	TITLE SEARCH RESTRICTIONS/EASEMENTS PER ATTORNEYS' TITLE FU	IND SERVICES, LLC, FILE NUI	MBER : 8494	472 A1,	EFFECT	VE DATE: MARCH 2, 2020 @ 11:00 PM
			AFFECTS		TTED ON JRVEY	
RESTRICTION/ EASEMENT NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	YES NO	YES	s NO	COMMENT
1	ALL MATTERS CONTAINED ON THE PLAT OF TOWN OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 21	P.B. 1, PAGE 21, B.C.R.	Х	X		AS SHOWN ON SURVEY
2	MATTERS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 17, PAGE 18; DEED BOOK 53, PAGE 415, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO LOT 24).	D.B. 17, PAGE 18, B.C.R. D.B. 53, PAGE 415, B.C.R.	Х		Х	NOT A SURVEY MATTER
3	MATTERS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 17, PAGE 409, PUBLIC RECORDS OF BROWARD	D.B. 17, PAGE 409, B.C.R.	Х		Х	NOT A SURVEY MATTER
4	MATTERS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 17, PAGE 366, PUBLIC RECORDS OF BROWARD	D.B. 17, PAGE 366, B.C.R.	Х		Х	APPLIES TO LOTS 1 AND 2, BLOCK 19
5	MATTERS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 30, PAGE 130, PUBLIC RECORDS OF BROWARD	D.B. 30, PAGE 130, B.C.R.	Х		Х	NOT A SURVEY MATTER
6	MATTERS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 30, PAGE 306, PUBLIC RECORDS OF BROWARD	D.B. 30, PAGE 306, B.C.R.	Х		Х	NOT A SURVEY MATTER
7	MATTERS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 111, PAGE 126, PUBLIC RECORDS OF BROWARD	D.B. 111, PAGE 126, B.C.R.	Х		Х	NOT A SURVEY MATTER
8	U.S. DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT DATED AUGUST 11, 1995, AND RECORDED IN	O.R.B. 23804, PAGE 982, B.C.R.			Х	TRANSFER LANDS FROM UNITED STATES TO THE STATE OF FLORIDA, UNABLE TO READ LEGAL DESCRIPTIONS AND DETERMINE WHETHER IT AFFECTS PROPERTY
9	ORDINANCE NO. 2002-55 BY BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY TO ADOPT AN AMENDMENT	O.R.B. 34145, PAGE 1852, B.C.R.	Х		Х	CHANGE IN LAND USE AT FP&L PORT EVERGLADES POWER PLANT
10	MATTERS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 30, PAGE 352, PUBLIC RECORDS OF BROWARD	D.B. 30, PAGE 352, B.C.R.	Х		Х	NOT A SURVEY MATTER
11	MATTERS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 17, PAGE 77, PUBLIC RECORDS OF BROWARD	D.B. 17, PAGE 77, B.C.R.	Х		Х	NOT A SURVEY MATTER
12	ORDINANCE RECORDED IN O.R. BOOK 14654, PAGE 893, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	O.R.B. 14654, PAGE 893, B.C.R.	х		Х	NO PLOTTABLE MATTERS

TELEPHONE MAINTENANCE ACCESS STRUCTURE

MAINTENANCE

WATER METER

WATER VALVE

WOOD POST

WOOD LIGHT POLE

WOOD UTILITY POLE

TRANSFORMER PAD

L	Е	G	Е	N	

AC	AIR CONDINTIONING	MAG	MAGNETIC
ALTA	AMERICAN LAND TITLE ASSOCIATION	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
B.C.R.	BROWARD COUNTY RECORDS	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYOR
(C)	CALCULATED MEASUREMENT	O.R.B.	OFFICIAL RECORDS BOOK
		(P)	MEASUREMENT PER PLAT
CLF	CHAIN LINK FENCE	P.B.	PLAT BOOK
CONC.	CONCRETE	PG.	PAGE
CBS	CONCRETE BLOCK STRUCTURE	PK	PARKER-KALON
D.B.	DEED BOOK	PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE		
ELEV.	ELEVATION	RCP	REINFORCED CONCRETE PIPE
FOHH	FIBER OPTIC HAND HOLE	R/W	RIGHT-OF-WAY
FPL	FLORIDA POWER & LIGHT COMPANY	ТОВ	TOP OF BANK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TOP	TOP OF PIPE
ID	IDENTIFICATION	TYP.	TYPICAL
INV.	INVERT	W/	WITH
LB	FLORIDA LICENSE BUSINESS NUMBER	WDF	WOOD FENCE
LD	I LONIDA LICENSE DUSINESS NUMBER		

SYMBOLS

(144)	BACK FLOW PREVENTER	FOH
(1/11/1)	BACK FLOW PREVENTER	
+	BENCHMARK	—(LPN
	BOLLARD	
	CATCH BASIN	(ICV
—(LPC)—	CONCRETE LIGHT POLE	
	CURB INLET	(C/O
گ	DISABLED PARKING STRIPE	S
\bigcirc	ELECTRIC OUTLET	SLHI
EHH	ELECTRIC HAND HOLE	
XXX	ELEVATION	—
₹	GROUND LIGHT	D
	HEDGE	ΕT

FIBER OPTIC HANDHOLE METAL LIGHT POLE METAL POST IRRIGATION CONTROL VALVE

SIGN METAL

PALM TREE SIZE NOTED IN INCHES AT BREAST HEIGHT SANITARY SEWER CLEAN-OUT SANITARY SEWER MAINTENANCE ACCESS STRUCTURE SIGNAL LIGHT HANDHOLE

SINGLE SIDED SINGLE POST SIGN

STORM DRAIN MAINTENANCE ACCESS STRUCTURE TELEPHONE CABINET

LINETYPE

------ BDRNP(A)------ ASBUILT BURIED STORM DRAINAGE PIPE BSS(A) — ASBUILT BURIED SANITARY SEWER PIPE — ♦ — ♦ — CHAIN LINK FENCE

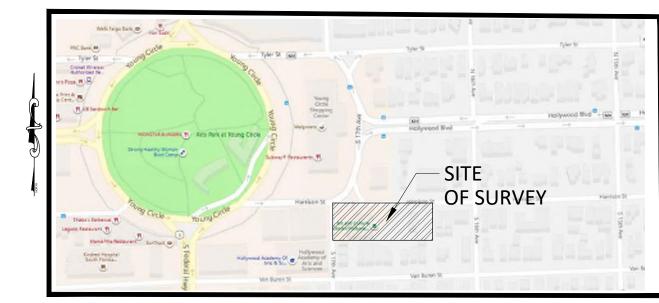
CONCRETE

——— OHW——— OVERHEAD WIRE TOP OF BANK

FLOOD ZONE AE ELEVATION 6 FEET

UNKNOWN TREE SIZE NOTED IN INCHES AT BREAST

NO. 924 951	COMMON NAME YELLOW TAB	SCIENTIFIC NAME	DIAMETER (IN)		
951	YELLOW TAB	0012111111011111112	DIAMETER (IN.)	HEIGHT (FT.)	CANOPY (FT.)
	I LLLOW ITAB	Tabebuia caraiba	13	15	18
	ROYAL PALM	Roystonia elata	14	35	20
952	ROYAL PALM	Roystonia elata	15	32	20
989	FOXTAIL PALM	Wodyetia bifurcata	8	15	8
992	PYGMY DATE PALM	Phoenix roebelenii	3,2	7	10
1012	CHRISTMAS PALM	Adonidia merrillii	4,5,4	8	15
1015	CHRISTMAS PALM	Adonidia merrillii	5,3	8	15
1058	ROYAL PALM	Roystonia elata	17	30	15
1153	SOLITAIRE PALM	Ptychosperma elegans	4	20	15
1164	SOLITAIRE PALM	Ptychosperma elegans	4	20	15
1165	SOLITAIRE PALM	Ptychosperma elegans	4	20	15
1168	SOLITAIRE PALM	Ptychosperma elegans	3	20	15
1169	SOLITAIRE PALM	Ptychosperma elegans	3	20	15
1170	PYGMY DATE PALM	Phoenix roebelenii	4	6	10
1171	MONTGOMERY PALM	Veitchia montgomeryana	4,3,4	20	15
1172	PYGMY DATE PALM	Phoenix roebelenii	4	10	10
1174	SOLITAIRE PALM	Ptychosperma elegans	4	25	15
1175	PYGMY DATE PALM	Phoenix roebelenii	4	7	8
1176	SOLITAIRE PALM	Ptychosperma elegans	4	25	15
1281	ROYAL PALM	Roystonia elata	16	45	20
1319	ROYAL PALM	Roystonia elata	16	30	20
1320	PAUROTIS PALM	Acoelorrhaphe wrightii		14	6
1321	PAUROTIS PALM	Acoelorrhaphe wrightii		14	5
1322	ROYAL PALM	Roystonia elata	13	32	20
1329	CABBAGE PALM	Sabal Palmetto	3	15	7
1403	CABBAGE PALM	Sabal Palmetto	3	16	10
1451	ROYAL PALM	Roystonia elata	16	30	20
1452	BOTTLE BRUSH	Callistemon viminallis	6,4	17	15
1453	ROYAL PALM	Roystonia elata	13	35	20
1454	ROYAL PALM	Roystonia elata	14	35	20
1459	CABBAGE PALM	Sabal Palmetto	8	20	9
1536	CABBAGE PALM	Sabal Palmetto	6	16	10
1600	CABBAGE PALM	Sabal Palmetto	7	16	9
1601	COCONUT PALM	Cocos nucifera	7	22	14
1602	CABBAGE PALM	Sabal Palmetto	7	14	10
1603	BLACK OLIVE	Bucida buceras	22	40	48
1604	CABBAGE PALM	Sabal Palmetto	7	18	9
1626	ROYAL PALM	Roystonia elata	18	45	20
	FLORIDA THATCH PALM	Thrinax radiata	-	7	10
	FLORIDA THATCH PALM	Thrinax radiata		7	10
	FLORIDA THATCH PALM	Thrinax radiata		7	10
1774	DAHOON HOLLY	llex cassine	4	12	8
1790	QUEEN PALM	Arecastrum romanzoffianum	-	25	12
1792	DAHOON HOLLY	llex cassine	5	18	15
1793	PONYTAIL PALM	Beaucamea recurvata	6,5,6	10	10
1929	CABBAGE PALM	Sabal Palmetto	7	14	8
1930	CHINESE FAN PALM	Livistona chinesis		10	15
1932	CHRISTMAS PALM	Adonidia merrillii		14	15



LOCATION SKETCH (NOT TO SCALE)

LAND DESCRIPTION:

LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, AND 30 OF BLOCK 71, OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY FLORIDA, CONTAINING 51,753 SQUARE FEET (1.2 ACRES), MORE OR LESS.

SURVEY NOTES:

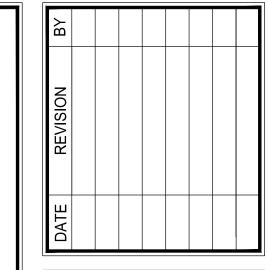
- 1. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- 2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- 4. LANDS SHOWN HEREON WERE ABSTRACTED BY ATTORNEYS' TITLE FUND SERVICES, LLC, TITLE SEARCH REPORT, FUND FILE NUMBER: 849472 A1, DATED MARCH 2, 2020 AT 11:00 P.M., FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 5. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- 6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- 7. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- 8. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- 9. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.125113 C0569H EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE AE WITH A BASE FLOOD ELEVATION 6 FEET (NAVD88) AND ZONE X, NO BASE FLOOD ELEVATION. FLOOD ZONE LINES SHOWN HEREON WERE ESTABLISHED BY SCALING FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP HAVING A SCALE OF 1" = 1000'.
- 10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK M-312, ELEVATION=13.44' AND BC 529, ELEVATION= 7.68'.
- 11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'.
- 12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- 13. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- 14. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE NORTH LINE OF BLOCK 71, HOLLYWOOD, PLAT BOOK 1, PAGE 21 OF THE BROWARD COUNTY PUBLIC RECORDS, BEING NORTH 87°55'30" EAST.
- 15. ADDRESS: 1650 HARRISON STREET, HOLLYWOOD, FLORIDA 33020.
- 16. PARKING COUNT= 46 REGULAR, 4 DISABLED
- 17. THE GROSS AREA OF THIS SURVEY = 51,753 SQUARE FEET (+/-). THE NET AREA OF THIS SURVEY (LESS THE BUILDING FOOTPRINTS) = 41,923 SQUARE FEET (+/-).

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 8, 9, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 6, 2020.

KEITH & ASSOCIATES, INC.

DONALD A. SPICER PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION No. 4677 STATE OF FLORIDA

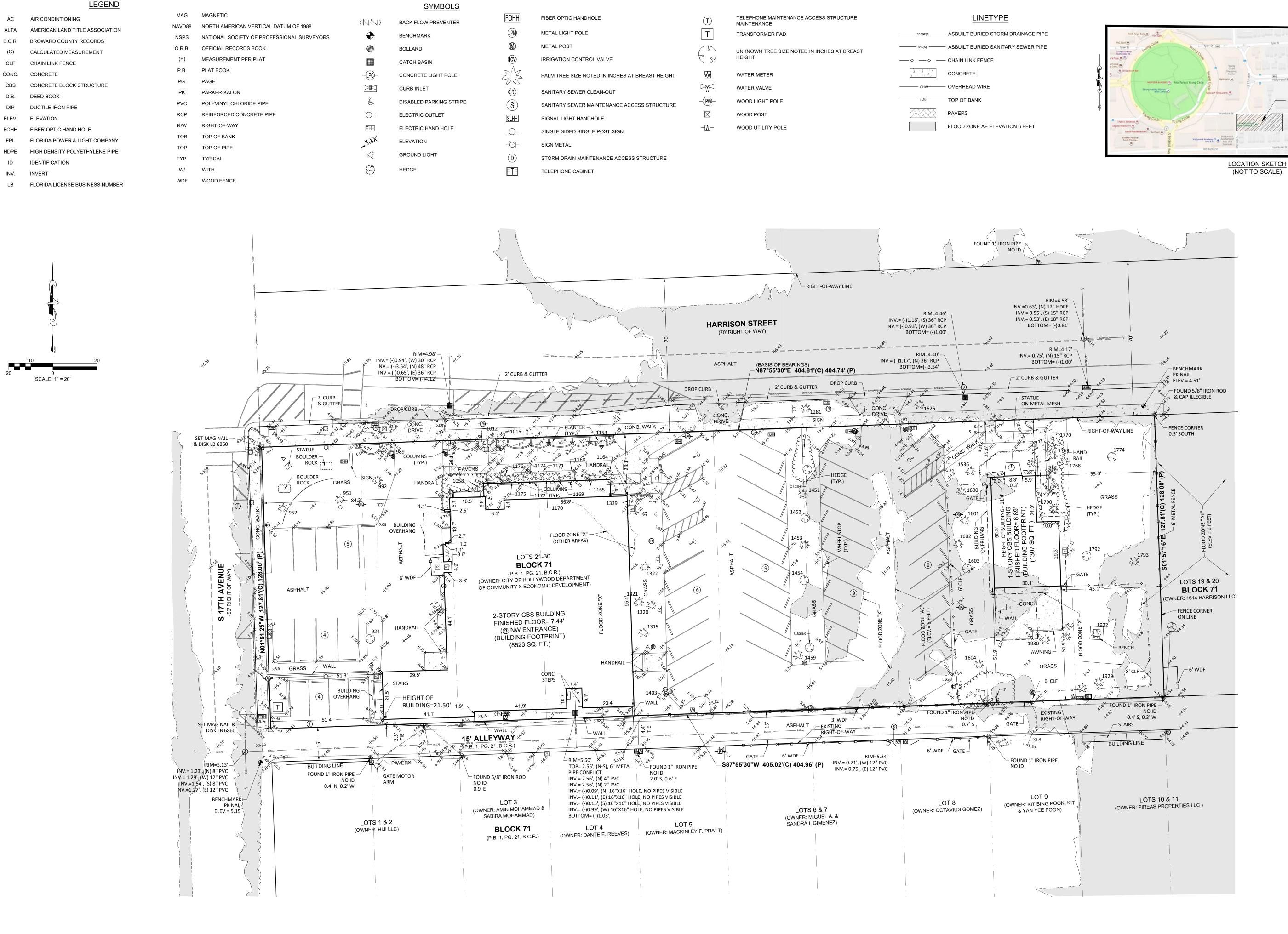


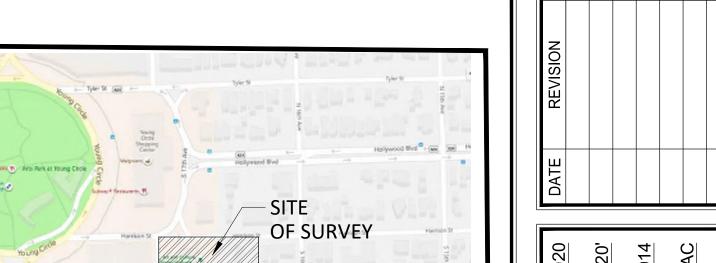


SHEET 1 OF 2 PROJECT NUMBER

10842.00

[S1] Dec 08, 2020 4:21pm









SHEET 2 OF 2 PROJECT NUMBER

[S2] Dec 08, 2020 4:22pm

ART AND CULTURE CENTER **EDUCATION EXPANSION**

ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

HPD SUBMITTAL SET

1650 HARRISON STREET HOLLYWOOD, FL 33020

RENDERING



ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY FLORIDA, CONTAINING

APPLICABLE CODES

51,753 SQUARE FEET (1.2 ACRES), MORE OR LESS.

PROJECT INFORMATION

1650 HARRISON STREET, HOLLWOOD, FL 33020

NEW ARTS EDUCATION EXPANSION

5,068 SF CBS ADDITION TO EXISTING 2-

STORY ART AND CULTURE CENTER

GU - GOVERNMENT USE

LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, AND 30 OF BLOCK 71, OF THE TOWN OF HOLLYWOOD,

A3 - ASSEMBLY

6,400 SF

BUILDING ADDRESS:

OCCUPANCY TYPE:

DESCRIPTION:

AREA OF WORK:

SCOPE OF WORK

LEGAL DESCRIPTION

CONSTRUCTION TYPE:

FLORIDA BUILDING CODE 6TH EDITION - BUILDING FLORIDA BUILDING CODE 6TH EDITION - EXISTING BUILDING

ENERGY CONSERVATION: FLORIDA BUILDING CODE 6TH EDITION - ENERGY CONSERVATION

FLORIDA BUILDING CODE 6TH EDITION - MECHANICAL

FLORIDA BUILDING CODE 6TH EDITION - PLUMBING

ELECTRICAL: 2011 NATIONAL ELECTRICAL CODE (NEC)

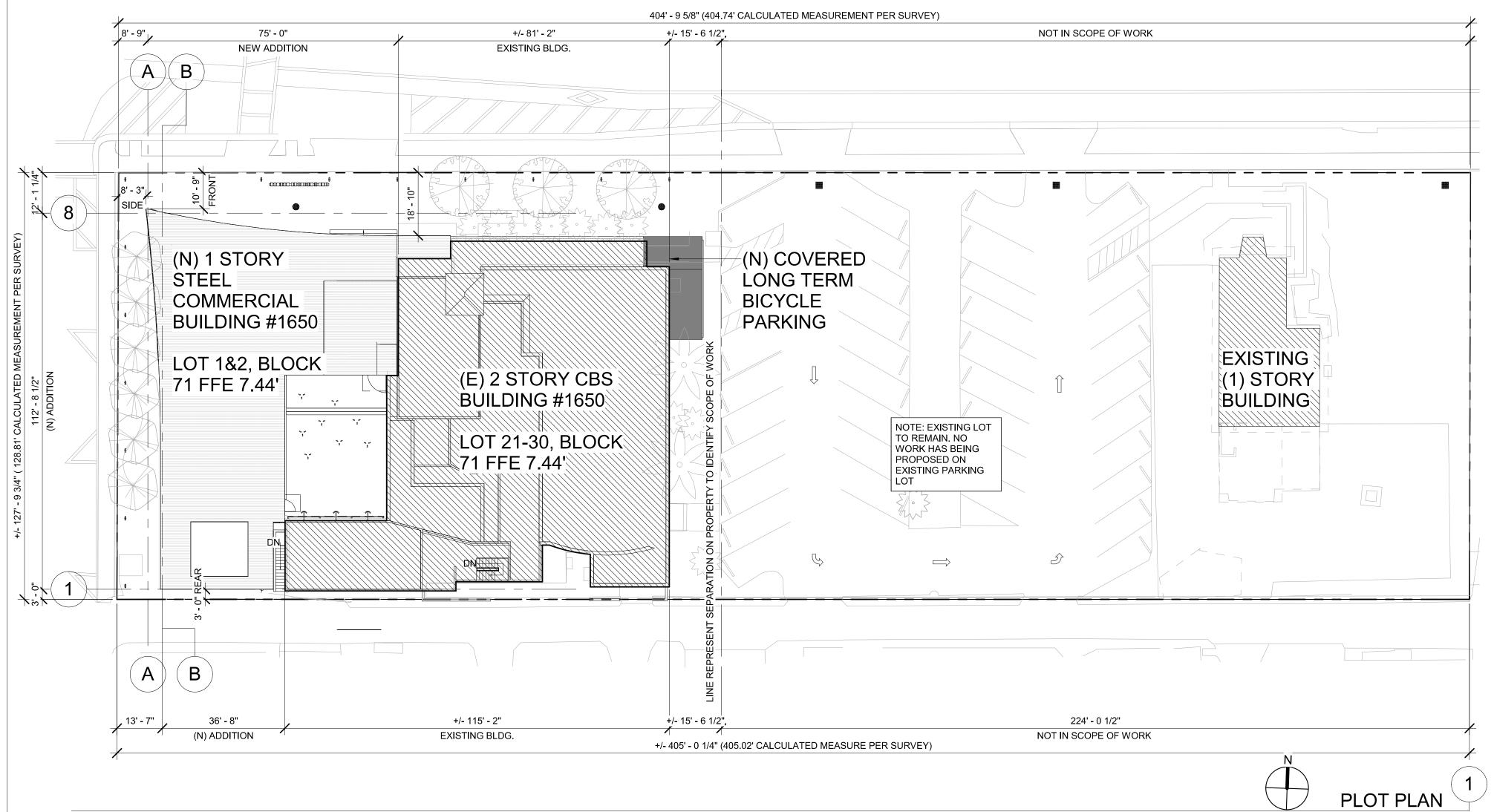
ACCESSIBILITY:

FLORIDA BUILDING CODE 6TH EDITION - ACCESSIBILITY

FLORIDA FIRE PREVENTION CODE 6TH EDITION NFPA 70 - NATIONAL ELECTRIC CODE (2014) NFPA 72 - NATIONAL FIRE ALARM CODE (2013

NFPA 101 - LIFE SAFETY CODE(2015) NFPA 110 - STANDARD FOR EMERGENCY AND STANDARD POWER SYSTEMS (2013)

GENERAL AREA PLOT PLAN



ZONING INFORMATION

REQUIRED SETBACKS:

REQUIRE FRONT YARD:

PROVIDED FRONT YARD: REQUIRE SIDE YARDS: PROVIDED SIDE YARD:

REQUIRE REAR YARDS

PROVIDED REAR YARD: MAX FLOOR AREA:

PROVIDED FLOOR AREA:

NOTE: SEE SHEET A0.50 FOR CALCULATIONS **MAX HEIGHT: PROVIDED HEIGHT**

MAX SITE COVERAGE: PROVIDED SITE COVERAGE: 28.8% NOTE: SEE SHEET A0.50 FOR CALCULATIONS.

PARKING SUMMARY

PARKING REQUIREMENTS

TBD BY AHJ

TBD BY AHJ

TBD BY AHJ

18,653 SF (NEW + EXISTING)

29'-4" ABOVE ESTABLISHED GRADE

10'-9"

NOTE: PER ARTICLE 7 OF HOLLYWOOD ZONING CODE, PARKING SHALL BE CALCULATED PER BUILDING USE EXCLUDING SUPPORTING SERVICES SUCH AS STORAGE, KITCHEN, MECH, ROOMS, BATHROOMS AND ACCESSIBLE ROUTES, SEE P. A0.56 FOR AREA BREAK DOWN

USE	AREA	REQ'D NO. OF SPACES	# OF SPACES	
MUSEUM/LIBRARY	8,336.5 SF	1/400 SF	20.8 = 21	
OFFICE AREA	1,340.2 SF	1/250 SF	5.36 = 6	
CLASSES (SEATING AREA ONLY)	590 SF	1/60 SF	9.83 = 10	
TOTAL REQUIRED SPACES		37		
TOTAL PROVIDED SPACES			37	
NOTE: PROGRAMMING FOR NEW ADDITION INTENDED TO BE IN USE PARTIALLY				

DURING NORMAL OPERATING HOURS NOTE: FRACTION SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER PER

ARTICLE 7 OF CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT

ACCESSIBLE PARKING REQUIREMENTS

FV PARKING REQUIREMENTS				
TOTAL PROVIDED SPACES 1 STANDARD/1 VAN				
26-50	1 STANDARD/1 VAN			
TOTAL NUMBER OF SPACES	MIN. # OF ACCESSIBLE SPACES			

NOTE: PER FGBC S8.4 3% OF REQUIRED PARKING STALLS SHALL BE LOW EMITTING.

FUEL EFFICIENT AND HIGH OCCUPANCY VEHICLES				
TOTAL REQUIRED STALLS	3% OF REQ'D PARKING STALLS	41 * 0.03 = 1.23 = 2		
TOTAL PROVIDED STALLS		2		
DIOYOLE DADICINO DEGLUDEMENTO				

BICYCLE PARKING REQUIREMENTS

TOTAL REQUIRED STALLS	5% OF BLDG. OCC (223 PER A0.52)	223 * 0.05 = 11.4 = 12
TOTAL PROVIDED STALLS		12

BUILDING & SAFETY

TYPE OF CONSTRUCTION:

TYPE V-A NON SPRINKLERED NOTE: EXISTING BUILDIN, NEW ADDITION SHALL BE FULLY SPRINKLERED, NFPA 13 BUT FOR PURPOSE OF AREA CALCULATION, NON SPRINKLERED BUILDING TABULAR

OCCUPANCY GROUP: 'A-3' ASSEMBLY

PER TABLE 504.4:

A-3 GROUP OF TYPE V-A = 2 STORIES, 50FEET B GROUP OF TYPE V-A = 3 STORIES, 50 FEET

NOTE: BUILDING IS FULLY SPRINKLERED PER SECT. 903.3.11

(__'+__'+__')/4 =___'/4

FACTOR SHALL BE APPLIED

BUILDING HEIGHT PROVIDED:

(SEE SECTIONS ON SHT. A5.00- A5.02) AVERAGE GRADE PLANE

PER TABLE 506.2 **ALLOWABLE AREA:**

EQUATION 5-3 PER FBC 506.2.4

FOR PURPOSE OF BUILDING AREA CALCULATION ADDITION AND EXISTING BUILDING SHALL BE CALCULATED AS ONE BUILDING WITH MULTI-OCCUPANCY, MULTI-STORY.

A-3 GROUP OF TYPE V-A = 24,000 SF

B GROUP OF TYPE V-A = 36,000 SF

Aa = [At + (NS X If)]

= 11,500 SF (NON SPRINKLERED) = 18,000 SF (NON SPRINKLERED) = 21,000 SF (NON SPRINKLERED) At = [11,500 + (11,500 X 0.21)] = 13,915 SF $At = [18,000 + (18,000 \times 0.21)] = 21,780 \text{ SF}$

AREA PROVIDED: 1ST FLOOR

 $At = [21,000 + (21,000 \times 0.21)] = 25,410 SF$ 9,494 SF = 0.6813,915 SF = 0.09 — 0.82 < 1 21,780 SF 25,410 SF

2ND FLOOR

SCALE: 3/64" = 1'-0"

13,915 SF $\frac{788 \, \text{SF}}{} = 0.04 \, -$ 0.16 < 1 21,780 SF

<u>794 SF</u> 25,410 SF

PARTICIPANTS

OWNER/CLIENT: CITY OF HOLLYWOOD GEO/SOILS DESIGN AND CONSTRUCTION MANAGEMENT P.O. BOX, 229045 HOLLYWOOD, FL 33022

TEL: 954-921-3410 CONTACT: E. ALEX IGLESIAS BROOKS SCARPA

ENGINEER: ENGINEERS,INC. 1147 NE 7TH AVE STRUCTURAL FORT LAUDERDALE, FL. 33304 CONSULTANTS TEL: 954-683-1236 4101 RAVENSWOOD ROAD, CONTACT: JEFFREY HUBER SUITE 307, FORT LAUDERDALE, FL, 33312

MEP ENGINEER:

MANAGER:

LANDSCAPE:

CIVIL ENGINEER/ KEITH

2312 S ANDREWS AVENUE FORT LAUDERDALE, FL 33316 TEL: 954-788-3400 CONTACT: CHRISTOPHER

ECSG ENERGY COST CONSULTANT:

SOLUTION GROUP, LLC 1925 CALAIS DR. SUITE 6. MIAMI BEACH, FL, 33141 TEL: 305-787-4133 FAX: 786-472-6812 CONTACT: JASON BIONDI

GEOTECHNOLOGIES, INC.

