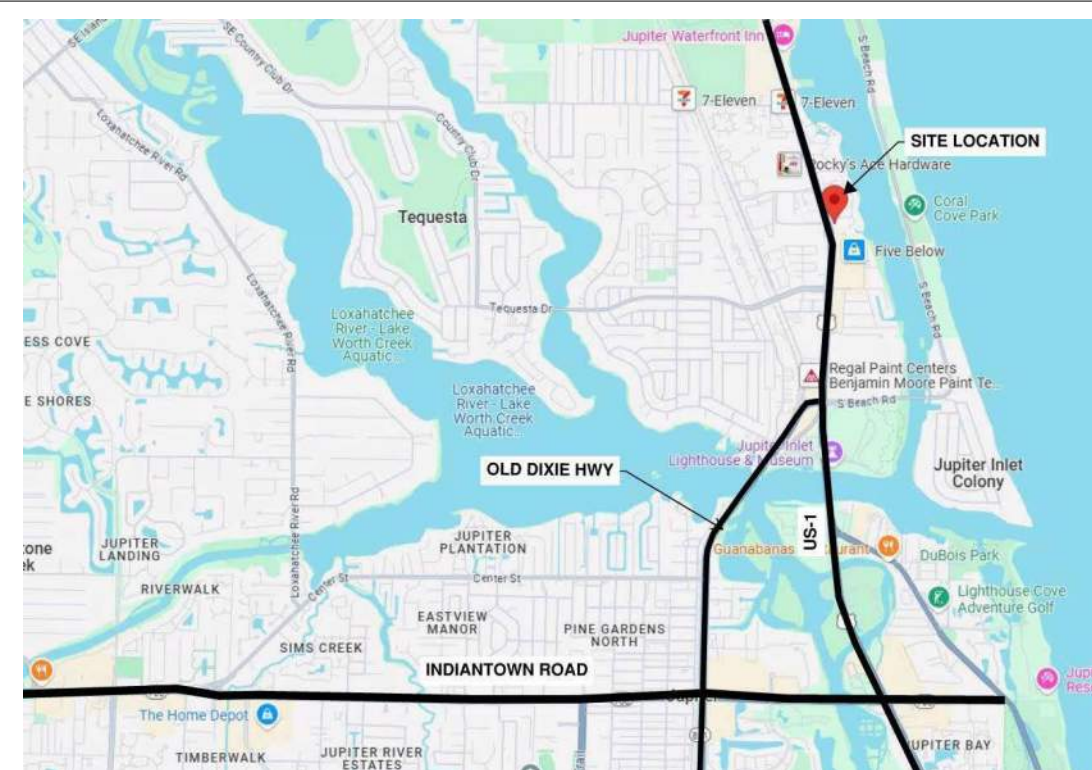
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COVER

CONSTRUCTION DOCUMENTS

GN001

REGIONAL MAP



CONSTRUCTION DOCUMENTS

02/07/25

VICINITY MAP



SCOPE OF WORK

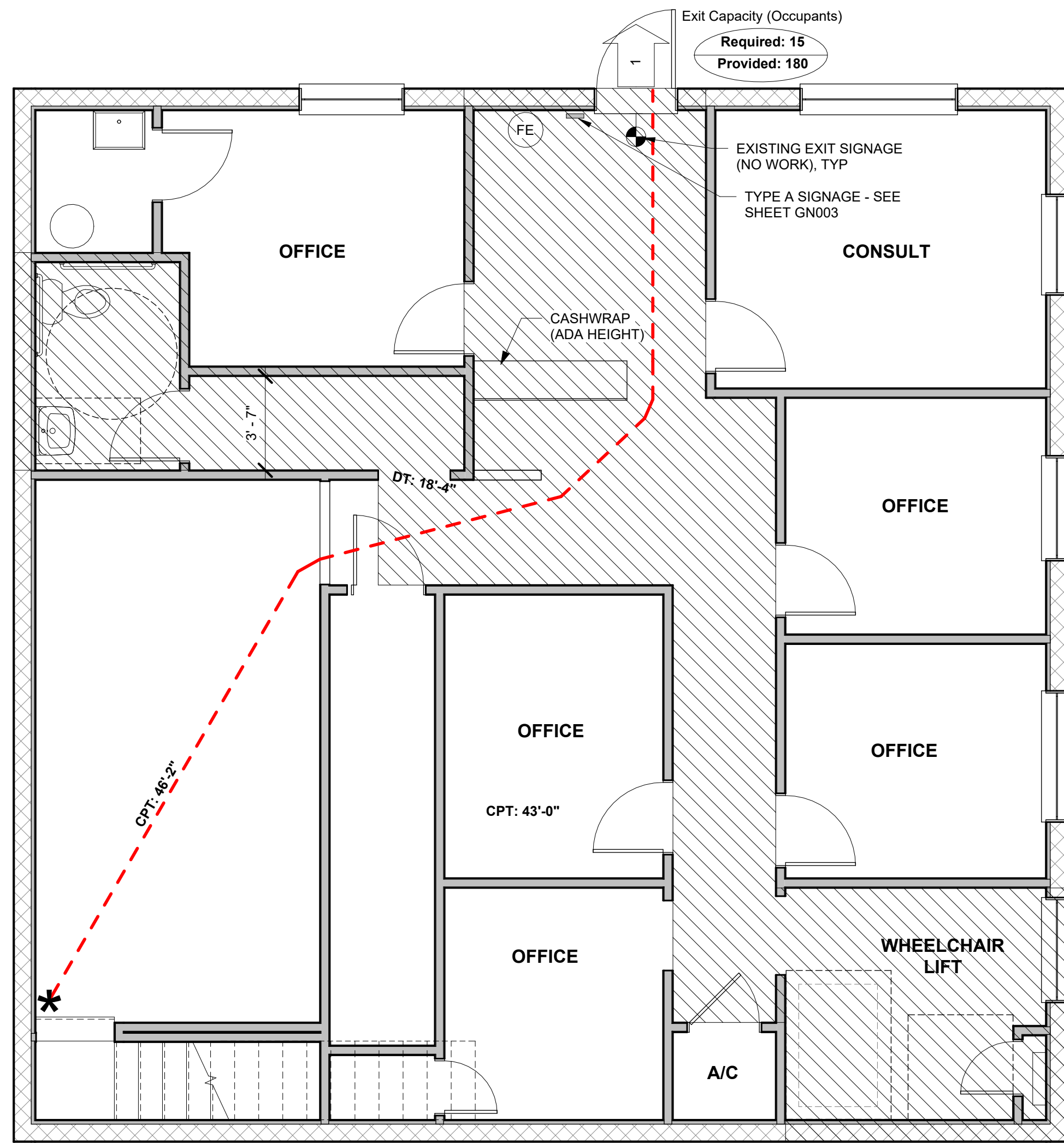
RENOVATION OF EXISTING 2-STORY BUILDING FOR DISTRIBUTION OF MEDICAL CANNABIS PRODUCTS.

