Indian River County Purchasing Division
purchasing@indianriver.gov

ADDENDUM NO. 2

Issue Date:	January 17, 2024
Project Name:	Sandridge Golf Club New Clubhouse
ITB Number:	2024029
ITB Opening Date:	**February 1, 2024**

This addendum is being released to provide answers to questions received to date, modify the bid documents, provide additional background documents, and provide minutes to the pre-bid meeting.

The information and documents contained in this addendum are hereby incorporated in the invitation to bid. **This addendum must be acknowledged where indicated on the Bid form, or the bid may be declared non-responsive.**

Modifications to the Bid Documents:
Delete Specifications sections:
Division 22 Plumbing – 220000
Division 23 Heating Ventilating and Air Condition – 230000
Division 26 – Electrical
Specifications for these disciplines are included on the MEP drawings.
Replace Section 00310 with updated **Section 00310-Addendum 2**
Replace Sheets A411, A503, A505, A605, A705, A805, I111, I112, I113, I216, and I217 with the attached updated plans marked Addendum #2

Clarification:
Flagpole specification is 30ft exposed height + ground set depth installation. There are (3) flag poles. The specification is based on a heavy-duty external rope halyard.

Questions and Answers

1. The County Construction budget estimate listed on the Demadstar.com website is $5,000,000 howeverupon our initial review of the complete scope of work indicate estimate an estimate well over$10,000,000.Please clarify, what is the County's actual budget or Engineer's estimate for this project?
   We currently have $5 million budgeted for construction in the Capital Improvement Element. If bids exceed the budget, we will consider various options to reduce the cost through owner direct

purchase, and value engineering with the awarded contractor. We will also have opportunity to request additional funds for the 24/25 budget year.

2. DRAWING A-505 WINDOW TYPE IS MARKED WITH AN (A) I BELIEVE IT SHOULD BE LABELED AS AN (E) ACCORDING TO THE WINDOW SCHEDULE. PLEASE VERIFY
Confirmed, the window type mark is updated on Sheet A-505. See revised sheet.

3. DRAWING A-503 WINDOW TYPE IS MARKED AS AN (E) I BELIEVE IT SHOULD BELABELED AS AN (H). ACCORDING TO THE WINDOW SCHEDULE. PLEASE VERIFY.
Confirmed, the window type mark is updated on Sheet A-503. See revised sheet.

4. WILL THE COUNTY BE RELEASING ANY IRRIGATION PLANS? THERE ARE NONE IN THIS BIDSET.
Irrigation plans will be issued in future addendum.

5. PLEASE ADVISE ON MISSING SPECIFICATION 087000 HARDWARE, THERE IS A HARDWARE SCHEDULE ON A801.
The Hardware schedule on A801 is a function schedule only. Refer to specification 012100 for hardware allowance for material and installation.

6. SOFFIT OVERHANGS FOR THE BUILDING HAVE 2 DETAILS (1) SMOOTH STUCCO W GALVLATH., (2) HADY CEMENT BOARD. PLEASE CLARIFY THE CORRECT DETAIL
The typical soffit for the clubhouse and turn building is smooth stucco w/galv. Lath. Cement board soffits occur at roof dormers only. See revised sheet A705 for clarification.

7. IS THERE A RESPONSIBILITY MATRIX FOR OWNER/VENDOR PROVIDED ITEMS FOR THIS PROJECT?
Refer to Notice to bidders on A001.

8. PLEASE CONFIRM IF AUDIO VIDEO / PROJECTORS / PROJECTOR LIFT / LOUDSPEAKERS ARE BY OWNER.
Refer to Notice to bidders on A001.

9. IS THERE A SPECIFIED FOOD SERVICE VENDOR WE SHOULD BE USING?
No.

10. ARE ALL TV'S AND MOUNTING BRACKETS /INSTALLATION BY OWNER?
Material and installation for TV's and mounting brackets are owner furnished/owner installed. GC is responsible for in-wall concealed blocking, power, and low voltage cabling. GC is responsible for coordinating back box installation with the owner's vendor. Refer to Notice to bidders on A001.

11. IS THE PROSHOP FIXTURE PACKAGE & INSTALLATION BY OWNER?
The Proshop fixture package is owner furnished/owner installed. GC is responsible for in-wall concealed blocking, power and low voltage cabling. Refer to Notice to bidders on A001.

12. SHEET A503 SHOWS A MATCHLINE PAGE A-510 THERE IS NO SUCH SHEET PLEASE ADVISE.
Matchline page A-510 is revised to A-507. See revised sheets A503 and A505 for clarification.

