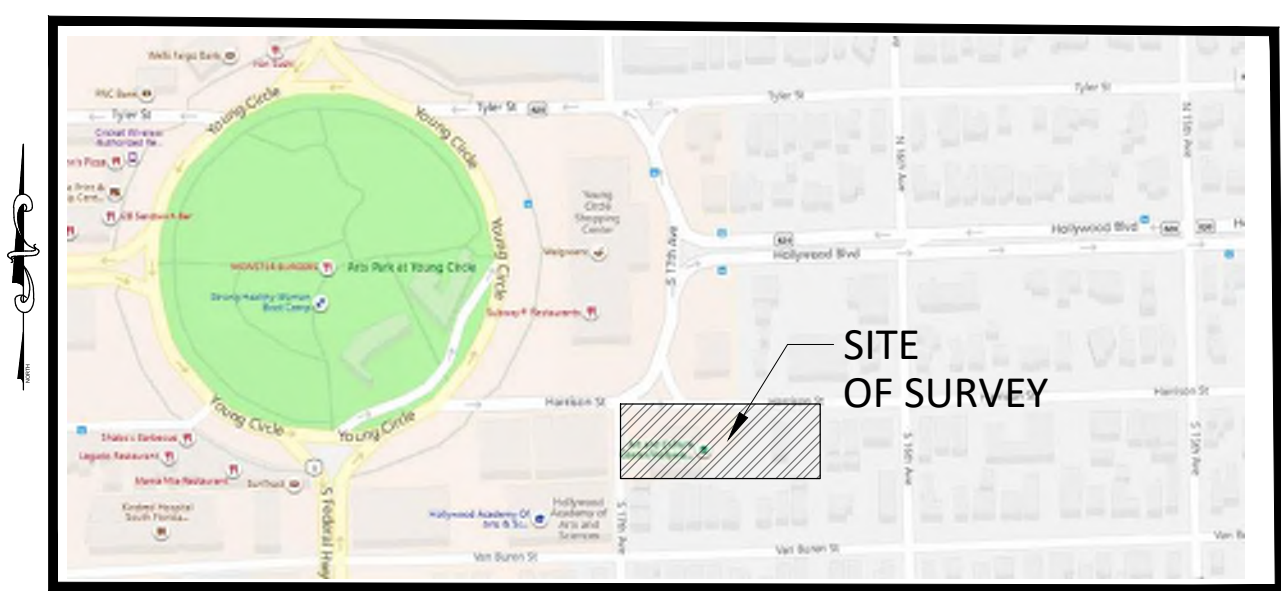


RESTRICTION/EASEMENT NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS		PLOTTED ON SURVEY		COMMENT
			YES	NO	YES	NO	
1	ALL MATTERS CONTAINED ON THE PLAT OF TOWN OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 21.....	P.B. 1, PAGE 21, B.C.R.	X		X		AS SHOWN ON SURVEY
2	MATTERS CONTAINED IN WARRANTY 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.	X			X	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.	X			X	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.	X			X	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.		X		X	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.	X			X	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.	X			X	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.				X	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.		X		X	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.	X			X	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.	X			X	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.	X			X	NO PLOTTABLE MATTERS



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:

- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 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.
- 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.
- 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.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- 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.
- 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.
- 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'.
- 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'.
- 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'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- 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.
- ADDRESS: 1650 HARRISON STREET, HOLLYWOOD, FLORIDA 33020.
- PARKING COUNT= 46 REGULAR, 4 DISABLED
- 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(b), 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

DATE	REVISION	BY

DATE ISSUED	3/10/2020
SCALE	1"=20'
FIELD BOOK	914
DRAWN BY	AC
CHECKED BY	DAS

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

**HOLLYWOOD CULTURAL ARTS CENTER
ALTANSPS LAND TITLE SURVEY**

LOTS 23 THROUGH 30, BLOCK 71
HOLLYWOOD, P.B. 1, PG. 21

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

N:\1010842_00 - Hollywood Cultural Arts Center - Booklet-Scanned\Survey\DWG\10842_00-ALT-TITLE.TPO.DWG

LEGEND

AC AIR CONDITIONING	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 SURVEYORS
(C) CALCULATED MEASUREMENT	O.R.B. OFFICIAL RECORDS BOOK
CLF CHAIN LINK FENCE	(P) MEASUREMENT PER PLAT
CONC. CONCRETE	P.B. PLAT BOOK
CBS CONCRETE BLOCK STRUCTURE	PG. PAGE
D.B. DEED BOOK	PK PARKER-KALON
DIP DUCTILE IRON PIPE	PVC POLYVINYL CHLORIDE PIPE
ELEV. ELEVATION	RCP REINFORCED CONCRETE PIPE
FOHH FIBER OPTIC HAND HOLE	R/W RIGHT-OF-WAY
FPL FLORIDA POWER & LIGHT COMPANY	TOB 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

SYMBOLS

	BACK FLOW PREVENTER		FIBER OPTIC HANDHOLE		TELEPHONE MAINTENANCE ACCESS STRUCTURE MAINTENANCE
	BENCHMARK		METAL LIGHT POLE		TRANSFORMER PAD
	BOLLARD		METAL POST		UNKNOWN TREE SIZE NOTED IN INCHES AT BREAST HEIGHT
	CATCH BASIN		IRRIGATION CONTROL VALVE		WATER METER
	CONCRETE LIGHT POLE		PALM TREE SIZE NOTED IN INCHES AT BREAST HEIGHT		WATER VALVE
	CURB INLET		SANITARY SEWER CLEAN-OUT		WOOD LIGHT POLE
	DISABLED PARKING STRIPE		SANITARY SEWER MAINTENANCE ACCESS STRUCTURE		WOOD POST
	ELECTRIC OUTLET		SIGNAL LIGHT HANDHOLE		WOOD UTILITY POLE
	ELECTRIC HAND HOLE		SINGLE SIDED SINGLE POST SIGN		
	ELEVATION		SIGN METAL		
	GROUND LIGHT		STORM DRAIN MAINTENANCE ACCESS STRUCTURE		
	HEDGE		TELEPHONE CABINET		

LINETYPE

	ASBUILT BURIED STORM DRAINAGE PIPE
	ASBUILT BURIED SANITARY SEWER PIPE
	CHAIN LINK FENCE
	CONCRETE
	OVERHEAD WIRE
	TOP OF BANK
	PAVERS
	FLOOD ZONE AE ELEVATION 6 FEET

LEGEND	
AC	AIR CONDITIONING
ALTA	AMERICAN LAND TITLE ASSOCIATION
B.C.R.	BROWARD COUNTY RECORDS
(C)	CALCULATED MEASUREMENT
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CBS	CONCRETE BLOCK STRUCTURE
D.B.	DEED BOOK
DIP	DUCTILE IRON PIPE
ELEV.	ELEVATION
FOHH	FIBER OPTIC HAND HOLE
FPL	FLORIDA POWER & LIGHT COMPANY
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
INV.	INVERT
LB	FLORIDA LICENSE BUSINESS NUMBER

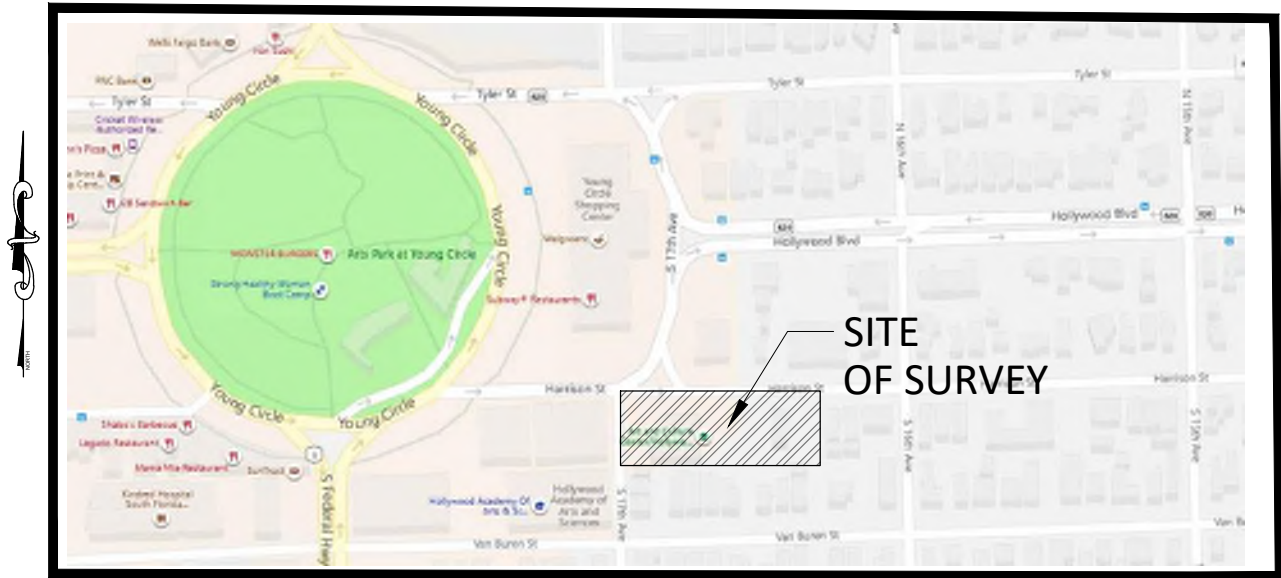
MAG	MAGNETIC
NAV88	NORTH AMERICAN VERTICAL DATUM OF 1988
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	MEASUREMENT PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PV	PARKER-KALON
PK	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT-OF-WAY
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP.	TYPICAL
W	WITH
WDF	WOOD FENCE

SYMBOLS	
	BACK FLOW PREVENTER
	BENCHMARK
	BOLLARD
	CATCH BASIN
	CONCRETE LIGHT POLE
	CURB INLET
	DISABLED PARKING STRIPE
	ELECTRIC OUTLET
	ELECTRIC HAND HOLE
	ELEVATION
	GROUND LIGHT
	HEDGE

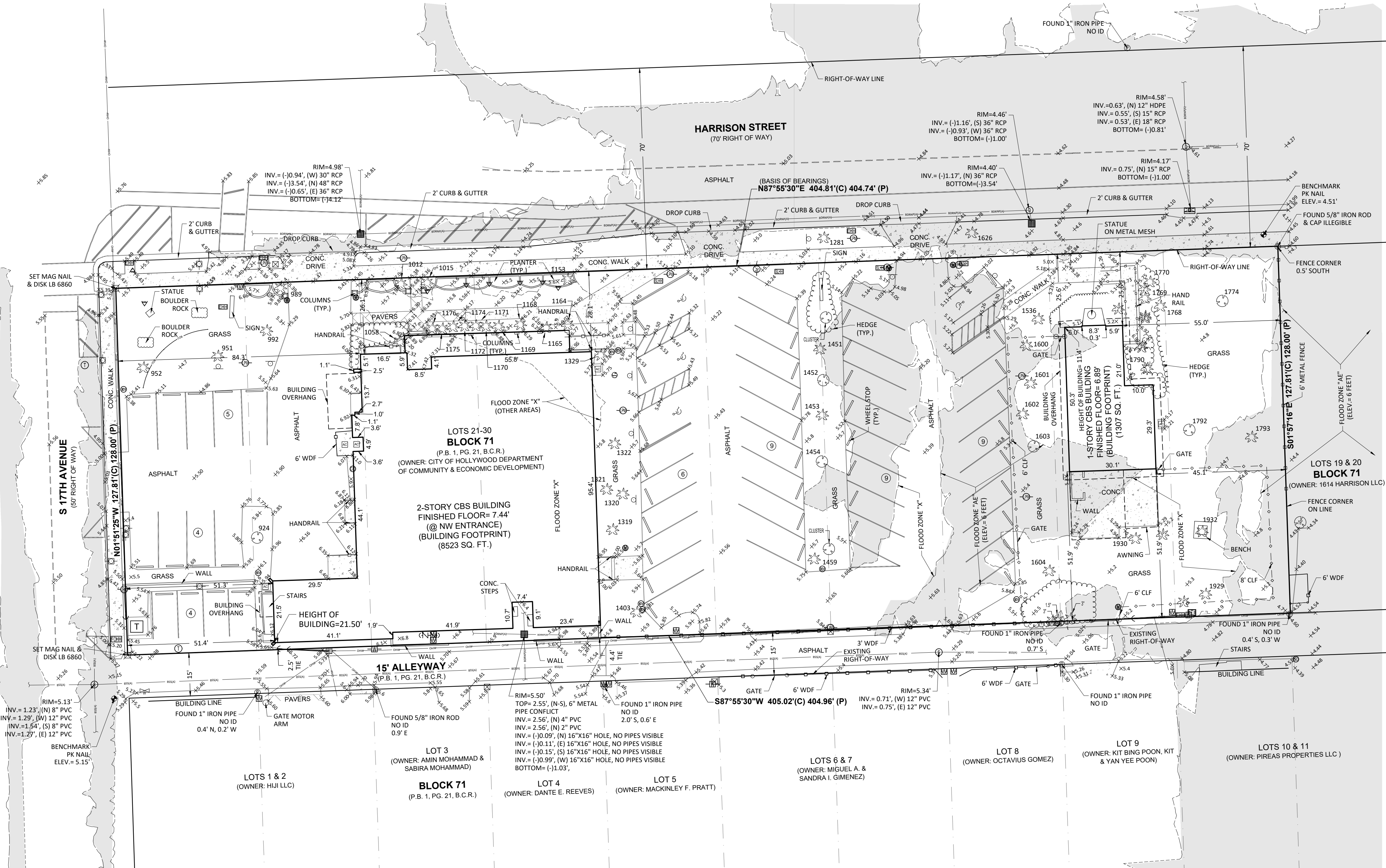
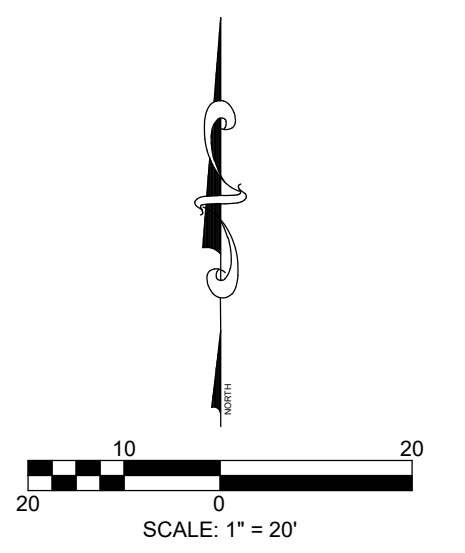
	FIBER OPTIC HAND HOLE
	METAL LIGHT POLE
	METAL POST
	IRRIGATION CONTROL VALVE
	PALM TREE SIZE NOTED IN INCHES AT BREAST HEIGHT
	SANITARY SEWER CLEAN-OUT
	SANITARY SEWER MAINTENANCE ACCESS STRUCTURE
	SIGNAL LIGHT HAND HOLE
	SINGLE SIDED SINGLE POST SIGN
	SIGN METAL
	STORM DRAIN MAINTENANCE ACCESS STRUCTURE
	TELEPHONE CABINET

	TELEPHONE MAINTENANCE ACCESS STRUCTURE
	TRANSFORMER PAD
	UNKNOWN TREE SIZE NOTED IN INCHES AT BREAST HEIGHT
	WATER METER
	WATER VALVE
	WOOD LIGHT POLE
	WOOD POST
	WOOD UTILITY POLE

LINETYPE	
	ASBUILT BURIED STORM DRAINAGE PIPE
	ASBUILT BURIED SANITARY SEWER PIPE
	CHAIN LINK FENCE
	CONCRETE
	OVERHEAD WIRE
	TOP OF BANK
	PAVERS
	FLOOD ZONE AE ELEVATION 6 FEET



LOCATION SKETCH
(NOT TO SCALE)



DATE	ISSUED	REVISION
3/10/2020		
1"=20'		
9/14		
AC		
DAS		

KEITH
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@keithteam.com LB NO. 6860

HOLLYWOOD CULTURAL ARTS CENTER
ALTANSPS LAND TITLE SURVEY

LOTS 23 THROUGH 30, BLOCK 71
HOLLYWOOD, P.B. 1, PG. 21

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

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[S2] Dec 08, 2020 4:22pm

ART AND CULTURE CENTER EDUCATION EXPANSION

ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

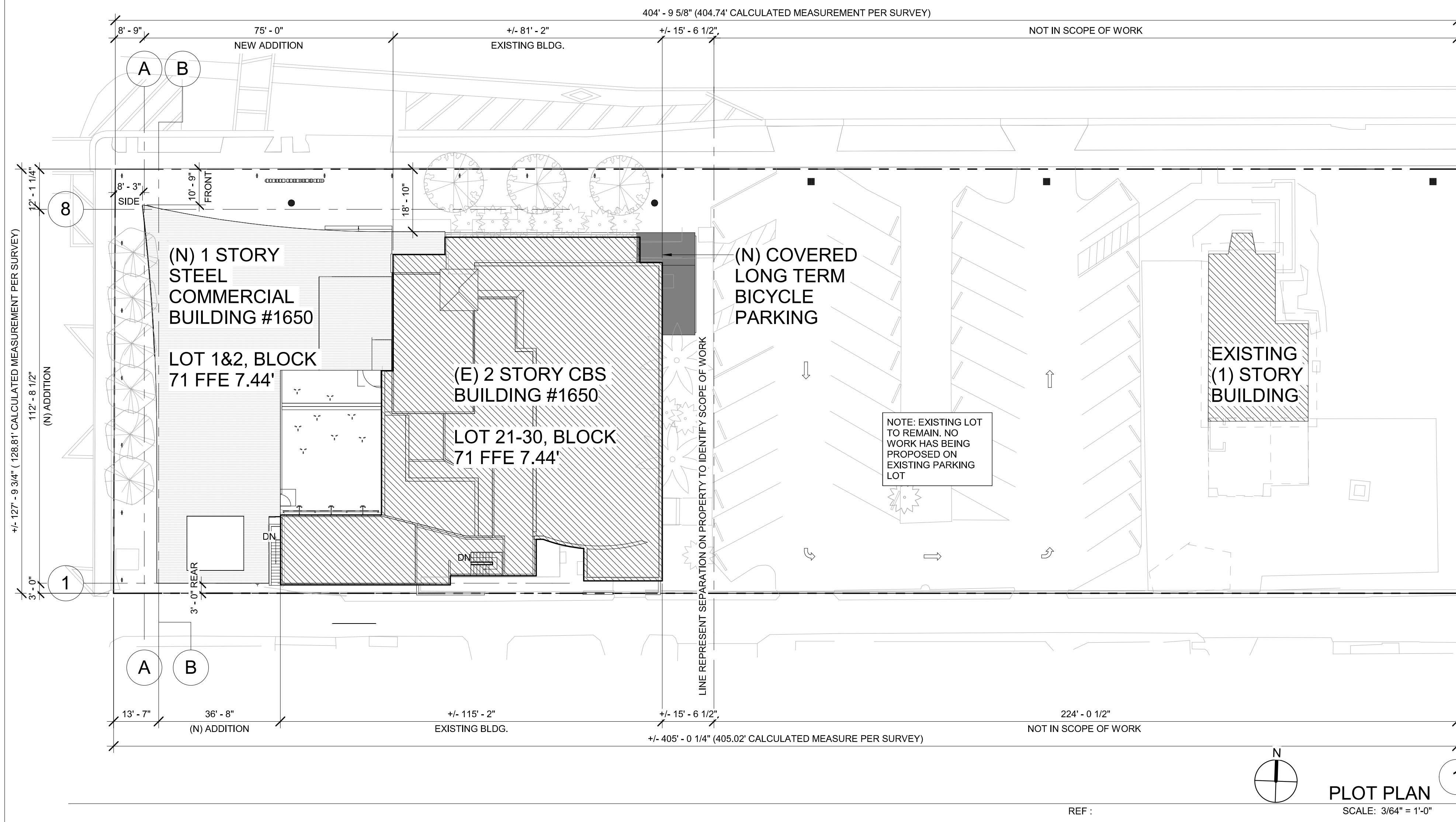
HPD SUBMITTAL SET

1650 HARRISON STREET
HOLLYWOOD, FL 33020

RENDERING



GENERAL AREA PLOT PLAN



PROJECT INFORMATION

BUILDING ADDRESS: 1650 HARRISON STREET, HOLLYWOOD, FL 33020
OCCUPANCY TYPE: A3 - ASSEMBLY
CONSTRUCTION TYPE: -
DESCRIPTION: NEW ARTS EDUCATION EXPANSION
AREA OF WORK: 6,400 SF
SCOPE OF WORK: 5,068 SF CBS ADDITION TO EXISTING 2-STORY ART AND CULTURE CENTER
ZONE: GU - GOVERNMENT USE

LEGAL 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.

APPLICABLE CODES

BUILDING:
 FLORIDA BUILDING CODE 6TH EDITION - BUILDING
 FLORIDA BUILDING CODE 6TH EDITION - EXISTING BUILDING
ENERGY CONSERVATION:
 FLORIDA BUILDING CODE 6TH EDITION - ENERGY CONSERVATION
MECHANICAL:
 FLORIDA BUILDING CODE 6TH EDITION - MECHANICAL
PLUMBING:
 FLORIDA BUILDING CODE 6TH EDITION - PLUMBING
ELECTRICAL:
 2011 NATIONAL ELECTRICAL CODE (NEC)
ACCESSIBILITY:
 FLORIDA BUILDING CODE 6TH EDITION - ACCESSIBILITY
LIFE SAFETY CODE:
 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)
 FIRE/LIFE SAFETY.

ZONING INFORMATION

REQUIRED SETBACKS:
REQUIRE FRONT YARD: TBD BY AHJ
PROVIDED FRONT YARD: 10'-0"
REQUIRE SIDE YARDS: TBD BY AHJ
PROVIDED SIDE YARD: 8'-3"
REQUIRE REAR YARDS: TBD BY AHJ
PROVIDED REAR YARD: 3'-0"
MAX FLOOR AREA: N/A
PROVIDED FLOOR AREA: 18,653 SF (NEW + EXISTING)
 NOTE: SEE SHEET A0.50 FOR CALCULATIONS.
MAX HEIGHT: N/A
PROVIDED HEIGHT: 29'-4" ABOVE ESTABLISHED GRADE
MAX SITE COVERAGE: N/A
PROVIDED SITE COVERAGE: 28.8%
 NOTE: SEE SHEET A0.50 FOR CALCULATIONS.

PARKING SUMMARY

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 FBC 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

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 BUILDING, 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
HEIGHT LIMIT: PER TABLE 504.4:
 • A-3 GROUP OF TYPE V-A = 2 STORIES, 50 FEET
 • B GROUP OF TYPE V-A = 3 STORIES, 50 FEET
 NOTE: BUILDING IS FULLY SPRINKLERED PER SECT. 903.3.11

BUILDING HEIGHT PROVIDED: 30'-0"
 (SEE SECTIONS ON SHT. A5.00- A5.02)
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.

$$A_a = [A_t + (NS \times I_f)]$$

A-3 = 11,500 SF (NON SPRINKLERED)
 B = 18,000 SF (NON SPRINKLERED)
 S = 21,000 SF (NON SPRINKLERED)

A-3 = [11,500 + (11,500 X 0.21)] = 13,915 SF
 B = [18,000 + (18,000 X 0.21)] = 21,780 SF
 S = [21,000 + (21,000 X 0.21)] = 25,410 SF

AREA PROVIDED:

1ST FLOOR	A-3	9,494 SF = 0.68	
	B	1,972 SF = 0.09	0.82 < 1
	S-2	1,281 SF = 0.05	
		13,915 SF	
2ND FLOOR	A-3	1,321 SF = 0.09	
	B	788 SF = 0.04	0.16 < 1
	S-2	794 SF = 0.03	
		21,780 SF	

PARTICIPANTS

OWNER/CLIENT: CITY OF HOLLYWOOD DESIGN AND CONSTRUCTION MANAGEMENT
 P.O. BOX, 229045
 HOLLYWOOD, FL 33022
 TEL: 954-921-3410
 CONTACT: E. ALEX IGLESIAS
ARCHITECTS: BROOKS SCARPA
 1147 NE 7TH AVE
 FORT LAUDERDALE, FL 33304
 TEL: 954-683-1236
 CONTACT: JEFFREY HUBER
CONST. MANAGER: TEL: - - -
 FAX: - - -
 CONTACT: - - -
CIVIL ENGINEER/ LANDSCAPE: KEITH
 2312 S ANDREWS AVENUE
 FORT LAUDERDALE, FL 33316
 TEL: 954-788-3400
 CONTACT: CHRISTOPHER PHILLIPS
GEO/SOILS ENGINEER: GEOTECHNOLOGIES, INC.
 439 WESTERN AVE.
 GLENDALE, CA 91201
 TEL: 818-240-9600
 CONTACT: MIKE SAVAGE
STRUCTURAL ENGINEER: MASTER CONSULTING ENGINEERS, INC.
 STRUCTURAL CONSULTANTS
 4101 RAVENSWOOD ROAD,
 SUITE 307, FORT LAUDERDALE, FL, 33312
 TEL: 787-454-6237
 FAX: 813-287-3622
 CONTACT: ARMANDO CASTELLON
MEP ENGINEER: HAMMOND & ASSOCIATES, INC.
 150 NW 70TH AVE, SUITE # 10,
 PLANTATION, FL 33337
 TEL: 954-327-7111
 FAX: 954-327-7154
 CONTACT: STEPHEN FARQUHARSON
FBGC CONSULTANT: ECGS ENERGY COST SOLUTION GROUP, LLC
 1925 CALAIS DR, SUITE 6,
 MIAMI BEACH, FL, 33141
 TEL: 305-787-4133
 FAX: 786-472-6812
 CONTACT: JASON BIONDI

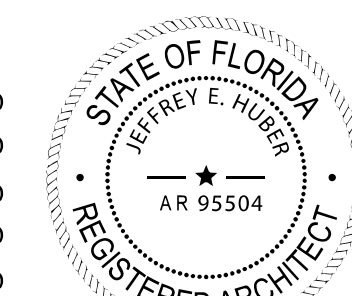
VICINITY MAP



PROJECT AND SITE PLAN REVIEW MEETINGS

G.O. BOND BOARD PRESENTATION: 2019/12/10
 PUBLIC PARTICIPATION OUTREACH MEETING: 2020/03/04
 COMMISSION MEETING PRESENTATION: 2020/03/18
 ORIGINAL PACO MEETING DATE: 2020/04/06
 POSTPONED PACO MEETING: 2020/07/27
 PRELIMINARY TAC: 2020/09/08
 FINAL TAC: 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 YYYY-MM-DD
 CONSTRUCTION ISSUE YYYY-MM-DD



Digitally signed by Jeffrey Huber
 DN: C=US,
 E=huber@brookscarpa.com,
 O=Brooks + Scarpa Architects,
 Inc., CN=Jeffrey Huber
 Location: Fort Lauderdale, FL
 Contact Info:
 huber@brookscarpa.com
 Date: 2021.01.04
 15:00:22-0500'

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

1650 HARRISON STREET HOLLYWOOD, FL 33020



PROJECT NUMBER: 01924.0
REVISIONS:
 1 -
 2 -
 3 -
SHEET TITLE: COVER SHEET
SCALE: As indicated
DATE PRINTED: 1/4/2021 11:46:57 AM

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

A0.00

ABBREVIATIONS

Table of abbreviations including ABV ABOVE, AFF ABOVE FINISH FLOOR, A.G.L. ADJ. GROUND LVL PER LAMC SECT. 12.03, etc.

SYMBOLS

Table of symbols including GRID (A), ELEVATION MARKER (1 A4.00), SECTION MARKER (1 A5.00), WALL TYPE (A1), INTERIOR ELEVATION MARKER (1 A7.00), NORTH ARROW (PLAN NORTH), REVISION DELTA, DEMOLITION NOTE MARKER, KEYNOTE MARKER, FLOOR CLEARANCES SHOWN DOTTED.

* PROVIDE PORTABLE FIRE EXTINGUISHERS PER 2016 CBC SECT. 906, RATED '2A:10B:C' AT A MIN. OF 7'5" APART. FIRE EXTINGUISHERS SHALL BE RECESSED UNLESS NOTED OTHERWISE. ** COMBO SMOKE/CARBON MONOXIDE DETECTOR PER 2016 CBC 420.6.

PLAN LEGEND

Table of plan legend symbols including NEW CONCRETE WALL PER STRUCTURAL, NEW MASONRY WALL, NEW STUD WALL, NEW 1-HR RATED STUD WALL AT CORRIDOR AND UNIT SEPARATION, NEW 1-HR RATED OCCUPANCY SEPARATION WALL, NEW 1-HR RATED STUD WALL AT SHAFT, (N) SCORED CONC. SLAB / PAVING, (N) LANDSCAPE / PLANTING AREA.

MIN. PLUMBING REQUIREMENTS

Table of plumbing requirements with columns OCCUPANCY, OCCUPANTS, REQUIRED, PROVIDED. Includes rows for 'A-3' and 'B' (N) BLDG.

Table of plumbing requirements with columns OCCUPANCY, OCCUPANTS, REQUIRED, PROVIDED. Includes row for 'B' (E) BLDG.

NOTE: PER 2017 FPC SECT.404.1.1 FIXTURE CALCULATIONS: TO DETERMINE THE OCCUPANT LOAD OF EACH SEX, THE TOTAL OCCUPANT LOAD SHALL BE DIVIDED IN HALF. TO DETERMINE THE REQUIRED NUMBER OF FIXTURES, THE FIXTURE RATIO OR RATIOS FOR EACH FIXTURE TYPE SHALL BE APPLIED TO THE OCCUPANT LOAD OF EACH SEX IN ACCORDANCE WITH TABLE 403.1. FRACTIONAL NUMBERS RESULTING FROM APPLYING THE FIXTURE RATIOS OF TABLE 403.1 SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER. FOR CALCULATIONS INVOLVING MULTIPLE OCCUPANCIES, SUCH FRACTIONAL NUMBERS FOR EACH OCCUPANCY SHALL FIRST BE SUMMED AND THEN ROUNDED UP TO THE NEXT WHOLE NUMBER.

SHEET INDEX

Table of sheet index including SHEET INDEX TAC SUBMITTAL (A0.00 COVER SHEET, A0.01 COVER SHEET P2, A0.04 EXISTING SITE PHOTOS, etc.) and SHEET INDEX (SRVY I SRVY, SRVYII SRVY).

Table of sheet index including A1.00 SITE PLAN, A3.10 1ST FLOOR PLAN, A3.11 1ST FLOOR RCP, A3.12 EXTERIOR LIGHTING PLAN, A3.30 ROOF PLAN, A4.00 ELEVATIONS, A4.01 ELEVATIONS, A5.00 SECTIONS, A5.01 SECTIONS, A5.02 SECTIONS.

Table of sheet index including SRVY I SRVY, SRVYII SRVY.

DEFERRED SUBMITTAL

- SINGAGE ELECTRICAL PERMIT

Professional seal for Jeffrey E. Huber, Registered Architect, State of Florida, AR 95504. Includes contact information for Brooks Scarpa.

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

1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT NUMBER: 01924.0

Revisions table with columns REVISIONS, SHEET TITLE: COVER SHEET P2, SCALE: As indicated, DATE PRINTED: 1/18/2021 9:12:24 AM.