SPACES	SQURE FOOTAGE		REMARKS
	A/C	NON-A/C	
COVERED OUTDOOR AREA		693	
MERCANTILE	1,791		
OFFICES	1,264		
TOTAL	3,055	693	
OVERALL TOTAL (GSF)		3,748	

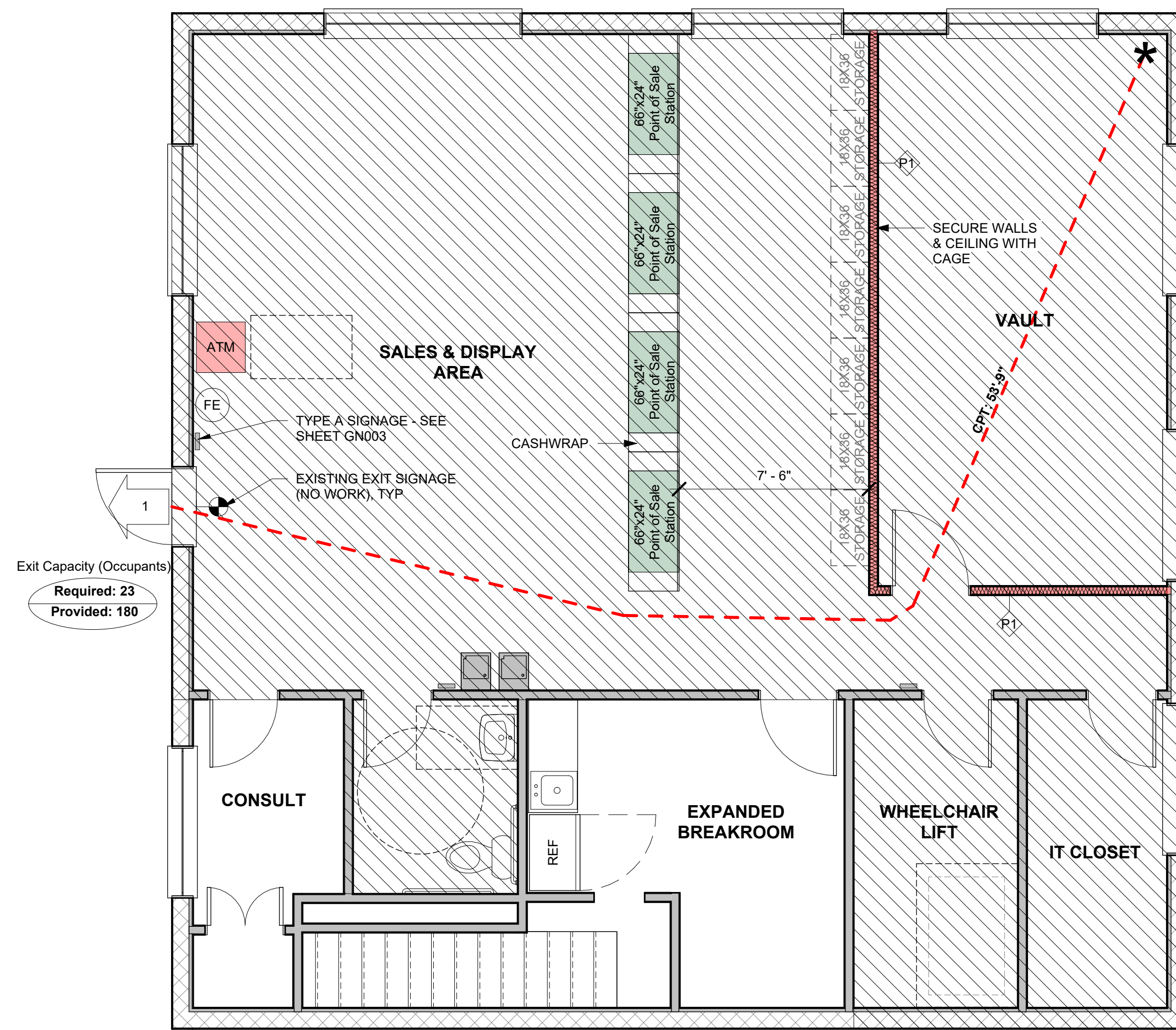


ArchEvoke Studio, LLC.
 1433 Forestedge Blvd,
 Oldsmar, FL 34677
 C:352-665-6117
 RMotley@ArchEvoke.com

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2 LOWER LEVEL - LIFE SAFETY PLAN
 1/4" = 1'-0"



3 UPPER LEVEL - LIFE SAFETY PLAN
 1/4" = 1'-0"

I. GENERAL REQUIREMENTS

- A. PROJECT LOCATION: 2431 TAMPA ROAD, PALM HARBOR, FL 34683
- A.1. LEGAL DESCRIPTION: PART OF NW 1/4 OF SEC 07-28-16 DESC AS FROM NE COR OF NW 1/4 OF SEC TH S00D27'10"W 1420.04FT TH S89D14'44"W 29.83FT TH N86D33'16"W 54.51 FT TH N00D31'44"E 33FT FOR POB TH N00D31'44"E 290.02FT TH S89D32'50"E 192.41FT TH S00D27'10"W 137.65FT TH S01D17'24"W 162.34FT TH N86D33'16"W 190.68FT TO POB LESS S 17FT THEREOF FOR RD R/W CONT 1.23 AC(C)
- A.2. GENERAL LOCATION: CITY OF PALM HARBOR, FLORIDA.
- B. CODES
- B.1. BEFORE FINAL DRAWINGS AND SPECIFICATIONS ARE ISSUED FOR CONSTRUCTION, THEY SHALL BE SUBMITTED TO ALL GOVERNING BUILDING AGENCIES TO INSURE THEIR COMPLIANCE WITH ALL APPLICABLE LOCAL AND NATIONAL CODES. IF CODE DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS APPEAR, THE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCREPANCIES IN WRITING BY BUILDER OR BUILDING OFFICIAL, AND ALLOWED TO ALTER DRAWINGS AND SPECIFICATIONS SO AS TO COMPLY WITH GOVERNING CODES BEFORE CONSTRUCTION BEGINS.
- B.2. UPON WRITTEN RECEIPT OF APPROVAL FROM THE GOVERNING OFFICIAL, APPROVED FINAL DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE BUILDER BY THE ARCHITECT.
- B.3. IF CODE DISCREPANCIES ARE DISCOVERED DURING THE CONSTRUCTION PROCESS, ARCHITECT SHALL BE NOTIFIED AND ALLOWED AMPLE TIME TO REMEDY SAID DISCREPANCIES.
- B.4. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, ORDINANCES AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- B.5. FOLLOWING IS A PARTIAL LIST OF APPLICABLE CODES.
 - A) CODE OF ORDINANCES, PALM HARBOR, FLORIDA
 - B) RESIDENTIAL CODE: 2023 FLORIDA RESIDENTIAL CODE EIGHTH EDITION (FRC)
 - C) ACCESSIBILITY: 2023 FLORIDA ACCESSIBILITY CODE EIGHTH EDITION (FAC2023)
 - D) FUEL GAS: 2023 FLORIDA FUEL GAS CODE EIGHTH EDITION (FFGC2023)
 - E) FIRE CODE: 2023 FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (FFPC)
 - F) MECHANICAL CODE: 2023 FLORIDA MECHANICAL CODE SEVENTH EDITION (FMC2023)
 - G) PLUMBING CODE: 2023 FLORIDA PLUMBING CODE SEVENTH EDITION (FPC2023)
 - H) ELECTRIC CODE: 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- B.6. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CONTENT OF DRAWINGS AND SPECIFICATIONS AND FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND WORK PERFORMANCE.
- C. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERRECTED, USED, CLEANED AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- D. ALL ALTERNATES ARE AT THE OPTION OF THE BUILDER AND SHALL BE AT THE BUILDER'S REQUEST, CONSTRUCTED IN ADDITION TO OR IN LIEU OF THE TYPICAL CONSTRUCTION, AS INDICATED ON DRAWINGS.
- E. DESIGN CRITERIA: SEE STRUCTURAL DRAWINGS (BY OTHERS) FOR DESIGN LOADS.