13. PLEASE ADVISE IF OWNER IS PROVIDING COMPLETE CCTV SYSTEM, NVR, CABLINGAND SWITCHES.
Material and installation for security systems are owner furnished/owner installed. GC is responsible for in-wall concealed blocking, power, and low voltage cabling. GC is responsible for coordinating installation with the owner's vendor. Refer to Notice to bidders on A001.

14. PLEASE ADVISE IF OWNER IS PROVIDING THE WIRELESS SYSTEMS, SWITCHES, RACKS,AND CABLING.
Material and installation for wireless systems, switches and racks are owner furnished/owner installed. GC is responsible for in-wall concealed blocking, power, and low voltage cabling. GC is responsible for coordinating installation with the owner's vendor. Refer to Notice to bidders on A001.

15. PLEASE CONFIRM THE ROLL DOWN MOTORIZED SCREENS ARE BY OWNER.
Roll down motorized screens are contractor furnished/contractor installed. See revised sheets A411, A605, A805, I216 and I217 for additional information.

16. INTERIOR DRAWINGS I111-I113 HAVE NO PROVIDED MATCHLINE.
See revised sheets I111, I112 and I113 for added matchline.

17. THE WALL COVERING IN THE BANQUET ROOMS 1 & 2 IS NOT CLEARLY DEFINED.
The wall covering specified in 1048 and 1052 is floor to ceiling wall covering. A seaming diagram will be required prior to installation.

18. IS THERE AN R-VALUE REQUIREMENT FOR THE TAPERED ROOF INSULATION FOR THE MODIFIED BITUMEN AREAS OF THE ROOF.
Minimum R value for the tapered insulation is R25ci

19. WILL THE COUNTY ACCEPT AS AN "OR EQUAL" FOR THE JM 4FID MODIFIED SYSTEM (10 YEAR NDL), THE JM TOTALLY ADHERED 60 MIL TPO ROOFING SYSTEM WITH A 20 YEAR NDL WARRANTY. THIS WOULD ELIMINATE THE NEED FOR 2 ROOFING SYSTEMS ON THE FLAT ROOF AREAS AND WOULD HAVE A WARRANTY UNDER 1 SYSTEM FOR THE ENTIRE ASSEMBLY.
Bid the roofing systems as specified. Alternate pricing for add/deduct may be submitted in the location provided on the revised bid form (section 00310) for 60 MIL TPO roofing system.

20. IS THE COUNTY SPECIFYING A PARTICULAR ENERGY MANAGEMENT SYSTEM?
The County uses the Trane Tracer building automation and management system. Contractor to include building automation system in their bid.

21. PLEASE CONFIRM THAT THE ROOF GUTTER SIZE IS 8" AND THAT THE DOWNSPOUTSARE 3"X 4".
Confirmed. Roof gutter is an 8" K gutter. Downspout size is 3"x4"

<u>Pre-Bid Meeting Notes (changes to topics discussed provided in underline):</u>

- ✓ Site plan will be provided.
- ✓ Days to complete were stated to be provided in Section 00520 (agreement). <u>Dates are not provided, but will be determined, based upon schedule submitted by awarded bidder. Please note the goal for final completion is Summer 2025.</u>
- ✓ No prevailing wage, SBE/MBE/DBE, BABA, or local workforce requirements exist for the work.

Addendum 2

- ✓ Survey is the contractor's responsibility (forms provided in the Contract Forms section of the bid documents)
- ✓ Phasing of the turn building construction, and overall project is up to the contractor. Ensuring sufficient parking for patrons throughout the project is a priority.
- ✓ The County does not have a preferred dumpster provider; dumpsters up to contractor.
- ✓ Permits have been applied for. Contractor will have to pick up.
- ✓ The option for owner direct purchase was discussed. In the meeting, staff stated ODP was not anticipated under the bid, and noted AV and Pro Shop Fixtures are indicated as "owner installed" on the plans. <u>After internal discussion, if necessary to ensure available funding for the project, County intends to utilize ODP, for all furniture and kitchen equipment, finishes, such as tile, carpet, and wall coverings.</u>
- ✓ The office trailer does not need to offer space for the Architect during construction
- ✓ Contractor is responsible for Builders Risk Insurance.

<u>Attachments:</u>
Section 00310-Addendum 2
Revised Sheets: A411, A503, A505, A605, A705, A805, I111, I112, I113, I216, I217
Site Plan
Asbestos Survey

SECTION 00310 – Bid Form

PROJECT IDENTIFICATION:

Project Name:	**Sandridge Golf Club New Clubhouse**
Bid Number:	**2024029**
Project Address:	**5300 73rd Street**
	Vero Beach, FL 32967
Project Description:	Construction of two-story clubhouse building and separate turn building, and demolition of existing clubhouse.

