SITE LOCATION MAP

LEGAL DESCRIPTION

LOT A:
FOLIO NUMBER : 20-5001-000-0780 IS A 1.91 ACRE PROPERTY LOCATED IN 6610 N KENDALL DRIVE

LOT B:
FOLIO NUMBER : 20-5001-000-1180 IS A .93 ACRE PROPERTY LOCATED IN 6610 N KENDALL DRIVE

FEMA FLOOD MAP

FLOOD ZONE

FEMA FLOOD ZONE: FLOOD ZONE X
BASE FLOOD ELEVATION (BFE): NA FOR ZONE X
LOWEST FFE IN PROPOSED PROJECT: 11.70' NGVD

WIND LOADS

RISK CATEGORY (FBC TABLE 1604.5): II
ULTIMATE DESIGN WIND SPEED: 175 MPH

FLORIDA APPROVED EXTERIOR COMPONENTS & CLADDING PRODUCTS* LISTING

CATEGORY	SUB CATEGORY	MATERIAL	APPLICANT	DESCRIPTION	APPROVAL NUMBER
ROOFING	MODIFIED BITUMINOUS ROOF SYSTEMS	SBS	JOHNS MANVILLE	3FID-HW	FL17013
ROOFING	ROOF HATCH	STEEL	BILCO	SERIES NB	FL15110
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	STEEL	INGERSOLL-RAND	IR SERIES FLUSH OUTSWING	FL12400-R2
EXTERIOR DOORS	SECTIONAL EXTERIOR DOOR ASSEMBLIES	STEEL	OVERHEAD DOOR CO.	MODEL 416	FL11734.1
PANEL WALLS	STOREFRONT	ALUMINUM	YKK	AP YHS 50 FS	FL14218-R2
DOORS	STOREFRONT	ALUMINUM	YKK	35H	FL13321-R5

* BASIS-OF-DESIGN PRODUCTS: COMPARABLE PRODUCTS BY OTHER MANUFACTURERS MAY BE PROVIDED.

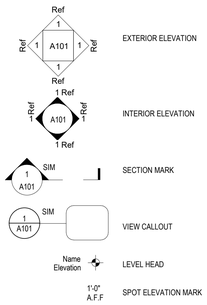
ABBREVIATIONS

A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
A/V	AUDIO VISUAL
B/W	BETWEEN
BCA	BUILDING CONSTRUCTION AUTHORITY
BLDG	BUILDING
CBU	CEMENTITIOUS BACKER UNIT
CFMF	COLD FORM METAL FRAMING
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DP	DIMENSION POINT
DR	DOOR
DRN	DRAIN
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRICAL
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRICAL WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/	FACE OF (SEE OTHER WORD)
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FEX	FIRE EXTINGUISHER
FF	FINISH FLOOR
FF&E	FURNITURE, FINISHES & EQUIPMENT
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FR	FRAME
FT	FEET
FURN	FURNITURE/ FURNISHED
FURR	FURRING
GA	GAUGE / GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACT/OR
GL-xx,	GLASS
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
HCP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HC	HANDICAPPED
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
IN	INCH
INCL	INCLUDED / INCLUDING
INFO	INFORMATION
INT	INTERIOR
INTERM	INTERMEDIATE
ISA	INTNL SYMBOL OF ACCESSIBILITY
LAV	LAVATORY
LVR	LOUVER
MAINT	MAINTENANCE
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVER HEAD
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
PAV	PAVER
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PR	PAIR
PREFAB	PREFABRICATED
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
PTxx	PAINT
QC	QUALITY CONTROL
QTY	QUANTITY
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REQ	REQUIRE / REQUIRED
REV	REVISION / REVISED
RM	ROOM
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET/FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPKR	SPEAKER
SPR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
TEL	TELEPHONE OR TELECOM
THK	THICKNESS
THRU	THROUGH
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNF/N	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDE, WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WWF	WELDED WIRE FABRIC
XTR	EXISTING TO REMAIN