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
8. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
9. STORE MATERIALS IN CONDITIONS DESIGNATED BY MANUFACTURER'S SPECIFICATIONS.
10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.
11. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO THE OWNER.
12. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
13. ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS.
14. BRACE WALLS BETWEEN WORK DAYS AS NECESSARY TO GUARANTEE STABILITY.
15. DO NOT SCALE DRAWINGS.

SECTION 601 TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	
BUILDING ELEMENT	TYPE III-B
PRIMARY STRUCTURAL FRAME	0 HR
BEARING WALLS EXTERIOR INTERIOR	2 HR 0 HR
NONBEARING WALLS AND PARTITIONS EXTERIOR	0 HR
NONBEARING WALLS AND PARTITIONS INTERIOR	0 HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HR

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS.

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES:
 CLASS A = FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450
 CLASS B = FLAME SPREAD INDEX 26-75; SMOKEDEVELOPED INDEX 0-450
 CLASS C = FLAME SPREAD INDEX 76-200; SMOKEDEVELOPED INDEX 0-450.

803.11 INTERIOR FINISH REQUIREMENTS BASED ON GROUP.

INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.11 FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.2.1, SHALL BE PERMITTED TO BE USED WHERE A CLASS A CLASSIFICATION IN ACCORDANCE WITH ASTM E84 OR UL 723 IS REQUIRED.

NONSPRINKLERED			
GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
M	A	B	C

PARCEL INFO: 00-43-40-30-02-006-0010
 ADDRESS: 19510 US-1, TEQUESTA, FL 33469

SCOPE OF WORK:
 CHANGE OF USE: CONVERT EXISTING OFFICE BUILDING INTO A MERCHANTILE FUNCTION FOR MEDICAL CANNABIS DISTRIBUTION PRODUCTS. INTERIOR DOOR & FRAME RELOCATION AND WALL PARTITION INFILL OF OFFICE INTERIOR WINDOW AND FRAMES. REPLACEMENT OF TOILET ROOM FIXTURES

LIFE SAFETY CODE SUMMARY

APPLICABLE CODES:
 - 2023 FLORIDA BUILDING CODE - 8TH ED. - BUILDING
 - 2023 FLORIDA BUILDING CODE - 8TH ED. - PLUMBING
 - 2023 FLORIDA BUILDING CODE - 8TH ED. - EXISTING
 - 2023 FLORIDA FIRE PREVENTION CODE - 8TH ED.
 - NFPA 1, FIRE CODE, 2018 ED
 - NFPA 101, LIFE SAFETY CODE, 2018 ED

FBC-EXISTING (602.1 & FPC (43.4)	RENOVATION ALTERATION LEVEL 2
OCCUPANCY (309.1)	GROUP M - MERCANTILE
CONSTRUCTION TYPE(S) (602.3)	TYPE: III-B: EXISTING CMU CONSTRUCTION WITH STEEL FRAMING SUPPORT SYSTEM.
AUTOMATIC SPRINKLER SYSTEM (NFPA 13)	NO
ALLOWABLE BUILDING HEIGHT (FBC TABLE 504.3)	ALLOWABLE: 55' - NOT SPRINKLERED EXISTING PROVIDED: APPROX. 17'-0" +/- (TO BE VERIFIED)
ALLOWABLE # OF STORIES (FBC TABLE 504.4)	ALLOWABLE: 2 STORIES EXISTING PROVIDED: 2 STORIES
ALLOWABLE AREA FACTOR (FBC TABLE 506.2)	ALLOWABLE: 12,500 GSF (M, NS) EXISTING PROVIDED: 2,882 GSF

OCCUPANT LOAD			
OCCUPANT TYPE	OCC. FACTOR	SQUARE FOOTAGE	OCC. LOAD
MERCANTILE (M)	60 GROSS	1,791 SF	30
OFFICES (B)	150 GROSS	1,264SF	8
TOTAL			38 OCCUPANTS

EGRESS	
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FBC TABLE 1006.2.1)	OCC. LOAD > 30: 75' - 0" (WITH NO SPRINKLER) LEVEL 1: 43'-0" PROVIDED (FROM OFFICE) LEVEL 2: 50'-0" PROVIDED (FROM STORAGE)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE (EATD) (FBC TABLE 1017.2)	200'-0" ALLOWABLE (WITHOUT SPRINKLER) 37'-0" (MAX.) PROVIDED
MIN. # OF EXITS (FBC TABLE 1006.3.2)	2 EXITS (OCCUPANT LOAD 1-500)
EGRESS SIZING: (FBC 1005.3.2)	SINGLE DOOR - (3' DOOR) 32" CLEAR / .2 = 160 Occupants Allowed DOUBLE DOOR - (PAIR OF 3' DOORS) 68" CLEAR / .2 = 340 Occupants Allowed

LIFE SAFETY CODE LEGEND AND SYMBOLS	
SYMBOL	DESCRIPTION
← D.E. = 'X'-'X' →	DISTANCE BETWEEN EXITS = LINEAR FT.
T.D. = 'X'-'X'	TRAVEL DISTANCE MOST REMOTE POINT.
--- CPT = 'X'-'X' ---	COMMON PATH OF TRAVEL
✦	M.R.P. = MOST REMOTE POINT.
⊕	EXIT CAPACITY
⊕ XX / XX	EXIT CAPACITY (ACTUAL # / MAX. # OF PERSONS)
---	2-HR RATED WALL ASSEMBLY