CONTACT: MIKE SAVAGE

MASTER CONSULTING

439 WESTERN AVE.

TEL: 818-240-9600

TEL: 787-454-6237

FAX: 813-287-3622

CASTELLON

CONTACT: ARMANDO

HAMMOND & ASSOCIATES

150 NW 70TH AVE, SUITE #

PLANTATION, FL 333317

TEL: 954-327-7111

FAX: 954-327-7154

FARQUHARSON

CONTACT: STEPHEN

GLENDALE, CA 91201

VICINITY MAP



PROJECT AND SITE PLAN REVIEW MEETINGS

YYYY-MM-DD

YYYY-MM-DD

G.O. BOND BOARD PRESENTATION: PUBLIC PARTICIPATION OUTREACH MEETING: COMMISSION MEETING PRESENTATION: **ORIGINAL PACO MEETING DATE:** POSTPONED PACO MEETING: PRELIMINARY TAC: FINAL TAC:

2020/03/04 2020/03/18 2020/04/06 2020/07/27 2020/09/08 2021/01/21

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD

BID ISSUE

CONSTRUCTION ISSUE

BROOKS SCARPA

ARCHITECTURE

t: 323.596.4700

f: 310.453.9606

3929 W 139TH ST

HAWTHORNE, CA. 90250



E=huber@brooksscarpa.com O="Brooks + Scarpa Architects Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: 15:00:22-05'00'

Digitally signed by Jeffrey Hube

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG

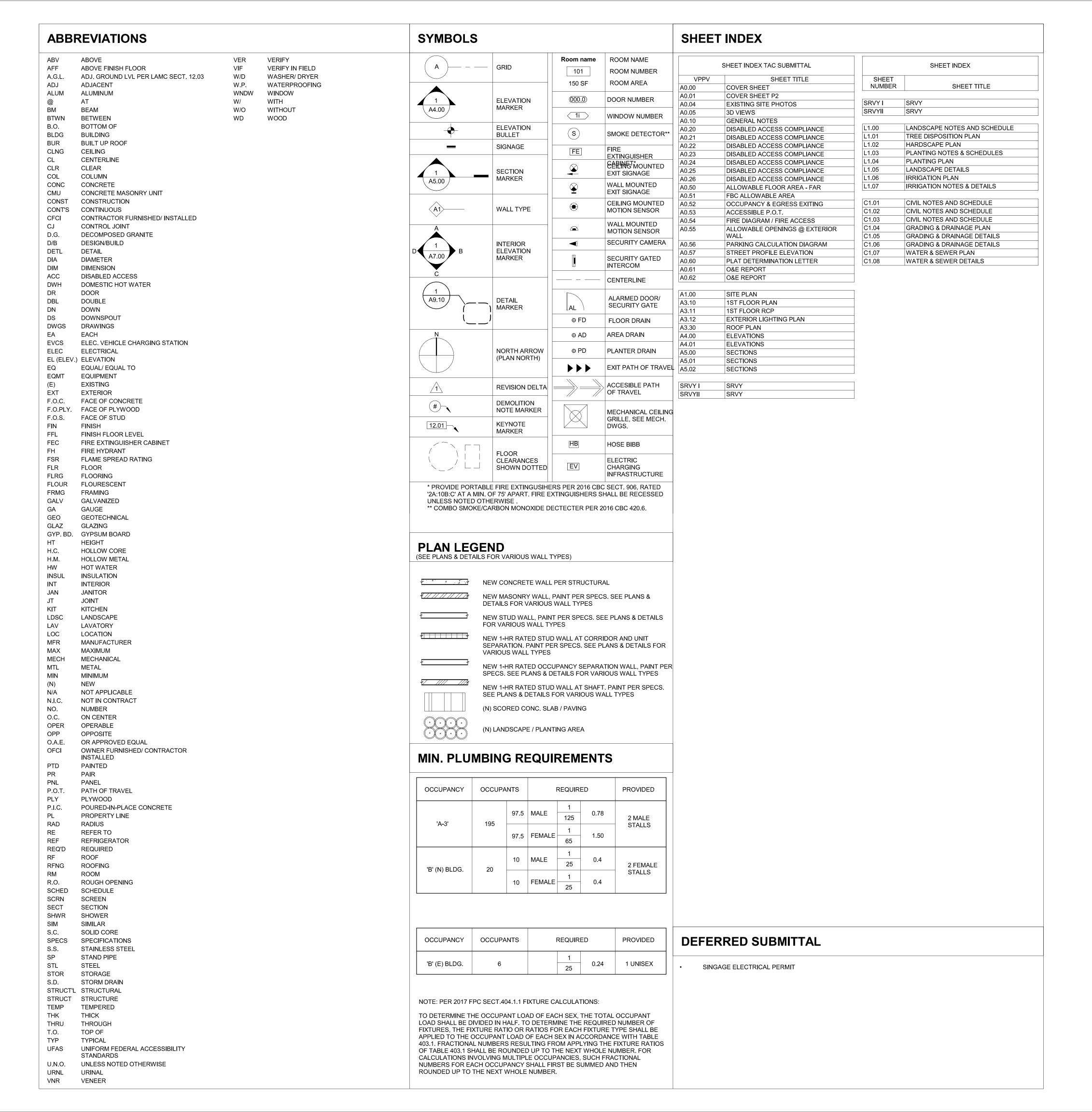
1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT



NUMBER: **REVISIONS** SHEET TITLE: **COVER SHEET** As indicated

DATE PRINTED: 1/4/2021 11:46:57 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



SCHEMATIC DESIGN 2020-03-01
DESIGN DEVELOPMENT 2020-01-04
CONSTRUCTION DOCUMENTS YYYY-MM-DD
PLAN CHECK SUBMITTAL YYYY-MM-DD
PERMIT SET YYYY-MM-DD

YYYY-MM-DD

YYYY-MM-DD

BID ISSUE

CONSTRUCTION ISSUE

BROOKS SCARPA

ARCHITECTURE

t: 323.596.4700

f: 310.453.9606

3929 W 139TH ST

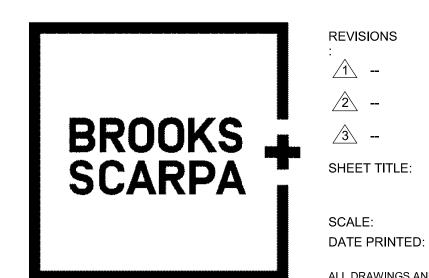
HAWTHORNE, CA. 90250



Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.18 15:14:23-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020



PROJECT 01924.0
NUMBER:

REVISIONS
:

1 - 4 -
2 - 5 -
3 - 6 -

SHEET TITLE:

COVER SHEET P2

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MOTHER THE

DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A0.01

As indicated

1/18/2021 9:12:24 AM



EXISTING VIEW 6



EXISTING VIEW 3

SCALE: NTS



EXISTING VIEW 8



EXISTING VIEW 5



EXISTING VIEW 2



EXISTING VIEW 7 SCALE: NTS



EXISTING VIEW 4 SCALE: NTS



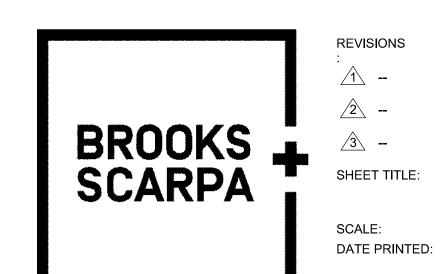
EXISTING VIEW 1

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL PERMIT SET YYYY-MM-DD **BID ISSUE** YYYY-MM-DD CONSTRUCTION ISSUE



Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:34-05'00' YYYY-MM-DD ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

> 1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT NUMBER:

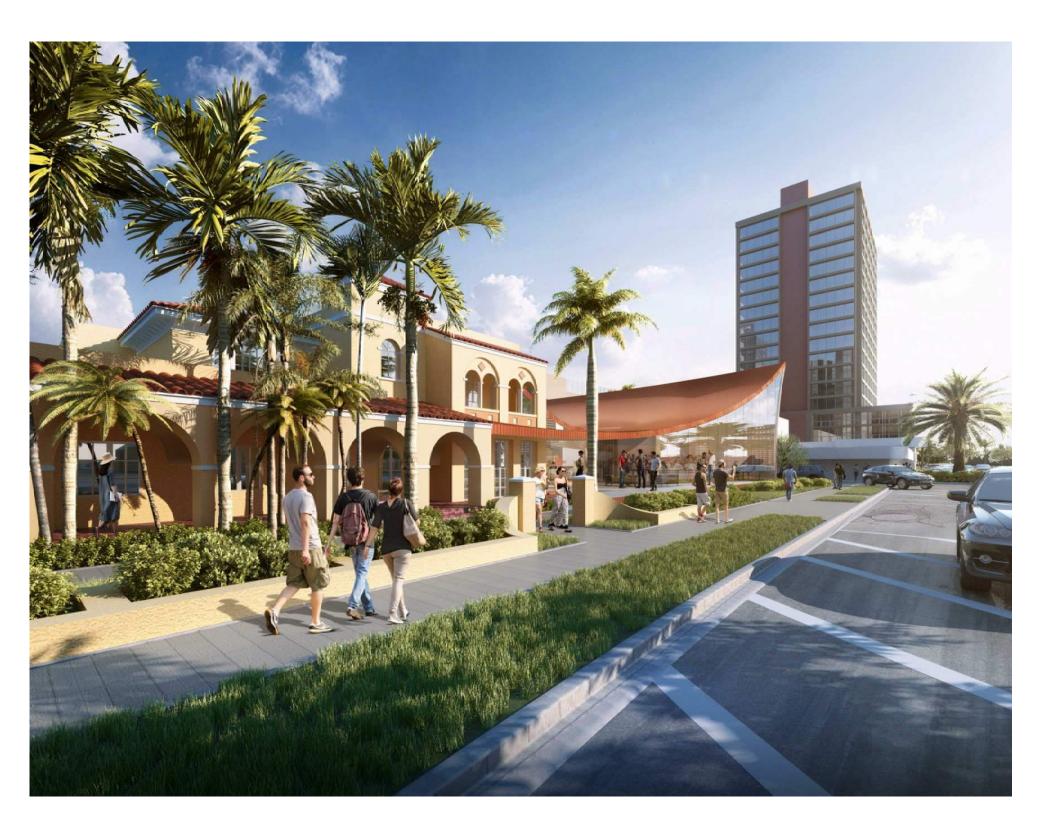


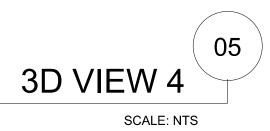
SHEET TITLE: **EXISTING SITE PHOTOS** AS INDICATED

1/4/2021 11:47:04 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

















SCHEMATIC DESIGN 2020-03-01
DESIGN DEVELOPMENT 2020-01-04
CONSTRUCTION DOCUMENTS YYYY-MM-DD
PLAN CHECK SUBMITTAL YYYY-MM-DD
PERMIT SET YYYY-MM-DD

BID ISSUE

CONSTRUCTION ISSUE



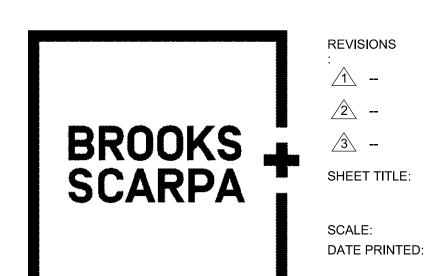
Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.18 15:14:31-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

YYYY-MM-DD

YYYY-MM-DD

1650 HARRISON STREET HOLLYWOOD, FL 33020
PROJECT 01924.0
NUMBER



BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250 t: 323.596.4700 f: 310.453.9606

	NUMBER:	
EVISIONS		
<u>^</u>	<u>4</u>	
<u>^</u>	<u>/</u> 5	
<u>^3</u>	<u>6</u>	
HEET TITLE:		
		3D VIEWS
CALE:		AS INDICATED

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

1/18/2021 9:06:16 AM

A0 05

GEN	IERAL NOTES	FGBC	NOTES		
1.	THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND	PROJECT M	ANAGEMENT		
2.	FEDERAL LAWS AND REGULATIONS THE CONTRACTOR SHALL COMPLY WITH REFERENCE STANDARDS AND SUB STANDARDS REFERENCED THROUGHOUT THE CONTRACT DOCUMENTS.	1.	PROVIDE PERMANENTLY INSTALLED SIGNAGE THAT EDUCATES BUILDING OCCUPANTS AND VISITORS OF THE SUSTAINABLE FEATURES AND BENEFITS THAT ARE INCORPORATED INTO THE BUILDING. A MINIMUM OF 5 SIGNS MUST BE PLACED IN PUBLIC/COMMON/HIGH TRAFFIC AREAS OF THE BUILDING.	9.	PROVIDE AT LEAST 1 BIKE RACK PER 5,000 SQ FT OF COMMERC SPACE. PROVIDE AT LEAST 1 CHANGING ROOM PER 25,000 SQ FT OF BUILDING.
3.	THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS & DIMENSIONS ON-SITE PRIOR TO COMMENCING WORK; ALL INQUIRIES & NOTED DISCREPANCIES SHALL BE DIRECTED IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK/AREA IN QUESTIONS.	ENERGY 1.	TESTING AND BALANCING MUST BE DONE FOR THE INSTALLED EQUIPMENT OF AT LEAST THE FOLLOWING SYSTEMS: HEATING, VENTILATION, AIR CONDITIONING AND REFRIGERATION (HVAC&R)	HEALTH 1.	NO SMOKING ALLOWED IN THE BUILDING. IF SMOKING IS ALLOW ON THE SITE, DESIGNATED SMOKING AREAS MUST BE LOCATE
	ALL SPACE NUMBERS ARE FOR CONSTRUCTION PURPOSES ONLY. USE ONLY WRITTEN DIMENSIONS. DO NOT SCALE DRAWINGS.		SYSTEMS & CONTROLS, LIGHTING SYSTEMS AND CONTROLS, RENEWABLE ENERGY SYSTEMS, HOT WATER SYSTEM, AND ENERGY AND WATER MEASUREMENT DEVICES. TESTING AND VERIFICATION SHALL BE PERFORMED BY A LICENSED ENGINEER OR		MINIMUM OF 25 FEET AWAY FROM ALL DOORS, OPERABLE WINDOWS, HVAC EQUIPMENT, AND FRESH AIR INTAKES. NO SMOKING SIGNS MUST BE INSTALLED AT ALL MAIN BUILDING ENTRANCES.
). '.	ALL DIMENSIONS ARE TO FINISH FACE OF SURFACE INDICATED UNLESS NOTED OTHERWISE. ALL BUILDING MATERIALS ARE SIZED PER THE STRUCTURAL		A PROFESSIONAL CERTIFIED BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB), THE ASSOCIATED AIR BALANCE COUNCIL (AABC), OR OTHER NATIONALLY ACCREDITED ORGANIZATION.	2.	DURING CONSTRUCTION MEET OR EXCEED THE MINIMUM REQUIREMENTS RECOMMENDED IN DESIGN APPROACHES OF SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTO ASSOCIATION (SMACNA) IAQ GUIDELINE FOR OCCUPIED BUILD
-	DRAWINGS. CONTRACTOR TO VERIFY ACTUAL VERSUS NOMINAL DIMENSIONS DURING THE SUBMITTAL AND LAYOUT PROCESS. DISCREPANCIES	2.	BUILDING MUST PERFORM THE MINIMUM REQUIRED BY THE FLORIDA COMMERCIAL BUILDING ENERGY CODE WHEN THE BUILDING IS PERMITTED - AS VERIFIED BY THE ENERGY GAUGE SUMMIT FLA/COM SOFTWARE OR OTHER STATE APPROVED	3.	UNDER CONSTRUCTION, 1995. PROTECT STORED ON-SITE OR INSTALLED ABSORPTIVE MATE FROM MOISTURE DAMAGE.
	OF THE TWO OR ANY CONFLICT SHALL BE DIRECTED IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK/AREA IN QUESTION. ALL FINISH MATERIALS TO BE FIELD MEASURED/ VERIFIED BEFORE	3.	PERFORMANCE-BASED SOFTWARE. ALL BUILDING HVAC&R SYSTEMS MUST BE FREE OF CFCS AND HALONS.	4.	REPLACE ALL FILTRATION MEDIA IMMEDIATELY PRIOR TO OCCUPANCY. FILTRATION MEDIA SHALL HAVE A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13, AS DETERMINE
0.	FABRICATING. ALL PLUMBING ROUGH IN TO BE FIELD VERIFIED, PHOTOGRAPHICALLY DOCUMENTED WITH SCALED MEASURING	4.	BOTH FUNDAMENTAL AND ADVANCED COMMISSIONING WILL BE CONDUCTED TO VERIFY INSTALLATION, PERFORMANCE, TRAINING, AND DOCUMENTATION OF BUILDING SYSTEMS.	5.	ASHRAE 52.2-1999 FOR MEDIA INSTALLED AT THE END OF CONSTRUCTION, AND A MERV OF 8, FOR MEDIA USED TO PROHVAC AT EACH RETURN AIR GRILL DURING CONSTRUCTION. PROJECT SHALL EMPLOY MEASURES SUCH AS PERMANENT V
1.	DEVICE AND PRESENTED TO THE DESIGN TEAM VIA SUBMITTAL FOR COMPLIANCE WITH THE ADA ACCESSIBILITY CODE. ALL FASTENERS TO BE STAINLESS STEEL. SEE STRUCTURAL.	5.	A RENEWABLE ENERGY SYSTEM IS TO BE INSTALLED. THE AMOUNT OF ENERGY PRODUCED FOR THE BUILDING WILL DETERMINE NUMBER OF POINTS THE PROJECT WILL EARN.	o.	OFF GRATES OR MATS LOCATED AT THE BUILDING MAIN ENTF TO REDUCE POLLUTANT CONTAMINATION OF THE BUILDING ENTRANCES. IF MATS ARE USED, MATS MUST BE THE WIDTH OF THE DOOR AND A MINIM OF 4 FEET IN THE LINE OF TRAFFIC. T
2.	ALL MATERIALS, FINISHES OR OTHER SHALL BE INSTALLED THAT MATERIALS MANUFACTURES STRICTEST INSTALLATION GUIDELINES.	6. 7.	EQUIP 25% OR MORE OF THE BUILDING'S SQUARE FOOTAGE WITH DAYLIGHT AND OCCUPANCY SENSORS. MEET OR EXCEED THE EFFICIENCY REQUIREMENTS OF THE 2018	6.	MATS MUST ALSO INCLUDE A CONTRACT FOR ONGOING CLEANING/MAINTENANCE OR A WRITTEN MAINTENANCE PLAN DESIGN A MECHANICAL VENTILATION SYSTEM TO INCLUDE A
 4. 	ALL MATERIALS, FINISHES OR OTHERWISE, SHALL BE MARINE GRADE, FULLY SALT EXPOSED, PREMIERE ARCHITECTURAL GRADE. ALL WORKING SURFACES SHALL MEET THE ANSI 137.1 AND ANSI	8.	IECC CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY FOR EXTERIOR LIGHTING C405.4.2. DESIGN AND CONSTRUCT SUCH THAT THE AVERAGE LIGHTING POWER DENSITY FOR THE BUILDING, WHICH INCLUDES	7.	MINIMUM MERV 13 AIR FILTER. USE ONE FILTER DURING CONSTRUCTION AND INSTALL A NEW FILTER PRIOR TO OCCUPANCY. ANY ROOM(S) CONTAINING CHEMICALS OR CLEANING PRODU
5.	326.3 STANDARDS FOR DYNA COEFFICIENT OF FRICTION (DCOF) OF 0.42 DCOF OR BETTER. THE CONTRACTOR SHALL AS A PART OF THIS CONTRACT FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, TRANSPORTATION, AND INSURANCE NECESSARY TO PROPERLY EXECUTE AND		CONDITIONED SPACE AND ENCLOSED SPACES DEFINED AS ENCLOSED WITH DOORS, WINDOWS AND ROOF (FOR INSTANCE FIRE TRUCK BAY) AND WHICH EXCLUDES THE STRUCTURES EXTERIOR AND PARKING AREA SHALL BE < 0.6 W/SF.	7.	FOR BUILDING O&M IS VENTILATED AND UNDER NEGATIVE PRESSURE WITH RESPECT TO THE BUILDING. THE ROOM MUS ALSO HAVE A DOOR INSTALLED THAT WILL AUTOMATICALLY C DESIGN VENTILATION SYSTEMS THAT RESULT IN AN AIR CHAN EFFECTIVENESS GREATER THAN OR EQUAL TO 0.9 AS DETERIBY ASHRAE 129-1997.
3 .	COMPLETE THE WORK ACCORDING TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY ALL	<u>WATER</u> 1.	THE LANDSCAPE PLAN HAS NO INVASIVE (NATIVE OR EXOTIC) PLANTS.	8.	ALL ADHESIVES AND SEALANTS SHALL BE LOW VOLATILE OR COMPOUND (VOC) AND MEET THE VOC LIMITS BELOW WHICH ESTABLISHED BY THE SOUTH COAST AIR QUALITY MANAGEM
7.	EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS BEFORE PROCEEDING ANY WORK.	2. 3.	LANDSCAPE DESIGN MUST SEPARATE IRRIGATION ZONES FOR TURF AND LANDSCAPE BEDS. VERIFY CORRECT INSTALLATION OF A RAIN SHUT OFF DEVICE FOR		DISTRICT (SCAQMD) RULE #1168 AND ALL SEALANTS USED AS FILLERS MUST MEET OR EXCEED THE REQUIREMENTS OF TH AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 8, F 51.
'. 3.	THE CONTRACTOR SHALL MAKE NO CHANGES TO THE CONSTRUCTION DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST CODES	4.	IRRIGATION PER FLORIDA STATUTES 373.62 EFFECTIVE MAY 1, 1991 AND FIELD VERIFY THAT THE DEVICE IS OPERATING CORRECTLY. LANDSCAPED AREA IS A MINIMUM OF 25% DROUGHT TOLERANT	9.	ALL PAINTS AND COATINGS NEED TO BE SCAQMD/GREEN SE. COMPLIANT. ALL CARPET AND CARPET PRODUCTS SHALL MEET THE CAR
9.	AND ORDINANCES. THESE CONSTRUCTION DOCUMENTS ARE DIAGRAMMATIC AND ARE	5.	PLANTS. ALL INSTALLED TOILETS MUST HAVE A MINIMUM MAP (MAXIMUM	10.	RUG INSTITUTE GREEN LABEL CERTIFICATION PROGRAM.
7.	THESE CONSTRUCTION DOCUMENTS ARE DIAGRAMMATIC AND ARE TO CONVEY DESIGN INTENT. IT IS NOT THE INTENT OF THESE CONSTRUCTION DRAWINGS TO SHOW ALL DETAILS OF THE EXISTING CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.	6.	PERFORMANCE) RATING OF 800 OR ARE WATERSENSE CERTIFIED. ALL TOILETS MUST HAVE A FLUSH RATE OF 1.28GPF OR LESS. ALL INSTALLED URINALS MUST HAVE FLOW RATE OF .125 GPF.	11. 12.	80% OF A MINIMUM OF THE FLOORING INSTALLED SHALL BE CLASSIFIED AS HARD OR RESILIENT AND COMPLY WITH GREENGUARD OR SIMILAR HEALTH RELATED CERTIFICATION ALL COMPOSITE WOOD AND AGRIFIBER PRODUCTS WILL CO
).	THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ENGINEERING AND THE ARCHITECTURAL DRAWINGS FOR THE ACTUAL PLACEMENT OF THE WORK RELATIVE TO FIELD	7.	ALL LAVATORY FAUCETS MUST BE LOW FLOW, WATERSENSE, OR SENSOR FAUCETS. THEY MUST ALSO HAVE A FLOWRATE OF .5 GPM OR LESS.	13.	NO ADDED UREA-FORMALDEHYDE. ALL INSULATION PRODUCTS WILL BE FREE OF FORMALDEHY
	CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING INSTALLATION REQUIREMENTS FOR ALL BUILT IN APPLIANCES, FIXTURES AND EQUIPMENT, VERIFY EXACT ROUGH-IN DIMENSIONS	8. 9.	ALL KITCHEN FAUCETS MUST HAVE A FLOW RATE LESS THAN OR EQUAL TO 1.5 GPM. ALL INSTALLED DISHWASHERS MUST BE ENERGY STAR QUALIFIED	14.	OWNER SHALL MAINTAIN OR CONTRACT A CLEANING SERVICE MAINTAIN THE PROPERTY USING ONLY NON-TOXIC CLEANING SUPPLIES IN THE REGULAR MAINTENANCE OF THE BUILDING OF APPROVED SUPPLIES MUST BE POSTED IN JANITOR CLOSUAND IN COMMON AREAS SUCH AS BREAK ROOMS AND
2.	AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ROUGH-IN FRAME. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRS OR	10.	WITH A WATER FACTOR (WF) OF 7.0 OR LESS. 100% OF THE PLANTS AND TREES INCORPORATED INTO THE LANDSCAPE MUST BE FROM A LOCAL DROUGHT TOLERANT LIST.		RESTROOMS. NON-TOXIC IS DEFINED AS HAVING A ZERO HE HAZARD RATING ON THE PRODUCT'S MATERIAL SAFETY DAT SHEET (MSDS) AND LISTED AS "NON-TOXIC" FOR ACUTE TOX UNDER "SECTION V - HEALTH INFORMATION" ON THE MSDS.
3.	OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE RESPECTIVE CONTRACTOR. DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY	11.	USE AS LITTLE TURF GRASS AS POSSIBLE WITH A GOAL OF 10% OR LESS OF LANDSCAPE.	15.	ALTERNATIVELY, THE PRODUCTS MAY BE APPROVED BY THE DESIGN FOR ENVIRONMENT PROGRAM OR GREEN SEAL. 90% OF THE FULL-TIME OCCUPANTS MUST BE ABLE TO DIRE
l.	ALL DIMENSIONS WITH THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES	12.	ALL PLANTS (INCLUDING SHRUBS, GROUNDCOVERS, AND VINES AND TREES) ARE COMPATIBLE WITH THEIR LOCATION IN THE LANDSCAPE.	16.	CONTROL THEIR INDIVIDUAL LIGHTING EITHER THROUGH AM OR TASK LIGHTING. 90% OF THE FULL-TIME OCCUPANTS MUST BE ABLE TO DIRE
i.	AND PROCEDURES, AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK. BROOKS & SCARPA ARCHITECTS, INC. SHALL IN NO WAY BE	13. 14.	LANDSCAPE IS PLANNED AND INSTALLED ACCORDING TO PLANT MAINTENANCE REQUIREMENTS SUCH THAT SIMILAR MAINTENANCE PLANTS ARE GROUPED TOGETHER. APPLY 3-4" OF MULCH AROUND PLANTS AND TREES (EXTENDING	. 5.	CONTROL THEIR TEMPERATURE SETTINGS FOR THERMAL COMFORT. COMPLY WITH ASHRAE STANDARD 55-1992, ADDE 1995, FOR THERMAL COMFORT STANDARDS INCLUDING HUM CONTROL WITHIN ESTABLISHED RANGES PER CLIMATE ZON
	RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. (THESE ARE SOLELY THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.)	15.	OUT TO DRIP LINE) AND IN LANDSCAPED BEDS AVOIDING VOLCANO MULCHING. ENSURE THE USE OF HIGH-VOLUME IRRIGATION SUCH AS SPRAY	. - -	PROJECTS MUST EMPLOY BOTH THERMAL AND HUMIDITY COMEASURES AND SYSTEMS TO KEEP THE SPACE WITHIN THE DESIGNATED RANGES SPECIFIED BY ASHRAE 55-1992.
6.	PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRICTION AS REQUIRED BY LOCAL CODES.		HEADS DOES EXCEED 60% OF THE LANDSCAPE AREA. USE MICRO-IRRIGATION SUCH AS DRIP IRRIGATION IN LANDSCAPE BEDS AND NARROW AREAS. MINIMIZE OVER SPRAY. MATCH THE IRRIGATION HEADS TO THE PRECIPITATION RATES.	17.	CUT SHEETS FOR THE WALL ASSEMBLY AND FENESTRATION INDICATING THE STC RATINGS MUST BE PROVIDED.
	BASE BID SHALL INCLUDE BY NOT BE LIMITED TO THE FOLLOWING: A. ALL FILL REQUIRED TO MEET MINIMUM FINISHED FLOOR SLAB ELEVATION AND COMPACTION.	<u>SITE</u> 1.	KEEP COPY OF SWPPP & FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTICE OF INTENT (NOI) ONSITE FOR	MATERIALS 1.	PROVIDE AN ACCESSIBLE AREA THAT SERVES THE ENTIRE BUILDING AND IS DEDICATED TO THE SEPARATION, COLLEC
	 B. WATER METER HOOK UP AND METER DEPOSITS. OWNER RESPONSIBILITY. C. HOOK-UP AND FEES FOR UNDERGROUND SERVICE FROM FPL LOCAL PHONE & CABLE T.V OWNER 	2.	CONTRACTOR TO IMPLEMENT & MAINTAIN SWPPP BEST MANAGEMENT PRACTICES (BMP) AS DESIGNED BY CIVIL ENGINEER OR SWPPP DESIGNER. THE GENERAL CONTRACTOR HAS ON STAFF OR CONTRACTS WITH		AND STORAGE OF MATERIALS FOR RECYCLING INCLUDING (MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLAS AND METALS. IF FLUORESCENT OR HIGH INTENSITY DISCHA (HID) LIGHTING IS SPECIFIED AND USED ON THE PROJECT, S SHOULD BE ALLOCATED IN THE RECYCLING ROOM FOR STO
	RESPONSIBILITY. D. ENGINEERING STAKE OUTS AND SURVEYS INCLUDING FINAL TIE-IN SURVEY. E. CLEARING, GRUB, AND SITE PREPARATION, INCLUDING GRADING.	3.	A FDEP CERTIFIED EROSION AND SEDIMENTATION CONTROL PROFESSIONAL. PARKING PROVIDED ON SITE MUST BE 10% LESS THAN THE	2.	AND PROPER DISPOSAL OF LIGHT BULBS. INCORPORATE RECYCLED MATERIALS (BASED ON MATERIAL COST). USE MATERIALS WITH RECYCLED CONTENT SUCH THE
	F. ALL BIDDERS AND THEIR SUBCONTRACTORS SHALL BE CURRENTLY LICENSED IN THE STATE OF FLORIDA. G. THE CONTRACTOR SHALL PROVIDE AN ESTIMATE OF	4.	PARKING REQUIRED BY THE LOCAL LAND DEVELOPMENT CODES. SHADE, COVER OR USE HIGH ALBEDO HARDSCAPE FOR 40% OR MORE OF THE SITE HARDSCAPE. SHADING STRUCTURES WITH A	3.	POST-CONSUMER AND/OR POST-INDUSTRIAL RECYCLED CO CONSTITUTES A MINIMUM OF 15% OF THE TOTAL PROJECT OF THE TOTAL PR
	THE TIME FOR COMPLETION. H. THE GENERAL CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE FOR WORKMAN'S COMPENSATION AND ANY OTHER INSURANCES REQUIRED BY THE OWNER FOR ALL EMPLOYEES		ROOF MUST HAVE AN SRI OF 78 OR HIGHER. HARDSCAPE MUST HAVE AN SRI OF 35 OR HIGHER. HARDSCAPE SHADED BY PHOTOVOLTAIC PANELS OR OTHER SYSTEMS THAT ARE GENERATING ELECTRICITY CAN BE INCLUDED IN THE SHADE SQUARE FOOTAGE CALCULATION AND ARE EXEMPT FROM MEETING		QUANTIFYING MATERIAL DIVERSION GOALS. RECYCLE AND/OSALVAGE WITH A GOAL OF 70% OF CONSTRUCTION, DEMOLI AND LAND CLEARING WASTE. CALCULATIONS CAN BE DONE WEIGHT OR VOLUME BUT MUST BE CONSISTENT THROUGHOUSE
	EITHER DIRECTLY EMPLOYED BY THE GENERAL CONTRACTOR OR BY HIS SUBCONTRACTORS. I. THE CONTRACTOR SHALL CLEARLY LIST ANY WORK NOT INCLUDED IN HIS BID.	5.	THE SRI ≥ 78 REQUIREMENT. THE ROOFING SYSTEM MUST BE ENERGY STAR CERTIFIED OR HAVE AN SRI OF 78 OR HIGHER.	4.	USE A MINIMUM OF 50% (BY COST) BASED ON PROJECT COS 2-10) OF BUILDING MATERIALS AND PRODUCTS THAT ARE MANUFACTURED* WITHIN A 700-MILE RADIUS OF THE PROJECT MATERIALS ARE MA
3.	J. CONTRACTOR TO PROVIDE AS BUILT DRAWINGS, PROVIDE TWO COPIES OR PERMIT SET TO OWNER. ALL WORK SHALL COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATION OF PUBLIC AUTHORITIES GOVERNING THE	6. 7.	3% OF PARKING SPACES MUST HAVE LEV CHARGING STATIONS. INCREASE THE QUALITY OF STORMWATER DISCHARGE. A STORMWATER CALCULATION REPORT IS REQUIRED FROM THE CIVIL ENGINEER.	5.	USE MINIMUM OF 15 % OF THE PROJECT MATERIALS ARE MA FROM RAW MATERIALS THAT ARE HARVESTED, EXTRACTED, RECOVERED WITHIN A 700-MILE RADIUS FROM PROJECT SITI
9.	WORK. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.	8.	USE LOW IMPACT DEVELOPMENT (LID) ALTERNATIVES TO COLLECT AND TREAT STORMWATER. ALTERNATIVE SYSTEMS THAT QUALIFY INCLUDE RAIN GARDENS, BIO-RETENTION FILTRATION SYSTEMS, EXFILTRATION/INFILTRATION TRENCHES, AND VEGETATED	DISASTER MI	ITIGATION INCREASE THE STRUCTURAL INTEGRITY OF THE BUILDING DITHIGH WIND CONDITIONS, REDUCING THE POTENTIAL FOR DATHUS DECREASING THE POTENTIAL WASTE AND NEED FOR REPLACEMENT MATERIALS AFTER THE STORM.

