

HOLLYWOOD BEACH GOLF COURSE AND CLUBHOUSE



PRELIMINARY TAC SUBMITTAL
02/21/2023
Project Number: 02141.000
Project Address: 1645 Polk Street Hollywood, Florida 33020

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Design and Construction Management
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Vice Mayor	Caryl S. Shuham
City Manager	Dr. Wazir Ishmael
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District 2 Commissioner:	Linda Hill Anseron
District 3 Commissioner:	Traci L. Callari
District 4 Commissioner:	Adam Gruber
District 5 Commissioner:	Kevin D. Biederman
District 6 Commissioner:	Linda Sherwood



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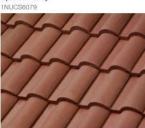




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DRAWING INDEX TAC		DRAWING INDEX TAC	
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LT-22	TREE DISPOSITION TABLE		
LT-23	TREE DISPOSITION TABLE		
		Grand total: 106	

MATERIAL & FINISH SELECTION					
IMAGE	MANUFACTURER	FINISH TYPE	TYPE	COLOR	DESCRIPTION
	BORAL	ROOF CLAY BARREL TILE & RIDGE TRIM PIECES	SPANISH "S" NUEVO	SPANISH 1MUC6079	TILES WITH RIDGE TRIM PIECES. MIAMI DADE APPROVAL / NOA REQUIRED NOA 14-0408-06 FL 7849 (NON HHVHZ*) FL 601 (HHVHZ*)
			OR		
			OR BAECOLONA 900	CAFE 1HBWST032	TILES WITH RIDGE TRIM PIECES. MIAMI DADE APPROVAL / NOA REQUIRED NOA 12-0222-02FL 7849 (NON HHVHZ*) FL 601 (HHVHZ*)
	SHERWIN WILLIAMS	WOOD TRIMS /EAVES	PAINT	SW 75 75 SEALSKIN	PT-03 SATIN FINISH
	SHERWIN WILLIAMS	EXTERIOR WALLS	PAINT	SW 6364 EGGSHELL	PT-01 FIELD COLOR SATIN FINISH
	SHERWIN WILLIAMS	EXTERIOR WALLS	PAINT	SW 6364 FRESCO CREAM	PT-02 WALL BASE COLOR SATIN FINISH
	CRAWFORD TRACEY BASIS OF DESIGN	MULLIONS STOREFRONT/WIND OWS/HARDWARE	ANNOIDIZED ALUMINUM	ANNOIDIZED ALUMINUM	HARDWARE COLOR & FINISH TO MATCH TO MATCH MULLIONS

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SEAL:

**PRELIMINARY
NOT FOR CONSTRUCTION**

PHASE:

**PRELIMINARY TAC
SUBMITTAL**

PROJECT NAME:

HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE

PROJECT ADDRESS:

1645 Polk Street
Hollywood, FL 33020

PROJECT NO.:

02141.000

ISSUE DATE:

02/06/2022

REVISIONS:

No.:	DESCRIPTION	DATE:

SHEET NAME

**INDEX DRAWINGS
& MATERIALS TAC**

SHEET NO.

G 001

level of alterations as Level II not exceeding 50% per "2020 FBC, Existing Building, 7th edition, Chapter 8, Alterations Level II

1. GENERAL PROJECT INFORMATION

PROJECT TEAM

COMPANY

CITY OF HOLLYWOOD

OWNER

CITY OF HOLLYWOOD

ARCHITECT

Bermello Ajamil and Partners Inc.

CONTACT

TITLE

ADDRESS

PHONE

THIS BUILDING WILL BE OPERATED BY THE CITY OF HOLLYWOOD

APPLICABLE CODES

BUILDING

FBC 2020, 7TH EDITION

FIRE PREVENTION/ LIFE SAFETY

FFPC- FLORIDA FIRE PREVENTION CODE, SIXTH EDITION

ELECTRICAL

NFPA 70- NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION.

MECHANICAL

FBC-M- FLORIDA BUILDING CODE - MECHANICAL, SIXTH EDITION.

PLUMBING

FBC-P- FLORIDA BUILDING CODE - PLUMBING, SIXTH EDITION.

MAJOR NFPA STANDARDS

NFPA 10- STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2010 EDITION

NFPA 13- STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2010 EDITION.

NFPA 14- STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2010 EDITION.

NFPA 20- STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2010 EDITION.

NFPA 72- NATIONAL FIRE ALARM AND SIGNALING CODE®, 2010 EDITION

NFPA 90A- STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS, 2012 EDITION.

NFPA 92- STANDARD FOR SMOKE CONTROL SYSTEMS, 2012 EDITION.

NFPA 110- STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2010 EDITION.

LEGAL DESCRIPTION

FOLIO NO.

35-3022-032-0090

ADDRESS

8395 NW 53rd STREET
DORAL, FLORIDA 33166

LEGAL DESCRIPTION

DOWNTOWN DORAL
NORTHWEST
PB 169-034 T-23219

LOT

LOT 1 AND LOT 2, BLOCK 3

ZONING DESCRIPTION

ZONING TYPE

DMU

AIRPORT ZONING MAX HEIGHT

200'-0" MSL

2. OCCUPANCY CLASSIFICATION

TABLE 1: OCCUPANCY CLASSIFICATIONS

OCCUPANCY GROUP CLASSIFICATION(S) FBC

OCCUPANCY GROUP CLASSIFICATION(S) FBC

SPECIFIC USE/LOCATION

USE ASSEMBLY GROUP A-3, ASSEMBLY OCCUPANCIES (FBC§303.4)

ASSEMBLY (CHAPTER 12-LSC)

ART GALLERY

3. CONSTRUCTION TYPE

THIS BUILDING IS AN A-3 OCCUPANCY WITH TYPE II B CONSTRUCTION.

DUE TO THE PROPOSED OCCUPANCY CLASSIFICATION, BUILDING HEIGHT, TOTAL AREA, AND NUMBER OF STORIES IN THE PROJECT THE CONSTRUCTION TYPE FOR THE BUILDING HAS TO BE TYPE II B CONSTRUCTION IN ACCORDANCE WITH FBC TABLE 506.2. THE FIRE RESISTANCE RATING REQUIREMENTS SHOWN BELOW FOR CONSTRUCTION ARE OBTAINED FROM TABLE 601 OF FBC.

4. FIRE PROTECTION SYSTEMS

THE BUILDING IS FULLY SPRINKLERED PER FBC CHAPTER 5 TABLE 506.2 THIS IS A TYPE II B, SPRINKLERED BUILDING.

5. FIRE - RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS)

BUILDING ELEMENT

TYPE II B

PRIMARY STRUCTUREAL FRAME (SEE SECTION 202)

0

BEARING WALLS EXTERIOR^{a, f} INTERIOR

0

NONBEARING WALLS AND PARTITIONS EXTERIOR

SEE TABLE 602

NONBEARING WALLS AND PARTITIONS INTERIOR^g

0

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)

0

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)

0^c

NOTES:

For St: 1 foot = 304.8 mm.

a.Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.

b.Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

c.In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.

d.Not less than the fire-resistance rating required by other sections of this code.

e.Not less than the fire-resistance rating based on fire separation distance (see Table 602).

f.Not less than the fire-resistance rating as referenced in Section 704.10.

6. ALLOWABLE HEIGHT AND BUILDING AREAS

PER FBC CHAPTER 5 TABLE 504.3, FOR TYPE II B CONSTRUCTION, THE MAX. ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE = 75'-0"

TABLE 504.3^a
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION

SEE FOOTNOTES

TYPE II B

A-3

S

75'-0"

NOTES:

For St: 1 foot = 304.8 mm.

UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

a.See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

b.See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

c.New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

d.The NS value is only for use in evaluation of existing building height in accordance with the Florida Building Code, Existing Building.

e.New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.

f.New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and the Florida Fire Prevention Code.

g.For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

h.New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

7. BUILDING

PER FBC CHAPTER 7 TABLE 706.4, FIRE WALLS SHALL HAVE A FIRE RESISTANCE RATING NO LESS THAN WHAT IS REQUIRED BY TABLE 706.4.

TABLE 706.4
FIRE WALL FIRE-RESISTANCE RATINGS

GROUP

FIRE RESISTANCE RATING (HOURS)

A-3

3"

NOTES:

a.In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating.

b.For Group H-1, H-2 or H-3 buildings, also see Sections 415.7 and 415.8.

TABLE 707.3.10
FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIER ASSEMBLIES OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS

GROUP

FIRE RESISTANCE RATING (HOURS)

A-3

2

PER FBC 711.2.4.4 SEPARATING SMOKE COMPARTMENTS- WHERE THE HORIZONTAL ASSEMBLY IS REQUIRED TO BE A SMOKE BARRIER, THE ASSEMBLY SHALL COMPLY WITH SECTION 709 OF FBC.

PER FBC 709.4 CONTINUITY, SMOKE BARRIERS SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF CONCEALED SPACES, SUCH AS THOSE FOUND ABOVE SUSPENDED CEILINGS, AND INTERSTITIAL STRUCTURAL AND MECHANICAL SPACES. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE WALL OR FLOOR SUPPORTED IN BUILDINGS OF OTHER THAN TYPE IIB, IIBB OR VB CONSTRUCTION. SMOKE BARRIER WALLS USED TO SEPARATE SMOKE COMPARTMENTS SHALL COMPLY WITH SECTION 709.4.1 OF FBC. SMOKE BARRIER WALLS USED TO ENCLOSE AREAS OF REFUGE IN ACCORDANCE WITH SECTION 1009.6.4, OR TO ENCLOSE ELEVATOR LOBBIES IN ACCORDANCE WITH SECTION 406.4.3, 3007.6.2, OR 3008.6.2 SHALL COMPLY WITH SECTION 709.4.2.

PER FBC 713.4 FIRE RESISTANCE RATING- SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1

8. EGRESS REQUIREMENTS - EGRESS WIDTH / NUMBER OF EXITS

NUMBER OF REQUIRED EXITS PER FLOOR: EACH FLOOR OF THE BUILDING IS PROVIDED WITH THE FOLLOWING MINIMUM NUMBER OF EXITS (AS REQUIRED BY FBC TABLE 1006.3.1 AND FFPC§ 7.4.1.2).

TABLE 1006.3.1
MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY

MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY

0-500

2

THE NUMBER OF EXITS DESIGNED FOR THIS PROJECT COMPLY WITH THE TABLE ABOVE.

- ELECTRICAL ROOM EXIT: ELECTRICAL ROOMS WITH EQUIPMENT RATED 1200 AMPS OR MORE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES SHALL HAVE TWO (2)EXIT DOORS (ONE AT EACH END OF THE WORKING SPACE). THE DOORS MUST SWING IN THE DIRECTION OF EGRESS AND MUST BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. FFPC, NFPA 101, SECTION 7.4.2 AND NFPA 70, ARTICLE 110.26.(C)(2). FBC, SECTION 1008.1.10.

- ELEVATOR LOBBY EXIT: EACH ELEVATOR LOBBY MUST HAVE ACCESS TO AT LEAST ONE DOOR LEADING TO AN EXIT PER FFPC, NFPA 101, SECTION 7.4.1.6.

- EXIT ACCESS REMOTENESS REQUIREMENTS: WHERE (2) EXIT DOORS OR EXIT ACCESS DOORS ARE REQUIRED TO BE PROVIDED, THE EXITS MUST BE DESIGNED IN ORDER TO BE REMOTE FROM ONE ANOTHER IN ACCORDANCE WITH FBC§1017.1.1 Exception 2 and FFPC §7.5.1.3.3. THE EXITS MUST BE SEPARATED BY MORE THAN ONE-THIRD OF THE MAXIMUM DIAGONAL DISTANCE OF THE FLOOR, SPACE OR AREA SERVED.

- EXIT DISCHARGE CONFIGURATIONS: ALL THE EXITS MUST DISCHARGE TO THE OUTSIDE IN ACCORDANCE WITH FFPC §7.7.1 and Section 1027.1 of FBC. THE EXIT DISCHARGE MUST COMPLY WITH REMOTENESS REQUIREMENTS OF ONE-THIRD OF THE MAXIMUM DIAGONAL DISTANCE OF THE BUILDING. EXIT DISCHARGE CANNOT BE TO VEHICULAR DRIVEWAYS WITHOUT DEDICATED WALKWAY.

- DOOR HARDWARE REQUIREMENTS: PANIC HARDWARE(OR FIRE EXIT HARDWARE FOR FIRE DOORS) MUST BE INSTALLED IN ALL DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 PERSONS OR MORE PER FBC, SECTION 1008.1.10. PANIC HARDWARE MUST BE INSTALLED IN ELECTRICAL ROOMS AS STATED IN OTHER SECTION OF THIS REPORT.

- OCCUPANT LOAD FACTORS: THE FOLLOWING OCCUPANT LOAD FACTORS HAVE BEEN USED TO CALCULATE THE OCCUPANT LOAD OF THE SPACES WITHIN THE PROJECT AS REQUIRED BY FBC TABLE 1004.1.2 AND FFPC TABLE 7.3.1.2.

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE

OCCUPANT LOAD FACTOR^a

ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM

300 GROSS

BUSINESS AREAS

100 GROSS

EXHIBIT GALLERY AND MUSEUM

30 NET

NOTES:

For St: 1 square foot = 0.0929 m2, 1 foot = 304.8 mm.

a.Floor area in square feet per occupant.

9. EGRESS REQUIREMENTS - TRAVEL DISTANCE / COMMON PATH / DEAD END

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE^a

OCCUPANCY GROUP CLASSIFICATIONS (FBC)

WITHOUT SPRINKLER SYSTEM (FEET)

WITH SPRINKLER SYSTEM (FEET)

A-3

200 FEET

MAX TRAVEL DISTANCE: 250 FEET
MAX TRAVEL END DISTANCE: 20FEET
MAX COMMON PATH DISTANCE: 20/75 FEET1

NOTE 1: ASSEMBLY USE SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE, SHALL HAVE ITS COMMON PATH OF TRAVEL DISTANCE LIMITED AT 20- FEET. IF THE OCCUPANT LOAD IS LESS THAN 50, THEN THE COMMON PATH OF TRAVEL DISTANCE SHALL BE LIMITED AT 75- FEET.

For St: 1 foot = 304.8 mm.

a.See the following sections for modifications to exit access travel distance requirements:

Section 402.8: For the distance limitation in malls.

Section 404.9: For the distance limitation through an atrium space.

Section 407.4: For the distance limitation in Group I-2.

Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.

Section 411.4: For the distance limitation in special amusement buildings.

Section 412.7: For the distance limitations in aircraft manufacturing facilities.

Section 1006.2.2.2: For the distance limitation in refrigeration machinery rooms.

Section 1006.3.2: For buildings with one exit.

Section 1017.2.2: For increased distance limitation in Groups F-1 and S-1.

Section 1029.7: For increased limitation in assembly seating.

Section 3103.4: For temporary structures.

Section 3104.9: For pedestrian walkways.

b.Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.

c.Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

d.Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.1.

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SEAL:

PRELIMINARY

NOT FOR CONSTRUCTION

PHASE:

PRELIMINARY TAC

SUBMITTAL

PROJECT NAME:

HOLLYWOOD BEACH GOLF COURSE AND CLUBHOUSE

PROJECT ADDRESS:

1645 Polk Street
Hollywood, FL 33020

PROJECT NO.:

02141.000

ISSUE DATE:

02/06/2022

REVISIONS:

No.:

DESCRIPTION

DATE:

1

Revision 1

Date 1

SHEET NAME

PROJECT INFO

SHEET NO.

G002

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ARCHITECTURAL ABBREVIATIONS			
@	AT (THE RATE OF)	GALV.	GALVANIZED
&	AND	GL.	GLASS
#	NUMBER, POUND	GYP. BD.	GYPSUM BOARD
Ø	DIAMETER, PHASE	GW.B	GYPSUM WALL BOARD
ACOUST.	ACOUSTICAL	HDR.	HEADER
ACT.	ACOUSTICAL CEILING TILE	HDW.	HARDWARE
ADJ.	ADJUSTABLE	H.M.	HOLLOW METAL
AF	ABOVE FINISHED FLOOR	HORZ.	HORIZONTAL
AC	AIR CONDITIONING UNIT	HPT.	HIGH POINT
AHU	AIR HANDLING UNIT	HP	HORSE POWER
ALUM.	ALUMINUM	HVAC	HEATING, VENTILATION & A/C
APPROX.	APPROXIMATELY	IN.	INCH INCHES
BD.	BOARD	INSUL.	INSULATION
BLDG.	BUILDING	LT. WT.	LIGHT WEIGHT
BLK.	BLOCK	LWC	LIGHT WEIGHT CONCRETE
BLKG.	BLOCKING	MAX.	MAXIMUM
BUR.	BUILT UP ROOF	MECH.	MECHANICAL
CAB.	CABINET	MFG.	MANUFACTURING
CB	CATCH BASIN	MIN.	MINIMUM
CEM.	CEMENT	MISC.	MISCELLANEOUS
CG	CORNER GUARD	MO	MASONRY OPENING
CT	CERAMIC TILE	MTL.	METAL
CJ	CONTROL JOINT	NC	NOT IN CONTRACT
CLKG.	CALLING	NTS	NOT TO SCALE
CLG.	CEILING	OC	ON CENTER
CLR.	CLEAR	OH.	OVERHEAD
CLO.	CLOSET	OHD	OVERHEAD DOOR
CMU	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
CO.	CLEANOUT	OVFL.	OVERFLOW
COLUM.	COLUMN	PLM.	PLASTIC LUMINATE
CONC.	CONCRETE	PLBG.	PLUMBING
CONST.	CONSTRUCTION	PORC.	PORCELAIN
CONT.	CONTINUOUS	PT.	PRESSURE TREATED
CL	CENTER LINE	PTD.	PANITED
DTL.	DETAIL	QTY.	QUANTITY
DF	DRINKING FOUNTAIN	RCP	REFLECTED CEILING PLAN
Ø	DIAMETER	RD	ROAD
DM.	DIMENSION	REQD.	REQUIRED
DN.	DOWN	SCHED.	SCHEDULE
D.O.	DOOR OPENING	SCW.	SOLID CORE WOOD
DWG.	DRAWING	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
EAW.	EACH WAY	SPEC.	SPECIFICATIONS
EF.	EACH FACE	SS.	STAINLESS STEEL
EXWF.	EXHAUST FAN	SSM.	SOLID SURFACE MATERIAL
EJ.	EXPANSION JOINT	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
EL.	ELEVATION	STOR.	STORAGE
ELEV.	ELEVATOR	STRUC.	STRUCTURAL
EQ.	EQUAL	SUSP.	SUSPEND
EW.	EYE WASH	TEL.	TELEPHONE
EXST.	EXISTING	TRP.	TYPICAL
FD.	FLOOR DRAIN	U.L.	UNDERWRITES LAB.
FE.	FIRE EXTINGUISHER	U.N.O.	UNLESS NOTED OTHERWISE
FEC.	FIRE EXTINGUISHER CABINET	VCT.	VINYL COMPOSITE TILE
FHC.	FIRE HOSE CABINET	VIF.	VERIFY IN FIELD
FIN.	FINISH	WI.	WITH
FL.	FLOOR	WC.	WATER CLOSET
FLASH.	FLASHING	WD.	WOOD
FP.	FIRE PROOFING	WP.	WATERPROOFING
FT.	FEET/ FOOT	YD.	YARD

FIRE AND SMOKE BARRIERS IDENTIFICATION (FBC 713.6)

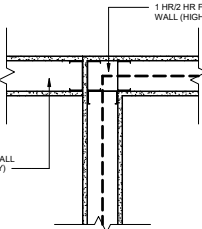
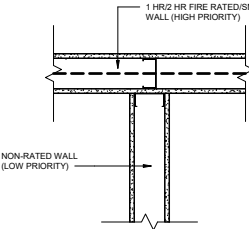
FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. SUGGESTED WORDING: "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS."

PENETRATIONS THROUGH FIRE BARRIERS

- PENETRATIONS THROUGH FIRE BARRIERS AND PARTITIONS SHALL COMPLY WITH FBC 713 & FBC 707.7.
- DOGS AND AIR TRANSFER OPENINGS SHALL COMPLY WITH FBC 713, FBC 716, AND FBC 707.8.

FIRE PROTECTION

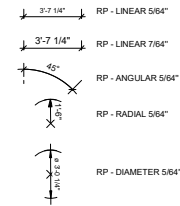
- THE EXISTING BUILDING IS FULLY SPRINKLERED.
- RELOCATE EXISTING FIRE SPRINKLER HEADS AS REQUIRED FOR NEW CONSTRUCTION AND IN COMPLIANCE WITH NFPA 13.
- A FLORIDA LICENSED FIRE PROTECTION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, CERTIFIED IN FIRE DESIGN TO THE ARCHITECT, THE BUILDING DEPARTMENT, AND THE FIRE DEPARTMENT HAVING JURISDICTION FOR APPROVAL PRIOR TO COMMENCING WORK.



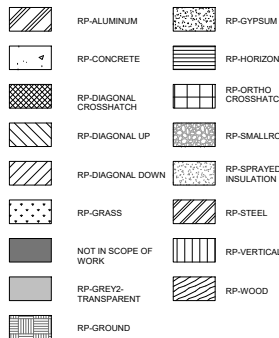
WALL PRIORITY CONDITIONS

SCALE: N.T.S.

DIMENSION STYLES



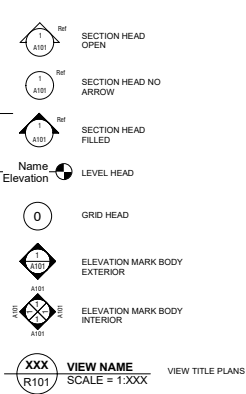
REGION TYPES



TAGS



SYMBOLS



OTHER SYMBOLS



GENERAL CONSTRUCTION NOTES

THE FOLLOWING GENERAL CONSTRUCTION NOTES ARE IN ADDITION TO ALL REQUIREMENTS SET FORTH IN THE SPECIFICATIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM & OWNER FOR RESOLUTION.