EXISTING LIFE SAFETY COMPONENTS	
⊕	EMERGENCY EGRESS LIGHTING & EXIT SIGN
FE	FIRE EXTINGUISHER (WALL MOUNTED)
⊕	WALL MOUNTED EMERGENCY LIGHTING (W/ BATTERY PACK)
ALL LIFE SAFETY FEATURES ARE EXISTING (E) AND LOCATIONS DO NOT CHANGE	

DEFINITION
COMMON PATH OF EGRESS TRAVEL. That portion of exit access travel distance measured from the most remote point of each room, area or space to that point where the occupants have separate and distinct access to two exits or exit access doorways

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DRAWN	Author
CHECKED	Checker
RCM #	2024-128
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GENERAL NOTES & LIFE SAFETY NOTES

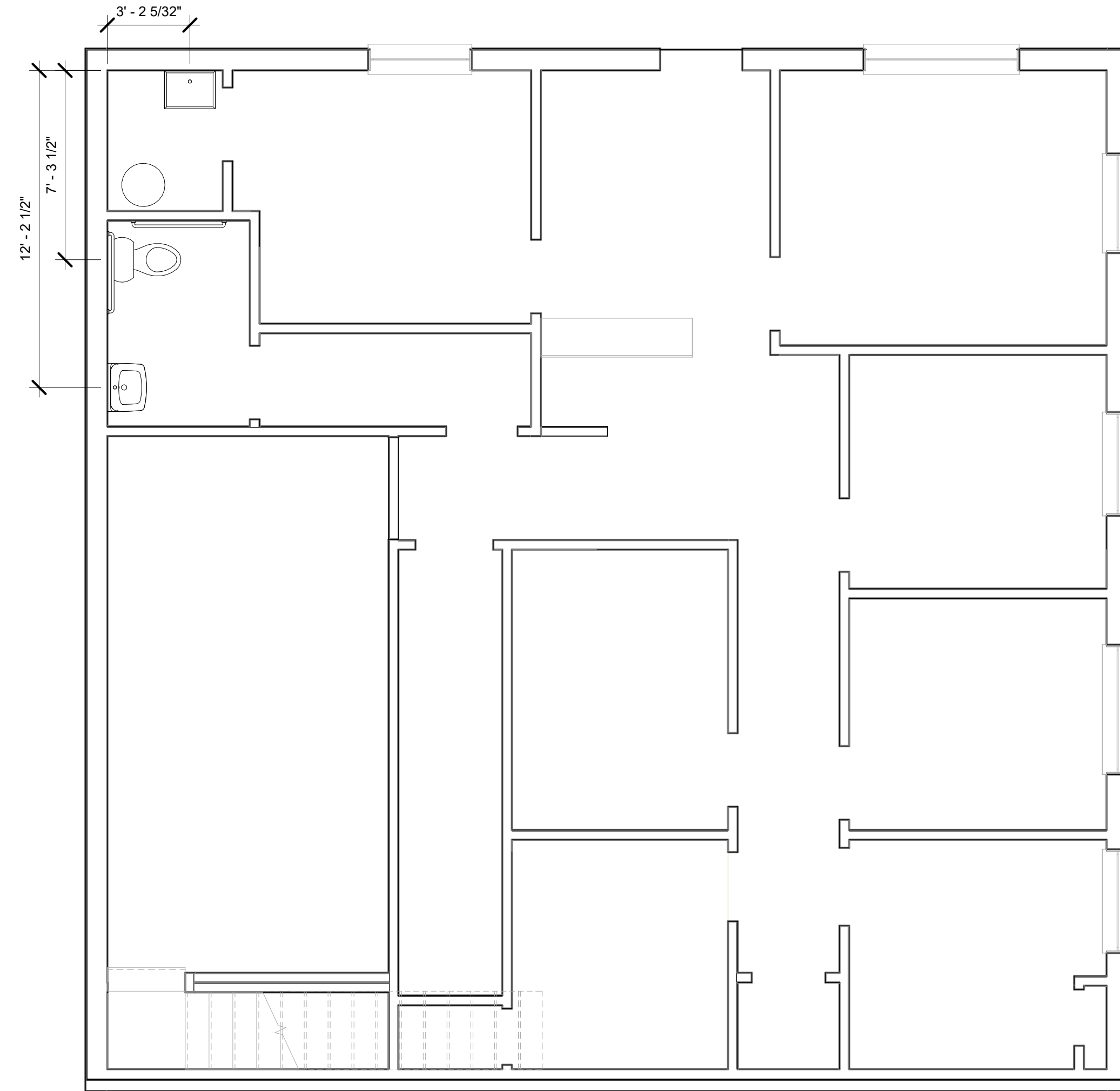
CONSTRUCTION DOCUMENTS

GN002

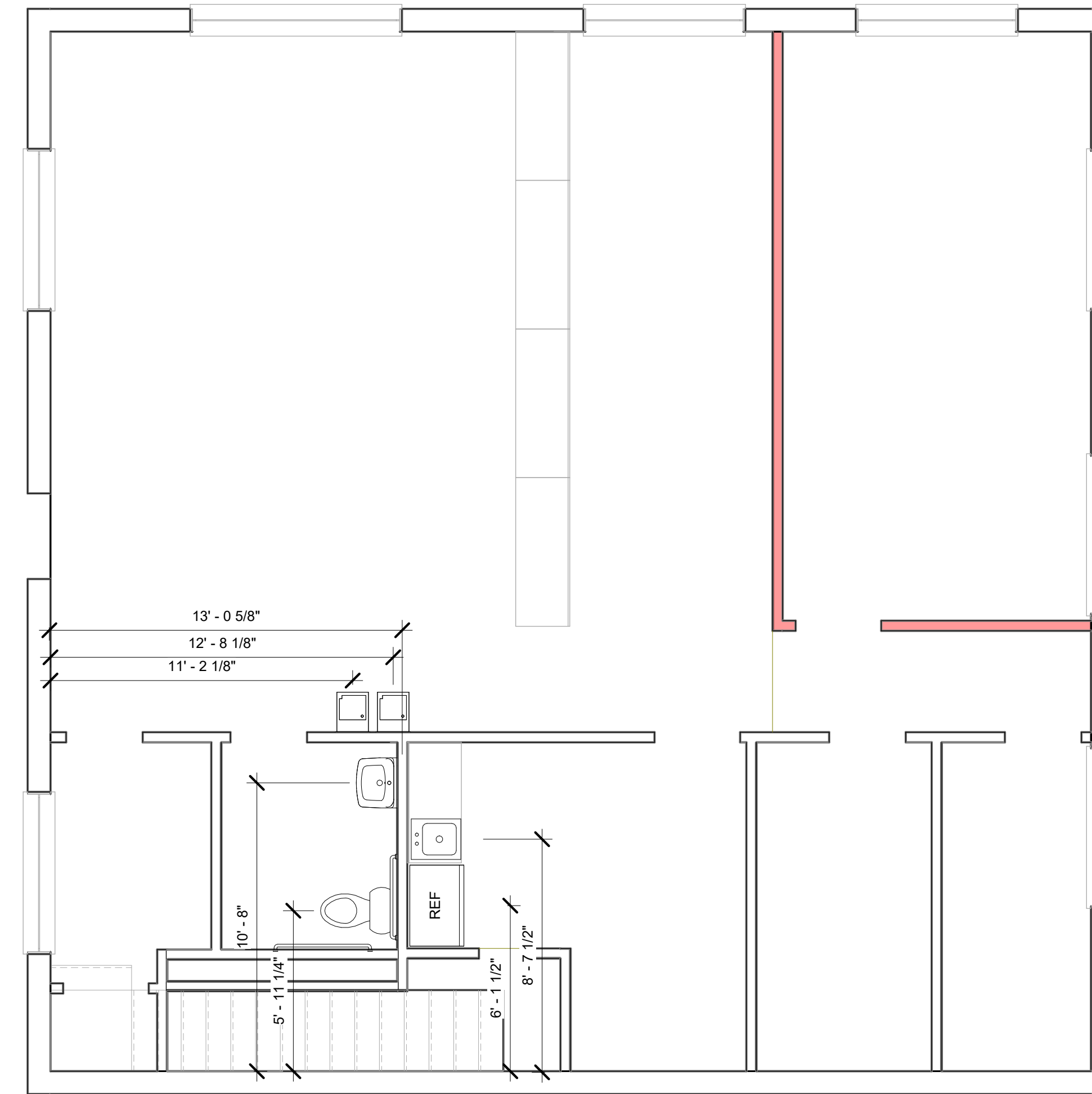


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1 LOWER LEVEL - PLUMBING DIMENSION
 PLAN
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2 UPPER LEVEL - PLUMBING DIMENSION
 PLAN
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**GROUND LEVEL -
 ARCHITECTURAL
 PLUMBING PLAN**