THIS BID IS SUBMITTED TO: INDIAN RIVER COUNTY
1800 27th Street
VERO BEACH, FLORIDA 32960

1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

2.01 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of OWNER.

3.01 In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged.

Addendum Date	Addendum Number

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions, and (2) reports and drawings of a Hazardous Environmental Condition, if any, which have been identified in the Supplementary Conditions as provided in paragraph 4.06 of the General Conditions.

E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.

F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.

I. Bidder has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by ENGINEER is acceptable to Bidder.

J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

4.01 Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

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ITEMIZED BID SCHEDULE - ADDENDUM 2

Sandridge Golf Club New Clubhouse

BID NO. 2024029

BIDDER'S Name:

Item No.	Description	Unit	Quantity	Unit Price	Amount
1	MOBILIZATION/INSURANCE AND BONDS/DEMOBILIZATION	LS	1.0	$	$
2	ALL CONSTRUCTION WORK, EXCLUDING TURN BUILDING CONSTRUCTION	LS	1.0	$	$
3	TURN BUILDING CONSTRUCTION	LS	1.0	$	$
4	DEMOLITION OF EXISTING CLUBHOUSE	LS	1.0	$	$
				SUBTOTAL =	$
999-25A				**FORCE ACCOUNT =**	**$100,000.00**
				TOTAL PROJECT BID AMOUNT (INCLUDING FORCE ACCOUNTS) =	$

LS=Lump Sum AC=Acre EA=Each CY=Cubic Yard SY=Square Yard TN=Ton LF=Linear Foot AS=Assembly

The FORCE ACCOUNT is intended as a contingency for unforeseen work.

NOTE: IF THERE IS A DISCREPANCY BETWEEN THE PLANS (SUMMARY OF PAY ITEMS) AND THE ITEMIZED BID SCHEDULE, THE BID SCHEDULE WILL BE UTILIZED FOR BIDDING PURPOSES.

TOTAL PROJECT BID AMOUNT IN WORDS

*Alternate Pricing (complete only one column per alternate)

Item No.	Description	Addition (increase to cost)	Deduction (decrease to cost)
Alt-2	Add/Deduct from Item 2 Above for 60 MIL TPO roofing system	$	$
Alt-3	Add/Deduct from Item 3 Above for 60 MIL TPO roofing system	$	$

5.01 Bidder shall complete the Work in accordance with the Contract Documents for the price(s) contained in the Bid Schedule:

A. The Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between words and figures will be resolved in favor of the words.

B. The Owner reserves the right to omit or add to the construction of any portion or portions of the work heretofore enumerated or shown on the plans. Furthermore, the Owner reserves the right to omit in its entirety any one or more items of the Contract without forfeiture of Contract or claims for loss of anticipated profits or any claims by the Contractor on account of such omissions.

C. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities provided. The quantities actually required to complete the contract and work may be less or more than so estimated, and, if so, no action for damages or for loss of profits shall accrue to the Contractor by reason thereof.

D. Unit Prices have been computed in accordance with paragraph 11.03.B of the General Conditions.

6.01 Bidder agrees that the Work will be substantially completed and ready for final payment in accordance with paragraph 14.07.B of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified, which shall be stated in the Agreement.

7.01 The following documents are attached to and made a condition of this Bid:

A. Itemized Bid Schedule;

B. Required Bid security in the form of _____;

C. Sworn Statement under Section 105.08, Indian River Code, on Disclosure of Relationships;

D. Sworn Statement Under the Florida Trench Safety Act;

E. Qualifications Questionnaire;

F. List of Subcontractors;

G. Certification Regarding Prohibition Against Contracting with Scrutinized Companies

H. Anticipated Construction Schedule, based on receipt of Notice to Proceed on April 1, 2024.

8.01 The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

SUBMITTED on _____, 20___.

State Contractor License No. _____

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____ (SEAL)
(Individual's signature)
Doing business as: _____
Business address: _____
_____
Phone No.: _____ FAX No.: _____
Email: _____

A Partnership

Partnership Name: _____ (SEAL)

By: _____
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Business address: _____
_____
Phone No.: _____ FAX No.: _____
Email: _____

A Corporation

Corporation Name: _____ (SEAL)
State of Incorporation: _____
Type (General Business, Professional, Service, Limited Liability):_____

By: _____
(Signature -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

(CORPORATE SEAL)

Attest _____
(Signature of Corporate Secretary)

Business address: _____
_____
Phone No.: _____ FAX No.: _____
Email: _____

Date of Qualification to do business is _____.