GENERAL

- PRIOR TO STARTING WORK, CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO OWNER AND ALL AUTHORITIES RELATED TO ANY ASPECT OF THIS PROJECT AND OF EXISTING UTILITIES ON OR ADJACENT TO THE SITE THAT MAY BE AFFECTED BY WORK UNDER THIS CONTRACT.
- ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH CODES LISTED ON SHEET A-000, THE FLORIDA BUILDING CODE, 8th EDITION (2014) EXISTING BUILDING OWNER LABOR LAWS, CITY ORDINANCES, CITY/COUNTY ZONING CODES, NATIONAL ELECTRICAL CODE, N.E.P.A. 101, O.S.H.A., A.D.A. & ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE NATURE AND SCOPE OF THE WORK, ANY AMBIGUITIES OR CONFLICTS WITH THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO SUBMISSION OF BID. ALL TRADES TO BE COORDINATED PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS TO CARRY OUT THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS. ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF WORK.
- OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED AND SHALL BE INCLUDED AS PART OF THE BID SUBMISSION.
- ALL DIMENSIONS PROVIDED ARE TO FINISH FACE OF MATERIAL U.O.N. AND ARE APPROXIMATE. CONTRACTOR SHALL VERIFY DIMENSIONS WITH EXISTING FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
- ALL PAINTED/STAINED SURFACES ARE TO BE KILZ PRIMER COATED IN ADVANCE OF PAINT FINISH.
- THE CONTRACTOR SHALL MAINTAIN ALL COMPONENTS FOR MEANS OF EGRESS FREE OF OBSTRUCTIONS AND ACCESSIBLE AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN ALL LIFE SAFETY AND FIRE PROTECTION SYSTEMS OPERATIONAL AT ALL TIMES.
- THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF NINE YEAR AFTER THE ISSUANCE OF CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
- ALL EQUIPMENT USED ON THE JOB SHALL BE OPERATED ACCORDING TO OSHA REGULATIONS.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR THEIR PRESERVATION. ANY DAMAGE TO THE EXISTING AREAS SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INTERIM LIFE SAFETY MEASURES AS REQUIRED ON LIFE SAFETY DRAWINGS.
- PROVIDE WALK-OFF MATS AT ALL ENTRY/EXIT OF THE CONSTRUCTION SITE. WALK-OFF MATS MUST BE CLEANED OR CHANGED DAILY TO AVOID DISPERSION OF DUST OUTSIDE WORK AREA.
- COORDINATE SCOPE OF MECHANICAL, ELECTRICAL, AND PLUMBING WITH LIFE SAFETY PLAN TO DETERMINE LOCATIONS. RATING OF THE WALL SHOULD BE PRESERVED AT ALL TIMES. FOLLOW DETAILS PROVIDED IN FIRE PROTECTION SHEETS FOR SEALING FIRE PENETRATIONS. ALL DUCTS CROSSING FIRE RATED ASSEMBLIES SHALL HAVE FIRE DAMPERS TO MATCH THE RATING OF THE WALL. ALL ROOF AND FLOOR PENETRATIONS SHALL BE PROPERLY SEALED.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING THE PREMISES AND LEGALLY DISPOSAL OF ALL DEBRIS AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL PREPARE AND IMPLEMENT A MANAGEMENT OF TRAFFIC (MOT) PLAN FOR ALL PEDESTRIAN AND VEHICULAR TRAFFIC AFFECTED BY THE PROJECT. CONTRACTOR'S ACCESS OF EQUIPMENT AND PERSONNEL TO SITE AND CONTRACTOR'S EMPLOYEE PARKING, SUBMIT DRAWINGS SHOWING MOT DURING ALL PHASES OF THE PROJECT FOR OWNER'S REVIEW AND APPROVAL. COORDINATE MOT PLAN TO OWNERS SATISFACTION PRIOR TO PROJECT MOBILIZATION. OBTAIN APPROVAL OF AUTHORITY HAVING JURISDICTION FOR ALL BARRICADES AND CLOSURES. COORDINATE MOT PLAN WITH ARCHITECT'S PROVIDED PHASING PLAN.
- BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT.
- THE GENERAL CONTRACTOR SHALL SUBMIT, PRIOR TO CONSTRUCTION, SHOP DRAWINGS, SAMPLES, CUT SHEETS, AND SPECIFICATIONS AS REQUIRED FOR APPROVAL BY THE ARCHITECT. MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED, DELIVERED IN A TIMELY FASHION, AND IN AMPLIE QUANTITY TO PREVENT DELAY OF WORK. SUBSTITUTIONS REQUIRE PRIOR APPROVAL FROM ARCHITECT.
- THE GENERAL CONTRACTOR IS TO MAINTAIN A COMPLETE AND UP TO DATE SET OF DRAWINGS AT THE JOB SITE AT ALL TIMES, INCLUDING CONTRACT DOCUMENTS AND SHOP DRAWINGS. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL PROVIDE ELECTRONIC AND 2 PHYSICAL SETS OF AS-BUILT DRAWINGS TO THE ARCHITECT FOR FINAL REVIEW AND SUBMITTAL TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF UTILITIES AND ANY WORK NOT SPECIFICALLY SHOWN ON THESE PLANS BUT MADE NECESSARY BY WORK UNDER THIS CONTRACT, WHETHER TEMPORARY OR PERMANENT.
- VENTILATE ENCLOSED AREAS TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS OR GASSES.
- NOISE CONTROL: PROVIDE ALL NECESSARY REQUIREMENTS FOR NOISE CONTROL DURING CONSTRUCTION PERIODS CONFORM WITH ANY APPLICABLE LOCAL ORDINANCES HAVING JURISDICTION.
- DUST CONTROL: EXECUTE WORK BY METHODS TO MINIMIZE RAISING DUST FROM CONSTRUCTION OPERATIONS. PROVIDE POSITIVE MEANS TO PREVENT AIR-BORNE DUST FROM DISPERSING INTO ATMOSPHERE.
- DEBRIS CONTROL: MAINTAIN ALL AREAS FREE OF EXTRANEOUS DEBRIS. PROVIDE CONTAINERS FOR DEPOSIT OF DEBRIS.
- POLLUTION CONTROL: PROVIDE METHODS, MEANS, AND FACILITIES TO PREVENT CONTAMINATION OF SOIL, WATER, AND ATMOSPHERE FROM DISCHARGE OF NOXIOUS, TOXIC SUBSTANCES, AND POLLUTANTS PRODUCED BY CONSTRUCTION OPERATIONS.

GENERAL FINISH NOTES

- INDOOR AIR QUALITY MATERIAL REQUIREMENTS: ALL MATERIALS AND ADHESIVES SHALL BE IN COMPLIANCE WITH APPLICABLE STANDARDS FOR LEED, NC/QI INDOOR ENVIRONMENTAL QUALITY CREDIT 4, LOW-EMITTING MATERIALS.
- VERIFY WITH ARCHITECT OR OWNER'S REPRESENTATIVE IN FIELD PRIOR TO APPLICATION OF ANY SCHEDULED FINISH MATERIAL. ALL SCHEDULED FINISH MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND RECOMMENDATIONS FOR THE PARTICULAR SURFACE. SURFACES MUST BE PREPARED APPROPRIATELY TO RECEIVE SAID SCHEDULED FINISHES.
- FINISH ALL PATCHED AND REPAIRED SURFACES TO MATCH ADJOINING SURFACES.
- PANT LIGHT COLORS WITH 2 FINISH COATS; PAINT DARK ACCENT COLORS WITH 3 FINISH COATS. ALL NEW CONSTRUCTED SURFACES INDICATED TO BE PAINTED TO HAVE INITIAL PRIMER COAT.
- CENTER TRANSITION OF FLOORS OCCURRING IN SINGLE DOOR OPENINGS UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION U.O.N. FOR PAIRS OF DOORS OFFSET THE TRANSITION THE MINIMUM REQUIRED TO CLEAR DOORPOST STRIKE.
- PROVIDE TRANSITION STRIP AS REQUIRED WHEN DISSIMILAR FLOORING MATERIALS MEET. SEE TRANSITION STRIP DETAILS.
- ALL NEW FLOOR FINISH MATERIALS SHALL HAVE A COEFFICIENT OF FRICTION OF 0.8 FOR LEVEL SURFACES AND 0.8 FOR RAMPED SURFACES. MANUFACTURER SHALL PROVIDE DOCUMENTED PROOF THAT THE PROPOSED MATERIAL MEETS THE REQUIRED COEFFICIENT OF FRICTION VALUES.
- DOOR AND FRAME COLOR TO MATCH ADJACENT WALL SURFACE U.O.N.
- FURNISH AND INSTALL ALL LEDGE ANGLES REQUIRED BY THE STONE, WOOD PANEL, GLAZING AND FABRIC WRAPPED PANEL INSTALLATIONS.
- REFER TO FINISH SCHEDULE FOR FINISHES AND MATERIAL NOTES.
- ALL FLOOR MATERIAL TRANSITIONS TO BE FLUSH.
- ALL WALL FINISHES NOT SPECIFIED TO BE PAINTED PT-01.
- ALL FLOOR TILE TO BE RECTIFIED WITH ALL GROUT LINES AS MINIMAL AS POSSIBLE.
- FILL WALL AND TILES TO BE USED. ANY REQUIRED PARTIAL TILES TO HAPPEN AT CEILING LINE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE QUANTITIES AND COMPONENTS NECESSARY TO INSTALL TOILET PARTITION SYSTEMS. DIMENSIONS MUST BE FIELD VERIFIED. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.
- ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO TCNA'S HANDBOOK FOR CERAMIC, GLASS AND STONE TILE INSTALLATION VERSION 2012.1 AND THE MARBLE INSTITUTE RECOMMENDATIONS FOR THE INSTALLATION OF STONE PANELS.
- STONE TILE SHALL BE LAID OUT PER FINISH PLANS. STARTING POINT SHALL BE PER FINISH PLANS.
- INSTALLER SHALL LAY OUT STONE TILE INSTALLATION WITH CHALK LINE AND SHALL OBTAIN ARCHITECT'S APPROVAL PRIOR TO COMMENCING INSTALLATION.
- FLOOR SURFACE SHALL BE TRUE TO PLANE WITHIN 1 IN 1000, NOT CUMULATIVE.
- TILE SHALL BE RECTIFIED AND GROUT JOINTS SHALL BE HELD TO AN ABSOLUTE MINIMUM: = 1/16" JOINT WIDTH DEVIATION NOT GREATER THAN 10%.
- CERAMIC AND PORCELAIN TILE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. LAY TILE OUT IN SUCH A MANNER THAT CUTS ARE LIMITED TO THE FEWEST THAN 1/8" WIDTH. INSTALLER SHALL INSPECT WALL SURFACES TO RECEIVE SPECIFIED TILE AND SHALL ADVISE THE GENERAL CONTRACTOR OF ANY REMEDIAL ACTION TO BE TAKEN TO SUBSTRATE PRIOR TO ACCEPTANCE AND INSTALLATION.
- DIMENSIONAL STONE APPLIED TO WALLS SHALL BE MECHANICALLY SECURED. ALL FASTENERS (ANCHORS, DOWELS AND TIES) SHALL BE STAINLESS STEEL TYPE 304. SEE GENERAL PARTITION NOTES: STONE UP STONE UNTIL SETTING BED WILL MAINTAIN PANEL IN POSITION.
- ALIGN FLOOR AND WALL GROUT JOINTS.
- ALL CAST IN PLACE CONCRETE TO RECEIVE CONTROL JOINTS PER ACI 17 STANDARDS.
- MATERIALS:
 - MORTAR SHALL CONFORM TO ANSI A118.4/ANSI A118.11, EQUAL TO MAPEI ULTRAFLEX LFT.
 - GROUT SHALL CONFORM TO ANSI A118.3, EQUAL TO MAPEI KAPEPOXY CO.
 - SEALER SHALL BE HMK LEST PROTECTANT OR TWL TEST PRODUCT ON TWO TILE PIECES OF EACH SCHEDULED STONE MATERIAL AND SUBMIT FOR OWNER'S/ARCHITECT'S APPROVAL.
 - INSTALLER SHALL FURNISH AND INSTALL ALL SCREDS, ANGLES, FASTENERS AND OTHER ACCESSORIES AS REQUIRED BY THE DRAWINGS AND PER TCNA'S RECOMMENDATIONS.

DEMOLITION

- ANY AND ALL DEMOLITION REQUIRED TO COMPLETE CONSTRUCTION FOR THIS PROJECT MUST BE CONSIDERED PART OF THIS CONTRACT AND SHOULD BE EXECUTED IN ACCORDANCE WITH THE OWNERS REQUIREMENTS.
- THE CONSTRUCTION DOCUMENTS INDICATE EXISTING CONDITIONS. WALLS, AREAS TO REMAIN BUT THE ARCHITECT DOES NOT CERTIFY THAT ALL DEMOLITION WORK IS INDICATED ON THE PLANS. ANY ITEMS INDICATED AS EXISTING TO REMAIN, HAVE TO BE INSPECTED BY THE CONTRACTOR TO DETERMINE IF ANY OF THESE ITEMS CAN BE REUSED.
- ALL DEMOLISHED WORK SHALL BE REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF. LOCATE DUMPSTERS AND COORDINATE DEBRIS REMOVAL WITH THE OWNER.

BARRIERS & SECURITY

- PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT ADJACENT PROPERTIES FROM DAMAGE.
- PROVIDE BARRICADES AND PROTECTIVE WALKWAYS AS REQUIRED BY GOVERNING AUTHORITIES FOR PUBLIC RIGHTS-OF-WAY.
- PREVENT ENTRY OF UNAUTHORIZED PERSONS TO ALL WORK AREA DURING ENTIRE CONSTRUCTION TIME.
- COORDINATE PERMANENT AND TEMPORARY CONSTRUCTION BARRIERS WITH THE OWNER.
- PROVIDE SECURITY AND FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT AT ALL TIMES.
- COORDINATE WITH OWNER'S SECURITY PROGRAM.
- COORDINATE ALL OFF-HOURS AND WEEKEND WORK WITH THE OWNER.

SUBMITTALS, & CLOSE-OUT

SUBMITTALS REQUIRED

- PROGRESS SCHEDULE, HORIZONTAL, BAR CHART OR CRITICAL PATH METHOD.
- COMPLETE SEQUENCE OF CONSTRUCTION BY ACTIVITY, IDENTIFYING WORK OF SEPARATE STAGES AND OTHER LOGICALLY GROUPED ACTIVITIES. INDICATE ESTIMATED PERCENTAGES OF COMPLETION FOR EACH ITEM OF WORK AT EACH SUBMISSION FOR PROGRESS PAYMENT.
- NOTE ANY SPECIFIC ACTIVITIES REQUIRING COORDINATION WITH OWNERS PROCEDURES OR SPECIFIC SECURITY OR ACCESS TO WORK.
- SHOP DRAWINGS FOR ALL ITEMS PRE-ASSEMBLY ON OR OFF SITE.
- PRODUCT DATA WILL INCLUDE ALL MANUFACTURER'S PRINTED LITERATURE SHOWING ROUGH-IN REQUIREMENTS AND ALL TECHNICAL DATA, CLEANING AND MAINTENANCE REQUIREMENTS.
- SAMPLES OF ALL FINISHES.
- AS-BUILT RECORD DRAWINGS FOR ALL TRADES.
- CONTRACTOR'S REQUEST FOR SUBSTITUTION TO OBTAIN ARCHITECT'S APPROVAL FOR SUBSTITUTING A DIFFERENT PRODUCT OTHER THAN THE ONE SPECIFIED.

SHOP DRAWINGS

- EACH SHOP DRAWING SHALL HAVE THE FOLLOWING INFORMATION ON ITS LABEL OR TITLE:
 - NAME OF PROJECT OR BUILDING
 - PROJECT SUBMITTAL NUMBER
 - NAME OF CONTRACTOR
 - NAME OF SUB CONTRACTOR, MANUFACTURER, OR SUPPLIER
 - LOCATION OF SUBMITTAL IN BUILDING
 - LEGEND NOTING THE FOLLOWING, KEYED TO THE ITEMS DRAWN:
 - TRADE NAMES AND MODEL NUMBERS OF ITEMS USED.
 - COMPLETE DESCRIPTION OF FINISHES
 - OTHER NOTES AS NECESSARY TO FULLY DESCRIBE MATERIALS TO BE USED IN FABRICATION OF ITEM OR ASSEMBLY
- SHOP DRAWINGS SHALL BE DRAWN AT A SCALE LARGE ENOUGH TO SHOW ALL DETAILS AND CONSTRUCTION OF ITEM OR ASSEMBLY.
- ALL SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SIX (6) COPIES TO THE ARCHITECT OF EACH SHOP DRAWING, AND ONE (1) PRINT TO THE OWNER.

PRODUCT DATA

- PRODUCT DATA SUBMITTALS SHALL HAVE THE FOLLOWING INFORMATION ON ITS LABEL OR TITLE:
 - NAME OF PROJECT OR BUILDING
 - PROJECT SUBMITTAL NUMBER
 - NAME OF CONTRACTOR
 - NAME OF SUB CONTRACTOR, MANUFACTURER, OR SUPPLIER
 - LOCATION OF SUBMITTAL IN BUILDING

AS-BUILT RECORD DRAWINGS

- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE REPRODUCIBLE SET OF ELECTRONIC CAD AND ONE AS-BUILT SET OF MARKED UP AS-BUILT DRAWINGS SHOWING ALL PLUMBING, FIRE SAFETY, ELECTRICAL AND MECHANICAL SYSTEMS AS THEY ARE INSTALLED. THESE DRAWINGS SHALL SHOW PLANS AND SECTION OF ALL SYSTEMS, RISER DIAGRAMS, AND LOCATIONS OF ALL VALVES, DAMPERS, ACCESS POINTS TO WIRING, OTHER SERVICE ACCESS POINTS AND OTHER INFORMATION REQUIRED BY OWNER.
- CONTRACTOR SHALL MAINTAIN ONE SET OF ELECTRONIC AS-BUILT DRAWINGS DURING THE COURSE OF THE WORK. THEY WILL BE REVIEWED AT EACH PAY REQUEST.
- AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PAY FOR ONE SET OF ELECTRONIC (CAD) WORK. THEY WILL BE MARKED UP AS-BUILT DRAWINGS. CONTRACTOR SHALL TRANSCRIBE ALL AS-BUILT MARKS TO THE CLEAN SET OF REPRODUCIBLES AS A RECORD SET OF DRAWINGS. THESE DRAWINGS SHALL BE GIVEN TO THE ARCHITECT FOR REVIEW PRIOR TO PROVIDING TO THE OWNER. THIS MAY BE DONE ELECTRONICALLY BUT THE SUBMITTAL SHALL INCLUDE TWO (2) BOUND HARD COPY SETS AS WELL AS ALL APPLICABLE CAD FILES AND ELECTRONIC PDF.

CONTRACTOR'S SUBSTITUTION REQUESTS

- REQUEST BY THE CONTRACTOR FOR SUBSTITUTIONS OF MATERIALS OR PRODUCTS SHALL BE MADE IN WRITING TO THE OWNER AND ARCHITECT IN A TIMELY MANNER THAT WILL NOT IMPACT THE CRITICAL PATH CONSTRUCTION SCHEDULE.
- THE CONTRACTOR ASSUMES, BY REQUESTING A SUBSTITUTION, ALL COST RELATED TO MAKING THE SUBSTITUTION. THIS INCLUDES ALL COORDINATION REQUIRED WITH OTHER TRADES FOR INCORPORATING THE SUBSTITUTION INTO THE WORK AND ALL OTHER COSTS ASSOCIATED WITH THE SUBSTITUTION.
- CONTRACTOR SHALL SUBMIT SEPARATE REQUEST FOR EACH SUBSTITUTION.

SPECIALTY ENGINEERING

- ALL ELEMENTS IDENTIFIED IN THIS PERMIT SET AS "SPECIALTY ENGINEERED" ITEM REQUIRES THE GENERAL CONTRACTOR AND/OR SUB TO INCLUDE IN THEIR COST. ALL REQUIRED ENGINEERING OF SAID ITEM AND SHALL PROVIDE DESIGN TEAM ENGINEERED SHOP DRAWINGS/SUBMITTALS PER APPLICABLE CODES BY A STATE OF FLORIDA LICENSED ENGINEER. ALL SHOP DRAWINGS THAT REQUIRE SPECIALTY ENGINEERING SHALL BE SUBMITTED WITH SIGNED AND SEALED DRAWINGS AND CALCULATIONS AS PART OF THE SUBMITTAL BY A STATE OF FLORIDA LICENSED ENGINEER.

PROGRESS CLEANING

- MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH. MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION.
- REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS, CRAWL SPACES, AND OTHER CLOSED OR REMOTE SPACES, PRIOR TO ENCLOSING THE SPACE.
- BROOM AND VACUUM CLEAN INTERIOR AREAS PRIOR TO START OF SURFACE FINISHING, AND CONTINUE CLEANING TO ELIMINATE DUST.

REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

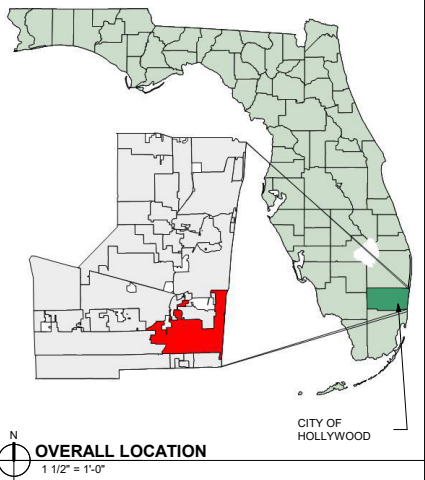
- CLEAN AND REPAIR DAMAGE CAUSED BY INSTALLATION OR USE OF TEMPORARY WORK.
- RESTORE PERMANENT FACILITIES USED DURING CONSTRUCTION TO SPECIFIED CONDITION.

CONTRACT CLOSEOUT

- SUBMIT WRITTEN CERTIFICATION THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN INSPECTED, AND THE WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS AND READY FOR ARCHITECT'S REVIEW.
- PROVIDE SUBMITTALS TO ARCHITECT THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES. SUBMIT FINAL APPLICATION FOR PAYMENT IDENTIFYING TOTAL ADJUSTED CONTRACT PRICE, PREVIOUS PAYMENTS, AND AMOUNT OF REMAINING DUE.
- ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.
- INSTRUCT OWNER'S PERSONNEL IN OPERATION, ADJUSTMENT, AND MAINTENANCE OF EQUIPMENT AND SYSTEMS, USING THE OPERATION AND MAINTENANCE DATA AS THE BASIS OF INSTRUCTION.
- CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH LOCAL ORDINANCES AND ANTI POLLUTION LAWS.
 - DO NOT DISPOSE OF VOLATILE WASTES SUCH AS MINERAL SPIRITS, OIL OR PAINT THINNER IN STORM OR SANITARY SEWER.
 - DO NOT DISPOSE OF WASTES INTO STREAMS OR WATERWAYS.
- USE MATERIALS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY, AND WHICH WILL NOT DAMAGE SURFACES.
- USE ONLY MATERIALS AND METHODS RECOMMENDED BY MANUFACTURER OF MATERIAL, BEING CLEANED.
- PROVIDE CONTAINERS AND LOCATE ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS, WHEN APPLICABLE.
- EXECUTE CLEANING TO ENSURE THAT BUILDING, GROUNDS, AND PUBLIC PROPERTIES ARE MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH.
- CLEAN SITE DAILY, DURING PROGRESS OF WORK; DISPOSE WASTE, DEBRIS, AND SURPLUS MATERIALS FROM SITE.
- BROOM CLEAN INTERIOR BUILDING AREAS WHEN READY TO RECEIVE FINISH PAINTING; CONTINUE BROOM CLEANING ON AN AS-NEEDED BASIS UNTIL BUILDING IS READY FOR ACCEPTANCE OR OCCUPANCY.
- SCHEDULE CLEANING OPERATIONS SO DIRT AND OTHER CONTAMINANTS RESULTING FROM CLEANING PROCESS WILL NOT FALL ON WET, NEWLY PAINTED SURFACES, OR JEOPARDIZE HEALTH OF EMPLOYEES OR OTHER OCCUPANTS.
- USE EXPERIENCED WORKMEN, OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.
- REMOVE TEMPORARY PROTECTION AND DEBRIS NOT REQUIRED TO REMAIN.
- VACUUM CARPET SURFACES AND POLISH HARD SURFACED FLOOR FINISHES INSTALLED OR AFFECTED BY WORK.
- CLEAN PERMANENT FILTERS OF VENTILATING EQUIPMENT AND REPLACE DISPOSABLE FILTERS WHEN UNITS HAVE BEEN OPERATED DURING CONSTRUCTION.
- REMOVE WASTE, DEBRIS, AND SURPLUS MATERIALS FROM SITE. CLEAN GROUNDS; REMOVE STAINS, SPILLS, AND FOREIGN SUBSTANCES RESULTING FROM CONSTRUCTION WORK FROM PAVED AREAS, AND SWEEP CLEAN. MAKE OTHER EXTERIOR SURFACES, AS APPLICABLE.

NOTE:

- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ALL THEIR SUBS REVIEW ALL DRAWINGS AND SPECIFICATIONS AS PART OF THIS PROJECT. NOT JUST SPECIFIC TO THEIR TRADE TO MAKE SURE ALL SCOPE AND WORK IS ACCOUNTED FOR WITH ALL TRADES. ANY COST ASSOCIATED WITH ITEMS MISSED BY THE GENERAL CONTRACTOR'S SUBS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, NOT THE OWNER OR DESIGN TEAM.
- ANY AND ALL FASTENERS UNLESS SPECIFICALLY TREATED FOR WATER RESISTANT CONDITIONS HAVE A STAINLESS STEEL RUBBER OR SILICONE GROMMET WASHER UNDERNEATH THE FASTENER TO PREVENT WATER INTRUSION ALONG THE SCREW THREAD.
- ALL WIRING AND CONDUIT IS TO BE CONCEALED THROUGHOUT.



OVERALL LOCATION
1 1/2" = 1'-0"

CLIENT:



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PO Box 229045
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PHASE:

PRELIMINARY TAC
SUBMITTAL

PROJECT NAME:
HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE

PROJECT ADDRESS:
1645 Polk Street
Hollywood, FL 33020

PROJECT NO.:
02141.000

ISSUE DATE:
02/06/2022

REVISIONS:

No.	DESCRIPTION	DATE

SHEET NAME

GENERAL NOTES

SHEET NO.