CONSTRUCTION DOCUMENTS

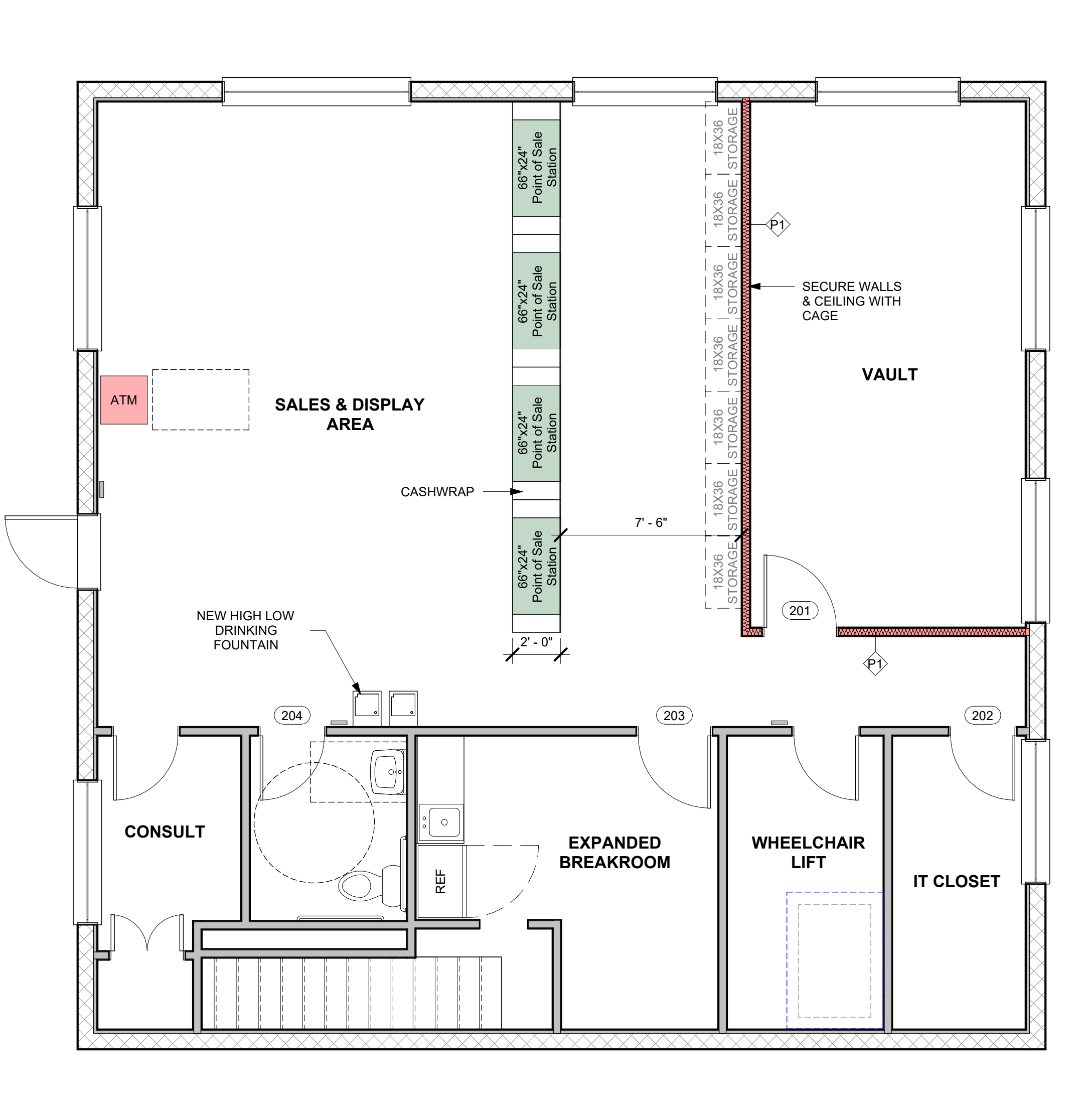
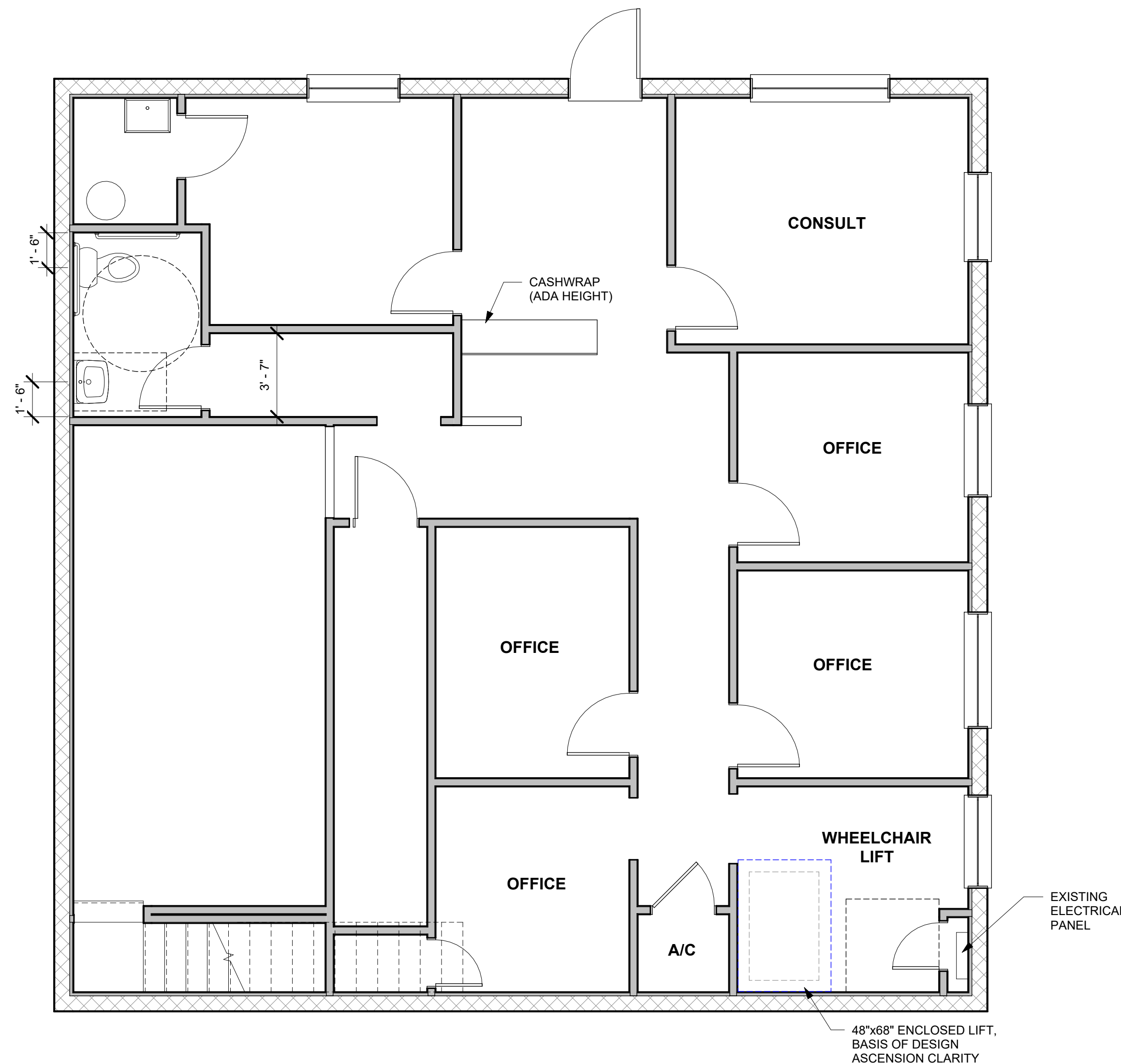
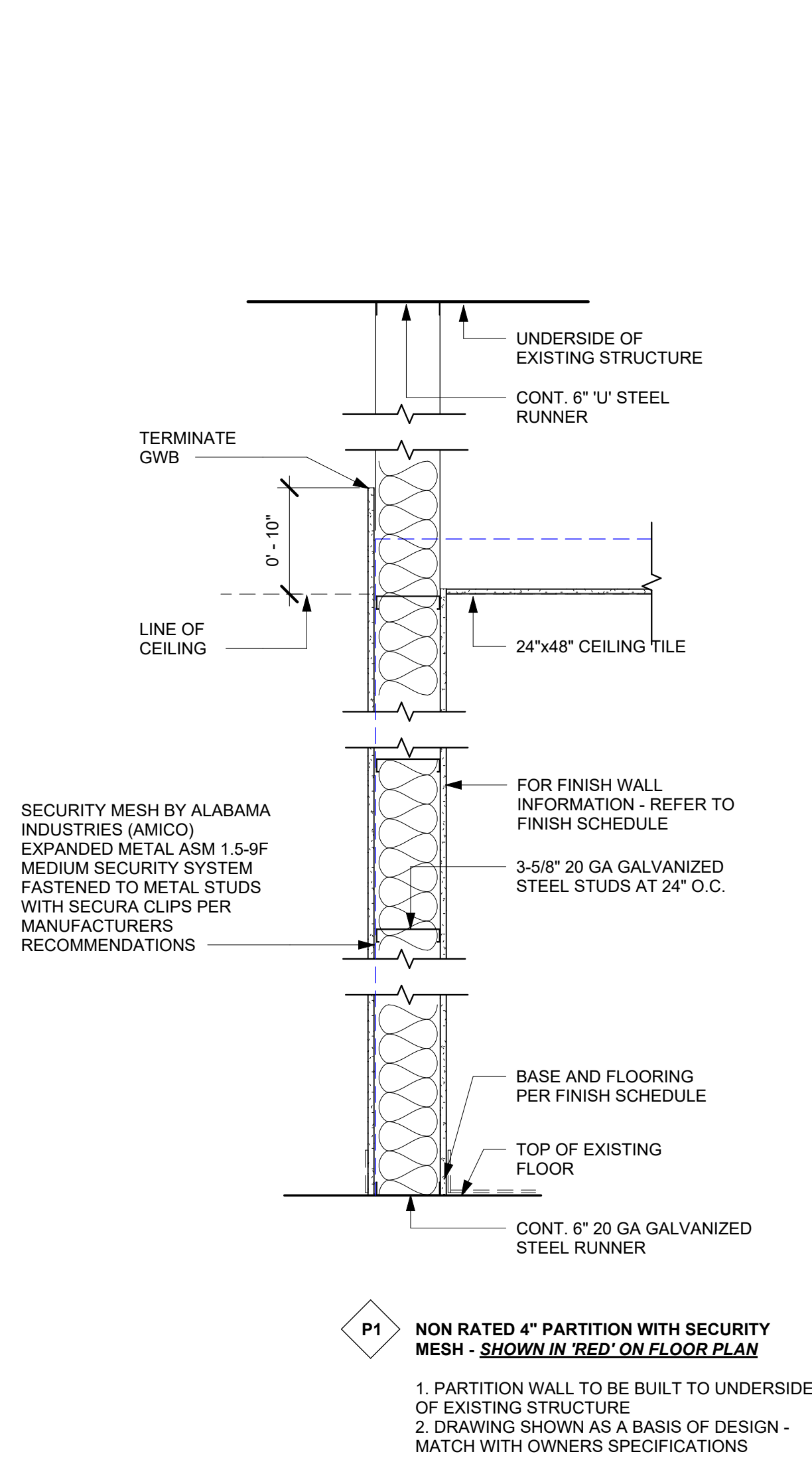
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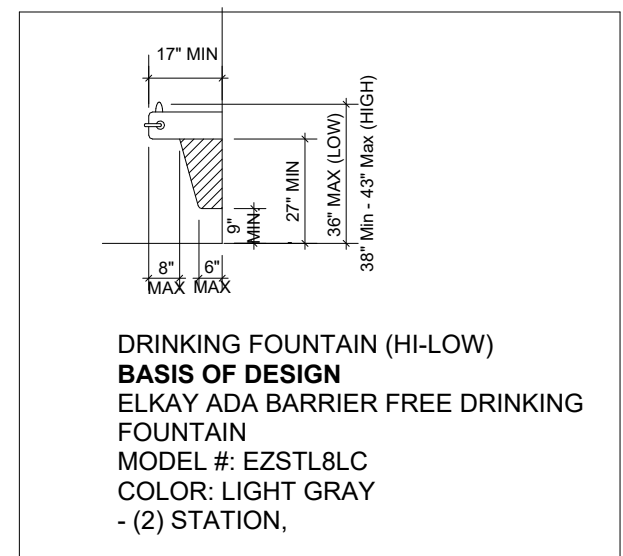
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DOOR SCHEDULE						
Mark	Door Type	Width	Height	Thickness	Swing	Remarks
201	PRE-HUNG	3' - 0"	6' - 8"	1-3/4"	LEFT-HAND	
202	PRE-HUNG	2' - 8"	6' - 8"	1-3/4"	LEFT-HAND	
203	PRE-HUNG	3' - 0"	6' - 8"	1-3/4"	LEFT-HAND	
204	PRE-HUNG	2' - 8"	6' - 8"	1-3/4"	RIGHT-HAND	