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD YYYY-MM-DD

YYYY-MM-DD

BID ISSUE

CONSTRUCTION ISSUE



Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:35-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020



BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST

t: 323.596.4700 f: 310.453.9606

HAWTHORNE, CA. 90250

PROJECT NUMBER: REVISIONS <u>4</u> --SHEET TITLE: **GENERAL NOTES** SCALE: 12" = 1'-0" DATE PRINTED: 1/4/2021 11:47:05 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

COMMERCIAL ACCESSIBILITY NOTES

COMMERCIAL ACCESSIBILITY PLAN CHECK REQUIREMENTS

APPLICATION AND ADMINISTRATION

THE STATE OF CALIFORNIA DELEGATES TO THE LOCAL JURISDICTION THE AUTHORITY TO ENSURE COMPLIANCE WITH TITLE 24, PART 2 OF THE CALIFORNIA CODE OF REGULATIONS. THIS CORRECTION LIST INDICATES SPECIFIC AREAS OF THE TITLE 24, PART 2 WHICH ARE APPLICABLE TO YOUR PROJECT. PLEASE BE AWARE THAT THE OWNER(S) OF THIS BUILDING AND HIS/HER CONSULTANTS ARE RESPONSIBLE FOR COMPLIANCE WITH THE MOST CURRENT FEDERAL REGULATIONS CONTAINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND FAIR HOUSING ACT (FHA). WHERE THE ADA & FHA REQUIREMENTS EXCEED THOSE CONTAINED IN TITLE 24, PART 2, IT IS THE OWNERS RESPONSIBILITY AND CONSULTANTS TO ENSURE COMPLIANCE WITH THE MOST CURRENT ADA & FHA REGULATIONS, THE COUNTY/CITY IS NOT DELEGATED THE AUTHORITY TO PLAN REVIEW OR INSPECT PROJECTS FOR ADA & FHA COMPLIANCE.

SUPPLEMENTAL CORRECTION SHEETS

ASSEMBLY NO. 4-

GROUP B AND GROUP M OCC.

A. APPLICATION AND ADMINISTRATION

- WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES. AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED UNLESS OTHERWISE EXEMPT. §11B-202.4
- PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY; TOILET AND BATHING FACILITIES SERVING THE AREA; DRINKING FOUNTAINS SERVING THE AREA; PUBLIC TELEPHONES SERVING THE AREA, AND SIGNS. § 11B-202.4
- THE ATTACHED "SUMMARY OF ACCESSIBILITY UPGRADES" FORM SHOULD BE COMPLETED AND SUBMITTED FOR REVIEW, AS NOT ALL ELEMENTS ARE SHOWN TO COMPLY WITH MINIMUM ACCESSIBILITY CODE STANDARDS. §11B-202.4 EXCEPTION 8.
- VERIFY THE PROJECT ADJUSTED CONSTRUCTION COST. IF BELOW THE CURRENT VALUATION THRESHOLD (AS OF JAN 2017: \$156,162*) AND NOT ALL ELEMENTS ARE PROPOSED TO BE IMPROVED TO COMPLY WITH DISABLED ACCESS REQUIREMENTS, COMPLETE THE ATTACHED "SUMMARY OF UPGRADES FORM" AND DETAIL PATH OF TRAVEL IMPROVEMENTS AS REQUIRED.

B. BUILDING BLOCKS

- CONFIRM ANY ELEVATION DIFFERENCES ON THE PLANS AND PROVIDE DETAIL(S) SHOWING COMPLIANCE WITH SECTION 11B-303 CHANGESOF LEVEL.
- AT THE LOCATION(S) INDICATED ON THE PLAN, SHOW AND DIMENSION THE REQUIRED TURNING SPACE (CIRCLE OR T-SHAPED). §11B-304 AT THE LOCATION(S) INDICATED ON THE PLANS, PROVIDE SECTIONS
- DETAILING MINIMUM KNEE AND TOE CLEARANCE. (AT LAVATORIES, SINKS, DINING AND WORK SURFACES...). §11B-306
- AT THE LOCATION(S) INDICATED ON THE PLANS, DIMENSION THE REQUIRED CLEAR FLOOR OR GROUND SPACE. §11B-305
- SHOW ON THE SITE PLAN A GUARDRAIL OR BARRIER THAT COMPLIES WITH THE FOLLOWING. PROVIDE A GUARDRAIL OR OTHER BARRIER WITH A LEADING EDGE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AS THE VERTICAL CLEARANCE ABOVE THE CIRCULATION PATH IS REDUCED TO LESS THAN 80 INCHES. § 11B-307.4
- PROVIDE DIMENSIONS TO ENSURE THE OBJECTS INDICATED ON THE PLANS DO NOT PROTRUDE INTO THE ACCESSIBLE ROUTE CLEAR WIDTH OR MORE THAN 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. §11B-307.2
- ADD DIMENSIONS ON THE PLANS TO ENSURE THE OBJECTS INDICATED ARE WITHIN ALLOWABLE REACH RANGES. CONFIRM FRONT OR SIDE APPROACH AT UNOBSTRUCTED AND/OR OBSTRUCTED CONDITIONS, AS APPLICABLE. §11B-308
- AT REQUIRED OPERABLE PARTS, INDICATE MAXIMUM FORCE AND SPECIFY OPERATION TYPE. §11B-309.4

C. ACCESSIBLE ROUTES

- SHOW ON THE SITE PLAN ACCESSIBLE ROUTES THAT COMPLY WITH THE FOLLOWING. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. §11B-206.2.1
- SHOW ON THE SITE PLAN AT LEAST ONE ACCESSIBLE ROUTE THAT COMPLIES WITH THE FOLLOWING. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. §11B-206.2.2
- SHOW ON THE FLOOR PLANS AT LEAST ONE ACCESSIBLE ROUTE THAT COMPLIES WITH THE FOLLOWING. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES. §11B-206.2.3 (SEE EXCEPTIONS)
- SHOW ON THE FLOOR PLANS ALL ACCESSIBILITY REQUIREMENTS THAT COMPLY WITH THE FOLLOWING. ALTHOUGH THE BUILDING IS WITHOUT ANELEVATOR, THE UPPER/LOWER LEVEL(S) MUST STILL MEET ALL ACCESSIBILITY REQUIREMENTS.
- SHOW ON THE FLOOR/SITE PLAN ACCESSIBLE MEANS OF VERTICAL ACCESS AND DIMENSIONS THAT COMPLY WITH THE FOLLOWING. IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, AND WHICH EXCEED 10,000 SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR AND EACH ESCALATOR. §11B-206.2.3.2
- SHOW ON THE FLOOR/SITE PLAN ACCESSIBLE MEANS OF VERTICAL ACCESS AND DIMENSIONS THAT COMPLY WITH THE FOLLOWING. IN EXISTING BUILDINGS THAT EXCEED 10,000 SQUARE FEET ON ANY FLOOR AND IN WHICH ELEVATORS ARE REQUIRED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, WHENEVER A NEWLY CONSTRUCTED MEANS OF VERTICAL ACCESS IS PROVIDED VIA STAIRS OR AN ESCALATOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH NEW STAIR OR ESCALATOR. § 11B-206.2.3.2
- SHOW ON THE FLOOR/SITE PLANS AT LEAST ONE ACCESSIBLE ROUTE THAT COMPLIES WITH THE FOLLOWING. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH. §11B-206.2.4 (SEE EXCEPTIONS 1 THROUGH 7)

- SHOW ON THE FLOOR/SITE PLAN ACCESSIBLE ROUTES AND CIRCULATION PATHS THAT COMPLY WITH THE FOLLOWING. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES, EXCEPT AS PERMITTED BY CHAPTER 10. §11B-206.3
 - EMPLOYEE WORKSTATION
- DETAIL ACCESSIBLE ROUTE TO EMPLOYEE WORKSTATION AND SPECIFY COMPLIANCE WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B-303. AND 11B-404.2.3. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. §11B-203.9
 - INDICATE ON THE FLOOR PLANS THE USE OF EACH SPACE. SPECIFICALLY CALL OUT COMMON AREAS AND EMPLOYEE WORK STATIONS.
- PROVIDE ACCESSIBLE DETAILS TO COMPLY WITH THE FOLLOWING. THE AREA INDICATED IS A COMMON AREA AND IS NOT CONSIDERED AN EMPLOYEE WORKSTATION, THEREFORE DISABLED ACCESS COMPLIANCE DETAILS ARE REQUIRED. §
- DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE SHOW AND DETAIL ALL REQUIRED DETECTABLE WARNINGS ON THE PLANS TO DEMONSTRATE COMPLIANCE WITH THE SELECTED ITEMS BELOW. §11B-247 & §11B-705
- THE RAMP RUN LESS THAN 2 INCHES MAXIMUM ON EACH SIDE, EXCLUDING ANY FLARED SIDES. §11B-247.1.2.2, §11B-705.1.2.2 ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNINGS SHALL

CURB RAMPS SHALL HAVE DETECTABLE WARNINGS THAT EXTEND

36 INCHES IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF

- BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 TO 8 INCHES FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY. §11B-247.1.2.2, §11B-705.1.2.2
- SHOW AND SPECIFY THE REQUIRED PRIMARY BUILDING ENTRY. §
- FOR THE NEW BUILDING PROPOSED, DETAIL COMPLIANCE AT ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. §11B-206.4.1
- SHOW AND SPECIFY PRIMARY ENTRY DOOR AND DOOR(S) ALONG PATH OF TRAVEL, INCLUDING DOOR SIZE(S), HARDWARE, LANDINGS, THRESHOLDS, KICKPLATES, PRESSURE, ETC...§ 11B-206.5 TECHNICAL REQUIREMENTS FOR ACCESSIBLE ROUTES
- ON THE SITE PLAN, SHOW AND DEFINE THE REQUIRED ACCESSIBLE PATH OF TRAVEL: 48 IN MINIMUM WIDTH WALKWAY, 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS-SLOPE. §11B-403.3 & §11B-403.5
- DELINEATE ALL WALKING SURFACES AND DIMENSION THE REQUIRED WIDTHS (36"/44"/48"/60"). §11B-403.5
- DOORS, DOORWAYS AND GATES

22.

27.

- SPECIFY ALL DOOR AND GATE WIDTHS, HEIGHTS, HARDWARE, THRESHOLDS, KICK PLATES, ETC... §11B-404
- SHOW AND DIMENSION ALL REQUIRED LANDINGS/MANEUVERING CLEARANCES. §11B-402.2.4
- REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. §11B-404.2.1
 - LEAVES SHALL COMPLY WITH 11B-404.2.3 CLEAR WIDTH AND 11B-404.2.4 MANEUVERING CLEARANCES. §11B-404.2.2 DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES
 - MINIMUM. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM, SPECIFY ALL DOOR WIDTHS ON THE PLANS AND/OR AT DOOR SCHEDULE. §11B-404.2.3

AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO

- AT DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS DIMENSION REQUIRED MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.2. §11B-404.2.4.2
- DIMENSION THE MINIMUM 18 INCH INTERIOR AND 24 INCH EXTERIOR STRIKE SIDE CLEARANCE ON THE LATCH SIDE OF ALL DOORS WITH ADJACENT OBSTRUCTION. §11B-404.2.4.3 PROVIDE THRESHOLD DETAILS FOR DOORS, INDICATING ½ INCH
- MAXIMUM HEIGHT. §11B-404.2.5. SPECIFY DOOR HARDWARE TYPE(S) FOR ALL DOORS AND GATES AND PROVIDE ELEVATION INDICATING HARDWARE HEIGHT BETWEEN 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE

THE FINISH FLOOR OR GROUND. §11B-404.2.7

SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES

SHALL BE CAPPED. SHOW AND DIMENSION REQUIRED

WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, CONFIRM OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. §11B-404.2.7

KICKPLATE(S). §11B-404.2.10

RAMPS

- PROVIDE ENLARGED RAMP DETAILS, INCLUDING FINISH FLOOR ELEVATION AT EACH LANDING, CLEAR WIDTH, SLOPE, CROSS-SLOPE, TOP AND BOTTOM LANDING DIMENSIONS, HANDRAILS, HANDRAIL EXTENSIONS, ETC.COMPLYING WITH THE FOLLOWING: §
- AND CROSS SLOPES OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48 (2.083%). §11B-405.2 & §11B-405.3 FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY
 - WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS. §11B-405.4 THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES MINIMUM. §

RAMP RUNS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%)

- THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM. §
- RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. §11B-405.7

- LANDINGS SHALL C OMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL ARE NOT PERMITTED. §11B-405.7.1
- THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. §11B-405.7.2
- TOP LANDINGS SHALL BE 60 INCHES WIDE AND 60 INCHES LONG, MINIMUM. §11B-405.7.2.1 & §11B-405.7.3
- BOTTOM LANDINGS SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN. §11B-405.7.3.1
- RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN. §11B-405.7.4
- WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 11B-404.2.4 AND 11B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES. DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES. § 11B-405.7.5
- RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS PER 11B-505 HANDRAILS. §11B-405.8
- EDGE PROTECTION COMPLYING WITH 11B-405.9.2 CURB OR BARRIER SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND SIDE OF RAMP LANDINGS. §11B-405.9 (SEE EXCEPTIONS)
- A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP. §11B-405.9.2

HANDRAILS

- SHOW REQUIRED HANDRAILS ON EACH SIDE OF STAIRS AND RAMPS, INCLUDING REQUIRED TOP AND BOTTOM EXTENSIONS. §11B-505.2 & § 11B-505.10
- PROVIDE DETAILS AND DIMENSIONS OF THE HANDRAIL CROSS-SECTION(S), CLEARANCES, AND GRIPPING SURFACES. §11B-505
- DIMENSION TO THE TOP OF GRIPPING SURFACES OF HANDRAILS. HANDRAILS SHALL BE 34 INCHES MINIMUM TO 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES AND SHALL BE AT A CONSISTENT HEIGHT. §11B-505.4
- CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 11/2 INCHES MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES MAXIMUM DEEP AND 18 INCHES MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL. §11B-505.5
- HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 11/4 INCHES MINIMUM AND 2 INCHES MAXIMUM. §11B-505.7.1
- HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 61/4 INCHES MAXIMUM, AND A CROSS-SECTION DIMENSION OF 21/4 INCHES MAXIMUM. §11B-505.7.2
- IN ALTERATIONS, WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF STAIR FLIGHT OR RAMP RUN WOULD CREATE A HAZARD. THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 JEGREES FROM THE DIRECTION OF STAIR FLIGHT OR RAMP RUN. § 11B-505.10 EXCEPTION 3
- RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. §11B-505.10.1
- AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING, EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. §11B-505.10.2
- AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. §11B-505.10.3

STAIRWAYS

- A STAIR IS DEFINED AS A CHANGE IN ELEVATION, CONSISTING OF 40. ONE OR MORE RISERS. FOR ALL STAIRS, COMPLY WITH THE FOLLOWING:§11B-202
- PROVIDE STAIR DETAILS, INCLUDING TREAD RISE AND RUN, NOSINGS, STRIPING, HANDRAILS, ETC...§11B-504
- OPEN RISERS ARE NOT PERMITTED. §11B-504.3 (SEE EXCEPTIONS)
 - SHOW AND SPECIFY ALL REQUIRED STAIRWAY STRIPPING. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.§11B-504.4.1
 - CURB RAMPS, BLENDED TRANSITIONS, AND ISLANDS
- FOR CURB RAMPS/BLENDED TRANSITIONS/ISLANDS, PLEASE COMPLY WITH THE FOLLOWING:
- PERPENDICULAR RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%). §11B-406.2.1
- FOR PERPENDICULAR RAMPS, WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10. §11B-406.2
- THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%). § 11B-406.3.1
- A TURNING SPACE 48 INCHES MINIMUM BY 48 INCHES MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM (2.083%). §11B-406.3.2

- BLENDED TRANSITION RAMPS HALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%). §11B-406.4.1
- CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. §11B-406.5.1
- THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES MINIMUM. §11B-406.5.2
- LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS (PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY). THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 (2.083%) MAXIMUM. §11B-406.5.3
- GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH. §11B-406.5.6
- THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2.083%) MAXIMUM. §11B-406.5.7
 - COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%). THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL. §11B-406.5.8
- THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS. §11B-406.5.9
- CURB RAMPS AND BLENDED TRANSITIONS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH 11B-705 DETECTABLE WARNINGS. §11B-406.5.12
- RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60 INCHES WIDE MINIMUM. WHERE CURB RAMPS ARE PROVIDED, THEY SHALL COMPLY WITH 11B-406 CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS. LANDINGS COMPLYING WITH 11B-406.5.3 LANDINGS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP. ISLANDS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH 11B-705 DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE. §11B-406.6, FIGURE 11B-406.6

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD BID ISSUE YYYY-MM-DD CONSTRUCTION ISSUE YYYY-MM-DD



ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

> 1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT 01924.0

Digitally signed by Jeffrey Huber

O="Brooks + Scarpa Architects,

E=huber@brooksscarpa.com

Location: Fort Lauderdale, FL

Inc.", CN=Jeffrey Huber

DN: C=US,

Contact Info:

Date: 2021 01 04

15:00:36-05'00'



NUMBER: **REVISIONS** SHEET TITLE: **DISABLED ACCESS COMPLIANCE** SCALE: DATE PRINTED: 1/4/2021 11:47:06 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

D. GENER	AL SITE AND BUILDING ELEMENTS
	PARKING SPACES
1.	WHERE PARKING SPACES ARE

- CES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION 11B-208 PARKING SPACES. SHOW AND DETAIL ALL REQUIRED DISABLED ACCESS STALLS, INCLUDING DIMENSIONS, MARKINGS, SIGNAGE, CLEAR HEIGHT, ETC... §11B-208
- PROVIDE (3) ACCESSIBLE PARKING SPACES AS REQUIRED BY TABLE 11B-208.2. §11B-208.2 (SEE EXCEPTIONS)
- PROVIDE ACCESSIBLE SPACES FOR EACH PARKING FACILITY (PARKING LOTS AND PARKING STRUCTURES). THE NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE IS TO BE CALCULATED SEPARATELY FOR EACH PARKING FACILITY; THE REQUIRED NUMBER IS NOT BASED ON THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN ALL OF THE PARKING FACILITIES PROVIDED ON SITE. §11B-208.2
- TEN PERCENT OF PATIENT AND VISITOR PARKING SPACES PROV TO SERVE HOSPITAL OUTPATIENT FACILITIES, AND FREE-STANDING BUILDINGS PROVIDING OUTPATIENT CLINICAL SERVICES OF A HOSPITAL, SHALL COMPLY WITH SECTION 11B 502 PARKING SPACES. §11B-208.2.1
- TWENTY PERCENT OF PATIENT AND VISITOR PARKING SPACES PROVIDED TO SERVE REHABILITATION FACILITIES SPECIALIZING IN TREATING CONDITIONS THAT AFFECT MOBILITY AND CUTPATIENT PHYSICAL THERAPY FACILITIES SHALL COMPLY WITH SECTION 5-502 PARKING SPACES. §11B-208.2.2
- ONE IN EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 MINIMUM NUMBER, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE". ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. §11B-208.2.4 & §
- ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 PARKING SPACES SERVING A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE (AS NEAR AS PRACTICAL TO AN ACCESSIBLE ENTRANCE). §11B-208.3.1
- IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. §11B-208.3.1
- IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING OR FACILITY, ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. §11B-208.3.1
- DIMENSION MINIMUM 18-FOOT LONG CAR AND VAN ACCESSIBLE PARKING SPACE(S) AND ACCESS AISLE(S). §11B-502.2, FIGURES 11B-502.2 & 11B-502.3
- DIMENSION MINIMUM 9-FOOT WIDTH AT ACCESSIBLE CAR PARKING SPACE. §11B-502.2, FIGURES 11B-502.2 & 11B-502.3
- DIMENSION MINIMUM 12-FOOT WIDE ACCESSIBLE VAN PARKING SPACE WITH MINIMUM 5-FOOT WIDE ACCESS AISLE. VAN PARKING SPACES SHALL BE PERMITTED TO BE MINIMUM 9 FEET WIDE WHERE ACCESS AISLE IS 8-FOOT WIDE MINIMUM. §11B-502.2, FIGURES 11B-502.2 & 11B-502.3
- CAR AND VAN STALL ACCESS AISLE SHALL BE 5 FOOT WIDE MINIMUM AND SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. § 11B-502.3, FIGURES 11B-502.2 & 11B-502.3
- ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. §11B-502.3.3, FIGURE 11B-502.3.3
- ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. §11B-502.3.4
- CLEARLY SHOW MINIMUM VERTICAL CLEARANCE OF 8 FEET 2 INCHES AT ACCESSIBLE PARKING SPACES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS. §11B-502.5
- PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. § 11B-502.6, FIGURE 11B-703.7.2.1
- SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. §11B-502.6
- PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES. §11B-502.6.1
- ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250." §11B-502.6.2
- A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. §11B-502.6.3
- EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING SCHEMES:§11B-502.6.4
- THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. §
- THE PARKING SPACE SHALL BE OUTLINED IN BLUE OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703,7,2,1 INTERNATIONAL SYMBOL OF ACCESSIBILITY A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT. OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. § 11B-502.6.4.2

- AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. §
- THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH. §11B-502.8.1
- MINIMUM HEIGHT OF 1 INCH THE FOLLOWING: §11B-502.8.2 "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE
 - TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: " BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A

SIGNS INTENDED FOR USE BY PEDESTRIANS WITHIN PARKING FACILITIES, INCLUDING DIRECTIONAL OR INFORMATIONAL SIGNS INDICATING PARKING SECTIONS OR LEVELS, SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 11B-216. §11B-216.5.2

RELATIONSHIP TO ACCESSIBLE ROUTES

- PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. §11B-502.7.1
- A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES. §11B-502.7.2
 - PASSANGER DROP-OFF & LOADING ZONES AND BUS STOPS
 - PARKING FACILITIES THAT PROVIDE VALET PARKING SERVICES SHALL PROVIDE AT LEAST ONE PASSENGER DROP-OFF AND LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES. THE PARKING REQUIREMENTS OF SECTION 11B-208.1 PARKING SPACES GENERAL APPLY TO FACILITIES WITH VALET PARKING. §11B-209.4
- MECHANICAL ACCESS PARKING GARAGES SHALL PROVIDE AT LEAST ONE PASSENGER DROP-OFF AND LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES AT VEHICLE DROP-OFF AND VEHICLE PICK-UP
- PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES WIDE MINIMUM AND 20 FEET LONG MINIMUM. §11B-503.2
- PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE ACCESS AISLES COMPLYING WITH THE FOLLOWING ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY. §11B-503.3
- ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES WIDE MINIMUM. §11B-503.3.1
- ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACES THEY SERVE. §11B-503.3.2
- ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE §11B-503.3.3
- VEHICLE PULL-LIP SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302 FLOOR OR GROUND SURFACES. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. §11B-503.4
- VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL CLEARANCE OF 114 INCHES MINIMUM. §11B-503.5

E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

- NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. WHEN PROVIDED, ONE DRINKING FOUNTAIN SHALL COMPLY WITH 11B-602.1 THROUGH 11B-602.6, 11B-602.8 AND 11B-602.9 AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH 11B-602.7 AND 11B-602.9. §11B-211.2
- WHERE MORE THAN THE MINIMUM NUMBER OF DRINKING FOUNTAINS SPECIFIED IN 11B-211.2 ARE PROVIDED, 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH 11B-602.1 THROUGH 11B-602.6, 11B-602.6, 11B-602.8 AND 11B-602.9 AND 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH 11B-602.7 AND 11B-602.9.§11B-211.3
- DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 PROTRUDING OBJECTS AND 11B-602 GENERAL REQUIREMENTS. §
- PROVIDE DETAILS AT HI-LOW DRINKING FOUNTAINS, INCLUDING CLEAR FLOOR SPACE AT LOW UNIT, KNEE AND TOE CLEARANCE, SPOUT HEIGHTS AND LOCATIONS, SPOUT ANGLES, ETC... §11B-602
- UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. §11B-602.2
- WHERE DRINKING FOUNTAINS ARE USED BY CHILDREN, A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES SHALL BE PERMITTED AT UNITS WHERE THE SPOUT IS 30 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AND IS 3½" MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. §11B-602.2 EXCEPTION
- SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-602.4
- THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. §11B-602.5
 - THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM. §11B-602.6

- SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-602.7
- WALL AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE 18 INCHES MINIMUM AND 19 INCHES MAXIMUM IN DEPTH. §
 - ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN SUCH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7 MANEUVERING CLEARANCE. WHEN USED, WING WALLS OR BARRIERS SHALL PROTECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE. §11B-602.9

TOILET AND BATHING ROOM CLEARANCES

- WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED IN FACILITIES PERMITTED BY 11B-206.2.3 MULTISTORY BUILDINGS AND FACILITIES EXCEPTIONS 1 AND 2 NOT TO CONNECT STORIES BY AN ACCESSIBLE ROUTE, TOILET FACILITIES AND BATHING FACILITIES SHALL BE PROVIDED ON A STORY CONNECTED BY AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE. §11B-213.1
 - WHERE SEPARATE TOILET FACILITIES ARE PROVIDED FOR THE EXCLUSIVE USE OF SEPARATE USER GROUPS. THE TOILET FACILITIES SERVING EACH USER GROUP SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES. §11B-213.1.1
 - WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. WHERE BATHING ROOMS ARE PROVIDED, EACH BATHING ROOM SHALL COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. §11B-213.2 (SEE
 - UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAVATORY, AND NOT MORE THAN TWO WATER CLOSETS WITHOUT URINALS OR ONE WATER CLOSET AND ONE URINAL. UNISEX BATHING ROOMS SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES. §11B-213.2.1
 - DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM. §11B-603.2.3
- AT SINGLE USER TOILET OR BATHING ROOMS, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE ONLY IF A 30 INCH BY 48-INCH MINIMUM CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. §11B-603.2.3 (SEE EXCEPTION)
 - MIRRORS LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITHIN THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-603.3
- COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR, MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B-603.4
- WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. BABY CHANGING STATIONS ARE NOT REQUIRED TO COMPLY WITH SECTION 11B-603.5. §11B-603.5
- PROVIDE BATHTUB DETAILS, CONFIRMING COMPLIANCE WITH SECTION 11B-607. INCLUDING THE REQUIREMENTS FOR CLEARANCES, GRAB BARS, SEATS, CONTROLS, SHOWER SPRAY UNIT, AND WATER AND BATHTUB ENCLOSURES. §11B-608
 - PROVIDE DETAILS CONFIRMING DISABLED ACCESS COMPLIANCE AT SHOWER COMPARTMENTS, INCLUDING THE REQUIREMENTS FOR CLEARANCES, GRAB BARS, SEATS, CONTROLS, SHOWER SPRAY UNIT AND WATER, THRESHOLDS, SHOWER ENCLOSURES, SHOWER FLOOR OR GROUND SURFACE AND SOAP DISH. §11B-608

WATER CLOSETS AND TOILET COMPARTMENTS

- WHERE TOILET COMPARTMENTS ARE PROVIDED, AT LEAST 5 PERCENT BUT NO FEWER THAN ONE TOILET COMPARTMENT SHALL COMPLY WITH SECTION 11B-604.8.1. IN ADDITION TO THE COMPARTMENTS REQUIRED TO COMPLY WITH 11B-604.8.1, WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES, TOILET COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 SHALL BE PROVIDED IN THE SAME QUANTITY AS THE TOILET COMPARTMENTS REQUIRED TO COMPLY WITH SECTION 11B-604.8.1. §11B-213.3.1
- WHERE WATER CLOSETS ARE PROVIDED, AT LEAST 5 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-604. § 11B-213.3.2
- THE CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE 44 INCHES EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS. §11B-403.5.1 EXCEPTION 5.