G003

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY				
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)		
		WITHOUT SPRINKLER SYSTEM (FEET)		WITH SPRINKLER SYSTEM (FEET)
		OCCUPANT LOAD		
		OL ≤ 30	OL > 30	
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	49	75	75	75
BUSINESS AREAS	49	100	75	100
EXHIBIT GALLERY AND MUSEUM	49	75	75	75
NOTES: For St: 1 foot = 304.8 mm.				
NP = Not Permitted.				
a.Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.				
b.Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.				
c.For a room or space used for assembly purposes having fixed seating, see Section 1029.8.				
d.For the travel distance limitations in Group I-2, see Section 407.4.				
e.The length of common path of egress travel distance in a Group R-3 occupancy located in a mixed occupancy building or within a Group R-3 or R-4 congregate living facility.				
f.The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.				
THE NUMBER OF ACCESSIBLE MEANS OF EGRESS FROM A SPACE SHALL EQUAL THE NUMBER REQUIRED FOR THE MEANS OF EGRESS OR TWO (WHICHEVER IS LESS), IN ACCORDANCE WITH SECTION 7.5.4 OF FFPC AND SECTION 207.1 OF THE FBC- ACCESSIBILITY.				
- EGRESS CAPACITY FACTORS: THE EGRESS CAPACITY FOR THE MEANS OF EGRESS MUST BE DESIGNED USING THE CAPACITY FACTORS INDICATED IN THE TABLE BELOW. IN ADDITION, THE MINIMUM WIDTH OF THE MEANS OF EGRESS COMPONENTS MUST ALSO BE CONSIDERED IN THE DESIGN. THE MINIMUM WIDTH IS SPECIFIED FOR EACH OCCUPANCY CLASSIFICATION AS STATED IN FFPC AND FBC.				
TABLE 13a EGRESS CAPACITY FFPC				
OCCUPANCY EGRESS COMPONENTS IN/OCC	STAIRWAYS IN/OCC		DOORS, RAMPS & OTHER HORIZONTAL	
OCCUPANCIES IN THIS PROJECT	0.3 INCHES PER OCCUPANT		0.2 INCHES PER OCCUPANT	
TABLE 13B EGRESS CAPACITY FBC				
OCCUPANCY EGRESS COMPONENTS IN/OCC	STAIRWAYS IN/OCC		DOORS, RAMPS & OTHER HORIZONTAL	
IF BUILDING IS EQUIPPED WITH SPRINKLER SUSTEM AND VOICE EVAC FIRE ALARM SYSTEM	0.2 INCHES PER OCCUPANT		0.15 INCHES PER OCCUPANT	
ALL OTHER BUILDINGS	0.3 INCHES PER OCCUPANT		0.2 INCHES PER OCCUPANT	
STAIR WIDTH REQUIREMENTS: NORMALLY, STAIR WIDTH IS 44 INCHES, BUT IF OCCUPANT LOAD IS OVER 2,000 PERSONS CUMULATIVE ASSIGNED TO ONE STAIR THEN TO INCREASE WIDTH AT THAT LEVEL TO 56 INCHES NFPA 101, SECTION 7.2.2. STAIR WIDTH ALSO DEPENDS ON EGRESS CAPACITY REQUIRED FOR EACH LEVEL.				
CORRIDOR WIDTH: THE MINIMUM CORRIDOR WIDTH IS 44 INCHES. HOWEVER, CLEAR WIDTH ALSO DEPENDS ON THE EGRESS CAPACITY REQUIRED FOR OCCUPANTS SERVED BY THE CORRIDOR.				
ASSEMBLY SEATING ARRANGEMENT: FURNITURE LAYOUT IN PASSENGER SEATING AREAS MUST COMPLY WITH THE AISLE WIDTH AND AISLE ACCESSWAY WIDTH REQUIREMENTS AS STATED IN SECTIONS 12.2.5.7 AND 12.2.5.8. SEATING NOT AT TABLES MUST COMPLY WITH SECTIONS 12.2.5.5 AND 12.2.5.6. SEATING AT TABLES MUST COMPLY WITH SECTION 12.2.5.7.				
FFPC, NFPA 101, SECTION 1.7.9 STATES THAT SEATS ACCOMMODATING MORE THAN 200 PERSONS SHALL BE SECURELY FASTENED TO THE FLOOR, EXCEPT WHERE FASTENED TOGETHER IN GROUPS OF NOT LESS THAN THREE.				
ONE EXIT UNAVAILABLE ANALYSIS: THE MEANS OF EGRESS MUST BE DESIGNED WITH ADEQUATE WIDTH AND CAPACITY SUCH THAT THE LOSS OF ONE EXIT LEAVES THE OTHER EXITS AVAILABLE TO HANDLE AT LEAST 50% OF THE OCCUPANT LOAD. ANALYSIS AND CALCULATION MUST BE SHOWN ON PLANS. FBC, SECTION 1005.5 AND FFPC, NFPA 101, SECTION 7.3.1.1.2.				
EXTERIOR DOORS (NOA): ALL EXTERIOR WINDOWS AND DOORS MUST COMPLY WITH THE REQUIREMENTS OF SECTION 1710 OF THE FBC. THE DESIGNER MUST CONSIDER THE POTENTIAL CONFLICT BETWEEN THE MANUFACTURER'S NOTICE OF APPROVAL (NOA) AND THE REQUIRED SWING OF EXIST DOORS. THE CONFLICT MAY OCCUR IN ASSEMBLY AREAS LOCATED OUTDOORS THAT REQUIRE OCCUPANTS TO EGRESS THROUGH THE BUILDING. ALL EXIST DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE PEOPLE MUST SWING IN THE DIRECTION OF EGRESS TRAVEL. THE DOORS EQUIPPED WITH PANIC HARDWARE WOULD SWING INTO THE BUILDING OR INTO THE STAIRWELLS. THESE EXIST DOORS MUST HAVE THE PROPER NOA AS REQUIRED BY SECTION 1709 OF THE FBC.				
MEANS OF EGRESS LIGHTING: NORMAL LIGHTING MUST BE DESIGNED TO PROVIDE A MINIMUM OF 1 FT-CANDLE MEASURED AT THE FLOOR WITHIN EXIT ACCESS ROUTES, EXITS, AND THE EXIT DISCHARGE ROUTES. IN THE STAIRS, THE MINIMUM ILLUMINATION SHALL BE AT LEAST 10 FT-CANDLE MEASURED AT THE WALKING SURFACE. THE ELEVATOR CODE REQUIRES ADEQUATE LIGHTING (10 FT-CANDLE) AT THE LANDING SILL OF ELEVATORS MEASURED WITH DOORS OPEN/CLOSED. FBC, SECTION 1008, FFPC, NFPA 101, SECTIONS 7.8 AND 7.9 AND ASME A17.1, SECTION 2.11.10.2.				
ADDITIONALLY, LIGHTING IS REQUIRED TO BE ARRANGED SUCH THAT THE FAILURE OF A SINGLE LIGHTING UNIT DOES NOT REDUCE ILLUMINATION LEVELS TO LESS THAN 0.2 FT-CANDLE AS REQUIRED BY FFPC, NFPA 101, SECTION 7.8.1.4 AND FBC, SECTION 1008.				
EMERGENCY LIGHTING IS REQUIRED FOR THIS OCCUPANCY PER FFPC, NFPA 101, SECTION 12.2.9. THE EMERGENCY LIGHTING MUST PROVIDE AN AVERAGE OF 1 FT-CANDLE MEASURED AT THE FLOOR THROUGHOUT THE MEANS OF EGRESS WITH A MINIMUM OF 0.1 FT-CANDLE AT ANY POINT. THE ILLUMINATION OF 10 FT-CANDLE FOR THE ELEVATOR THRESHOLD IS STILL REQUIRED UNDER EMERGENCY LIGHTING CONDITIONS.				
EMERGENCY LIGHTING MUST BE PROVIDED IN MECHANICAL ROOMS AND ELECTRICAL ROOMS AS REQUIRED IN NFPA 70, ARTICLES 110.26(D) AND 700.16.				
EMERGENCY LIGHTING IS REQUIRED ON THE EGRESS SIDE OF DELAYED EGRESS DOOR AND ACCESS CONTROL DOORS WHEN PROVIDED IN THE BUILDING IN ACCORDANCE WITH FFPC, NFPA 101, SECTION 7.2.1.6.				

SPECIAL OCCUPANCY REQUIREMENTS OVERVIEW	
EACH OCCUPANCY HAS SPECIAL REQUIREMENTS IN THE FBC AND FFPC. IN THE PROJECT, THE FOLLOWING CODE SECTIONS MUST BE CONSIDERED IN THE DESIGN FOR EACH OCCUPANCY.	
- IN ASSEMBLY OCCUPANCIES, THE DESIGN OF ANY STAGE OR PLATFORM MUST COMPLY FBC, SECTION 410 AND FFPC, NFPA 101, SECTION 12.4.5.	
- MEZZANINE LEVELS MUST COMPLY WITH FBC, SECTION 505 AND FFPC, NFPA 101, SECTION 8.6.10. THE TOTAL AREA OF A MEZZANINE CANNOT EXCEED ONE THIRD OF THE FLOOR AREA OF THE ROOM IN WHICH IT IS LOCATED. THE MEZZANINE MUST BE OPEN TO THE FLOOR BELOW.	
MAJOR LIFE SAFETY ACCESSIBILITY REQUIREMENTS OVERVIEW	
ACCESSIBILITY REQUIREMENTS ARE INDICATED IN FBC-ACCESSIBILITY CODE FIFTH EDITION. THE PROJECT MUST COMPLY WITH ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS MANDATED FOR EACH OCCUPANCY. THE ITEMS LISTED BELOW ARE NOT ALL INCLUSIVE OF THE REQUIREMENTS IN FBC AND FFPC. HOWEVER, THE LIST BELOW PROVIDES A QUICK REFERENCE OF SOME BASIC REQUIREMENTS RELATED TO FIRE AND LIFE SAFETY THAT MAY BE MISSED DURING THE DESIGN	
- ACCESSIBLE MEANS OF EGRESS: TWO ACCESSIBLE MEANS OF EGRESS MUST BE PROVIDED WHENEVER TWO EXITS ARE REQUIRED FROM THE SPACE, FLOOR, OR BUILDING. IF ONE MEANS OF EGRESS IS PERMITTED BY THE CODE, THEN ONLY ONE ACCESSIBLE MEANS OF EGRESS NEEDS TO BE PROVIDED. TRAVEL DISTANCE AND COMMON PATH OF TRAVEL LIMITS MUST BE FOLLOWED EQUAL TO THE REQUIRED MEANS OF EGRESS. EACH ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH ACCESSIBLE OCCUPIED SPACE TO A PUBLIC WAY OR AREA OF REFUGE. REQUIRED PORTIONS OF AN AREA OF REFUGE SHALL HAVE ACCESS TO A PUBLIC WAY VIA A) AN EXIT OR B) AN ELEVATOR WITHOUT REQUIRING RETURN TO THE BUILDING SPACES THROUGH WHICH TRAVEL TO THE AREA OF REFUGE OCCURRED.	
A) EXIT STAIR MUST COMPLY WITH CLEAR WIDTH OF LANDINGS AND STAIR OF 48 INCHES MEASURED BETWEEN HANDRAILS.	
B) ELEVATORS MUST COMPLY WITH FIREFIGHTERS' EMERGENCY OPERATIONS. POWER SUPPLY SHALL BE PROTECTED AGAINST INTERRUPTION, AND MUST BE LOCATED IN A SMOKEPROOF ENCLOSURE. (FFPC, NFPA 101, SECTION 7.5.4 AND 7.2.12.2)	
- ELEVATORS: IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE THE LEVEL OF EXIT DISCHARGE (5-STORY BLDG.), THEN AT LEAST ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR. THE ELEVATOR MUST COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING REQUIREMENTS OF ASME A17.1 SECTION 2.27. STANDBY POWER SHALL BE PROVIDED. (FBC-ACCESSIBILITY, SECTION 207)	
- AREA OF REFUGE: AN AREA OF REFUGE AS PART OF THE ACCESSIBLE MEANS OF EGRESS IN A BUILDING PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM MAY CONSIST OF EACH STORY WITH OR WITHOUT TWO ACCESSIBLE ROOMS IN ACCORDANCE WITH SECTION 7.2.12 OF FFPC. THE STORY CAN SERVE FOR AN AREA OF REFUGE FOR BOTH EXITS. THE TWO ACCESSIBLE ROOMS MUST BE SEPARATED FROM EACH OTHER BY SMOKE PARTITIONS. IN AN OPEN FLOOR PLAN, AN ENCLOSED ELEVATOR LOBBY WITH SMOKE PARTITIONS CAN SERVE AS THE TWO ACCESSIBLE ROOMS. THE ACCESSIBLE ROOMS MUST BE LOCATED IN THE BUILDING. THE TWO ACCESSIBLE ROOMS, BUT NOT FOR OCCUPANCIES SUCH AS ASSEMBLY AND STORAGE (PARKING GARAGE).	
NOTE: IN AN OPEN FLOOR PLAN, THE TWO ACCESSIBLE ROOMS CAN BE IMPLEMENTED BY CREATING A LOBBY FOR THE ELEVATORS. ANOTHER OPTION IS TO CREATE AN AREA OF REFUGE IN THE STAIRS MEETING THE REQUIREMENTS OF FFPC, SECTION 7.2.12	
- EXIT DOOR SIGNAGE: TACTILE SIGNAGE SHALL BE PROVIDED TO MEET ALL THE FOLLOWING CRITERIA IN ACCORDANCE WITH FFPC, NFPA 101-SECTION 7.10.1.2: A) TACTILE SIGNS SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN. B) TACTILE SIGN SHALL READ EXIT; AND C) TACTILE SIGNS SHALL COMPLY WITH ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.	
GENERAL FIRE PROTECTION/LIFE SAFETY SYSTEMS OVERVIEW	
- EQUIPMENT LOCATIONS / FLOOD ZONE: ALL FIRE PROTECTION AND LIFE SAFETY EQUIPMENT IS REQUIRED TO BE LOCATED ABOVE THE BASE FLOOD ELEVATION. EQUIPMENT CANNOT BE LOCATED BELOW FLOOD LEVEL EVEN IF THE STORY IS PROTECTED WITH FLOOD PROOFING SYSTEMS.	
FIRE PROTECTION SYSTEMS OVERVIEW	
- SITE WATER SUPPLY SYSTEMS: THE SITE WATER SUPPLY FOR FIRE PROTECTION SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 25 OF NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS. FIRE HYDRANTS MUST BE INSTALLED WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTIONS IN ACCORDANCE WITH NFPA 14. BACKFLOW PREVENTER MUST BE DESIGNED AND INSTALLED AS REQUIRED BY THE LOCAL WATER DEPARTMENT JURISDICTION.	
- SPRINKLER SYSTEMS: PER FBC §903.2.1, FBC §903.2.6, FBC §903.2.7 AND FFPC §12.3.5.2, SPRINKLER PROTECTION (DESIGNED IN ACCORDANCE WITH NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2010)) SHALL BE INSTALLED THROUGHOUT THE BUILDINGS.	
- STANDPIPE SYSTEMS: PER FBC §905.3.1, CLASS I AUTOMATIC STANDPIPES SHALL BE PROVIDED WITHIN THE BUILDING. THE INSTALLATION OF STANDPIPES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS.	
- SPRINKLER ZONING: BASED ON THE HEIGHT OF THE BUILDING, ONE (1) FLOW CONTROL VALVE WILL BE PROVIDED PER FLOOR.	
- STANDPIPE ZONES: BASED ON THE HEIGHT OF THE BUILDING, AN AUTOMATIC STANDPIPE SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 14.	
- FIRE PUMP: THIS BUILDING WILL HAVE A FIRE PUMP TO SUPPLY THE SPRINKLER AND STANDPIPE SYSTEMS. THE INSTALLATION OF THE FIRE PUMP SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 20, STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2010 EDITION. PROVIDE ACCESS TO FIRE PUMP ROOM FROM OUTSIDE.	
- FIRE DEPARTMENT CONNECTIONS: THE FIRE DEPARTMENT CONNECTION(S) MUST BE COORDINATED WITH THE FIRE DEPARTMENT SINCE THERE ARE TWO STRUCTURES. AT LEAST ONE OF THE FIRE DEPARTMENT CONNECTIONS MUST BE LOCATED WITHIN 100 FT. OF A FIRE HYDRANT. THE FIRE DEPARTMENT CONNECTIONS MUST BE VISIBLE, ACCESSIBLE, AND CLEARLY MARKED FOR FIRE DEPARTMENT USE.	
- SPECIAL SUPPRESSION SYSTEMS: AT THIS TIME, THERE ARE NO SPECIAL FIRE SUPPRESSION SYSTEM PLANNED FOR THIS FACILITY.	
- FIRE EXTINGUISHERS: FIRE EXTINGUISHERS MUST BE PROVIDED THROUGHOUT THE BUILDING AS REQUIRED BY FFPC, NFPA 1 AND SECTION 906 OF THE FBC. THE FIRE EXTINGUISHERS MUST BE INSTALLED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS. THE TABLE BELOW PROVIDE A BRIEF OVERVIEW OF THE INSTALLATION REQUIREMENTS.	
[F] TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS	
	LIGHT (LOW) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 SQUARE FEET
MAXIMUM FLOOR AREA FOR EXTINGUISHER ^a	11,250 SQUARE FEET
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER	75 FEET
NOTES: For St: 1 foot = 304.8 mm, 1 square foot = 0.0929m ² , 1 gallon = 3.785 L.	
a.Two 2-1/2 gallon water-type extinguishers shall be deemed the equivalent of one 4-A rated extinguisher.	
b. Annex E.3.3 of NFPA 10 provides more details concerning application of the maximum floor area criteria.	
c.Two water-type extinguishers each with a 1-A rating shall be deemed the equivalent of one 2-A rated extinguisher for Light (Low) Hazard Occupancies.	

FIRE ALARM & EMERGENCY RESPONDER RADIO SYSTEMS OVERVIEW	
- FIRE ALARM SYSTEMS: IN ACCORDANCE WITH FBC §907.2.1, §403.6, AND FFPC §12.3.4, AN EMERGENCY / VOICE COMMUNICATION FIRE ALARM SYSTEM SHALL BE PROVIDED. THE FIRE ALARM SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72, THE NATIONAL FIRE ALARM AND SIGNALING CODE. AUDIBLE AND VISUAL APPLIANCES MUST BE INSTALLED IN ACCORDANCE WITH FBC AND FFPC. SELECTIVE EVACUATION SIGNAL IS PERMITTED WHERE GENERAL EVACUATION IS IMPRACTICAL DUE TO BUILDING CONFIGURATION PER FFPC, NFPA 101 SECTION 9.6.3.6.2.	
- THE FIRE ALARM SYSTEM MUST BE DESIGNED TO INTERFACE OR MONITOR OTHER LIFE SAFETY SYSTEMS IN THE BUILDING SUCH AS AUTOMATIC SPRINKLER SYSTEM, FIRE PUMP, SMOKE CONTROL SYSTEM, GENERATOR, ETC.	
- REMOTE ANNUNCIATOR PANEL: A REMOTE FIRE ALARM ANNUNCIATOR PANEL AND REMOTE GENERATOR ANNUNCIATOR PANEL SHOULD BE PROVIDED AT THE MAIN ENTRANCE.	
- FIRE ALARM MONITORING: THE FIRE ALARM SYSTEM OF THE PROJECT SHALL BE MONITORED BY A CENTRAL STATION IN ACCORDANCE WITH SECTION 13.7.1.4.11.1 OF THE FFPC (NFPA-1).	
- EMERGENCY RESPONDER RADIO SYSTEM: THE BUILDING SHALL BE PROVIDED WITH EMERGENCY RESPONDER RADIO COVERAGE AS REQUIRED BY FFPC, NFPA 1, SECTION 11.10. THE SPECIFICATIONS FOR THIS SYSTEM HAS NOT YET BEEN DEVELOPED, HOWEVER, IT IS UNDERSTOOD THAT THE REQUIREMENTS OF SECTION 510 OF THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE (IFC) AND NFPA 72, SECTION 24.5 IS TO BE USED FOR GUIDANCE PURPOSES. IN PARTICULAR, THE FOLLOWING REQUIREMENTS SHALL BE MET:	
- RADIO SIGNAL STRENGTH: SIGNAL STRENGTH MEASUREMENTS IN 95% OF ALL AREAS OF EACH FLOOR OF THE BUILDING SHOULD THE FOLLOWING MINIMUM SIGNAL STRENGTHS: §-95 DBM MINIMUM SIGNAL STRENGTH WITHIN THE BUILDING; §-95 DBM MINIMUM SIGNAL STRENGTH SHOULD BE RECEIVED BY THE AGENCY'S RADIO SYSTEM WHEN TRANSMITTED FROM WITHIN THE BUILDING.	
- SECONDARY POWER: THE EMERGENCY RESPONDER RADIO COVERAGE SYSTEM SHALL BE PROVIDED WITH AN APPROVED SECONDARY SOURCE OF POWER CAPABLE OF PROVIDING AN 8-HOUR SUPPLY.	
THE RADIO COMMUNICATION SHALL MEET THE PASSING CRITERIA BEFORE A CO IS APPROVED. IT IS NOTED THAT UNLESS OTHERWISE APPROVED, A 10-FOOT X 10-FOOT ROOM (WITH VENTILATION, EMERGENCY POWER AND LIGHTING TO BE PROVIDED) DEDICATED FOR THE RADIO RESPONDER SYSTEM IS REQUIRED. IN ADDITION, IT SHALL BE REQUIRED THAT TWO (2) EMPTY 1-1/2 INCH CONDUIT BE PROVIDED WITH A JUNCTION BOX ON EACH FLOOR OF THE BUILDING. IT IS RECOMMENDED THAT THESE CONDUIT DROP THROUGH THE STACKED ELECTRICAL ROOMS AND TERMINATE AT THE FCC.	
- SMOKE DETECTION SYSTEM: CHECK OCCUPANCY CHAPTER TO SEE IF DETECTION IS REQUIRED IN CORRIDOR OR ANYWHERE ELSE.	
- SMOKE DETECTION SYSTEM: FBC SECTION 907.2.13.1 STATES THAT SMOKE DETECTION SHALL BE PROVIDED IN THE FOLLOWING SPACES THAT ARE NOT PROTECTED BY SPRINKLER SYSTEM: MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMER, TELEPHONE EQUIPMENT, OR SIMILAR ROOM. IN ADDITION, SMOKE DETECTION MUST BE PROVIDED IN EACH ELEVATOR MACHINE ROOM AND IN ELEVATOR LOBBIES.	
EMERGENCY & STANDBY POWER SYSTEMS	
- EMERGENCY POWER SYSTEMS: THE EMERGENCY POWER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING (FBC §2702.1 & LSC §7.8.2.2):	
- NFPA 70, NATIONAL ELECTRICAL CODE (NEC)	
- NFPA 110, STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS;	
- NFPA 111, STANDARD ON STORED ELECTRICAL ENERGY EMERGENCY AND STANDBY POWER SYSTEMS.	
THE STANDBY SYSTEM SHALL HAVE THE CAPACITY TO SUPPLY THE FOLLOWING:	
- FIRE COMMAND CENTER LIGHTING AND HVAC (FBC §911.1 & LSC §11.8.4.2.4);	
- ELEVATORS USED AS ACCESSIBLE MEANS OF EGRESS ELEVATORS (FBC §1007; FAC 207);	
- ELECTRICAL GENERATOR AND MAIN SWITCHGEAR ROOM LIGHTING CIRCUITS (NFPA 110);	
- ESSENTIAL FLOOR, SEWAGE EJECTOR AND PUMP PUMPS;	
- FIRE PUMP ROOM LIGHTING CIRCUIT (NFPA 20);	
- JOCKEY PUMP (LSC §11.8)	
- ELECTRIC FIRE PUMPS (LSC §11.8.4.2.4)	
- SMOKE CONTROL SYSTEMS (FBC §2702.2.2);	
- STAIR PRESSURIZATION SYSTEMS AND CONTROLS (FBC §2702.2.2 & LSC §11.8.4.2.4);	
- HORIZONTAL SLIDING DOORS (FBC §2702.2.7);	
- EMERGENCY VOICE COMMUNICATION SYSTEMS (FBC §2702);	
- ELEVATORS (FBC §3003.1);	
THE EMERGENCY SYSTEM SHOULD HAVE THE CAPACITY TO SUPPLY THE FOLLOWING:	
• EXIT SIGNS (FBC §2702.2.3);	
• MEANS OF EGRESS LIGHTING (FBC §2702.2.4);	
• ELEVATOR CAR LIGHTING (FBC §403.11.1);	
• AUTOMATIC DETECTION SYSTEMS (FBC §403.1.1);	
• FIRE ALARM AND COMMUNICATION SYSTEMS (FBC §403.11.1).	
ELEVATOR MACHINE ROOM VENTILATION AND/OR AIR CONDITIONING SHOULD BE CONNECTED TO THE BUILDING'S STANDBY POWER SOURCE. WHERE MORE THAN ONE (1) ELEVATOR IS PROVIDED, ALL ELEVATORS SHOULD BE PROVIDED WITH STANDBY POWER AND RETURN TO THE DESIGNATED LEVEL. AFTER THIS POINT, ONE (1) ELEVATOR SHOULD REMAIN OPERABLE FROM THE STANDBY POWER SOURCE (FBC §3003.1.3).	
HAZARDOUS MATERIALS APPROACH	
THE QUANTITIES OF HAZARDOUS MATERIALS WILL BE BELOW THE EXEMPT AMOUNTS / MAXIMUM ALLOWABLE QUANTITIES (MAQ'S) AND NO USE GROUP H, HIGH HAZARD OCCUPANCIES ARE PROPOSED.	
FIRE DEPARTMENT ACCESS	
- SITE ACCESS/SET-UP SITES: THE SITE MUST COMPLY WITH FFPC, NFPA 1, CHAPTER 18 FOR THE MINIMUM FIRE DEPARTMENT SITE ACCESS REQUIREMENTS.	
EACH BUILDING HAS ACCESSIBLE AREAS FOR SET UP SITES ON TWO SIDES (SHORT SIDE AND LONG SIDE) BY ROAD SURFACE AROUND THE FACILITY AND THE CONCRETE APRON ON THE NORTH SIDE.	
- ELEVATOR – EMERGENCY MEDICAL SERVICES: ANY BUILDING THAT IS MORE THAN THREE STORIES OR WHERE THE VERTICAL DISTANCE TO THE TOP LANDING EXCEEDS 25 FEET, MUST CONTAIN AT LEAST ONE PASSENGER ELEVATOR THAT IS OPERATIONAL FOR BUILDING OCCUPANTS AND FIRE DEPARTMENT ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE ABLE TO ACCOMMODATE AN AMBULANCE STRETCHER (24 INCHES X 76 INCHES) WITH 5 INCHES RADIUS CORNERS. THE ELEVATOR CAR MUST BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). THE SYMBOL MUST BE AT LEAST 3 INCHES HIGH AND LOCATED INSIDE ON BOTH SIDES OF THE HOIST-WAY DOOR FRAME. FBC, SECTION 3002.4	
NOTE: THE ABOVE NFPA OCCUPANCY CALCULATION MEASURES THE GROSS SF OF ROOF TERRACE AND APPLIES THE ASSEMBLY LESS CONCENTRATED TABLES AND CHAIRS LOAD OF 15 SF PER OCCUPANT, RESULTING IN AN OCCUPANT LOAD OF 335 FOR THE ROOF TERRACE.	
TO FURTHER SHOW COMPLIANCE WITH THE MOST RESTRICTIVE WORST CASE OCCUPANCY LOAD, THIS AREA HAS BEEN FURTHER SUBDIVIDED INTO SEATING AREA, EGRESS CIRCULATION, AND OPEN SPACE ON SHEET L502, RESULTING IN AN OCCUPANT LOAD OF 388. THE CALCULATIONS FOR THIS WORST CASE ARE SHOWN BELOW.	
SEATING AREA: 2456 OCCUPANTS X 15 NET SF PER OCCUPANT = 183 OCCUPANTS (135 SEATS PROVIDED, 163 IS MORE RESTRICTIVE)	
OPEN SPACE: 1578 OCCUPANTS X 7 GROSS SF PER OCCUPANT = 225 OCCUPANTS.	
EGRESS CIRCULATION: EXCLUDED	
TOTAL OCCUPANTS: 388	
EGRESS CALCULATIONS PER WORST CASE OCCUPANT LOAD:	
STAIRS: 388 OCCUPANTS X 0.3 IN/OCCUPANT = 116.4 IN REQUIRED. 120 IN PROVIDED BETWEEN STAIR 1 AND 2.	
DOORS: 388 OCCUPANTS X 0.2 IN/OCCUPANT = 77.6 IN REQUIRED. 84" PROVIDED BETWEEN EGRESS GATES AT STAIR 1 AND 2.	