A Joint Venture

Joint Venture Name: _____ (SEAL)

By: _____
(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Business address: _____
_____
Phone No.: _____ FAX No.: _____
Email: _____

Joint Venture Name: _____ (SEAL)

By: _____
(Signature -- attach evidence of authority to sign)

Name (typed or printed): _____
Title: _____
Business address: _____
_____
Phone No.: _____ FAX No.: _____
Email: _____

Phone and FAX Number, and Address for receipt of official communications:

_____

_____

(Each joint venturor must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

*** * END OF SECTION * ***

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
1	01/05/2024	ADDEDUM #2

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
1	01/05/2024	ADDEDUM #2

SHEET #	INTERIOR			
I101	FIRST FLOOR KEY PLAN	•		
I110	OVERALL FURNITURE PLAN	•		
I111	ENLARGED FINISH PLAN	•	•	
I112	ENLARGED FINISH PLAN	•	•	
I113	ENLARGED FINISH PLAN	•	•	
I201	INTERIOR ELEVATIONS	•		
I202	INTERIOR ELEVATIONS	•		
I203	INTERIOR ELEVATIONS	•		
I204	INTERIOR ELEVATIONS	•		
I205	INTERIOR ELEVATIONS	•		
I206	INTERIOR ELEVATIONS	•		
I207	INTERIOR ELEVATIONS	•		
I208	INTERIOR ELEVATIONS	•		
I209	INTERIOR ELEVATIONS	•		
I210	INTERIOR ELEVATIONS	•		
I211	INTERIOR ELEVATIONS	•		
I212	INTERIOR ELEVATIONS	•		
I213	INTERIOR ELEVATIONS	•		
I214	INTERIOR ELEVATIONS	•		
I215	INTERIOR ELEVATIONS	•		
I216	INTERIOR ELEVATIONS	•	•	
I217	INTERIOR ELEVATIONS	•	•	
I218	INTERIOR ELEVATIONS	•		
I219	INTERIOR ELEVATIONS	•		
I220	INTERIOR ELEVATIONS	•		
I221	INTERIOR ELEVATIONS	•		
I301	MOVABLE PARTITION DETAILS	•		
I302	ENLARGED PILASTER DETAILS	•		
I303	MISCELLANEOUS DETAILS	•		
I401	BAR DETAILS	•		
I402	BAR DETAILS	•		
I403	RESTROOM VANITY & COPY ROOM CABINET DETAILS	•		
I501	MOLDING DETAILS	•		
I502	ROOM FINISH SCHEDULE FINISH SPECIFICATIONS	•		
I503	TRANSITION DETAILS	•		

SHEET #	CIVIL			
C1	CONSTRUCTION NOTES	•		
C2	STORMWATER POLLUTION PREVENTION PLAN	•		
C3	EROSION & SEDIMENT CONTROL NOTES	•		
C4	EXISTING CONDITIONS	•		
C5	SITE PREPARATION / EROSION CONTROL PLAN	•		
C6	POST-SITE PREPARATION PLAN	•		
C7	HORIZONTAL CONTEROL / SIGNAGE STRIPING PLAN	•		
C8	PAVING & GRADING PLAN	•		
C9	GRADING PLAN	•		
C10	DRAINAGE PLAN	•		
C11	DRAINAGE PLAN	•		
C12	UTILITY PLAN	•		
C13	OFFSITE UTILITY PLAN A	•		
C14	OFFSITE UTILITY PLAN B	•		
C15	SEWER PROFILE	•		
C16	CONSTRUCTION DETAILS	•		
C17	CONSTRUCTION DETAILS	•		
C18	UTILITY DETAILS	•		
C19	UTILITY DETAILS	•		
C20	UTILITY DETAILS	•		
C21	LIFT STATION DETAILS	•		

SHEET #	LANDSCAPE			
LA-1	Landscape Plan	•		
LA-2	Zoomed in LA Plan	•		
LA-3	Mitigation Data	•		
LA-4	Mitigation Detail	•		
LA-5	Landscape Details	•		
LA-6	Landscape Specifications	•		