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A0.01



EXISTING VIEW 6

09

SCALE: NTS



EXISTING VIEW 3

03

SCALE: NTS



EXISTING VIEW 8

11

SCALE: NTS



EXISTING VIEW 5

08

SCALE: NTS



EXISTING VIEW 2

02

SCALE: NTS



EXISTING VIEW 7

07

SCALE: NTS



EXISTING VIEW 4

07

SCALE: NTS

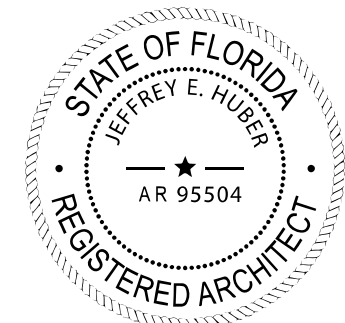


EXISTING VIEW 1

01

SCALE: NTS

SCHMATIC 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



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 Inc., CN=Jeffrey Huber
 Location: Fort Lauderdale, FL
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 huber@brookscarpa.com
 Date: 2021.01.04
 15:00:34-05'00'

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1650 HARRISON STREET HOLLYWOOD, FL 33020
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REVISIONS		
1	-	4
2	-	5
3	-	6

SHEET TITLE: EXISTING SITE PHOTOS

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A0.04



3D VIEW 4

05

SCALE: NTS



3D VIEW 2

02

SCALE: NTS



3D VIEW 3

04

SCALE: NTS

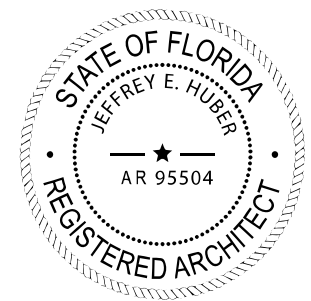


3D VIEW 1

01

SCALE: NTS

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 15:14:31-05'00'

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PROJECT NUMBER: 01924.0

REVISIONS	
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SHEET TITLE: 3D VIEWS

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A0.05

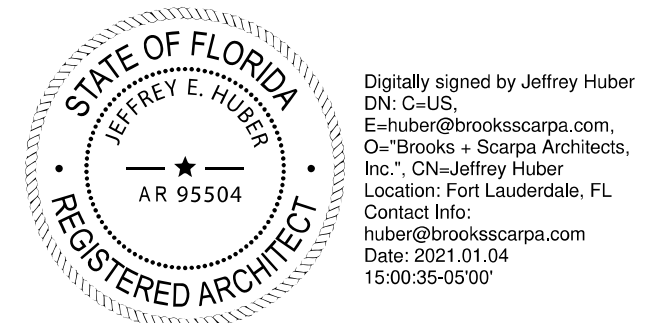
GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS
- THE CONTRACTOR SHALL COMPLY WITH REFERENCE STANDARDS AND SUB STANDARDS REFERENCED THROUGHOUT THE CONTRACT DOCUMENTS.
- 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.
- ALL SPACE NUMBERS ARE FOR CONSTRUCTION PURPOSES ONLY.
- USE ONLY WRITTEN DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO FINISH FACE OF SURFACE INDICATED UNLESS NOTED OTHERWISE.
- ALL BUILDING MATERIALS ARE SIZED PER THE STRUCTURAL DRAWINGS.
- CONTRACTOR TO VERIFY ACTUAL VERSUS NOMINAL DIMENSIONS DURING THE SUBMITTAL AND LAYOUT PROCESS. DISCREPANCIES 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 FABRICATING.
- ALL PLUMBING ROUGH IN TO BE FIELD VERIFIED. PHOTOGRAPHICALLY DOCUMENTED WITH SCALED MEASURING DEVICE AND PRESENTED TO THE DESIGN TEAM VIA SUBMITTAL FOR COMPLIANCE WITH THE ADA ACCESSIBILITY CODE.
- ALL FASTENERS TO BE STAINLESS STEEL. SEE STRUCTURAL.
- ALL MATERIALS, FINISHES OR OTHER SHALL BE INSTALLED THAT MATERIALS MANUFACTURES STRICTEST INSTALLATION GUIDELINES.
- 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 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 COMPLETE THE WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS BEFORE PROCEEDING ANY WORK.
- THE CONTRACTOR SHALL MAKE NO CHANGES TO THE CONSTRUCTION DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST CODES AND ORDINANCES.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ENGINEERING AND THE ARCHITECTURAL DRAWINGS FOR THE ACTUAL PLACEMENT OF THE WORK RELATIVE TO FIELD CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING INSTALLATION REQUIREMENTS FOR ALL BUILT IN APPLIANCES, FIXTURES AND EQUIPMENT. VERIFY EXACT ROUGH-IN DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ROUGH-IN FRAME.
- THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE RESPECTIVE CONTRACTOR.
- DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE STRUCTURAL DRAWINGS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES AND PROCEDURES, AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK.
- BROOKS & SCARPA ARCHITECTS, INC. SHALL IN NO WAY BE 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.)
- PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
- BASE BID SHALL INCLUDE BY NOT BE LIMITED TO THE FOLLOWING:
 - ALL FILL REQUIRED TO MEET MINIMUM FINISHED FLOOR SLAB ELEVATION AND COMPACTION.
 - WATER METER HOOK UP AND METER DEPOSITS.
 - OWNER RESPONSIBILITY. HOOK-UP AND FEES FOR UNDERGROUND SERVICE FROM FPL LOCAL PHONE & CABLE T.V. - OWNER RESPONSIBILITY.
 - ENGINEERING STAKE OUTS AND SURVEYS INCLUDING FINAL TIE-IN SURVEY.
 - CLEARING, GRUB, AND SITE PREPARATION, INCLUDING GRADING.
 - ALL BIDDERS AND THEIR SUBCONTRACTORS SHALL BE CURRENTLY LICENSED IN THE STATE OF FLORIDA.
 - THE CONTRACTOR SHALL PROVIDE AN ESTIMATE OF THE TIME FOR COMPLETION.
 - THE GENERAL CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE FOR WORKMAN'S COMPENSATION AND ANY OTHER INSURANCES REQUIRED BY THE OWNER FOR ALL EMPLOYEES EITHER DIRECTLY EMPLOYED BY THE GENERAL CONTRACTOR OR BY HIS SUBCONTRACTORS.
 - THE CONTRACTOR SHALL CLEARLY LIST ANY WORK NOT INCLUDED IN HIS BID.
 - 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 WORK.
- ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FGBC NOTES

- PROJECT MANAGEMENT**
- 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.
- ENERGY**
- TESTING AND BALANCING MUST BE DONE FOR THE INSTALLED EQUIPMENT OF AT LEAST THE FOLLOWING SYSTEMS: HEATING, VENTILATION, AIR CONDITIONING AND REFRIGERATION (HVAC&R) 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 A PROFESSIONAL CERTIFIED BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB), THE ASSOCIATED AIR BALANCE COUNCIL (AABC), OR OTHER NATIONALLY ACCREDITED ORGANIZATION.
 - 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 FL/COM SOFTWARE OR OTHER STATE APPROVED PERFORMANCE-BASED SOFTWARE.
 - ALL BUILDING HVAC&R SYSTEMS MUST BE FREE OF CFCS AND HALONS.
 - BOTH FUNDAMENTAL AND ADVANCED COMMISSIONING WILL BE CONDUCTED TO VERIFY INSTALLATION, PERFORMANCE, TRAINING, AND DOCUMENTATION OF BUILDING SYSTEMS.
 - 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.
 - EQUIP 25% OR MORE OF THE BUILDING'S SQUARE FOOTAGE WITH DAYLIGHT AND OCCUPANCY SENSORS.
 - MEET OR EXCEED THE EFFICIENCY REQUIREMENTS OF THE 2018 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 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.
- WATER**
- THE LANDSCAPE PLAN HAS NO INVASIVE (NATIVE OR EXOTIC) PLANTS.
 - LANDSCAPE DESIGN MUST SEPARATE IRRIGATION ZONES FOR TURF AND LANDSCAPE BEDS.
 - VERIFY CORRECT INSTALLATION OF A RAIN SHUT OFF DEVICE FOR 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 PLANTS.
 - ALL INSTALLED TOILETS MUST HAVE A MINIMUM MAP (MAXIMUM 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.
 - ALL LAVATORY FAUCETS MUST BE LOW FLOW, WATERSENSE, OR SENSOR FAUCETS. THEY MUST ALSO HAVE A FLOWRATE OF .5 GPM OR LESS.
 - ALL KITCHEN FAUCETS MUST HAVE A FLOW RATE LESS THAN OR EQUAL TO 1.5 GPM.
 - ALL INSTALLED DISHWASHERS MUST BE ENERGY STAR QUALIFIED 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.
 - USE AS LITTLE TURF GRASS AS POSSIBLE WITH A GOAL OF 10% OR LESS OF LANDSCAPE.
 - ALL PLANTS (INCLUDING SHRUBS, GROUNDCOVERS, AND VINES AND TREES) ARE COMPATIBLE WITH THEIR LOCATION IN THE LANDSCAPE.
 - 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 OUT TO DRIP LINE) AND IN LANDSCAPE BEDS AVOIDING VOLCANO MULCHING.
 - ENSURE THE USE OF HIGH-VOLUME IRRIGATION SUCH AS SPRAY 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.
- SITE**
- KEEP COPY OF SWPPP & FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTICE OF INTENT (NOI) ONSITE FOR 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 A FDEP CERTIFIED EROSION AND SEDIMENTATION CONTROL PROFESSIONAL.
 - PARKING PROVIDED ON SITE MUST BE 10% LESS THAN THE 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 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 THE SRI ≥ 78 REQUIREMENT.
 - THE ROOFING SYSTEM MUST BE ENERGY STAR CERTIFIED OR HAVE AN SRI OF 78 OR HIGHER.
 - 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.
 - USE LOW IMPACT DEVELOPMENT (LID) ALTERNATIVES TO COLLECT AND TREAT STORMWATER. ALTERNATIVE SYSTEMS THAT QUALIFY INCLUDE RAIN GARDENS, BIO-RETENTION FILTRATION SYSTEMS, EXFILTRATION/FILTRATION TRENCHES, AND VEGETATED ROOFING. AIM TO MANAGE 100% OF STORMWATER ONSITE.
- DISASTER MITIGATION**
- INCREASE THE STRUCTURAL INTEGRITY OF THE BUILDING DURING HIGH WIND CONDITIONS, REDUCING THE POTENTIAL FOR DAMAGE, THUS DECREASING THE POTENTIAL WASTE AND NEED FOR REPLACEMENT MATERIALS AFTER THE STORM.
- HEALTH**
- NO SMOKING ALLOWED IN THE BUILDING. IF SMOKING IS ALLOWED ON THE SITE, DESIGNATED SMOKING AREAS MUST BE LOCATED A 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.
 - DURING CONSTRUCTION MEET OR EXCEED THE MINIMUM REQUIREMENTS RECOMMENDED IN DESIGN APPROACHES OF THE SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTORS ASSOCIATION (SMACNA) IAQ GUIDELINE FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 1995.
 - PROTECT STORED ON-SITE OR INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE.
 - REPLACE ALL FILTRATION MEDIA IMMEDIATELY PRIOR TO OCCUPANCY. FILTRATION MEDIA SHALL HAVE A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13, AS DETERMINED BY ASHRAE 52.2-1999 FOR MEDIA INSTALLED AT THE END OF CONSTRUCTION, AND A MERV OF 8, FOR MEDIA USED TO PROTECT HVAC AT EACH RETURN AIR GRILL DURING CONSTRUCTION.
 - PROJECT SHALL EMPLOY MEASURES SUCH AS PERMANENT WALK OFF GRATES OR MATS LOCATED AT THE BUILDING MAIN ENTRANCE 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. THE MATS MUST ALSO INCLUDE A CONTRACT FOR ONGOING CLEANING/MAINTENANCE OR A WRITTEN MAINTENANCE PLAN.
 - DESIGN A MECHANICAL VENTILATION SYSTEM TO INCLUDE A 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 PRODUCTS FOR BUILDING O&M IS VENTILATED AND UNDER NEGATIVE PRESSURE WITH RESPECT TO THE BUILDING. THE ROOM MUST ALSO HAVE A DOOR INSTALLED THAT WILL AUTOMATICALLY CLOSE. DESIGN VENTILATION SYSTEMS THAT RESULT IN AN AIR CHANGE EFFECTIVENESS GREATER THAN OR EQUAL TO 0.9 AS DETERMINED BY ASHRAE 129-1997.
 - ALL ADHESIVES AND SEALANTS SHALL BE LOW VOLATILE ORGANIC COMPOUND (VOC) AND MEET THE VOC LIMITS BELOW WHICH WERE ESTABLISHED BY THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE #1168 AND ALL SEALANTS USED AS FILLERS MUST MEET OR EXCEED THE REQUIREMENTS OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 8, RULE 51.
 - ALL PAINTS AND COATINGS NEED TO BE SCAQMD/GREEN SEAL COMPLIANT.
 - ALL CARPET AND CARPET PRODUCTS SHALL MEET THE CARPET & RUG INSTITUTE GREEN LABEL CERTIFICATION PROGRAM.
 - 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 CONTAIN NO ADDED UREA-FORMALDEHYDE.
 - ALL INSULATION PRODUCTS WILL BE FREE OF FORMALDEHYDE.
 - OWNER SHALL MAINTAIN OR CONTRACT A CLEANING SERVICE TO MAINTAIN THE PROPERTY USING ONLY NON-TOXIC CLEANING SUPPLIES IN THE REGULAR MAINTENANCE OF THE BUILDING. A LIST OF APPROVED SUPPLIES MUST BE POSTED IN JANITOR CLOSETS AND IN COMMON AREAS SUCH AS BREAK ROOMS AND RESTROOMS. NON-TOXIC IS DEFINED AS HAVING A ZERO HEALTH HAZARD RATING ON THE PRODUCT'S MATERIAL SAFETY DATA SHEET (MSDS) AND LISTED AS "NON-TOXIC" FOR ACUTE TOXICITY UNDER "SECTION V - HEALTH INFORMATION" ON THE MSDS. ALTERNATIVELY, THE PRODUCTS MAY BE APPROVED BY THE EPA'S DESIGN FOR ENVIRONMENT PROGRAM OR GREEN SEAL.
 - 90% OF THE FULL-TIME OCCUPANTS MUST BE ABLE TO DIRECTLY CONTROL THEIR INDIVIDUAL LIGHTING EITHER THROUGH AMBIENT OR TASK LIGHTING.
 - 90% OF THE FULL-TIME OCCUPANTS MUST BE ABLE TO DIRECTLY CONTROL THEIR TEMPERATURE SETTINGS FOR THERMAL COMFORT. COMPLY WITH ASHRAE STANDARD 55-1992, ADDENDA 1995, FOR THERMAL COMFORT STANDARDS INCLUDING HUMIDITY CONTROL WITHIN ESTABLISHED RANGES PER CLIMATE ZONE. PROJECTS MUST EMPLOY BOTH THERMAL AND HUMIDITY CONTROL MEASURES AND SYSTEMS TO KEEP THE SPACE WITHIN THE DESIGNATED RANGES SPECIFIED BY ASHRAE 55-1992.
 - CUT SHEETS FOR THE WALL ASSEMBLY AND FENESTRATION INDICATING THE STC RATINGS MUST BE PROVIDED.
- MATERIALS**
- PROVIDE AN ACCESSIBLE AREA THAT SERVES THE ENTIRE BUILDING AND IS DEDICATED TO THE SEPARATION, COLLECTION AND STORAGE OF MATERIALS FOR RECYCLING INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS AND METALS. IF FRICTIONAL OR HIGH INTENSITY DISCHARGE (HID) LIGHTING IS SPECIFIED AND USED ON THE PROJECT, SPACE SHOULD BE ALLOCATED IN THE RECYCLING ROOM FOR STORAGE AND PROPER DISPOSAL OF LIGHT BULBS.
 - INCORPORATE RECYCLED MATERIALS (BASED ON MATERIALS COST). USE MATERIALS WITH RECYCLED CONTENT SUCH THAT POST-CONSUMER AND/OR POST-INDUSTRIAL RECYCLED CONTENT CONSTITUTES A MINIMUM OF 15% OF THE TOTAL PROJECT COST.
 - DEVELOP AND IMPLEMENT A WASTE MANAGEMENT PLAN. QUANTIFYING MATERIAL DIVERSION GOALS. RECYCLE AND/OR SALVAGE WITH A GOAL OF 70% OF CONSTRUCTION, DEMOLITION AND LAND CLEARING WASTE. CALCULATIONS CAN BE DONE BY WEIGHT OR VOLUME BUT MUST BE CONSISTENT THROUGHOUT.
 - USE A MINIMUM OF 50% (BY COST) BASED ON PROJECT COST (DIV 2-10) OF BUILDING MATERIALS AND PRODUCTS THAT ARE MANUFACTURED* WITHIN A 700-MILE RADIUS OF THE PROJECT SITE.
 - USE MINIMUM OF 15 % OF THE PROJECT MATERIALS ARE MADE FROM RAW MATERIALS THAT ARE HARVESTED, EXTRACTED, OR RECOVERED WITHIN A 700-MILE RADIUS FROM PROJECT SITE.

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 PROJECT NUMBER: 01924.0

REVISIONS

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

SHEET TITLE: GENERAL NOTES

SCALE: 12" = 1'-0"

DATE PRINTED: 1/4/2021 11:47:05 AM

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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

- 1. 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, AUDITORIUMS, 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

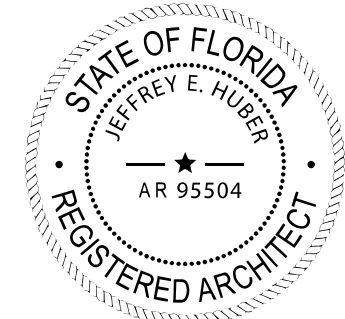
- 4. WHERE COIN-OPERATED PUBLIC PAY TELEPHONES, COIN LESS PUBLIC PAY TELEPHONES, PUBLIC CLOSED-CIRCUIT TELEPHONES, PUBLIC COURTESY PHONES, OR OTHER TYPES OF PUBLIC TELEPHONES ARE PROVIDED, PUBLIC TELEPHONES SHALL BE PROVIDED IN ACCORDANCE WITH 11B-217 TELEPHONES FOR EACH TYPE OF PUBLIC TELEPHONE PROVIDED. 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, KITCHENETTES AND WET BARS

- 1. PROVIDE A SECTION AND DETAIL SHOWING THAT SINKS COMPLY WITH 11B-806 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
CONSTRUCTION ISSUE	YYYY-MM-DD



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Date: 2021.01.04
15:00:37-0500'

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

1650 HARRISON STREET HOLLYWOOD, FL 33020

PROJECT NUMBER: 01924.0

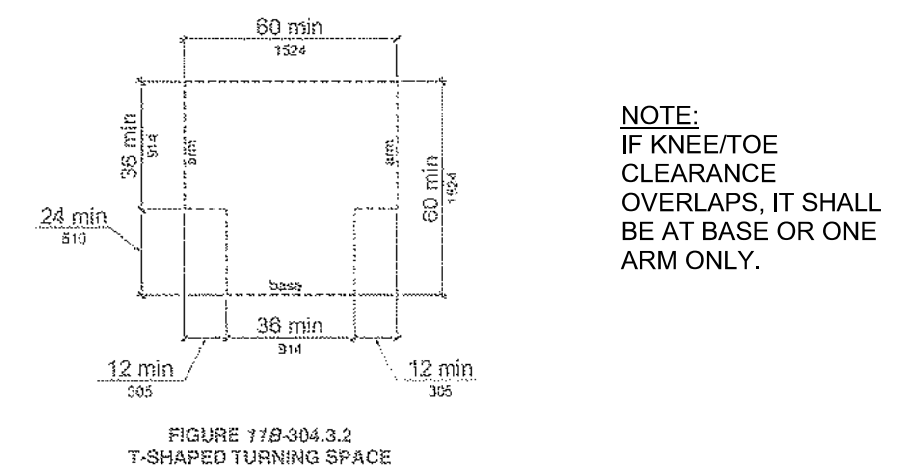


REVISIONS		
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SHEET TITLE:		
DISABLED ACCESS COMPLIANCE		
SCALE: 1/2" = 1'-0"		
DATE PRINTED: 1/4/2021 11:47:08 AM		

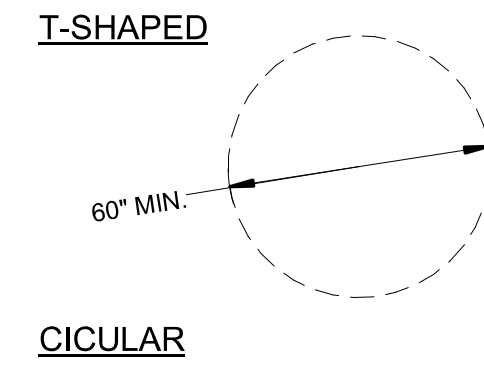
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t. 323.596.4700
f. 310.453.9606

A0.22



NOTE:
IF KNEE/TOE
CLEARANCE
OVERLAPS, IT SHALL
BE AT BASE OR ONE
ARM ONLY.



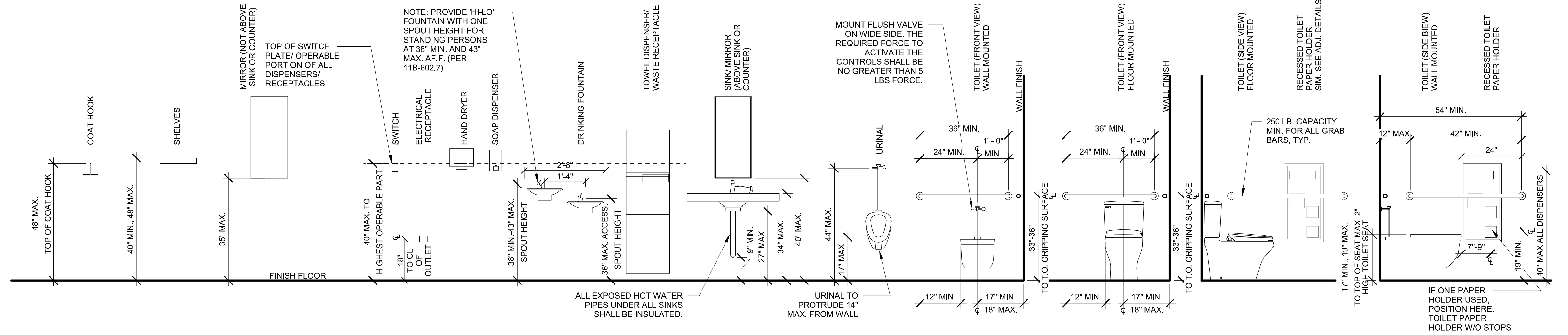
NOTE:
CAN INCLUDE KNEE &
TOE SPACE COMPLYING
WITH 15/A0.24 PER
11B-306.

NOTE:
DOORS ARE PERMITTED TO SWING INTO BOTH TURNING SPACES
PER 11B-304.4, 12" MAX., WITH THE EXCEPTION OF THE ACCESSIBLE
WATER CLOSET COMPARTMENT PER 11B-603.2.3.

TURNING SPACE

11

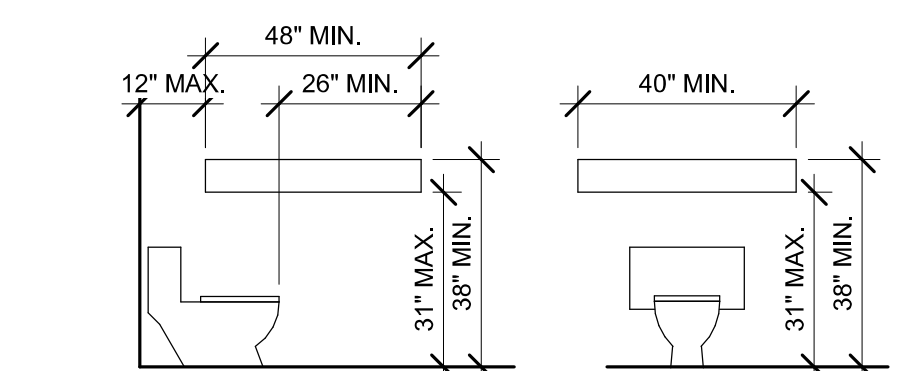
SCALE: 3" = 1'-0"



TYP. MOUNTING HEIGHTS

03

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

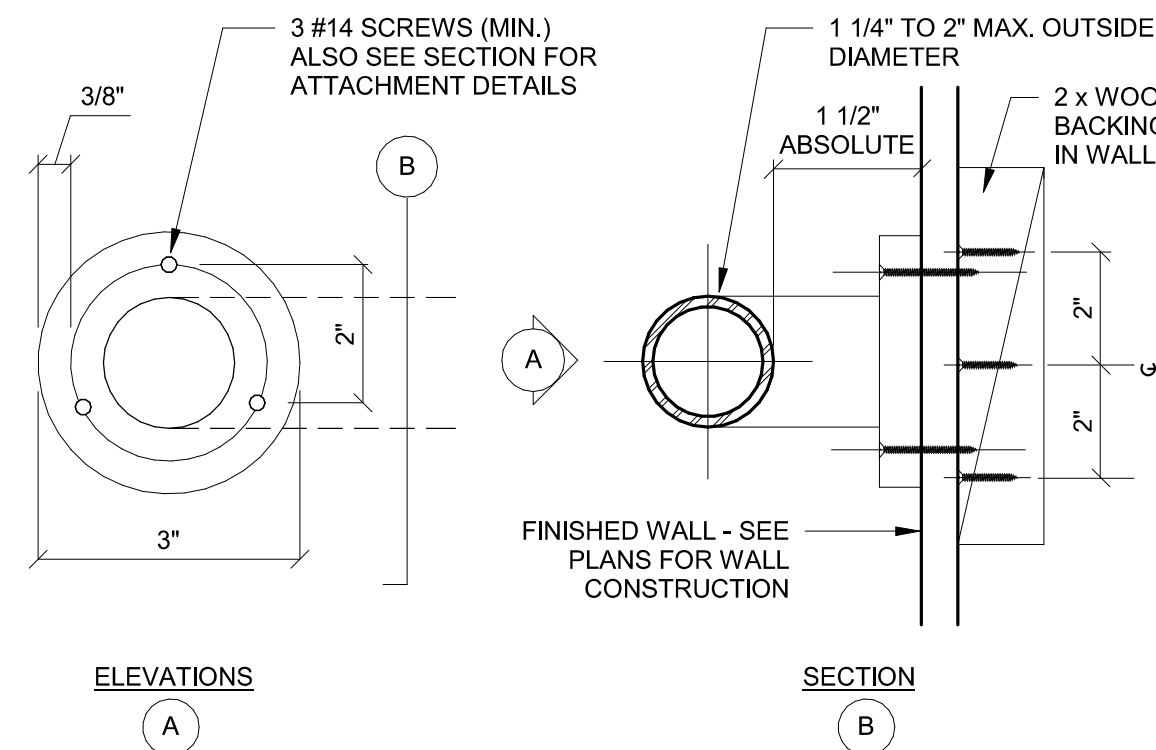


NOTE: PROVIDE GRAB BAR BACKING @ ALL ACCESSIBLE AND ADAPTABLE LOCATIONS. ALL UNITS SHALL BE ADAPTABLE IF NOT CALLED OUT AS ACCESSIBLE.

TYP. GRAB BAR BACKING @ WATER CLOSETS

10

SCALE: 3" = 1'-0"

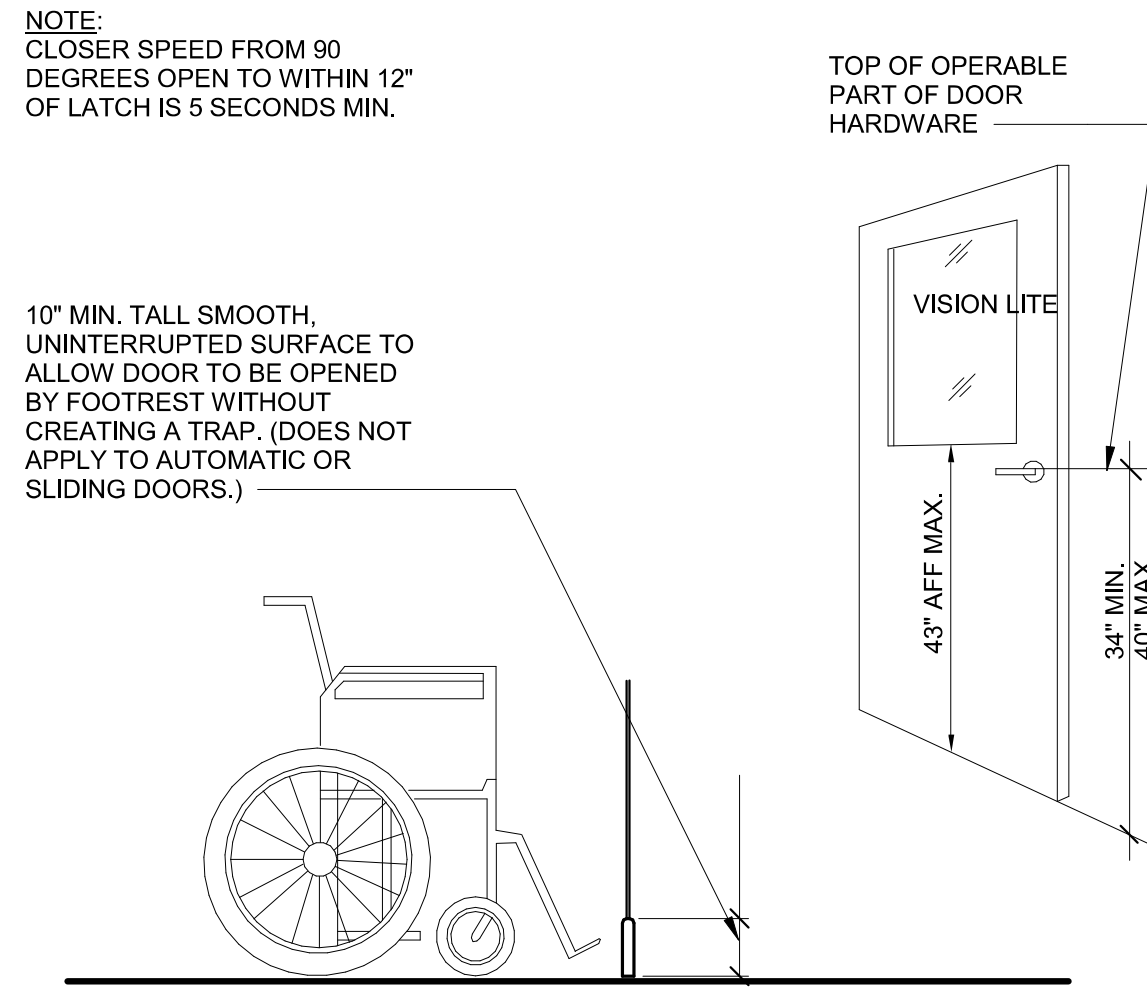


- NOTES:
- FOR 2X WOOD BACKING, USE MIN. 2-16d NAILS EA. SIDE. FOR METAL STUD WALL BACKING USE 16 GA. MTL. TRACK CUT @ STUDS, 6" HIGH WITH (2) #8 SELF-TAPPING SCREWS @ EA. STUD.
 - MAX SPACING BETWEEN ANCHOR/GRAB BAR SUPPORTS = 48"
 - ALL GRAB BARS AND ACCESSORIES TO BE 18 GAUGE - 304 STAINLESS STEEL
 - USE 11 GAUGE WELDED 304 STAINLESS STEEL MOUNTING FLANGES
 - GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL ALLOW FOR A VERTICAL AND HORIZONTAL BENDING STRESS, SHEAR & TENSILE FORCE OF 250 LBS. MIN.

GRAB BAR DIMENSIONS

07

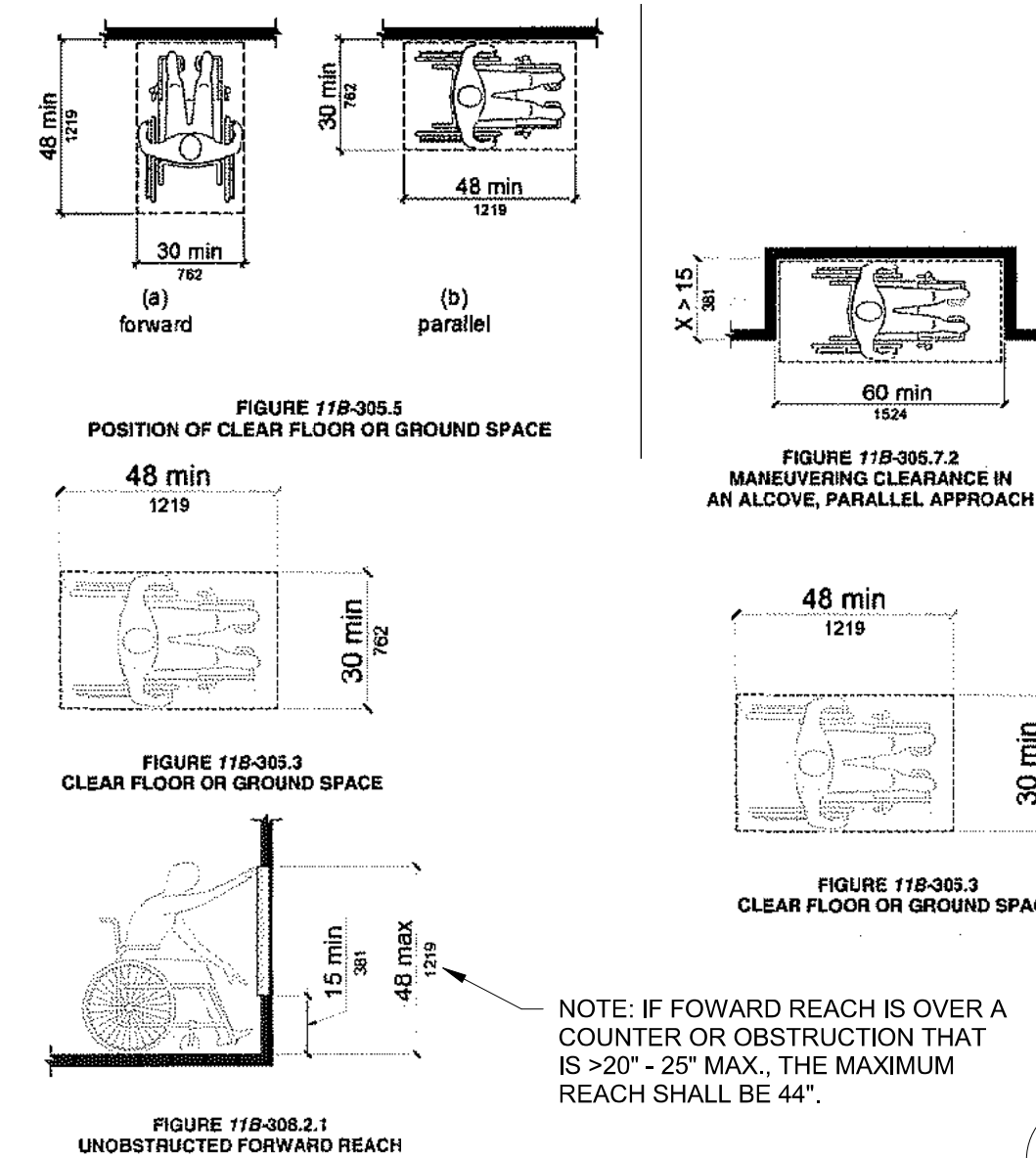
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DOOR CONSTRUCTION

05

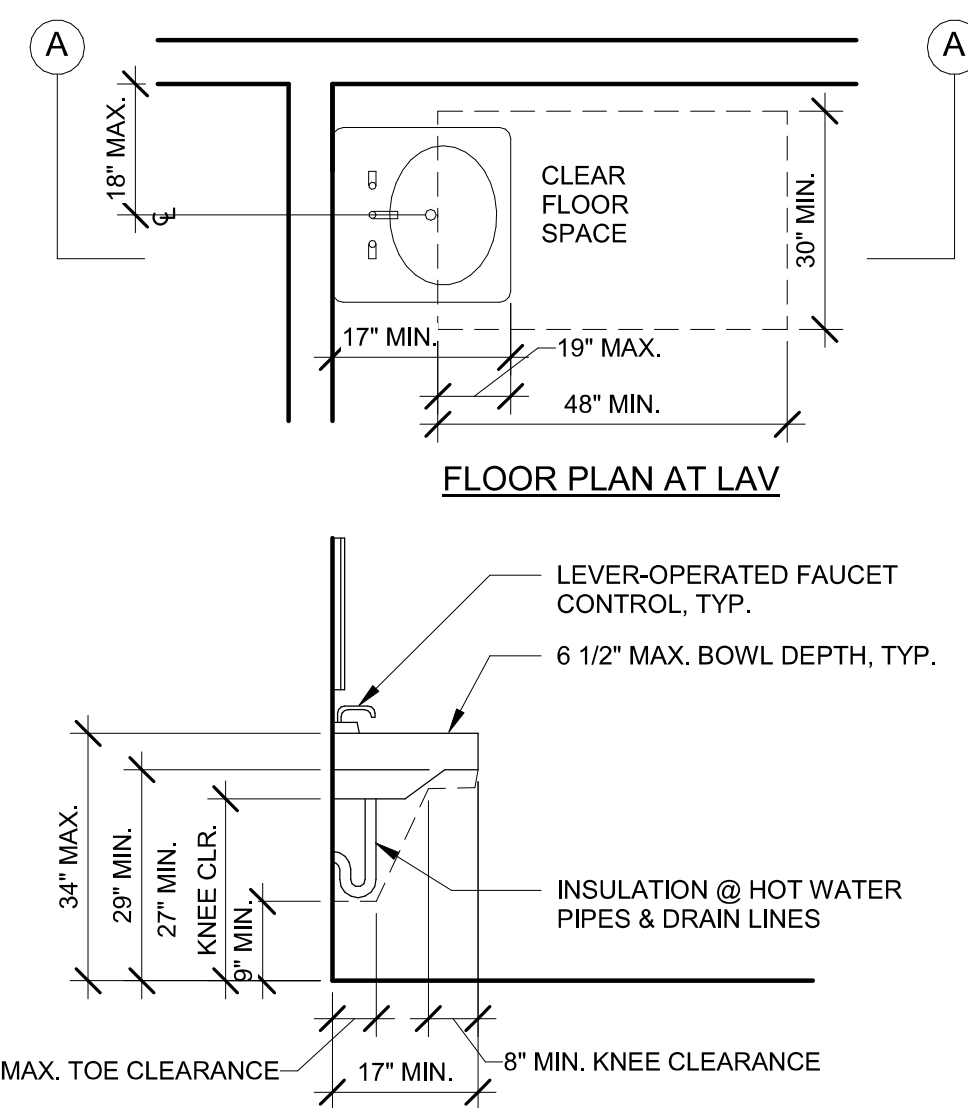
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TYP. WHEELCHAIR FORWARD REACH