10. MINIMUM PLUMBING FIXTURE COUNT REQUIREMENTS									
PER FBC CHAPTER 4, TABLE 403.1									
TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (See Sections 403.1.1 and 403.2)									
CLASSIFICATION	OCCUPANCY	DESCRIP	WATER CLOSETS (URINALS: SEE SECTION 419.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
ASSEMBLY	A-3 ¹	ART GALLERY	1 PER 125	1 PER 65	1 PER 200		————	1 PER 500	1 SERV. SINK
TOTAL OCCUPANTS PER FBC-BUILDING= 639									
MALE OCCUPANTS = 320									
FEMALE OCCUPANTS = 320									
			WC & URINAL		LAVATORIES		BATH	DF	OTHER
			MALE	FEMALE	MALE	FEMALE			
REQUIRED			3	5	2	2	0	2	1
PROVIDED			3	5	2	2	0	2	1
NOTES:									
1. THE FIXTURES SHOWN ARE BASED ON ONE FIXTURE BEING THE MINIMUM REQUIRED FOR THE NUMBER OF PERSONS INDICATED OR ANY FRACTION OF THE NUMBER OF PERSONS INDICATED. THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY THE FLORIDA BUILDING CODE, BUILDING.									
2. THE OCCUPANT LOAD FOR SEASONAL OUTDOOR SEATING AND ENTERTAINMENT AREAS SHALL BE INCLUDED WHEN DETERMINING THE MINIMUM NUMBER OF FACILITIES REQUIRED.									
3. PER FBC-PLUMBING 403.1: PLUMBING FIXTURES SHALL BE PROVIDED IN THE MINIMUM NUMBER AS SHOWN IN TABLE 403.1, BASED ON THE ACTUAL USE OF THE BUILDING OR SPACE. USES NOT SHOWN IN TABLE 403.1 SHALL BE CONSIDERED INDIVIDUALLY BY THE CODE OFFICIAL. THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY FBC- BUILDING AS CALCULATED BELOW.									
OCCUPANCY SCHEDULE-FBC									
NO.	ROOM NAME	AREA	NON CALC. AREA	NET AREA	LOAD FACTOR	OCCUPANCY	OCC		
00	RECEPTION LOBBY	268 SF			30 SF	COLLABORATION ROOM	9		
01	HERITAGE HALL SHARED CORRIDOR	Not Placed			30 SF	COLLABORATION ROOM	7		
05	PRO SHOP	770 SF			60 SF	CONCENTRATED BUSINESS	13		
06	CHANGING ROOM	36 SF			60 SF	CONCENTRATED BUSINESS	1		
07	JAN	Not Placed			300 SF	BUSINESS	1		
07	STOCK STORAGE	138 SF			300 SF	BUSINESS	1		
08	BAG STORAGE	109 SF			300 SF	BUSINESS	1		
09	STOCK STORAGE	46 SF			300 SF	BUSINESS	1		
10	2 STAFF WORK AREA	115 SF			100 SF	BUSINESS	1		
11	SUPPORT AREA	57 SF			100 SF	BUSINESS	1		
12	OFFICE 1	87 SF			100 SF	BUSINESS	1		
13	TABLE & CHAIR STORAGE	184 SF			300 SF	BUSINESS	1		
14	LOUNGE/ DINING/ MULTIPURPOSE RM	1996 SF			15 SF	COLLABORATION ROOM	36		
14.1	PRIVATE ROOM	867 SF			30 SF	COLLABORATION ROOM	12		
15	BAR AREA	173 SF			100 SF	BUSINESS	2		
16	KITCHEN	290 SF			200 SF	BUSINESS	2		
17	KIT JAN	21 SF			300 SF	BUSINESS	1		
18	FIRE ROOM	23 SF			300 SF	BUSINESS	1		
19	ELECTRICAL ROOM	60 SF			300 SF	BUSINESS	1		
20	DRY STORAGE	114 SF			300 SF	BUSINESS	1		
21	SODA ICE	214 SF			200 SF	BUSINESS	1		
21	LIQUOR/ WINE STORAGE	42 SF			300 SF	BUSINESS	1		
23	FREEZER	78 SF			300 SF	BUSINESS	1		
24	COOLER	118 SF			300 SF	BUSINESS	1		
25	KEG COOLER	78 SF			300 SF	BUSINESS	1		
27	SERVICE YARD	690 SF				BUSINESS			
30	COOKING	123 SF			200 SF	BUSINESS	1		
31	POT WASH	42 SF			200 SF	BUSINESS	1		
32	DISHWASH	93 SF			200 SF	BUSINESS	1		
35	WAIT STATION	Not Placed			200 SF	BUSINESS	1		
36	PREP	67 SF			200 SF	BUSINESS	1		
GROUND FLOOR TOTAL: 1003 OCCUPANTS									
ROOF TERRACE TOTAL: 335 OCCUPANTS									
LESS CONCENTRATED TABLES AND CHAIRS LOAD OF 15 SF PER OCCUPANT, RESULTING IN AN OCCUPANT LOAD OF 335 FOR									
SUBDIVIDED INTO SEATING AREA, EGRESS CIRCULATION, AND OPEN SPACE ON SHEET L502, RESULTING IN AN OCCUPANT									
0									



OVERALL SITE PLAN
1" = 80'-0"

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	EXISTING RESTROOM PAVILION TO BE RENOVATED.
2	EXISTING PRO SHOP AND CART STORAGE REPURPOSED TO MAINTENANCE BUILDING.
3	EXISTING MAINTENANCE BUILDING TO BE REMODELED.
4	NEW MAINTENANCE SHED.
5	EXISTING POOL AND DECK TO BE REMOVED.
6	EXISTING CONCESSION STAND TO BE REMOVED.
7	EXISTING MAINTENANCE BUILDING TO BE REMOVED.
8	NEW SPECIALTY ENGINEERED CART BARN.
9	EXISTING IRRIGATION LAKE.
10	PROPERTY MARKER, REFER TO SURVEY FOR MORE DETAIL.
11	PROPERTY LINE, REFER TO SURVEY FOR MORE DETAIL.
12	GOLF CART CART PATH TYPICAL, REFER TO GOLFCOURSE, LANDSCAPE AND CIVIL DRAWINGS FOR MORE DETAIL.
13	SOLE, REFER TO GOLFCOURSE DRAWINGS FOR MORE DETAIL.
14	EXISTING PAVEMENT TO REMAIN.
15	NEW PAVEMENT.
16	EXISTING PARKING TO REMAIN.
17	NEW PARKING, REFER TO CIVIL DRAWINGS FOR MORE DETAIL.
18	EXISTING PARKING SPACES TO BE ELIMINATED AND REPLACED WITH NEW SERVICE ACCESS TO WORK AREA (141) AND FERTILIZER/CHEMICAL STORAGE AREA (139).
19	EXISTING PARKING SPACES TO BE RELOCATED.
20	EXISTING ADA PARKING SPACES TO BE RELOCATED.
21	NEW 50' DIAMETER ROUNDABOUT FOR DOUBLE AXEL VEHICLES.
22	EXISTING SIDEWALK TO REMAIN.
23	NEW SWING BARRIER GATE, REFER TO DETAILS ON SHEET A677.
24	NEW TIE BACK POST FOR SWING BARRIER GATE, REFER TO DETAILS ON SHEET A677.

SITE PLAN LEGEND	
	GOLF HOLE
	PROPERTY LINE
	EASEMENT LINE
	NEW CHAIN LINK FENCE
	CENTER LINE OF THE ROAD
	NEW CONCRETE PAVEMENT
	NEW STAMPED CONCRETE
	NEW ASPHALT PAVEMENT

TOTAL GROSS FLOOR AREA OF BUILDINGS:	
1.	CLUB HOUSE: 7,478 S.F. (PLEASE VERIFY) EXCLUDED THE SERVICE YARD FROM THE CALCULATION.
2.	CART BARN: 3,566 S.F.
3.	MAINTENANCE BUILDING: 6,126 S.F.
4.	MAINTENANCE SHED 'A': 450 S.F.
5.	MAINTENANCE SHED 'B': 2,967 S.F.
6.	FAIRWAY BATHROOM: 152 S.F.

CURRENT LAND USE: 3B-03
ZONING: GU-GOV'T USE

NOTE:
1. MAXIMUM LIGHTING FOOT-CANDLE LEVEL AT ALL PROPERTY LINES NOT TO EXCEED 0.5 FC WHERE ADJACENT TO PROPERTY LINES.
2. CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATION, ARTICLE 4. SCHEDULE OF DISTRICT USE AND SETBACK REGULATIONS, SECTION 4.9 GOV'T GOVERNMENT USE DISTRICT, SUBSECTION C, ITEM 2.3 TOTAL SITE COVERAGE. *THE CITY COMMISSION, UPON RECOMMENDATION OF THE PLANNING AND DEVELOPMENT BOARD, SHALL DETERMINE THE APPROPRIATE SITE COVERAGE ON AN INDIVIDUAL DEVELOPMENT BASIS AFTER CONSIDERING THE CHARACTER AND INTENSITY OF THE PROPOSED DEVELOPMENT.*
3. PEDESTRIAN CONCRETE IS SHOWN ON THIS DRAWING FOR FINISH ONLY. FOR STRUCTURAL SLABS THAT EXTEND BEYOND THE FACE OF THE BUILDING, SEE STRUCTURAL DRAWINGS. FOR PAVEMENT AND SIDEWALK CONSTRUCTION DETAILS SEE CIVIL DRAWINGS. ALL CONCRETE FINISH VISIBLE, SHALL BE FINISHED PER THIS DRAWING.

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T: (770) 582-1144

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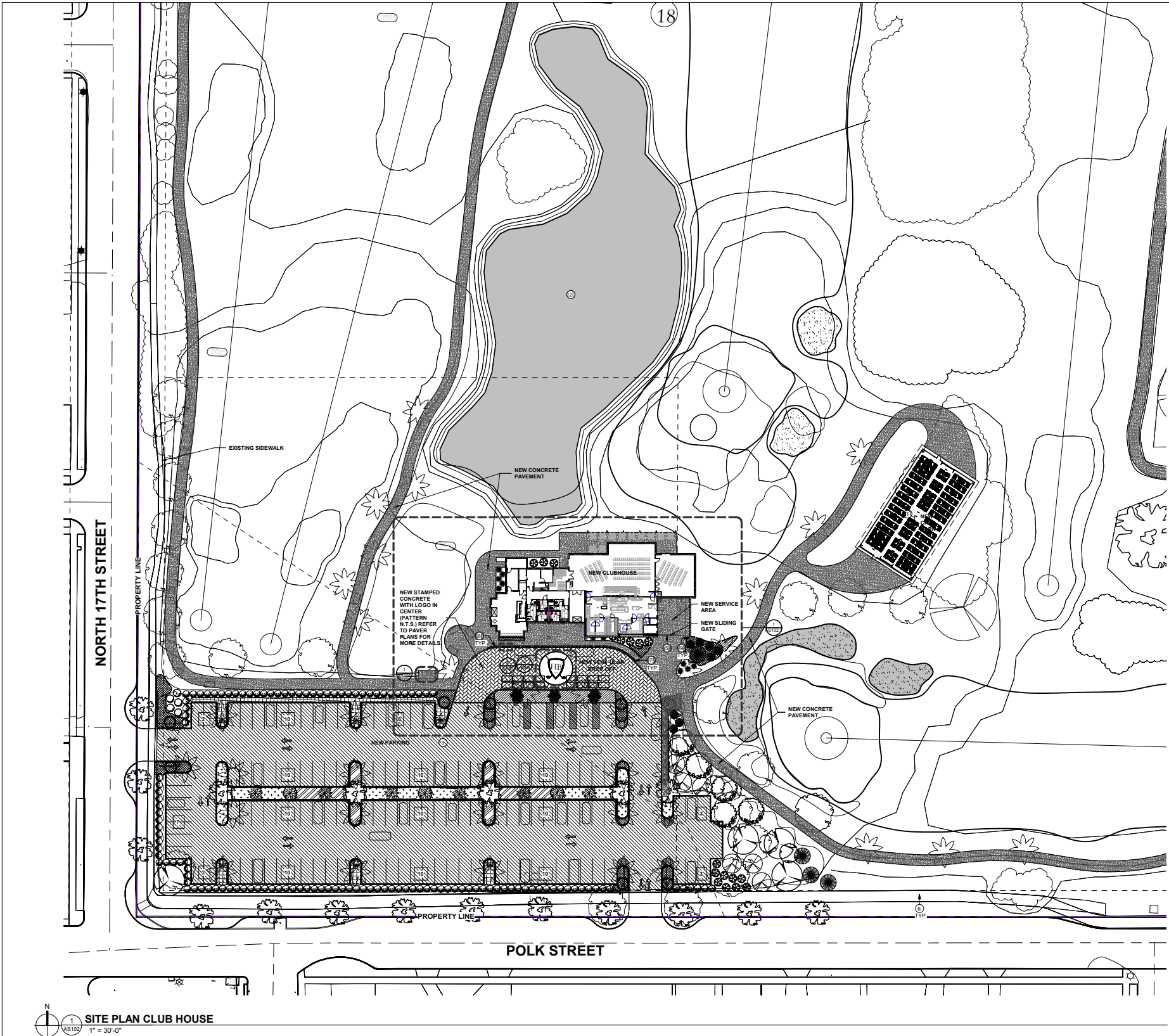
PROJECT NAME:
HOLLYWOOD BEACH GOLF COURSE AND CLUBHOUSE
PROJECT ADDRESS:
1645 Polk Street
Hollywood, FL 33020
PROJECT NO.:
02141.000
ISSUE DATE:
02/06/2022

REVISIONS:		
No.	DESCRIPTION	DATE

SHEET NAME

SITE PLAN -
OVERALL
SHEET NO.

AS101



SITE PLAN CLUB HOUSE
1 AS102
1" = 30'-0"

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	NEW SPECIALTY ENGINEERED CART BARN
2	EXISTING IRRIGATION LAKE
3	NEW PARKING: REFER TO CIVIL DRAWINGS FOR MORE DETAIL.
4	NEW VEHICULAR DROP OFF: NEW STAMPED CONCRETE IN HERRINGBONE PATTERN, COLOR 'A'.
5	NEW SPECIALTY ENGINEERED METAL SLIDING GATE: ALL EXPOSED SURFACES AND CONNECTIONS TO RECEIVE WEATHERPROOFING: GATE TO BE PAINTED (PT-G), GLOSSY FINISH.
6	EXISTING SIDEWALK TO REMAIN
7	NEW TRUNCATED DOME PAVERS
8	NEW SECURITY BOLLARD WITH LIGHT FIXTURE: REFER TO DETAILS. INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE. SPECIALTY ENGINEERED ITEM: CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN, PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.
9	NEW SECURITY BOLLARD: PAINTED YELLOW WITH YELLOW PROTECTIVE SLEEVE: REFER TO DETAILS. INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE. SPECIALTY ENGINEERED ITEM: CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN, PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.

NOTE:
1 - MAXIMUM LIGHTING FOOT-CANDLE LEVEL AT ALL PROPERTY LINES NOT TO EXCEED 0.5 FC WHERE ADJACENT TO PROPERTY LINES.
2 - CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATION, ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS, SECTION 4.8 GU GOVERNMENT USE DISTRICT, SUBSECTION C, ITEM D TOTAL SITE COVERAGE: "THE CITY COMMISSION, UPON RECOMMENDATION OF THE PLANNING AND DEVELOPMENT BOARD, SHALL DETERMINE THE APPROPRIATE SITE COVERAGE ON AN INDIVIDUAL DEVELOPMENT BASIS AFTER CONSIDERING THE CHARACTER AND INTENSITY OF THE PROPOSED DEVELOPMENT."
3 - PEDESTRIAN CONCRETE IS SHOWN ON THIS DRAWING FOR FINISH ONLY. FOR STRUCTURAL SLABS THAT EXTEND BEYOND THE FACE OF THE BUILDING, SEE STRUCTURAL DRAWINGS. FOR PAVEMENT AND SIDEWALK CONSTRUCTION DETAILS SEE CIVIL DRAWINGS. ALL CONCRETE FINISH VISIBLE, SHALL BE FINISHED PER THIS DRAWING.

SITE PLAN LEGEND	
	GOLF HOLE
	PROPERTY LINE
	EASEMENT LINE
	NEW CHAIN LINK FENCE
	CENTER LINE OF THE ROAD
	NEW CONCRETE PAVEMENT
	NEW STAMPED CONCRETE
	NEW ASPHALT PAVEMENT

NOTE:
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PARKING CALCULATIONS		
PER CITY OF HOLLYWOOD ORDINANCE 7.2	FORMULA	COUNT
GOLF COURSE: 4 PER PLAYING HOLE	4 x 18 =	72
CLUBHOUSE: 1 PER 60 OF CLUB FACILITY	4,146 / 60 =	70
RETAIL: 1 PER 250	771 / 250 =	03
OFFICE: 1 PER 250	280 / 250 =	01
PARKING TOTAL REQUIRED:		146
PARKING TOTAL PROVIDED:		129
(133 *INCLUDES 5 ADA STALLS)		

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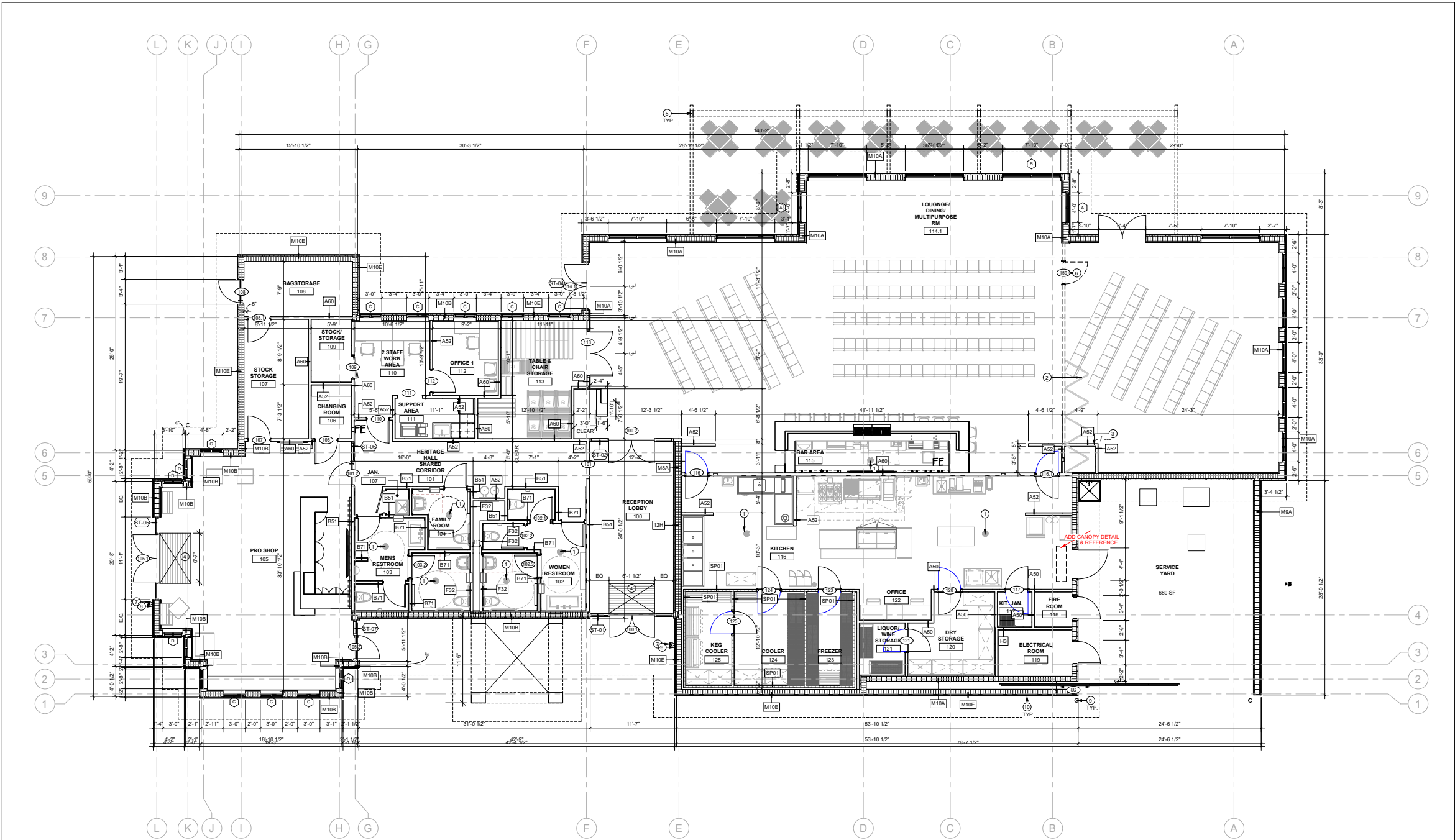
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No.	DESCRIPTION	DATE

SHEET NAME

**SITE PLAN - CLUB
HOUSE (CH)**
SHEET NO.

AS102



CLUB HOUSE - FLOOR PLAN - DIMENSIONS
1
A100
3/16" = 1'-0"

DIMENSION PLAN LEGEND:

EXISTING PARTITION	
NEW PARTITION	
NOT IN SCOPE	

NOTE: GC TO REFER TO CIVIL DRAWINGS FOR NGVD&ND GRADING.

