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: 11.40' 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	APPLICANT	DESCRIPTION	APPROVAL NUMBER
ROOFING	ROOF TILE	EAGLE ROOFING	BEL AIR	NOA- 22-0201.12
ROOFING	TPO ROOF	JOHN MANSVILLE	SINGLE PLY ROOFING MEMBRANE	NOA- 19-0220.03
LOUVER	LOUVER	GREENHECK	EHV-550D	NOA- 23-1101-03
EXTERIOR DOORS	DOUBLE DOOR	CECO DOOR	CECO	FPA - 16355.1
EXTERIOR DOORS	SINGLE DOOR	CECO DOOR	CECO	FPA - 16355.2
EXTERIOR DOORS	LOUVER DOOR	CECO DOOR	CECO	FPA - 16355.4
STOREFRONT	STOREFRONT	ES WINDOWS	ES 9500	NOA- 24-0513.04

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

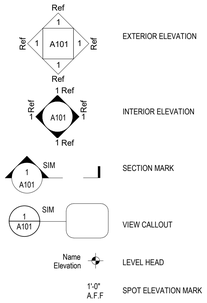
ABBREVIATIONS

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

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	■	■	■
07 ARCHITECTURAL	A-801	DOOR AND STOREFRONT DETAILS	■		■
07 ARCHITECTURAL	A-802	WALL SECTION DETAILS	■		■
07 ARCHITECTURAL	A-807	ROOF DETAILS			■
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-302	TYPICAL DETAILS			■
09 STRUCTURAL	S-400	SECTIONS	■	■	■
09 STRUCTURAL	S-401	SECTIONS			■

PROJECT LEAD & CIVIL ENGINEERING:

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301 EAST ATLANTIC BLVD.
POMPANO BEACH, FL 33060
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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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

STATUS: PRELIMINARY

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

Plotted by: davidp On ---