02

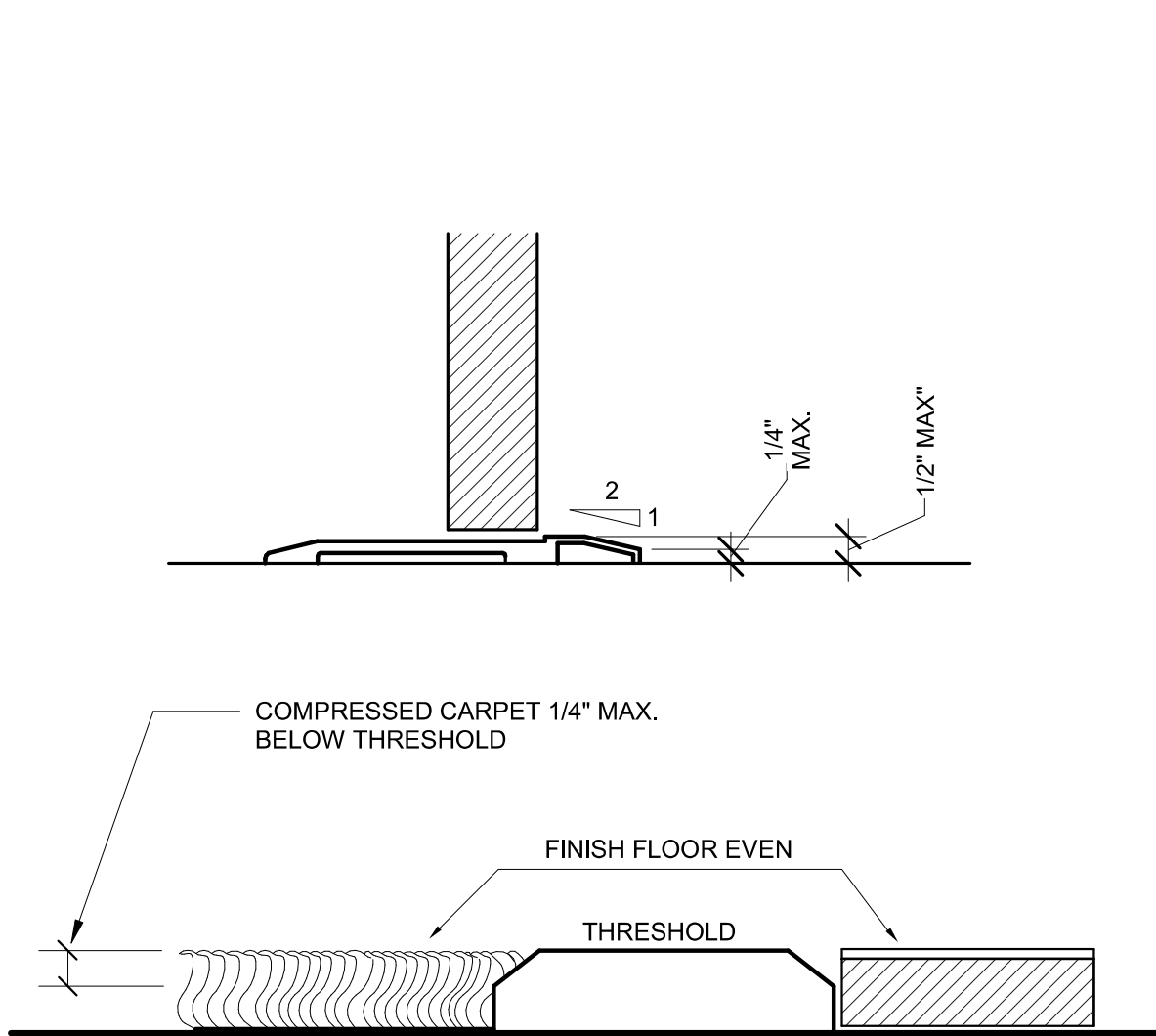
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TYP. LAVATORY CLEARANCES

09

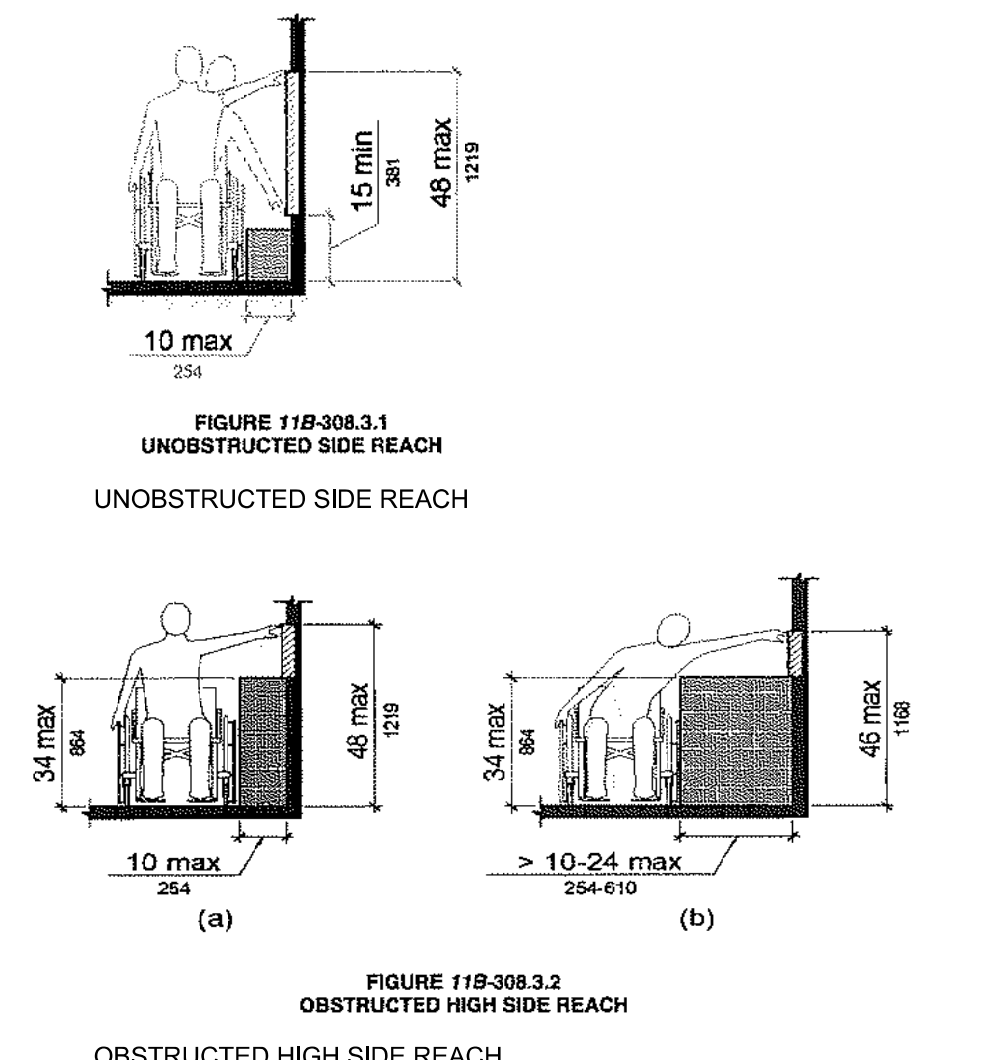
SCALE: 3" = 1'-0"



TYP. THRESHOLD REQUIREMENTS

06

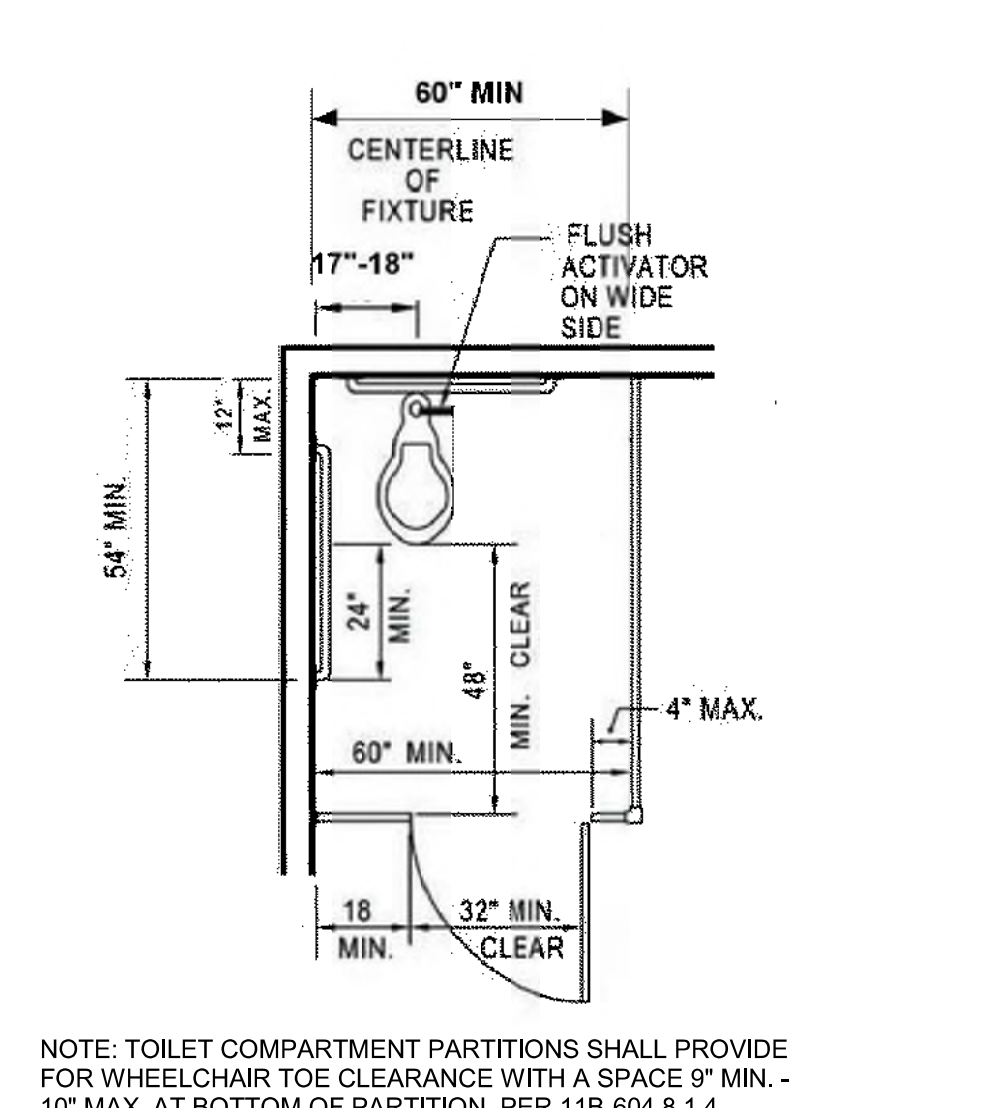
SCALE: 3" = 1'-0"



TYP. SIDE REACH

04

SCALE: 3" = 1'-0"



ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

01

SCALE: 3" = 1'-0"

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 DESIGN DEVELOPMENT 2020-01-04
 CONSTRUCTION DOCUMENTS YYYY-MM-DD
 PLAN CHECK SUBMITTAL YYYY-MM-DD
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 CONSTRUCTION ISSUE YYYY-MM-DD

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

STATE OF FLORIDA
 JEFFREY E. HUBER
 REGISTERED ARCHITECT
 AR 95504

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

1650 HARRISON STREET HOLLYWOOD, FL 33020
 PROJECT NUMBER: 01924.0

BROOKS SCARPA

REVISIONS:

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SHEET TITLE: DISABLED ACCESS COMPLIANCE
 As indicated

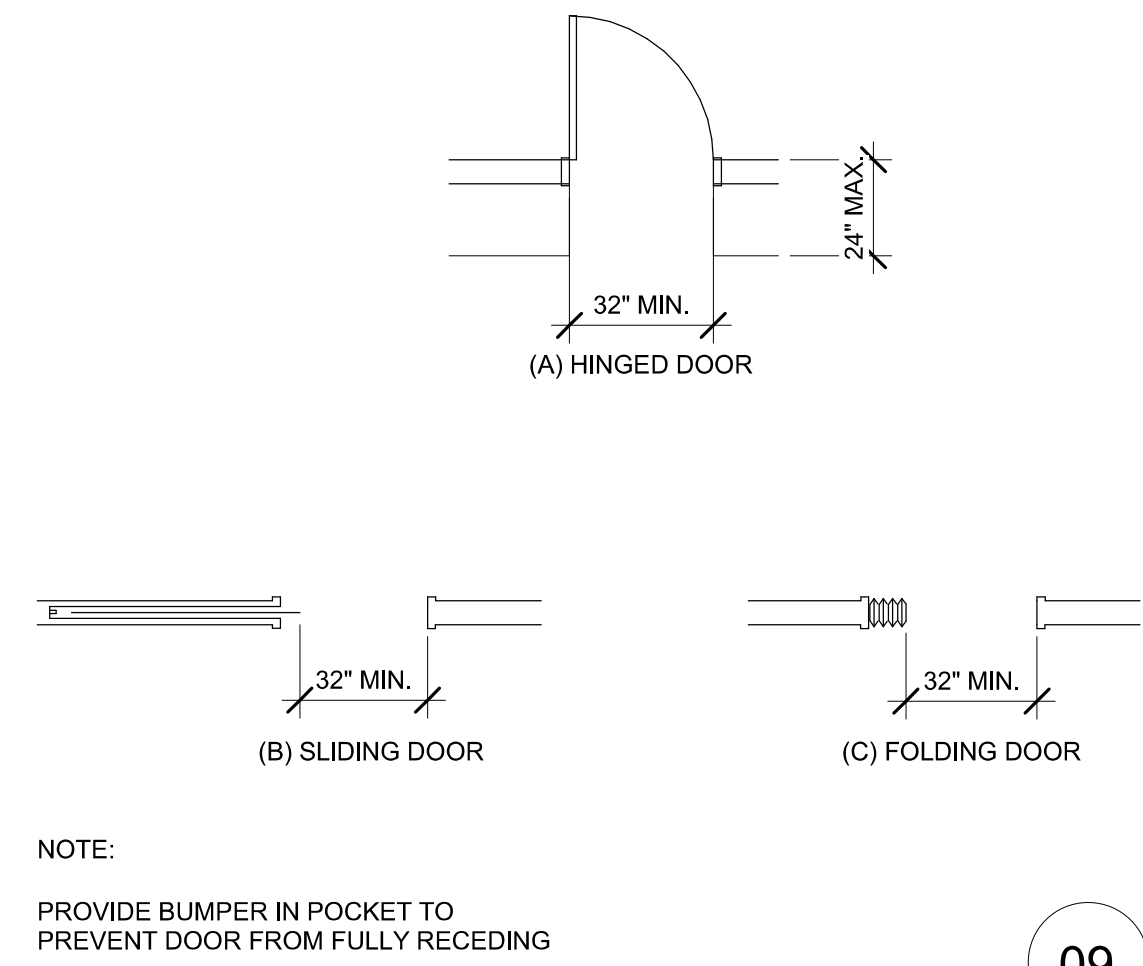
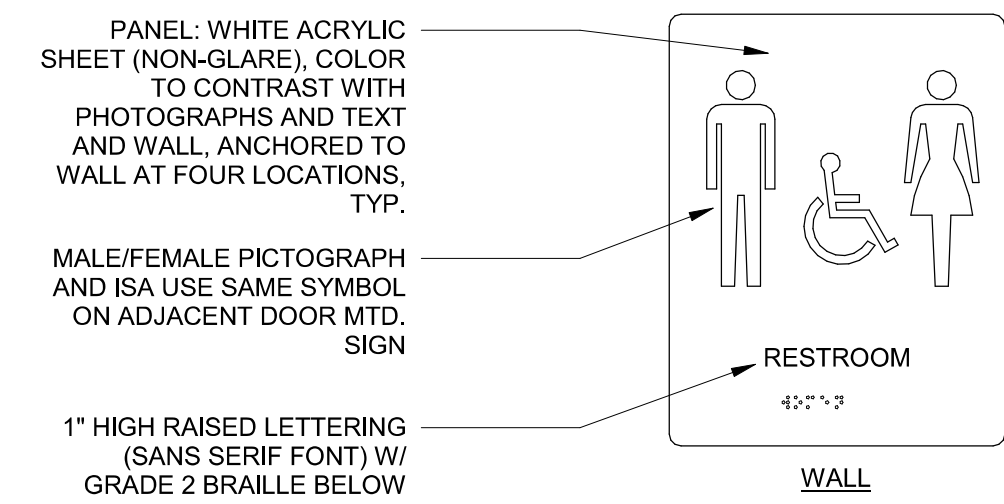
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 3929 W 139TH ST
 HAWTHORNE, CA 90250
 t. 323.586.4700
 f. 310.453.9606

A0.23

UNISEX RESTROOM SIGNAGE



NOTE:
PROVIDE BUMPER IN POCKET TO PREVENT DOOR FROM FULLY RECEDING

CLEAR DOOR WIDTH AND DEPTH

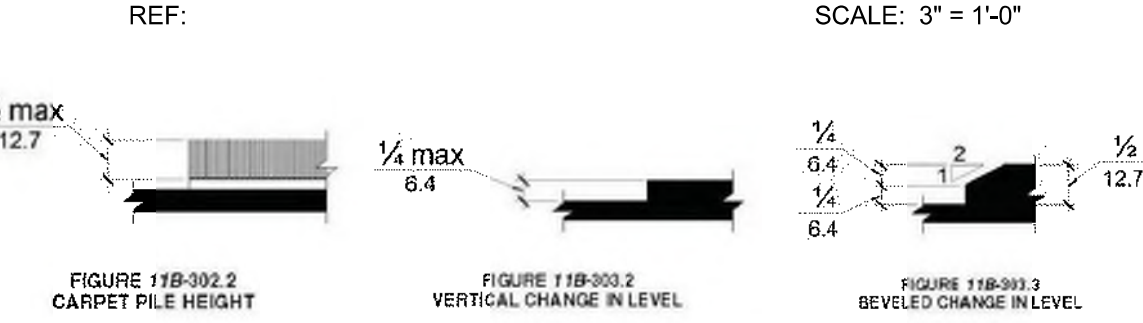


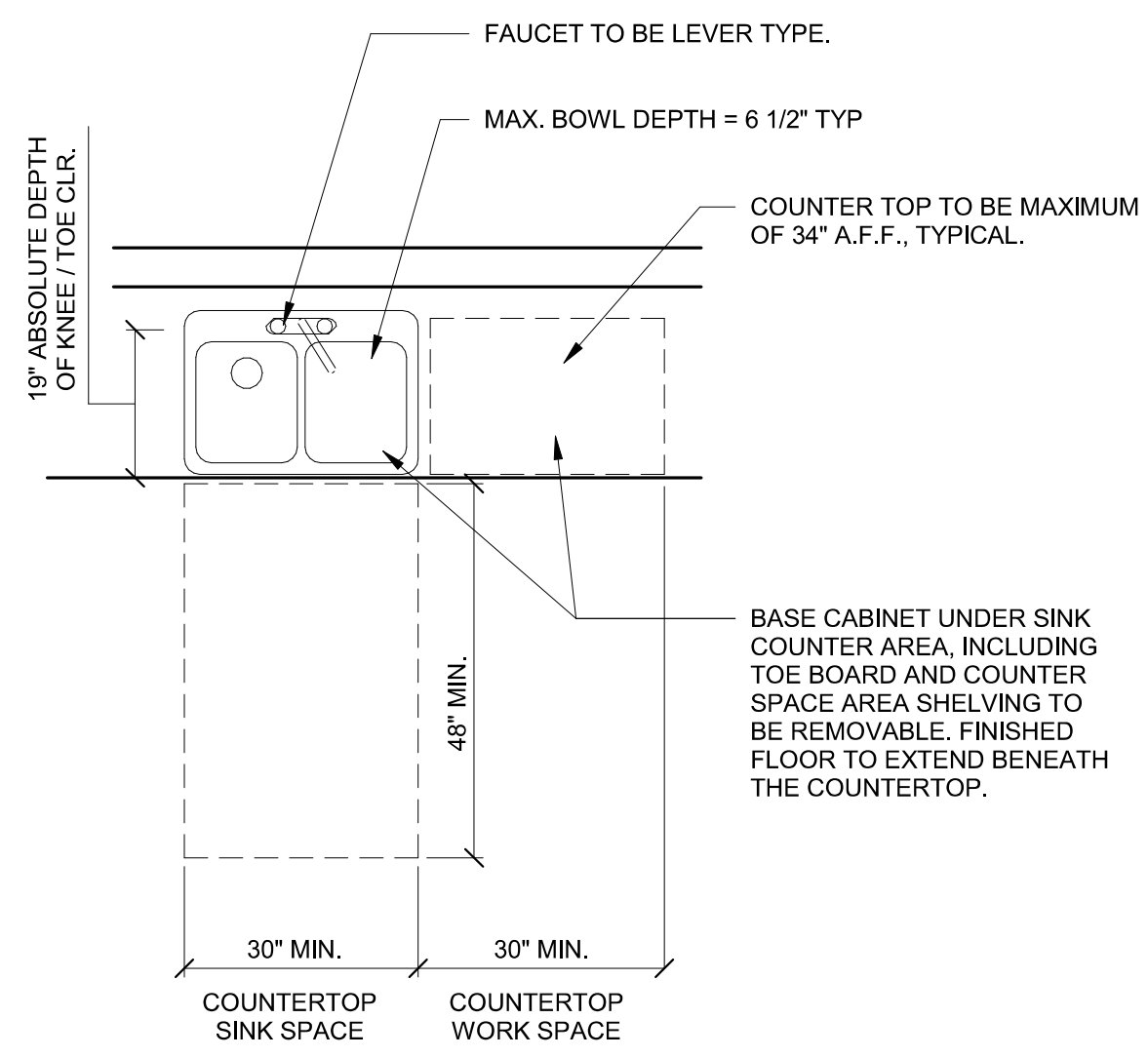
FIGURE 11B-302.2 CARPET PILE HEIGHT

FIGURE 11B-303.2 VERTICAL CHANGE IN LEVEL

FIGURE 11B-303.3 BEVELED CHANGE IN LEVEL

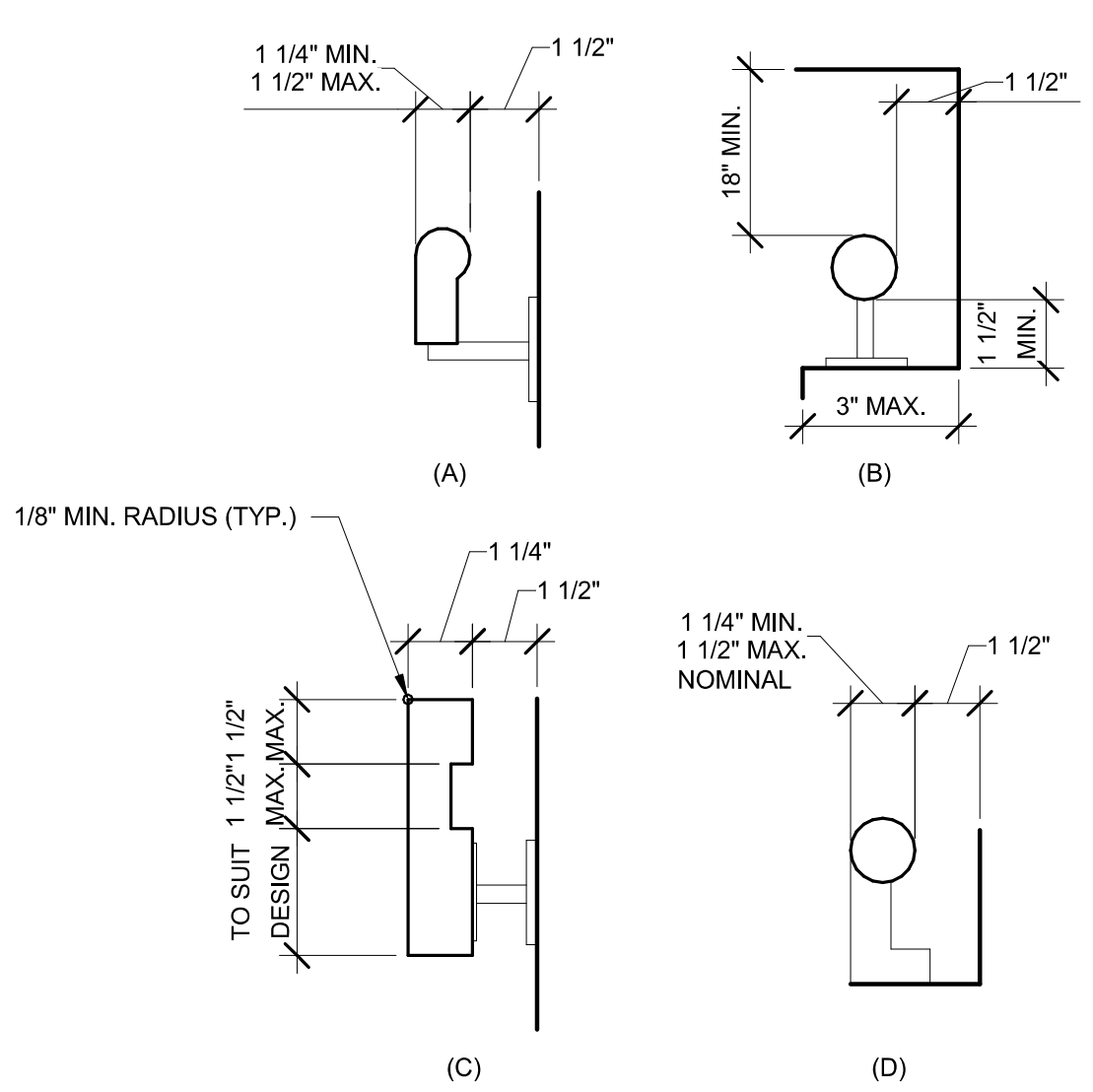
TYP. CHANGE IN LEVEL

REF: SCALE: 3" = 1'-0"



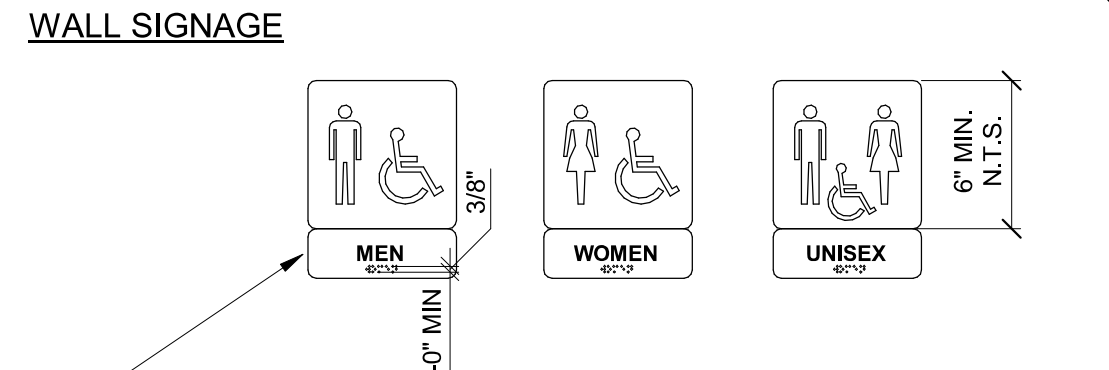
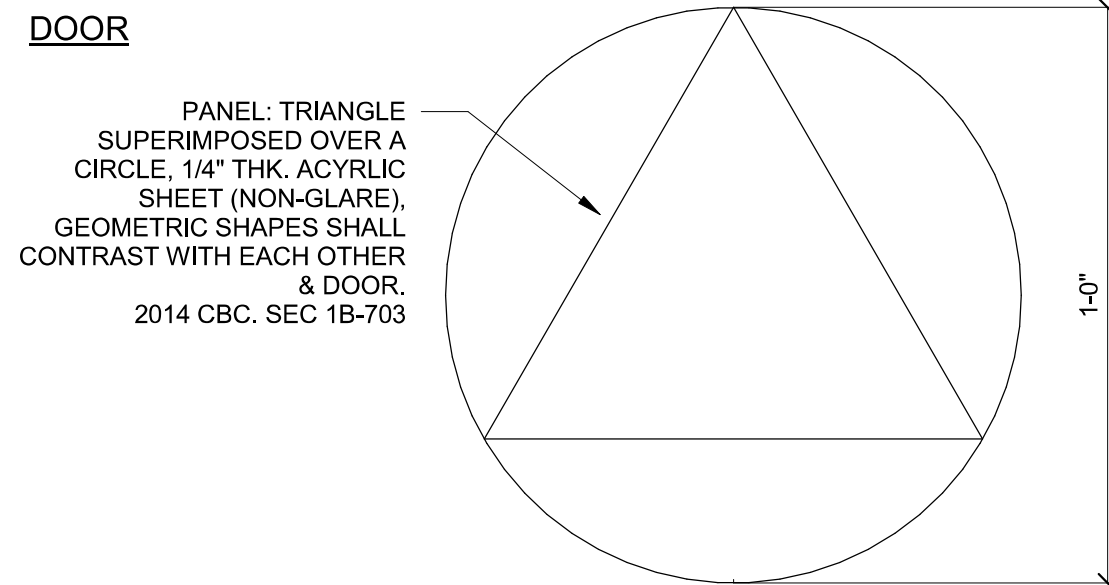
TYP. ACCESSIBLE SINK

REF: SCALE: 3" = 1'-0"

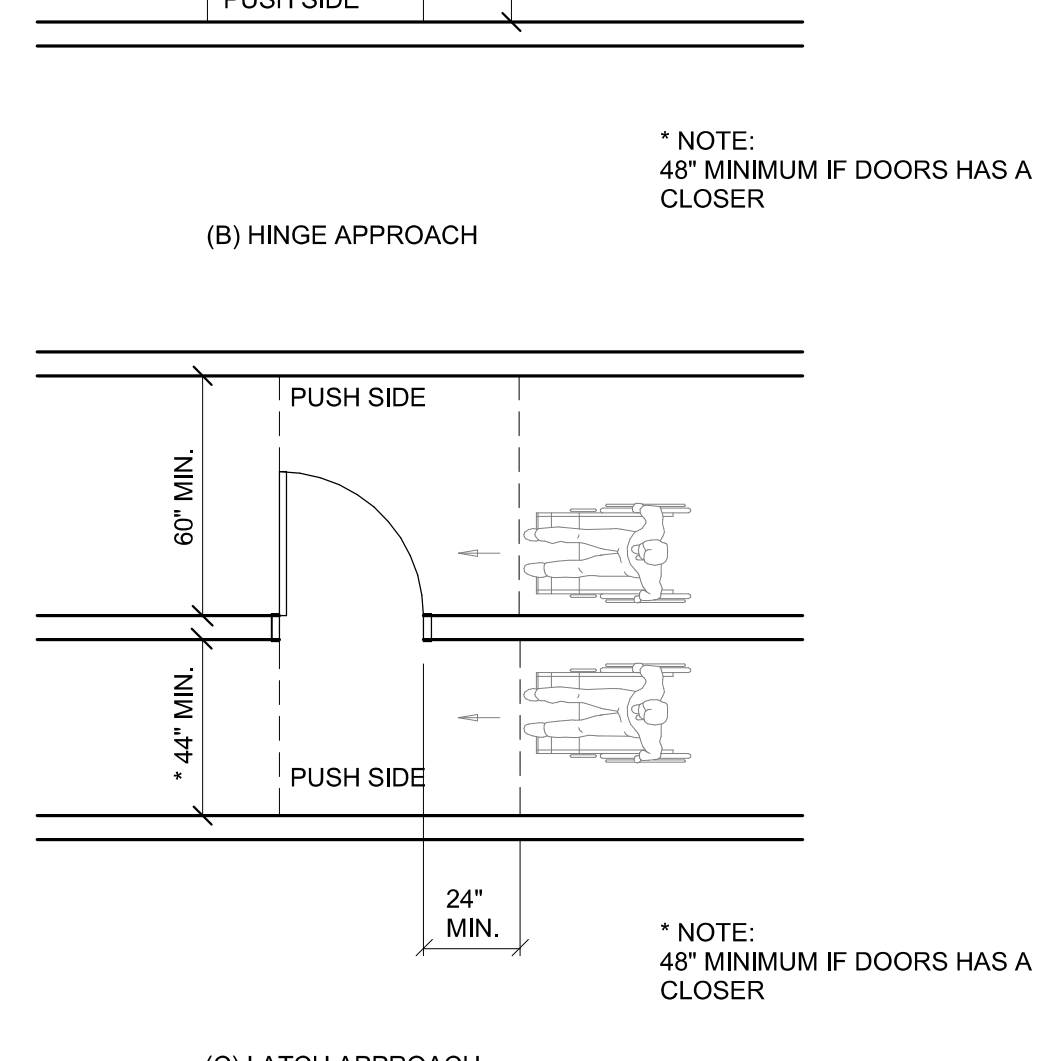
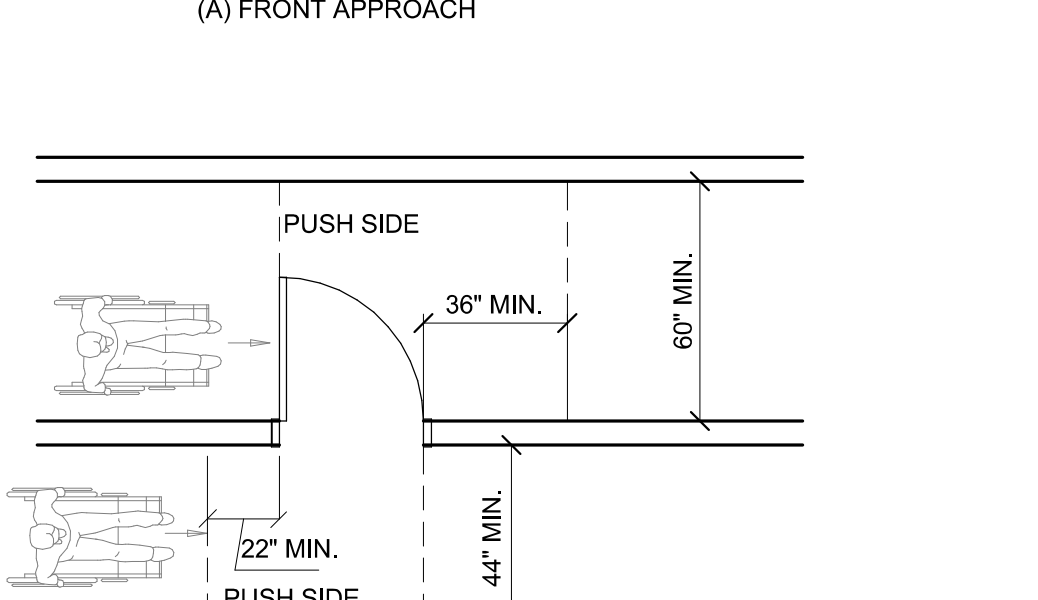
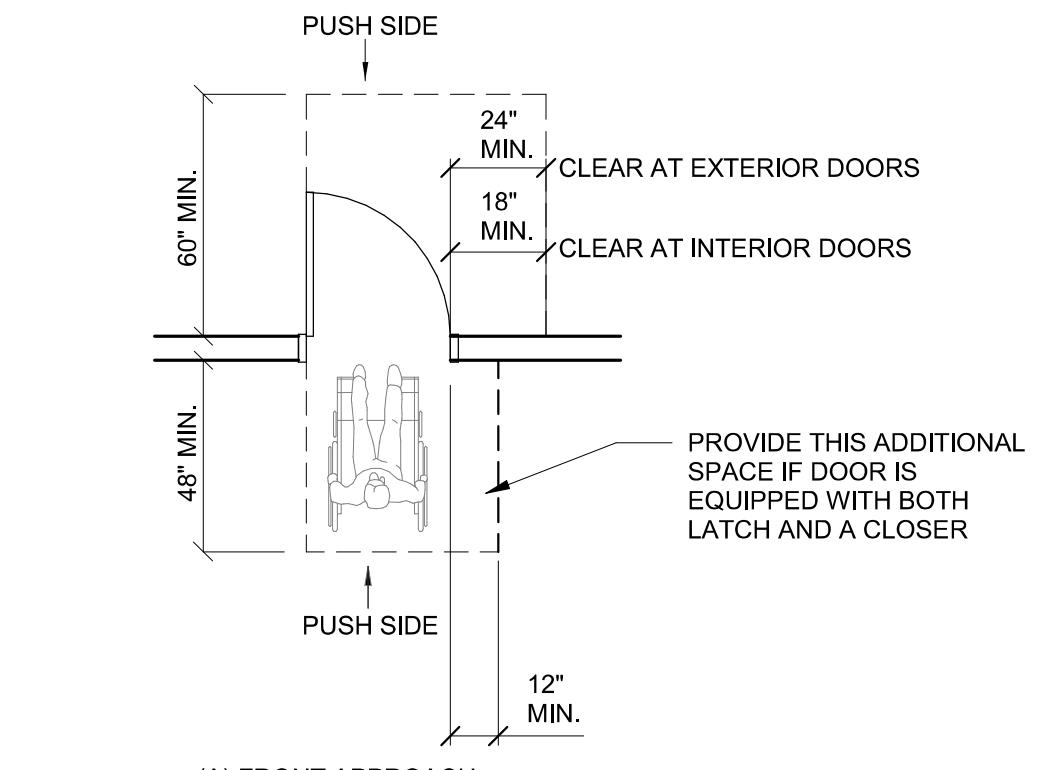


ADA DETAIL 14 (HANDRAILS DESIGN)

REF: SCALE: 3" = 1'-0"

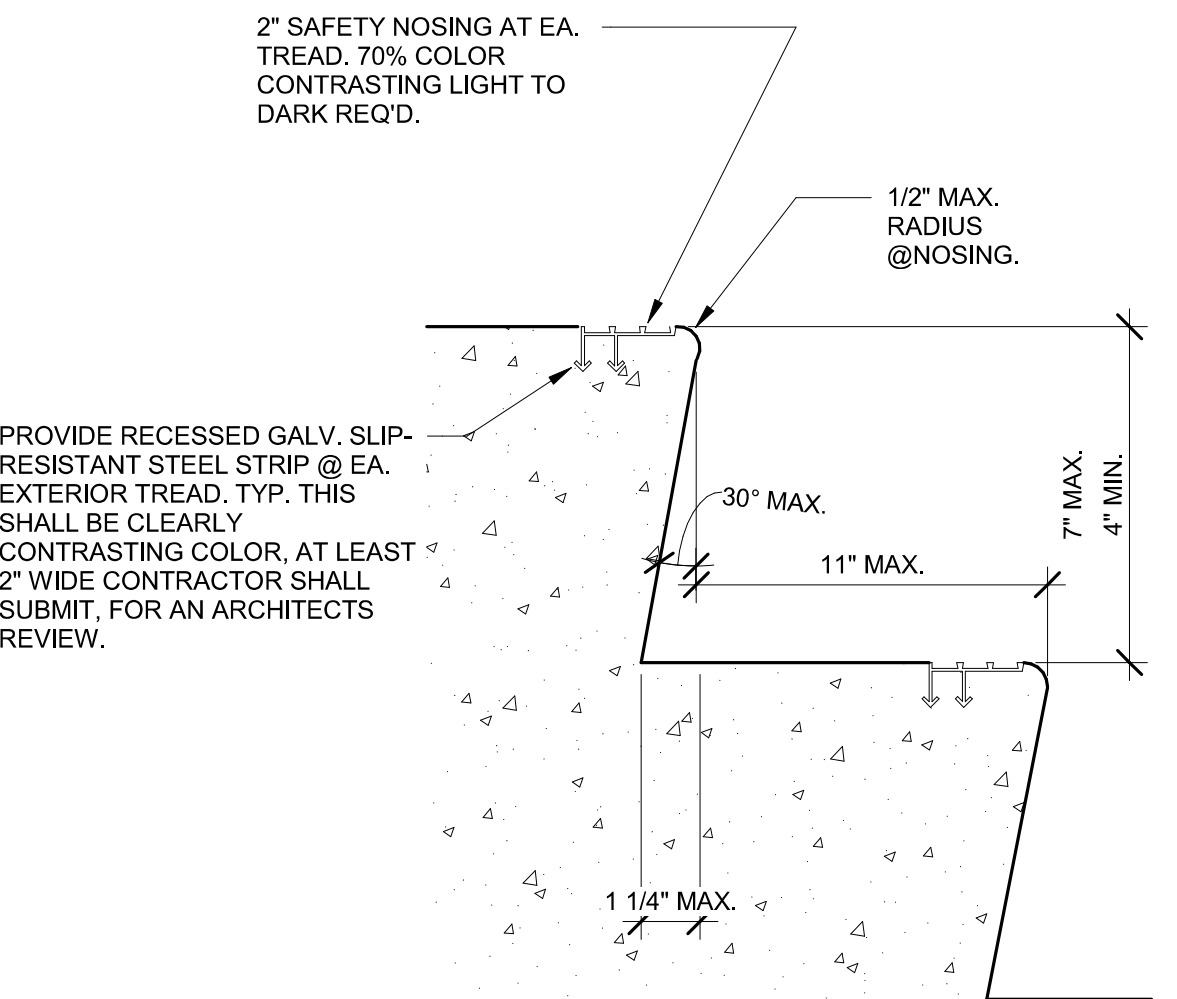


LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2" CHARACTERS SHALL CONTRAST W/ THEIR BACKGROUND AND BE OF A NON-GLARE (MATTE) FINISH, CORRESPONDING GRADE II BRAILLE. DOTS SHALL BE 1/10" O.C. IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.