KEYNOTE LEGEND

KEY #	KEYNOTE TEXT
1	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR MORE INFORMATION.
2	ADD ALTERNATE, MOTORIZED MOVABLE PARTITION TO BE INSTALLED PER VENDOR DRAWINGS. POCKET TO BE SIZED PER VENDOR RECOMMENDATIONS TO FULLY CONCEAL PARTITION WHEN OPEN. PARTITION TO ACCOMMODATE TWO ADA COMPLIANT DOORS. RAIL TO BE MOUNTED RECESSED INTO CEILING. PROVIDE STRUCTURAL SUPPORT & POWER.
3	POCKET FOR ADD ALTERNATE MOTORIZED MOVABLE PARTITION. LOCATION & SIZE PER VENDOR RECOMMENDATIONS. POCKET TO FULLY CONCEAL PARTITION WHEN OPEN. PARTITION TO ACCOMMODATE TWO DOORS.
4	RECESSED FLOOR MAT. REFER TO DETAILS. WIDTH TO BE COORDINATED AND LINE UP WITH MULLIONS.
5	COLUMNS FOR SPECIALTY ENGINEERED TRELLIS WITH SHADES. ALL EXPOSED SURFACES AND CONNECTIONS TO RECEIVE WEATHERPROOFING. METAL TRELLIS TO BE PAINTED BSW, GLOSSY FINISH.
6	ADA COMPLIANT DOOR HOSTED TO MOVABLE PARTITION.
7	CARD READER. CONTRACTOR TO COORDINATE POWER & DATA CONNECTION WITH STOREFRONT & HARDWARE PRIOR TO ORDER INSTALLATION. ALL WIRING TO BE CONCEALED.
8	ADA PUSH BUTTON. CONTRACTOR TO COORDINATE POWER CONNECTION WITH STOREFRONT & HARDWARE PRIOR TO ORDER INSTALLATION. ALL WIRING TO BE CONCEALED.
9	CONCRETE FILLED STEEL BOLLARDS WITH PROTECTIVE RIBBED BOLLARD SLEEVE.
10	BASE. PAINTED SMOOTH TEXTURE STUCCO (PT-07).

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PROJECT NAME:

**HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE**

PROJECT ADDRESS:

**1645 Polk Street
Hollywood, FL 33020**

PROJECT NO.:

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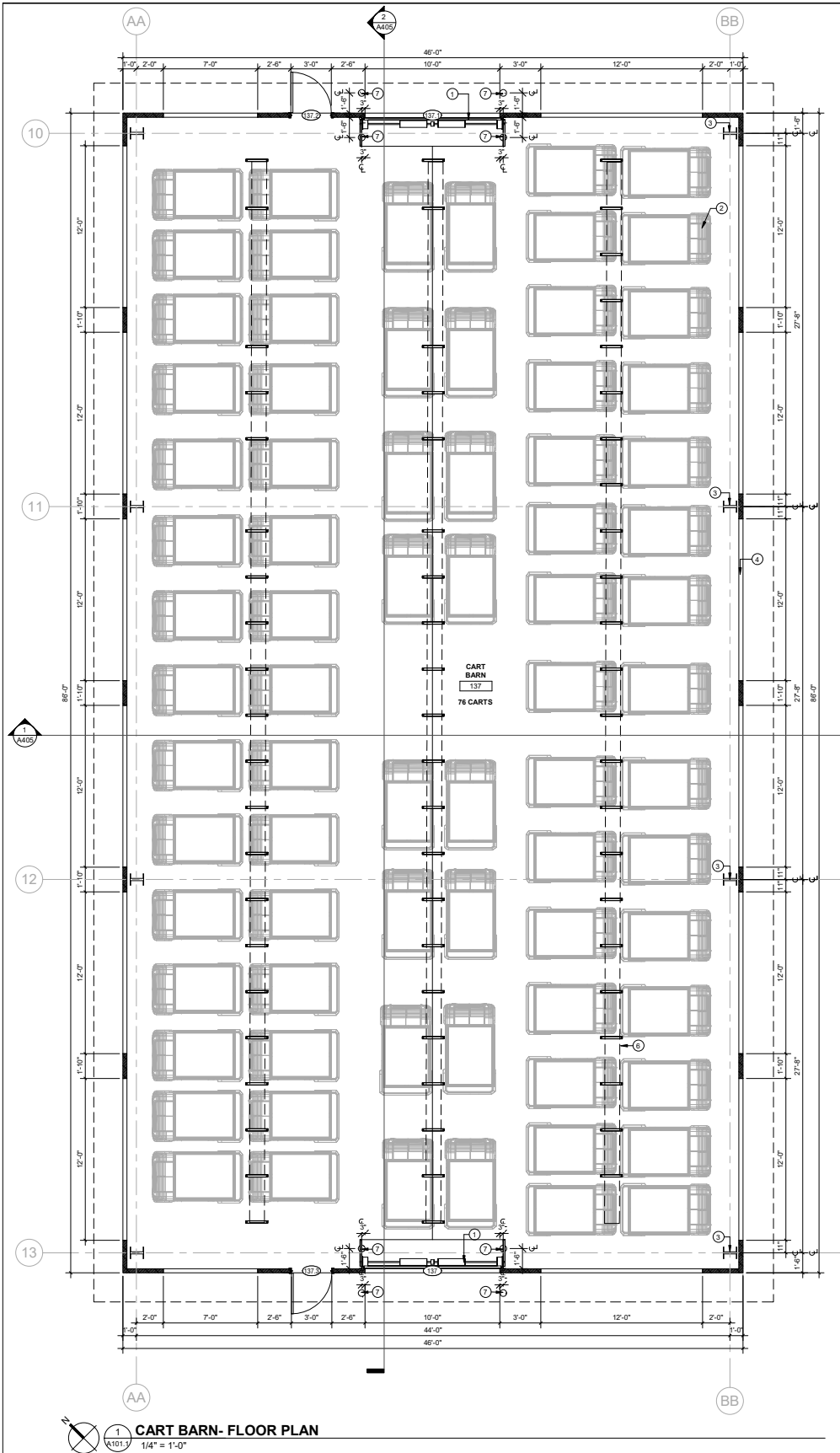
REVISIONS:

No.:	DESCRIPTION	DATE:

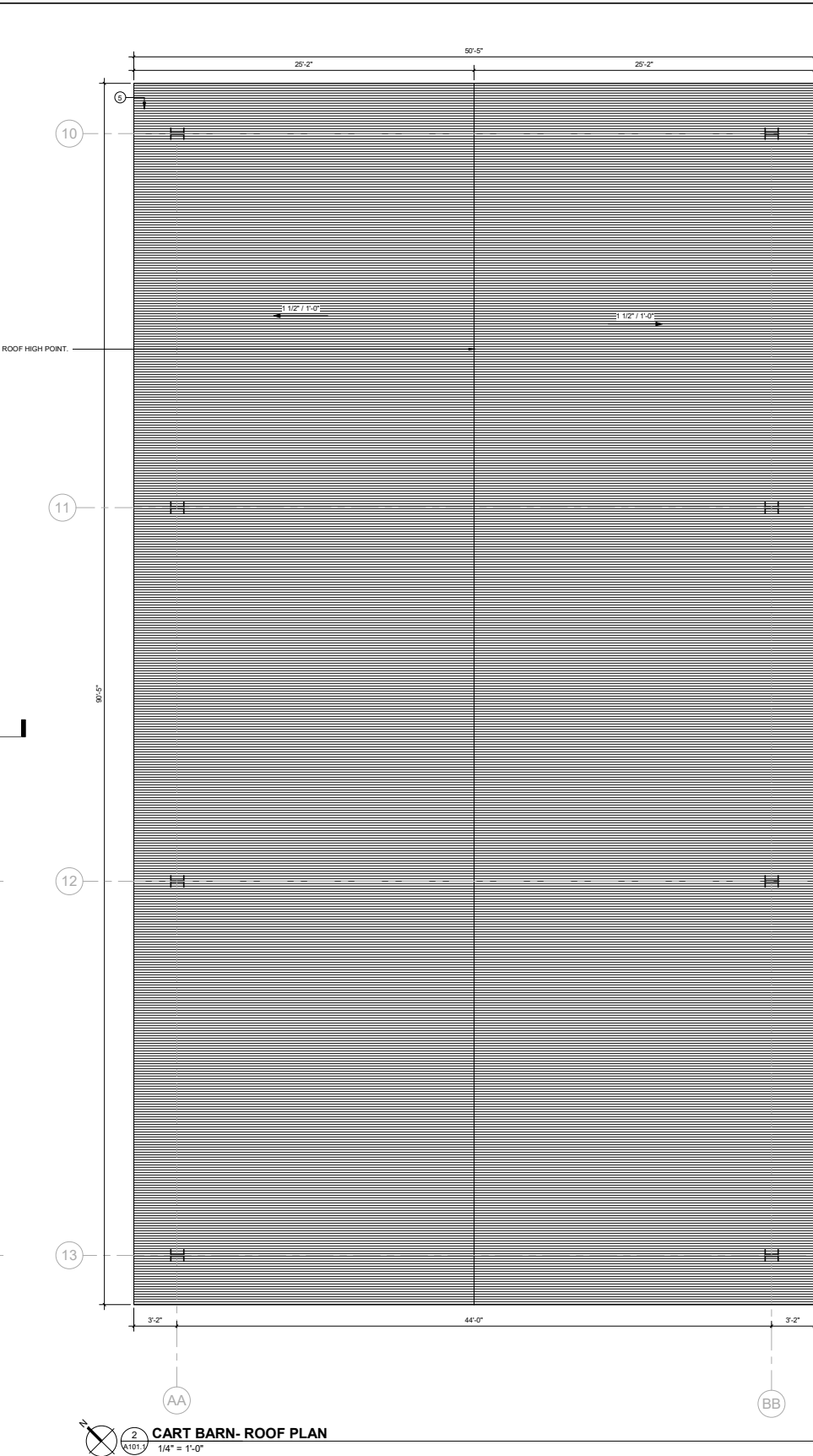
SHEET NAME

**FIRST FLR. PLAN -
CLUB HOUSE DIMS**
SHEET NO.

A100



1
A101.1
1/4" = 1'-0"



2
A101.1
1/4" = 1'-0"

DIMENSION PLAN LEGEND:

EXISTING PARTITION	
NEW PARTITION	
NOT IN SCOPE	

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	MOTORIZED OVERHEAD COILING DOOR. PROVIDE ELECTRICAL CONNECTION FOR PROPER OPERATION. MANUFACTURER, COLOR, & FINISH TO BE SELECTED BY ARCHITECT.
2	EXISTING GOLF CART STORED IN SHED. EXISTING ELECTRICAL CHARGER FOR EACH CART TO BE REUSED & MOUNTED ABOVE TYP.
3	PROPOSED BUTLER STRUCTURE COLUMN. TYPICAL.
4	OPENING IN WALL. REFER TO ELEVATION FOR HEIGHT. TYPICAL.
5	SPECIALTY ENGINEERED CORRUGATED SLOPED METAL ROOF.
6	DASHED LINES INDICATES LOCATION OF CEILING MOUNTED CABLE TRAY SYSTEM.
7	NEW SECURITY BOLLARD. PAINTED YELLOW WITH YELLOW PROTECTIVE SLEEVE. REFER TO DETAILS. INSTALLATION PER MPG SPECIFICATIONS AND FLORIDA BUILDING CODE. SPECIALTY ENGINEERED ITEM. CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN, PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.

CLIENT:



City of Hollywood
Design and Construction Management
PO Box 229045
Hollywood, Florida 33022-9045
T: (954) 921-3410

GOLF COURSE & LANDSCAPE ARCHITECTURE:



Richard Mandell Golf Architecture
2208 Midland Road
Pinehurst, North Carolina 28374
T: (910) 255-3111

ARCHITECTURE & INTERIOR DESIGN:



Bermello Ajamil & Partners, Inc.
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2601 South Bayshore Drive, 10th Floor
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MEP

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FOOD & BEVERAGE:



Camacho
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T: (770) 582-1144

SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

PHASE:

PRELIMINARY TAC
SUBMITTAL

PROJECT NAME:

HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE

PROJECT ADDRESS:

1645 Polk Street
Hollywood, FL 33020

PROJECT NO.:

02141.000

ISSUE DATE:

02/06/2022

REVISIONS:

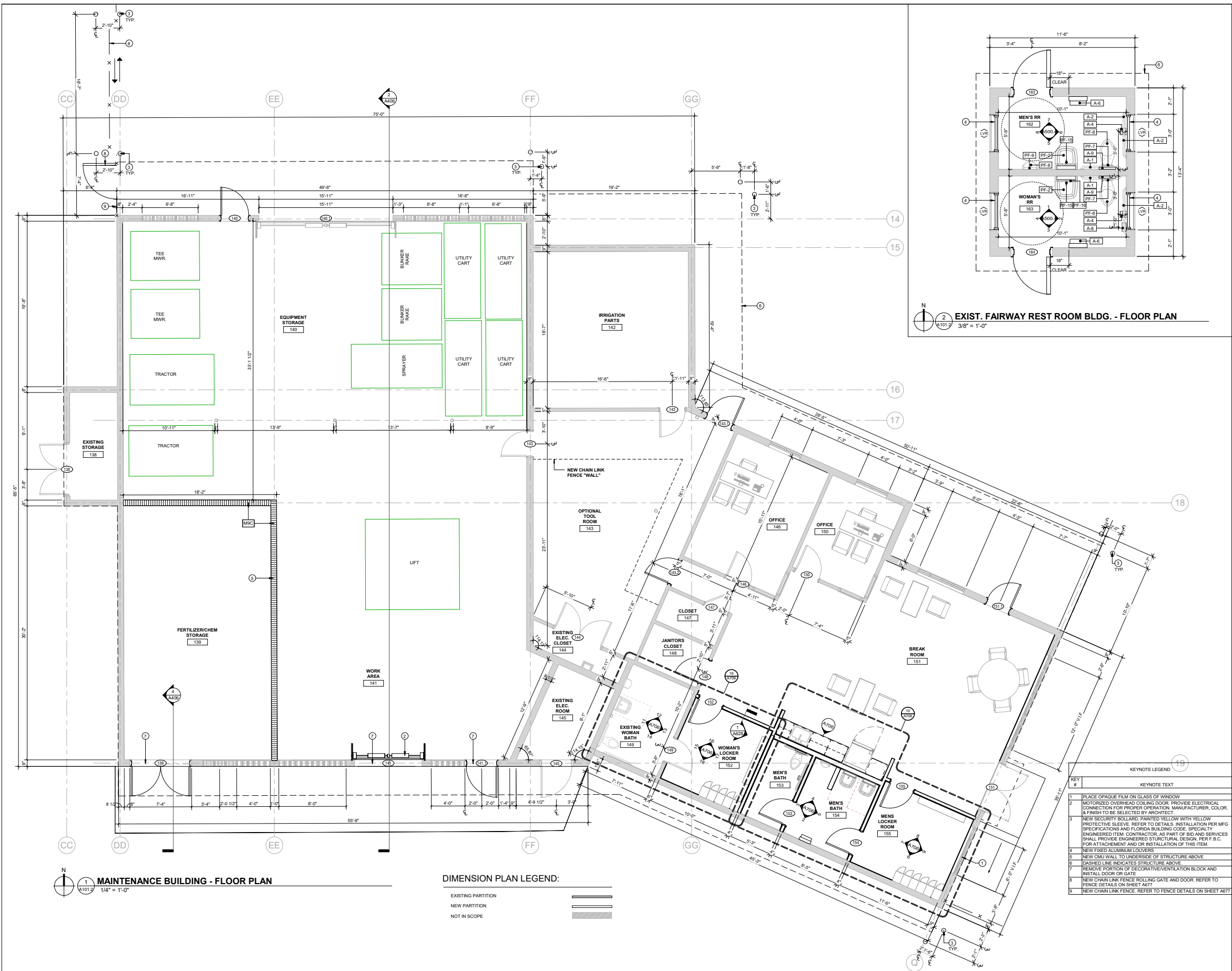
No.	DESCRIPTION	DATE

SHEET NAME

FLR. & ROOF PLAN
CART BARN

SHEET NO.

A101.1



CLIENT:
CITY OF HOLLYWOOD
City of Hollywood
Design and Construction Management
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Hollywood, Florida 33022-9045
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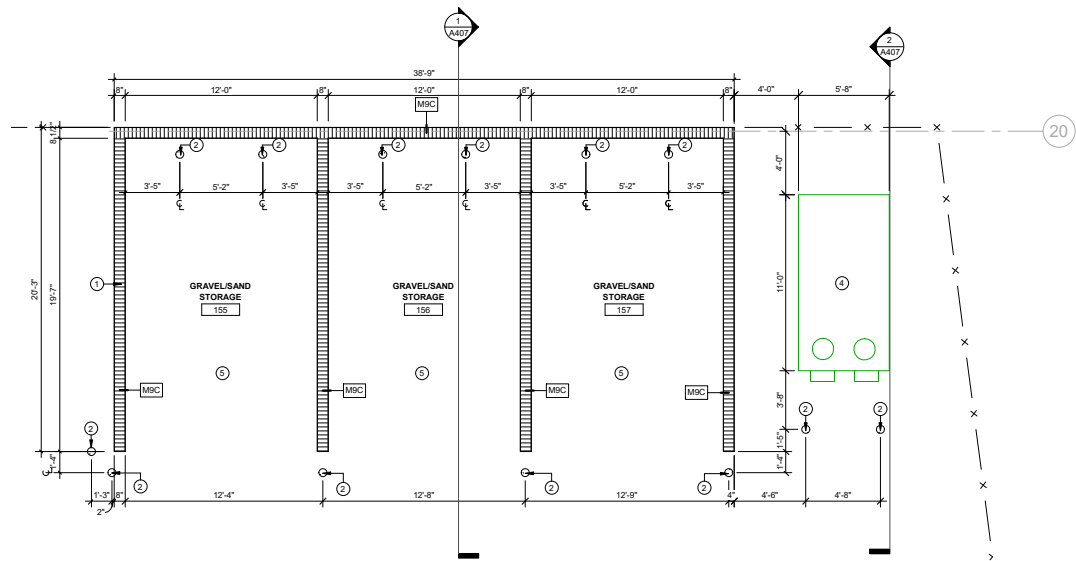
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HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE
PROJECT ADDRESS:
1645 Polk Street
Hollywood, FL 33020
PROJECT NO.:
02141.000
ISSUE DATE:
02/06/2022

REVISIONS:		
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SHEET NAME
**FLR. PLAN MAINT.
BLDG. & EXIST RR.**
SHEET NO.

A101.2

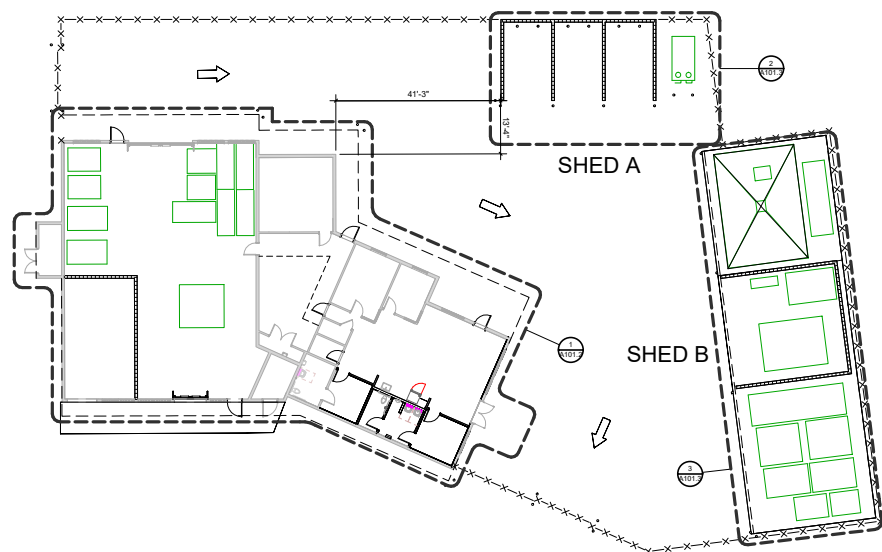


2 MAINTENANCE SHED A - FLOOR PLAN
1/4" = 1'-0"

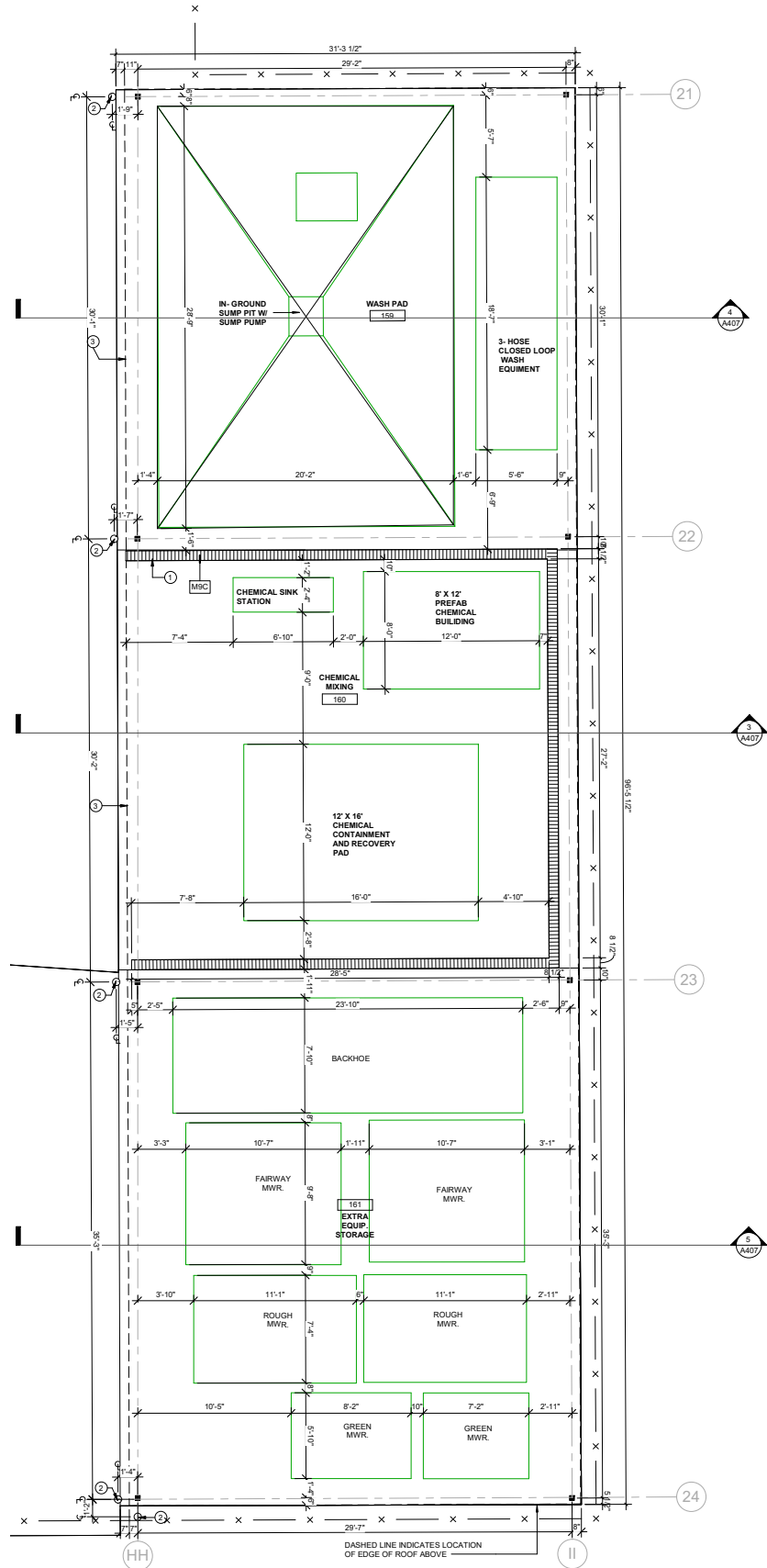
DIMENSION PLAN LEGEND:

EXISTING PARTITION
NEW PARTITION
NOT IN SCOPE

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	NEW CMU PARTITION TO A HEIGHT OF 8'-0"
2	NEW SECURITY BOLLARD, PAINTED YELLOW WITH YELLOW PROTECTIVE SLEEVE. REFER TO DETAILS. INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE. SPECIALTY ENGINEERED ITEM. CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN, PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.
3	DASHED LINE INDICATES STRUCTURE ABOVE
4	ABOVE GROUND 500 GALLON DOUBLE-WALL FUEL STORAGE TANK
5	EXISTING TO REMAIN PAVEMENT. COORDINATE WITH STRUCTURE DWGS FOR EXCAVATION & DEMOLITION REQUIRED FOR FOUNDATIONS OF NEW CMU PARTITION (SEE WALL TYPE MSG).