27.

- THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH. §11B-604.2
- CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. §11B-604.3.1
- THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT, SEATS SHALL NOT BE SPRUNG THE RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES HIGH MAXIMUM AND A 3-INCH HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH. §11B-604.4

- THE SIDEWALL GRAB BARS SHALL BE 42 INCHES LONG MINIMUM LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. §
- THE REAR GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE. § 11B-604.5.2 (SEE EXCEPTION)
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. §11B-604.6
- TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. §11B-604.7
- WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF SECTIONS 11B-604.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS AND 11B-604.8.3 COAT HOOKS AND SHELVES. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION 11B-603 TOILET AND BATHING ROOMS AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTIONS 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS AND 11B-604.8.3 COAT HOOKS AND SHELVES. §11B-604.8
- IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWING DOOR, A MINIMUM 60 INCHES WIDE BY 36 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE CLEARANCE REQUIRED IN SECTION 11B-604.8.1.1 WHEELCHAIR ACCESSIBLE COMPARTMENT SIZE. §11B-604.8.1.1.1, FIGURES 11B-604.8.1.1.2(B) AND 11B-604.8.1.1.3(B)
- IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A DOOR LOCATED IN THE SIDE WALL OR PARTITION, EITHER IN-SWINGING OR OUTSWINGING, A MINIMUM 60 INCHES WIDE AND 60 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. §11B-604.8.1.1.2, FIGURE 11B-604.8.1.1.2
 - IN A WHEEL CHAIR ACCESSIBLE COMPARTMENT WITH END-OPENING DOOR LOCATED IN THE FRONT WALL OR PARTITION (FACING WATER CLOSET), EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. §11B-604.8.1.1.3, FIGURE 11B-604.8.1.1.3
 - TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 DOORS, DOORWAYS, AND GATES EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOOR SHALL BE LOCATED IN FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET.§11B-604.8.1.2
- WHERE TOILET COMPARTMENT DOORS ARE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDEWALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDEWALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION AND THE DOOR SHALL BE SELF-CLOSING. §11B-604.8.1.2
- A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 DOOR AND GATE HARDWARE SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE, DOORS MAY SWING INTO THAT PORTION OF THE MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET. §11B-604.8.1.2 (SEE EXCEPTION)
- AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES, COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR. §11B-604.8.1.4

43.

- AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A WIDTH OF 35 INCHES MINIMUM AND 37 INCHES MAXIMUM. §11B-604.8.2.1
- WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH SECTION 11B-604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE AND FOLLOW SUGGESTED DIMENSIONS ON TABLE 11B-604.9. §11B-604.9
- WHERE URINALS ARE PROVIDED, AT LEAST 10 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-605. §11B-213.3.3.
- URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.URINALS SHALL BE 13½ INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OPERABLE PARTS EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR. §11B-605.4

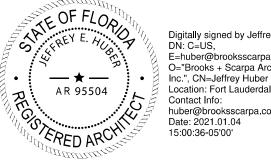
FIXTURE. §11B-605.2

- WHERE LAVATORIES ARE PROVIDED, AT LEAST 10 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-606 AND SHALL NOT BE LOCATED IN A TOILET COMPARTMENT. §11B-213.3.4, §11B-606.1.
- FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES. POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. §11B-606.2
- LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-606.3

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD BID ISSUE YYYY-MM-DD

YYYY-MM-DD

CONSTRUCTION ISSUE



ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

> 1650 HARRISON STREET HOLLYWOOD, FL 33020 **PROJECT** 01924.0

Digitally signed by Jeffrey Huber

O="Brooks + Scarpa Architects,

E=huber@brooksscarpa.com

Location: Fort Lauderdale, FL

Contact Info:



NUMBER: **REVISIONS** SHEET TITLE: DISABLED ACCESS COMPLIANCE SCALE: DATE PRINTED: 1/4/2021 11:47:07 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

- SIGNS RELATED TO TOILETS AND BATHING FACILITIES
- 30. ENTRANCES LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS.
- 31. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST COMPLIANT TOILET ROOM OR BATHING ROOM WITHIN THE FACILITY SHALL BE PROVIDED.
- 32. SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA.
- 33. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA.
- 34. WHERE CLUSTERED SINGLE USER TOILET ROOMS OR BATHING FACILITIES ARE PERMITTED TO USE EXCEPTIONS TO 11B-213.2 TOILET AND BATHING ROOMS, TOILET ROOMS OR BATHING FACILITIES COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA UNLESS ALL TOILET ROOMS AND BATHING FACILITIES COMPLY WITH 11B-603 TOILET AND BATHING ROOMS.
- 35. EXISTING BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC TOILET ROOMS OR BATHING ROOMS FOR PUBLIC USE THAT COMPLY WITH THESE BUILDING STANDARDS SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING LOBBY OR ENTRANCE ON A SIGN COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. §11B-216.8
 - WASHING MACHINE AND CLOTHES DRYERS
- 36. WASHING MACHINES AND CLOTHES DRYER'S OPERABLE PARTS MUST COMPLY WITH SECTION 11B-309 OPERABLE PARTS. §11B-611.3
- 37. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B-611.4

F. COMMUNICATION ELEMENTS AND FEATURES

- ASSISTIVE LISTENING SYSTEMS
- ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS, USED FOR THE PURPOSE OF ENTERTAINMENT, EDUCATIONAL OR CIVIC GATHERINGS, OR SIMILAR PURPOSES. §11B-219.2 NOTE: ASSEMBLY AREAS INCLUDE, BUT ARE NOT LIMITED TO, CLASSROOMS, LECTURE HALLS, COURTROOMS, PUBLIC MEETING ROOMS, PUBLIC HEARING ROOMS, LEGISLATIVE CHAMBERS, MOTION PICTURE HOUSES, AUDITORIA, THEATERS, PLAYHOUSES, DINNER THEATERS, CONCERT HALLS, CENTERS FOR THE PERFORMING ARTS, AMPHITHEATERS, ARENAS, STADIUMS, GRANDSTANDS, OR CONVENTION CENTERS. § 202, §11B-219.2
- 2. PROVIDE (_____) ASSISTIVE LISTENING SYSTEMS. A MINIMUM NUMBER OF RECEIVERS EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO. TWENTY-FIVE PERCENT MINIMUM OF RECEIVERS PROVIDED FOR ASSISTIVE LISTENING SYSTEMS, BUT NO FEWER THAN TWO, SHALL BE HEARING-AID COMPATIBLE WITH EXCEPTION WHEN ALL SEATS IN AN ASSEMBLY AREA ARE SERVED BY MEANS OF AN INDUCTION LOOP. §11B-219.3
 - TWO-WAY COMMUNICATION SYSTEMS
- 1. TWO-WAY COMMUNICATION SYSTEMS THAT ARE PROVIDED TO GAIN ADMITTANCE TO A BUILDING OR FACILITY OR TO RESTRICTED AREAS WITHIN A BUILDING OR FACILITY SHALL PROVIDE BOTH AUDIBLE AND VISUAL SIGNALS. HANDSET CORDS, IF PROVIDED, SHALL BE 29 INCHES LONG MINIMUM. §11B-230.1, §11B-708
- 2. COMMON USE OR PUBLIC USE SYSTEM INTERFACE OF COMMUNICATIONS SYSTEMS BETWEEN A RESIDENTIAL DWELLING UNIT AND A SITE, BUILDING, OR FLOOR ENTRANCE SHALL INCLUDE THE CAPABILITY OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE RESIDENTIAL DWELLING UNIT INTERFACE. §11B-708.4.1
- 3. RESIDENTIAL DWELLING UNIT SYSTEM INTERFACE OF COMMUNICATIONS SYSTEMS BETWEEN A RESIDENTIAL DWELLING UNIT AND A SITE, BUILDING, OR FLOOR ENTRANCE SHALL INCLUDE A TELEPHONE JACK CAPABLE OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE COMMON USE OR PUBLIC USE SYSTEM INTERFACE. §11B-708.4.2
 - TELEPHONES
- 4. WHERE COIN-OPERATED PUBLIC PAY TELEPHONES, COIN LESS PUBLIC PAY TELEPHONES, PUBLIC CLOSED-CIRCUIT TELEPHONES, PUBLIC COURTESY PHONES, OR OTHER TYPES OF PUBLIC TELEPHONES ARE PROVIDED, PUBLIC TELEPHONES SHALL BE PROVIDED IN ACCORDANCE WITH 11B-217 TELEPHONES FOR EACH TYPE OF PUBLIC TELEPHONE PROVIDED. A BANK OF TELEPHONES SHALL BE CONSIDERED TO BE TWO OR MORE ADJACENT TELEPHONES. §11B-217.1
- 5. PROVIDE (_____) WHEELCHAIR ACCESSIBLE TELEPHONES IN ACCORDANCE WITH TABLE 11B-217.2. §11B-217.2

G. SPECIAL ROOMS, SPACES, AND ELEMENTS

- KITCHEN, KITCHENTTES AND WET BARS
 - PROVIDE A SECTION AND DETAIL SHOWING THAT SINKS COMPLY WITH 11B-606 LAVATORIES AND SINKS, INCLUDING CLEAR FLOOR SPACE, HEIGHT, FAUCETS, AND AT EXPOSED PIPES AND SURFACES. § 11B-804 4
- 2. SHOW THAT AT LEAST 50 PERCENT OF THE SHELF SPACE IS WITHIN REQUIRED REACH RANGES. §11B-804.5
- 3. AS A RANGE/COOKTOP IS PROVIDED, DETAIL THE REQUIRED FORWARD REACH APPROACH AT THE SINK. §11B-804.6.4

SCHEMATIC DESIGN 2020-03-01
DESIGN DEVELOPMENT 2020-01-04
CONSTRUCTION DOCUMENTS YYYY-MM-DD
PLAN CHECK SUBMITTAL YYYY-MM-DD
PERMIT SET YYYY-MM-DD
BID ISSUE YYYY-MM-DD

YYYY-MM-DD

CONSTRUCTION ISSUE



ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

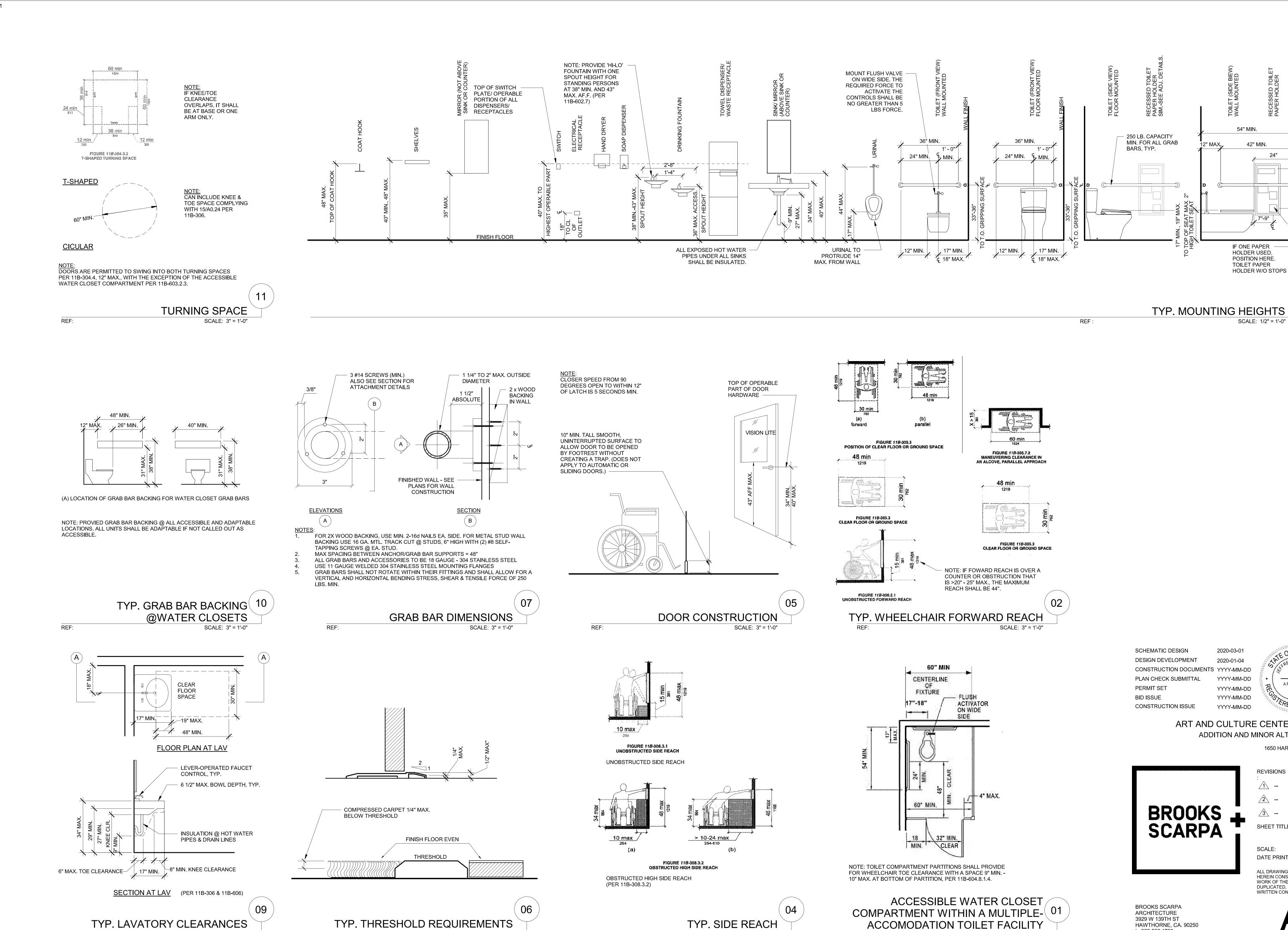
1650 HARRISON STREET HOLLYWOOD, FL 33020



	PROJECT NUMBER:	01924
EVISIONS	NOMBER.	
<u> </u>	4	
<u>^</u>	<u> </u>	
<u> </u>	<u>6</u>	-
HEET TITLE:		
CALE:	DISA	BLED ACCES COMPLIANC 12" = 1'-'
ATE PRINTED:	1	/4/2021 11:47:08 A
	ITTEN MATER	DIAL ADDEADING

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250 t: 323.596.4700 f: 310.453.9606 A0.22



SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE

DUPLICATED, USED OR DISCLOSED WITHOUT THE

WRITTEN CONSENT OF THE ARCHITECT.

Digitally signed by Jeffrey Huber

E=huber@brooksscarpa.com O="Brooks + Scarpa Architects,

Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info:

DISABLED ACCESS

COMPLIANCE

1/4/2021 11:47:12 AM

As indicated

Date: 2021.01.04 15:00:43-05'00'

1650 HARRISON STREET HOLLYWOOD, FL 33020

PROJECT

NUMBER:

DN: C=US,

54" MIN.

42" MIN.

IF ONE PAPER

HOLDER USED,

POSITION HERE.

HOLDER W/O STOPS

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

2020-03-01

2020-01-04

YYYY-MM-DD

YYYY-MM-DD

YYYY-MM-DD

YYYY-MM-DD

HAWTHORNE, CA. 90250

t: 323.596.4700

f: 310.453.9606

SCALE: 3" = 1'-0"

ART AND CULTURE CENTER EDUCATION FACILITY

REVISIONS

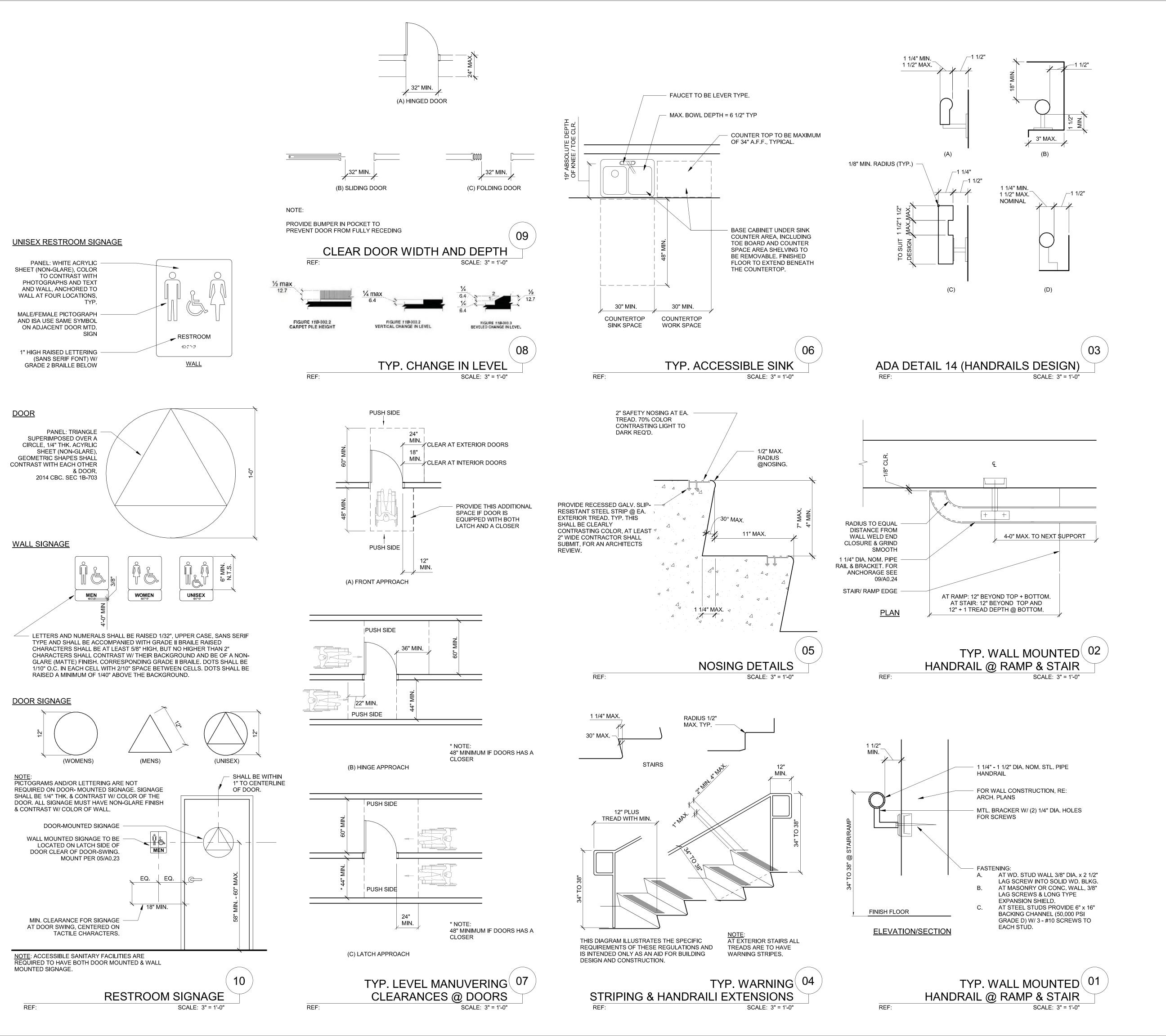
SHEET TITLE:

DATE PRINTED:

SCALE:

ADDITION AND MINOR ALTERATION TO EXISTING BLDG

TOILET PAPER



SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD AR 95504 PERMIT SET YYYY-MM-DD **BID ISSUE** YYYY-MM-DD CONSTRUCTION ISSUE YYYY-MM-DD



Location: Fort Lauderdale, FL Contact Info: Date: 2021.01.04 15:00:44-05'00'

Digitally signed by Jeffrey Huber

E=huber@brooksscarpa.com O="Brooks + Scarpa Architects,

Inc.", CN=Jeffrey Huber

DN: C=US,

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG

1650 HARRISON STREET HOLLYWOOD, FL 33020



BROOKS SCARPA

ARCHITECTURE 3929 W 139TH ST

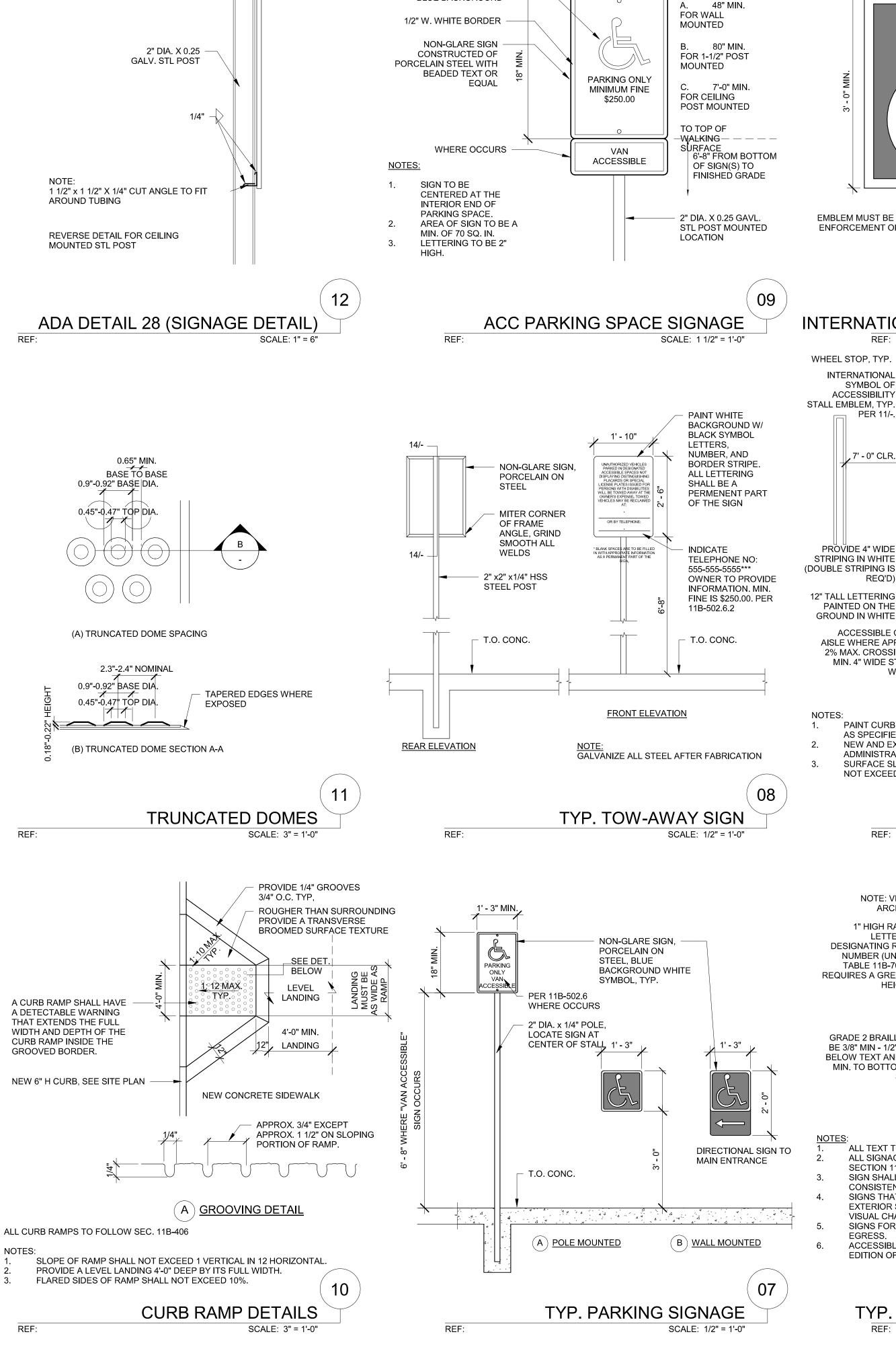
t: 323.596.4700

f: 310.453.9606

PROJECT NUMBER: REVISIONS SHEET TITLE: DISABLED ACCESS COMPLIANCE SCALE: DATE PRINTED: 1/4/2021 11:47:15 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

HAWTHORNE, CA. 90250



HSS 2X2X0.25 GAVL. STL

MOUNTED LOCATION

1/2" RADIUS, TYP.