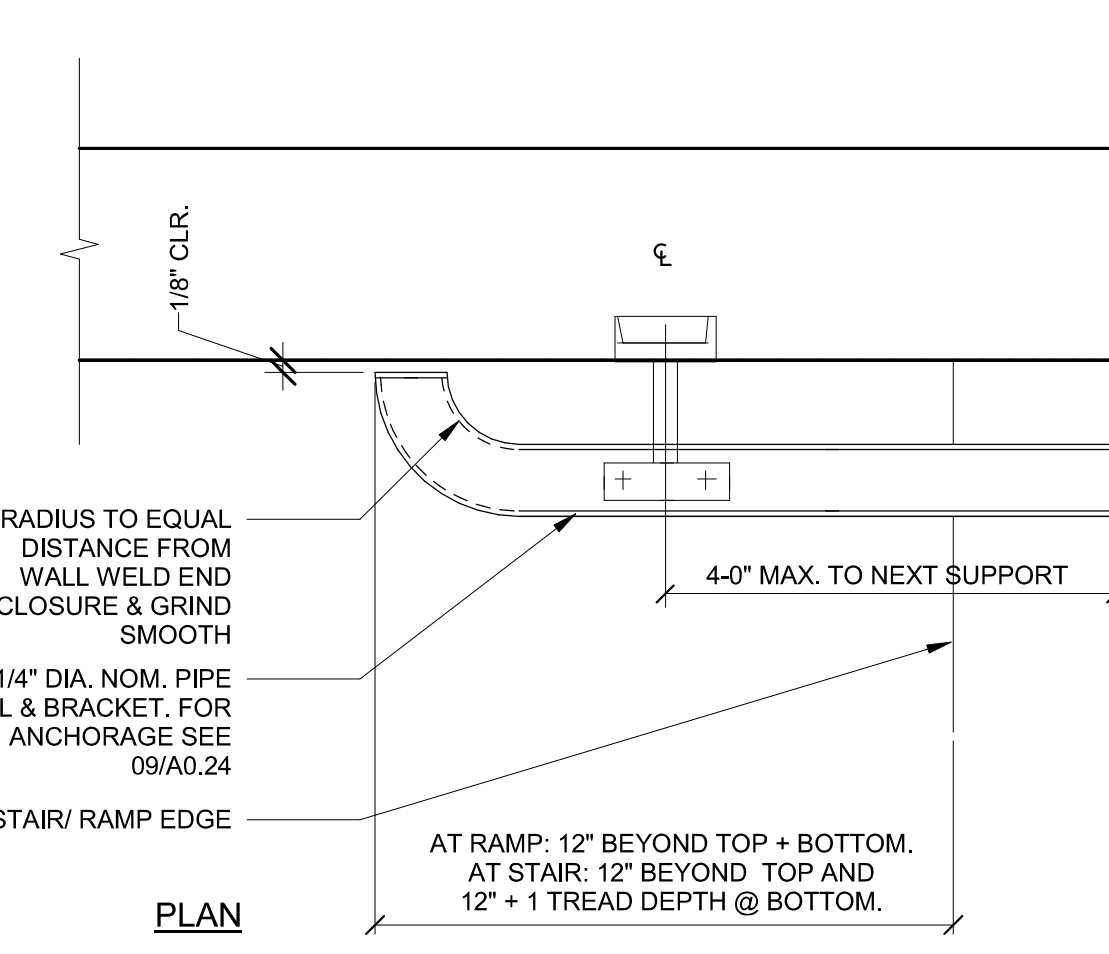
TYP. LEVEL MANUVERING CLEARANCES @ DOORS

REF: SCALE: 3" = 1'-0"



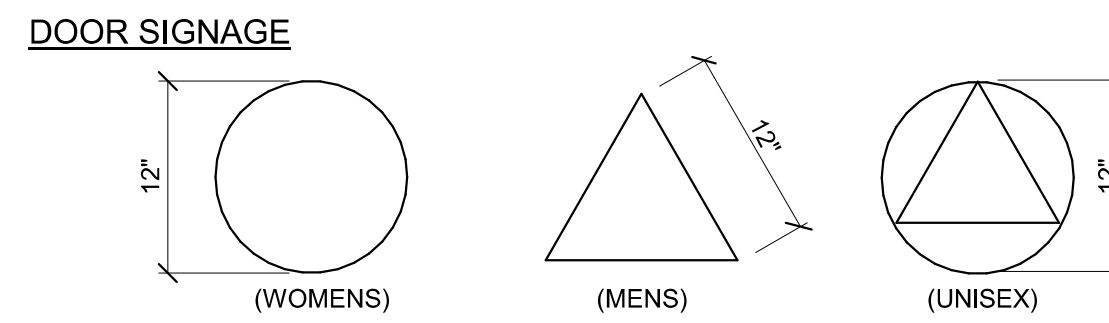
NOSING DETAILS

REF: SCALE: 3" = 1'-0"

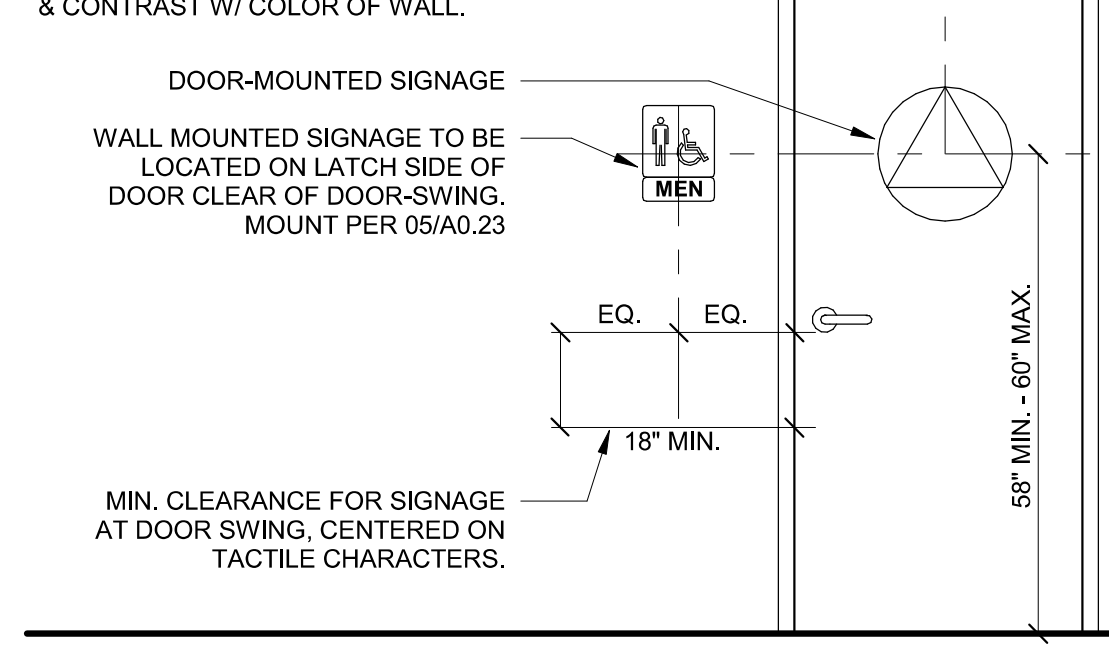


TYP. WALL MOUNTED HANDRAIL @ RAMP & STAIR

REF: SCALE: 3" = 1'-0"

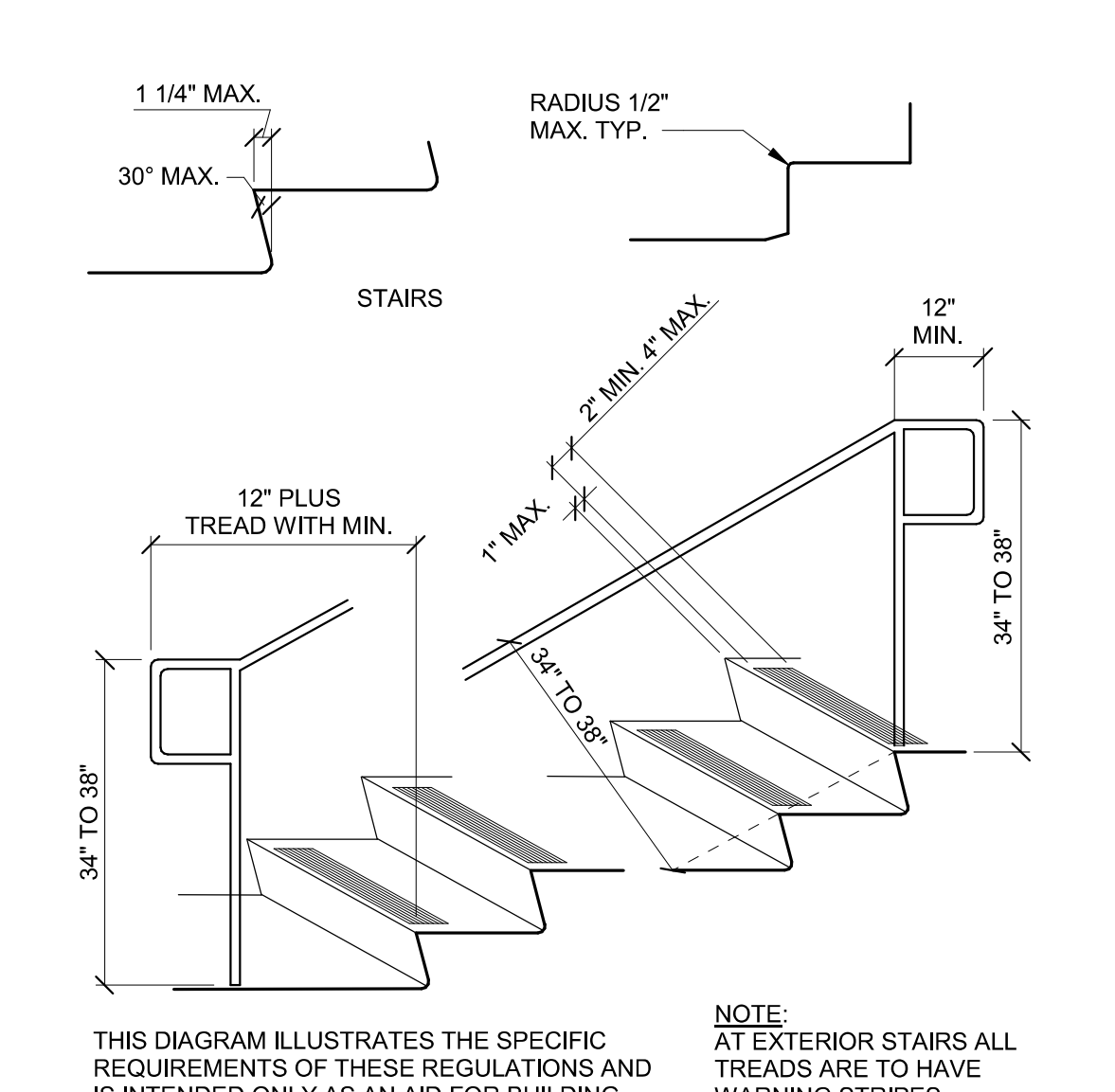


NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR- MOUNTED SIGNAGE. SIGNAGE SHALL BE 1/4" THK. & CONTRAST W/ COLOR OF THE DOOR. ALL SIGNAGE MUST HAVE NON-GLARE FINISH & CONTRAST W/ COLOR OF WALL.



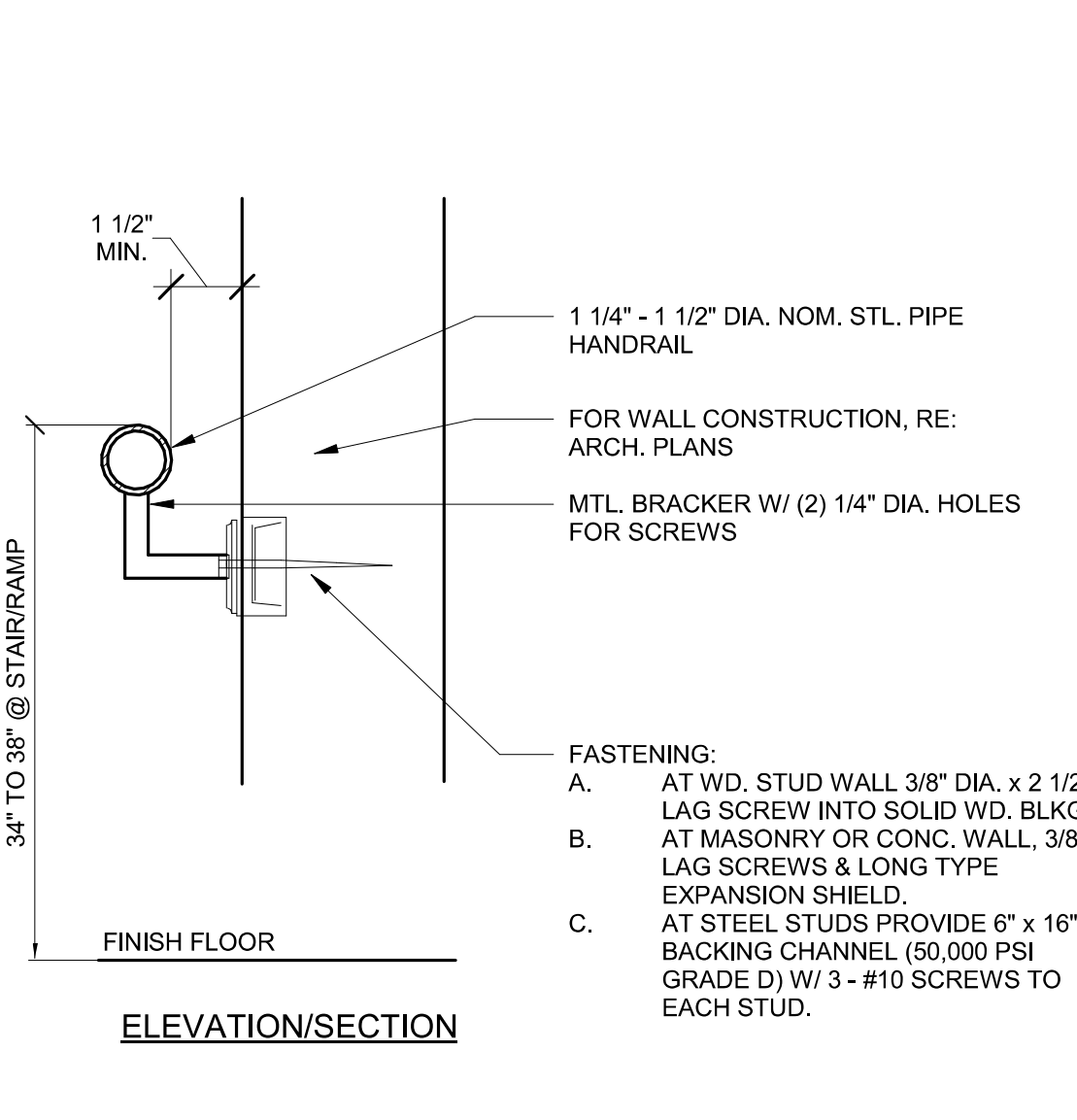
RESTROOM SIGNAGE

REF: SCALE: 3" = 1'-0"



TYP. WARNING STRIPING & HANDRAIL EXTENSIONS

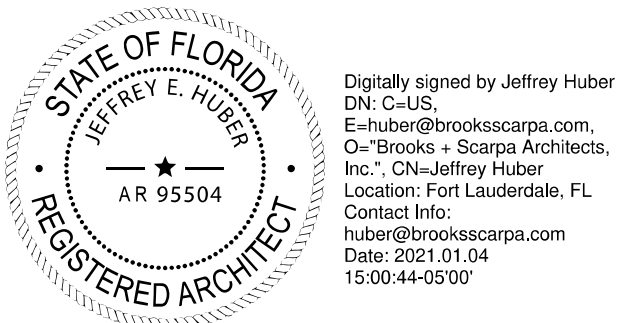
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TYP. WALL MOUNTED HANDRAIL @ RAMP & STAIR

REF: SCALE: 3" = 1'-0"

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

BROOKS SCARPA

PROJECT NUMBER: 01924.0

REVISIONS:

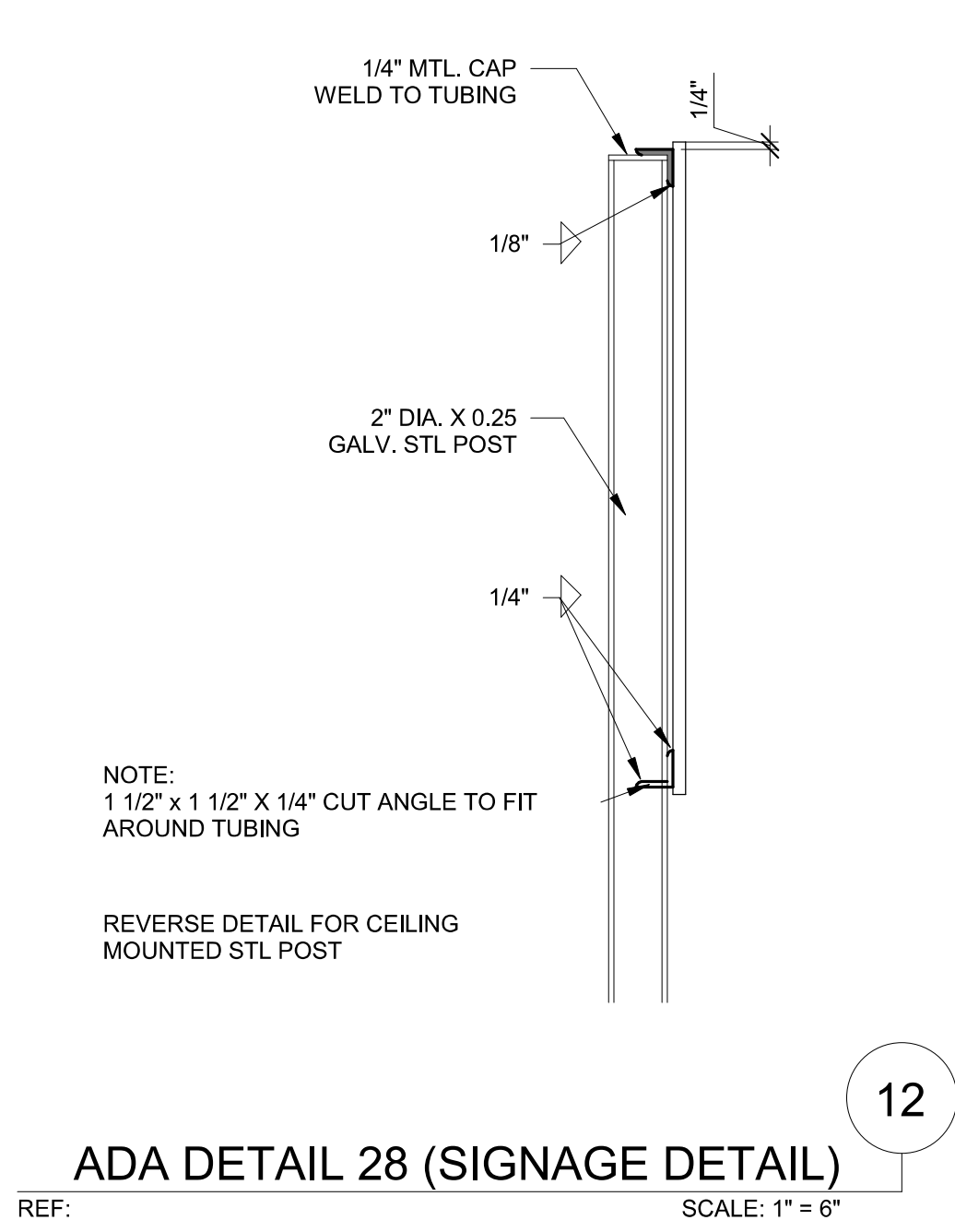
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SHEET TITLE: **DISABLED ACCESS COMPLIANCE**

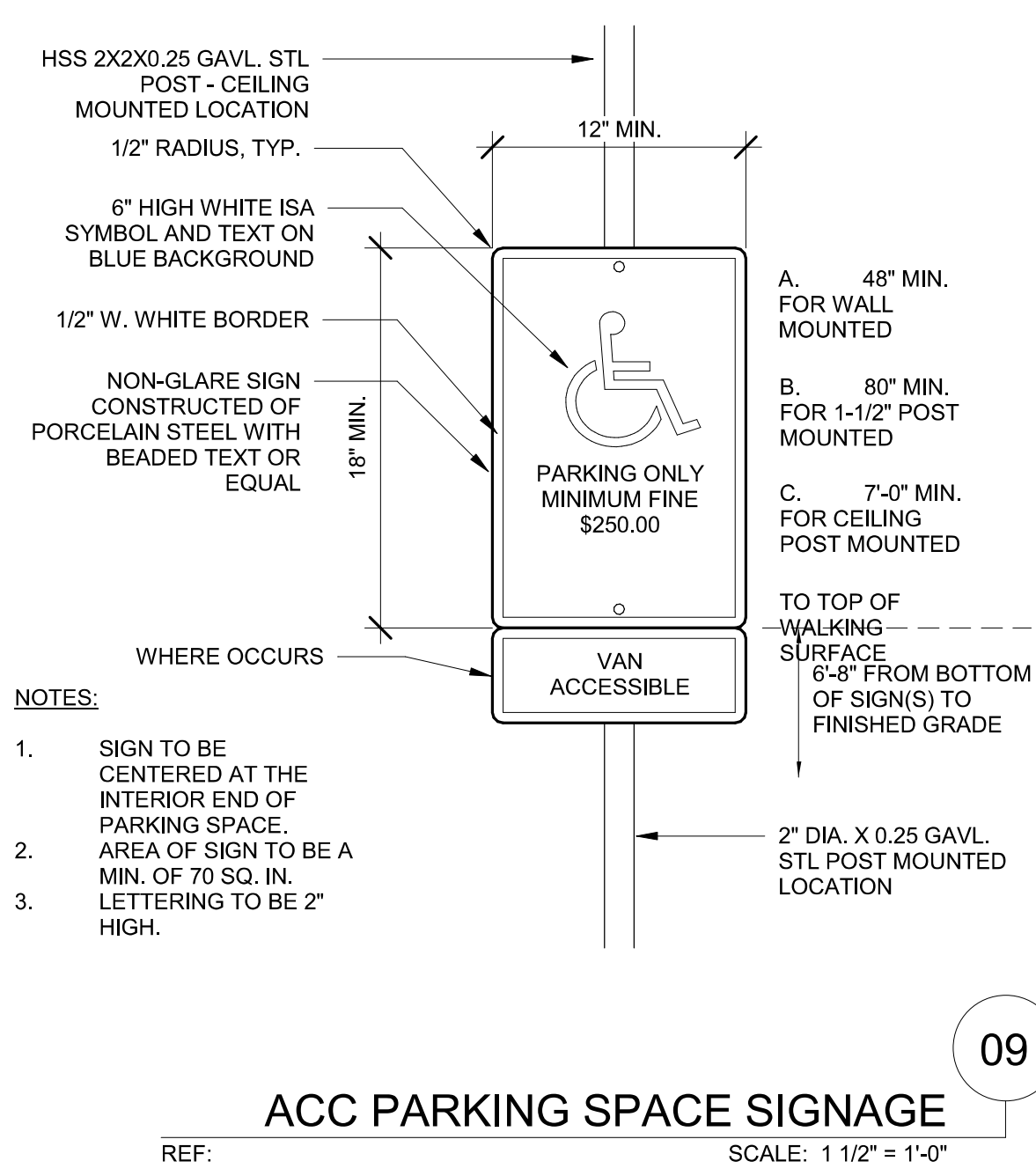
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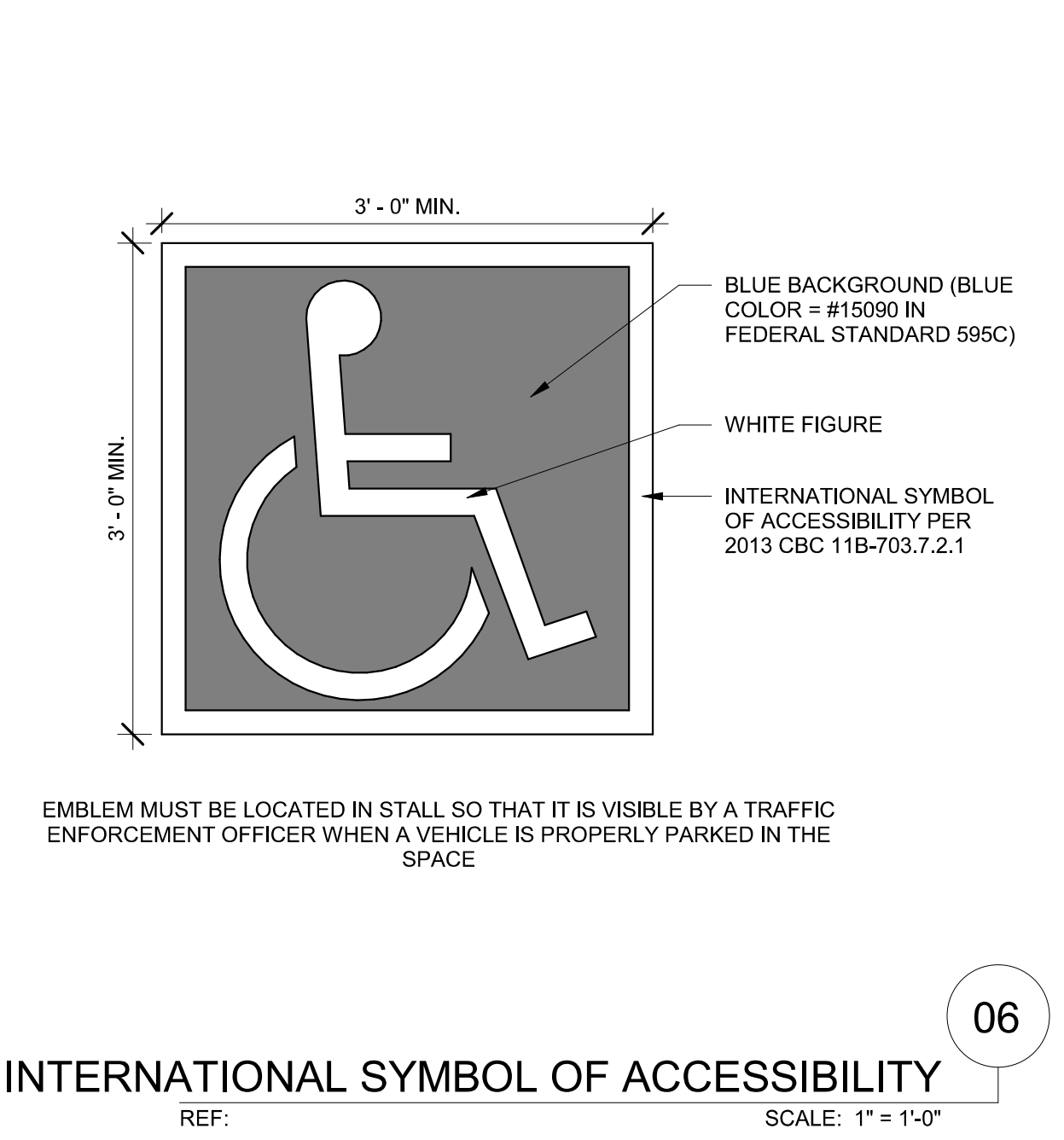
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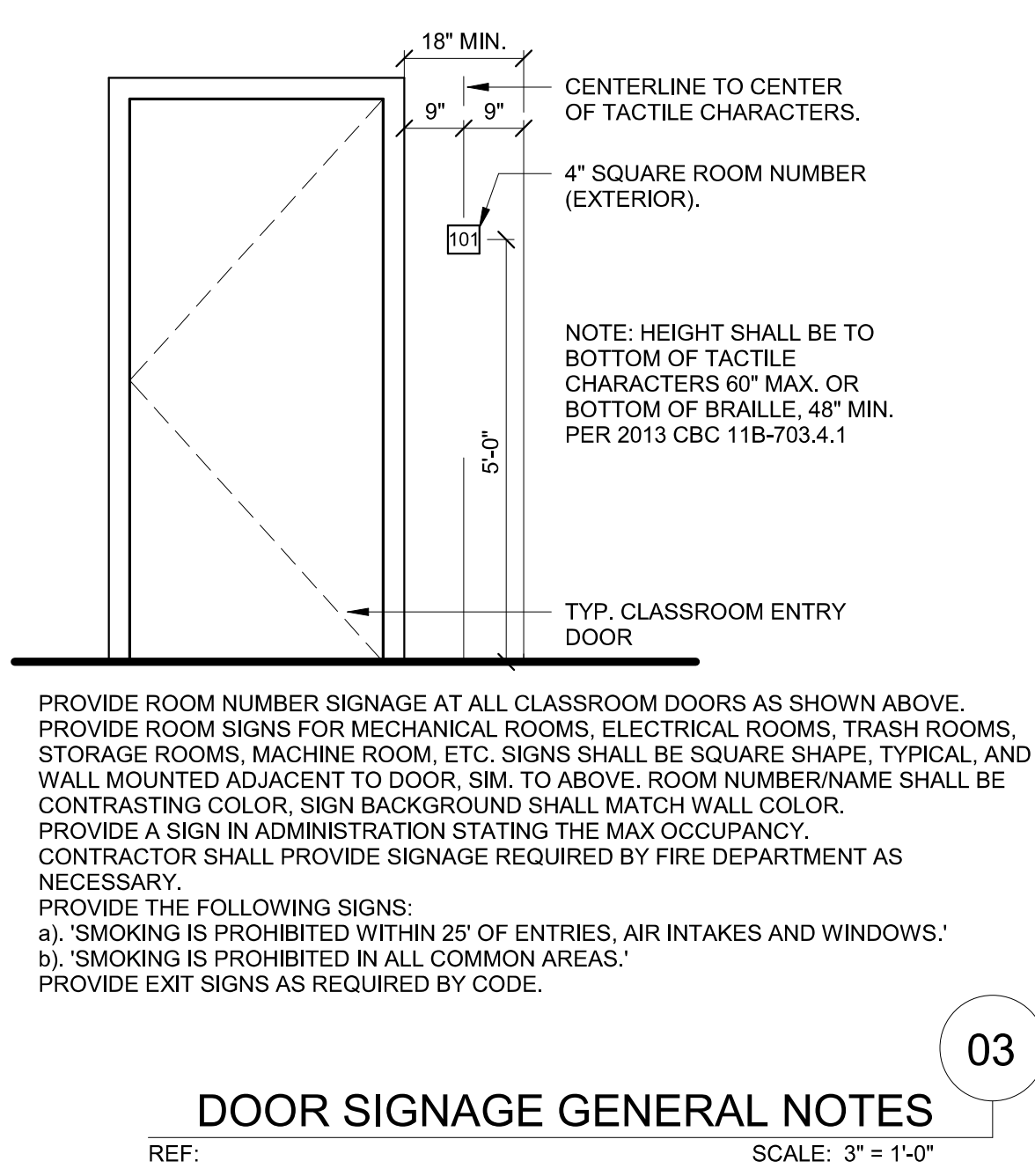
ADA DETAIL 28 (SIGNAGE DETAIL)
 REF: SCALE: 1" = 6"