EXISTING BATHROOM SHALL COMPLY WITH THE FOLLOWING REFERENCE:
FBC-ACCESSIBILITY 2024, 8TH ED.
-202 EXISTING BUILDING AND FACILITIES
- 202.3 ALTERATIONS: WHERE EXISTING ELEMENTS OR SPACES OR COMMON AREAS ARE ALTERED, EACH ALTERED ELEMENT, SPACE OR AREA SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 2 AND SECTION 201.1.1. SEE SECTION 208.1 FOR EXISTING PARKING.

EXCEPTIONS:
 1. UNLESS REQUIRED BY 202.4, WHERE ELEMENTS OR SPACES ARE ALTERED AND THE CIRCULATION PATH TO THE ALTERED ELEMENT OR SPACE IS NOT ALTERED, AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED.
 2. IN ALTERATIONS, WHERE COMPLIANCE WITH APPLICABLE REQUIREMENTS IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL COMPLY WITH THE REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE.



PRODUCTS - BASIS OF DESIGN	
LVP FLOORING	
MANUFACTURER:	ADORE FLOORS
STYLE:	SOVEREIGN
PRODUCT NAME:	RUFFLED DOVE
PRODUCT:	SKU: SOV-X631
OVERALL GAUGE:	6.0MM
PAINTING (GENERAL WALLS/DOORS/TRIM)	
MANUFACTURER:	SHERWIN-WILLIAMS
COLOR #:	TBD
ACCENT COLORS:	TBD
CEILING TILE	
MANUFACTURER:	ARMSTRONG
PRODUCT:	DUNE 2' X 4' ACOUSTICAL
FINISH:	MATTE
CASEWORK	
MANUFACTURER:	WILSONART
COLOR:	TBD
PRODUCT CODE:	TBD
NOTE: LINEARITY FINISH & AEON SCRATCH RESISTANCE	
CONTERTOP: SOLID SURFACE - TBD	
DOOR HARDWARE	
MANUFACTURER:	MISENO LORTON
TYPE:	FLAT BAR PASSAGE DOOR LEVER SET
MODEL:	MLK4022SB
FINISH:	SATIN BRASS
WHEELCHAIR LIFT	
MANUFACTURER:	ASCENSION
TYPE:	CLARITY
DIMENSIONS:	LIFT FOOTPRINT: 48"W X 68" L
POWER REQ:	PLATFORM SIZE: 36"W X 56" L 110/120 15 AMP AC

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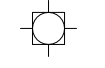
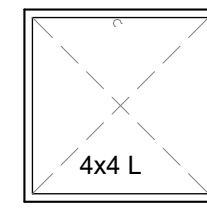
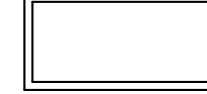

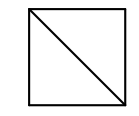
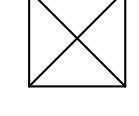

LOWER & UPPER LEVEL - FLOOR PLAN



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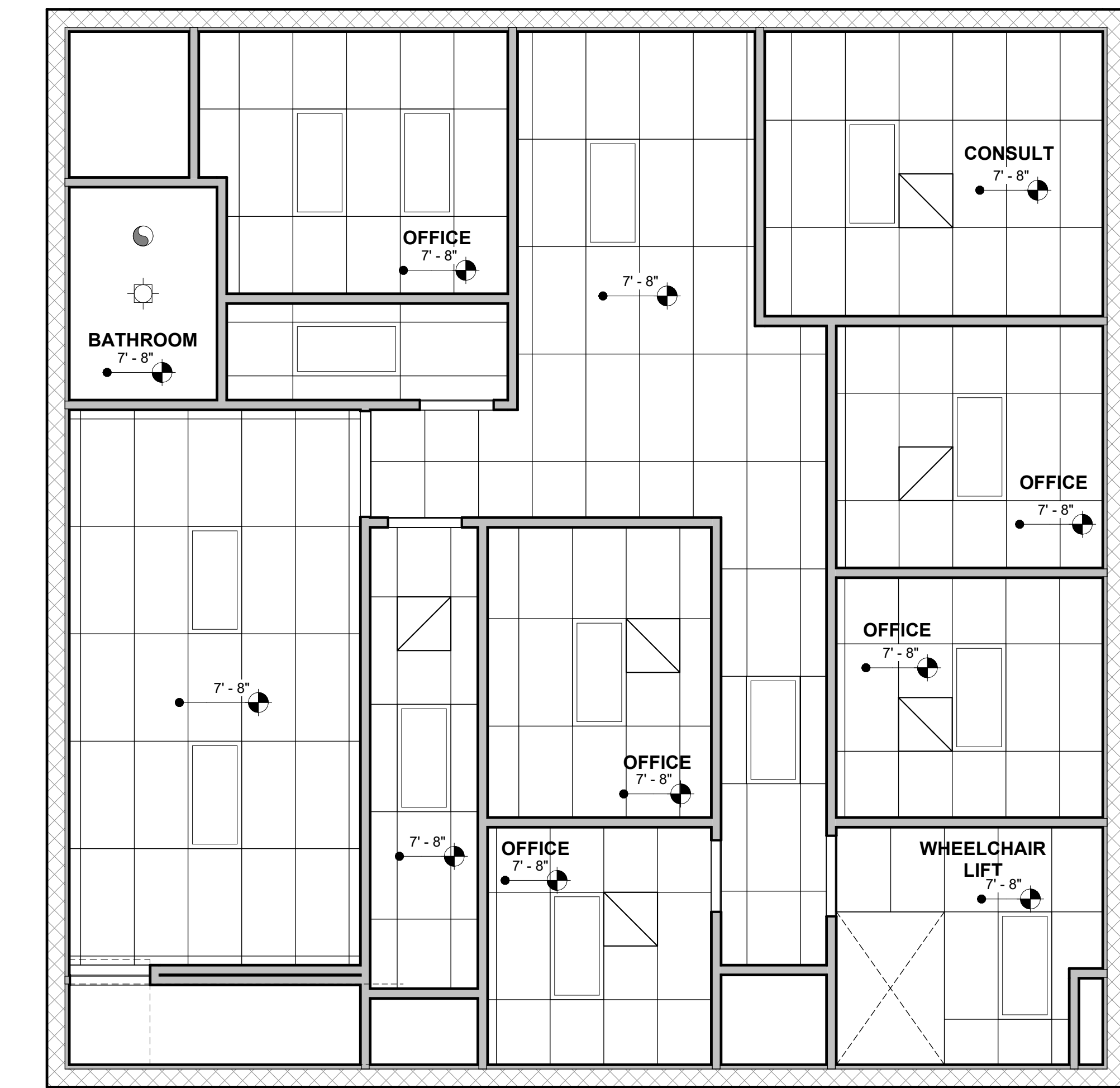
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REFLECTED CEILING LEGEND