6" HIGH WHITE ISA

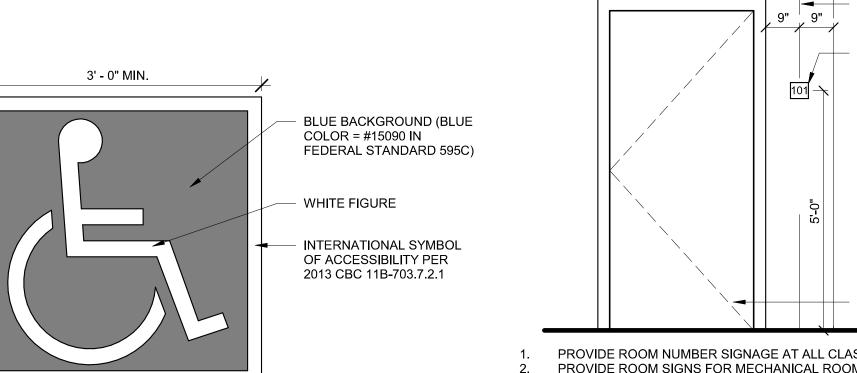
SYMBOL AND TEXT ON BLUE BACKGROUND

POST - CEILING

1/4" MTL. CAP

1/8"

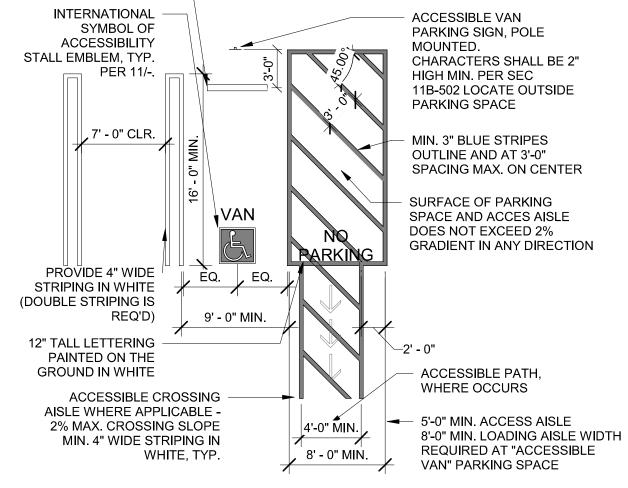
WELD TO TUBING



SCALE: 1" = 1'-0"

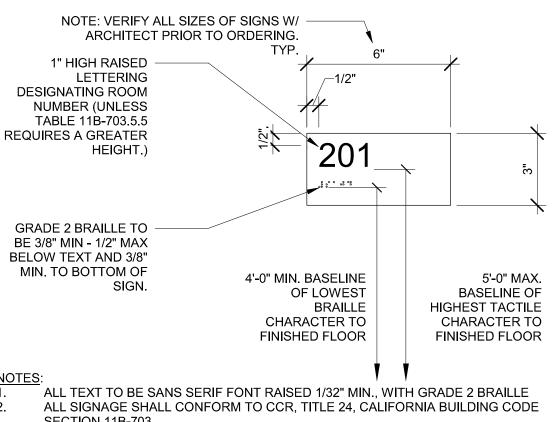
EMBLEM MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE

06 INTERNATIONAL SYMBOL OF ACCESSIBILITY



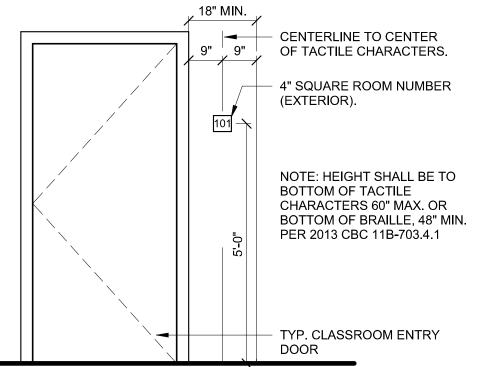
- PAINT CURB MARKINGS AND METAL SIGNS COLOR: 15090 FEDERAL STANDARDS 595A AS SPECIFIED IN SEC. 522(b) OF THE REGULATIONS. (SIMILAR TO ROYAL BLUE) NEW AND EXISTING AC PARKING AND ACCESS WILL COMPLY WITH CA
- ADMINISTRATIVE CODE 24, AND COUNTY OF LA PARKING CODE. SURFACE SLOPES OF AC PARKING SPACES SHALL BE THE MIN. POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION.

TYP. ACCESSIBLE PARKING SCALE: 1/8" = 1'-0"



- SECTION 11B-703. SIGN SHALL BE NON- GLARE, ACRYLIC, OR OTHER SOLID MATERIAL OF
- CONSISTENT COLOR. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR AND EXTERIOR SPACES AND FACILITIES OF THE SITE SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS.
- SIGNS FOR MEANS OF EGRESS SHALL COMPLY WITH 11B-216.4 MEANS OF ACCESSIBLE SIGNS TO CONFORM WITH THE REQUIREMENTS OF THE LATEST
- EDITION OF THE CBC- CHAPTER 11B-703. (703.1 TO 703.7.2.6.3)

TYP. ROOM IDENTIFICATION SIGNAGE SCALE: 3" = 1'-0"

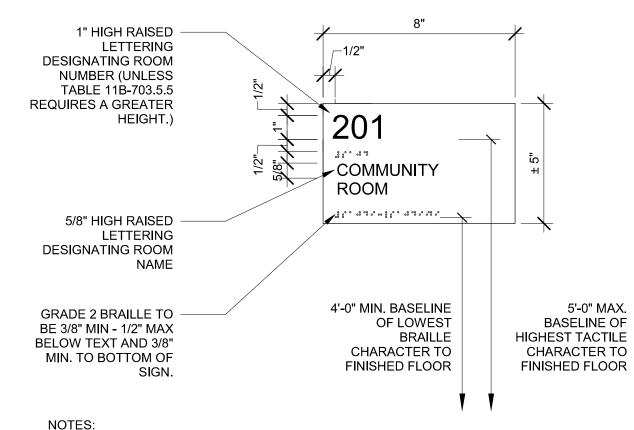


- PROVIDE ROOM NUMBER SIGNAGE AT ALL CLASSROOM DOORS AS SHOWN ABOVE. PROVIDE ROOM SIGNS FOR MECHANICAL ROOMS, ELECTRICAL ROOMS, TRASH ROOMS, STORAGE ROOMS, MACHINE ROOM, ETC. SIGNS SHALL BE SQUARE SHAPE, TYPICAL, AND WALL MOUNTED ADJACENT TO DOOR, SIM. TO ABOVE. ROOM NUMBER/NAME SHALL BE CONTRASTING COLOR, SIGN BACKGROUND SHALL MATCH WALL COLOR.
- PROVIDE A SIGN IN ADMINISTRATION STATING THE MAX OCCUPANCY. CONTRACTOR SHALL PROVIDE SIGNAGE REQUIRED BY FIRE DEPARTMENT AS NECESSARY.
- PROVIDE THE FOLLOWING SIGNS:
- a). 'SMOKING IS PROHIBITED WITHIN 25' OF ENTRIES, AIR INTAKES AND WINDOWS.' b). 'SMOKING IS PROHIBITED IN ALL COMMON AREAS.'
- PROVIDE EXIT SIGNS AS REQUIRED BY CODE.

DOOR SIGNAGE GENERAL NOTES

SCALE: 3" = 1'-0"

03

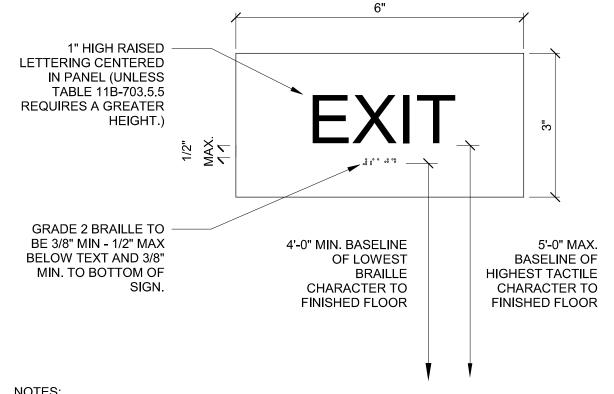


ALL TEXT TO BE SANS SERIF FONT RAISED 1/32" MIN., WITH GRADE 2 BRAILLE ALL SIGNAGE SHALL CONFORM TO CCR, TITLE 24, CALIFORNIA BUILDING CODE **SECTION 11B-703.**

- SIGN SHALL BE NON- GLARE, ACRYLIC, OR OTHER SOLID MATERIAL OF
- CONSISTENT COLOR.
- SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR AND EXTERIOR SPACES AND FACILITIES OF THE SITE SHALL COMPLY WITH 11B-703.5
- VISUAL CHARACTERS. SIGNS FOR MEANS OF EGRESS SHALL COMPLY WITH 11B-216.4 MEANS OF EGRESS.
- ACCESSIBLE SIGNS TO CONFORM WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CBC- CHAPTER 11B-703. (703.1 TO 703.7.2.6.3)

TYP. ROOM IDENTIFICATION SIGNAGE

SCALE: 3" = 1'-0"



LOCATE AT ALL GRADE LEVEL EXTERIOR EXIT DOORS. ALL TEXT TO BE SANS SERIF FONT RAISED 1/32" MIN., WITH GRADE 2 BRAILLE. SIGN SHALL BE NON- GLARE, ACRYLIC, OR OTHER SOLID MATERIAL OF

- SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR AND EXTERIOR SPACES AND FACILITIES OF THE SITE SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS.
- SIGNS FOR MEANS OF EGRESS SHALL COMPLY WITH 11B-216.4 MEANS OF
- ACCESSIBLE SIGN TO CONFORM WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CBC- CHAPTER 11B-703. (703.1 TO 703.7.2.6.3)

TYP. TACTILE EXIT SIGNAGE SCALE: 3" = 1'-0"

Table 11B-703.5.5 Visual Character Height

Table	178-703.5.5 Visual Character Heigh	t
Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches (1016 mm) to less	less than 72 inches (1829 mm)	5/8 inch (15.9 mm)
than or equal to 70 inches (1778 mm)	72 inches (1829 mm) and greater	5/8 inch (15.9 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1829 mm)
Greater than 70 inches (1778 mm)	less than 180 inches (4572 mm)	2 inches (51 mm)
to less than or equal to 120 inches (3048 mm)	180 inches (4572 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4572 mm)
greater than 120 inches (3048 mm)	less than 21 feet (6401 mm)	3 inches (76 mm)
	21 feet (6401 mm) and greater	3 inches (76 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6401 mm)

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD BID ISSUE YYYY-MM-DD

CONSTRUCTION ISSUE



O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: Date: 2021.01.04 15:00:45-05'00'

Digitally signed by Jeffrey Huber

E=huber@brooksscarpa.com

DN: C=US,

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG

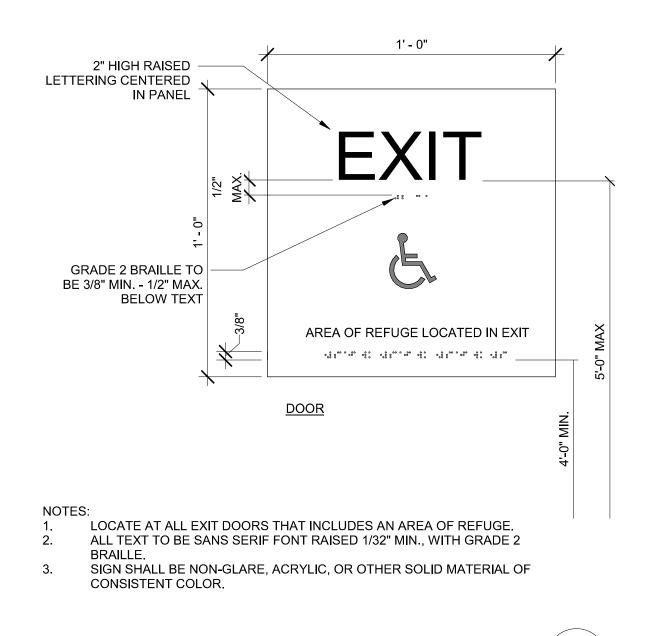
YYYY-MM-DD

1650 HARRISON STREET HOLLYWOOD, FL 33020



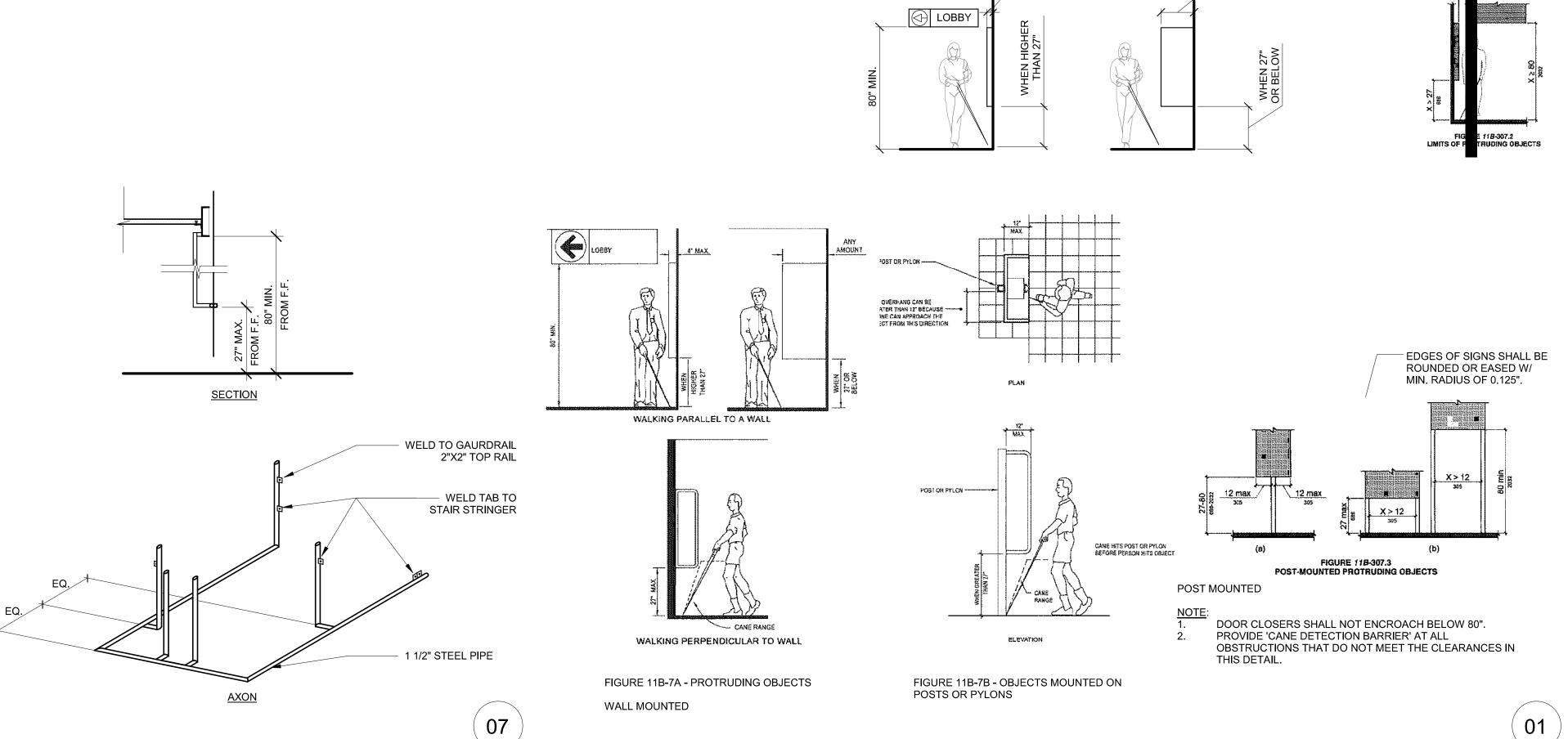
PROJECT NUMBER: **REVISIONS** SHEET TITLE: **DISABLED ACCESS** COMPLIANCE SCALE: As indicated DATE PRINTED: 1/4/2021 11:47:20 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



AREA OF REFUGE SIGNAGE AT EXIT DOOR SCALE: 3" = 1'-0"

ANY AMOUNT



AXON & SECTION @ CANE DETECTION

SCALE: 3/8" = 1'-0"

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD **BID ISSUE** YYYY-MM-DD CONSTRUCTION ISSUE YYYY-MM-DD



Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:46-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020



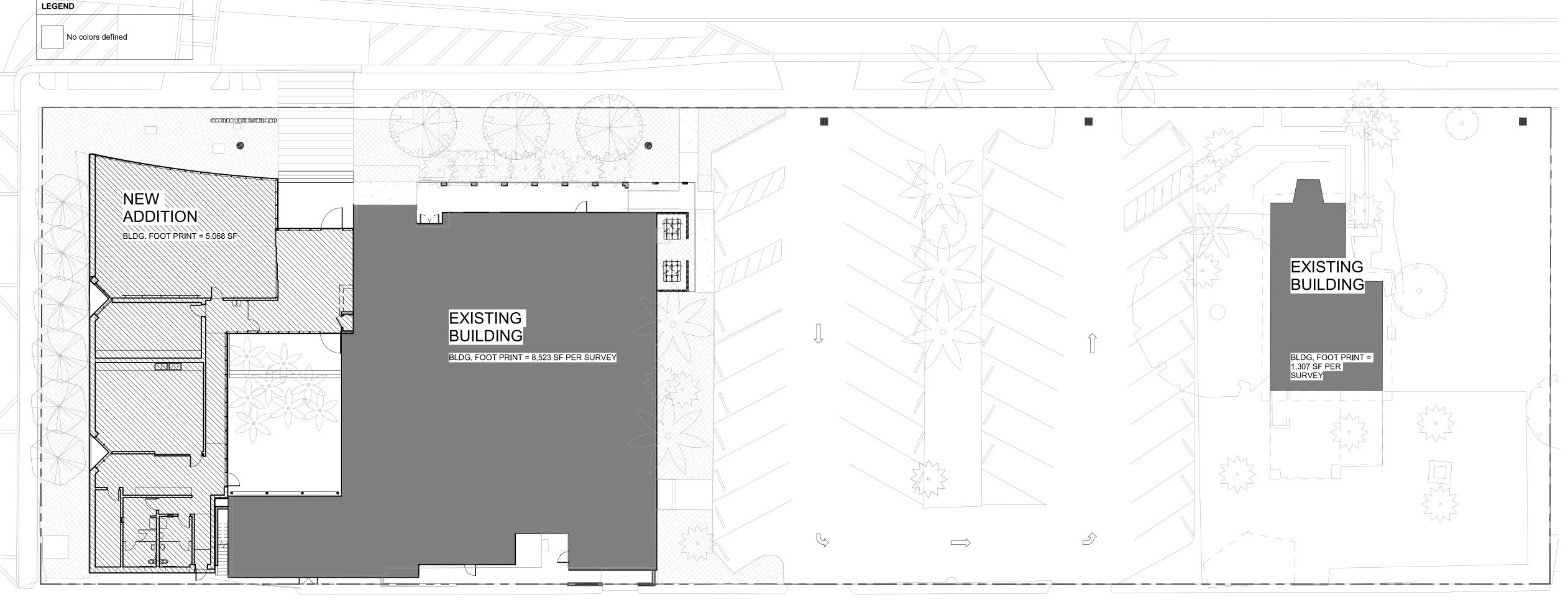
BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250

t: 323.596.4700 f: 310.453.9606

REVISIONS	PROJECT NUMBER:	01924
: 	<u></u>	
<u>^2</u>	<u> </u>	
<u>/3</u>	<u>^</u> 6	
SHEET TITLE:		
SCALE:	DISABLE CO	D ACCES MPLIANO As indicat
DATE PRINTED:	1/4/202	21 11:47:23 /

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TYP. PROTRUDING OBJECTS CLEARANCE SCALE: 3" = 1'-0"

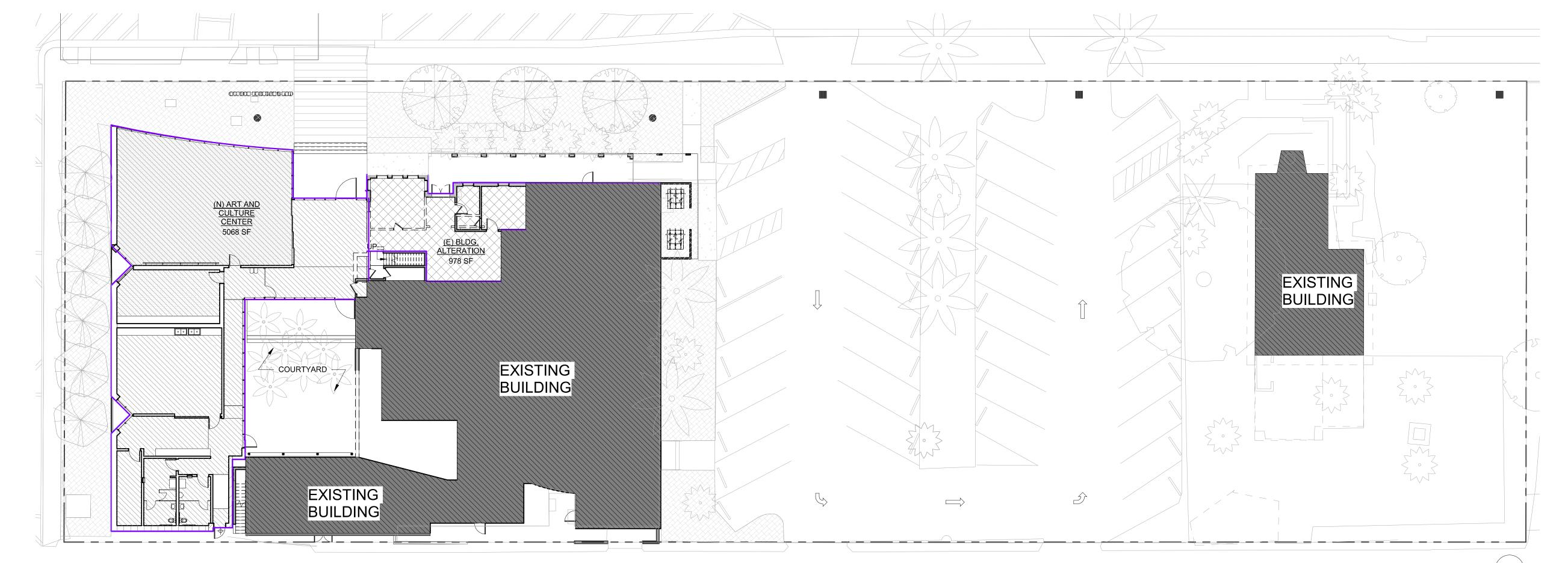


BUILDING LOT COVERAGE DIAGRAM

SCALE: 1/16" = 1'-0"

ALTERATION NEW BUILDING

EXISTING BUILDING



1ST FLOOR ALLOWABLE AREA - FAR

SCALE: 1/16" = 1'-0"

ALLOWABLE AREA - FAR

SHALL BE DEFINED AS SUCH:

PORTION	DESCRIPTION	AREA	
(E) BLDG.	EXISTING BUILDING	12607 SF PER RECORDS	

(E) BLDG. ALTERATION ALTERATION 978 SF

FLOOR AREA CALCULATION

(N) ART AND CULTURE CENTER NEW BUILDING 5068 SF
TOTAL TOTAL 18,653 SF

NOTE: PER CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE, FLOOR AREA

THE SUM OF THE AREAS OF THE FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE EXTERIOR FACE OF AN ARCHITECTURAL PROJECTION, FROM THE CENTERLINE OF WALLS SEPARATING TWO ATTACHED BUILDINGS. THE CALCULATION OF FLOOR AREA FOR UNIT SIZES IS MEASURED FROM THE CENTERLINE OF A PARTY WALL TO THE INTERIOR FACE OF AN EXTERIOR WALL. THE FLOOR AREA SHALL INCLUDE ALL AREAS EXCEPT OF THOSE AREAS LISTED BELOW, UNLESS OTHERWISE PROVIDED FOR IN ORD. 0-95-25(PASSED 3-22-95):

- ACCESSORY WATER TANKS OR COOLING TOWERS.
 UNENCLOSED EXTERIOR STAIRCASES AND STEPS; EXTERIOR OPEN FIRE ESCAPES
- AND OPEN STAIRWELLS.
 ATTIC SPACE, WHEATHER OR NOT A FLOOR ACTUALLY HAS BEEN LAID PROVIDING
- STRUCTURAL HEADROOM OF LESS THAN SEVEN FEET SIX INCHES.
 UNENCLOSED EXTERIOR TERRACES, BREEZEWAYS, PORCHES OR HALLWAYS WHICH
- PROVIDE ACCESS TO A UNIT OR UNITS.

 ANY FLOOR SPACE ASSOCIATED WITH AN ACCESSORY OFF-STREET PARKING GARAGE.

 HOWEVER, IF THE PARKING GARAGE IS THE MAIN PERMITTED USE, THEN THE FLOOR

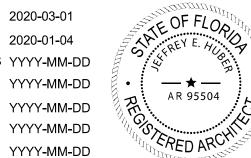
 AREA OF THE PARKING LEVELS SHALL BE INCLUDED IN THE CALCULATION FOR FLOOR
- AREA RATIO.
 MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE THE MAIN ROOF DECK.
- EXTERIOR UNENCLOSED PRIVATE OR PUBLIC BALCONIES.
 FLOOR AREA LOCATED BELOW GRADE; HOWEVER, IF THE CEILING IS ABOVE GRADE,
 HALF OF THE FLOOR AREA THAT IS BELOW GRADE SHALL BE INCLUDED IN THE FLOOR
- AREA RATIO CALCULATION (FAR). ENCLOSED GARBAGE ROOMS, ENCLOSED WITHING THE BUILDING ON THE GROUND
- FLOOR LEVEL. EXTERIOR ELEVATOR AND LANDING.

IN VOLUMETRIC BUILDINGS WHERE THERE ARE NO INTERIOR FLOORS. THE FLOOR AREA SHALL BE CALCULATED AS IF THERE WAS A FLOOR FOR EVERY TEN FEET, OR FRACTION THEREOF, OF HEIGHT.

LOT COVERAGE AREA MATRIX	
NEW ADDITION BUILDING FOOTPRINT	5,068 SF
EXISTING BUILDING I FOOTPRINT PER SURVEY	8,523 SF
EXISTING BUILDING II FOOTPRINT PER SURVEY	1,307 SF
TOTAL	14,898 SF
LOT AREA	51,753 SF
LOT COVERAGE (TOTAL BUILDING FOOTPRINT/LOT AREA)	28.8 %

SCHEMATIC DESIGN 2020-03-01
DESIGN DEVELOPMENT 2020-01-04
CONSTRUCTION DOCUMENTS YYYY-MM-DD
PLAN CHECK SUBMITTAL YYYY-MM-DD
PERMIT SET YYYY-MM-DD
BID ISSUE YYYY-MM-DD

CONSTRUCTION ISSUE



Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:46-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT 01924.0



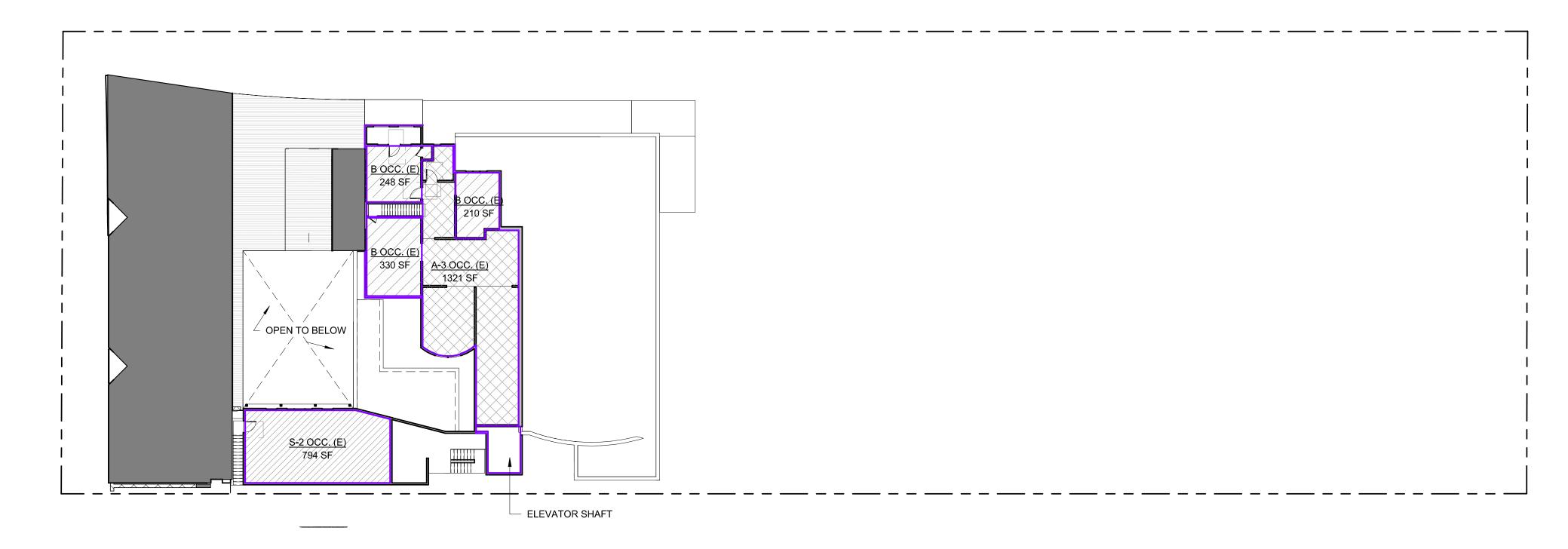
	PROJECT NUMBER:	
REVISIONS		
<u></u>	4	
<u>^2</u>	<u>/5</u>	
<u></u>	<u>6</u>	
SHEET TITLE:		
	ALLOWARIE	FI OOR A