ACC PARKING SPACE SIGNAGE
 REF: SCALE: 1 1/2" = 1'-0"



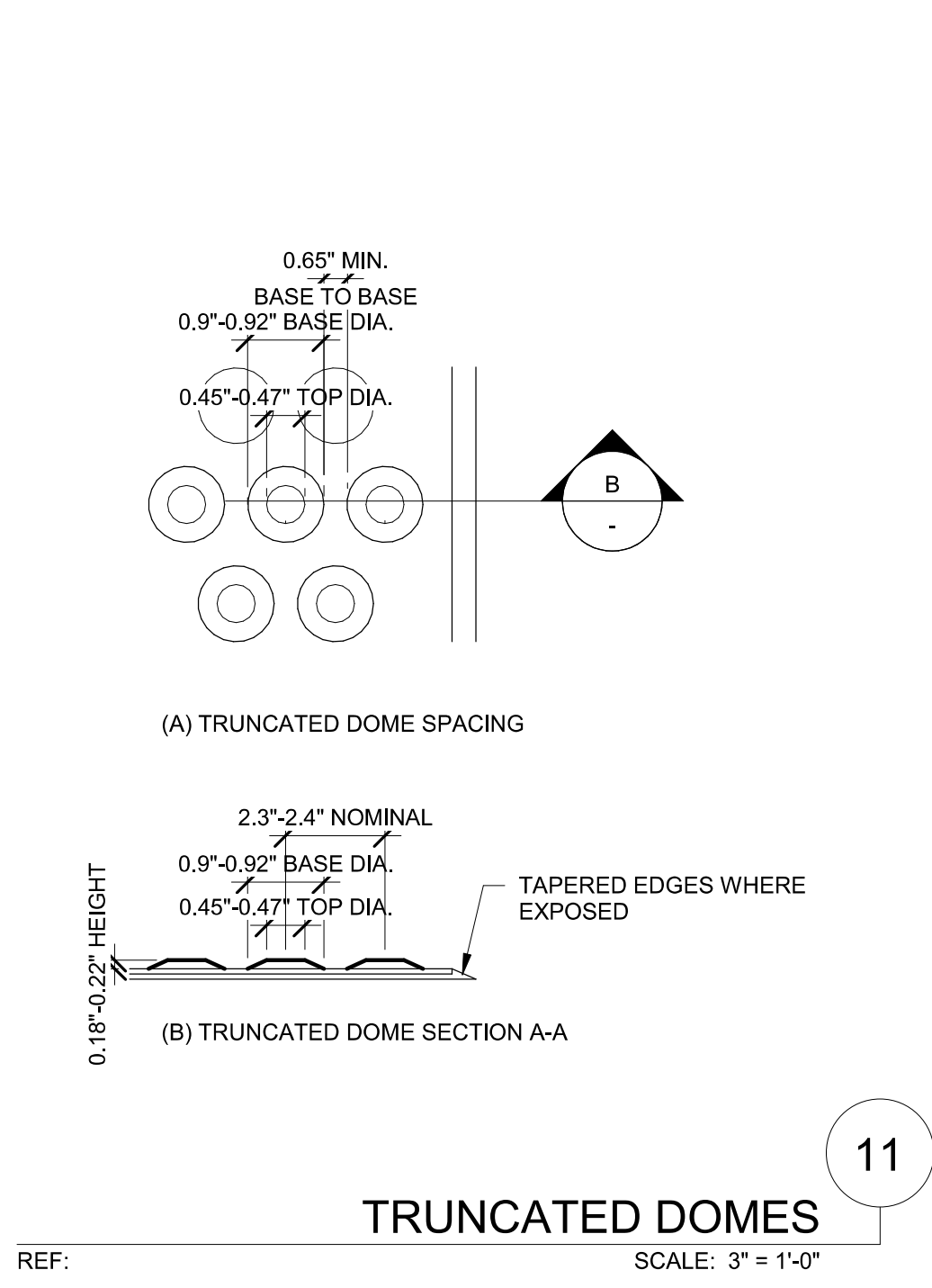
INTERNATIONAL SYMBOL OF ACCESSIBILITY
 REF: SCALE: 1" = 1'-0"



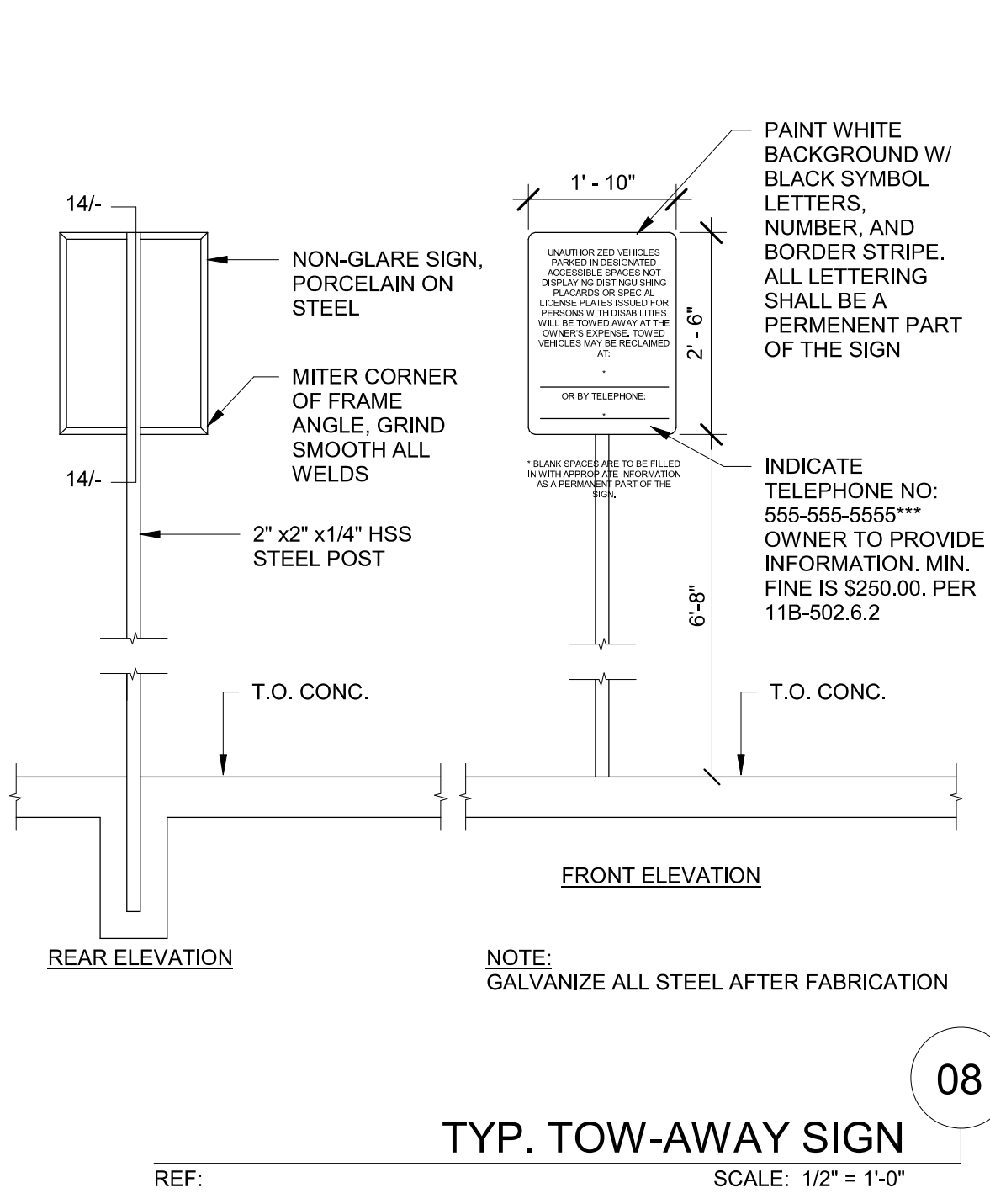
DOOR SIGNAGE GENERAL NOTES
 REF: SCALE: 3" = 1'-0"

Table 11B-703.5.5 Visual Character Height

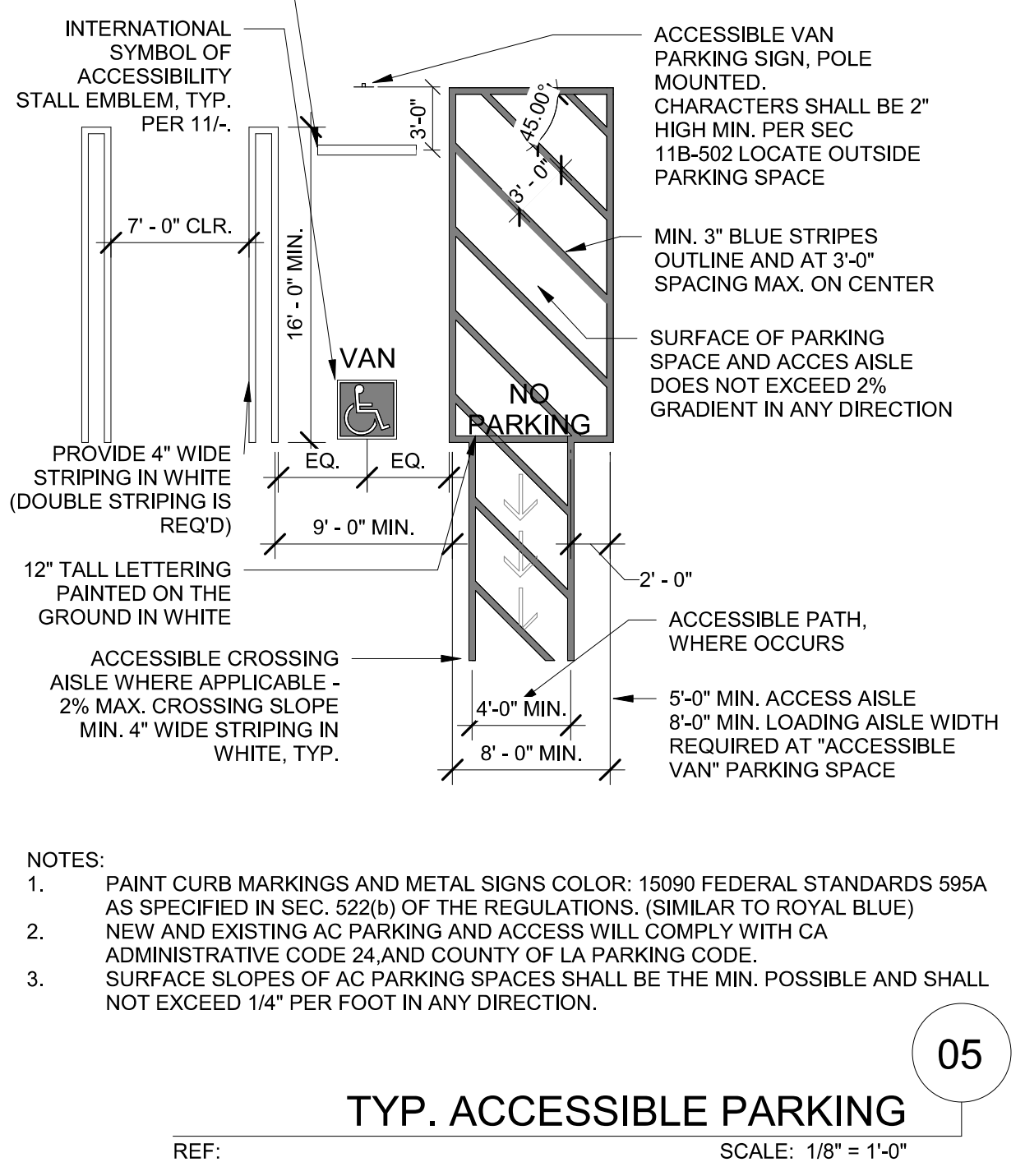
Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches (1016 mm) to less than or equal to 70 inches (1778 mm)	less than 72 inches (1829 mm) and greater	5/8 inch (15.9 mm)
Greater than 70 inches (1778 mm) to less than or equal to 120 inches (3048 mm)	less than 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 72 inches (1829 mm)
greater than 120 inches (3048 mm)	less than 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)



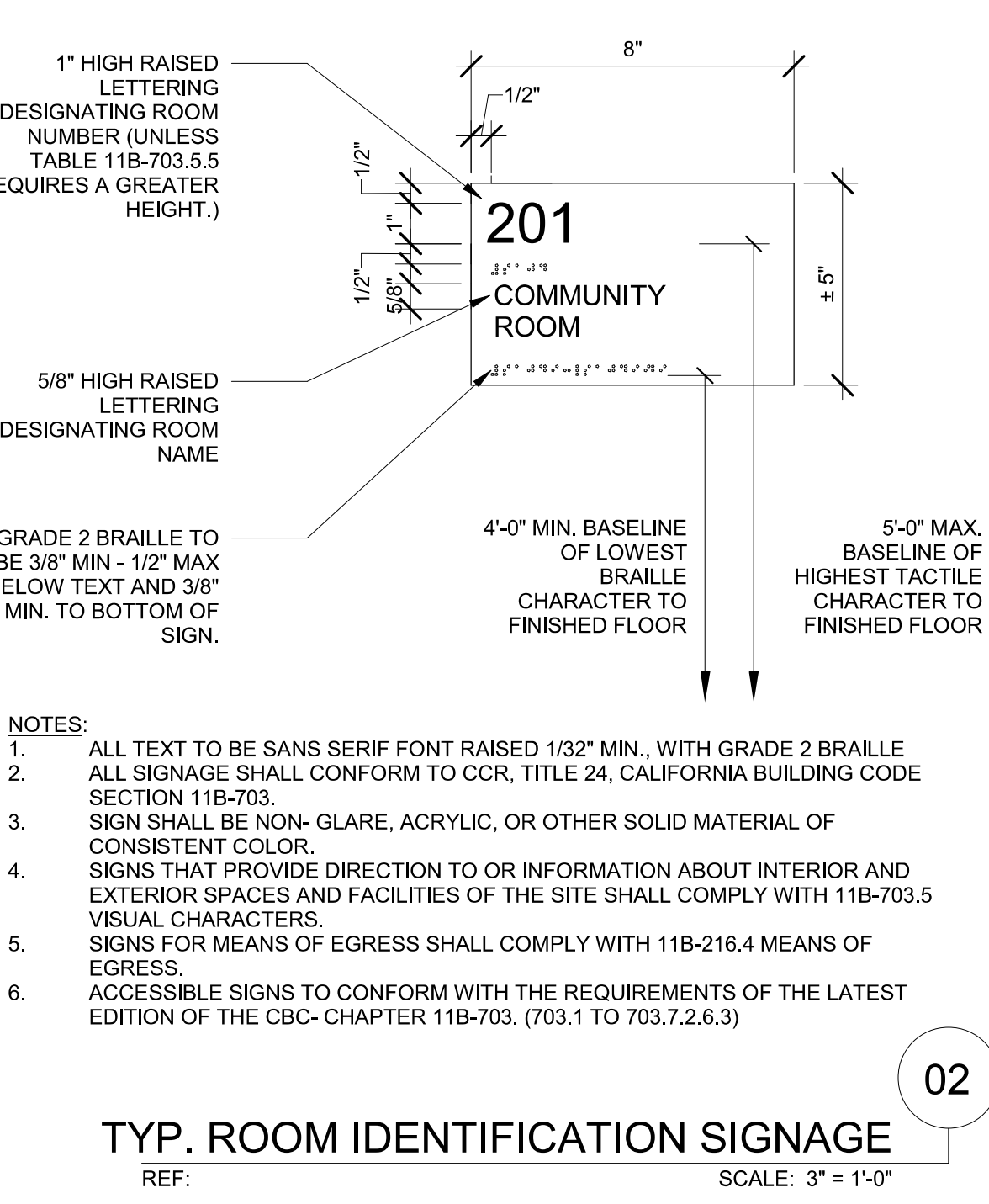
TRUNCATED DOMES
 REF: SCALE: 3" = 1'-0"



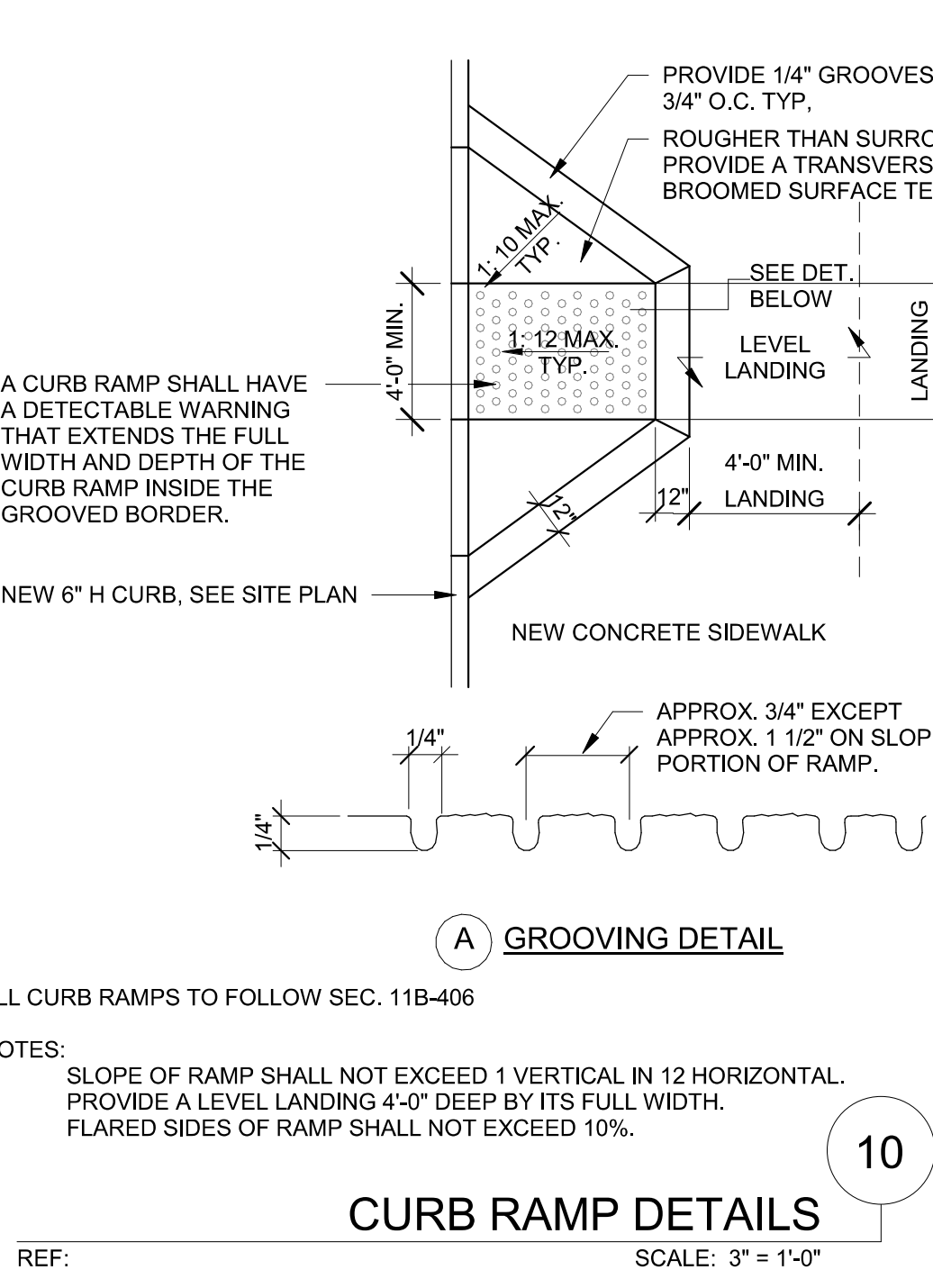
TYP. TOW-AWAY SIGN
 REF: SCALE: 1/2" = 1'-0"



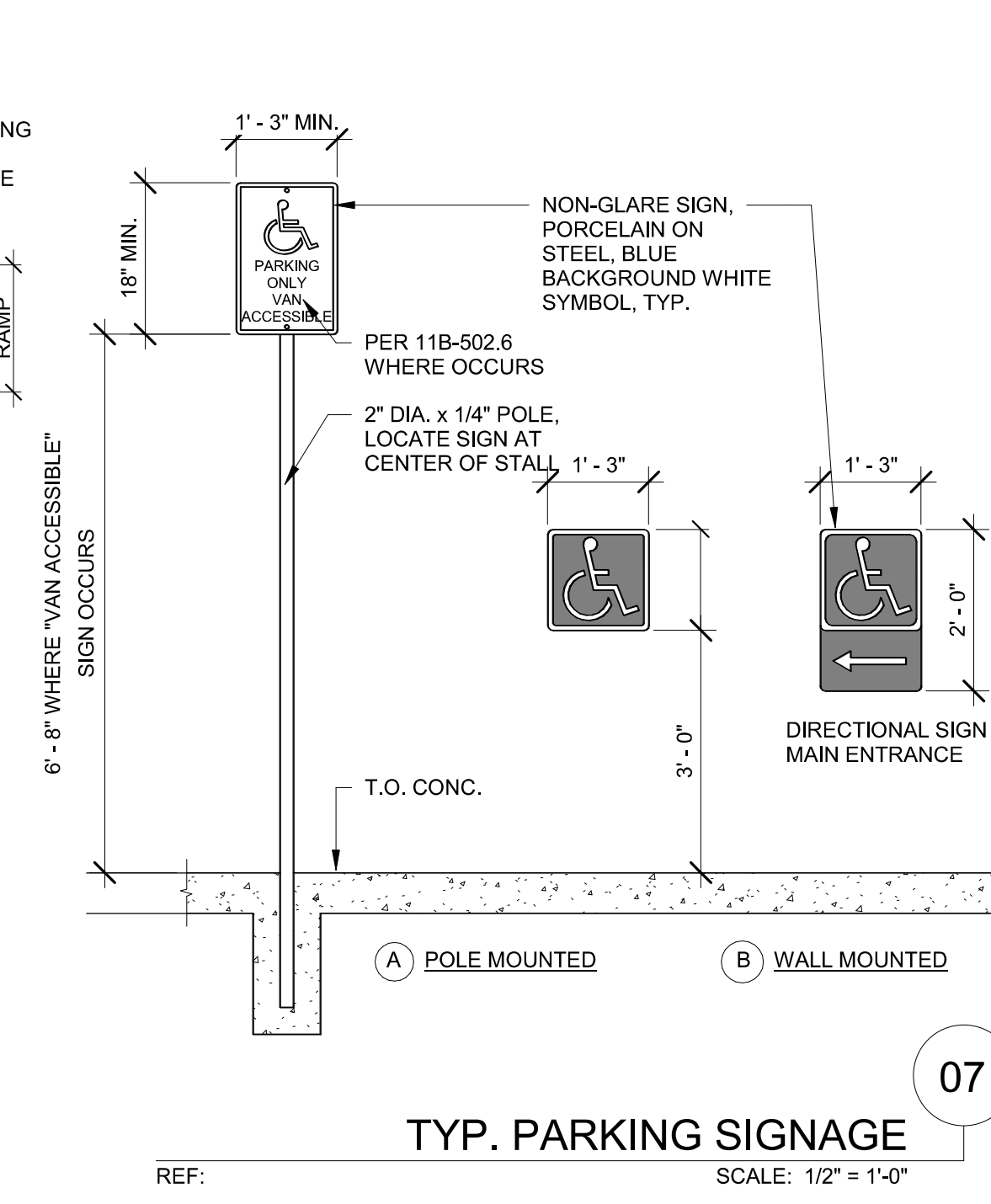
TYP. ACCESSIBLE PARKING
 REF: SCALE: 1/8" = 1'-0"



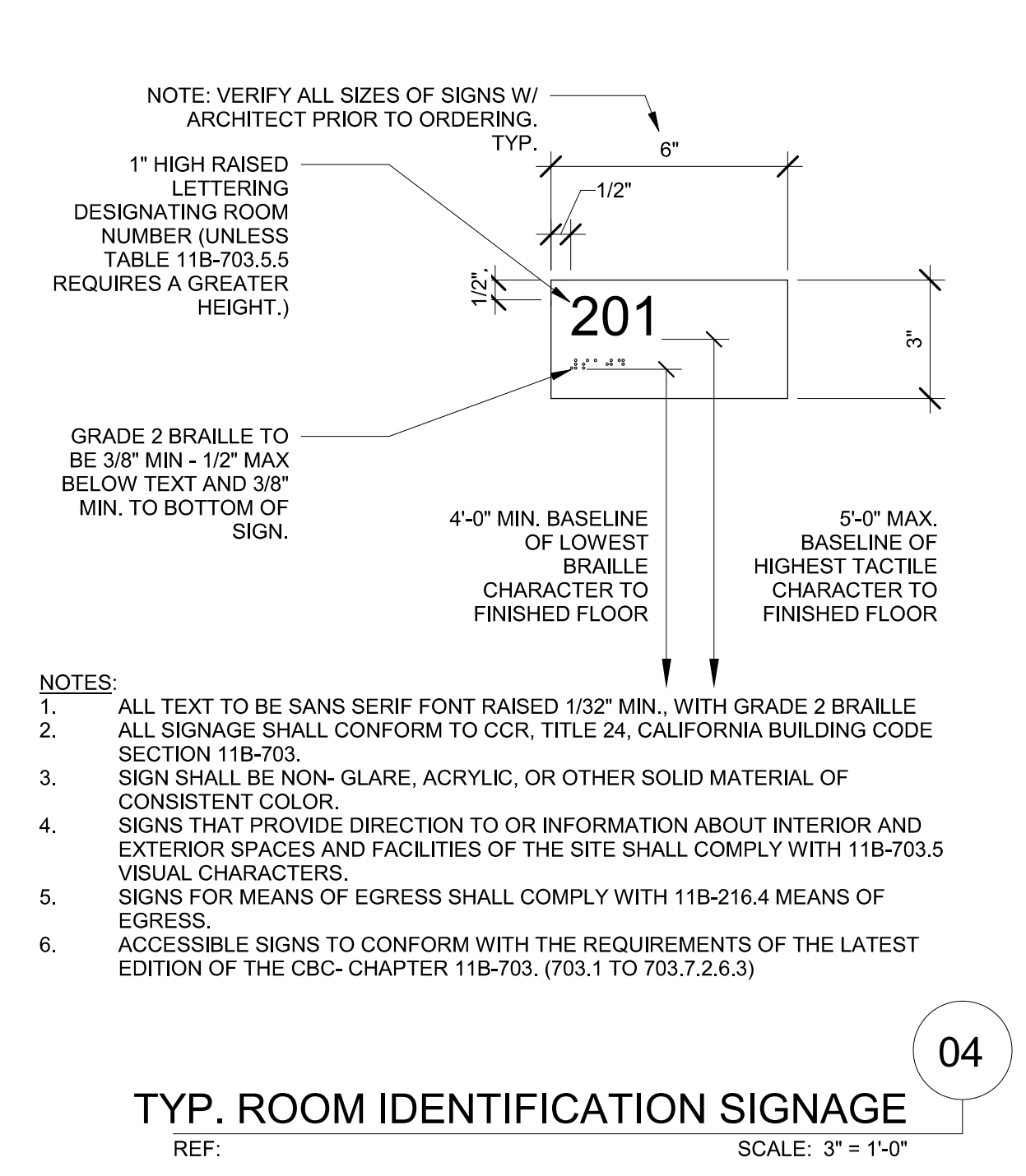
TYP. ROOM IDENTIFICATION SIGNAGE
 REF: SCALE: 3" = 1'-0"



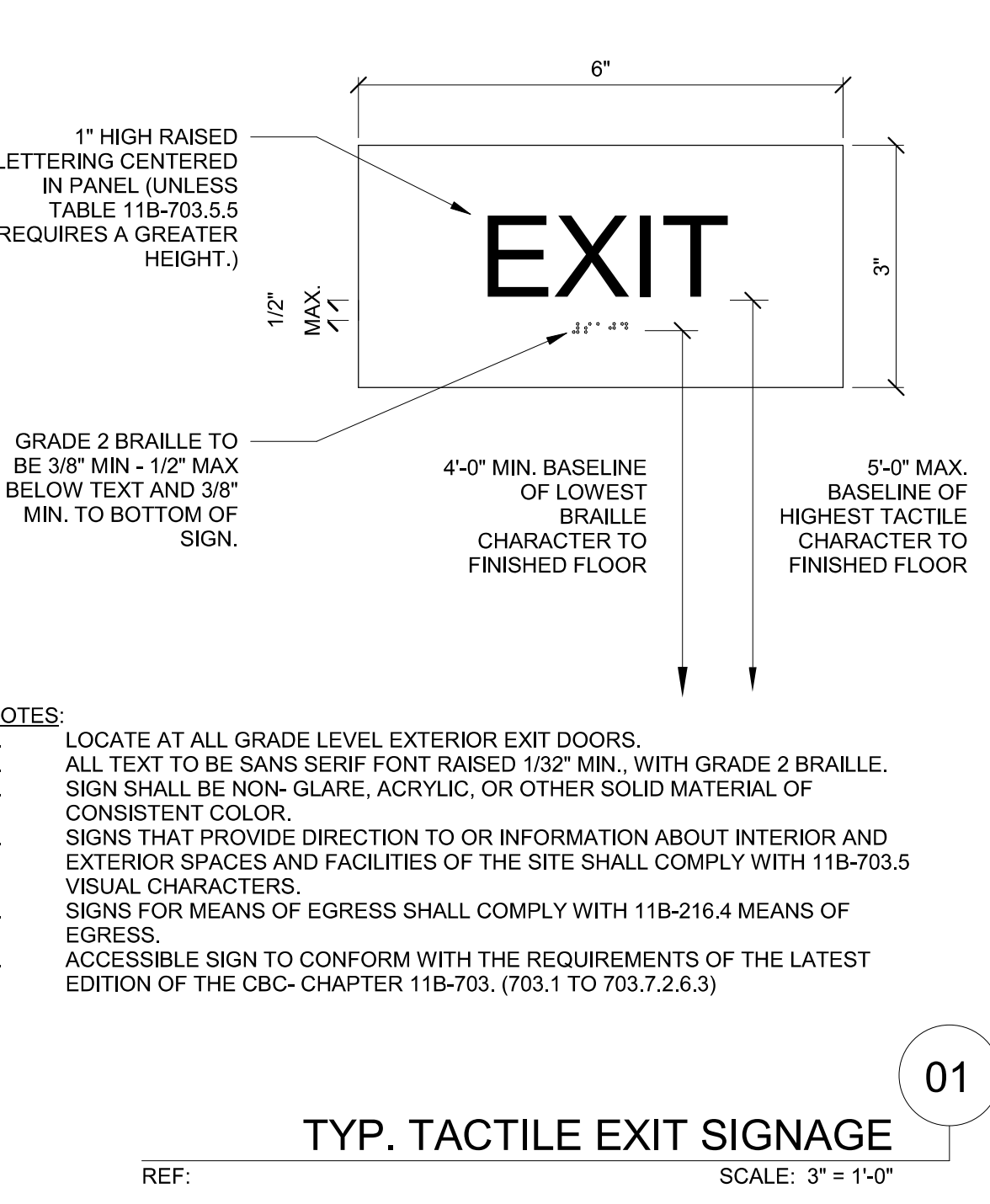
CURB RAMP DETAILS
 REF: SCALE: 3" = 1'-0"



TYP. PARKING SIGNAGE
 REF: SCALE: 1/2" = 1'-0"

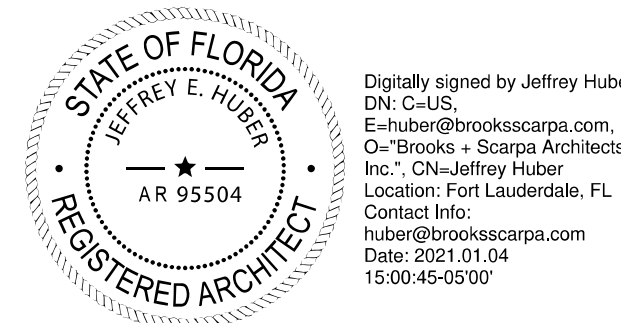


TYP. ROOM IDENTIFICATION SIGNAGE
 REF: SCALE: 3" = 1'-0"



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

SCHEMATIC DESIGN	2020-03-01
DESIGN DEVELOPMENT	2020-01-04
CONSTRUCTION DOCUMENTS	YYYY-MM-DD
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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 NUMBER: 01924.0

BROOKS SCARPA

REVISIONS:

1	-	4	-
2	-	5	-
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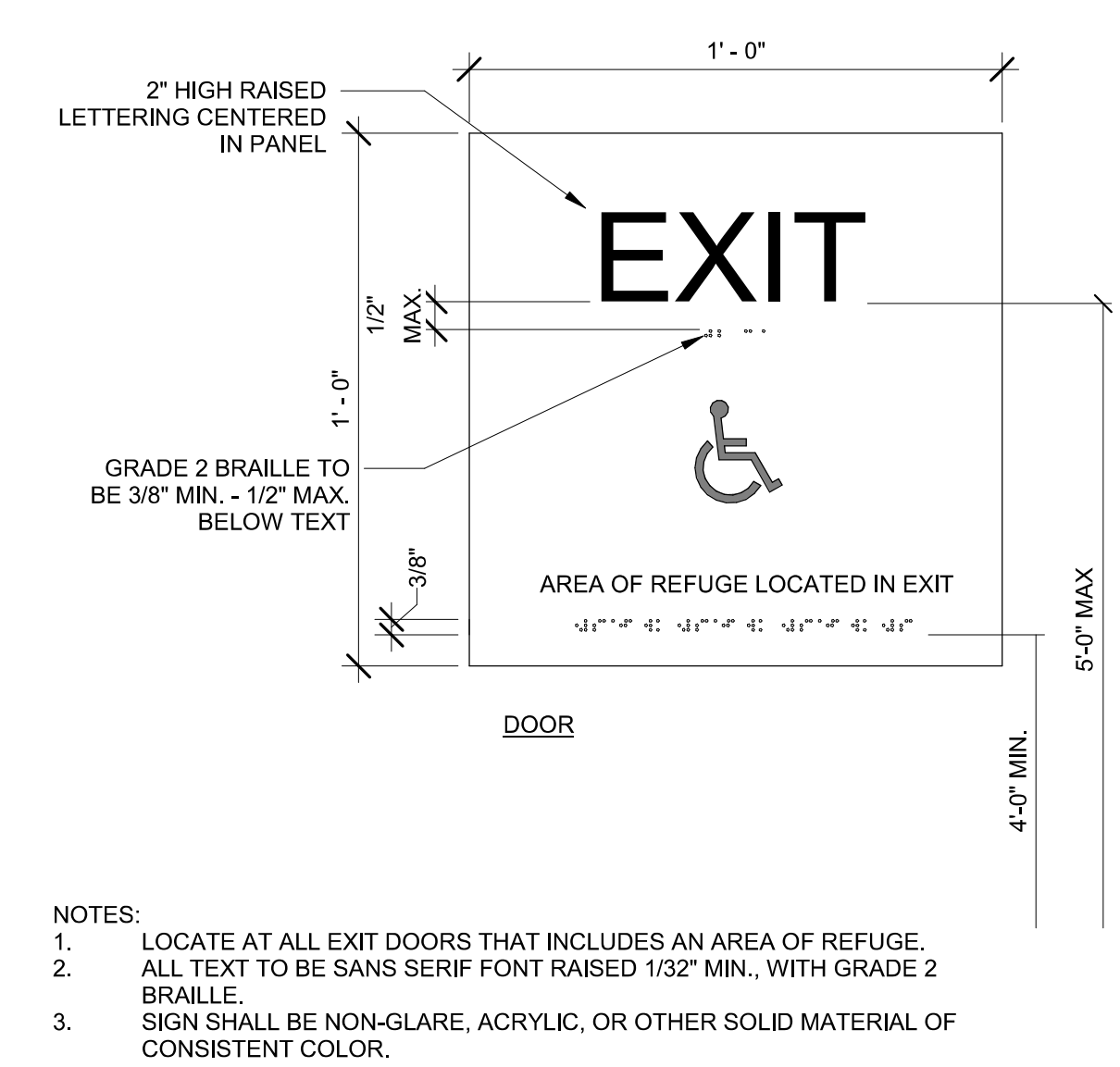
SHEET TITLE: **DISABLED ACCESS COMPLIANCE**
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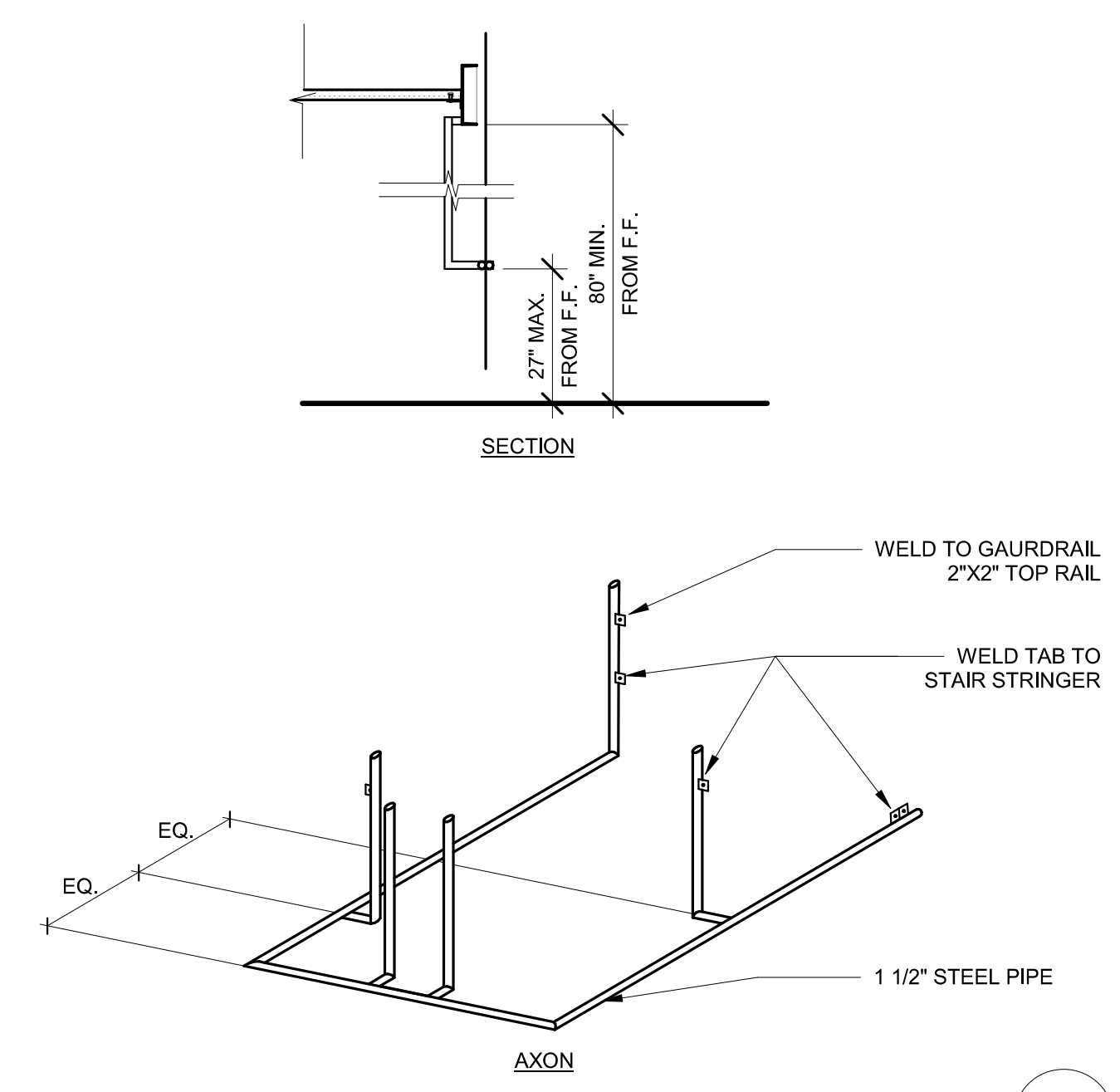
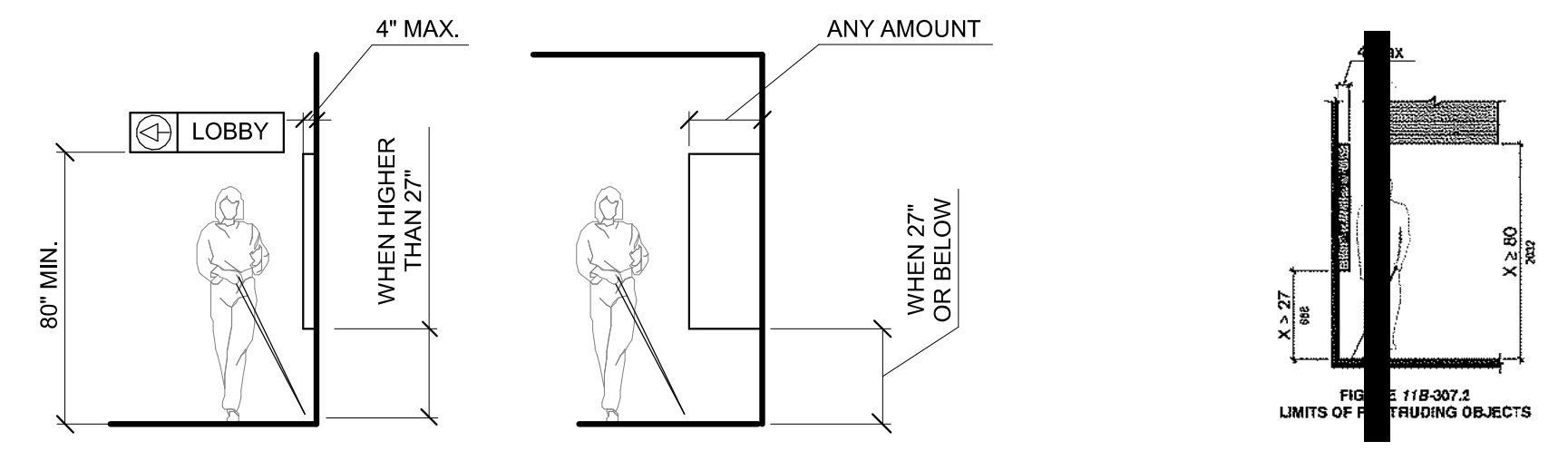
A0.25



- NOTES:
1. LOCATE AT ALL EXIT DOORS THAT INCLUDES AN AREA OF REFUGE.
 2. ALL TEXT TO BE SANS SERIF FONT RAISED 1/32" MIN., WITH GRADE 2 BRAILLE.
 3. SIGN SHALL BE NON-GLARE, ACRYLIC, OR OTHER SOLID MATERIAL OF CONSISTENT COLOR.

02

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



AXON & SECTION @ CANE DETECTION
REF: SCALE: 3/8" = 1'-0"

07

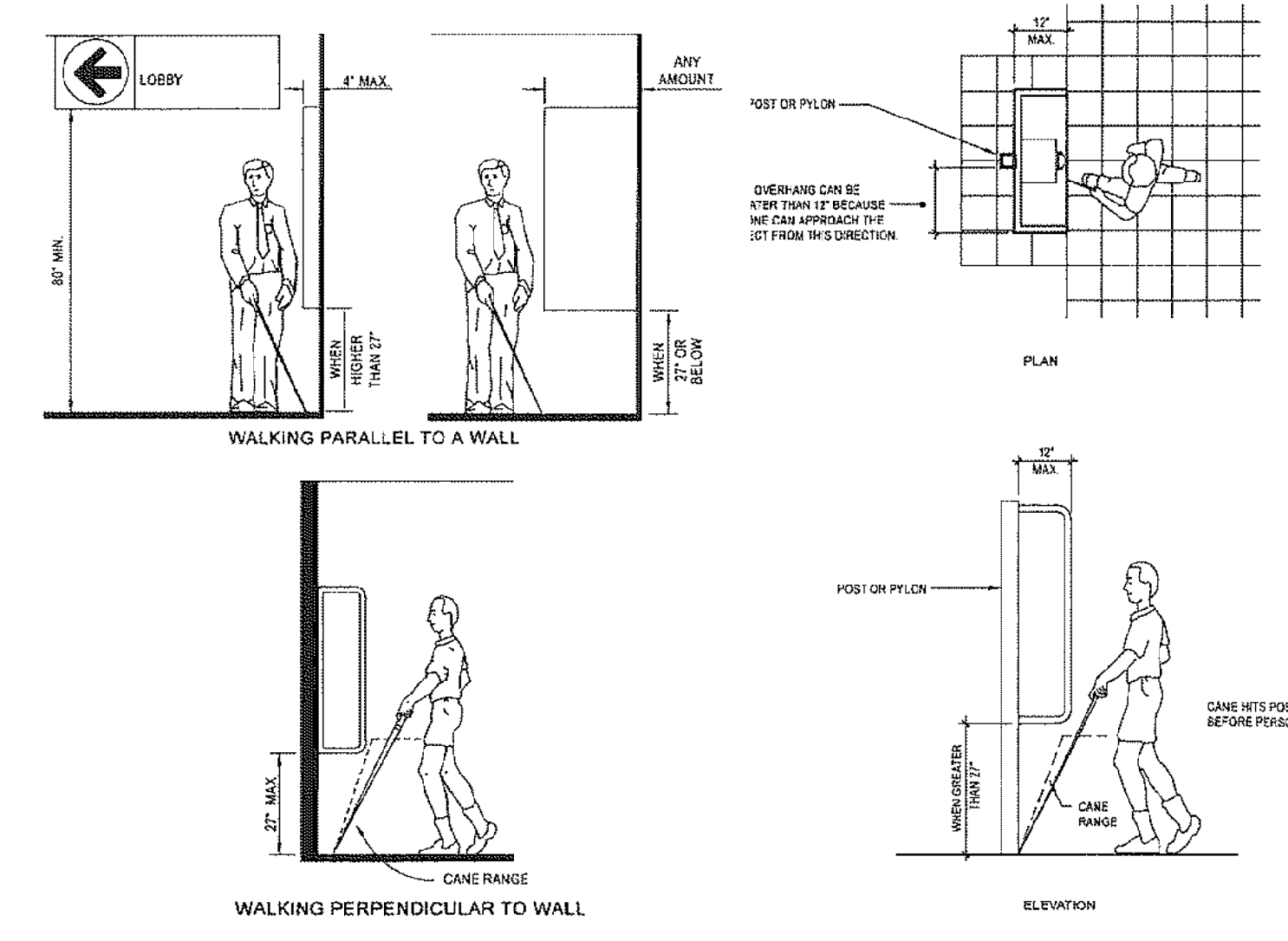


FIGURE 11B-7A - PROTRUDING OBJECTS WALL MOUNTED
FIGURE 11B-7B - OBJECTS MOUNTED ON POSTS OR PYLONS

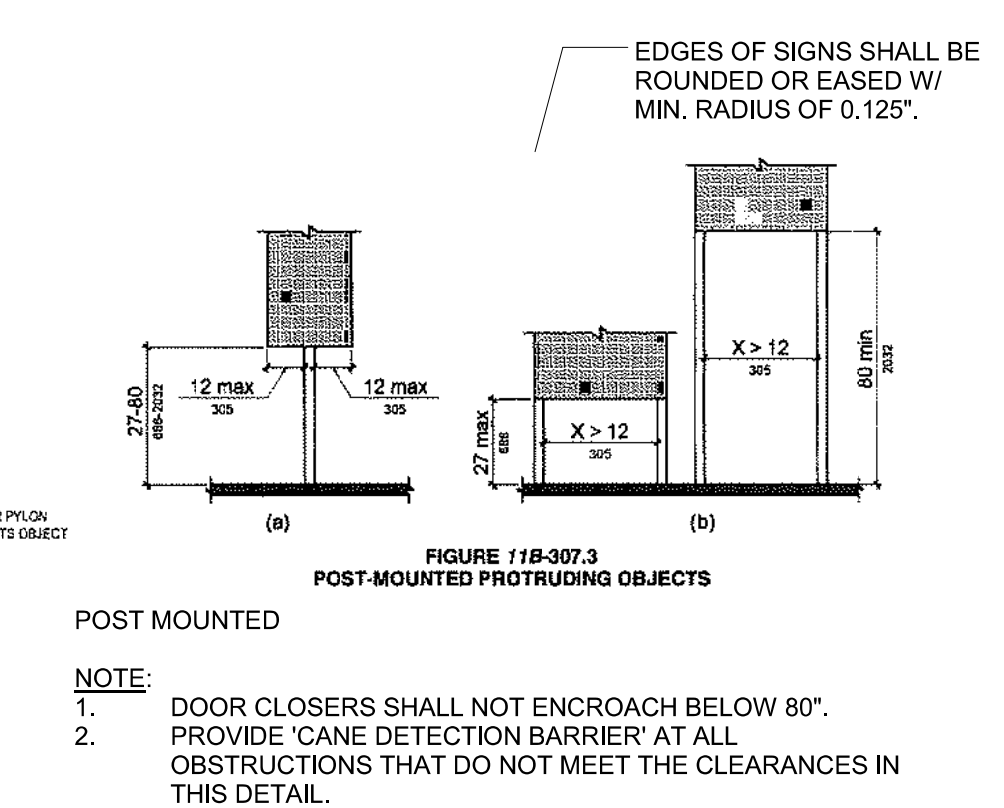
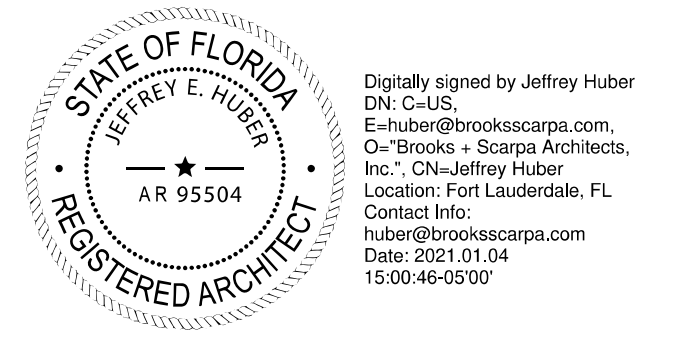


FIGURE 11B-307.3 POST-MOUNTED PROTRUDING OBJECTS
NOTE:
1. DOOR CLOSERS SHALL NOT ENCRUCH BELOW 80".
2. PROVIDE 'CANE DETECTION BARRIER' AT ALL OBSTRUCTIONS THAT DO NOT MEET THE CLEARANCES IN THIS DETAIL.
TYP. PROTRUDING OBJECTS CLEARANCE
REF: SCALE: 3" = 1'-0"

01

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

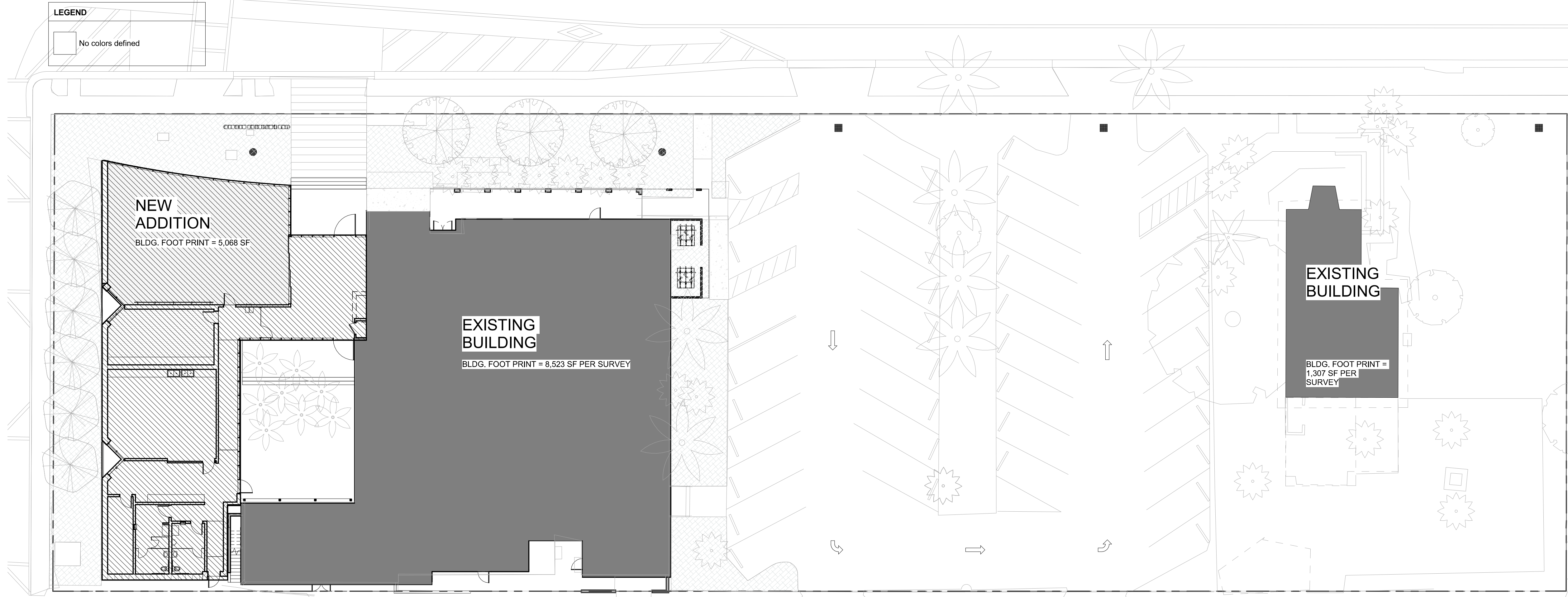
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PROJECT NUMBER: 01924.0



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BUILDING LOT COVERAGE DIAGRAM 03

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

LEGEND

- ALTERATION
- EXISTING BUILDING
- NEW BUILDING

ALLOWABLE AREA - FAR

FLOOR AREA CALCULATION		
PORTION	DESCRIPTION	AREA
(E) BLDG.	EXISTING BUILDING	12607 SF PER RECORDS
(E) BLDG. ALTERATION	ALTERATION	978 SF
(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 SHALL BE DEFINED AS SUCH:

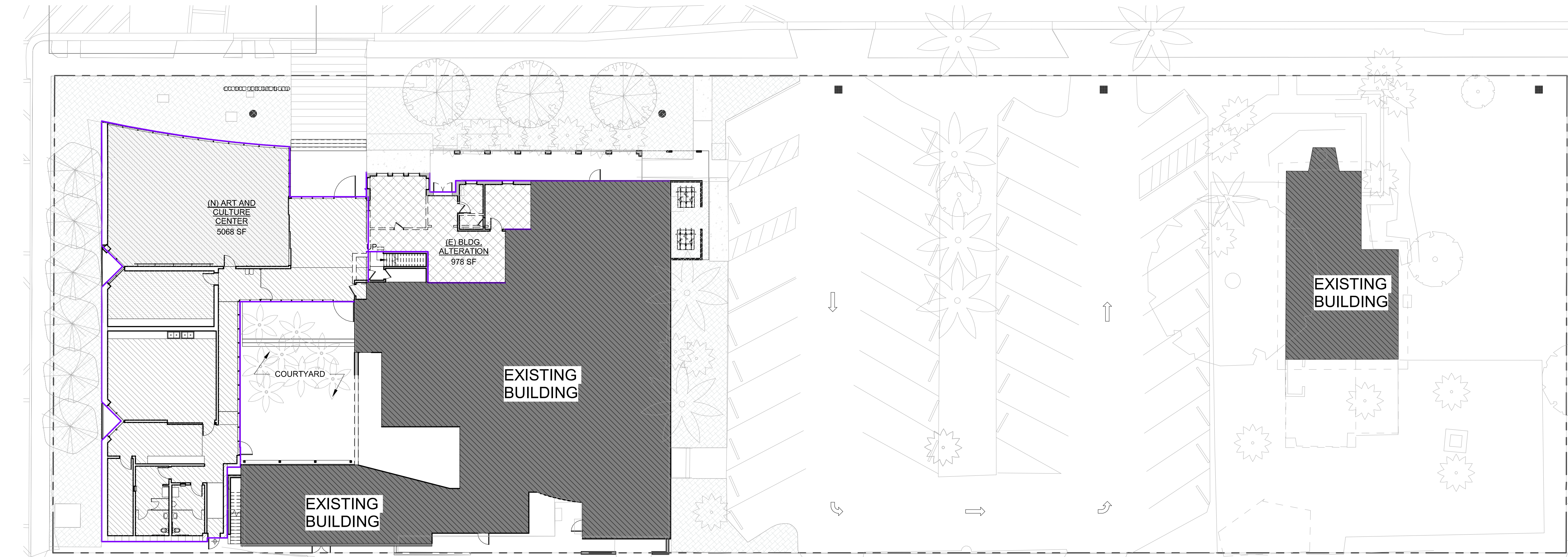
THE SUM OF THE AREAS OF THE FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE EXTERIOR FACE OF AN ARCHITECTURAL PROJECTION, FROM THE CENTERLINE OF WALLS SEPARATING TWO ATTACHED BUILDINGS. THE CALCULATION OF FLOOR AREA FOR UNIT SIZES IS MEASURED FROM THE 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. O-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, WHETHER 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 WITHIN 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 %



1ST FLOOR ALLOWABLE AREA - FAR 1

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

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 O=Brooks + Scarpa Architects,
 Inc., CN=Jeffrey Huber
 Location: Fort Lauderdale, FL
 Contact Info:
 huber@brookscarpa.com
 Date: 2021.01.04
 15:00:46-05'00'

STATE OF FLORIDA
 JEFFREY E. HUBER
 REGISTERED ARCHITECT
 AR 95504

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

1650 HARRISON STREET HOLLYWOOD, FL 33020

PROJECT NUMBER: 01924.0



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SHEET TITLE: ALLOWABLE FLOOR AREA - FAR

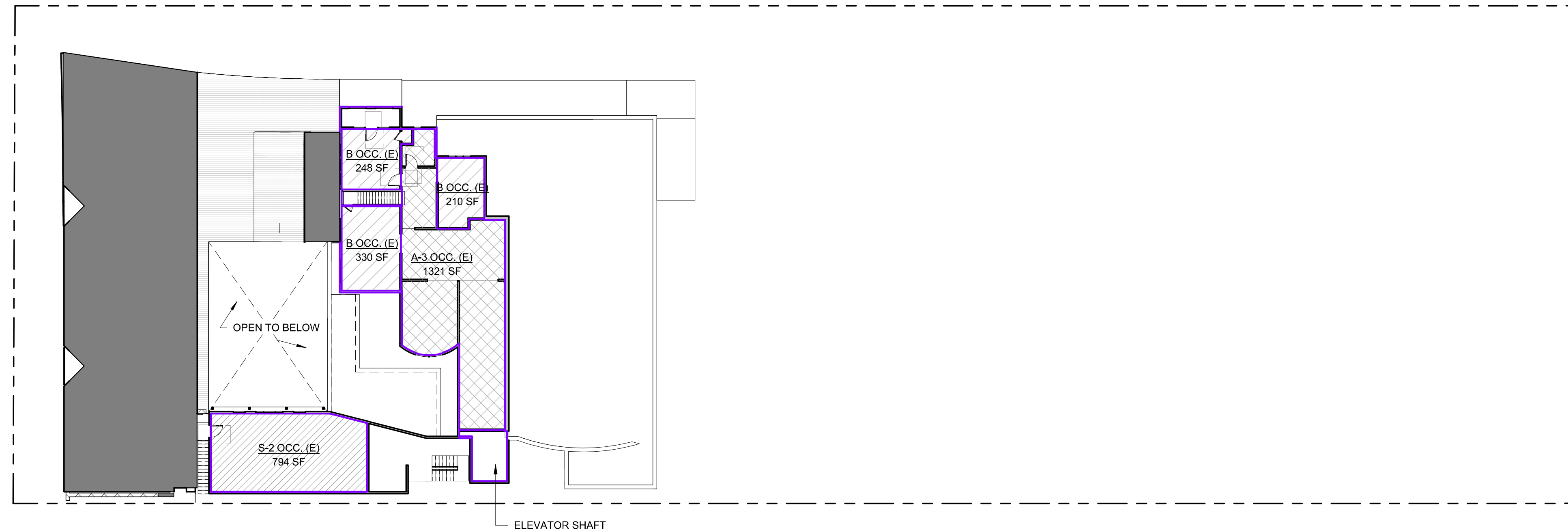
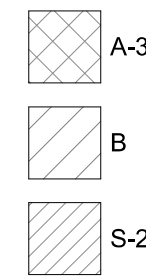
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A0.50



2ND FLOOR BUILDING CODE AREA CALCULATION

REF: SCALE: 1" = 20'-0"

03

BUILDING & SAFETY

TYPE OF CONSTRUCTION: TYPE V-A NON SPRINKLERED
 NOTE: EXISTING BUILDING, 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
HEIGHT LIMIT: PER TABLE 504.4:
 • A-3 GROUP OF TYPE V-A = 2 STORIES, 50 FEET
 • B GROUP OF TYPE V-A = 3 STORIES, 50 FEET
 NOTE: BUILDING IS FULLY SPRINKLERED PER SECT. 903.3.11

BUILDING HEIGHT PROVIDED: 30'-0"
 (SEE SECTIONS ON SHT. A5.00- A5.02)
AVERAGE GRADE PLANE
 $(\text{---}' + \text{---}' + \text{---}' + \text{---}') / 4 = \text{---}' / 4$

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)

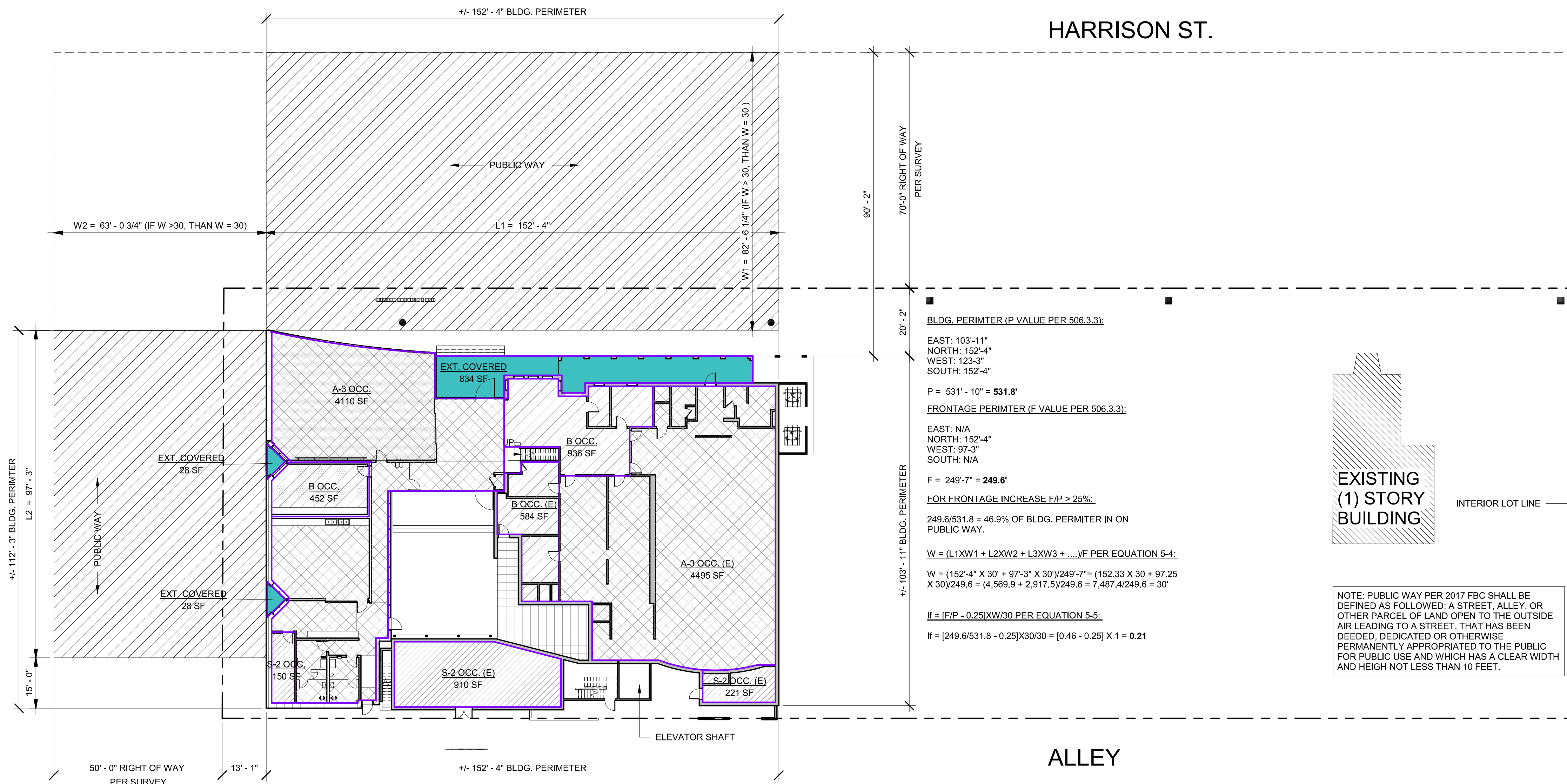
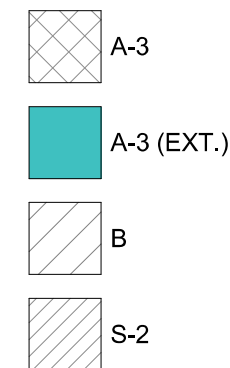
A-3 At = [11,500 + (11,500 X 0.21)] = 13,915 SF
 B At = [18,000 + (18,000 X 0.21)] = 21,780 SF
 S At = [21,000 + (21,000 X 0.21)] = 25,410 SF

AREA PROVIDED:

FLOOR	OCC.	AREA	Ratio
1ST FLOOR	A-3	9,494 SF	= 0.68
	B	13,915 SF	
	S-2	1,972 SF	= 0.09
0.82 < 1			
2ND FLOOR	A-3	1,281 SF	= 0.05
	B	25,410 SF	
	S-2	788 SF	= 0.04
0.16 < 1			

AREA CALCULATION PER 2017 FBC

LEVEL	OCC.	AREA
1ST FLOOR	A-3	8604 SF
1ST FLOOR	A-3 (EXT.)	890 SF
1ST FLOOR	B	1972 SF
1ST FLOOR	S-2	1281 SF
1ST FLOOR: 11		12747 SF
2ND FLOOR	A-3	1321 SF
2ND FLOOR	B	788 SF
2ND FLOOR	S-2	794 SF
2ND FLOOR: 5		2903 SF
TOTAL BUILDING AREA		15650 SF



HARRISON ST.

ALLEY

17TH AVE.

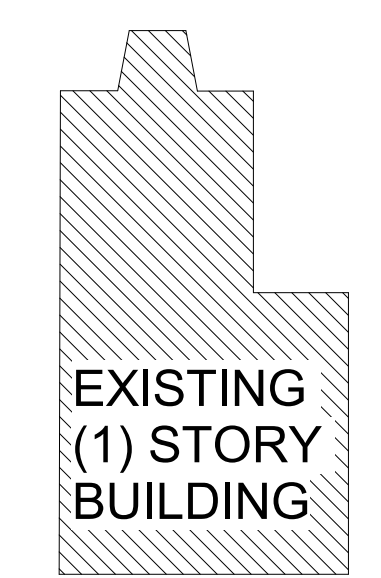
BLDG. PERIMETER (P VALUE PER 506.3.3):
 EAST: 103'-11"
 NORTH: 152'-4"
 WEST: 123'-3"
 SOUTH: 152'-4"
P = 531' - 10" = 531.8'

FRONTAGE PERIMETER (F VALUE PER 506.3.3):
 EAST: N/A
 NORTH: 152'-4"
 WEST: 97'-3"
 SOUTH: N/A
F = 249'-7" = 249.6'

FOR FRONTAGE INCREASE F/P > 25%:
 $249.6/531.8 = 46.9\%$ OF BLDG. PERIMETER IN ON PUBLIC WAY.

W = (L1XW1 + L2XW2 + L3XW3 + ...) / F PER EQUATION 5-4:
 $W = (152'-4" X 30' + 97'-3" X 30') / 249.6 = (4,569.9 + 2,917.5) / 249.6 = 7,487.4 / 249.6 = 30'$

If = F/P - 0.25XW/30 PER EQUATION 5-5:
 If = [249.6/531.8 - 0.25] X 30/30 = [0.46 - 0.25] X 1 = 0.21



NOTE: PUBLIC WAY PER 2017 FBC SHALL BE DEFINED AS FOLLOWED: A STREET, ALLEY, OR OTHER PARCEL OF LAND OPEN TO THE OUTSIDE AIR LEADING TO A STREET, THAT HAS BEEN DEEDED, DEDICATED OR OTHERWISE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR PUBLIC USE AND WHICH HAS A CLEAR WIDTH AND HEIGHT NOT LESS THAN 10 FEET.

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 Location: Fort Lauderdale, FL
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ART AND CULTURE CENTER EDUCATION FACILITY
 ADDITION AND MINOR ALTERATION TO EXISTING BLDG.

1650 HARRISON STREET HOLLYWOOD, FL 33020



PROJECT NUMBER: 01924.0

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SHEET TITLE: FBC ALLOWABLE AREA

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1ST FLOOR BUILDING CODE AREA CALCULATION/FRONTAGE INCREASE

REF: SCALE: 1" = 20'-0"

01

GENERAL NOTES

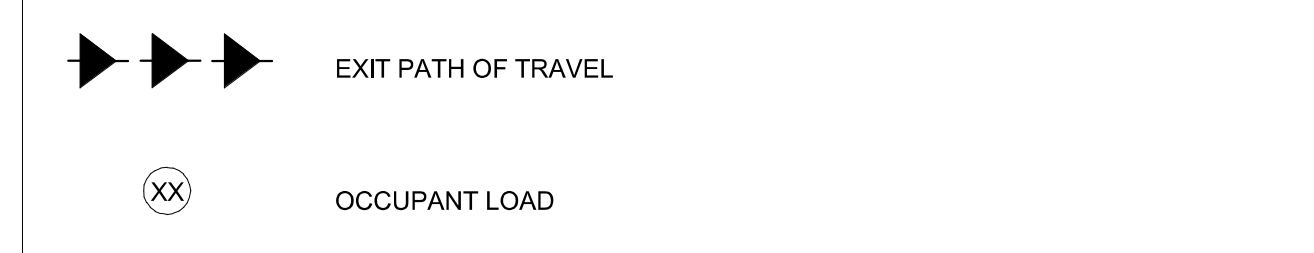
- NOTES:
 1. EXIT SIGN LOCATIONS & DIRECTION SHOWN PER SYMBOLS ON COVER SHEET A0.00.
 2. EXIT SIGNS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1011. EXIT SIGNS SHALL BE VISIBLE FROM ANY DIRECTION OF APPROACH. NO POINT SHALL BE MORE THAN 100' FROM THE NEAREST VISIBLE EXIT SIGN.
 3. INTERIOR WALL AND CEILING FINISH REQUIREMENTS BASED ON OCCUPANCY.

