

CONQUISTADOR

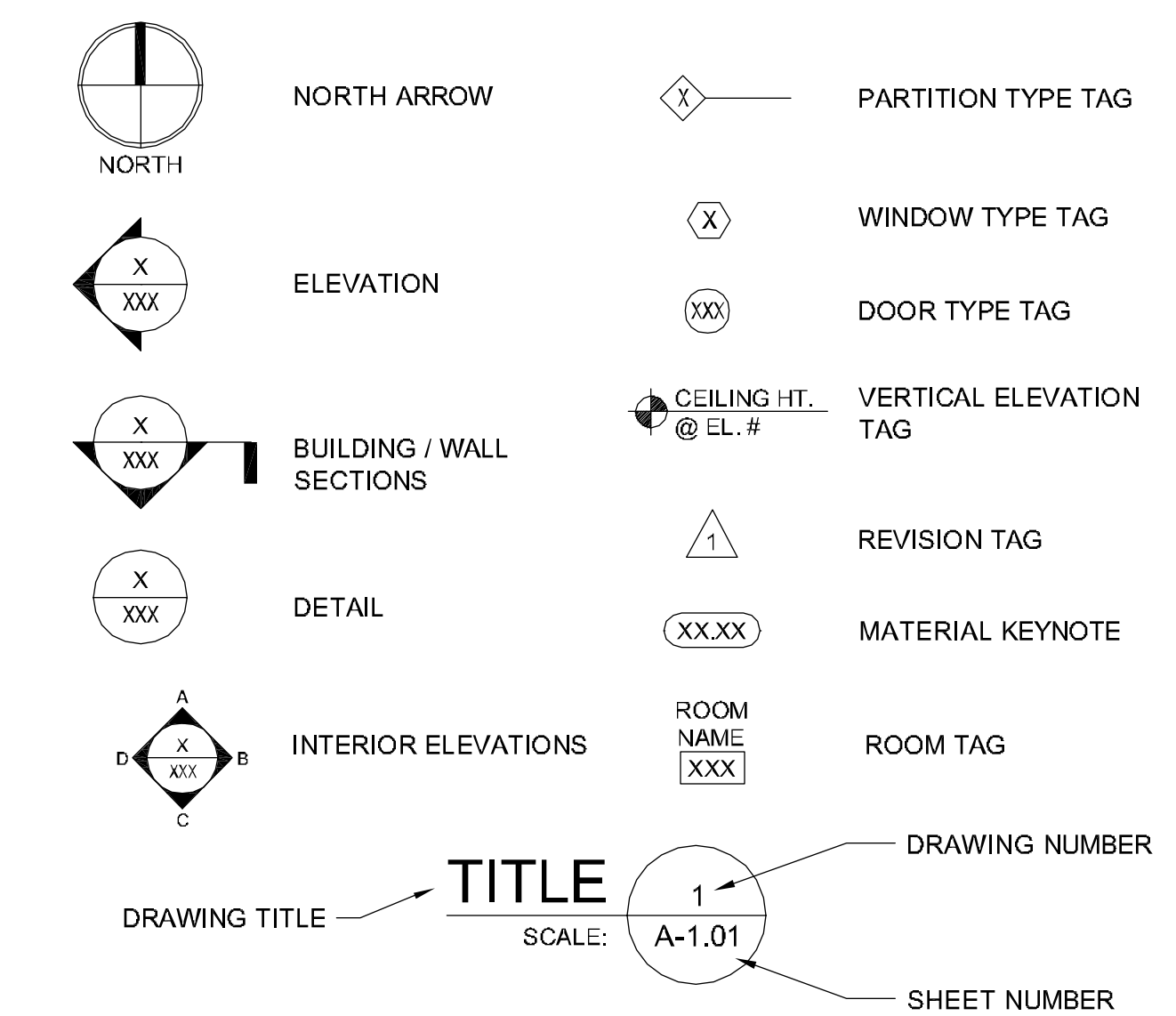
CLUBHOUSE IMPROVEMENTS

STUART, FLORIDA

ABBREVIATIONS

AB	ANCHOR BOLT	MATL	MATERIAL
A/C	AIR CONDITIONING	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MEMB	MEMBRANE
ALUM	ALUMINUM	MTL	MEAN TIE LEVEL
APPROX	APPROXIMATELY	MFC	METAL FURRING CHANNEL
ARCH	ARCHITECTURAL / ARCHITECT	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MIR	MIRROR
BLK	BLOCK	MISC	MISCELLANEOUS
BOTT / BOTT	BOTTOM	MO	MASONRY OPENING
BRG	BEARING	MOR	MOISTURE RESISTANT
BTWN	BETWEEN	MT	METAL THRESHOLD
CAB	CABINET	NAT	NATURAL
CLG / CEIL	CEILING	NIC	NOT IN CONTRACT
CEM	CEMENT	#	NUMBER
CL	CLOSET	NOM	NOMINAL
CLR	CLEAR	NTS	NOT TO SCALE
COL	COLUMN	OA	OVERALL / OUTSIDE AIR
CONC	CONCRETE	OC	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CONTR	CONTRACTOR	ORIG	ORIGINAL
CT	CERAMIC TILE	PART	PARTITION
CTR	CENTER	PL	PLATE
DEG	(°) DEGREE	PLA	PLASTER
DEPT	DEPARTMENT	PLWD	PLYWOOD
DF	DETAIL	PNL	PANEL
DF	DRINKING FOUNTAIN	PNT / PTD	PAINT / PAINTED
DIAM	DIAMETER	POL	POLISHED
DIM	DIMENSION	PREFAB	PREFABRICATED
DN	DOWN	PROJ	PROJECT
DOOR	DOOR	PSF	POUNDS PER SQUARE FOOT
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
EA	EACH	PT	PRESSURE TREATED
EL / ELEV	ELEVATION	PVMT	PAVEMENT
ELEC	ELECTRIC / ELECTRICAL	QTY	QUANTITY
ELEG	EQUAL	REF	REFRIGERATOR
EQUIV	EQUIVALENT	REQD	REQUIRED
EQUIP	EQUIPMENT	REINF	REINFORCED / REINFORCING
EW	EACH WAY	RET	RETURN
EXH	EXHAUST	REV	REVERSE / REVISION
EXIST	EXISTING	RGD	RIGID