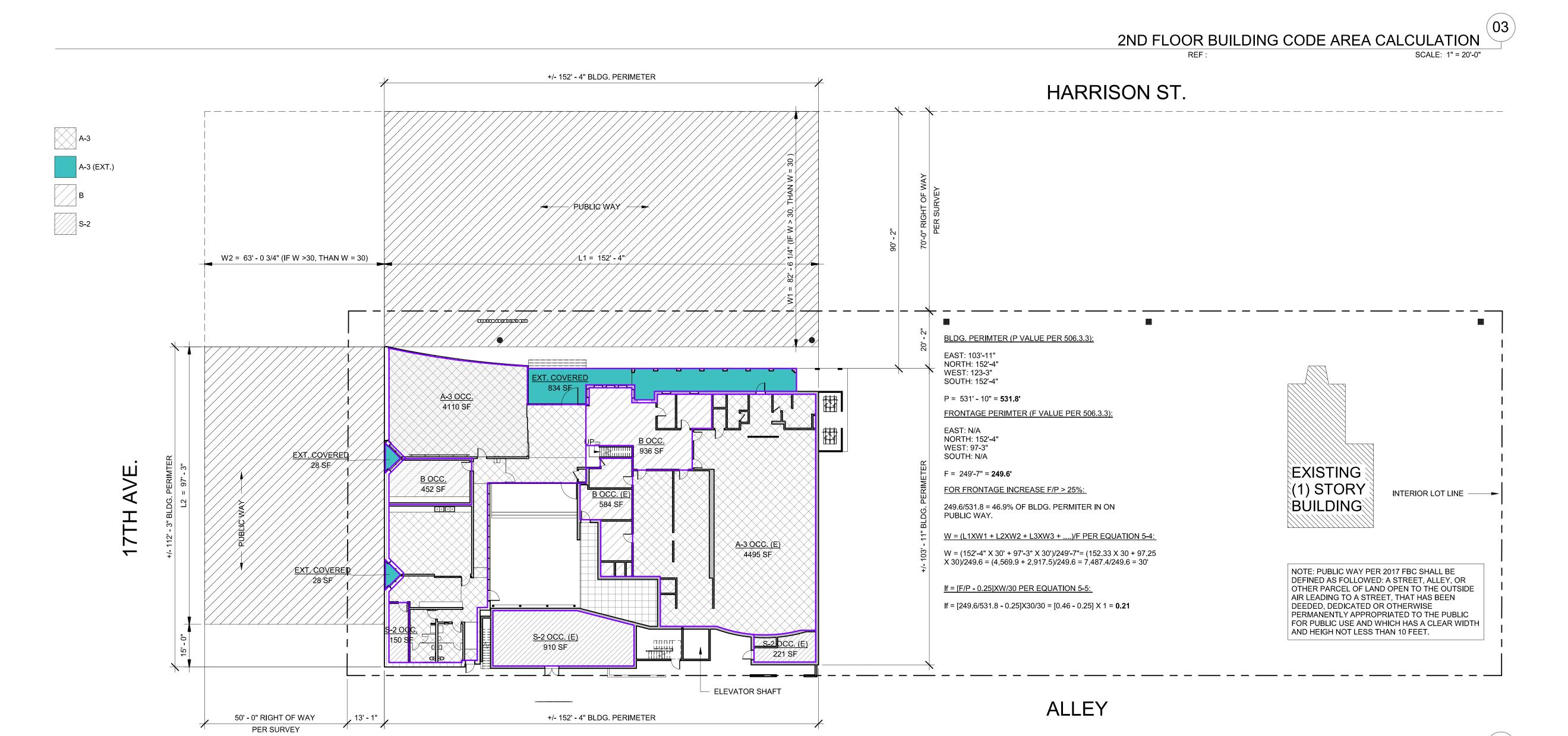
ALLOWABLE FLOOR AREA FAR
SCALE: 1/16" =
DATE PRINTED: 1/4/2021 11:47:34¹'-0"

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250 t: 323.596.4700 f: 310.453.9606 A0.50

04/01/2021





BUILDING & SAFETY TYPE OF TYPE V-A NON SPRINKLERED CONSTRUCTION: NOTE: EXISTING BUILDIN, NEW ADDITION SHALL BE FULLY SPRINKLERED, NFPA 13 BUT FOR PURPOSE OF AREA CALCULATION, NON SPRINKLERED BUILDING TABULAR FACTOR SHALL BE APPLIED OCCUPANCY GROUP: 'A-3' ASSEMBLY 'B' BUSINESS PER TABLE 504.4: **HEIGHT LIMIT:** • A-3 GROUP OF TYPE V-A = 2 STORIES, 50FEET • B GROUP OF TYPE V-A = 3 STORIES, 50 FEET NOTE: BUILDING IS FULLY SPRINKLERED PER SECT. 903.3.11 30'-0" **BUILDING HEIGHT** (SEE SECTIONS ON SHT. A5.00- A5.02) PROVIDED: AVERAGE GRADE PLANE (__'+__'+__'+__')/4 =__'/4 ALLOWABLE AREA: PER TABLE 506.2 A-3 GROUP OF TYPE V-A = 24,000 SF B GROUP OF TYPE V-A = 36,000 SF **EQUATION 5-3 PER FBC 506.2.4** FOR PURPOSE OF BUILDING AREA CALCULATION ADDITION AND EXISTING BUILDING SHALL BE CALCULATED AS ONE BUILDING WITH MULTI-OCCUPANCY, MULTI-STORY. Aa = [At + (NS X If)]A-3 = 11,500 SF (NON SPRINKLERED) B = 18,000 SF (NON SPRINKLERED) S = 21,000 SF (NON SPRINKLERED) A-3 At = [11,500 + (11,500 X 0.21)] = 13,915 SF B At = $[18,000 + (18,000 \times 0.21)] = 21,780 \text{ SF}$ $At = [21,000 + (21,000 \times 0.21)] = 25,410 SF$ AREA PROVIDED: 1ST FLOOR 9,494 SF = 0.6813,915 SF <u>1,972 SF</u> = 0.09 —— → 0.82 < 1</p> 21,780 SF

AREA CALCULATION PER 2017 FBC

 $\frac{1,281 \text{ SF}}{25,410 \text{ SF}} = 0.05$

13,915 SF

21,780 SF

25,410 SF

 $\frac{1,321 \text{ SF}}{1} = 0.09$

 $\frac{788 \text{ SF}}{} = 0.04 \longrightarrow 0.16 < 1$

2ND FLOOR

40T FLOOD	Α. Ο	0004.05	
1ST FLOOR	A-3	8604 SF	
1ST FLOOR	A-3 (EXT.)	890 SF	
1ST FLOOR	В	1972 SF	
1ST FLOOR	S-2	1281 SF	
1ST FLOOR: 11		12747 SF	
2ND FLOOR	A-3	1321 SF	
2ND FLOOR	В	788 SF	
2ND FLOOR	S-2	794 SF	
2ND FLOOR: 5		2903 SF	
TOTAL BUILDING AREA		15650 SF	

SCHEMATIC DESIGN 2020-03-01
DESIGN DEVELOPMENT 2020-01-04
CONSTRUCTION DOCUMENTS YYYY-MM-DD
PLAN CHECK SUBMITTAL YYYY-MM-DD
PERMIT SET YYYY-MM-DD
BID ISSUE YYYY-MM-DD
CONSTRUCTION ISSUE YYYY-MM-DD



O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:51-05'00'

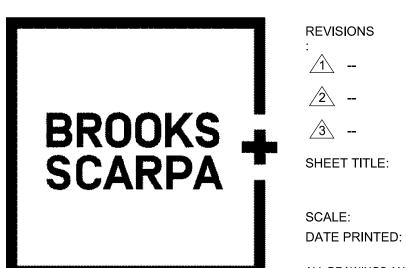
DN: C=US,

Digitally signed by Jeffrey Huber

E=huber@brooksscarpa.com

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020



PROJECT NUMBER:

REVISIONS:

1 - 4 -
2 -- 5 -
3 -- 6 -
SHEET TITLE:

FBC ALLOWABLE

FBC ALLOWABLE AREA
SCALE: As indicated

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250 t: 323.596.4700

f: 310.453.9606

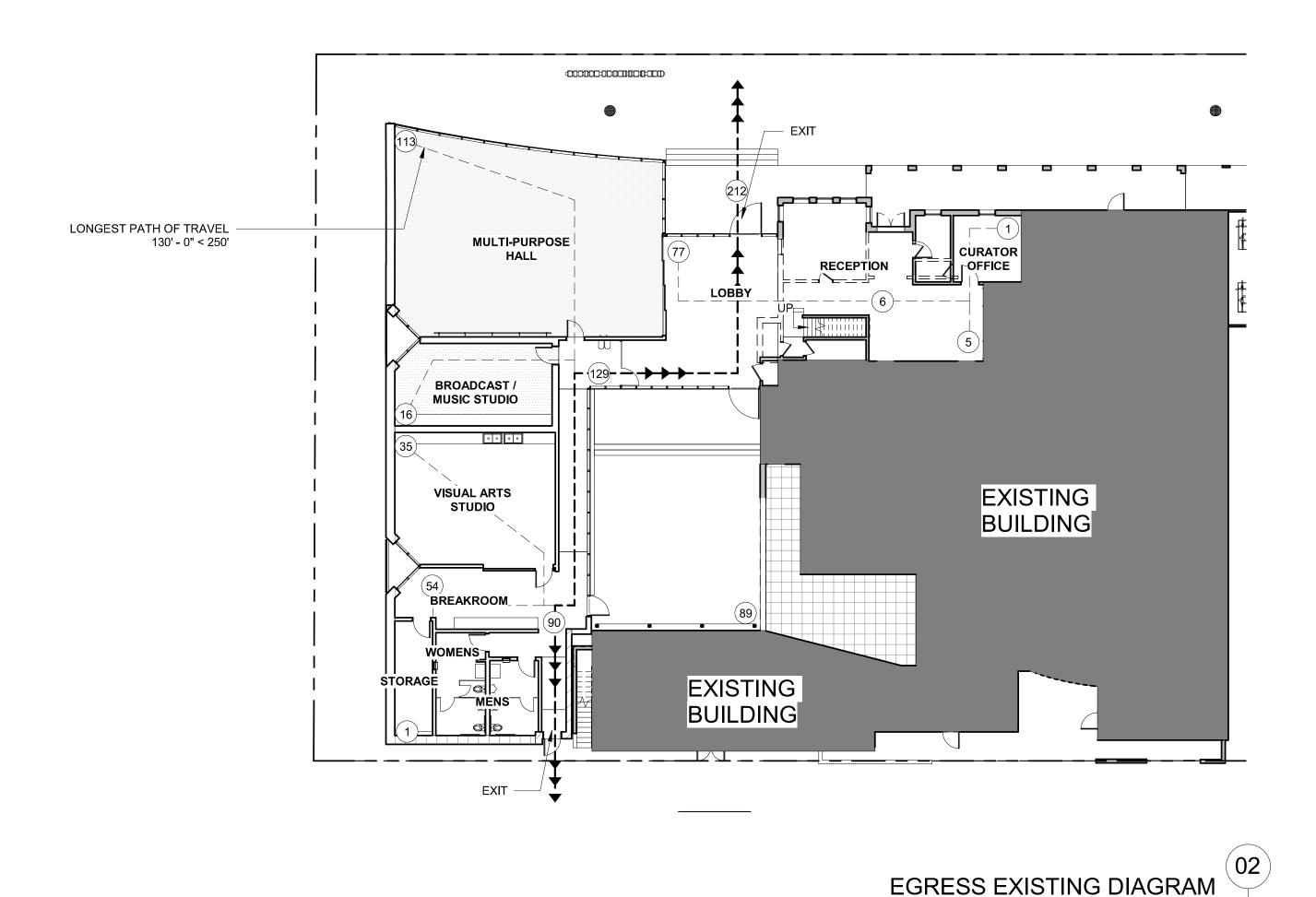
A0.51

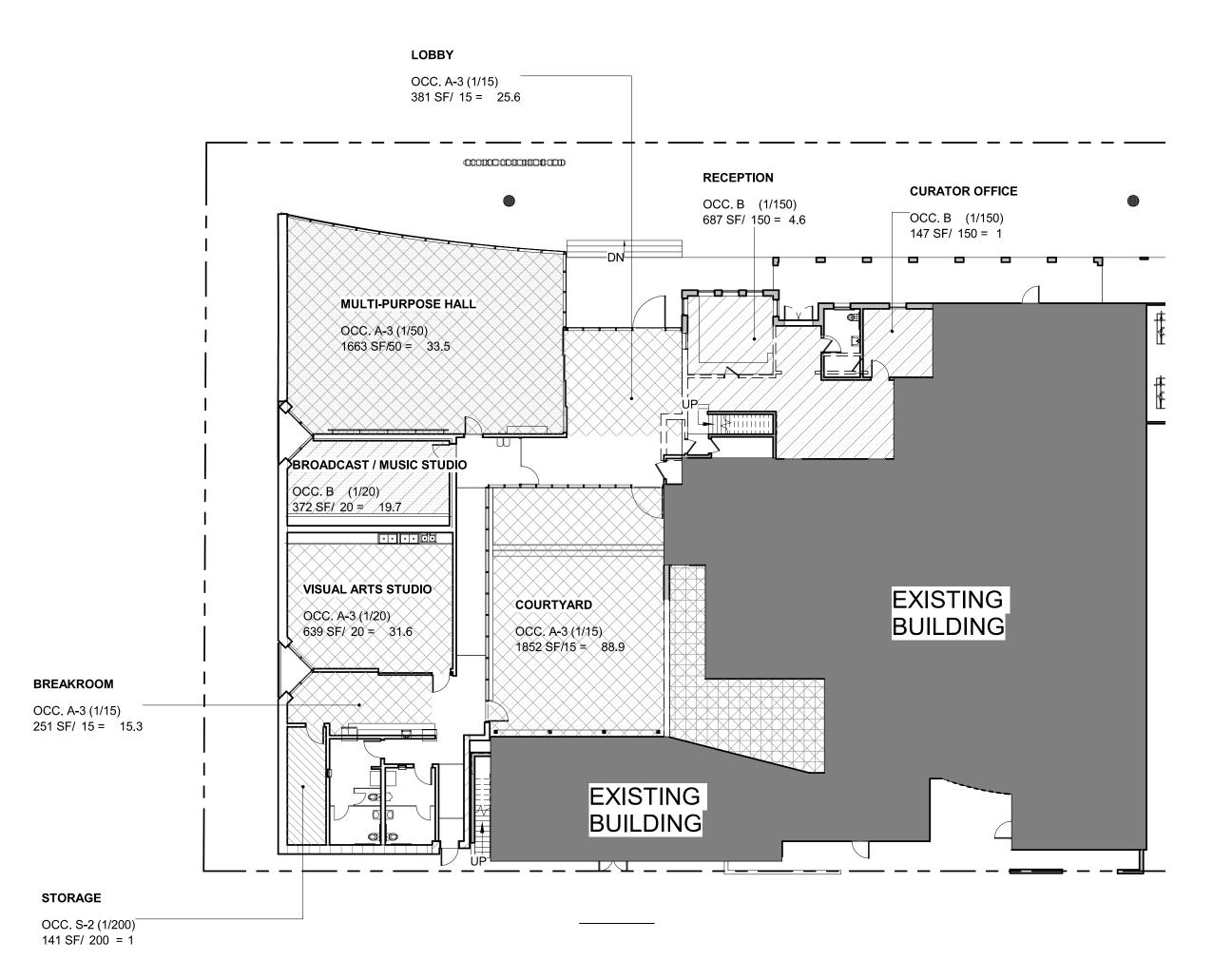
1/4/2021 11:47:45 AM

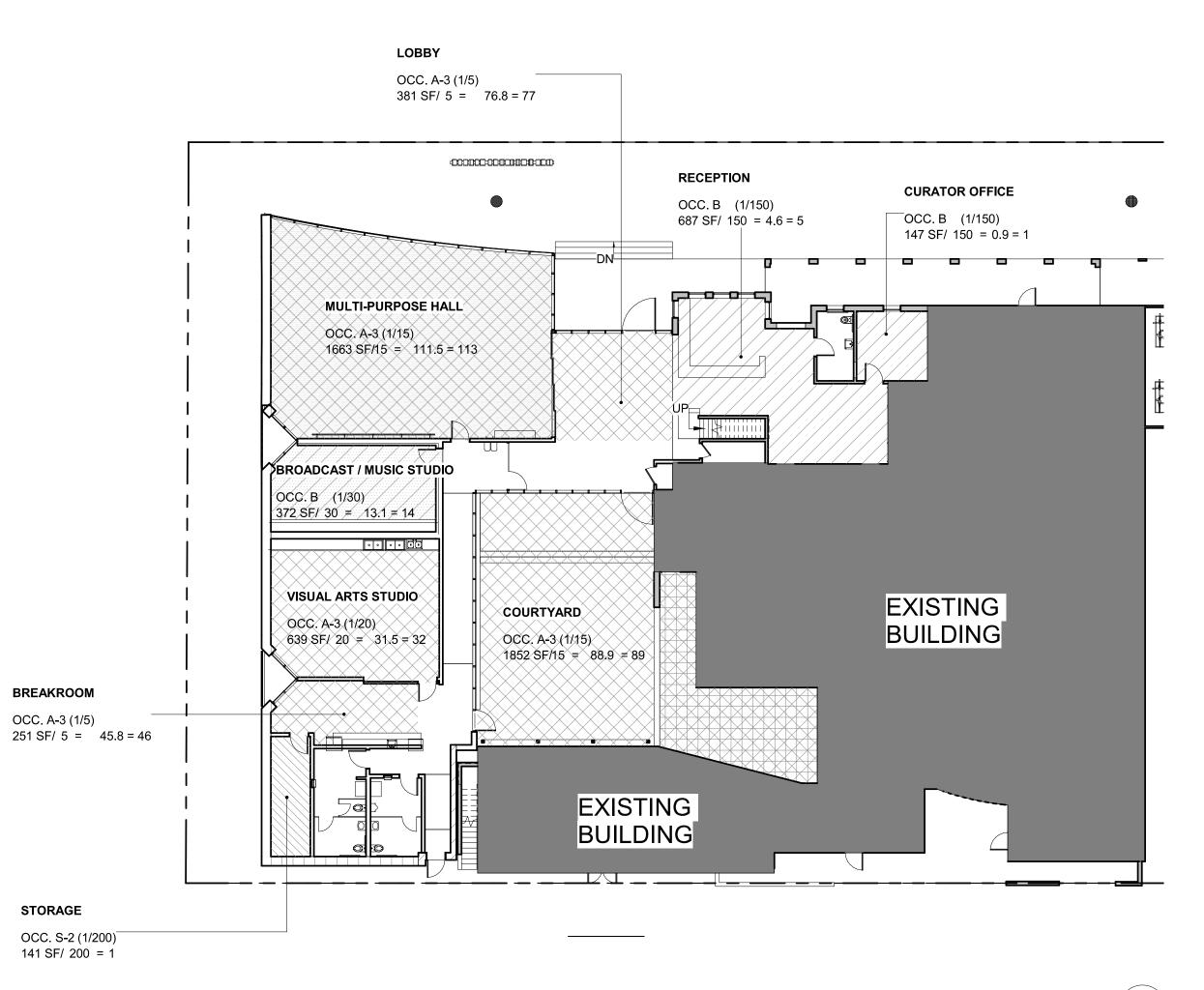
1ST FLOOR BUILDING CODE AREA CALCULATION/FRONTAGE INCREASE

REF:

SCALE: 1" = 20'-0"







COMMON PATH OF EGRESS TRAVEL (PER 2017 FBC)
THAT PORTION OF THE EXIT ACCESS TRAVEL DISTANCE MEASURED FROM TEH MOST REMOTE POINT WITHIN A STORY TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS. MAXIMUM EXIT ACCESS TRAVEL DISTANCE PER 2017 FBC 1017.2 W/ SPRINKLER SYSTEM:

THAN 100' FROM THE NEAREST VISIBLE EXIT SIGN.

EXIT SIGN LOCATIONS & DIRECTION SHOWN PER SYMBOLS ON COVER SHEET A0.00. EXIT SIGNS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1011. EXIT SIGNS

SHALL BE VISIBLE FROM ANY DIRECTION OF APPROACH. NO POINT SHALL BE MORE

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BASED ON OCCUPANCY

MAXIMUM COMMON PATH OF EGRESS TRAVEL PER FBC 2017 1006.3.2.(2)

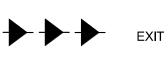
FOR 'A'

FOR 'A' = 250

'B' = 300

'S-2' = 400

LEGEND - EGRESS EXITING



GENERAL NOTES

EXIT PATH OF TRAVEL



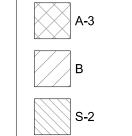
OCCUPANT LOAD

OCCUPANT LOAD TABLE

	OC	CUPANT	LOAD TAB	LE			
ROOM NAME	NUMBER	AREA	OCC.	OCC. LOAD FACTOR PER NFPA	OCC. LOAD PER NFPA	OCC. LOAD FACT. PER FBC	OCC. LOAD PER FBC
	1.00		T	T			Т
HALL	108	282 SF			0		0
		282 SF			0		0
LOBBY	100	381 SF	A-3	5	77	15	26
MULTI-PURPOSE HALL	101	1663 SF	A-3	15	112	50	34
VISUAL ARTS STUDIO	103	639 SF	A-3	20	32	20	32
BREAKROOM	104	251 SF	A-3	5	46	15	16
COURTYARD	112	1852 SF	A-3	15	89	15	89
		4786 SF			356		197
BROADCAST / MUSIC STUDIO	102	372 SF	В	30	14	20	20
RECEPTION	108	687 SF	В	150	5	150	5
		1058 SF			19		25
STORAGE	105	141 SF	S-2	200	1		0
		141 SF			1		0
		6268 SF			376		222

NOTE: FOR EGRESS CALCULATIONS, OCC. LOAD IS CALCULATED BY NFPA 101 SECT. 7.3.1.2

LEGEND - OCCUPANCIES



BID ISSUE

CONSTRUCTION ISSUE

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD

YYYY-MM-DD

YYYY-MM-DD



Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:52-05'00'

Digitally signed by Jeffrey Huber

E=huber@brooksscarpa.com O="Brooks + Scarpa Architects,

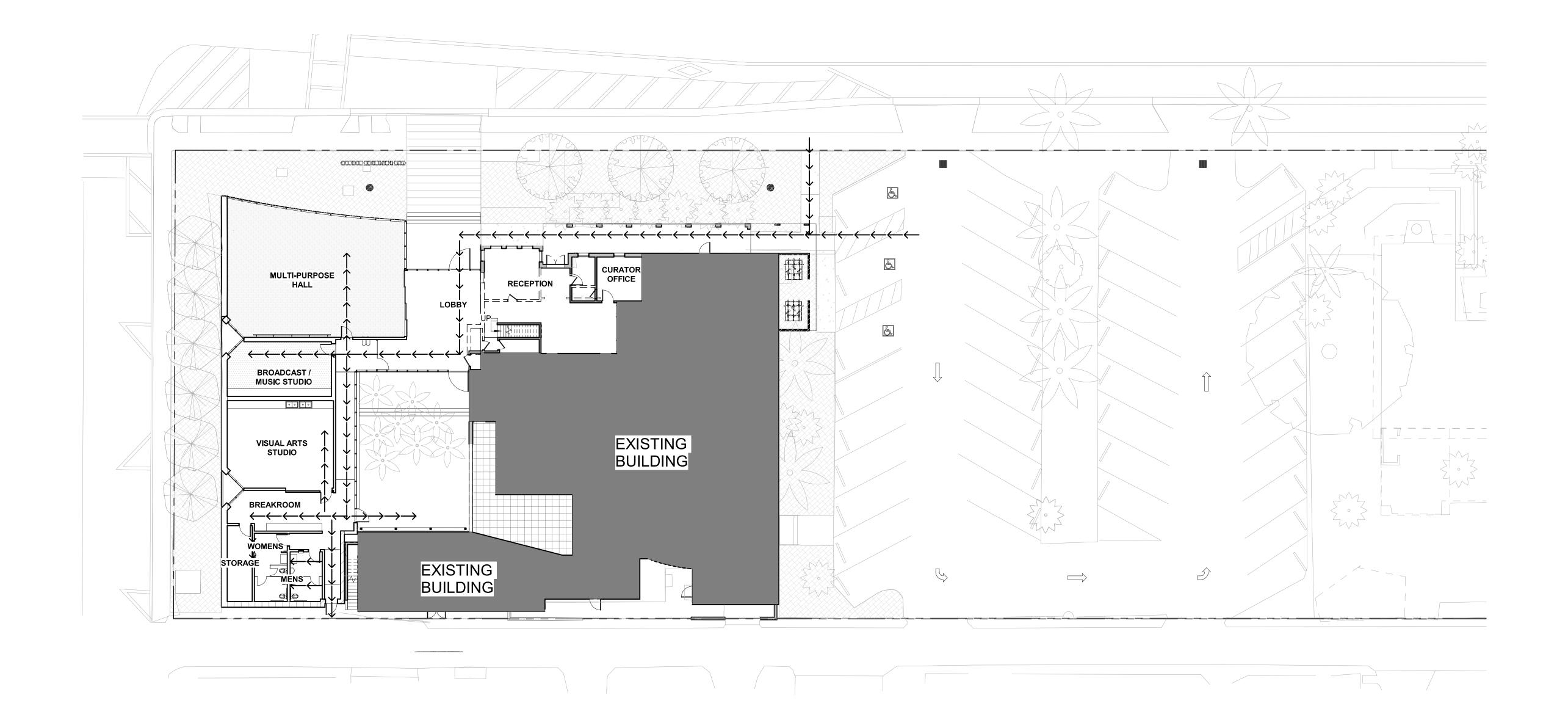
ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG

1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT



NUMBER: REVISIONS SHEET TITLE: **OCCUPANCY & EGRESS EXITING** SCALE: As indicated DATE PRINTED: 1/4/2021 11:47:55 AM

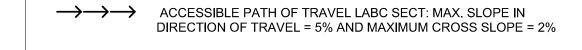
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.