COMMON PATH OF EGRESS TRAVEL (PER 2017 FBC)
 THAT PORTION OF THE EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE 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:
 FOR 'A' = 250
 'B' = 300
 'S-2' = 400

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

LEGEND - EGRESS EXITING

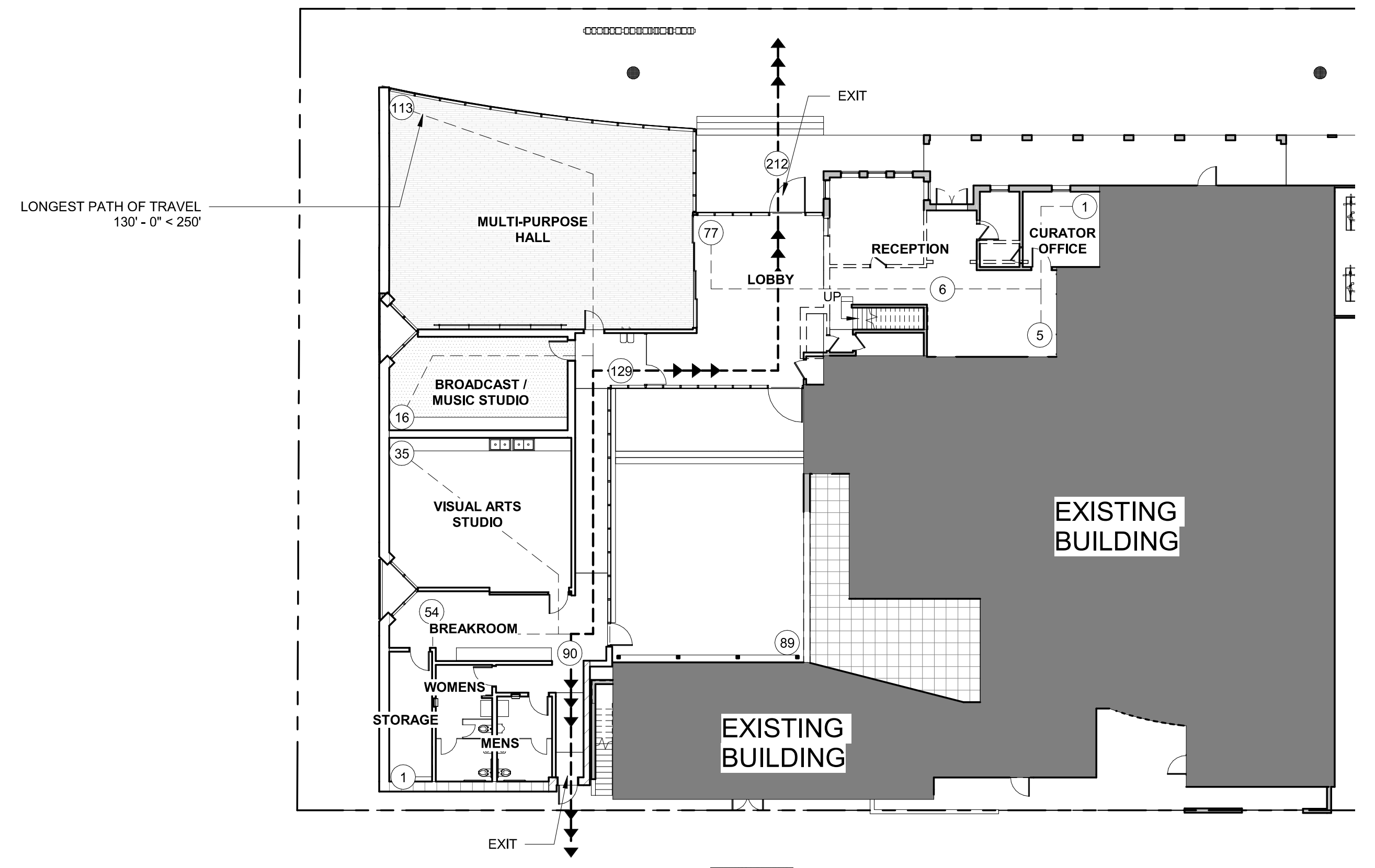
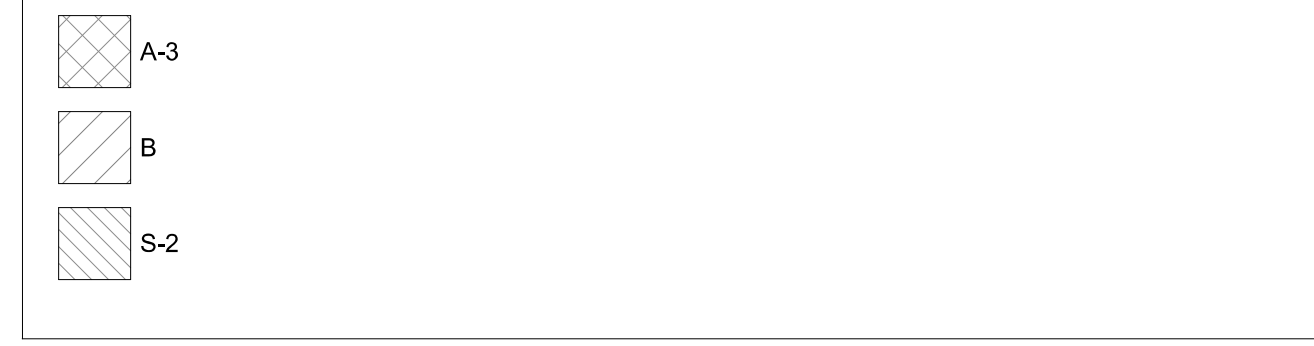


OCCUPANT LOAD TABLE

OCCUPANT LOAD TABLE						
ROOM NAME	NUMBER	AREA	OCC.	OCC. LOAD FACTOR PER NFPA	OCC. LOAD PER NFPA	OCC. LOAD FACT. PER FBC
HALL	108	282 SF		0		0
		282 SF		0		0
LOBBY	100	381 SF	A-3	5	77	15
MULTI-PURPOSE HALL	101	1663 SF	A-3	15	112	50
VISUAL ARTS STUDIO	103	639 SF	A-3	20	32	20
BREAKROOM	104	251 SF	A-3	5	46	15
COURTYARD	112	1852 SF	A-3	15	89	15
		4786 SF			356	197
BROADCAST / MUSIC STUDIO	102	372 SF	B	30	14	20
RECEPTION	108	687 SF	B	150	5	150
		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

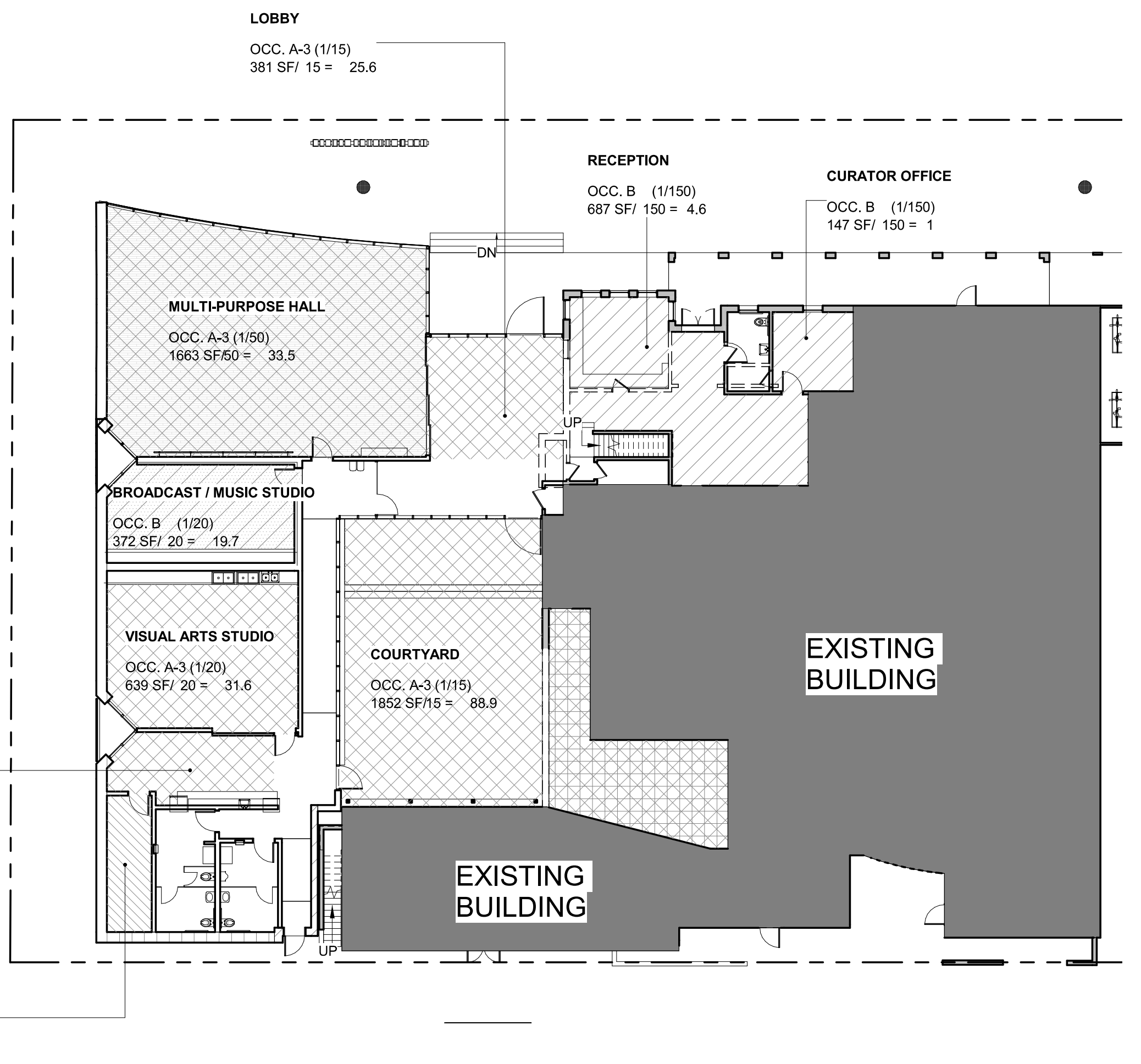
LEGEND - OCCUPANCIES



EGRESS EXISTING DIAGRAM

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

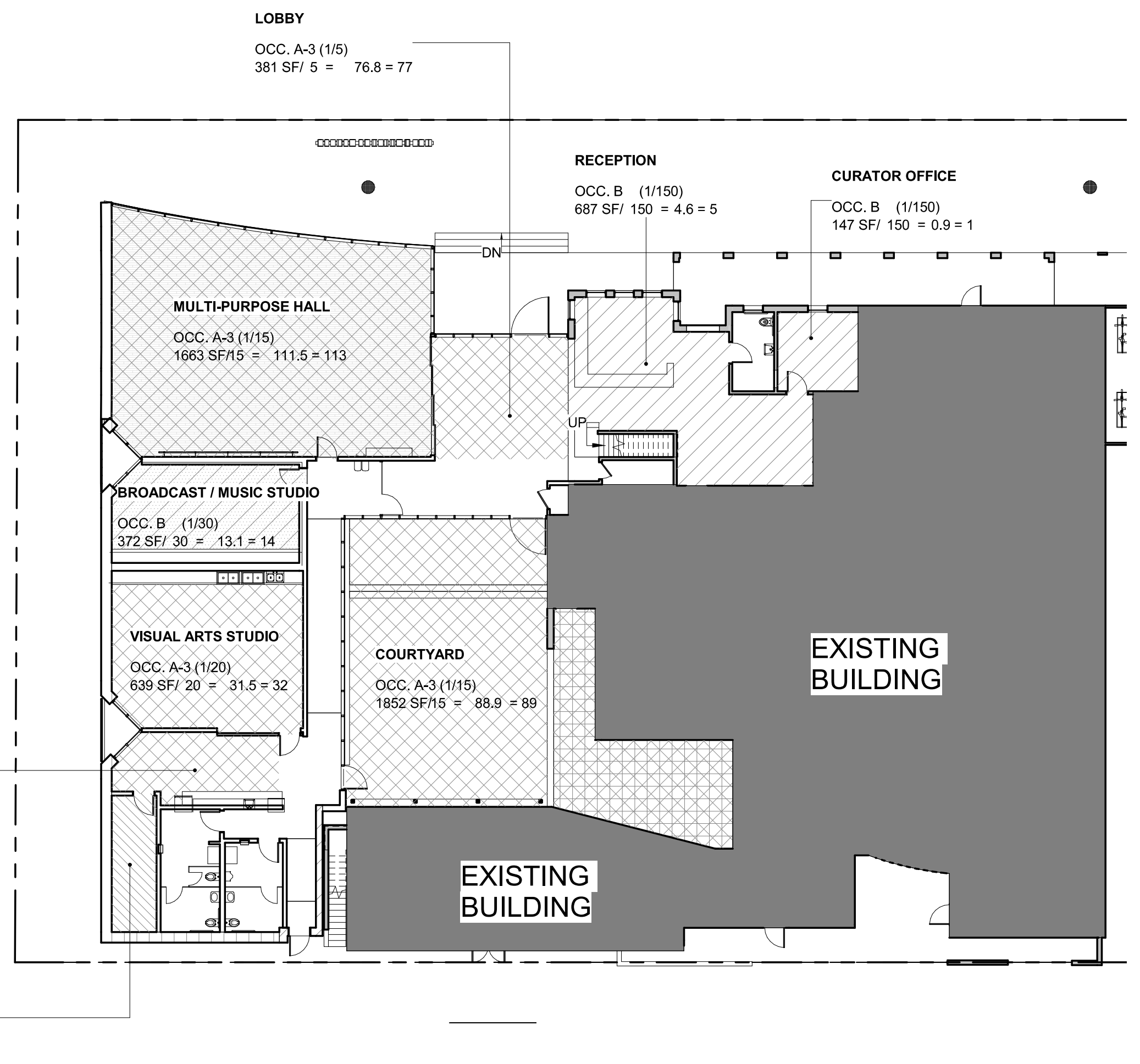
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OCCUPANCY CALC. DIAGRAM PER FBC

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

05



OCCUPANCY CALC. DIAGRAM PER NFPA

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

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1650 HARRISON STREET HOLLYWOOD, FL 33020

BROOKS SCARPA ARCHITECTURE

PROJECT NUMBER: 01924.0

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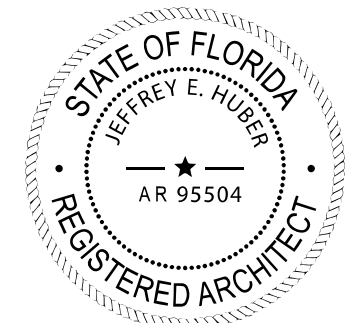
GENERAL NOTES

LEGEND - ACCESSIBLE PATH OF TRAVEL

→→→ ACCESSIBLE PATH OF TRAVEL LABC SECT. MAX. SLOPE IN DIRECTION OF TRAVEL = 5% AND MAXIMUM CROSS SLOPE = 2%

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 huber@brookscarpa.com
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ART AND CULTURE CENTER EDUCATION FACILITY
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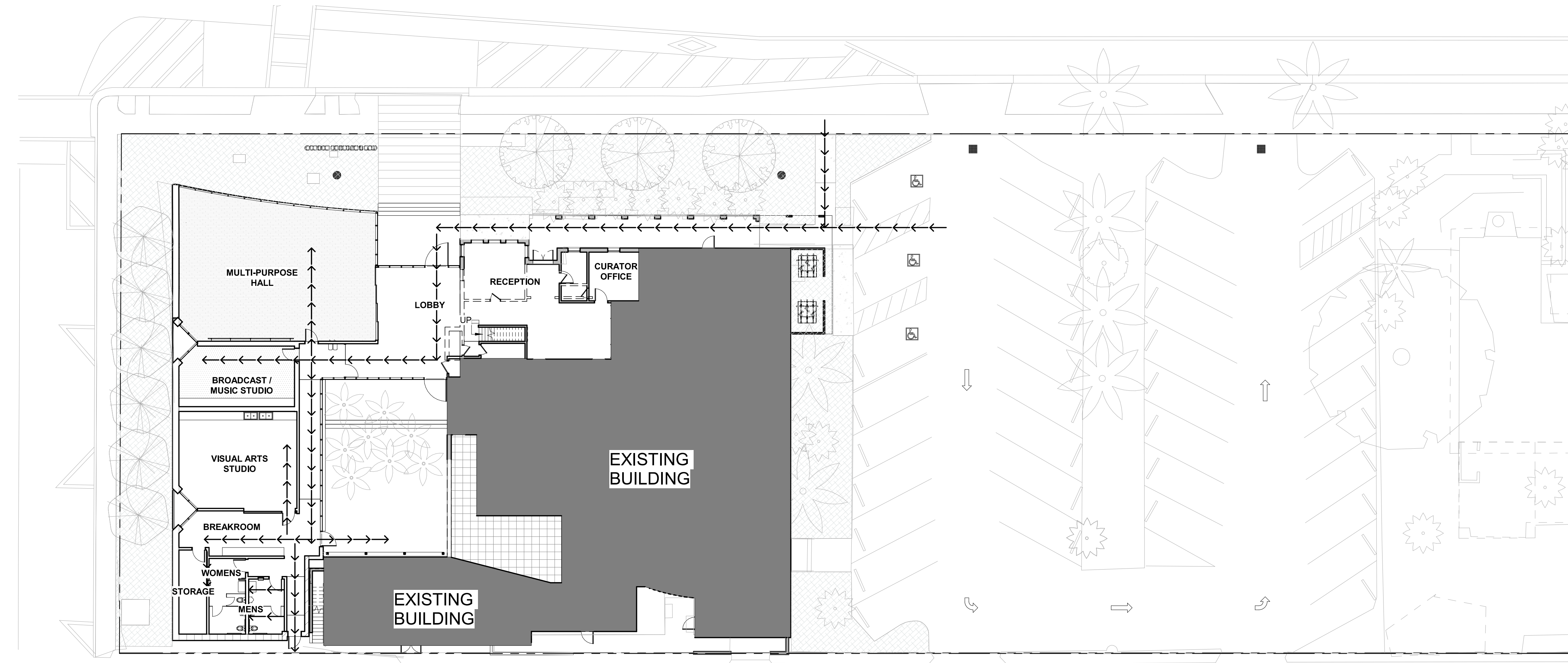
SCALE: 1/16" = 1'-0"
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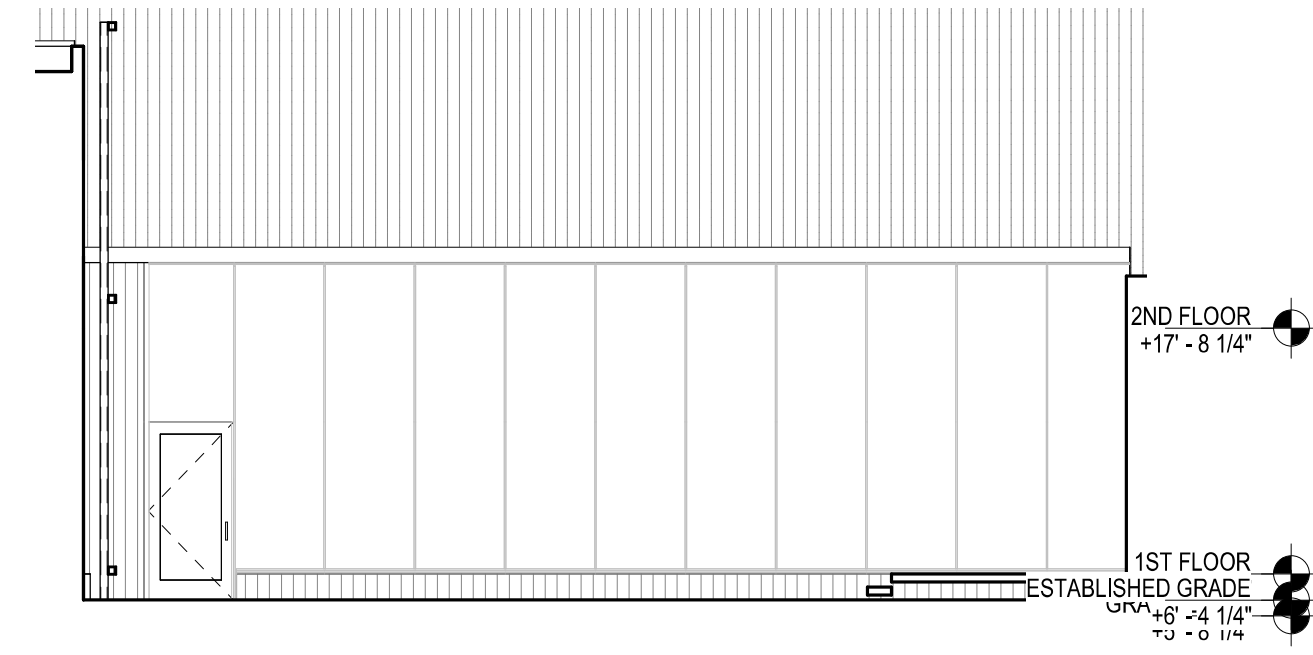
BROOKS SCARPA
 ARCHITECTURE
 3929 W 139TH ST
 HAWTHORNE, CA. 90250
 t. 323.596.4700
 f. 310.453.9606

A0.53



ACCESSIBLE PATH OF TRAVEL DIAGRAM

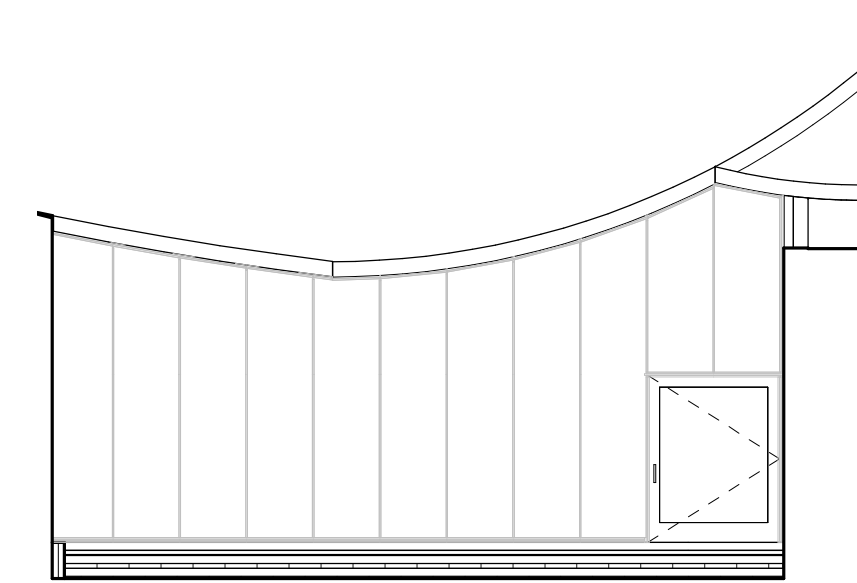
REF: SCALE: 1/16" = 1'-0"



ALLOWABLE OPENINGS IN INTERIOR ELEVATION WEST

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

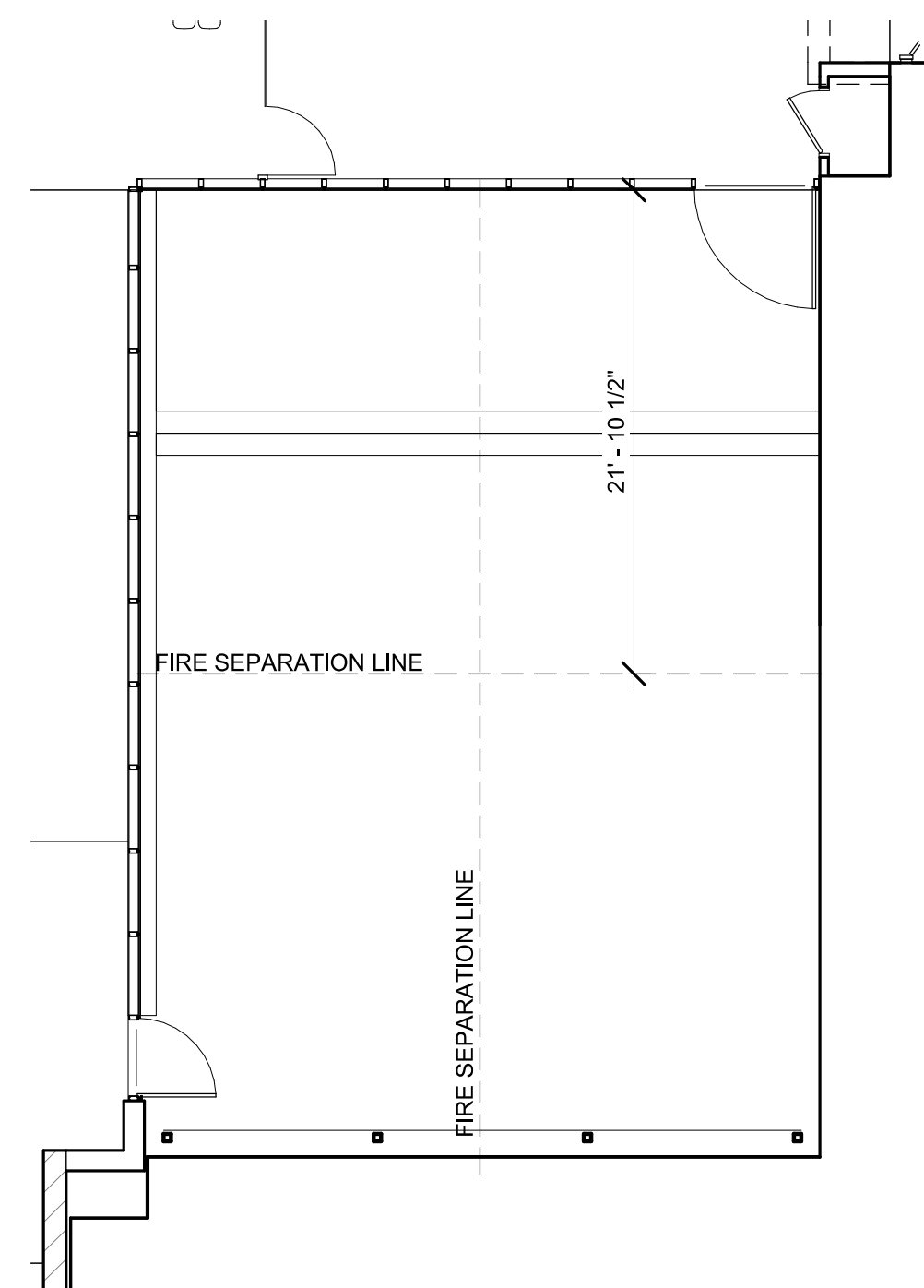
07



ALLOWABLE OPENINGS IN INTERIOR ELEVATION NORTH

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

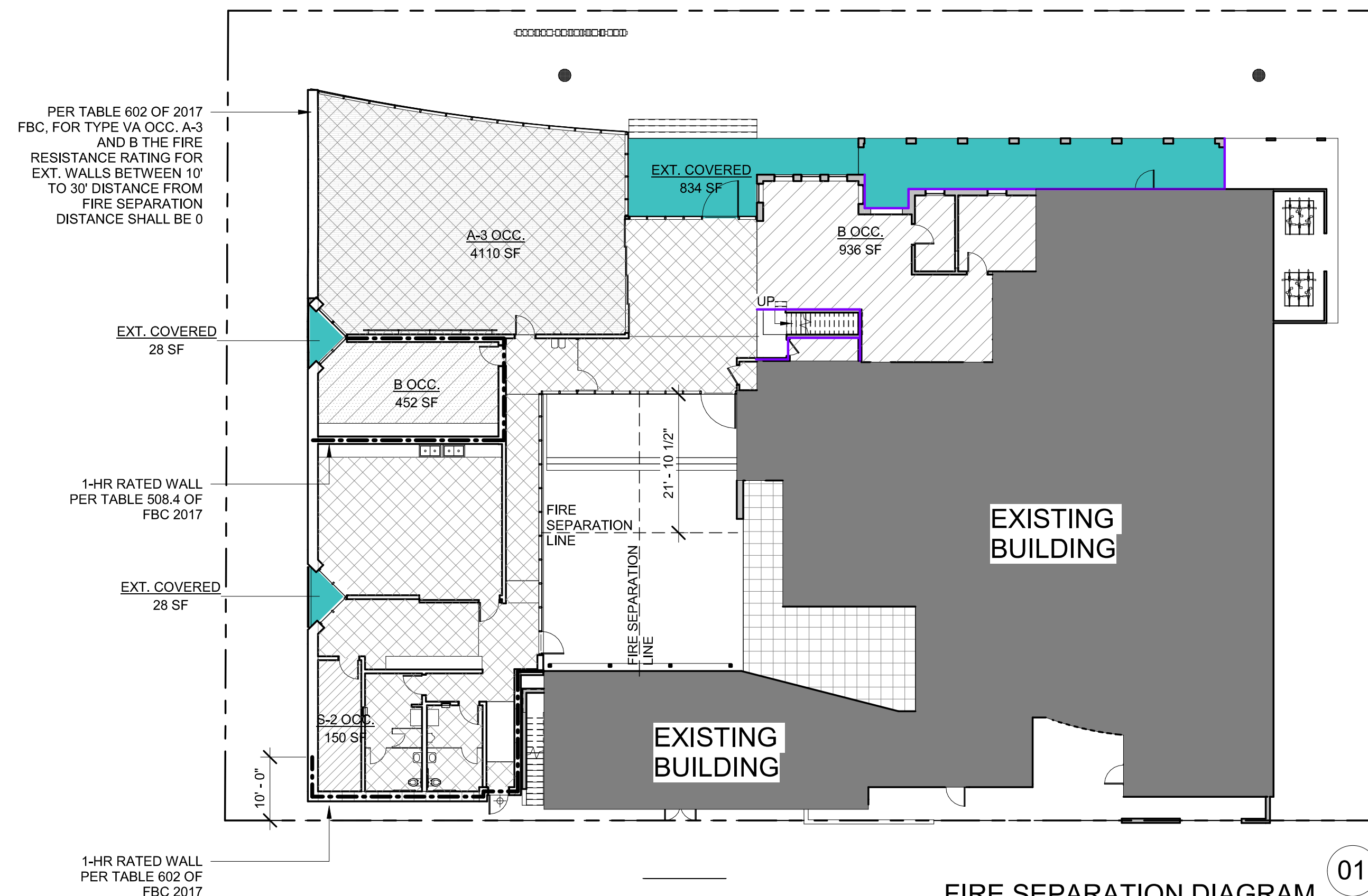
06



ALLOWABLE OPENING DIAGRAM @ COURTYARD

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

05



FIRE SEPARATION DIAGRAM

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

01

GENERAL NOTES

FIRE SEPARATION DISTANCE (ft)	MAXIMUM AREA OF EXTERIOR OPENINGS BASED ON FIRE SEPARATION DISTANCE		ALLOWABLE AREA*
	UNPROTECTED	PROTECTED	
0 to less than 3 ^{ft}	Unprotected (UP, NS)	Protected (UP, P)	Not Permitted ^f
	Unprotected (UP, S)	Protected (UP, S)	Not Permitted ^f
3 to less than 5 ^{ft}	Unprotected (UP, NS)	Protected (UP, P)	Not Permitted
	Unprotected (UP, S)	Protected (UP, S)	15%
5 to less than 10 ^{ft}	Unprotected (UP, NS)	Protected (UP, P)	15%
	Unprotected (UP, S)	Protected (UP, S)	25%
10 to less than 15 ^{ft}	Unprotected (UP, NS)	Protected (UP, P)	15%
	Unprotected (UP, S)	Protected (UP, S)	45%
15 to less than 20 ^{ft}	Unprotected (UP, NS)	Protected (UP, P)	25%
	Unprotected (UP, S)	Protected (UP, S)	75%
20 to less than 25 ^{ft}	Unprotected (UP, NS)	Protected (UP, P)	45%
	Unprotected (UP, S)	Protected (UP, S)	No Limit
25 to less than 30 ^{ft}	Unprotected (UP, NS)	Protected (UP, P)	70%
	Unprotected (UP, S)	Protected (UP, S)	No Limit
30 or greater	Unprotected (UP, NS)	Protected (UP, P)	No Limit
	Unprotected (UP, S)	Protected (UP, S)	No Limit

For SI: 1 foot = 304.8 mm.
 UP, NS = Unprotected openings in buildings not equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.
 UP, S = Unprotected openings in buildings equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.
 P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.
 a. Values indicated are the percentage of the area of the exterior wall, per Table 602 of the 2017 Florida Building Code, Building Construction.
 b. For the requirements for fire walls of buildings with differing heights, see Section 705.8.1.
 c. For openings in a fire wall for buildings on the same lot, see Section 705.8.1.
 d. The maximum percentage of unprotected and protected openings shall not exceed 15% for Group R-3 occupancies.
 e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
 f. The area of unprotected and protected openings shall not be limited for Group H-2 and H-3 occupancies, with a fire separation distance of 5 feet or greater.
 g. The area of openings in an open parking structure with a fire separation distance of 5 feet or greater shall not be limited.
 h. Includes buildings accessory to Group R-3.
 i. Not applicable to Group H-1, H-2 and H-3 occupancies.
 j. The area of openings in a building containing only a Group U occupancy shall not be limited for buildings with a fire separation distance of 5 feet (1524 mm) or greater that are limited.
 k. For openings between S-2 parking garage and Group R-2 building, see Section 705.8.2, Exception 2.