TAG LEGEND

ELEMENT TAGS

VIEW TAGS



ANNOTATION TAGS

GENERAL NOTES

1. EXISTING ITEMS AND CONDITIONS ARE DEPICTED AND DESCRIBED ON THESE DRAWINGS ACCORDING TO THE BEST AVAILABLE INFORMATION AND SURVEYS. THE ARCHITECT PROVIDES NO ASSURANCE AS TO, AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DEPICTIONS AND DESCRIPTIONS. FIELD VERIFY AND DETERMINE, BY ANY MEANS NECESSARY, THE ACTUAL LOCATION, CONFIGURATION AND CONDITION OF ALL PERTINENT ITEMS, INCLUDING THOSE THAT MAY BE IN CONCEALED LOCATIONS. IF INVESTIGATION DISCOVERS THAT ACTUAL CONDITIONS DIFFER FROM WHAT IS DEPICTED OR DESCRIBED ON THESE DRAWINGS OR IF THE ITEMS AND CONDITIONS THAT ARE TO REMAIN AS PART OF THE FINISHED WORK ARE UNSUITABLE TO SUPPORT OR ACCOMMODATE THE WORK REQUIRED FOR THIS PROJECT, OR DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MEET CONSTRUCTION INDUSTRY STANDARDS, IMMEDIATELY NOTIFY THE ARCHITECT BY RFI AND DO NOT PROCEED WITH THE WORK UNTIL RECEIPT OF SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT.
2. ESTABLISH AREAS AND LIMITS OF CONSTRUCTION ACTIVITY ACCEPTABLE TO THE OWNER AND PROVIDE THE TEMPORARY FACILITIES REQUIRED TO ACCOMPLISH THE WORK INCLUDING; FIELD OFFICE, TOILETS, ELECTRIC SERVICE, SITE ACCESS, PARKING, STORAGE AND CONSTRUCTION STAGING AREAS. PROVIDE TEMPORARY WALKWAYS, DRIVEWAYS, BARRIERS, SIGNS AND ILLUMINATION TO SEPARATE AND PROTECT THE GENERAL PUBLIC FROM THE WORK RELATED ACTIVITIES. PROVIDE ACCESS ROUTES TO AND FROM AREAS OF CONSTRUCTION ACTIVITY FOR CONSTRUCTION PERSONNEL THAT COMPLY WITH ALL OSHA AND OTHER GOVERNMENT SAFETY AND ACCESSIBILITY REQUIREMENTS. ASSUME FULL LIABILITY FOR ANY DAMAGE TO ADJACENT PROPERTIES, DAMAGE TO PERSONAL PROPERTY, INJURY TO PERSONS, ETC. CAUSED BY WORK RELATED ACTIVITIES OR NEGLIGENCE.
3. PROVIDE TEMPORARY SHORING AS REQUIRED TO ADEQUATELY SUPPORT AND RETAIN EXISTING MATERIALS AND CONSTRUCTION AFFECTED BY THE WORK. PROTECT THOSE ITEMS, MATERIALS & FINISHES TO REMAIN. REMOVE ONLY THOSE ITEMS AND MATERIALS NECESSARY TO ACCOMMODATE THE WORK WITH CLEAN, UNIFORM CUTS. FILL AND PATCH REMAINING CONSTRUCTION AS REQUIRED WITH MATERIALS MATCHING THE ADJACENT MATERIALS IN KIND, STRENGTH, AND APPEARANCE SO AS TO FINISH UNIFORMLY WITHOUT TELEGRAPHING DIFFERENCES BETWEEN THE PATCHES AND THE ADJACENT CONSTRUCTION. REPAIR OR REPLACE ANY ITEMS, MATERIALS OR FINISHES DAMAGED BY THE WORK AT NO COST TO THE OWNER.
4. PROVIDE THE ITEMS, PRODUCTS AND FEATURES AS DEPICTED, DESCRIBED AND SPECIFIED ON THE DRAWINGS. IF DISCREPANCIES ARE DISCOVERED ON THE DRAWINGS, NOTIFY THE ARCHITECT BY RFI AND DO NOT PROCEED WITH WORK RELATED TO ITEMS IN QUESTION UNTIL RECEIPT OF SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT. REQUESTS FOR SUBSTITUTIONS MAY BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION. DO NOT MAKE SUBSTITUTIONS WITHOUT THE APPROVAL OF THE ARCHITECT. WHERE A "BASIS-OF-DESIGN" PRODUCT IS SPECIFIED, A COMPARABLE PRODUCT MAY BE PROVIDED, SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
5. SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT AND BCA FOR REVIEW AS REQUIRED BY THE CONTRACT DOCUMENTS. DO NOT PROCEED WITH WORK RELATED TO SUBMITTALS MARKED "REJECTED" OR "REVISE AND RESUBMIT" BY THE ARCHITECT OR THE ARCHITECT'S CONSULTANTS. SUBMITTALS MARKED "APPROVED", "NO EXCEPTION TAKEN" OR "MAKE CORRECTIONS NOTED" DO NOT SUPERSEDE THE NEED TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
6. DO NOT SCALE DRAWINGS. THE DIMENSIONS ON THE DRAWINGS GOVERN. WRITTEN NOTES REFERENCING AN ITEM OR FEATURE WITH THE WORD "TYPICAL" (TYP) APPLY TO ALL IDENTICAL ITEMS OR FEATURES INDICATED ELSEWHERE ON THESE DRAWINGS.