GENERAL NOTES

LEGEND - ACCESSIBLE PATH OF TRAVEL



SCHEMATIC DESIGN	2020-03-01
DESIGN DEVELOPMENT	2020-01-04
CONSTRUCTION DOCUMENTS	YYYY-MM-DD
PLAN CHECK SUBMITTAL	YYYY-MM-DD
PERMIT SET	YYYY-MM-DD
BID ISSUE	YYYY-MM-DD
CONSTRUCTION ISSUE	YYYY-MM-DD



Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:57-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020
PROJECT 01924.0

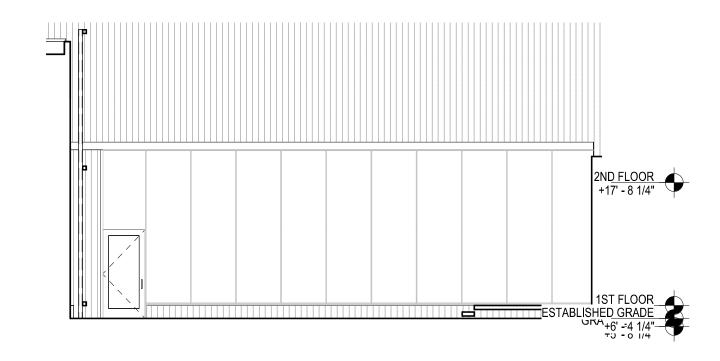


	PROJECT NUMBER:	0192
REVISIONS		
<u></u>	4	
<u>^2</u>	<u></u> 5	
<u>/</u> 3	<u>6</u>	
SHEET TITLE:		
	ACCE	SSIBLE P.O
SCALE: DATE PRINTED:	1.	1/16 /4/2021 11:47:57 ¹

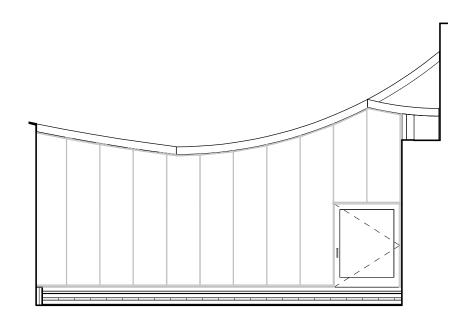
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250 t: 323.596.4700 f: 310.453.9606

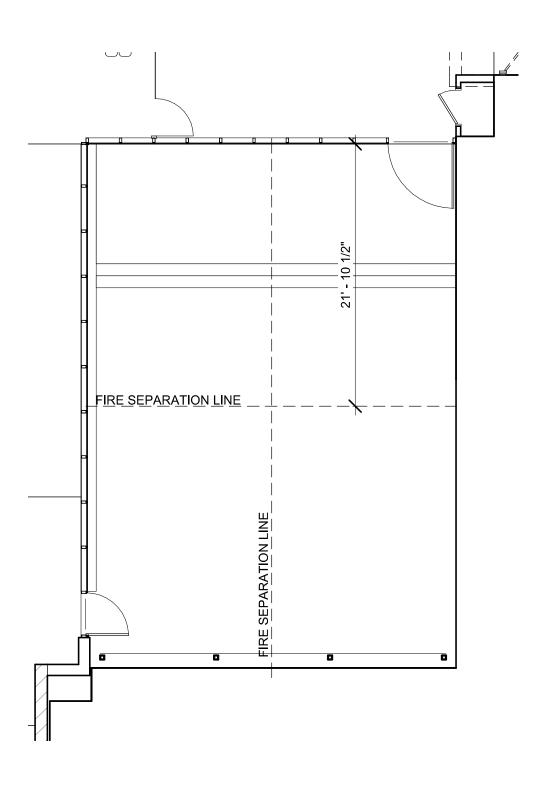
A0.53



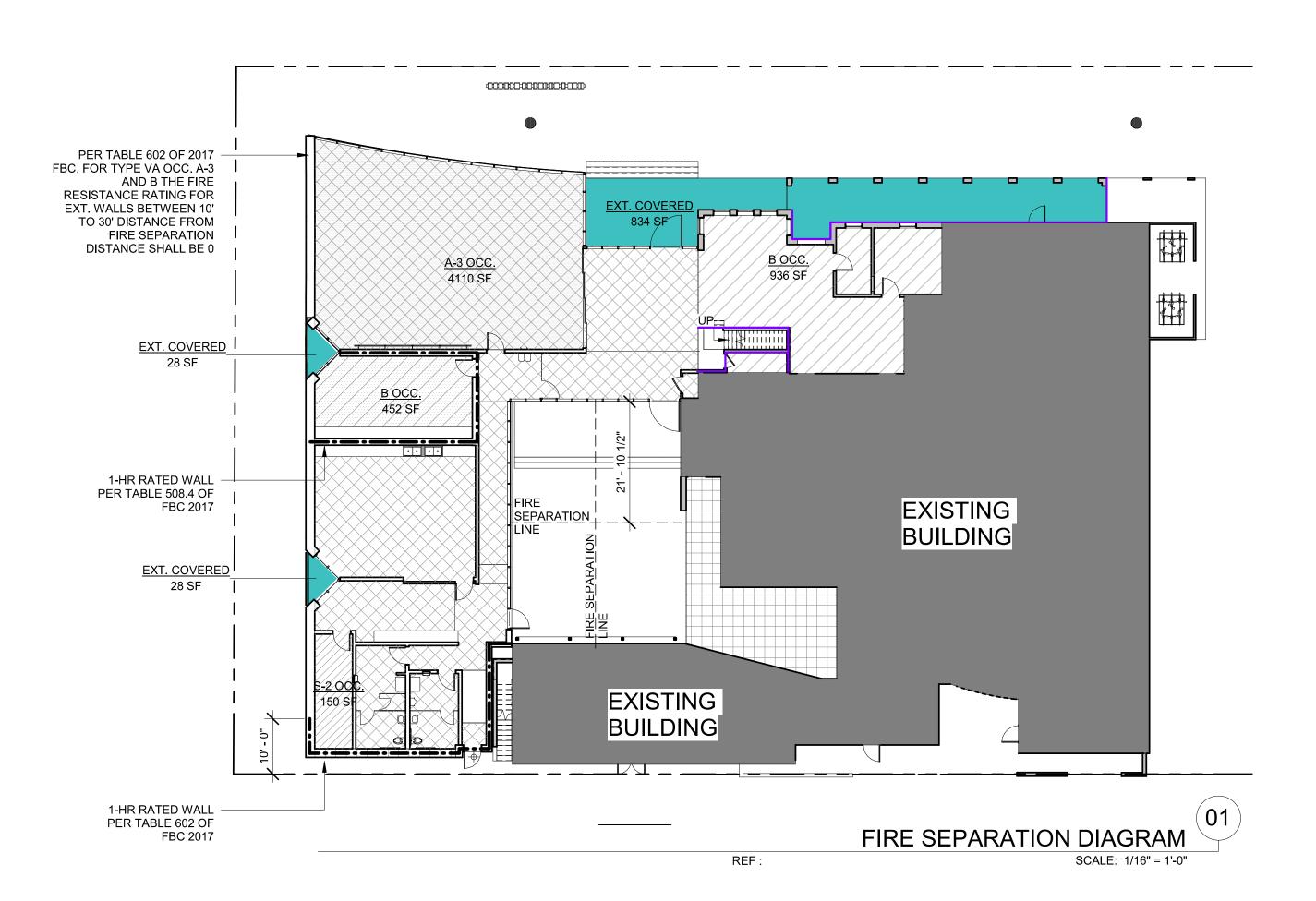
ALLOWABLE OPENINGS IN INTERIOR ELEVATION WEST



ALLOWABLE OPENINGS IN INTERIOR ELEVATION NORTH



ALLOWABLE OPENING DIAGRAM @ COURTYARD SCALE: 1/8" = 1'-0"



GENERAL NOTES

ring sera	HARON DISTANCE A	ľ		E OF OPENING PROTEI	U () U R
FIRE SEPARATION DISTANCE (feet)	DEGREE	۲	G	PROTECTION	ALLOWASLE AREA'
	Unprotected	, la	rı	tered (UP, NS)	Not Permitted*
0 to less than 3b, c, k	Unprotec	e,	k	ered (UP, S) ²	Not Permitted ^e
		Fe	j	P)	Not Permitted ^k
	Unprotected	, Ic	n	lered (UP, NS)	Not Permitted
3 to less than 5 ^{4,e}	Unproted	е,	k	ered (UP, S) ^r	15%
		F		P)	15%
	Unprotected	Ī	n	tered (UP, NS)	10%
5 to less than 10e.f.	Unprotec	Ç,	k	ered (UP, S) ^c	25%
	***************************************	ĭ	Ĩ	P)	25%
	Unprotecte	, fc	i i	tered (UP, NS)	1,5% ^h
10 to less than 15° f. 8.3	Unprotec	е,	k	ered (UP, S) ^t	45%
		ł	i i	P)	45%
	Unprotecte	, ło	r.	lered (UP, NS)	25%
15 to less than 20 ^{f. g.)}	Unprotes	e,	k	ered (UP, S)'	75%
		1 10	ï	P)	75%
· ·	Unprotected	, fo	n n	lered (UP, NS)	45%
20 to less than 25 ^{f, g,})	Unprotec	c,	ķ	ered (UP, S) ^r	No Limit
		£ -c	Ĩ	P)	No Limit
	Unprotecte	, fo	i i	tered (UP, NS)	70%
25 to less than 30 ^{f, g,)}	Unproted	ć,	k	ered (UP, S)'	No Limit
		ī	į	P)	No Limit
	Unprotecte	. To	ñ	lered (UP, NS)	No Limit
30 or greater	Unproted	е.	k	ered (UP, S)'	No Limit .
-		1 0	i i	P)	No Limit
NS = Unprotected openings in buildings not of S = Unprotected openings in buildings equipped openings protected with an opening protective values indicated are the percentage of the area for the requirements for fire walls of buildings for openings in a fire wall for buildings on the fine maximum percentage of unprotected and plaprotected openings shall not be permitted for the area of unprotected and protected opening. The area of openings in an open parking street notudes buildings accessory to Group R-3. Not applicable to Group H-1, H-2 and H-3 occ The area of openings in a building containing	ped throughout with an a e assembly in accordance of the exterior wall, per- with differing heights, s same lot, see Section 70 rotected openings shall it or openings with a fire set as shall not be limited for are with a fire separation upancies.	a construction of the cons	il. 31 34 1	kler system in accordance v 705.8.2. .6.1. or Group R-3 occupancies, ce of less than 15 feet for G supancies, with a fire separa feet or greater shall not be	iroup H-2 and H-3 occupancies. ution distance of 5 feet or greater.
greater shall not be limited. For openings between S-2 parking garage and	Group R-2 building, see !	ec ic		Exception 2.	

LEGEND - FIRE RATED WALLS

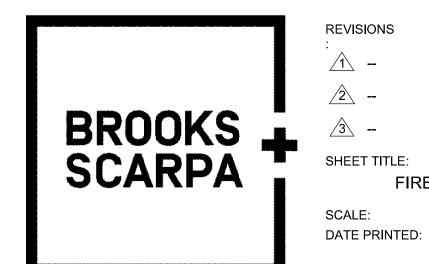
SCHEMATIC DESIGN	2020-03-01
DESIGN DEVELOPMENT	2020-01-04
CONSTRUCTION DOCUMENTS	YYYY-MM-DD
PLAN CHECK SUBMITTAL	YYYY-MM-DD
PERMIT SET	YYYY-MM-DD
BID ISSUE	YYYY-MM-DD
CONSTRUCTION ISSUE	YYYY-MM-DD



Digitally signed by Jeffrey Huber
DN: C=US,
E=huber@brooksscarpa.com,
O="Brooks + Scarpa Architects,
Inc.", CN=Jeffrey Huber
Location: Fort Lauderdale, FL
Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:58-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT NUMBER:



REVISIONS SHEET TITLE:

FIRE DIAGRAM / FIRE ACCESS As indicated

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250 t: 323.596.4700 f: 310.453.9606

1/4/2021 11:48:00 AM

NOTE: PER TABLE 705.8 OF 2020 FBC
CODE, OPENINGS WITH DISTANCE OF
MORE THAN 30' TO FIRE SEPARATION
LINE, SHALL NOT BE LIMITED TO AREA
FOR NON SPRINKLERED BUILDINGS.

OPENING

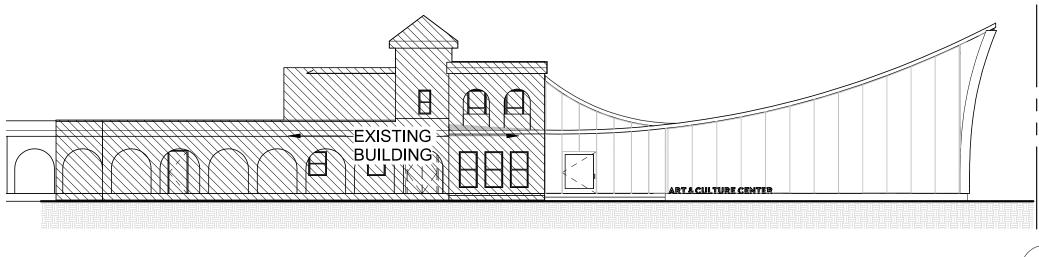
OPENING

OPENING

OPENING

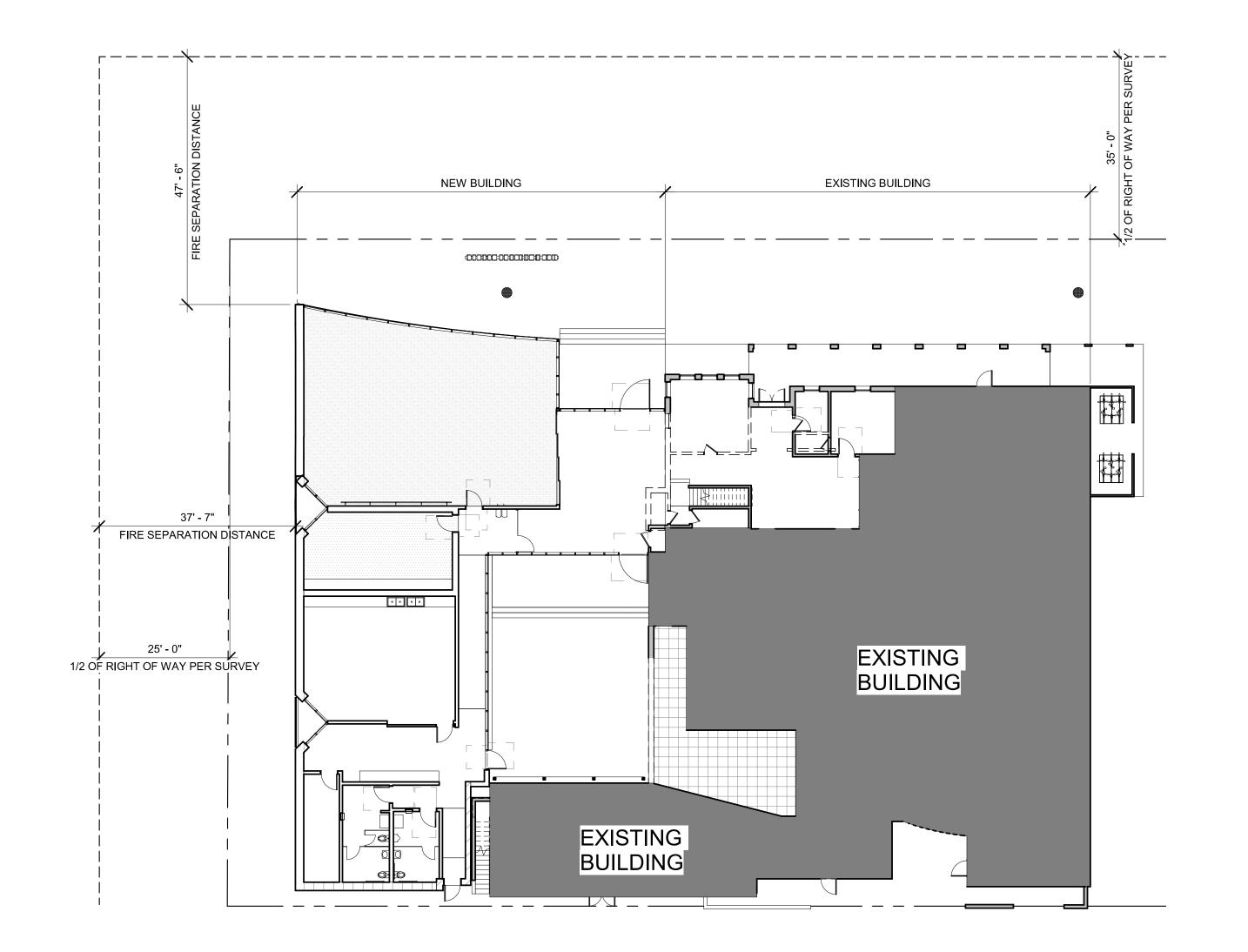
ALLOWABLE OPENINGS IN WEST ELEVATION

NOTE: PER TABLE 705.8 OF 2020 FBC CODE, OPENINGS WITH DISTANCE OF MORE THAN 30' TO FIRE SEPARATION LINE, SHALL NOT BE LIMITED TO AREA FOR NON SPRINKLERED BUILDINGS.



ALLOWABLE OPENING IN NORTH ELEVATION

REF: SCALE: 1/16" = 1'-0"





GENERAL NOTES

FIRE SEPARATION DISTANCE (feet)	DEGREE	<u>,</u>		GPROTECTION	ALLOWABLE AREA
THE SETABLION DISTANCE (1884)	Unprotected	Ĥ	7	n tered (UP, NS)	Not Permitted ^k
0 to less than $3^{b,c,k}$	Unprotec			k ered (UP, S) ^y	Not Permitted ^k
	Onprotec	-	-		Not Permitted ^k
	11	ľ	-	1 P)	
ar to to elle	Unprotected	H		n lered (UP, NS)	Not Permitted
3 to less than 5 ^{d, c}	Unproted	e .		k ered (UP, S) ^r	15%
· · · · · · · · · · · · · · · · · · ·		Ľ	2	1 P)	15%
<u>_</u>	Unprotecte		9	n tered (UP, NS)	10%
5 to less than 10 ^{e.f.}	Unprotec	E.		k ered (UP, S) ¹	25%
		i	C ^	1 P)	25%
	Unprotecte		c	n lered (UP, NS)	15% ^h
10 to less than 15° f. s.;	Unprotec	e		k ered (UP, S) ^t	45%
		Ŧ	C	1 P)	45%
	Unprotecte		d	n lered (UP, NS)	25%
15 to less than $20^{(g_s)}$	Unprotes	c		k ered (UP, S)'	75%
	······································	1		1 P)	75%
	Unprotected	H	Ġ	n lered (UP, NS)	45%
20 to less than 25 ^{6,80}	Unprotec	c		k ered (UP, S) ^r	No Limit
	*	Ţ,	c	(P)	No Limit
	Unprotecte			n tered (UP, NS)	70%
25 to less than 30 ^{f. g.} ;	Unproted	ć	-	k ered (UP, S)'	No Limit
ED TO TOUR MILES DO		3	6	J P)	No Limit
	Unprotecte	H		n lered (UP, NS)	No Limit
30 or greater	Ungroted			k ered (UP, S)'	No Limit
Do of glossor	Onproces	H		1 P)	No Limit
r SI: 1 foot = 304.8 mm.		H		1 F)	140 Edit
or St.: 1 1001 = 304.5 mm, P. NS = Unprotected openings in buildings not ex P. S = Unprotected openings in buildings equippe			3	ti sprinkler system in accorda i kler system in accordance w	
 Openings protected with an opening protective Values indicated are the percentage of the area of 		М С		or 705.8.2.	
For the requirements for fire walls of buildings to	with differing heights, s	÷	÷	0.6.t.	
For openings in a fire wall for buildings on the s		.8			
The maximum percentage of unprotected and pr Unprotected openings shall not be permitted for		i UT		it or Group R-3 occupancies, arce of less than 15 feet for G	roun H-2 and H-3 occupancies
The area of unprojected and projected openings		i	ı	propancies, with a fire separa	roup H-2 and H-3 occupancies. tion distance of 5 feet or greater.
The area of openings in an open parking structure	re with a fire separation	is:		In feet or greater shall not be	
Includes buildings accessory to Group R-3.	:_				
Not applicable to Group H-1, H-2 and H-3 occur The area of openings in a building containing a greater shall not be limited.		:)	3	g rage or carport with a fire	separation distance of 5 feet (1523 mu
RESIDENCE AND AND AND SHIME OF SHIP AND					

SCHEMATIC DESIGN	2020-03-01
DESIGN DEVELOPMENT	2020-01-04
CONSTRUCTION DOCUMENTS	YYYY-MM-DD
PLAN CHECK SUBMITTAL	YYYY-MM-DD
PERMIT SET	YYYY-MM-DD
BID ISSUE	YYYY-MM-DD
CONSTRUCTION ISSUE	YYYY-MM-DD



Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:58-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020

PROJECT 01924.0



PROJECT NUMBER:

REVISIONS
:

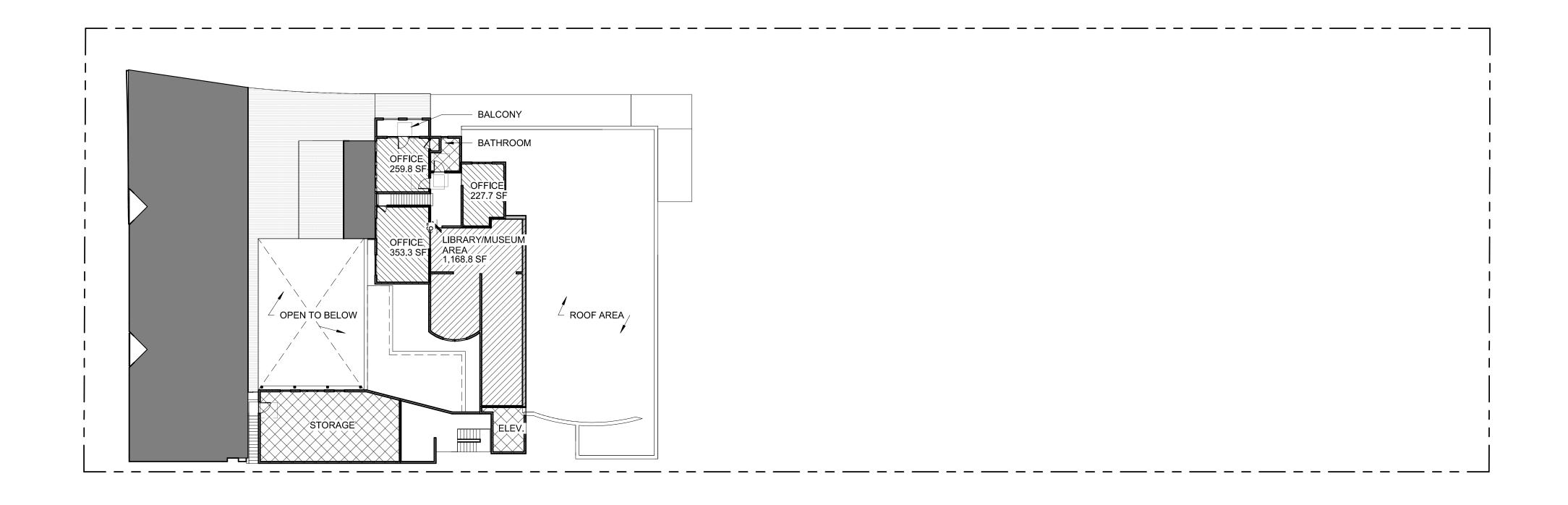
1 - 4 -
2 -- 5 -
3 -- 6 -
SHEET TITLE:

ALLOWABLE OPENIN

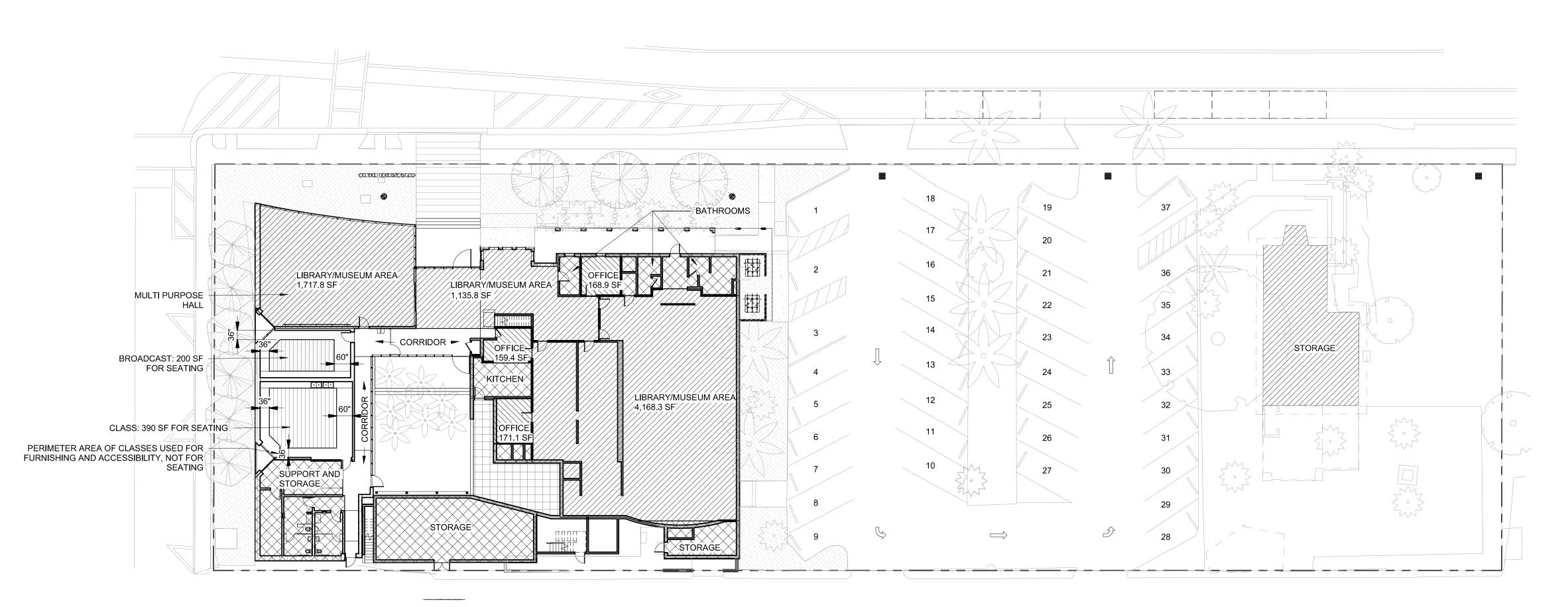
ALLOWABLE OPENINGS @ EXTERIOR WALL SCALE: 1/16" = DATE PRINTED: 1/4/2021 11:48:001'-0"

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250 t: 323.596.4700 f: 310.453.9606 A0.55



PARKING CALCULATION DIAGRAM 2ND FLOOR



PARKING CALCULATION DIAGRAM 1ST FLOOR

PARKING REQUIREMENTS

NOTE: PER ARTICLE 7 OF HOLLYWOOD ZONING CODE, PARKING SHALL BE CALCULATED PER BUILDING USE EXCLUDING SUPPORTING SERVICES SUCH AS STORAGE, KITCHEN, MECH. ROOMS, BATHROOMS AND ACCESSIBLE ROUTES. SEE P. A0.56 FOR AREA BREAK DOWN

USE	AREA	REQ'D NO. OF SPACES	# OF SPACES
MUSEUM/LIBRARY	8,336.5 SF	1/400 SF	20.8 = 21
OFFICE AREA	1,340.2 SF	1/250 SF	5.36 = 6
CLASSES (SEATING AREA ONLY)	590 SF	1/60 SF	9.83 = 10
TOTAL REQUIRED SPACES			37
TOTAL PROVIDED SPACES			37

NOTE: PROGRAMMING FOR NEW ADDITION INTENDED TO BE IN USE PARTIALLY DURING NORMAL OPERATING HOURS

NOTE: FRACTION SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER PER ARTICLE 7 OF CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATION.

ACCESSIBLE PARKING REQUIREMENTS

TOTAL NUMBER OF SPACES	MIN. # OF ACCESSIBLE SPACES
26-50	1 STANDARD/1 VAN
TOTAL PROVIDED SPACES	1 STANDARD/1 VAN

EV PARKING REQUIREMENTS

NOTE: PER FGBC S8.4 3% OF REQUIRED PARKING STALLS SHALL BE LOW EMITTING, FUEL EFFICIENT AND HIGH OCCUPANCY VEHICLES

TOTAL REQUIRED STALLS 3% OF REQ'D PARKING STALLS 41 * 0.03 = 1.23 = 2 TOTAL PROVIDED STALLS

BICYCLE PARKING REQUIREMENTS

TOTAL REQUIRED STALLS	5% OF BLDG. OCC (223 PER A0.52)	223 * 0.05 = 11.4 = 12
TOTAL PROVIDED STALLS		12

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL PERMIT SET YYYY-MM-DD **BID ISSUE** YYYY-MM-DD CONSTRUCTION ISSUE YYYY-MM-DD



DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.04 15:00:59-05'00'

Digitally signed by Jeffrey Huber

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

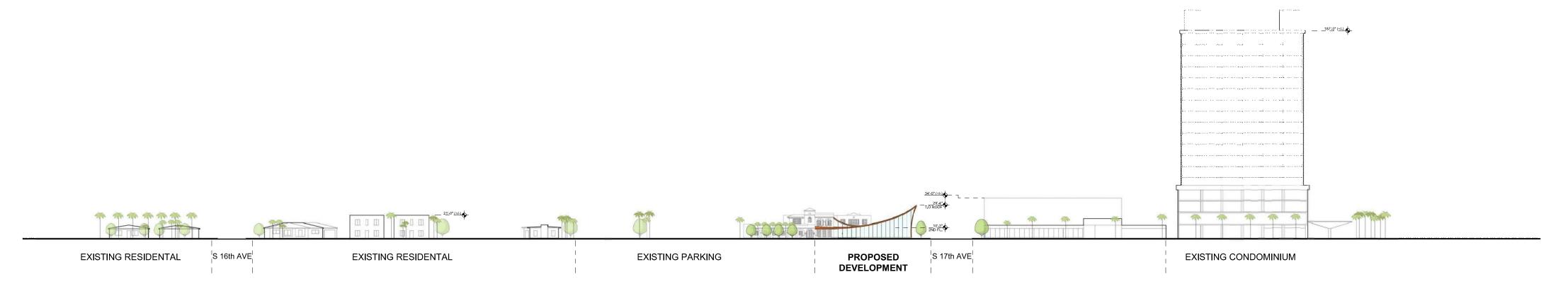
1650 HARRISON STREET HOLLYWOOD, FL 33020



	PROJECT NUMBER:	0
EVISIONS		
<u>î</u>	<u></u>	
<u>2</u>	<u> </u>	
<u>3</u>	<u>6</u>	
HEET TITLE:		
CALE:	PARKING CALC	ULA DIAG

GRAM As indicated DATE PRINTED: 1/4/2021 11:48:06 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



S. HARRISON ST. - FACING SOUTH





CONSTRUCTION DOCUMENTS YYYY-MM-DD

SCHEMATIC DESIGN

PERMIT SET

BID ISSUE

DESIGN DEVELOPMENT

PLAN CHECK SUBMITTAL

CONSTRUCTION ISSUE

2020-03-01

2020-01-04

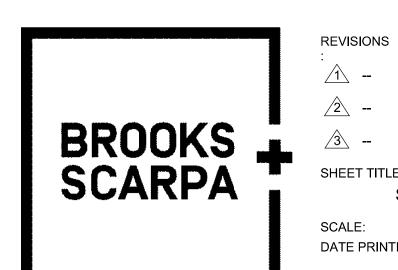
YYYY-MM-DD



Digitally signed by Jeffrey Huber DN: C=US, E=huber@brooksscarpa.com, O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: huber@brooksscarpa.com Date: 2021.01.18 15:14:33-05'00'

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT NUMBER:



1		<u></u>	
<u>^2</u>		<u> </u>	
<u>/</u> 3\		<u>6</u>	
SHEE	T TITLE:		
	STREET F	PROFILE E	LEVAT

1/4" = 1'-0" DATE PRINTED: 1/18/2021 9:05:24 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PLAT DETERMINATION LETTER



October 27, 2020

Elisa A. Iglesias, Project Manager Department of Design and Construction Management City of Hollywood 2207 Raleigh Street Hollywood, Florida 33020

Via Email Only

Dear Ms. Iglesias:

Re: Platting requirements for a parcel legally described as Lots 21-30, Block 71, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. This parcel is generally located on the southeast corner of Harrison Street and South 17 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 1.19 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

> 115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 Telephone: 954-357-6695 Fax: 954-357-6685 Broward.org/PlanningCouncil

Elisa A. Iglesias October 27, 2020 Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully, Barbara Blake Boy

Executive Director

BBB:LRH

CC/email: Dr. Wazir Ishmael, City Manager City of Hollywood

> Shiv Newaldass, Director, Development Services City of Hollywood



SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD BID ISSUE YYYY-MM-DD

CONSTRUCTION ISSUE



O="Brooks + Scarpa Architects, Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: Date: 2021.01.04 15:01:04-05'00'

DN: C=US,

Digitally signed by Jeffrey Huber

E=huber@brooksscarpa.com.