LEGEND - FIRE RATED WALLS



SCHMATIC 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

STATE OF FLORIDA
 JEFFREY E. HUBER
 REGISTERED ARCHITECT
 AR 95504

Digitally signed by Jeffrey Huber
 DN: C=US,
 E=huber@brookscarpa.com,
 O=Brooks + Scarpa Architects,
 Inc., CN=Jeffrey Huber
 Location: Fort Lauderdale, FL
 Contact Info:
 huber@brookscarpa.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: 01924.0

REVISIONS

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

SHEET TITLE: FIRE DIAGRAM / FIRE ACCESS

SCALE: As indicated
 DATE PRINTED: 1/4/2021 11:48:00 AM

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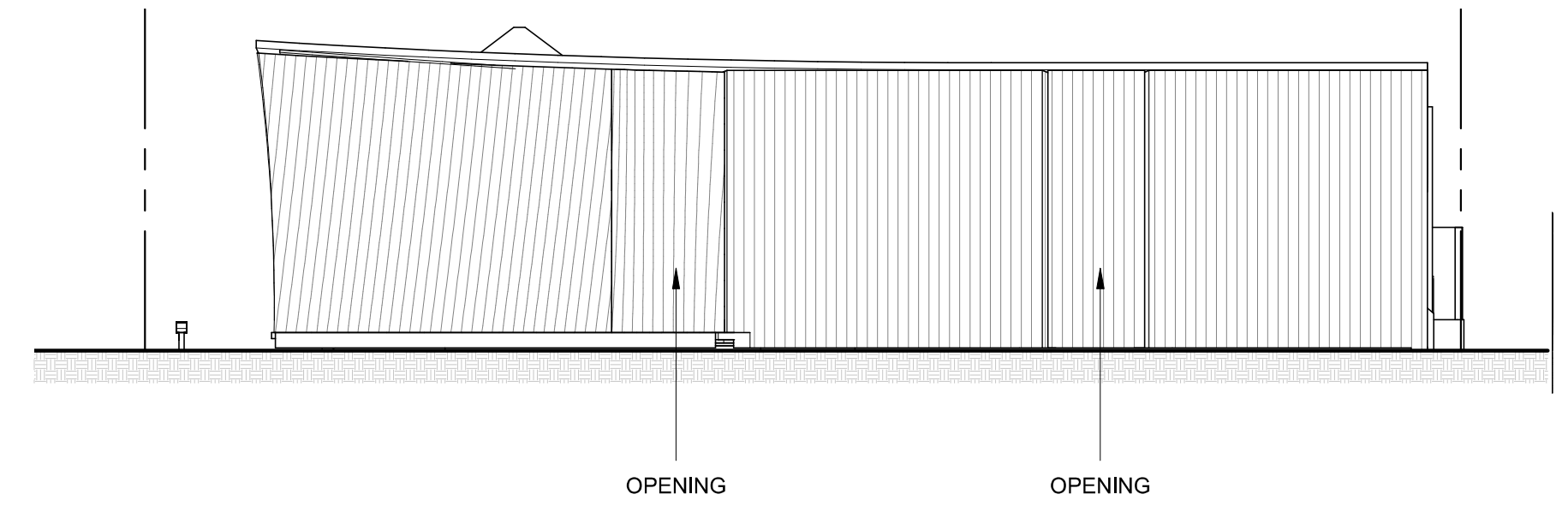
A0.54

GENERAL NOTES

FIRE SEPARATION DISTANCE (ft)	MAXIMUM AREA OF EXTERIOR OPENINGS BASED ON TYPE OF OPENING PROTECTION		ALLOWABLE AREA*
	UNPROTECTED	PROTECTED	
0 to less than 3 ^{ft-1}	Unprotected	Protected (UP, NS)	Not Permitted ^f
	Unprotected	Protected (UP, S)	Not Permitted ^f
3 to less than 5 ^{ft-1}	Unprotected	Protected (UP, NS)	Not Permitted
	Unprotected	Protected (UP, S)	15%
5 to less than 10 ^{ft-1/2}	Unprotected	Protected (UP, NS)	10%
	Unprotected	Protected (UP, S)	25%
10 to less than 15 ^{ft-1/2}	Unprotected	Protected (UP, NS)	15%
	Unprotected	Protected (UP, S)	45%
15 to less than 20 ^{ft-1/2}	Unprotected	Protected (UP, NS)	25%
	Unprotected	Protected (UP, S)	75%
20 to less than 25 ^{ft-1/2}	Unprotected	Protected (UP, NS)	45%
	Unprotected	Protected (UP, S)	No Limit
25 to less than 30 ^{ft-1/2}	Unprotected	Protected (UP, NS)	70%
	Unprotected	Protected (UP, S)	No Limit
30 or greater	Unprotected	Protected (UP, NS)	No Limit
	Unprotected	Protected (UP, S)	No Limit

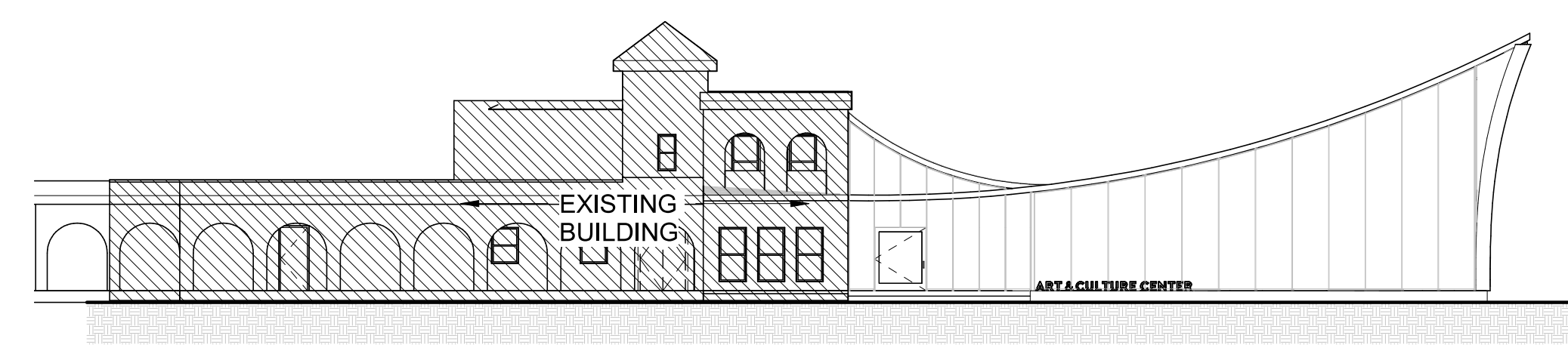
For SI: 1 foot = 304.8 mm.
 UP, NS = Unprotected openings in buildings not equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.
 UP, S = Unprotected openings in buildings equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.
 P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.
 a. Values indicated are the percentage of the area of the exterior wall, per opening.
 b. For the requirements for fire walls of buildings with differing heights, see Section 705.8.1.
 c. For openings in a fire wall for buildings on the same lot, see Section 705.8.1.
 d. The maximum percentage of unprotected and protected openings shall not exceed 15% for Group R-3 occupancies.
 e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
 f. The area of unprotected and protected openings shall not be limited for Group H-2 and H-3 occupancies, with a fire separation distance of 5 feet or greater.
 g. The area of openings in an open parking structure with a fire separation distance of 5 feet or greater shall not be limited.
 h. Includes buildings accessory to Group R-3.
 i. Not applicable to Group H-1, H-2 and H-3 occupancies.
 j. The area of openings in a building containing only a Group U occupancy shall not be limited.
 k. For openings between S-2 parking garage and Group R-2 building, see Section 903.3.1.1, Exception 2.

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.

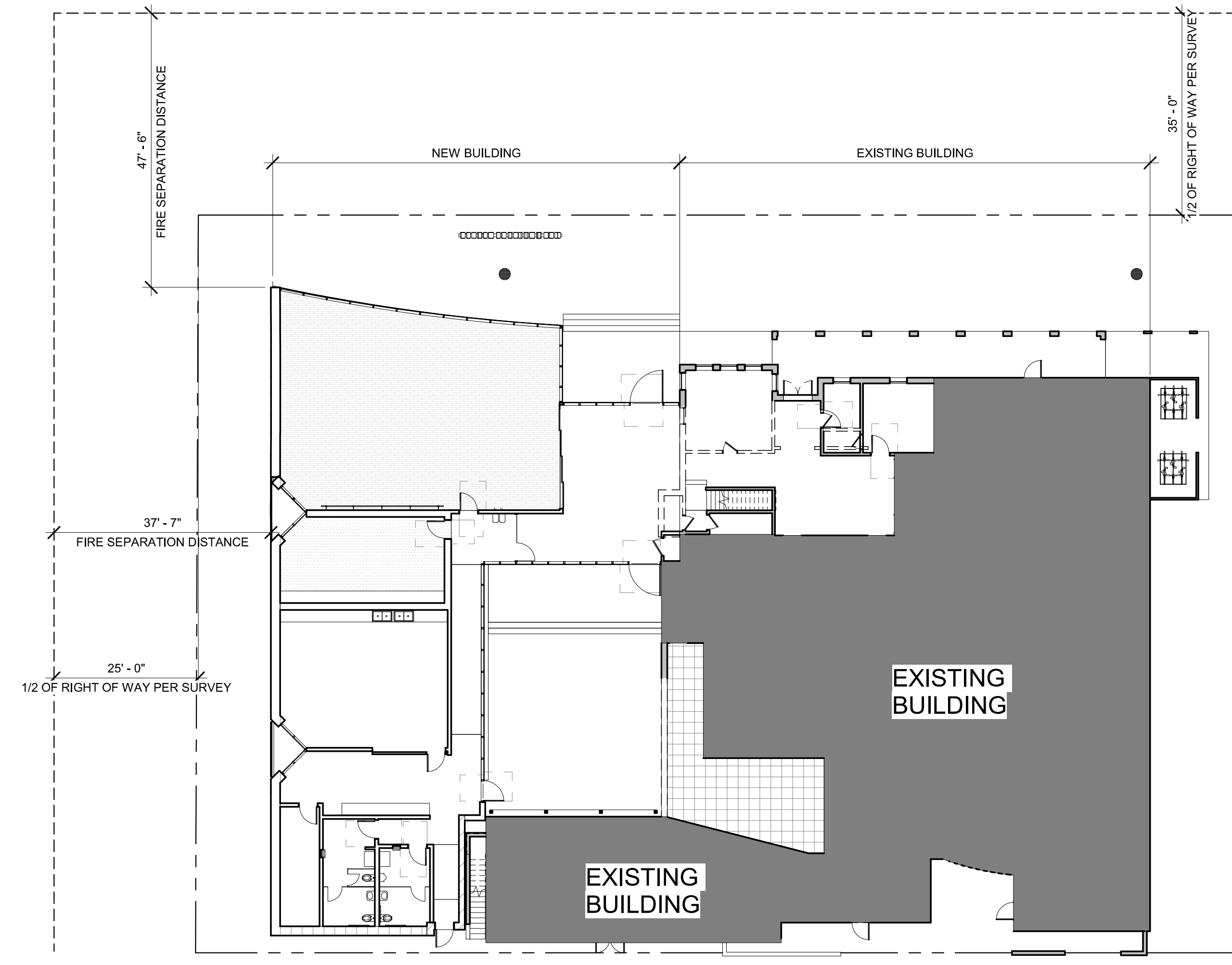


ALLOWABLE OPENINGS IN WEST ELEVATION
 REF: SCALE: 1/16" = 1'-0" **07**

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.

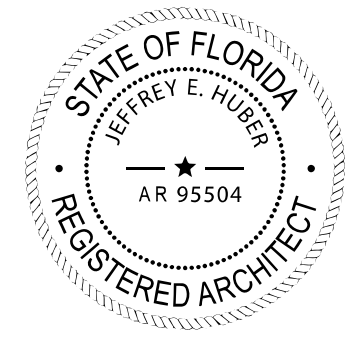


ALLOWABLE OPENINGS IN NORTH ELEVATION
 REF: SCALE: 1/16" = 1'-0" **02**



ALLOWABLE OPENINGS @ NORTH ELEVATION
 REF: SCALE: 1/16" = 1'-0" **01**

SCHMATIC 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

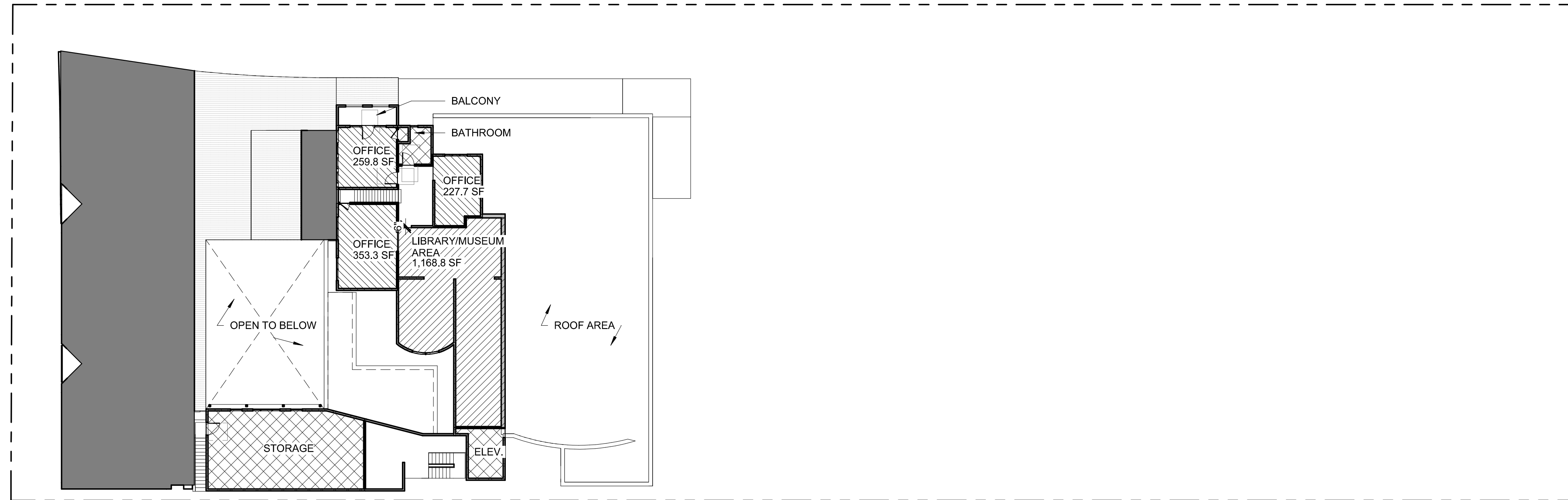


PROJECT NUMBER: 01924.0
 REVISIONS:
 1 -
 2 -
 3 -
 SHEET TITLE: ALLOWABLE OPENINGS @ EXTERIOR WALL
 SCALE: 1/16" = 1'-0"
 DATE PRINTED: 1/4/2021 11:48:00 AM

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A0.55



PARKING CALCULATION DIAGRAM 2ND FLOOR

REF: SCALE: 1" = 20'-0"

2

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

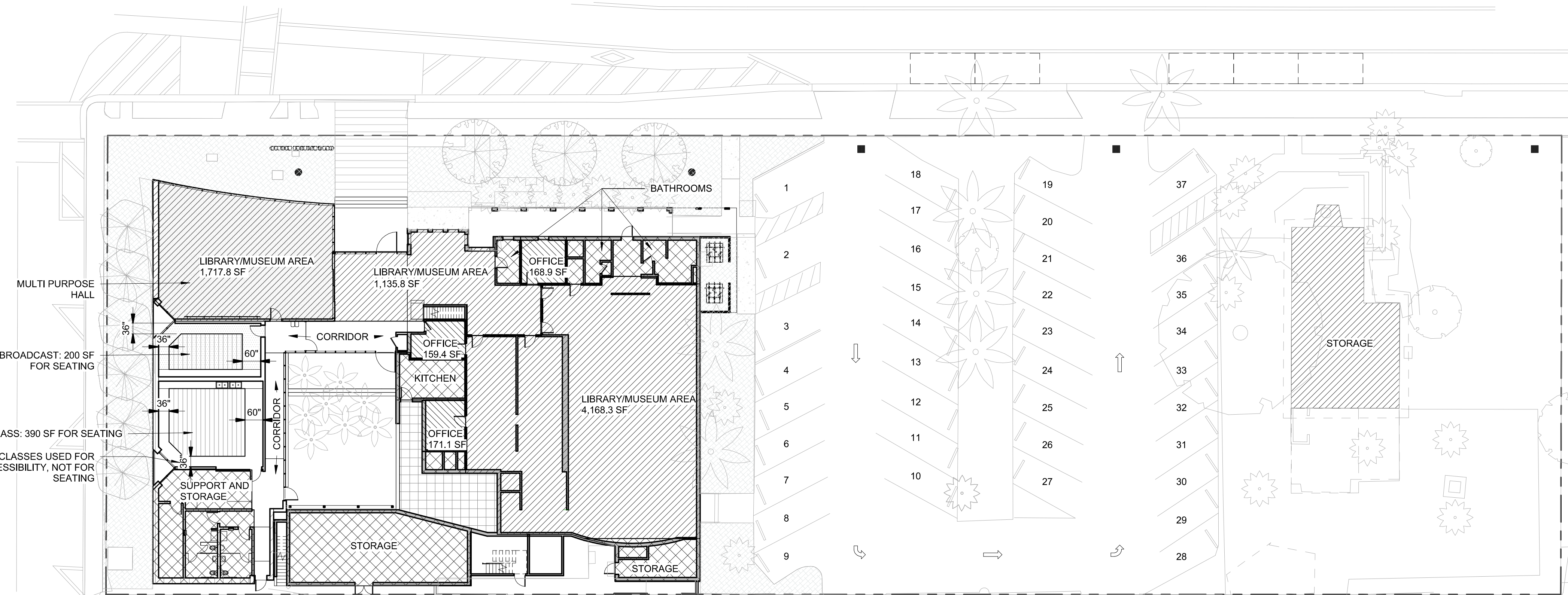
EV PARKING REQUIREMENTS

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		2

BICYCLE PARKING REQUIREMENTS

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



PARKING CALCULATION DIAGRAM 1ST FLOOR

REF: SCALE: 1" = 20'-0"

1

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

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 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'

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

1650 HARRISON STREET HOLLYWOOD, FL 33020

PROJECT NUMBER: 01924.0



REVISIONS:

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

SHEET TITLE: **PARKING CALCULATION DIAGRAM**
As indicated

SCALE: As indicated

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A0.56



S. HARRISON ST. - FACING SOUTH

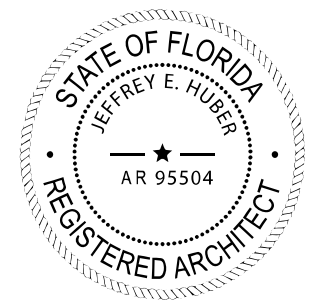


STREET PROFILE ELEVATION

SCALE: NTS

01

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



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 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: 01924.0

REVISIONS		
1	-	4
2	-	5
3	-	6

SHEET TITLE: STREET PROFILE ELEVATION

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

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 f. 310.453.9606

A0.57

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:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. 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
- d. 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 Human, Planner, at your convenience.

Respectfully,

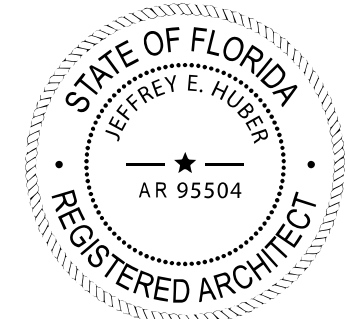
Barbara Blake Boy
Executive Director

BBB:LRH

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

Shiv Newaldas, 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	YYYY-MM-DD



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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
15:01:04-05'00'

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

1650 HARRISON STREET HOLLYWOOD, FL 33020

PROJECT NUMBER: 01924.0



REVISIONS

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

SHEET TITLE:
PLAT DETERMINATION LETTER

SCALE: AS INDICATED
DATE PRINTED: 1/4/2021 11:48:07 AM

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A0.60

O&E REPORT

TITLE SEARCH REPORT

Fund File Number: 849472 A1
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 such work.
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: 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.)
Prepared Date: December 11, 2020 Attorneys' Title Fund Services, LLC
Prepared by: Lovely Surin, Senior Examiner
Phone Number: (800) 929-5791 x6227
Email Address: L.Surin@thefund.com

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.
Mintments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:
1. 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. (Lot 21)
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 22)
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 and 22).
7. 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 Huyok, 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 Huyok to Robert C. Ransom, recorded October 15, 1962 in O.R. Book 2475, Page 859, Public Records of Broward County, Florida. (Lot 24)

TITLE SEARCH REPORT

Fund File Number: 849472
11. 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)
12. 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
14. 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
15. 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).
16. 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 and 29)
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).
18. 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, William 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 Crafter Cox, aka Alice Crepatie 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)

TITLE SEARCH REPORT

Fund File Number: 849472
25. 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. (Lot 30)
26. Warranty Deed from Olga K. Weel and Martin M. Weel 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)
27. 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)
28. 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 932, Public Records of Broward County, Florida. (as to Lots 23, 24, 25, 26, 27, 28, 29 and 30).
Mortgages, Assignments and Modifications:
1. Nothing Found
Other Property Liens:
1. Affidavit recorded in O.R. Book 2583, Page 840, Public Records of Broward County, Florida. (Lots 23 and 24)
2. FOR INFORMATIONAL PURPOSES ONLY: Taxes for the year 2019 Parcel/Account ID# 514215-02-3480, are not being assessed.
Restrictions/Easements:
1. All matters contained on the Plat of Town of Hollywood, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.
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).
3. Matters contained in Warranty Deed recorded in Deed Book 17, Page 409, Public Records of Broward County, Florida. (As to Lot 23).

TITLE SEARCH REPORT

Fund File Number: 849472
4. 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).
6. Matters contained in Warranty Deed recorded recorded in Deed Book 30, Page 306, Public Records of Broward County, Florida. (As to Lot 29).
7. 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
9. 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.
10. 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)
11. 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)
12. Ordinance recorded in O.R. Book 14654, Page 892, Public Records of Broward County, Florida.
13. Subordination Agreement recorded in O.R. Book 2038, Page 6, Public Records of Broward County, Florida. (Lots 27, 28, 29 and 30).
14. 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 County, Florida.

Other Encumbrances:

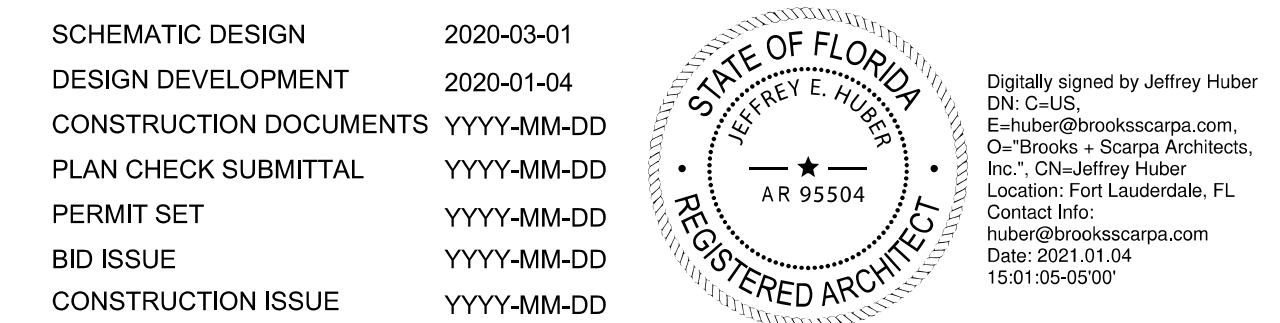
1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

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 years.
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.



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

1650 HARRISON STREET HOLLYWOOD, FL 33020 PROJECT NUMBER: 01924.0

Table with columns for REVISIONS, SHEET TITLE, SCALE, and DATE PRINTED. Includes Brooks Scarpa logo and project details.

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O&E REPORT

TITLE SEARCH REPORT

Fund File Number: 849472

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

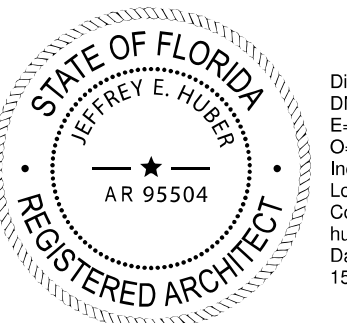
In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, 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.

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@brookscarpa.com,
 O=Brooks + Scarpa Architects,
 Inc., CN=Jeffrey Huber
 Location: Fort Lauderdale, FL
 Contact Info:
 huber@brookscarpa.com
 Date: 2021.01.04
 15:01:06-05'00'

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

1650 HARRISON STREET HOLLYWOOD, FL 33020



PROJECT NUMBER: 01924.0

REVISIONS		
1	-	4
2	-	5
3	-	6

SHEET TITLE: O&E REPORT

SCALE: AS INDICATED
 DATE PRINTED: 1/4/2021 11:48:08 AM

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

A0.62

GENERAL SITE PLAN NOTES:

- SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND NOTES
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. GRID DIMENSIONS ARE TO FACE OF PLY, FACE OF SHAFT, OR CENTERLINE OF WALL/COLUMN UNLESS NOTED OTHERWISE
- FOR DRAINAGE PLAN AND FLOOR ELEVATIONS, SEE SLAB OR DRAINAGE PLAN
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- MAXIMUM FOOT - CANDLE LEVEL AT ALL PROPERTY LINES SHALL NOT EXCEED 0.5
- PROJECT SHALL COMPLY WITH FGBC SILVER STANDARD RATING

SITE AREA TABLE

OVERALL SITE AREA	51,753 SF
IMPERVIOUS LOT COVERAGE	34,296.7 SF
OPEN SPACE COVERAGE	17,456.3 SF
(E) BUILDING AREA	12,607 SF PER COUNTY APPRAISER RECORD
(N) ADDITION AREA	5,068 SF
(N) ADDITION PROPOSED HEIGHT	29'-4" ABOVE ESTABLISHED GRADE

NOTE: PER CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS SECTION 2.2, ESTABLISHED GRADE IS THE MINIMUM ELEVATION ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL 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.

GREEN BUILDING COMPLIANCE PER CHAPTER 151.152 OF HOLLYWOOD CODE OF ORDINANCE:

- SECT. (A): BICYCLE STORAGE AND CHANGE ROOM PROVIDED FOR 5% OF BLDG. OCCUPANTS.
- SECT. (B): DEDICATED RECYCLING AREA COLLECTION PROVIDED.
- SECT. (D): ENERGY EFFICIENT (LOW E) WINDOWS. SEE WINDOW SCHEDULE.
- SECT. (E): ENERGY EFFICIENT DOORS.
- SECT. (J): PERVIOUS PAVEMENT AT NEW PAVEMENT INSTALLATION.
- SECT. (M): REUSE FOR IRRIGATION.
- SECT. (P): LANDSCAPE PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS.
- SECT. (Q): ALL ENERGY EFFICIENT OUTDOOR LIGHTING.
- SECT. (U): MERV FILTERS THROUGHOUT ARE 13 AND ABOVE.
- SECT. (W): ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE.

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		2

BICYCLE PARKING REQUIREMENTS

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

KEYNOTES

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

- 01 - GENERAL REQUIREMENTS**
 - 9.07 CONCRETE SLAB BUFF PLATS/SMOOTH AND CLEAR SEAL AT RESIDENTIAL LOBBY ENTRY.
 - 9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK AT A MIN.
 - 9.09 N/A
- 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.
 - 3.05 CONC. COLUMNS.
 - 3.06 CONC. FOUNDATION.
 - 3.07 CONC. GUARDRAIL.
 - 3.08 CONC. STAIRS/STEPS POURED W/ ALUM. CONTRASTING STRIP EMBEDDED IN EACH TREAD.
 - 3.09 CONC. WHEEL STOP.
 - 3.10 OYPSUM 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 CAP.
- 05 - METALS**
 - 5.01 STEEL COLUMN.
 - 5.02 STEEL BEAM.
 - 5.03 STEEL PIPE HANDRAIL, PAINTED.
 - 5.04 5" DIA. CONCRETE-FILLED GALV. PIPE BOLLARD, PAINTED.
 - 5.05 STEEL TUBE GUARDRAIL, PAINTED, MIN. 3'-6" HIGH ABOVE FIN DECK.
 - 5.06 22 GA. PTD. PERF. MORING WALL PANEL BY 'KINGSPAN'
 - 5.07 22 GA. PTD. MORING 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 PLYWOOD.
 - 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 UNDERLAB 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 GRAFFITI COATING AT CMU WALL (ALL EXPOSED SURFACES)
 - 7.12 S.S. FLOOR DRAIN, TYP. @ PUBLIC BATHRM AND TRASHRM.
- 08 - OPENINGS**
 - 8.01 WINDOW
 - 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, PTD.
 - 8.07 SOLID WOOD DOOR, PTD.
 - 8.08 INTERIOR WOOD POCKET DOOR, PTD.
 - 8.09 INTERIOR WOOD DOOR, PTD.
 - 8.10 SLIDING CLOSET DOOR, PTD.
 - 8.11 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL.
 - 8.12 DOOR HARDWARE SET PER SCHED.
 - 8.13 EXTERIOR WALL LOUVER.
 - 8.14 EXTERIOR WALL VENT WITH CAP, BY 'SEIHO' OR EQUAL.
- 09 - FINISHES**
 - 9.01 N/A
 - 9.02 CARPET FLOORING PER SPEC'S
 - 9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 - 9.04 5/8" TYPE 'X' GYP.BD., TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS REQ'D.
 - 9.05 PAINT PER SPECIFICATIONS.
 - 9.06 REVEAL PER DETAILS.
- 10 - SPECIALTY**
 - 10.01 MIRROR, WALL MOUNTED.
 - 10.02 SIGNAGE.
 - 10.03 GRAB BARS
 - 10.04 TOILET PAPER / SEAT COVER ROLL HOLDER PER ACCESSORY SCHED.
 - 10.05 SHOWER CURTAIN ROD.
 - 10.06 TOILET PARTITIONS
 - 10.07 CORNER GUARDS
 - 10.08 SOAP DISPENSER
 - 10.09 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
 - 10.10 SANITARY NAPKIN DISPENSER
 - 10.11 PAPER TOWEL DISPENSER / WASTE RECEPTACLE
 - 11 - EQUIPMENT/APPLIANCES
 - 11.01 REFRIGERATOR, CFCI.
 - 11.02 DISHWASHER.
 - 11.03 GAS-FERED FIREPLACE AT COMMON OPEN SPACE.
 - 12 - FURNISHINGS**
 - 12.01 VERTICAL WINDOW SHADE SLATS, WHITE, TYP. @ ALL UNIT WINDOWS.
 - 12.02 ROLLING WINDOW SHADES IN RECESSED POCKET AT COMMON INTERIOR SPACES, TYP.
 - 12.03 BICYCLE RACKS FOR LONG-TERM BIKE STORAGE.
 - 12.04 BICYCLE RACKS FOR SHORT-TERM BIKE PARKING.
 - 12.05 FURNITURE, NIC.
 - 13 - SPECIAL CONSTRUCTION (NOT USED)**
 - 14 - CONVEYING EQUIPMENT (NOT USED)**
 - 21 - FIRE SUPPRESSION**
 - 21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH EXT. STAIR.
 - 21.02 FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)
 - 21.03 FIRE SPRINKLER VALVE ASSEMBLY
 - 21.04 FIRE DEPT. MAIN CONNECTION @ FRONT OF PROJECT, ARCH SHALL APPROVE FINAL LOCATION.
 - 22 - PLUMBING**
 - 22.01 UNDER-MOUNT KITCHEN SINK.
 - 22.02 KITCHEN SINK FAUCET.
 - 22.03 LAV. SINK FAUCET.
 - 22.04 UNDER-MOUNT LAV. SINK.
 - 22.05 N/A
 - 22.06 JANITOR MOP SINK.
 - 22.07 ULTRA-LOW-FLOW TOILET.
 - 22.08 UTILITY SINK.
 - 22.09 HW SOLAR PANELS.
 - 22.10 HOT WATER STORAGE TANK.
 - 22.11 DHW BOILER.
 - 22.12 PLUMBING VENT PIPE.
 - 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
 - 23.01 HVAC UNIT PER MECH.
 - 23.02 AIR REGISTER WALL MOUNTED.
 - 23.03 CEILING AIR REGISTER.
 - 23.04 KITCHEN HOOD EXHAUST DUCT.
 - 23.05 BATHROOM EXHAUST FAN PER SPECS.
 - 23.06 BATHRM EXHAUST DUCT.
 - 24 - ELECTRICAL**
 - 24.01 VEHICULAR CHARGING STATION INFRASTRUCTURE
 - 24.02 ELEC. EQUIPMENT
 - 24.03 ELEC. SUB PANEL PER PLANS & SCHED.
 - 24.04 EXTERIOR LIGHT PER SCHED.
 - 24.05 INTERIOR LIGHT PER SCHED.
 - 27 - COMMUNICATION (NOT USED)**
 - 28 - ELECTRONIC SAFETY AND SECURITY**
 - 28.01 SMOKE ALARM.
 - 28.02 SECURITY CAMERA.
 - 28.03 FIRE ALARM MAIN PANEL.
 - 31 - EARTHWORK**
 - 31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER
 - 32 - EXTERIOR IMPROVEMENTS**
 - 32.01 CONCRETE PAVING WALKWAY.
 - 32.02 CONC. PAD FOR SCULPTURE
 - 32.03 DRY-WELL PIT FOR STORMWATER MANAGEMENT.
 - 32.04 YARD DRAIN
 - 32.05 (E) EXT. LIGHT POLE
 - 32.06 EXTERIOR AREA DRAINS - NOTED AS 'AD'
 - 32.07 TRENCH DRAIN.
 - 32.08 TREE, SEE LANDSCAPE DWGS.
 - 32.09 PLANTING, SEE LANDSCAPE DWGS, PROVIDE PLANTER DRAIN WHERE NOTED AS 'PD'
 - 33 - UTILITIES**
 - 33.01 WATER METERS.
 - 33.02 GAS METERS
 - 33.03 ELECTRICAL METERS
 - 33.04 BACKFLOW PREVENTOR.
 - 33.05 ELECTRICAL TRANSFORMER W/ BOLLARDS AS REQ'D.
 - 33.06 EXISTING POWER POLE

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
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STATE OF FLORIDA
 JEFFREY E. HUBER
 REGISTERED ARCHITECT
 AR 95504

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

1650 HARRISON STREET HOLLYWOOD, FL 33020

PROJECT NUMBER: 01924.0

BROOKS SCARPA

REVISIONS

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

SHEET TITLE: SITE PLAN

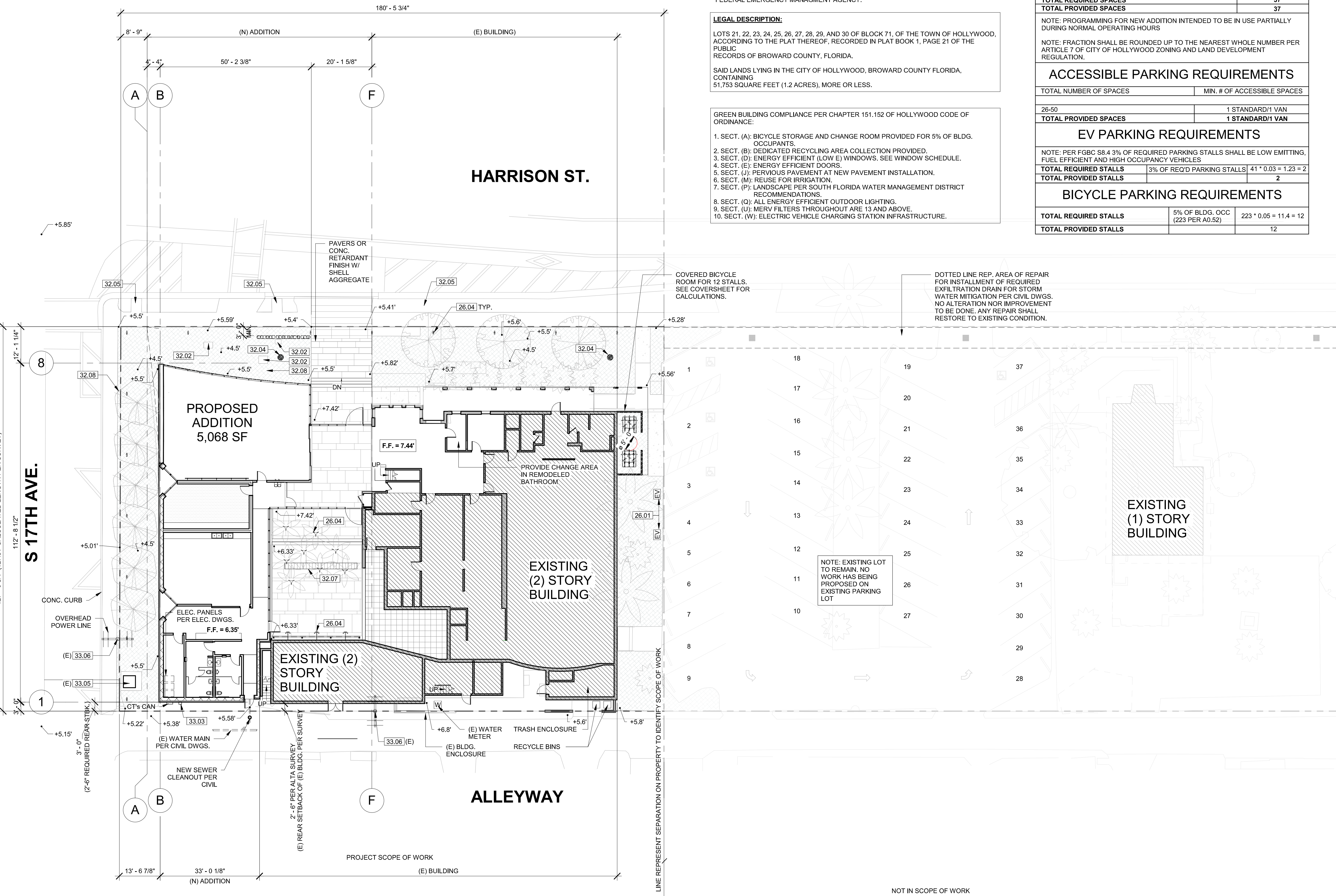
SCALE: As indicated

DATE PRINTED: 1/4/2021 11:48:13 AM

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A1.00



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

REF :