1 MAINTENANCE SHED - FLOOR PLAN
1/16" = 1'-0"



3 MAINTENANCE SHED B - FLOOR PLAN
1/4" = 1'-0"

CLIENT:



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RICHARD MANDRELL
MANDRELL
GOLF ARCHITECTURE
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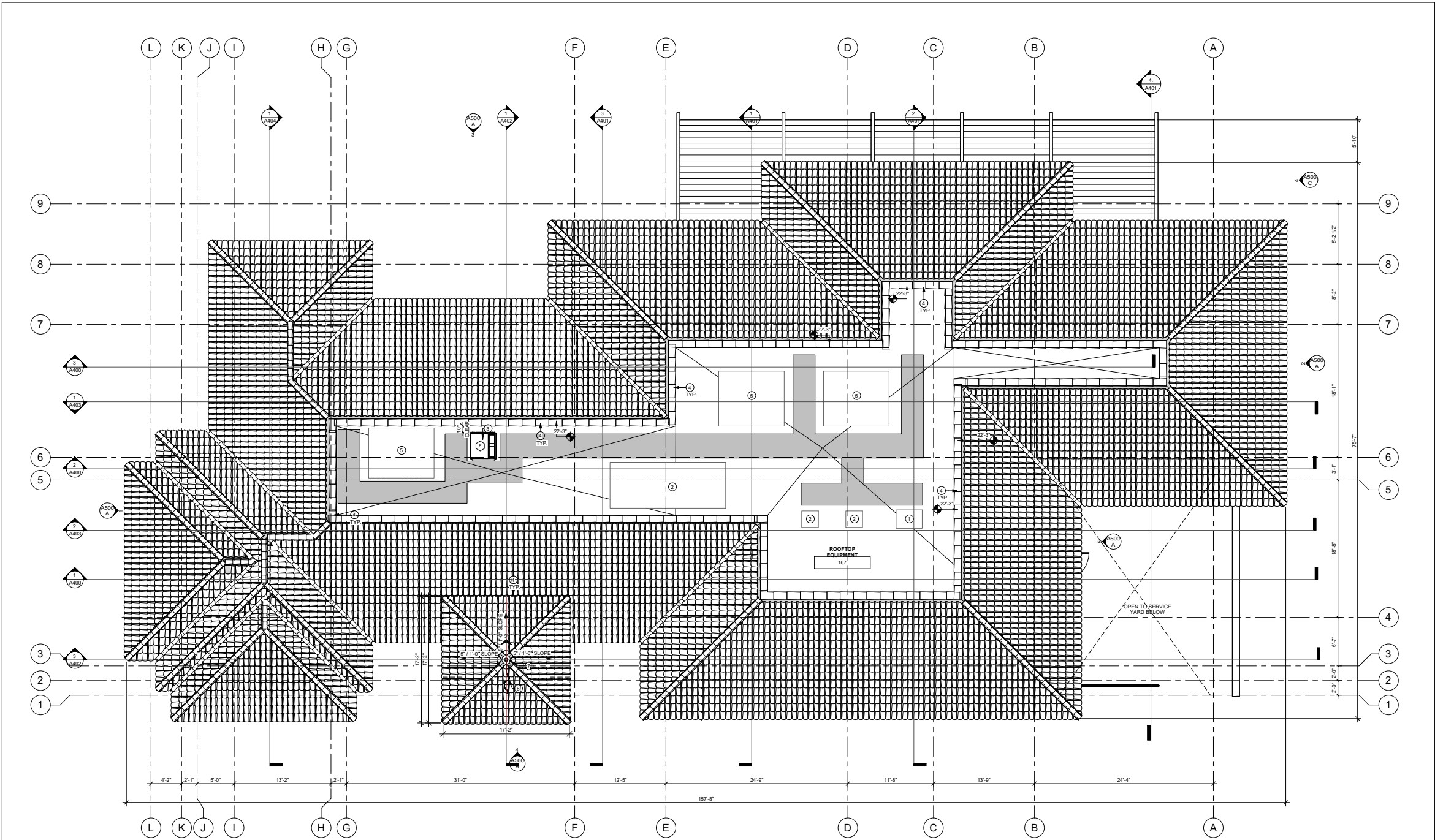
REVISIONS:

No.	DESCRIPTION	DATE

SHEET NAME

FLR. PLAN MAINT.
SHED - A&B
SHEET NO.

A101.3



CLUB HOUSE - ROOF PLAN
3/16" = 1'-0"

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	FREEZER C.U. REFER TO MEP PLANS AND EQUIPMENT VENDOR DRAWINGS FOR MORE DETAIL.
2	COLLER C.U. REFER TO MEP PLANS AND EQUIPMENT VENDOR DRAWINGS FOR MORE DETAIL.
3	ROOF ACCESS HATCH WITH HANDRAILS FALL PROTECTION AND ACCESS LADDER. REFER TO DETAILS & SPECS.
4	PARAPET WALLS. ALL EXPOSED SURFACES TO RECEIVE 3 COAT STUCCO AND PAINT. TO RECEIVE CONCRETE TILE COPING CAP TO MATCH ADJACENT ROOF. PARAPET HEIGHT TO COMPLY WITH FALL PROTECTION. GC TO COORDINATE PARAPET WALL HEIGHT WITH MECHANICAL ROOFTOP EQUIPMENT. PARAPET WALLS TO VISUALLY CONCEAL ALL MECHANICAL ROOFTOP UNITS.
5	SERVICE PATH GC TO COORDINATE FINAL LOCATION WITH MECHANICAL EQUIPMENT LOCATED ON ROOF TOP. PATH TO BE ILLUMINATED IN COMPLIANCE WITH APPLICABLE CODES.
6	LINE DENOTES FLAG ABOVE.
7	ROOF MOUNTED FLAG POLE. FLAG DESIGN & SIZE TO BE SELECTED BY CITY.

CLIENT:



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GOLF COURSE & LANDSCAPE ARCHITECTURE:



Richard Mandell Golf Architecture
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FOOD & BEVERAGE:



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SEAL:

**PRELIMINARY
NOT FOR CONSTRUCTION**

PHASE:

**PRELIMINARY TAC
SUBMITTAL**

PROJECT NAME:

**HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE**

PROJECT ADDRESS:

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Hollywood, FL 33020**

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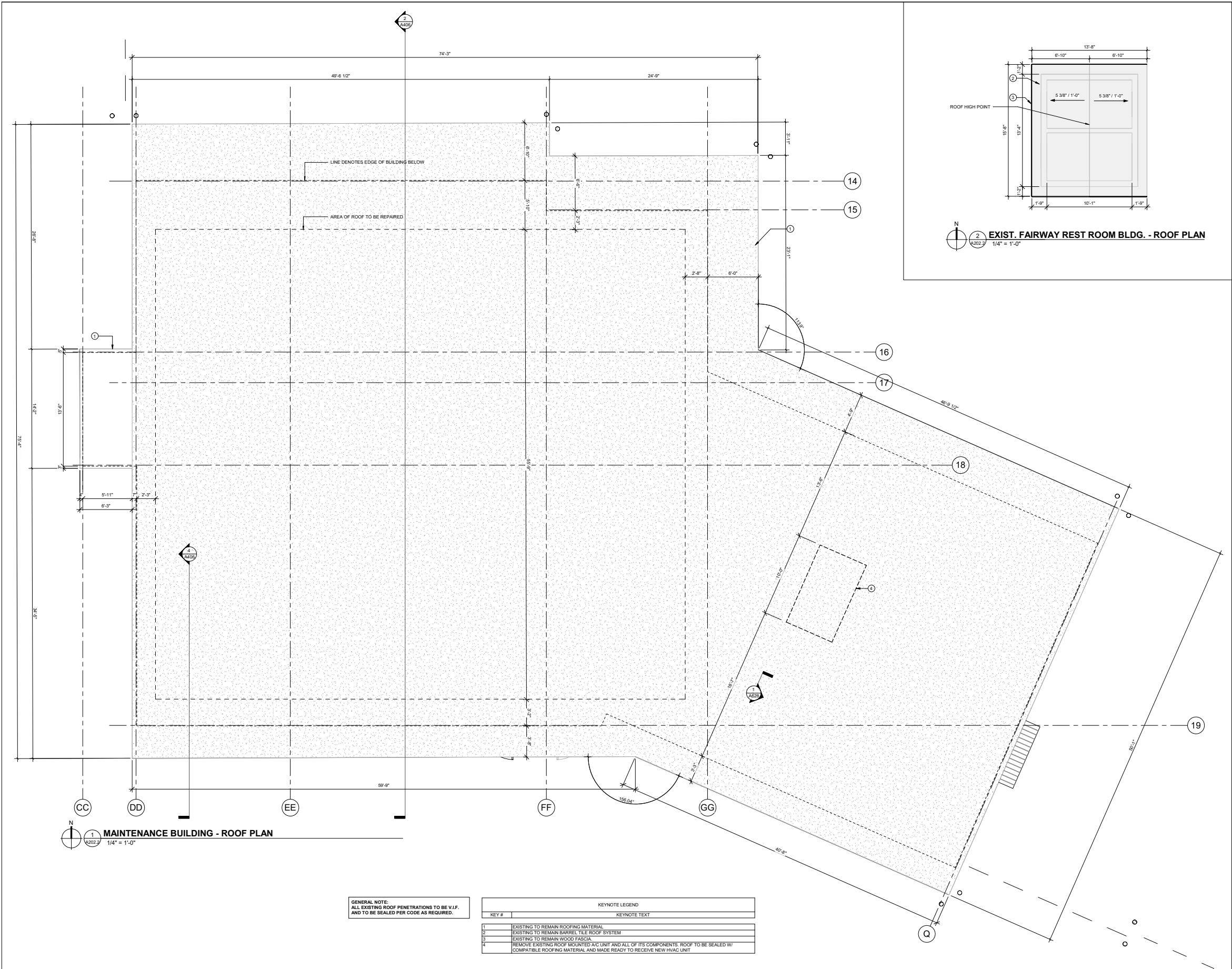
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SHEET NAME

ROOF PLAN - CH

SHEET NO.

A202



CLIENT:



City of Hollywood
Design and Construction Management
PO Box 229045
Hollywood, Florida 33022-9045
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GOLF COURSE & LANDSCAPE ARCHITECTURE:

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camacho

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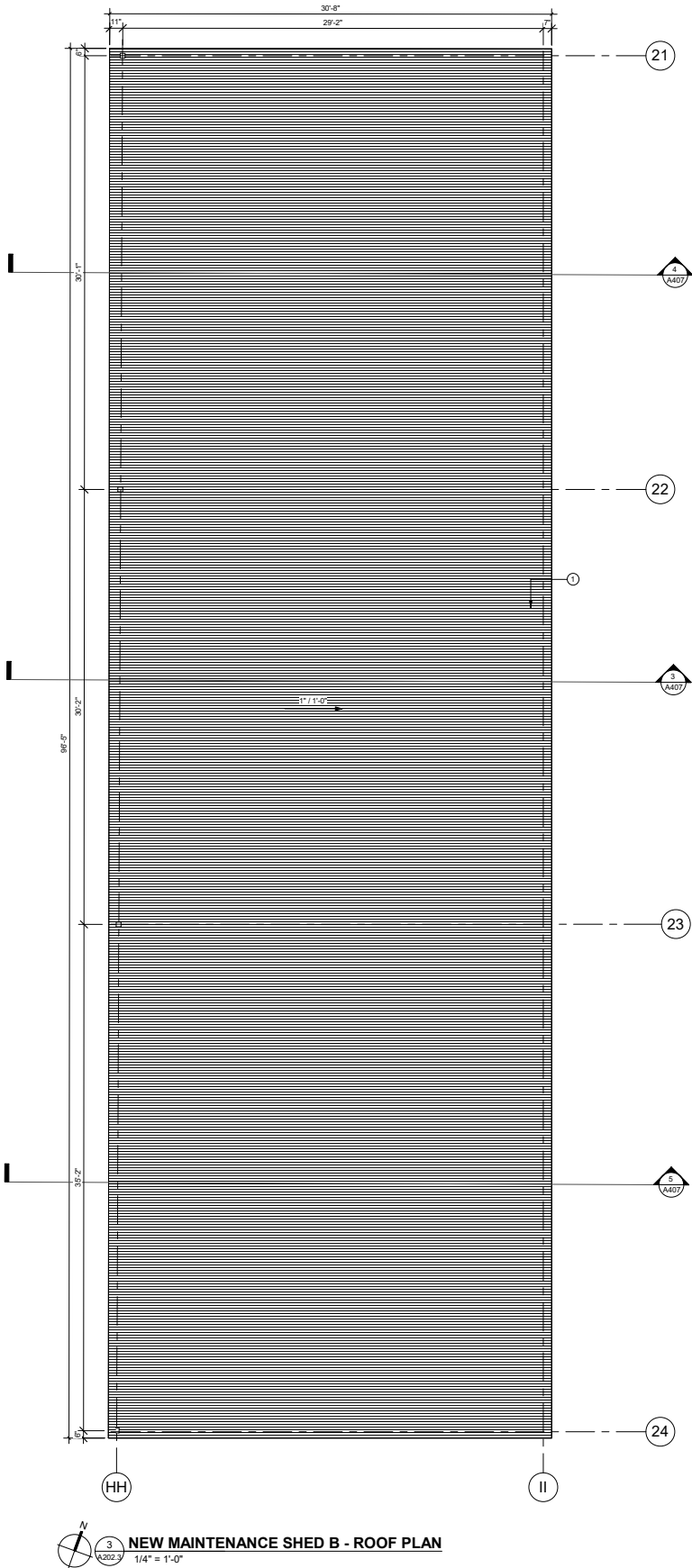
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SHEET NAME

**ROOF. PLAN
MAINT & EXIST RR.**

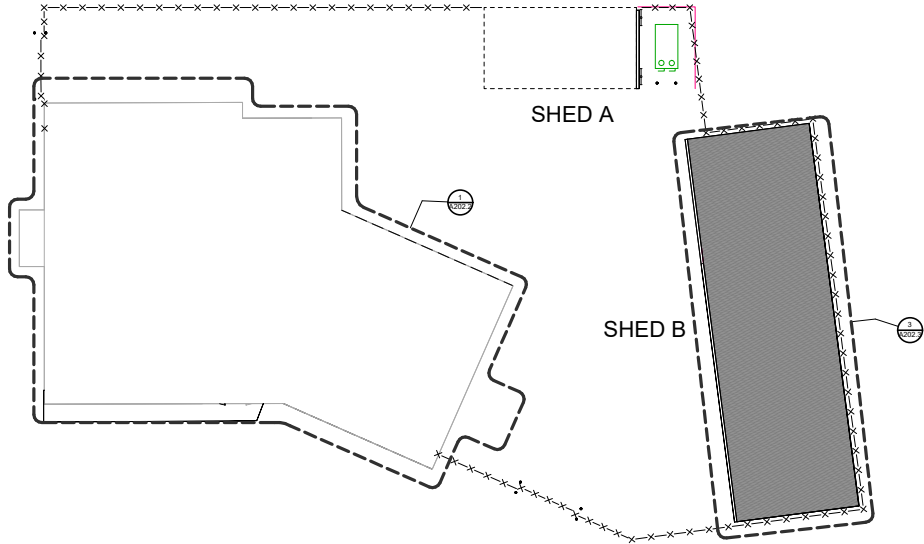
SHEET NO.

A202.2



3
A202.3
1/4" = 1'-0"

NEW MAINTENANCE SHED B - ROOF PLAN



1
A202.3
1/16" = 1'-0"

MAINTENANCE SHED - ROOF PLAN LOCATION PLAN

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	NEW ALUMINUM ROOF SURFACE. MAKE REFERENCE TO MANUFACTURES FOR SPECIFICATIONS AND DETAILS.

CLIENT:

CITY OF HOLLYWOOD
FLORIDA

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Design and Construction Management
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Hollywood, Florida 33022-9045
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GOLF COURSE & LANDSCAPE ARCHITECTURE:

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STRUCTURAL ENGINEERS

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FOOD & BEVERAGE:

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SEAL:

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NOT FOR CONSTRUCTION**

PHASE:

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SUBMITTAL**

PROJECT NAME:
HOLLYWOOD BEACH GOLF COURSE AND CLUBHOUSE

PROJECT ADDRESS:
1645 Polk Street
Hollywood, FL 33020

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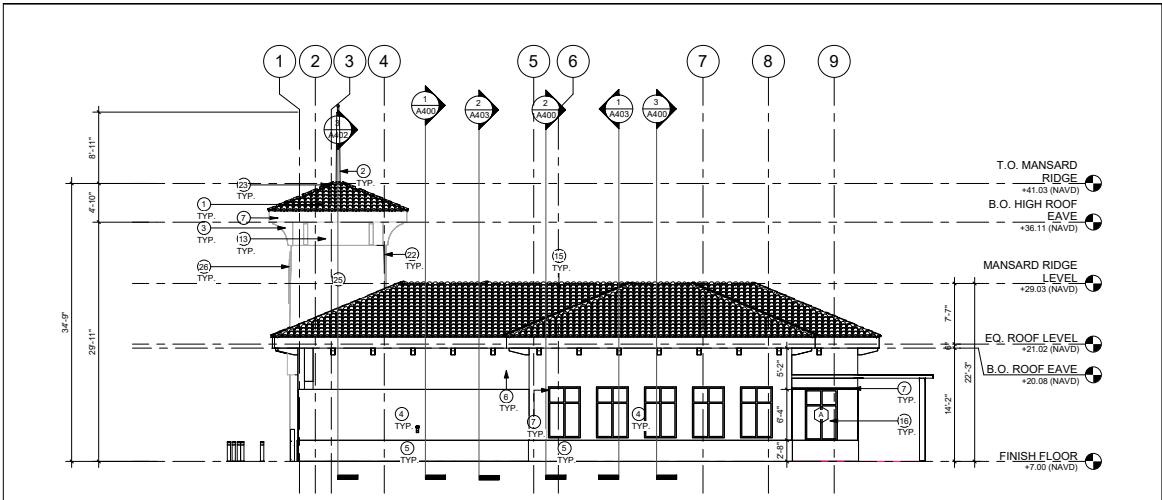
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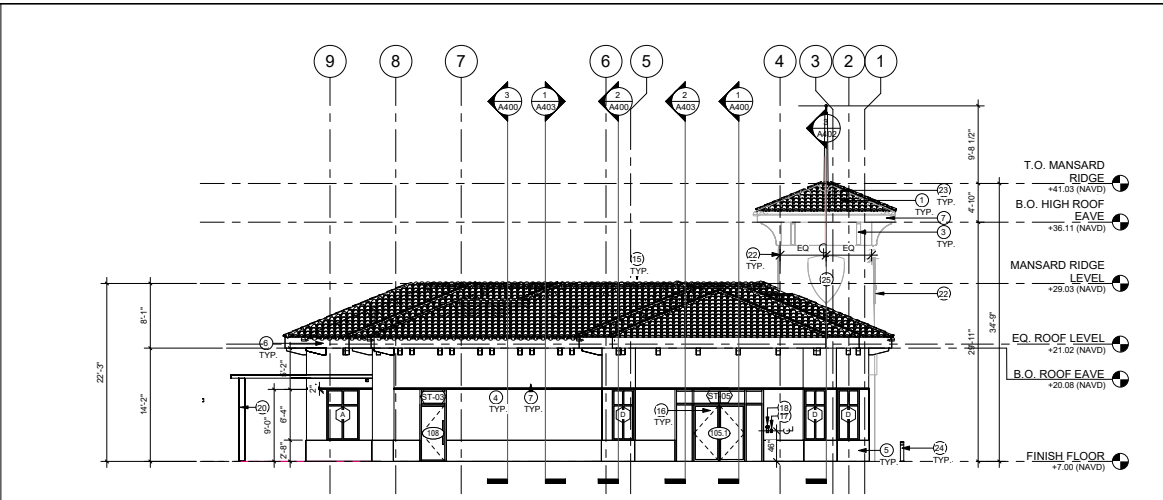
**ROOF PLAN-
MAINT. SHED**

SHEET NO.

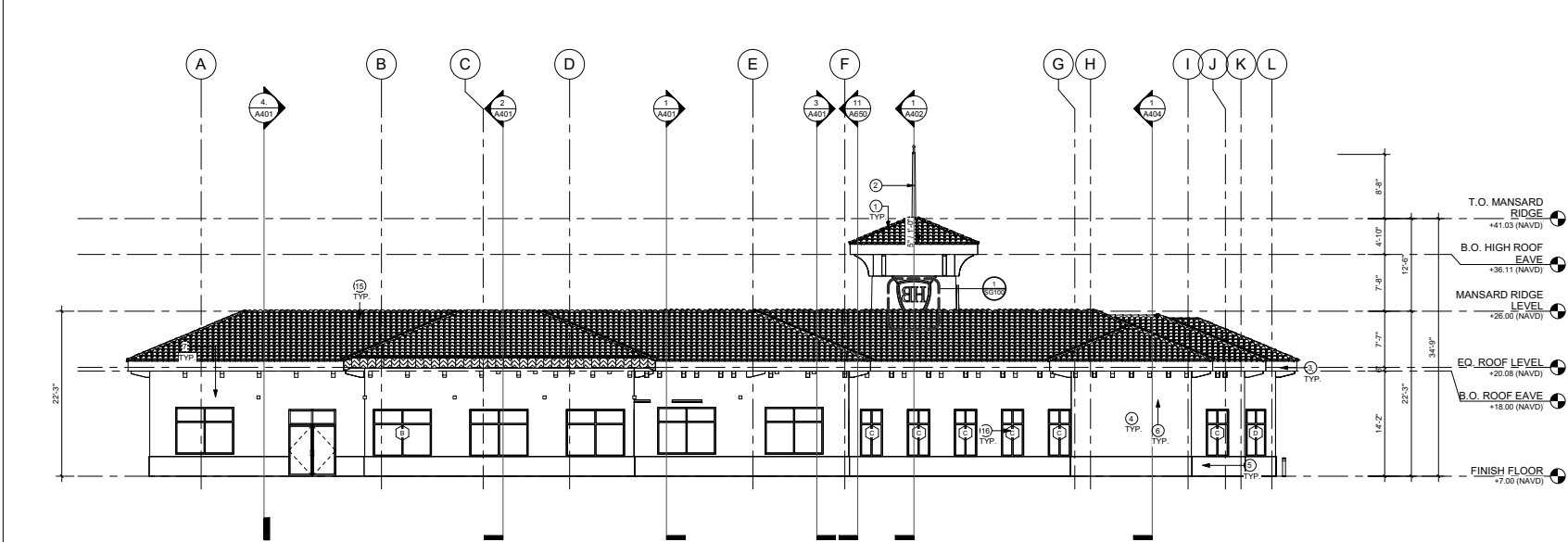
A202.3



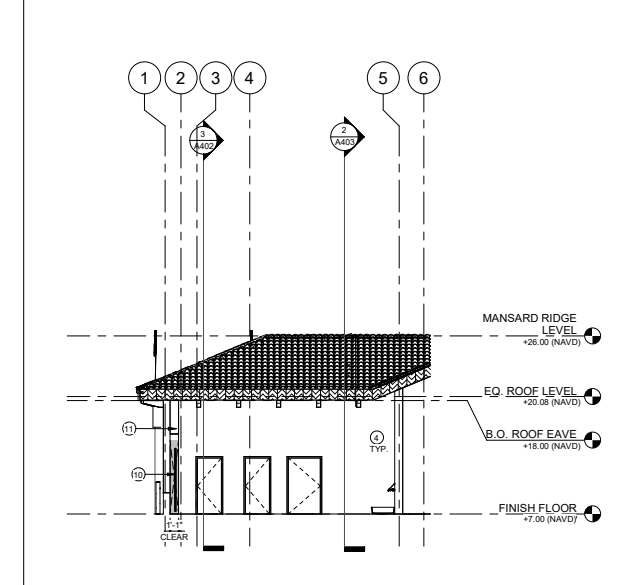
2 CLUB HOUSE - EAST ELEVATION
1/8" = 1'-0"