EXT	EXTERIOR	RM	ROOM
FD	FLOOR DRAIN	RO	ROUGH OPENING
FIN	FINISH	SCHED	SCHEDULE
FIX	FIXTURE	SD	SOAP DISPENSER
FL	FLOOR	SEP	SEPARATE
FLUOR	FLUORESCENT	SECT	SECTION
FTG	FOOTING	SHLF	SHELF
FURR	FURRING	SHT	SHEET
GA	GAGE / GAUGE	SIM	SIMILAR
GALV	GALVANIZED	SPC	SPECIFICATION
GL	GLASS / GLAZING	SPEK	SPEAKER
GR	GRADE	SQ	SQUARE
GYP	GYPSUM	STD	STANDARD
HB	HOSE BIBB	STL	STEEL
HCP	HANDICAP	STOR	STORAGE
HDWR	HARDWARE	SUB	SUBSTITUTE / SUBSTRATE
HDWD	HARDWOOD	SURF	SURFACE
HGT	HEIGHT	SUSP	SUSPEND / SUSPENDED
HM	HOLLOW METAL	SYS	SYSTEM
HR	HOOR	T&G	TONGUE & GROOVE
HVAC	HEATING / VENTILATING	TEL	TELEPHONE
HW	HOT WATER	THK	THICK / THICKNESS
INCH	INCH	TPH	TOILET PAPER HOLDER
INCAND	INCANDESCENT	TRANS	TRANSFORMER
INCL	INCLUDE	TYP	TYPICAL
INFO	INFORMATION	UGND	UNDERGROUND
INSUL	INSULATE / INSULATION	UL	UNDERWRITERS LAB.
INT	INTERIOR	VERT	VERTICAL
KIT	KITCHEN	W/	WITH
LAM	LAMINATED	WC	WATER CLOSET
LAV	LAVATORY	WH	WATER HEATER
LB / LBS	POUND / POUNDS	WM	WIRE MESH
LN	LINEAR	W/O	WITHOUT
LL	LINE LOAD	WP	WATERPROOF
LT	LIGHT	WS	WEATHER STRIPPING
LVR	LOUVER	WWF	WELDED WIRE FABRIC

SYMBOLS LEGEND



DIVISION 1 - GENERAL REQUIREMENTS

1.01 ARCHITECT'S STATUS:
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OVER THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND SHALL HAVE CONTROL OR CHARGE OVER THE ACTS OF HIS SUBCONTRACTORS AND ANY OF THEIR AGENTS OR EMPLOYEES, RELATED TO THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR PERFORMING ANY OF THE WORK.