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

DATE PRINTED:

YYYY-MM-DD

1650 HARRISON STREET HOLLYWOOD, FL 33020 PRO IECT



	PROJECT NUMBER:	C
EVISIONS		
<u>î</u>	<u></u>	
<u>^</u>	<u>/</u> 5	
<u> </u>	<u>6</u>	
IEET TITLE:		

PLAT DETERMINATION LETTER AS INDICATED

1/4/2021 11:48:07 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BROOKS SCARPA ARCHITECTURE 3929 W 139TH ST HAWTHORNE, CA. 90250 t: 323.596.4700

f: 310.453.9606

O&E REPORT

TITLE SEARCH REPORT

Fund File Number: 849472 Al

The information contained in this title search is being furnished by Attorneys! Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for

Provided For: City of Hollywood

Agent's File Reference: 1650 Harrison St.

After an examination of this search the Agent must:

- A. Evaluate all instruments, plats and documents contained in the report.
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.
- D. Determine whether the property has legal access.
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate: and
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Morigages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

Prepared Date: December 11, 2020

Attorneys' Title Fund Services, LLC

Prepared by: Lovely Surin, Senior Examiner Phone Number: (800) 929-5791 x6227 Email Address: LSurin@thefund.com

Rev. 12/10

Page t of 7

Page 4 of 7

TITLE SEARCH REPORT

Fund File Number: 849472

Effective Date of approved base title information: January 25, 1990

Effective Date of Search: March 2, 2020 at 11:00 PM

Apparent Title Vested in:

City of Hollywood, Florida

Description of real property to be insured/foreclosed situated in Broward County, Florida.

REVISED: Lots 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30 of Block 71, of the Town of Hollywood, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

- Warranty Deed from Rebecca Dennis to Aileen Malone, recorded March 27, 1945 in Clerk's File Number 1946 - 278892, Public Records of Broward County, Florida. (Lot 21)
- 2. Warranty Deed from Aileen Malone to Morris O. Toy and Ressie C. Toy, recorded May 8, 1950 in Clerk's File Number 1950 - 387962, Public Records of Broward County, Florida.
- 3. Warranty Deed from Mark J. Tully and Jennie S. Tully to Marie C. Wood, recorded March 16, 1944 in Instrument Number 11247814, Public Records of Broward County, Florida. (Lot
- 4. Warranty Deed from Marie C, Wood, and C, E, Wood to J, Fenn Smith and Nellie Smith, recorded June 1, 1945 in Clerk's File Number 1945 - 258479, Public Records of Broward County, Florida. (Lot 22)
- 5. Warranty Deed from J. Fenn Smith and Nellie Smith to Morris O. Toy and Ressie C. Toy, recorded April 24, 1946 in Clerk's File Number 1946 - 287485, Public Records of Broward County, Florida. (Lot 22)
- 6. Warranty Deed from Ressie C. Toy to Edward T. Foster and Lois J. Foster, recorded June 15, 1982 in O.R. Book 10244, Page 822, Public Records of Broward County, Florida. (Lots 21
- Warranty Deed from Edward T Foster Lois J Foster to City Hollywood, Florida, recorded January 24, 1990 in O.R. Book 17108, Page 838, Public Records of Broward County, Florida. (as to Lots 21 and 22).
- 8. Warranty Deed from John W. Thomson and Harriet A. Thomson to A. S. Huyok and Nellie Huyok, recorded January 4, 1939 in Clerk's File Number 1938 - 181587, Public Records of Broward County, Florida. (Lot 23)
- 9. Warranty Deed from Nellie Huyck, to Robert C. Ransom, recorded October 22, 1962 in O.R. Book 2479, Page 700, Public Records of Broward County, Florida. (Lot 23)
- 10. Warranty Deed from Nellie Huyck to Robert C. Ransom, recorded October 15, 1962 in O.R. Book 2475, Page 859, Public Records of Broward County, Florida. (Lot 24)

Rev. 12/10 Page 2 of 7

TITLE SEARCH REPORT

Fund File Number: 849472

- Warranty Deed from Robert C. Ransom and Ruth B. Ransom to Johnson-Foster Funeral Home, Inc., recorded April 15, 1963 in O.R. Book 2580, Page 840, Public Records of Broward County, Florida. (Lot 23 and 24)
- Warranty Deed from Beatrice Worthington to Frank J. Berdel, recorded December 1, 1950 in Clerk's File Number 1950 - 412752, Public Records of Broward County, Florida. (best copy available). (Lots 25 and 26)
- 13. Warranty Deed from Frank J. Berdel to Agnes M. Sherret, recorded November 10, 1951 in Clerk's File Number 1951 - 441956, Public Records of Broward County, Florida. (Lots 25, and 26) copy not available
- Warranty Deed from Hurd L.& W Co., to Agnes M. Sherret, recorded, December 14, 1951, in Clerk's File Number 1951 - 445775, Public Records of Broward County, Florida. (Lots 25 and 26) copy not available
- Conditional Assignment of Rentals recorded in O.R. Book 2652, Page 191; O.R. Book 2580. Page 846, Public Records of Broward County, Florida. (Lots 25 and 26).
- Warranty Deed from Mae B. Robertson to Glenn H. Wood, recorded March 30, 1948 in Clerk's File Number 1948 - 344064, Public Records of Broward County, Florida. (Lots 27, 28
- 17. Special Master's Deed from William P. Owen to Maude R. Heald and George W. Robertson, recorded May 16, 1952 in Clerk's File Number 1952 - 465059, Public Records of Broward County, Florida. (Lot 27, 28 and 29).
- Warranty Deed from Maude R. Heald, and George W. Robertson and Berniece K. Robertson to Edward T. Foster and Lois Jean Foster, recorded June 16, 1953 in Instrument Number 11519272, Public Records of Broward County, Florida. (Lots 27, 28 and 29)
- 19. Warranty Deed from Mae B. Robertson, widow to Maude R. Heald and George W. Robertson, recorded June 23, 1953 in Clerk's File Number 1953 - 519271, Public Records of Broward County, Florida. (Lots 27, 28 and 29)
- 20. Warranty Deed from Edward T. Foster and Lois J. Foster to Edward T. Foster, Wiliam A. Foster, Obie H. Johnson, a Co-Partnership, d/b/a Obie H. Johnson Funeral Home, recorded July 27, 1960 in O.R. Book 2008, Page 589, Public Records of Broward County, Florida. (Lots 27, 28; 29 and 30)
- 21. Conditional Assignment of Rentals from Edward T. Foster, William A. Foster, Obie H. Johnson, a Co-Partnership, d/b/a Obie H. Johnson Funeral Home to Home Federal Savings and Loan Association of Hollywood, recorded August 28, 1960 in O.R. Book 2034, Page 726, Public Records of Broward County, Florida. (Lot 27, 28, and 29)
- 22. Conditional Assignment of Rentals from Edward T. Foster, William A. Foster, Obie H. Johnson, a Co-Partnership, d/b/a Obie H. Johnson Funeral Home to Home Federal Savings and Loan Association of Hollywood, recorded October 6, 1961 in O.R. Book 2258, Page 58, Public Records of Broward County, Florida. (Lot 27, 28, and 29)
- 23. Warranty Deed from Alice Crafster Cox, aka Alice Crepatic Cox to L. Carl Mat, recorded February 5, 1951 in Clerk's File Number 1951 - 417585, Public Records of Broward County, Florida. (best copy available) (Lot 30)
- 24. Warranty Deed from L. Carl Mathews and Evelyn M. Mathews to Daniel Rosen, recorded January 1, 1952 in Clerk's File Number 1952 - 489547, Public Records of Broward County, Florida. (Lot 30)

Rev. 12/10 Page 3 of 7

TITLE SEARCH REPORT

Fund File Number: 849472

- Warranty Deed from Daniel Rosen and Anna Rosen to Olga K. Wohl, recorded August 26, 1953 in Clerk's File Number 1953 - 531037, Public Records of Broward County, Florida.
- Warranty Deed from Olga K. Woel and Martin M. Woel to Thomas M. Wohl and Marjorie R. Wohl, Edgar H. Galvin and Barbara W. Galvin, recorded January 29, 1954 in Instrument Number 11553380, Public Records of Broward County, Florida. (Lot 30)
- Warranty Deed from Thomas M. Wohl and Marjorie R. Wohl, Edgar H. Galvin and Barbara W. Galvin to Ralph L. Richart and Florence A. Richart, recorded October 26, 1954 in O.R. Book 231, Page 203, Public Records of Broward County, Florida. (Lot 30)
- Warranty Deed from Ralph L, Richart and Florence A. Richart to Edward T. Foster and Lois J. Foster, recorded May 12, 1959 in O.R. Book 1540, Page 341, Public Records of Broward County, Florida. (Lot 30)
- 29. Quit Claim Deed from Edward T Foster, Lois Foster, William A, Foster and Alice A, Foster to Johnson-Foster Funeral Home, Inc., a Florida corporation, recorded July 27, 1976 in O.R. Book 6667, Page 168, Public Records of Broward County, Florida. (Lots 27 through 30).
- 30. Quit Claim Deed from Jewell Mc Nair Johnson aka Jewell M Johnson to Johnson-Foster Funeral Home, Inc., a Florida corporation, recorded July 27, 1976 in O.R. Book 6667, Page 167, Public Records of Broward County, Florida. (Lots 27 through 30).
- 31. Warranty Deed from Johnson-Foster Funeral Home Inc to City Hollywood Florida, recorded January 25, 1990 in O.R, Book 17112, Page 937, Public Records of Broward County, Florida. (as to Lots 23, 24, 25, 26, 27, 28, 29 and 30).

Mortgages, Assignments and Modifications:

Nothing Found

Other Property Liens:

- Affidavit recorded in O.R. Book <u>2583</u>, <u>Page 840</u>, Public Records of Broward County, Florida. (Lots 23 and 24)
- FOR INFORMATIONAL PURPOSES ONLY: Taxes for the year 2019 Parcel/Account ID# 514215-02-3480, are not being assessed.

Restrictions/Easements:

Rev. 12/10

- All matters contained on the Plat of Town of Hollywood, as recorded in Plat Book 1, Page Public Records of Broward County, Florida.
- Matters contained in Warranty Deed recorded in Deed Book 17, Page 18; Deed Book 53, Page 415, Public Records of Broward County, Florida. (As to Lot 24).
- Matters contained in Warranty Deed recorded recorded in Deed Book 17, Page 409, Public Records of Broward County, Florida. (As to Lot 23).

TITLE SEARCH REPORT

Fund File Number: 849472

- Matters contained in Warranty Deed recorded recorded in Deed Book 17, Page 366, Public Records of Broward County, Florida, (As to Lots 25 and 26).
- 5. Matters contained in Warranty Deed recorded recorded in Deed Book 30, Page 130, Public Records of Broward County, Florida. (As to Lots 27 and 28).
- Matters contained in Warranty Deed recorded recorded in Deed Book 30, Page 306, Public Records of Broward County, Florida. (As to Lot 29).
- Matters contained in Warranty Deed recorded recorded in Deed Book 111, Page 126, Public Records of Broward County, Florida. (As to Lot 30). 8. U.S. Department of the Interior, Bureau of Land Management dated August 11, 1995, and
- recorded in Official Records Book 23804, Page 982 of the Public Records of Broward County, Florida Ordinance No. 2002-55 by Board of County Commissioners of Broward County to Adopt An Amendment as Part of the Second Annual 2002 Amendments to the Broward County
- Comprehensive Plan Map amending the 1989 Broward County Land Use Plan Map in the City of Hollywood, recorded November 21, 2002, in Official Records Book 34145, Page 1852, of the Public Records of Broward County, Florida. ADDED: Restrictions contained in Warranty Deed filed 8/7/25 in Deed Book 30, Page 352,
- of the Public Records of Broward County, Florida, (As to Lot 21) ADDED: Restrictions contained in Warranty Deed file 8/5/22 in Deed Book 17, Page 77, of
- the Public Records of Broward County, Florida. (As to Lot 22) Ordinance recorded in O.R. Book <u>14654</u>, Page 893, Public Records of Broward County,
- Subordination Agreement recorded in O.R. Book 2038, Page 6, Public Records of Broward County, Florida. (Lots 27, 28, 29 and 30).

Estate Tax Lien recorded in O.R. Book 2652, Page 183, O.R. Book 2664, Page 440, O.R.

Book 2652, Page 186, Public Records of Broward County, Florida. 15. L.P. from Mae B. Robertson to Glenn H. Wood, recorded June 11, 1951 in Clerk's File Number 1951 - 374726; Clerk's File Number 1951 - 428269, Public Records of Broward

Other Encumbrances:

Nothing Found

County, Florida.

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

Page 5 of 7

TITLE SEARCH REPORT

Fund File Number: 849472

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

- 1. General or special taxes and assessments required to be paid in the year 2020 and subsequent
- 2. Rights or claims of parties in possession not shown by the public records.
- 3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- 4. Easements or claims of easements not shown by the public records.
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 6. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
- 7. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)
- 8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

Rev. 12/10 Page 6 of 7

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD

YYYY-MM-DD

YYYY-MM-DD

YYYY-MM-DD

YYYY-MM-DD

PLAN CHECK SUBMITTAL

CONSTRUCTION ISSUE

PERMIT SET

BID ISSUE





ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG

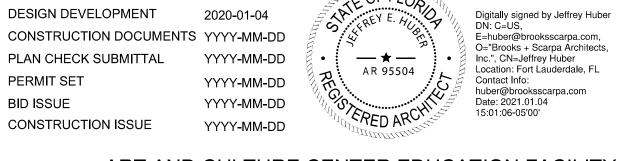
1650 HARRISON STREET HOLLYWOOD, FL 33020 **PROJECT** 01924.0



NUMBER: REVISIONS <u>4</u> --SHEET TITLE **0&E REPORT** SCALE: AS INDICATED DATE PRINTED: 1/4/2021 11:48:08 AM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

O&E RE	EPORT	
	TITLE SEARCH REPORT Fund File Number: 849472 The report does not cover bankrupicies or other matters filed in the Federal District Courts of Florida.	
	In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.	
	Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.	
	If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000. Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.	
fro	from this product in the amount of \$1,000,000.00 or more.	
Rev	Rev. 12/10 Page 7 of 7	



2020-03-01

2020-01-04

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT



SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS YYYY-MM-DD

	NUMBER:
REVISIONS	
<u></u>	<u></u>
<u>^2</u>	<u> </u>
<u> </u>	<u>6</u>
SHEET TITLE:	
	O&E REPO
SCALE:	AS INDICAT
DATE PRINTED:	1/4/2021 11:48:08

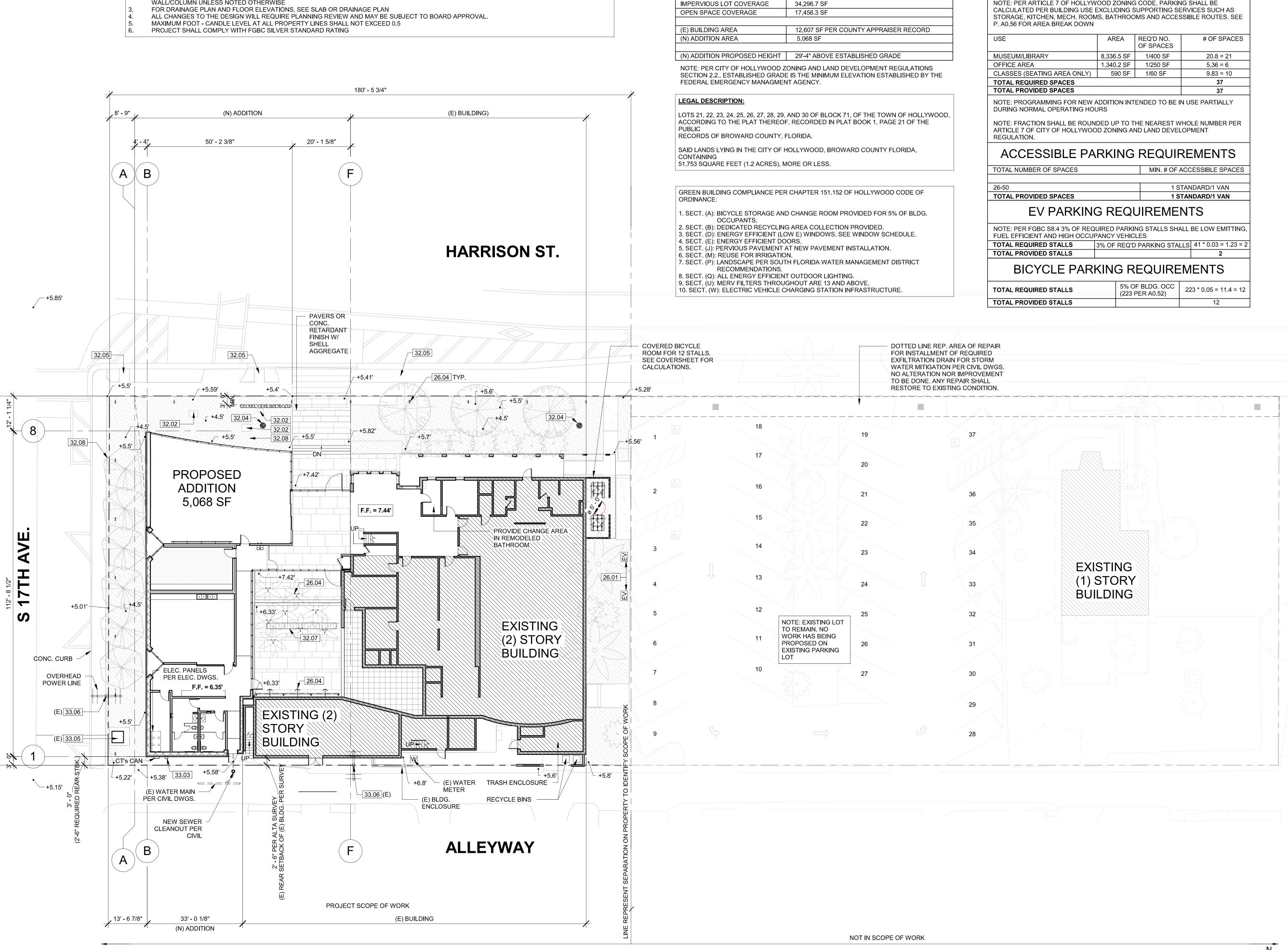
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

GENERAL SITE PLAN NOTES:

SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND NOTES

WALL/COLUMN UNLESS NOTED OTHERWISE

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. GRID DIMENSIONS ARE TO FACE OF PLY, FACE OF SHAFT, OR CENTERLINE OF



SITE AREA TABLE

51,753 SF

OVERALL SITE AREA

PARKING REQUIREMENTS

NOTE: PER ARTICLE 7 OF HOLLYWOOD ZONING CODE, PARKING SHALL BE

KEYNOTES

NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE

9.07 CONCRETE SLAB BUFF FLAT/SMOOTH AND CLEAR

9.08 GRAFITTI COATING, TYP. @ ALL EXTERIOR SOLID

10.04 TOILET PAPER / SEAT COVER ROLL HOLDER PER

10.09 FIRE EXTINGUISHER. SURFACE MOUNT IN GARAGE,

10.11 PAPER TOWEL DISPENSER / WASTE RECEPTACLE

11.03 GAS-FIRED FIREPLACE AT COMMON OPEN SPACE.

12.01 VERTICAL WINDOW SHADE SLATS, WHITE, TYP. @ ALL

12.02 ROLLING WINDOW SHADES IN RECESSED POCKET AT

12.03 BICYCLE RACKS FOR LONG-TERM BIKE STORAGE.

12.04 BICYCLE RACKS FOR SHORT-TERM BIKE PARKING.

21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH EXT. STAIR.

PROJECT. ARCH SHALL APPROVE FINAL LOCATION.

21.02 FIRE SPRINKLER HORIZ, MAIN (SEE DIAGRAM)

21.04 FIRE DEPT. MAIN CONNECTION @ FRONT OF

23 - HEATING, VENTILATING, AND AIR-CONDITIONING

26.01 VEHICULAR CHARGING STATION INFRASTRUCTURE

31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER

32.03 DRY-WELL PIT FOR STORMWATER MANAGEMENT

32.06 EXTERIOR AREA DRAINS.- NOTED AS 'AD'

32,09 PLANTING, SEE LANDSCAPE DWGS, PROVIDE

PLANTER DRAIN WHERE NOTED AS 'PD' 32.10 (N) CONCRETE SIDEWALK, CURB, GUTTER

33.05 ELECTRICAL TRANSFORMER W/ BOLLARDS AS REQ'D.

RECESSED CABINET ELSEWHERE.

COMMON INTERIOR SPACES, TYP.

13 - SPECIAL CONSTRUCTION (NOT USED)

14 - CONVEYING EQUIPMENT (NOT USED)

21.03 FIRE SPRINKLER VALVE ASSEMBLY

22.01 UNDER-MOUNT KITCHEN SINK.

22.02 KITCHEN SINK FAUCET.

22.04 UNDER-MOUNT LAV. SINK.

22.07 ULTRA LOW-FLOW TOILET.

22.03 LAV. SINK FAUCET.

22.06 JANITOR MOP SINK.

22.09 HW SOLAR PANELS.

22.10 HW STORAGE TANK.

22.12 PLUMBING VENT PIPE.

23.01 HVAC UNIT PER MECH.

23.03 CEILING AIR REGISTER.

23.06 BATHRM EXHAUST DUCT.

26.02 ELEC EQUIPMENT

28.01 SMOKE ALARM.

REPORT.

32.04 YARD DRAIN

32.07 TRENCH DRAIN.

33.01 WATER METERS.

33.03 ELECTRICAL METERS

33.04 BACKFLOW PREVENTOR.

33.02 GAS METERS

33 - UTILITIES

28.02 SECURITY CAMERA.

28.03 FIRE ALARM MAIN PANEL.

32 - EXTERIOR IMPROVEMENTS

32.05 (E) EXT. LIGHT POLE

32.01 CONCRETE PAVING WALKWAY.

32.08 TREE, SEE LANDSCAPE DWGS.

32.02 CONC. PAD FOR SCULPTURE

23.02 AIR REGISTER WALL MOUNTED.

23.04 KITCHEN HOOD EXHAUST DUCT.

26.04 EXTERIOR LIGHT PER SCHED.

26,05 INTERIOR LIGHT PER SCHED.

27 - COMMUNICATION (NOT USED)

28 - ELECTRONIC SAFETY AND SECURITY

23.05 BATHROOM EXHAUST FAN PER SPECS.

26.03 ELEC. SUB PANEL PER PLANS & SCHED.

22.08 UTILITY SINK.

22.11 DHW BOILER.

26 - ELECTRICAL

10.10 SANITARY NAPKIN DISPENSER

11 - EQUIPMENT/APPLIANCES

11.01 REFRIGERATOR, CFCI.

UNIT WINDOWS

12.05 FURNITURE, NIC.

21 - FIRE SUPPRESSION

22 - PLUMBING

22.05 N/A

11.02 DISHWASHER.

12 - FURNISHINGS

WALLS FROM GRADE UP TO SECOND FLOOR DECK AT

SEAL AT RESIDENTIAL LOBBY ENTRY.

9.09 N/A

10 - SPECIALTIES

10.02 SIGNAGE.

10.03 GRAB BARS

10.01 MIRROR, WALL MOUNTED.

ACCESSORY SCHED.

10.05 SHOWER CURTAIN ROD.

10.06 TOILET PARTITIONS

10.07 CORNER GUARDS

10.08 SOAP DISPENSER

01 - GENERAL REQUIREMENTS

02 - NOT USED

03 - CONCRETE

3.01 CONC. SLAB ON GRADE. 3,02 CONC, STRUCTURAL DECK, SLOPE TO DRAIN.

PROVIDE AREA DRAINS WHERE NOTED AS 'AD' 3.03 6" HIGH CONC. CURB. 3.04 CONC. WALL.

3.06 CONC. FOUNDATION. 3,07 CONC, GUARDRAIL 3.08 CONC. STAIR/STEPS POURED W/ ALUM. CONTRASTING STRIP EMBEDDED IN EACH TREAD.

3.09 CONC. WHEEL STOP. 3.10 GYPSUM CEMENTITIOUS UNDERLAYMENT. 04 - MASONRY

4.01 CMU WALL. 4.02 NON-BEARING CMU WALL W/ 2" CMU CAP. 4.03 NON-BEARING CMU GUARDRAIL, 4'-0" HIGH, W/ 2" CMU

05 - METALS

3.05 CONC. COLUMNS.

5.01 STEEL COLUMN. 5.02 STEEL BEAM. 5.03 STEEL PIPE HANDRAIL, PAINTED.

5.05 STEEL TUBE GUARDRAIL, PAINTED, MIN. 3'-6" HIGH ABOVE FIN. DECK.

5.04 5" DIA. CONCRETE-FILLED GALV. PIPE BOLLARD,

5.06 22 GA. PTD. PERF. 'MORING' WALL PANEL BY 5.07 22 GA. PTD.'MORIN' WALL PANEL BY 'KINGSPAN' 5.08 22 GA. FLAT STL. PANELS, PTD.

5.09 2X6 MTL STUD FURRED PLUMBING WALL. 5.10 METAL STUD WALL FRAMING. 06 - WOOD AND PLASTICS

6.01 WOOD SPRUNG FLOORING PER DETAILS

6.02 N/A 6.03 N/A 6.04 PLYWOOD. 6.05 N/A

6.06 RUBBER WALL BASE. 6.07 SOLID SURFACE COUNTERTOP TYP. @ KITCHENS AND

BATHROOMS. 6.08 WOOD WALL BASE, PAINTED. 6,09 WOOD CABINETS: BEECH FACES, SOLID FLAT DOORS. EUROPEAN CONCEALED HINGES AND SELF-CLOSE DRAWERS, CASEWORK SHALL BE 'CUSTOM GRADE' FOR MATERIAL, HARDWARE, JOINERY AND

INSTALLATION, TYP. 6.10 WOOD MDF SHELF, PTD. 6.11 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA. 07 - THERMAL & MOISTURE PROTECTION 7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD.

7.02 THERMAL BATT INSULATION. R-21 MIN. @ WALLS, R-38 MIN. @ ROOF 7.03 W.P. MEMBRANE PER DETL. & SPECS. 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT

EXTERIOR WALLS, TYP. 7.05 SINGLE-PLY PVC WHITE SHEET ROOFING. 7.06 FLOOR OR DECK DRAIN.

7.07 SCUPPER. 7.08 UNDERSLAB MOISTURE VAPOR BARRIER. 7.09 ROOF DRAIN.

7.10 18 G.A 'BONDERIZED' METAL COPING, PTD. TYP AT ALL FRAMED PARAPETS. 7.11 CLEAR WATER-REPELLENT GRAFITTI COATING AT

CMU WALL. (ALL EXPOSED SURFACES) 7.12 S.S. FLOOR DRAIN. TYP. @ PUBLIC BATHRM AND

08 - OPENINGS

8.02 STOREFRONT 8.03 CURTAIN WALL. PROVIDE DOTTED SILK SCREEN PATTERN PER DETAILS

8.04 STOREFRONT DOOR 8.05 STL. DOOR. & FRAME, PTD. 8.06 PERF STEEL ON T.S. SECURITY DOORS @ TRASH RM,

8.07 SOLID WOOD DOOR, PTD. 8.08 INTERIOR WOOD POCKET DOOR, PTD. 8.09 INTERIOR WOOD DOOR, PTD. 8.10 SLIDINGCLOSET DOOR, PTD.

8.11 ACCESS PANEL, COLOR TO MATCH ADJACENT 8.12 DOOR HARDWARE SET PER SCHED. 8.13 EXTERIOR WALL LOUVER.

8.14 EXTERIOR WALL VENT WITH CAP. BY 'SEIHO' OR

09 - FINISHES 9.01 N/A

9.06 REVEAL PER DETAILS.

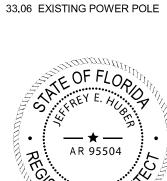
9.02 CARPET FLOORING PER SPEC'S 9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER

9.04 5/8" TYPE `X' GYP.BD., TYP, PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS REQ'D. 9.05 PAINT PER SPECIFICATIONS.

CONSTRUCTION ISSUE

SCHEMATIC DESIGN 2020-03-01 DESIGN DEVELOPMENT 2020-01-04 CONSTRUCTION DOCUMENTS YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD PERMIT SET YYYY-MM-DD BID ISSUE YYYY-MM-DD

YYYY-MM-DD



DN: C=US, E=huber@brooksscarpa.com O="Brooks + Scarpa Architects Inc.", CN=Jeffrey Huber Location: Fort Lauderdale, FL Contact Info: Date: 2021.01.04 15:01:07-05'00'

Digitally signed by Jeffrey Hube

As indicated

ART AND CULTURE CENTER EDUCATION FACILITY ADDITION AND MINOR ALTERATION TO EXISTING BLDG

SCALE:

1650 HARRISON STREET HOLLYWOOD, FL 33020



BROOKS SCARPA

PROJECT NUMBER: **REVISIONS** SHEET TITLE: SITE PLAN

DATE PRINTED: 1/4/2021 11:48:13 AM ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE

WRITTEN CONSENT OF THE ARCHITECT.

ARCHITECTURE SITE PLAN 3929 W 139TH ST HAWTHORNE, CA. 90250 SCALE: 1/16" = 1'-0" t: 323.596.4700 f: 310.453.9606