7. PROVIDE A FLORIDA PRODUCT APPROVAL ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION OR A MIAMI-DADE NOTICE OF ACCEPTANCE (NOA) ISSUED BY THE MIAMI-DADE COUNTY GOVERNMENT FOR EACH EXTERIOR COMPONENT AND CLADDING ASSEMBLY CERTIFYING THAT APPROVED TESTING HAS SUFFICIENTLY DEMONSTRATED THAT THE ASSEMBLY AND IT'S COMPONENTS, AS DESIGNED AND MANUFACTURED, WILL WITHSTAND THE WIND LOADS AND WIND-BORNE MISSILE IMPACTS IN COMPLIANCE WITH ALL CODE AND JURISDICTIONAL REQUIREMENTS FOR THE PROJECT LOCATION WHEN INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS INCLUDING INSTRUCTIONS THAT MAY BE PROVIDED WITH THE FLORIDA PRODUCT APPROVAL OR NOA DOCUMENTS. PROVIDE THESE DOCUMENTS AS PART OF THE SUBMITTAL FOR EACH OF THESE ITEMS AND ASSEMBLIES FOR BCA APPROVAL.
8. PROVIDE ALL ITEMS AND FEATURES DEPICTED AND DESCRIBED ON THESE DRAWINGS AND OTHER CONTRACT DOCUMENTS SO THEY ARE PROPERLY PLACED, ALIGNED, PLUMB, SECURED, FINISHED AND FUNCTIONING AS INTENDED. PROVIDE FINISHED WORK THAT MEETS OR EXCEEDS CURRENT INDUSTRY STANDARDS FOR QUALITY AND PERFORMANCE. ARRANGE AND CONDUCT INSPECTIONS OF THE FINISHED WORK WITH THE OWNER, THE ARCHITECT, AND THE AUTHORITY HAVING JURISDICTION. APPROVAL OF THE WORK BY THESE OR ANY OTHER PARTY OR AGENCY DOES NOT SUPERSEDE THE NEED TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. REMOVE CONSTRUCTION DEBRIS, INCLUDING DEMOLISHED MATERIALS, FROM THE SITE AS REQUIRED TO PREVENT ACCUMULATION. TRANSPORT THESE MATERIALS OFF THE SITE IN A MANNER THAT WILL PREVENT SPILLAGE AND LEGALLY DISPOSE OF THESE MATERIALS AT AN EPA APPROVED DISPOSAL OR RECYCLING FACILITY.
10. KEEP COMPLETE AND LEGIBLE SETS OF CONSTRUCTION DOCUMENTS, ADDENDA, SUPPLEMENTAL INSTRUCTIONS, SUPPLEMENTAL DRAWINGS, MEETING NOTES, ETC. TOGETHER AND READILY AVAILABLE IN AN APPROPRIATE LOCATION ON SITE.
11. CONCEAL CONDUIT, PIPING, ETC. WITHOUT EXCEPTION. PROVIDE ACCESSIBLE JUNCTION BOXES, VALVES, CLEANOUTS, ETC., AS REQUIRED BY CODE.
12. WHERE POSSIBLE AND BEST PRACTICE, ALIGN THE SEAMS AND EDGES OF BREAK METAL AND FLASHING WITH ADJACENT REVEALS, EDGES OF MATERIAL TRANSITIONS, OR WITH BUILDING DESIGN FEATURES. CONSULT WITH ARCHITECT AS REQUIRED.
13. PER OWNER - CONTRACTOR AGREEMENT, PROJECT TO FOLLOW ALL OSHA STANDARDS AND REQUIREMENTS. INCLUDE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) EXCAVATION SAFETY STANDARD 29 C.P.R., SECTION 1926 630 SUBPART P, WHICH ARE INCORPORATED AS THE STATE STANDARD
14. ALL CONTRACTORS SHALL INCLUDE IN THEIR BID REFERENCE TO THE TRENCH SAFETY STANDARD, WHERE RELEVANT, AND WRITTEN ASSURANCE THAT THE CONTRACTOR WILL COMPLY WITH CHAPTER 553, PART V TRENCH SAFETY ACT, SECTIONS 553.60 THROUGH 553.64, FLORIDA STATUTES. ALL TRENCH SAFETY SYSTEMS SHALL BE DESIGNED BY THE CONTRACTOR.
15. NEW HOLES IN FLOOR SLAB DUE TO REMOVAL OF FLOOR OUTLETS, CONDUIT OR PIPE SHALL BE FILLED FLUSH WITH FLOOR WITH 3000 PSI CONCRETE AND KEYED TO SLAB WITH STEEL DOWELS. BONDING AGENT SHALL BE APPLIED TO SIDES OF HOLE BEFORE PLACEMENT OF CONCRETE.
16. AT STOREFRONT GLASS OR ANY GLASS WALL, FURNISH AND INSTALL DIAGONAL BRACING ABOVE IN CONCEALED LOCATION (IF EXPOSED, CONFIRM LOCATION SIDE WITH ARCHITECT).
17. REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN BID PROPOSAL FOR CONSTRUCTION TO THE ARCHITECT, AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE TENANT AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT.
18. SHOP DRAWINGS/SUBMITTALS ARE REQUIRED FOR BUT NOT LIMITED TO THE FOLLOWING: MILLWORK, STRUCTURAL/MISCELLANEOUS STEEL, HARDWARE, WOOD AND METAL DOORS, AND EQUIPMENT. SHOP DRAWINGS SHOULD INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, AND MATERIAL SCHEDULES. FABRICATION SHALL BEGIN ONLY AFTER ARCHITECT'S REVIEW AND APPROVAL OF SHOP DRAWINGS.