1.02 CODES:
A.- ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, APPLICABLE STATE, FEDERAL AND LOCAL ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
B.- CONSTRUCTION DOCUMENTS SHALL COMPLY WITH:

MARTIN COUNTY LAND DEVELOPMENT REGULATION
FLORIDA BUILDING CODE, 2017
FLORIDA ELECTRICAL CODE, 2017
NFPA 101, 2017

1.03 PERMITS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

1.04 JOB CONDITIONS:
A.- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND/OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS (AND THEIR INTENT) MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. UNRESOLVED BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.
B.- DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS.
C.- THE WORK IS BEING PERFORMED IN AN EXISTING BUILDING, AS AN ADDITION OR ALTERATION (S) TO THE EXISTING BUILDING. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK BY TRADE SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

1.05 WORK NECESSARY TO COMPLETE CONSTRUCTION:
IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN "PAIN MAINTAIN "N.I.C." (NOT IN CONTACT).

1.06 CLEANUP/ REPAIR:
A.- THE CONTRACTOR SHALL MAINTAIN PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND ALL PROJECTS, ALL ADJACENT AREAS FROM DRAINAGE, SOILING, STAINING, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOOR, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
B.- THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGED BY THE PROCESS OF NEW CONSTRUCTION AND SHALL FINISH ALL PATCHWORK AND REPAIRS TO MATCH EXISTING ADJACENT AREAS AND SURFACES.

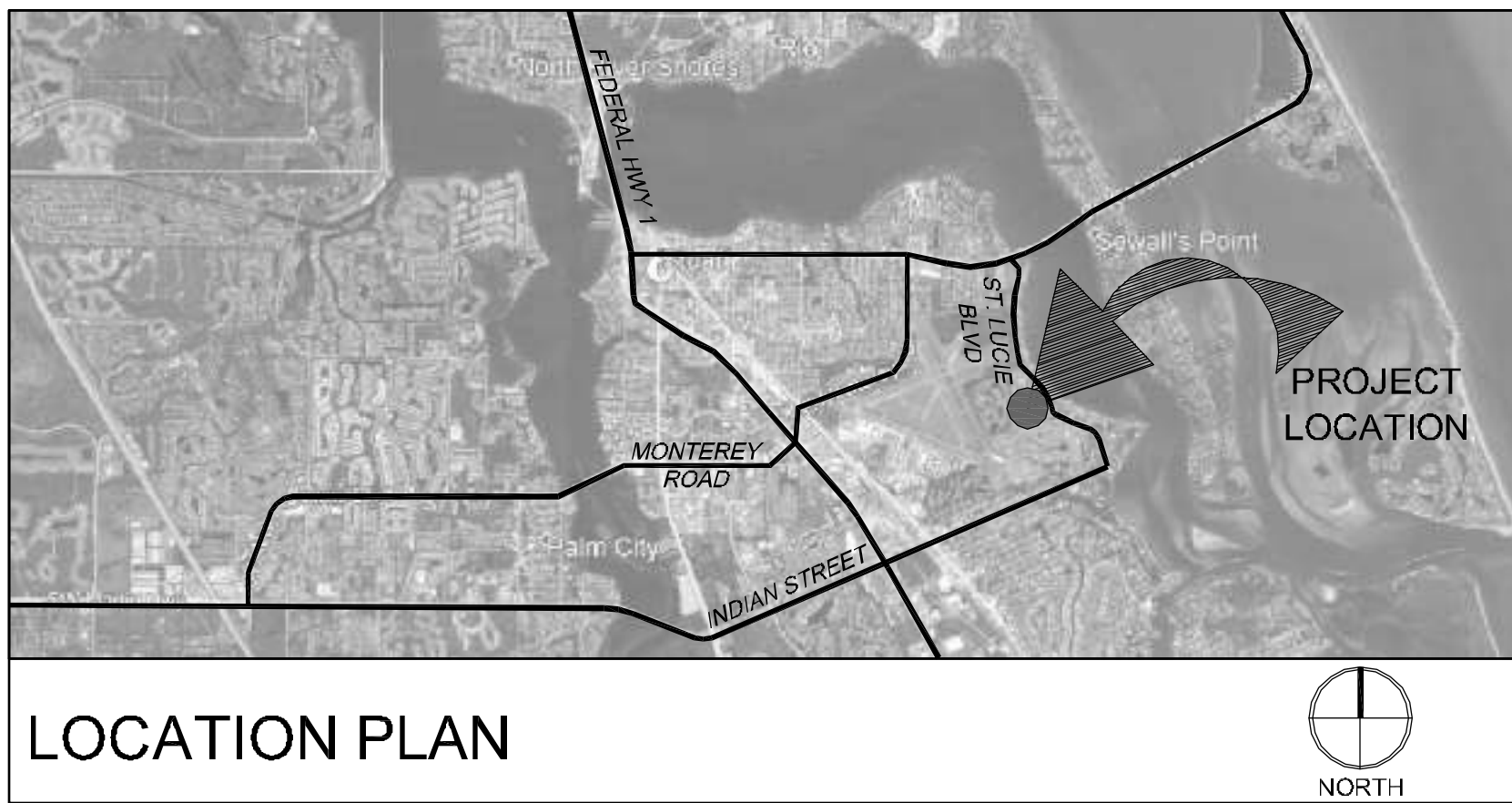
1.07 SHOP DRAWINGS:
THE CONTRACTOR SHALL SUBMIT 5 SETS OF SHOP DRAWINGS OF ALL FABRICATED ITEMS AND EQUIPMENT FOR THE OWNERS REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.