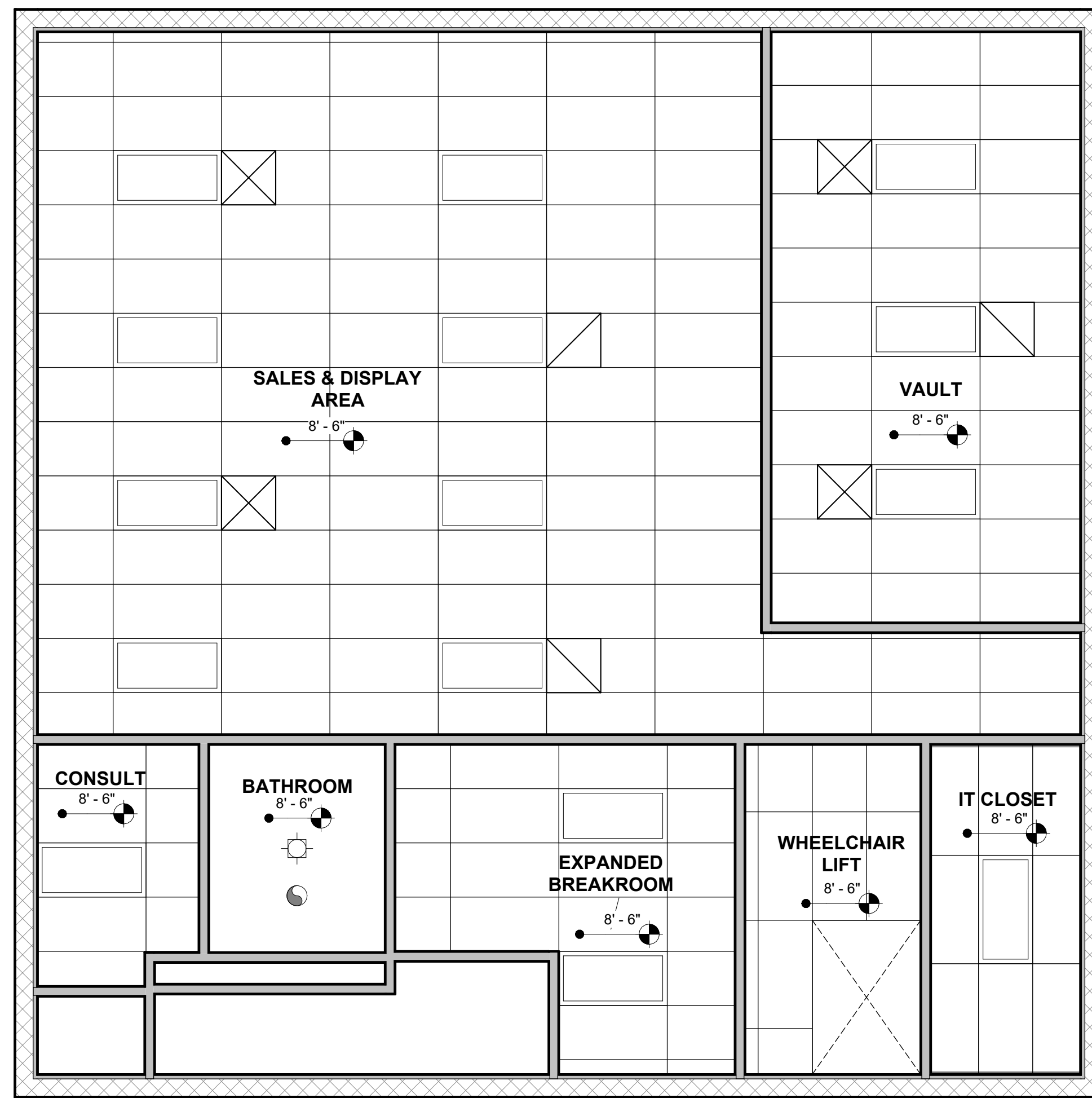
-  RECESSED LIGHT FIXTURE
-  4X4 LIGHT FIXTURE
-  2X4 LAY-IN LIGHT FIXTURE
-  EXHAUST FAN
-  RETURN REGISTER
-  SUPPLY REGISTER
-  SMOKE/ CO DETECTOR

GENERAL NOTE: ALL FIXTURES SHOWN IN CEILING PLAN ARE EXISTING ELEMENTS AND SHOWN TO IDENTIFY LOCATIONS OF REPLACEMENT BULBS AND/ OR FIXTURES IN NEED OF REPAIR. CONTRACTOR SHALL VERIFY LOCATIONS

- LIGHTING NOTES:**
1. EXISTING FLUORESCENT LIGHT FIXTURES SHALL BE CONVERTED TO LED
 2. EXISTING 4' X 4' LIGHT FIXTURES SHALL BE REPLACED WITH 2' X 4' FIXTURES
 3. ALL EXISTING CAN LIGHTS SHALL BE REPLACED WITH LED BULBS
 4. REPAIR ALL EXTERIOR LIGHT FIXTURES



① LOWER LEVEL - RCP PLAN
 1/4" = 1'-0"



② UPPER LEVEL - RCP PLAN
 1/4" = 1'-0"

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