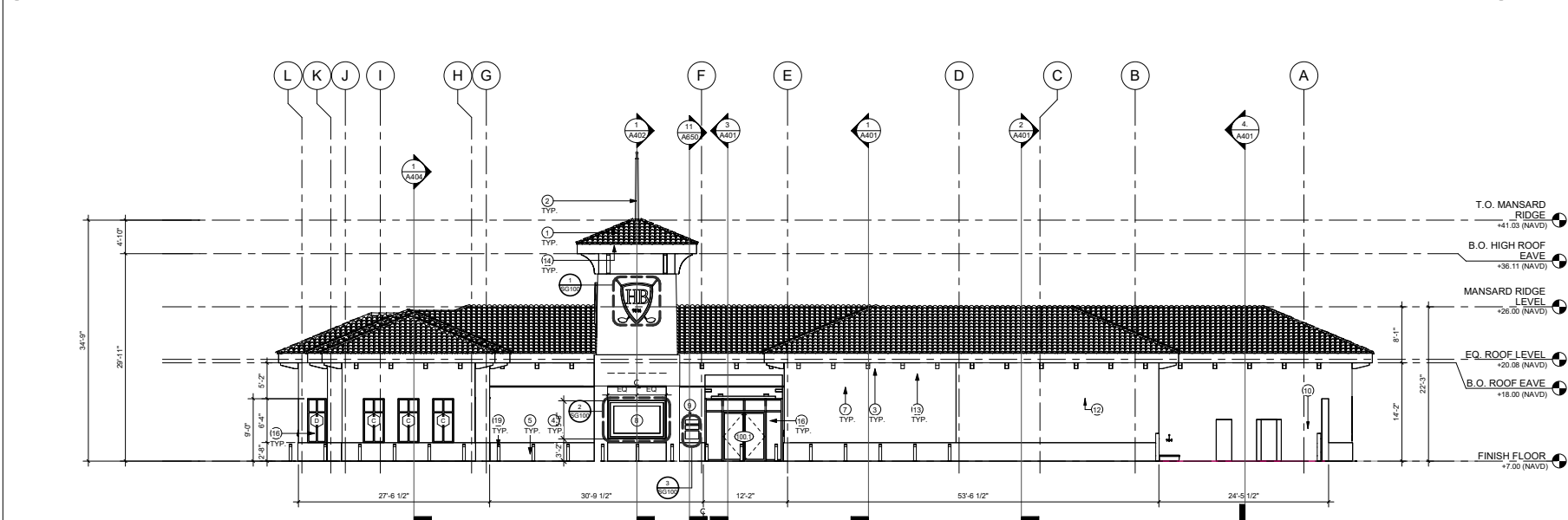
1 CLUB HOUSE - WEST ELEVATION
1/8" = 1'-0"



3 CLUB HOUSE - NORTH ELEVATION
1/8" = 1'-0"



5 CLUB HOUSE - SERVICE YARD - SOUTH ELEVATION
1/8" = 1'-0"



4 CLUB HOUSE - SOUTH ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	CLAY BARREL TILES, DADE COUNTY PRODUCT APPROVED WITH NOA, TERRACOTTA BLEND
2	FLAG POLE & FLAG, FLAG POLE & FLAG TO BE SPECIALLY ENGINEERED, CODE COMPLIANT AND PERMITTED. CONTRACTOR TO COORDINATE FLAG DESIGN WITH CITY.
3	PAINTED WOOD SOFFIT RIBBS, PAINT TO MATCH (PT-08), REFER TO SPECIFICATIONS FOR MORE INFORMATION.
4	WALLS: PAINTED SMOOTH TEXTURE STUCCO (PT-06)
5	BASE: PAINTED SMOOTH TEXTURE STUCCO (PT-07)
6	PAINTED HORIZONTAL STUCCO BAND (PT-07)
7	PAINTED TRIM (EAVE/SOFFT), PAINT TO MATCH (PT-08), REFER TO SPECIFICATIONS FOR MORE INFORMATION.
8	PICTURE FRAME AND MURAL OF ORIGINAL CLUBHOUSE
9	REFURBISHED PLAQUES FROM HLSA, INC. (3 TOTAL), PLAQUES TO BE MOUNTED IN COMPLIANCE WITH LOCAL CODES.
10	SPECIALTY ENGINEERED METAL SLIDING GATE, ALL EXPOSED SURFACES AND CONNECTIONS TO RECEIVE WEATHERPROOFING. GATE TO BE PAINTED (PT-06, GLOSSY FINISH)
11	POCKET FOR SPECIALTY ENGINEERED SLIDING GATE, POCKET TO FULLY ACCOMMODATE GATE, WHEN OPENED/RETRACTED, ALL SURFACES NEED POCKET TO RECEIVE SEAL & PAINT, EXPOSED EXTERIOR SURFACES TO RECEIVE 3-COAT STUCCO & PAINT (PT-08)
12	10 PAINTED METAL LETTERS FINISHED TO WALL (BACK-LIT)
13	TRIM EAVE SOFFT PAINTED (PT-08)
14	VENTILATED BIRD STOP TYP. COLOR TO MATCH ROOF TOPPING COLOR.
15	PARAPET WALLS, ALL EXPOSED SURFACES TO RECEIVE 3-COAT STUCCO AND PAINT, TOP OF PARAPET WALL TO RECEIVE BARREL TILE CIRCULAR RIDGE COVER TO MATCH ADJACENT ROOF, HEIGHT TO COMPLY WITH MIN. FALL PROTECTION & VISUALLY CONCEAL ALL ROOF TOP EQUIPMENT, GC TO COORDINATE PARAPET WALL HEIGHT WITH MECHANICAL ROOF TOP EQUIPMENT & FINISHED FLOOR HEIGHT, PARAPET WALLS TO VISUALLY CONCEAL ALL MECHANICAL ROOF TOP UNITS.
16	STOREFRONT WITH NOA, FRAME COLOR TO BE ANODIZED BLACK, HARDWARE COLOR TO MATCH FRAME COLOR, HARDWARE TO COMPLY WITH STOREFRONT AND NOA.
17	ADA PUSH BUTTON, CONTRACTOR TO COORDINATE POWER CONNECTION WITH STOREFRONT & HARDWARE PRIOR TO ORDER/INSTALLATION, ALL WIRING TO BE CONCEALED.
18	CARD READER, CONTRACTOR TO COORDINATE POWER & DATA CONNECTION WITH STOREFRONT & HARDWARE PRIOR TO ORDER/INSTALLATION, ALL WIRING TO BE CONCEALED.
19	NEW SECURITY BOLLARD WITH LIGHT FIXTURE, REFER TO DETAILS, INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE, SPECIALTY ENGINEERED ITEM, CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN, PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.
20	COLUMNS FOR SPECIALTY ENGINEERED TRELLIS WITH SHADES, ALL EXPOSED SURFACES AND CONNECTIONS TO RECEIVE WEATHERPROOFING, METAL TRELLIS TO BE PAINTED (SW, GLOSSY FINISH)
21	BUILDING SIGNAGE, BACKLIT RAISED LETTERS TO BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES, STRUCTURAL CALCULATIONS TO BE PROVIDED BY GC AS REQUIRED.
22	SHADE TO BE REVIEWED & APPROVED BY CITY & ARCHITECT PRIOR TO ORDER/INSTALLATION.
23	TOP OF RIDGE TO RECEIVE BARREL TILE CIRCULAR RIDGE COVER TO MATCH ADJACENT ROOF, TYP.
24	NEW SECURITY BOLLARD WITH LIGHT FIXTURE, REFER TO DETAILS, INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE, SPECIALTY ENGINEERED ITEM, CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN, PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.
25	BUILDING SIGNAGE TO BE INTEGRATED/CEASED INTO FACE, SIGNAGE SIZE & FINAL LOCATION TO BE REVIEWED & APPROVED BY CITY & ARCHITECT PRIOR TO INSTALLATION, REFER TO DETAILS FOR MORE INFORMATION, ALL EXPOSED SURFACES TO RECEIVE STUCCO & PAINT, PLACEMENT HEIGHT TO ALIGN WITH SIGNAGE, ON MANSARD FACADE.
26	DECORATIVE CLUBHOUSE SIGN (INTERIOR/LIT)

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GOLF COURSE & LANDSCAPE
ARCHITECTURE:

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GOLF ARCHITECTURE

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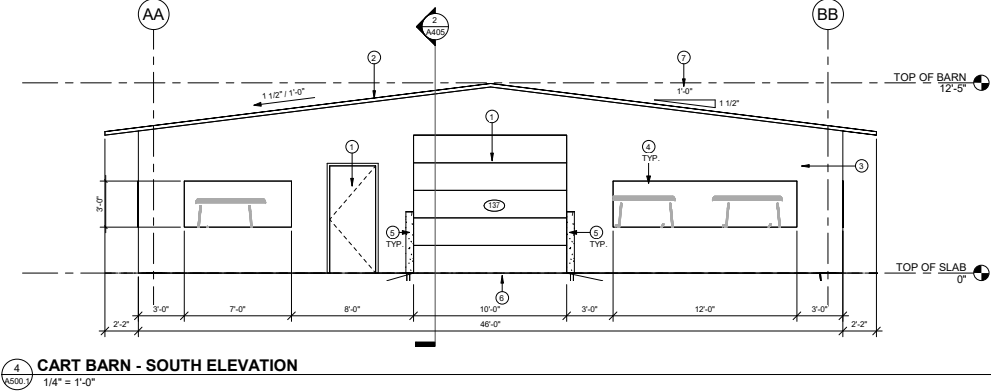
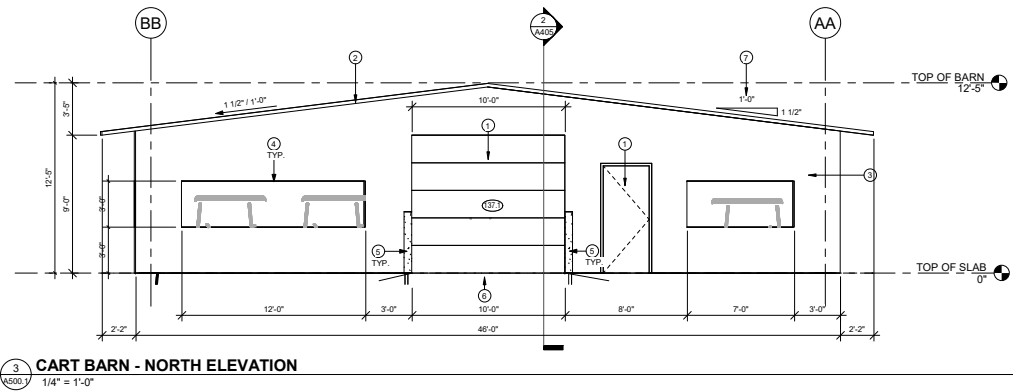
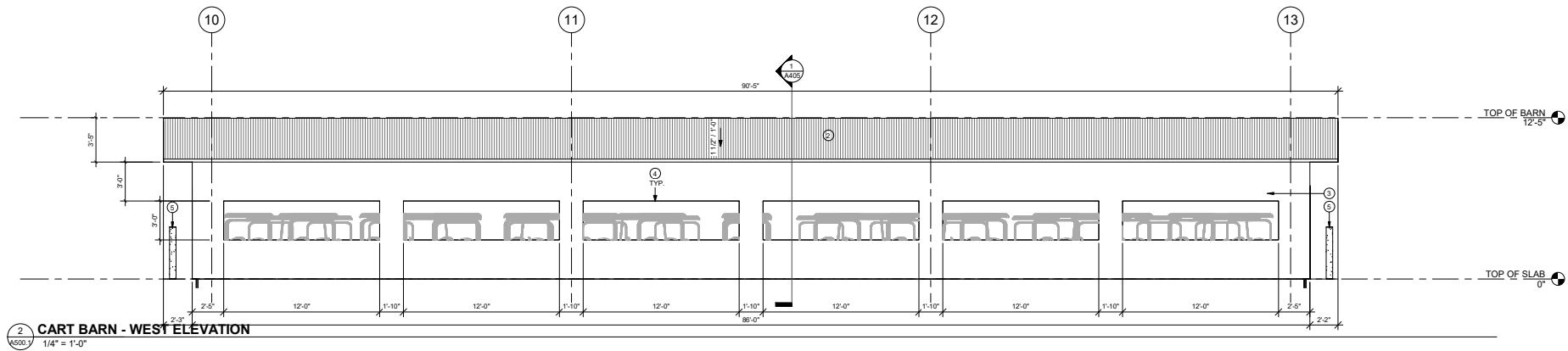
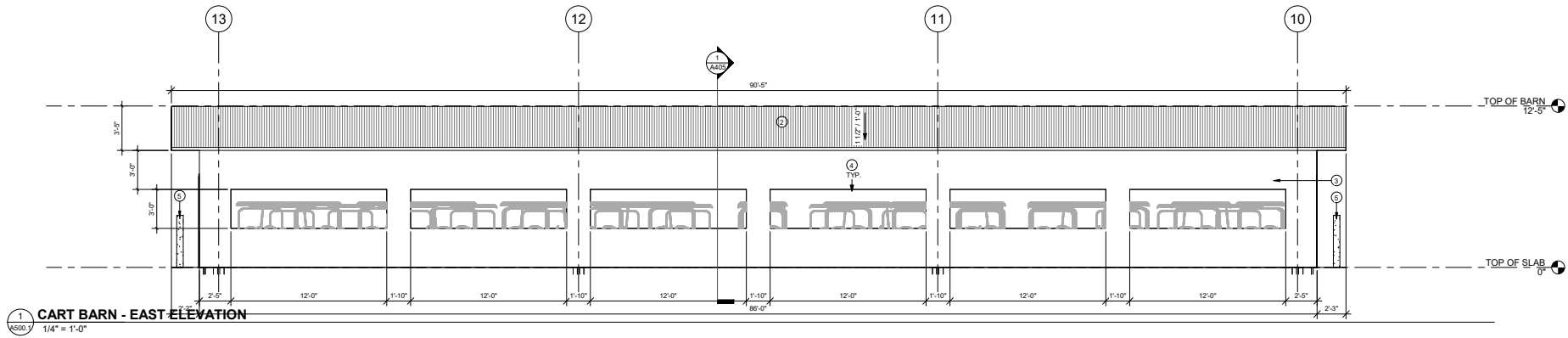
REVISIONS:

No.	DESCRIPTION	DATE:

SHEET NAME

BUILDING
ELEVATIONS - CH
SHEET NO.

A500 A



KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	NEW DOOR, FRAME AND HARDWARE WITH NOK. REFER TO SCHEDULE. CONTRACTOR TO PROVIDE MANUFACTURER STANDARD COLOR SELECTION TO DESIGN TEAM FOR SELECTION AND APPROVAL. PRIOR TO ORDER AND INSTALLATION.*****DO NOT USE
2	NEW ALUMINUM ROOF. CONTRACTOR TO PROVIDE MANUFACTURER STANDARD COLOR SELECTION TO DESIGN TEAM FOR SELECTION AND APPROVAL. PRIOR TO ORDER AND INSTALLATION.
3	NEW ALUMINUM EXTERIOR SLIDING. CONTRACTOR TO PROVIDE MANUFACTURER STANDARD COLOR SELECTION TO DESIGN TEAM FOR SELECTION AND APPROVAL. PRIOR TO ORDER AND INSTALLATION.*****DO NOT USE
4	WALL OPENINGS. TYPICAL.*****DO NOT USE
5	NEW SECURITY BOLLARD. PAINTED YELLOW WITH YELLOW PROTECTIVE SLEEVE. REFER TO DETAILS. INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE. SPECIALTY ENGINEERED ITEM. CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN PER F.B.C. FOR ATTACHEMENT AND OR INSTALLATION OF THIS ITEM.
6	ACCESS RAMP TO OVERHEAD DOOR*****DO NOT USE
7	COORDINATE FINAL ROOF SLOPE WITH SELECTED MANUFACTURER*****DO NOT USE

CLIENT:
CITY OF HOLLYWOOD FLORIDA
City of Hollywood
Design and Construction Management
PO Box 229045
Hollywood, Florida 33022-9045
T: (954) 921-3410

GOLF COURSE & LANDSCAPE ARCHITECTURE:
M RICHARD MANDELL
GOLF ARCHITECTURE
Richard Mandell Golf Architecture
2208 Midland Road
Pinehurst, North Carolina 28374
T: (910) 255-3111

ARCHITECTURE & INTERIOR DESIGN:
BA
Bermello Ajamil & Partners
Bermello Ajamil & Partners, Inc.
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700

MEP ENGINEERING:
DELTA-G CONSULTING ENGINEERS, INC.
Delta-G Consulting Engineers, Inc.
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Fort Lauderdale, FL 33304
T: (954) 527-1112

STRUCTURAL ENGINEERING:
BLISS & NYITRAY, INC.
Bliss & Nyitray, Inc.
5835 Blue Lagoon Drive, Suite 400
Miami, FL 33126
T: (305) 442-7086

CIVIL ENGINEER:
MILLER-LEGG
Miller-Legg
5747 Andrews Way
Fort Lauderdale, FL 33309
T: (954) 436-7000

FOOD & BEVERAGE:
CAMACHO
Camacho
3103 Medlock Bridge road
Norcross, Georgia 30071
T: (770) 562-1444

SEAL:
**PRELIMINARY
NOT FOR CONSTRUCTION**

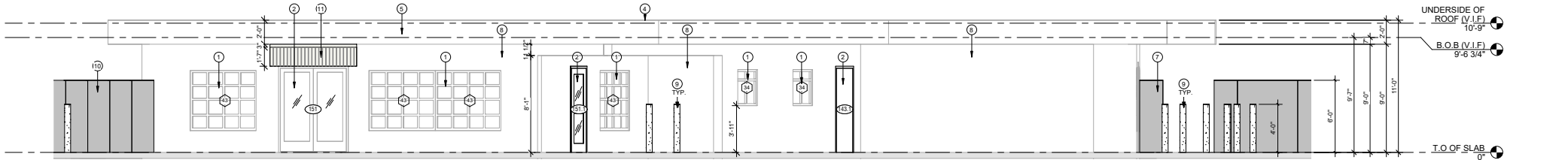
PHASE:
**PRELIMINARY TAC
SUBMITTAL**

PROJECT NAME:
HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE
PROJECT ADDRESS:
1645 Polk Street
Hollywood, FL 33020
PROJECT NO.:
02141.000
ISSUE DATE:
02/06/2022

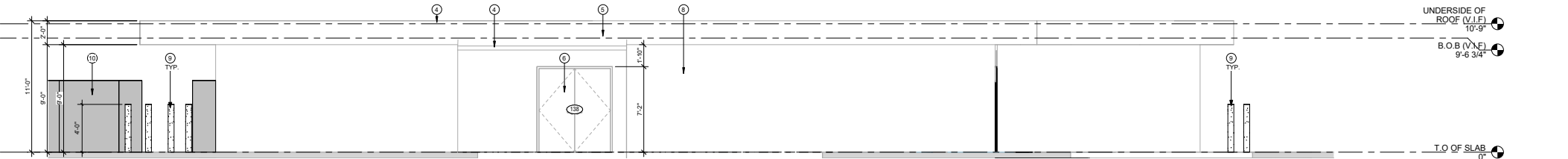
REVISIONS:	No.:	DESCRIPTION	DATE:

SHEET NAME
**BLDG. ELEV. -
CART BARN**
SHEET NO.
A500.1

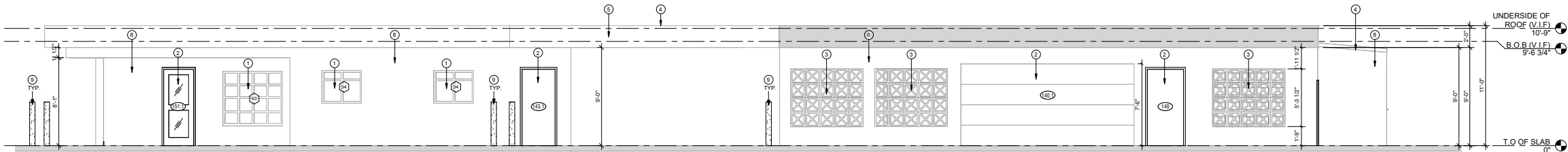
Revise key notes, numbers are duplicates.



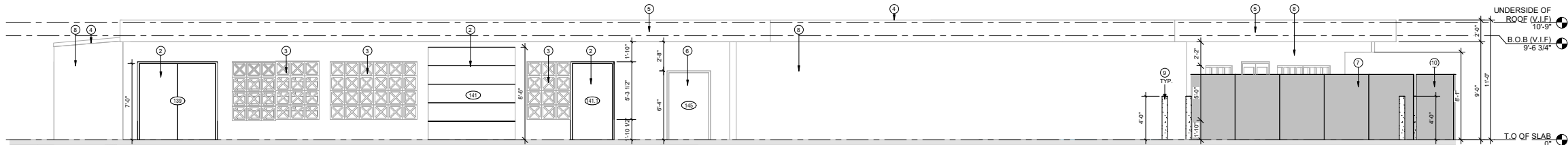
1 MAINTENANCE BUILDING - EAST ELEVATION
A500.2 1/4" = 1'-0"



4 MAINTENANCE BUILDING - WEST ELEVATION
A500.2 1/4" = 1'-0"



2 MAINTENANCE BUILDING - NORTH ELEVATION
A500.2 1/4" = 1'-0"



3 MAINTENANCE BUILDING - SOUTH ELEVATION
A500.2 1/4" = 1'-0"

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	EXISTING WINDOW TO REMAIN. PAINTED TO MATCH NEW DOORS.
2	NEW DOOR, FRAME AND HARDWARE WITH NOA. COLOR TO BE ANNOIDIZED BLACK. REFER TO SCHEDULE.
3	EXISTING DECORATIVE BLOCK TO REMAIN. PAINTED (PT-07)
4	EXISTING ROOF TO REMAIN
5	EXISTING TRIMEAVE TO REMAIN. PAINTED (PT-08)
6	EXISTING DOOR AND HARDWARE TO REMAIN. DOOR, FRAME, AND HARDWARE PAINTED TO MATCH NEW DOORS.
7	NEW CHAIN LINK FENCE ROLLING GATE AND DOOR. REFER TO FENCE DETAILS ON SHEET A677
8	EXISTING WALLS TO REMAIN. PAINTED (PT-05)
9	NEW SECURITY BOLLARD. PAINTED YELLOW WITH YELLOW PROTECTIVE SLEEVE. REFER TO DETAILS. INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE. SPECIALTY ENGINEERED ITEM. CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN, PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.
10	NEW CHAIN LINK FENCE. REFER TO FENCE DETAILS ON SHEET A677
11	NEW METAL AWNINGS. REFER TO AWNING DETAILS ON SHEET A677. CONTRACTOR TO PROVIDE MANUFACTURER STANDARD COLOR SELECTION TO DESIGN TEAM FOR SELECTION AND APPROVAL. PRIOR TO ORDER AND INSTALLATION.

CLIENT:



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GOLF COURSE & LANDSCAPE
ARCHITECTURE:

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M A N D E L L
GOLF ARCHITECTURE

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FOOD & BEVERAGE:



Camacho
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Norcross, Georgia 30071
T: (770) 582-1144

SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

PHASE:

PRELIMINARY TAC
SUBMITTAL

PROJECT NAME:

HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE

PROJECT ADDRESS:

1645 Polk Street
Hollywood, FL 33020

PROJECT NO.:

02141.000

ISSUE DATE:

02/06/2022

REVISIONS:

No.:	DESCRIPTION	DATE:

SHEET NAME

BLDG. ELEV. -
MAINT. BLDG.

SHEET NO.