1.08 ALLOWANCES:
FIXTURES, EQUIPMENT, HARDWARE AND FINISHES NOT SPECIFIED SHALL BE PROVIDED FOR IN THE CONTRACTORS BIDS AS LINE ITEM ALLOWANCES ON A SCHEDULE OF VALUES.

1.09 BID ALTERNATES:
A.- BID ALTERNATE #1 WILL INCLUDE THE SHADE CANOPY AND ALL GENERAL CONDITION AND OVERHEAD REQUIREMENTS ASSOCIATED WITH THAT PORTION OF THE PROJECT. THE OWNER RESERVES THE OPTION TO ACCEPT OR REJECT THE BID ALTERNATE.
B.- BIDDER WILL PROVIDE A UNIT PRICE PER SQUARE FOOT FOR ADDITIONAL CONCRETE PAVEMENT AND CAST-IN-PLACE CONCRETE PLATWORK TO BE ADDED TO THE CONTRACT AT THE OWNERS DISCRETION.

GENERAL NOTES

- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSION NOT GIVEN OR MISLABELED SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES WITH THE DRAWINGS DIMENSIONS OR OTHERWISE SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS, AND CONTRACTOR SUPPLEMENTS RELATIVE TO THE SCOPE OF THE WORK RELATING TO THIS PROJECT.
- GENERAL CONTRACTOR SHALL CALL 1-800-432-4770 (BEFORE YOU DIG) "TWO CALL BUSINESS DAYS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISRUPTION TO ANY UTILITY SERVICES DAMAGED.
- THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO PROVIDE THE NECESSARY PROTECTION TO THE GENERAL PUBLIC AND PREVENT ACCESS TO THE PROJECT SITE. THE CONTRACTOR IS TO SECURE THE SITE WITH ADEQUATE SAFETY MEASURES TO PREVENT ACCESS TO THE PUBLIC OF AREAS UNDER CONSTRUCTION.
- IT IS RECOGNIZED THAT THE CONTRACT DOCUMENTS DO NOT COVER SOME CONDITIONS OR MODIFICATIONS WHICH MAY BE REQUIRED AND WHICH MAY NOT ACCURATELY REFLECT THE EXISTING CONDITIONS. IT IS HEREBY INTENDED THAT THE CONDITIONS NOT DETAILED OR NOT SHOWN ACCURATELY SHALL BE DEVELOPED THROUGH THE TRADE CONTRACTORS VIA SHOP DRAWINGS, REPORTS OR SPECIFICATIONS TO THE SAME LEVEL OF AESTHETICS AND IN CONFORMANCE WITH THE PERFORMANCE OF THE PROJECT AS SET FORTH FOR THESE AREAS AND STIPULATED IN THESE DOCUMENTS. THE CONTRACTOR, IN THEIR PREPARATION OF THEIR BID, IS TO VISIT THE SITE AND DETERMINE THE EXISTING CONDITIONS FOR THEMSELVES. THE TRADE CONTRACTORS BY ACCEPTING THE WORK ORDER, HEREBY ACKNOWLEDGES THIS AND AGREES THAT THE OWNER AND ARCHITECT SHALL HAVE THE FINAL APPROVAL.