DRAWING INDEX

Discipline_Sheet_Order	SHEET #	SHEET NAME	30% CDs	60% CDs	90% CDs
01 GENERAL					
01 GENERAL	A-001	DRAWING LEGEND AND BUILDING DATA	■	■	
01 GENERAL	A-002	CODE ANALYSIS	■	■	
01 GENERAL	A-003	MOUNTING HEIGHTS	■	■	
07 ARCHITECTURAL					
07 ARCHITECTURAL	A-100	FLOOR PLAN & LIFE SAFETY PLAN	■	■	
07 ARCHITECTURAL	A-200	REFLECTED CEILING PLAN & ROOF PLAN	■	■	
07 ARCHITECTURAL	A-300	EXTERIOR ELEVATIONS	■	■	
07 ARCHITECTURAL	A-310	BUILDING SECTIONS	■	■	
07 ARCHITECTURAL	A-400	ENLARGED PLANS AND ELEVATIONS	■	■	
07 ARCHITECTURAL	A-800	PARTITION TYPES	■	■	
09 STRUCTURAL					
09 STRUCTURAL	S-100	FOUNDATION AND GROUND FLOOR PLAN	■	■	
09 STRUCTURAL	S-200	ROOF FRAMING PLAN	■	■	
09 STRUCTURAL	S-300	GENERAL STRUCTURAL NOTES AND SCHEDULES	■	■	
09 STRUCTURAL	S-301	TYPICAL DETAILS	■	■	
09 STRUCTURAL	S-400	SECTIONS	■	■	

PROJECT LEAD & CIVIL ENGINEERING:

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301 EAST ATLANTIC BLVD.
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PH: (954) 788-3400
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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

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801 INTERNATIONAL PARKWAY
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ARCHITECT:

WANNEMACHER JENSEN ARCHITECTS
815 NORTHWEST 57 AVE. SUITE 219
MIAMI, FLORIDA 33126
727-822-5566
W.JARC.COM AA0002277

MECHANICAL, PLUMBING, & ELECTRICAL ENGINEERING:

SGM ENGINEERING
5301 WATERFORD DISTRICT DR.
SUITE 750
954-421-1944
SGMENGINEERING.COM CA-00006208

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

NATALIA LIVIAN
AR 97614

CLIENT

VILLAGE OF PINECREST
PINECREST PARKS & RECREATION

PROJECT

GARY MATZNER PARK
001

SHEET TITLE

DRAWING LEGEND AND BUILDING DATA

60% CONSTRUCTION DOCUMENTS

SHEET NUMBER A-001

KEITH PROJECT NUMBER 13861.00

Plotted by: davidp On —

Drawing name: P:\23A7 Gary Matzner Park\06 PRODUCTION\01 BIM\CAD LINK\S2024.0711 - Clean Tile Block Edited\KRS-GMP-TTLBK.dwg

STATUS: PRELIMINARY