A500.2



**GOLF COURSE & LANDSCAPE
ARCHITECTURE:**
M RICHARD
MANDELL
GOLF ARCHITECTURE

ARCHITECTURE & INTERIOR DESIGN:
BA Bermello Ajamil & Partners

MEP
ENGINEERING:

STRUCTURAL ENGINEERING:
BLISS & NYITRAY, INC.
STRUCTURAL
ENGINEERS

CIVIL ENGINEER:



FOOD & BEVERAGE:
camacho

SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

**PRELIMINARY TAC
SUBMITTAL**

PROJECT ADDRESS:
1645 Polk Street
Hollywood, FL 33020

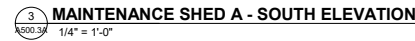
ISSUE DATE:
02/06/2022

REVISIONS:

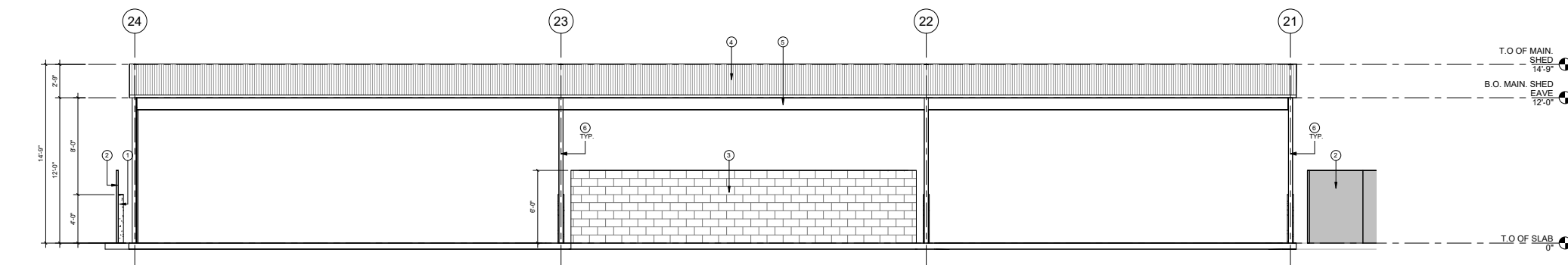
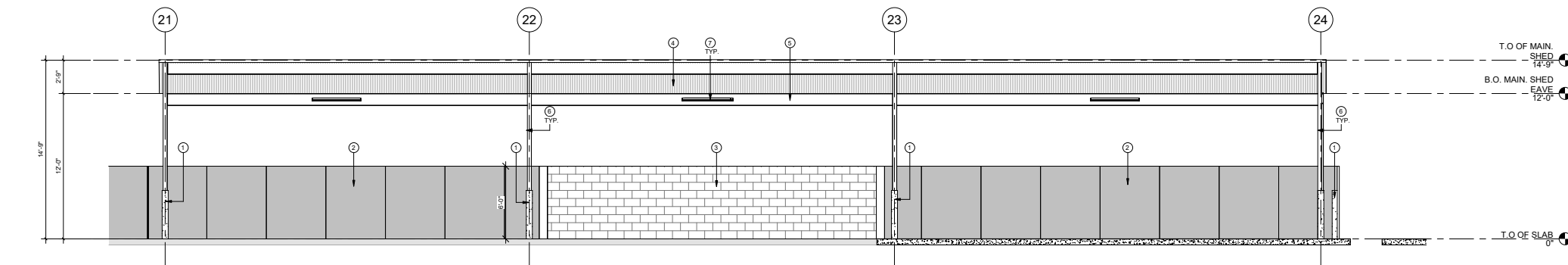
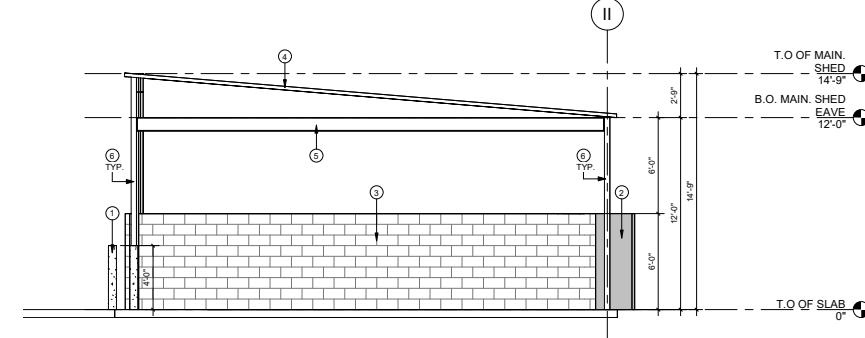
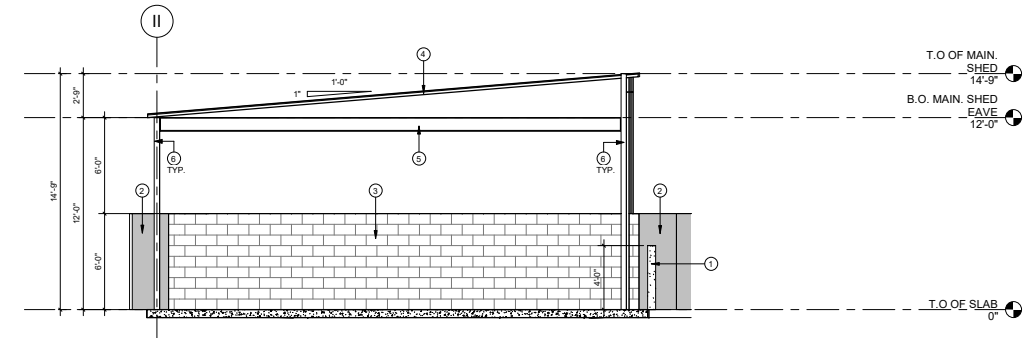
No.	DESCRIPTION
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[illegible]

BLDG. ELEV. -
MAINT. SHED A
SHEET NO.



KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	NEW SECURITY BOLLARD, PAINTED YELLOW WITH YELLOW PROTECTIVE SLEEVE. REFER TO DETAILS INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE. SPECIALTY ENGINEERED ITEM. CONTRACTOR, AS PART OF BID AND SERVICES, SHALL PROVIDE ENGINEERED STRUCTURAL, DESIGN PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.
2	NEW WALL MOUNTED LIGHT FIXTURES. REFER TO ELECTRICAL DWGS.
3	CMU WALL, SEALED
4	NEW CHAIN LINK FENCE. REFER TO FENCE DETAILS ON SHEET A67
5	CMU WALL, SEALED AND PAINTED



KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	NEW SECURITY BOLLARD, PAINTED YELLOW WITH YELLOW PROTECTIVE SLEEVE. REFER TO DETAILS.
2	INSTALLATION PER MFG SPECIFICATIONS AND FLORIDA BUILDING CODE. SPECIALTY ENGINEERED ITEM. CONTRACTOR, AS PART OF BID AND SERVICES SHALL PROVIDE ENGINEERED STRUCTURAL DESIGN, PER F.B.C. FOR ATTACHMENT AND OR INSTALLATION OF THIS ITEM.
3	NEW CHAIN LINK FENCE. REFER TO FENCE DETAILS ON SHEET A677.
4	CMU WALL, SEALED.
5	NEW ALUMINUM ROOF. CONTRACTOR TO PROVIDE MANUFACTURER STANDARD COLOR SELECTION TO DESIGN TEAM FOR SELECTION AND APPROVAL. PRIOR TO ORDER AND INSTALLATION.
6	NEW ALUMINUM BEAMS
7	NEW ALUMINUM COLUMNS SIZE TO BE DETERMINED
8	LED LIGHTING FIXTURE. SUSPENDED FROM STRUCTURE ABOVE. REFER TO ELECTRICAL DRAWINGS.

CLIENT:
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Hollywood, Florida 33022-9045
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GOLF ARCHITECTURE
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Bermello Ajamil & Partners
Bermello Ajamil & Partners, Inc.
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B L I S S & N Y I T R A Y, I N C.
S T R U C T U R A L
E N G I N E E R S
Bliss & Nyitray, Inc.
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FOOD & BEVERAGE:
camacho
Camacho
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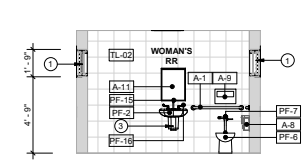
SEAL:
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NOT FOR CONSTRUCTION**

PHASE:
**PRELIMINARY TAC
SUBMITTAL**

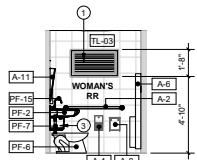
PROJECT NAME:
HOLLYWOOD BEACH GOLF COURSE AND CLUBHOUSE
PROJECT ADDRESS:
1645 Polk Street
Hollywood, FL 33020
PROJECT NO.:
02141.000
ISSUE DATE:
02/06/2022

REVISIONS:	No.:	DESCRIPTION	DATE:

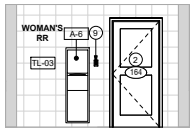
SHEET NAME
**BLDG. ELEV. -
MAINT. SHED B**
SHEET NO.
A500.3B



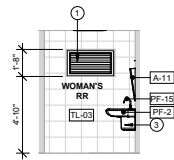
1 FAIRWAY BATH - WOMAN N
A500.4 1/4" = 1'-0"



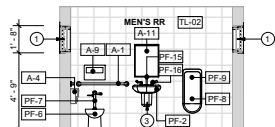
2 FAIRWAY BATH - WOMAN E
A500.4 1/4" = 1'-0"



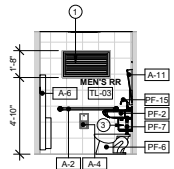
3 FAIRWAY BATH - WOMAN S
A500.4 1/4" = 1'-0"



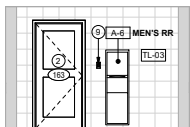
4 FAIRWAY BATH - WOMAN W
A500.4 1/4" = 1'-0"



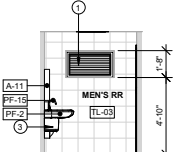
5 FAIRWAY BATH - MENS S
A500.4 1/4" = 1'-0"



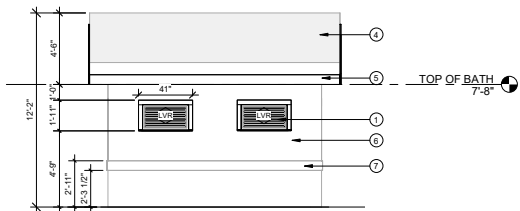
6 FAIRWAY BATH - MENS E
A500.4 1/4" = 1'-0"



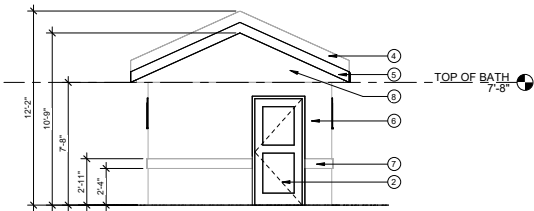
7 FAIRWAY BATH - MENS N
A500.4 1/4" = 1'-0"



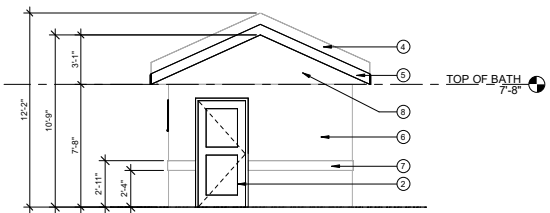
8 FAIRWAY BATH - MENS W
A500.4 1/4" = 1'-0"



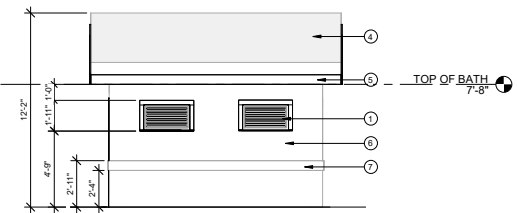
9 FAIRWAY BATHROOM - EAST ELEVATION
A500.4 1/4" = 1'-0"



10 FAIRWAY BATHROOM - NORTH ELEVATION
A500.4 1/4" = 1'-0"



11 FAIRWAY BATHROOM - SOUTH ELEVATION
A500.4 1/4" = 1'-0"



12 FAIRWAY BATHROOM - WEST ELEVATION
A500.4 1/4" = 1'-0"

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	NEW FIXED ALUMINUM LOUVER WITH BIRD SCREEN & NOA. CONTRACTOR TO VERIFY OPENING PRIOR TO ORDER INSTALLATION. COLOR TO MATCH PT-08.
2	NEW DOOR, FRAME AND HARDWARE WITH NOA. COLOR TO MATCH PT-08. REFER TO SCHEDULE.
3	NEW PIPE SAFETY COVERING - UNDER EACH SINK
4	EXISTING TO REMAIN BARREL TILE ROOF. PATCH & REPAIR AS REQUIRED.
5	EXISTING RAKE BOARD TO RECEIVE A NEW COAT OF PAINT (PT-08). PATCH & REPAIR AS REQUIRED.
6	EXISTING CEMENT PLASTER WALL SURFACE TO RECEIVE A NEW COAT OF PAINT (PT-06). PATCH & REPAIR AS REQUIRED.
7	EXISTING WOOD TRIM TO RECEIVE A NEW COAT OF PAINT (PT-07). PATCH & REPAIR AS REQUIRED.
8	NEW WOOD BOARDS TO REPLACE EXISTING TO RECEIVE A NEW COAT OF PAINT (PT-08). PATCH & REPAIR AS REQUIRED.
9	MOTION DETECTOR LIGHT SWITCH

CLIENT:



City of Hollywood
Design and Construction Management
PO Box 229045
Hollywood, Florida 33022-9045
T: (954) 921-3410

GOLF COURSE & LANDSCAPE
ARCHITECTURE:

M R I C H A R D
M A N D E L L
GOLF ARCHITECTURE

Richard Mandell Golf Architecture
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T: (770) 582-1144

SEAL:

PRELIMINARY
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PHASE:

PRELIMINARY TAC
SUBMITTAL

PROJECT NAME:

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COURSE AND CLUBHOUSE

PROJECT ADDRESS:

1645 Polk Street
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PROJECT NO.:

02141.000

ISSUE DATE:

02/06/2022

REVISIONS:

No.:	DESCRIPTION	DATE:

SHEET NAME

BLDG. ELEV. -
FAIRWAY BATH
SHEET NO.

A500.4



3 REFURBISHED PLAQUES
SG100 1/2" = 1'-0"



SG100



CLIENT:



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Design and Construction Management
PO Box 229045
Hollywood, Florida 33022-9045
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GOLF COURSE & LANDSCAPE ARCHITECTURE:

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M A N D E L L
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COURSE AND CLUBHOUSE

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Hollywood, FL 33020

PROJECT NO.:

02141.000

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02/06/2022

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No.:	DESCRIPTION	DATE:

SHEET NAME

**CLUB HOUSE
RENDERINGS**

SHEET NO.

R100



CLIENT:



City of Hollywood
Design and Construction Management
PO Box 229045
Hollywood, Florida 33022-9045
T: (954) 921-3410

GOLF COURSE & LANDSCAPE ARCHITECTURE:



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2208 Midland Road
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T: (910) 255-3111

ARCHITECTURE & INTERIOR DESIGN:



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PHASE:

**PRELIMINARY TAC
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COURSE AND CLUBHOUSE

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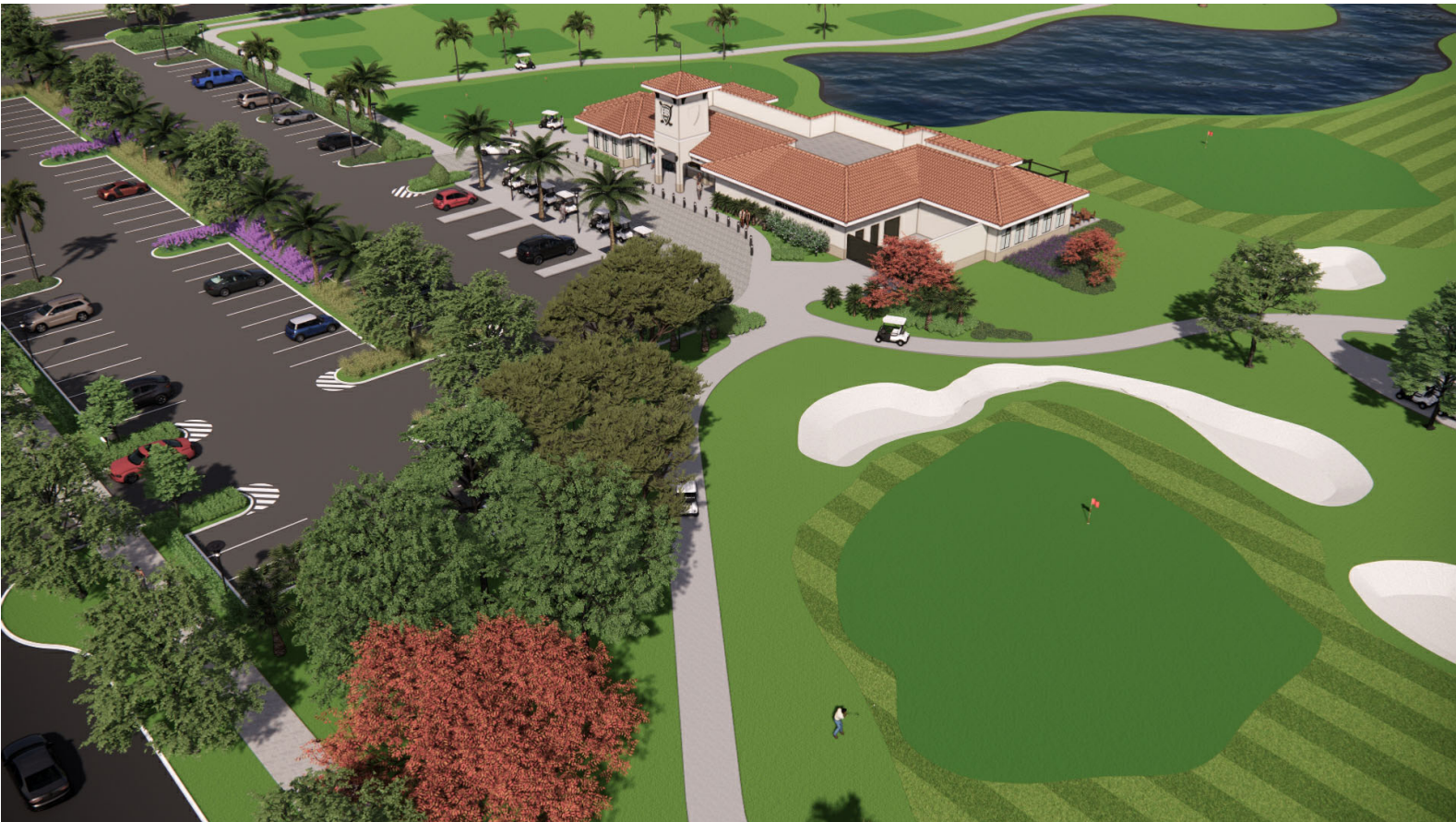
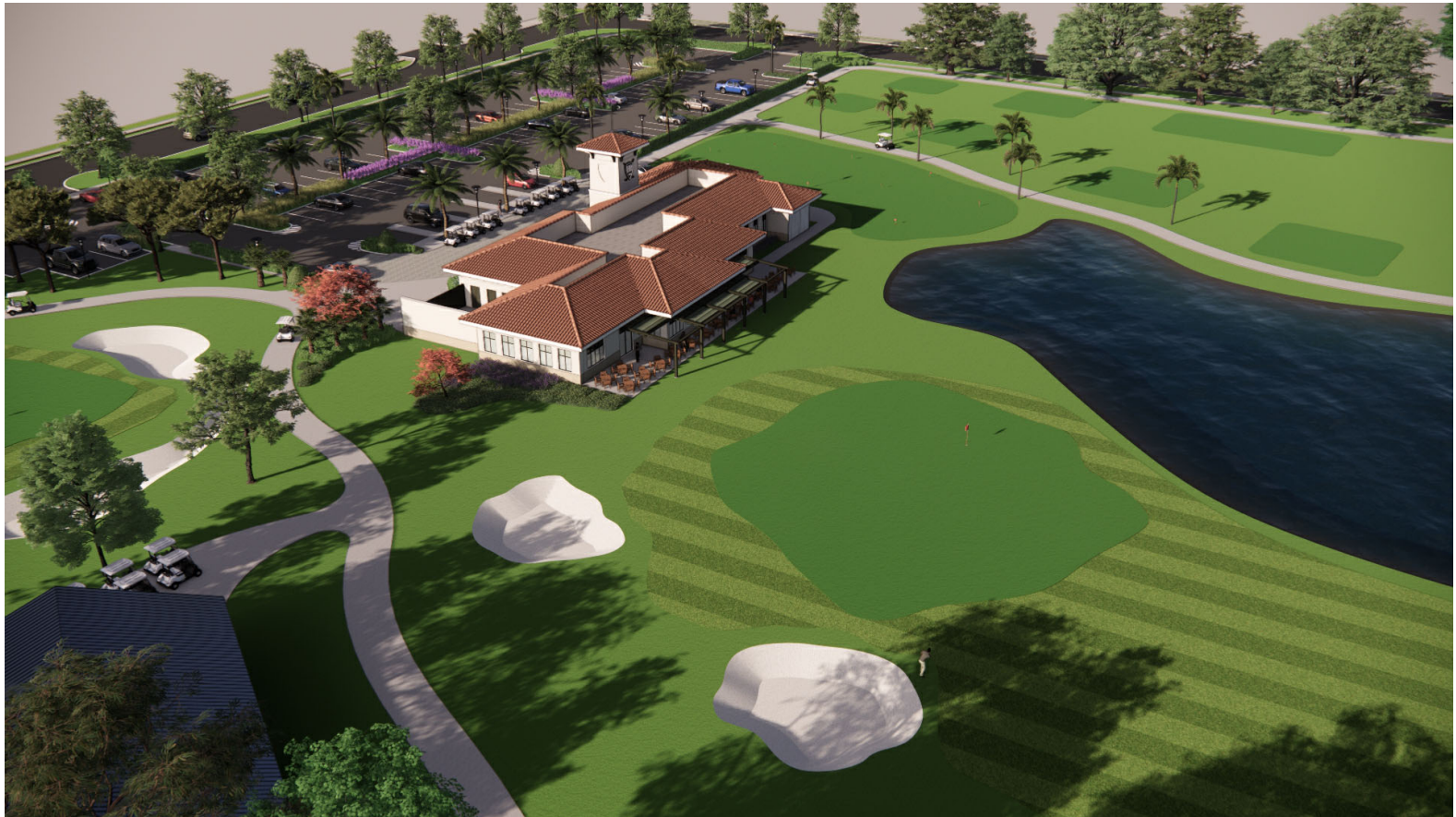
No.:	DESCRIPTION	DATE:

SHEET NAME

**CLUB HOUSE
RENDERINGS**

SHEET NO.

R101



CLIENT:



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Design and Construction Management
PO Box 229045
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ARCHITECTURE:



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T: (954) 436-7000

FOOD & BEVERAGE:



Camacho
3103 Medlock Bridge road
Norcross, Georgia 30071
T: (770) 582-1144

SEAL:

**PRELIMINARY
NOT FOR CONSTRUCTION**

PHASE:

**PRELIMINARY TAC
SUBMITTAL**

PROJECT NAME:

HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE

PROJECT ADDRESS:

1645 Polk Street
Hollywood, FL 33020

PROJECT NO.:

02141.000

ISSUE DATE:

02/06/2022

REVISIONS:

No.:	DESCRIPTION	DATE:

SHEET NAME

**CLUB HOUSE
RENDERINGS**

SHEET NO.

R102



CLIENT:



City of Hollywood
Design and Construction Management
PO Box 229045
Hollywood, Florida 33022-9045
T: (954) 921-3410

GOLF COURSE & LANDSCAPE ARCHITECTURE:



Richard Mandell Golf Architecture
2208 Midland Road
Pinehurst, North Carolina 28374
T: (910) 255-3111

ARCHITECTURE & INTERIOR DESIGN:



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Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive, 10th Floor
Miami, Florida 33133
T: (305) 859-2050 F: (305) 860-3700

MEP ENGINEERING:



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707 NE 3rd Ave. Suite. 200
Fort Lauderdale, FL 33304
T: (954) 527-1112

STRUCTURAL ENGINEERING:



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5835 Blue Lagoon Drive, Suite 400
Miami, FL 33126
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CIVIL ENGINEER:



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T: (954) 436-7000

FOOD & BEVERAGE:



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**CLUB HOUSE
RENDERINGS**

SHEET NO.

R103



CLIENT:



City of Hollywood
Design and Construction Management
PO Box 229045
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T: (954) 921-3410

GOLF COURSE & LANDSCAPE
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HOLLYWOOD BEACH GOLF
COURSE AND CLUBHOUSE

PROJECT ADDRESS:

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Hollywood, FL 33020

PROJECT NO.:

02141.000

ISSUE DATE:

02/06/2022

REVISIONS:

No.:	DESCRIPTION	DATE:

SHEET NAME

**CLUB HOUSE
RENDERINGS**

SHEET NO.

R104



CLIENT:



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PO Box 229045
Hollywood, Florida 33022-9045
T: (954) 921-3410

GOLF COURSE & LANDSCAPE
ARCHITECTURE:



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R105