- ANY SUBSTITUTIONS, REVISIONS, OR ADDITIONS PROPOSED BY THE CONTRACTOR, THE OWNER OR ANY OF THEIR AGENTS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE TECHNIQUES, MEANS, AND METHODS EMPLOYED BY THE CONTRACTOR TO OBTAIN THE MATERIALS OR FOR THE FABRICATION OR INSTALLATION OF ANY SPECIFIED ITEM OR MATERIAL. IT IS THE RESPONSIBILITY OF THE PARTY SUBMITTING THE SUBSTITUTION REQUEST TO RESEARCH AND QUALIFY THAT THE SUBSTITUTION AND CONSTRUCTION OF THE SUBSTITUTION WILL CONFORM TO THE SPECIFIED ITEM OR MATERIAL PRIOR TO SUBMISSION OF SUBSTITUTIONS TO THE DESIGNER.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY CONDITIONS WHICH ARE IN CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS TO THE INTERIOR DESIGNER AND/OR ARCHITECT IMMEDIATELY. DO NOT PROCEED WITH CONSTRUCTION UNTIL ALL DISCREPANCIES ARE RESOLVED. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF ALL GOVERNING FEDERAL, STATE, AND LOCAL BUILDING CODES.
- DIMENSIONS INDICATED ON THE FLOOR PLAN ARE TO THE FACE OF STUD OR CONC. SUBSTRATE.
- GENERAL CONTRACTOR SHALL NOTIFY THE ELECTRICAL CONTRACTOR AND/OR ARCHITECT IF CONFLICTS OCCUR BETWEEN LIGHTING AND OTHER TRADES OR BUILDING STRUCTURE. DO NOT PROCEED WITH INSTALLATION IN THAT AREA UNTIL CONFLICT HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT AND CONTRACTOR.
- NOTIFY THE ARCHITECT IMMEDIATELY IF THE REMOVAL OR INSTALLATION OF LIGHTING, ELECTRICAL, OR MECHANICAL SYSTEMS OR EQUIPMENT WILL ADVERSELY AFFECT THE OPERATION OF EXISTING MEP SYSTEMS OUTSIDE THE SCOPE OF WORK.
- CONTRACTOR TO COORDINATE SUPPLY, LOCATION, & REMOVAL OF DUMPSTERS FOR DEMOLITION & CONSTRUCTION. COORDINATE WITH THE HOME OWNERS ASSOCIATION FOR APPLICABLE RULES AND REGULATIONS.
- FIXTURES, EQUIPMENT, HARDWARE, AND FINISHES NOT SPECIFIED ARE TO BE SUBMITTED BY THE G.C. AND APPROVED BY OWNER PRIOR TO PURCHASING MATERIALS. CONTRACTOR SHALL SUBMIT SAMPLES AND MANUFACTURERS' PRODUCT INFORMATION TO OWNER FOR APPROVAL.
- THE NUMERICAL ADDRESS(S) IN A (6" INCH) NUMBERS WILL BE PROVIDED ON ALL EXTERIOR WALLS AND CORNERS AND ON THE INTERIOR WALLS. THE ADDRESS IS TO BE PLACED ON A WINDOW. THE NUMBERS SHALL BE "WHITE" IF THEY ARE TO BE ON A LIGHT COLORED BACKGROUND THEY SHALL BE "BLACK".
- BUILDING IS INTENDED TO REMAIN OCCUPIED DURING CONSTRUCTION OF THE PROPOSED EXTERIOR CLUBHOUSE IMPROVEMENTS. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS TO THE BUILDING AND THE ADDRESS TO BE MAINTAINED ON A WINDOW. ACCESS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION DURING NORMAL CLUBHOUSE OPERATIONS.



DRAWING INDEX

SHEET #	SHEET TITLE	FIRST ISSUED	REVISION NUMBER	LATEST REVISION
GN-1	GENERAL NOTES, ABBREVIATIONS & DRAWING INDEX	03-25-20	-	-
STRUCTURAL				
S-1.11	FOUNDATION PLAN & ROOF FRAMING PLAN - POOL CANOPY STRUCTURE	03-25-20	-	-
ARCHITECTURAL				
EX-1.00	EXISTING SITE PLAN	03-25-20	-	-
EX-1.11	EXISTING FLOOR PLAN	03-25-20	-	-
D-1.11	DEMOLITION FLOOR PLAN & DEMOLITION NOTES	03-25-20	-	-
A-1.11	NEW WORK FLOOR PLAN	03-25-20	-	-
A-1.12	ENLARGED PATIO PLANS, NEW CANOPY ROOF PLAN & CANOPY ELEVATIONS	03-25-20	-	-
A-1.13	LANDING & RAMP SECTIONS, ADA PARKING, DOOR & WINDOW DETAILS	03-25-20	-	-
A-3.01	CANOPY SECTION AND DETAILS	03-25-20	-	-
A-6.01	DOOR / HARDWARE SCHEDULES, DOOR TYPES	03-25-20	-	-
A-6.02	DOOR AND WINDOW ELEVATIONS	03-25-20	-	-

PROJECT DATA

SITE DATA	
PROJECT ADDRESS:	1800 SE St Lucie Blvd, STUART, FL 34996
ZONING DESIGNATION:	R-2 - LOW DENSITY - SINGLE FAMILY RESIDENTIAL DISTRICT
MUNICIPALITY:	MARTIN COUNTY

BUILDING CODE SUMMARY

<p>SCOPE OF WORK: LEVEL 2 ALTERATION - EXISTING ONE STORY PRIVATE CLUBHOUSE; REPLACEMENT OF EXISTING WINDOWS AND DOORS WITH IMPACT RATED DOORS & GLAZING SYSTEMS, NEW EXTERIOR LANDINGS AND ADA RAMP IMPROVEMENTS & REPLACEMENT OF EXISTING POOL CANOPY STRUCTURE.</p> <p>DESIGN CRITERIA: FLORIDA BUILDING CODE 2017 FLORIDA BUILDING CODE 2017, EXISTING BUILDING FLORIDA BUILDING CODE 2017, ACCESSIBILITY FLORIDA FIRE PREVENTION CODE 2017 MARTIN COUNTY LAND DEVELOPMENT REGULATIONS</p>	
CONSTRUCTION TYPE:	TYPE VB, UNPROTECTED - NON SPRINKLERED
PRIMARY OCCUPANCY CLASSIFICATION:	GROUP "A-3" - ASSEMBLY
PRIMARY USE:	PRIVATE CLUBHOUSE FOR RESIDENTIAL COMMUNITY

BUILDING AREA SUMMARY

BUILDING AREA: (TWO STORY STRUCTURE - TEN UNITS TOTAL)	
TOTAL A/C AREAS:	9,354 S.F.
TOTAL COVERED / SCREENED PATIO AREAS:	453 S.F.
GROSS GROUND FLOOR BUILDING AREA:	
	9,807 S.F.

BUILDING DEPARTMENT PRODUCT APPROVAL CHECKLIST				
Permit Type : <u>Commercial</u>	Permit No. : _____	Owner's Name : <u>Consultant H.O.A. c/o Mr. Jerry DeSantis</u>		
Design Professional Name A/E : <u>Brent A. Wood Architecture, LLC.</u>	Job Site Location : <u>1800 SE 17th Blvd, Stuart, FLORIDA 34996</u>			
Rule 6-27 requires the following information forwarded by the Florida Building Commission. In the event that information related to product approval has been incorporated in to the plans, specifications or general notes, simply indicate page number on the affidavit.				
PRODUCT	MODEL NUMBER	MANUFACTURER	EVALUATION AGENCY	EXP. DATE
IMPACT GLAZING SYSTEM				
IMPACT WINDOWS	Series 1410 Aluminum Fixed Window - LHM	CGR Windows and Doors, Inc.	NCA No. 19-0611.05	09/23/2024
WINDOW / DOOR MULLIONS	Series 1450 / Cleared, Extruded Aluminum Tube Mullions	CGR Windows and Doors, Inc.	NCA No. 17-1226.06	10/05/2021
DOORS	Series 1450 Aluminum Clad Glazed Doors w/Sidelights	CGR Windows and Doors, Inc.	NCA No. 17-1011.12	11/09/2021
SLOPED ROOFING MATERIAL				
ROOF UNDERLAYMENT	"GAF WeatherWatch" Polypropylene Roof Underlayment	GAF	FL No. 10026.1	12/18/2022
METAL ROOF	Series 1300 Roof Panels	Englert, Inc.	FL No. 11727.1	12/31/2021
In accordance with the Florida Architects and Engineers product approval system, this affidavit certifies that I have performed the building envelope evaluation as required by the FBC 2017.				