SHEET #	KITCHEN			
FS100	Overall Floor Plan	•		
FS101	Main Kitchen Plan	•		
FS102	Banquet Kitchen Plan	•		
FS103	Bar Plan	•		
FS104	The Turn Building Plan	•		
FS105	Main Kitchen Plumbing Plan	•		
FS106	Banquet Kitchen Plumbing Plan	•		
FS107	Bar Plumbing Plan	•		
FS108	The Turn Building Plumbing Plan	•		
FS109	Main Kitchen Electrical Plan	•		
FS110	Banquet Kitchen Electrical Plan	•		
FS111	Bar Electrical Plan	•		
FS112	The Turn Building Electrical Plan	•		
FS113	Exhaust Hood Details	•		
FS114	Exhaust Hood Details	•		
FS115	Exhaust Hood Details	•		
FS116	Exhaust Hood Details	•		
FS117	Exhaust Hood Details	•		
FS118	Exhaust Hood Details	•		
FS119	Walk-in Details	•		
FS120	Walk-in Details	•		
FS121	Walk-in Details	•		
FS122	Walk-in Details	•		
FS123	Walk-in Details	•		
FS124	Walk-in Details	•		
FS125	Walk-in Details	•		
FS126	Walk-in Details	•		
FS127	Walk-in Details	•		
FS128	Refrigeration Details	•		
FS129	SS Fabrication Details	•		
FS130	SS Fabrication Details	•		
FS131	SS Fabrication Details	•		
FS132	SS Fabrication Details	•		
FS133	SS Fabrication Details	•		
FS134	SS Fabrication Details	•		
FS135	SS Fabrication Details	•		
FS136	SS Fabrication Details	•		
FS137	SS Fabrication Details	•		
FS138	Bar Details	•		
FS139	Under Floor Conduit	•		

SHEET #	STRUCTURAL			
S-1	FOUNDATION PLAN	•		
S-2	ROOF FRAMING PLAN	•		
S-3	STRUCTURAL NOTES, SCHEDULES & WIND LOADING	•		
S-4	TYPICAL DETAILS	•		
S-5	SECTIONS	•		
S-6	SECTIONS	•		
S-7	SECTIONS	•		
S-8	SECTIONS	•		

SHEET #	MECHANICAL			
M000	MECHANICAL NOTES, LEGENDS, & SHEET INDEX	•		
M101	MECHANICAL ZONE MAP	•		
M201	MECHANICAL FLOOR PLANS - GROUND LEVEL	•		
M202	MECHANICAL FLOOR PLANS - GROUND LEVEL	•		
M211	MECHANICAL MEZZANINE & ROOF PLAN	•		
M301	MECHANICAL SCHEDULES	•		
M302	MECHANICAL SCHEDULES	•		
M401	MECHANICAL DETAILS	•		

SHEET #	ELECTRICAL			
E000	ELECTRICAL NOTES, LEGENDS & INDEX	•		
E001	ELECTRICAL SITE POWER PLAN	•		
E010	ELECTRICAL SITE LIGHTING CONTROLS PLAN	•		
E101	ELECTRICAL CLUBHOUSE FLOOR PLAN	•		
E102	ELECTRICAL CLUBHOUSE ENLARGED KITCHEN PLAN	•		
E103	ELECTRICAL CLUBHOUSE MEZZANINE FLOOR PLAN	•		
E110	ELECTRICAL CLUBHOUSE LIGHTING PLAN	•		
E111	ELECTRICAL CLUBHOUSE LIGHTING CONTROLS PLAN	•		
E112	ELECTRICAL CLUBHOUSE MEZZANINE LIGHTING PLAN	•		
E200	ELECTRICAL CLUBHOUSE RISER AND SCCHEDULES	•		
E201	ELECTRICAL CLUBHOUSE SCHEDULES	•		
E202	ELECTRICAL CLUBHOUSE SCHEDULE	•		
E300	ELECTRICAL CLUBHOUSE DETAILS	•		
E301	ELECTRICAL CLUBHOUSE DETAILS	•		

SHEET #	PLUMBING			
P000	COVER SHEET	•		
P100	SANITARY FLOOR PLAN	•		
P101	STORM OVERALL FLOOR PLAN	•		
P200	DOMESTIC WATER FLOOR PLAN	•		
P201	SANITARY WATER AND DOMESTIC WATER ISOMETRIC	•		
P300	DETAILS & SCHEDULES	•		

SHEET #	FIRE PROTECTION			
FA000	FIRE ALARM NOTES, LEGENDS & INDEX	•		
FA100	FIRE ALARM CLUBHOUSE FLOOR PLAN	•		
FA102	FIRE ALARM MEZZANINE PLAN	•		
FA200	FIRE ALARM RISER AND DETAILS	•		
FP-000	FIRE PROTECTION COVER SHEET	•		
FP-001	FIRE PROTECTION OCCUPANCY HAZARD ZONE MAP - CLUBHOUSE	•		
FP-002	FIRE PROTECTION DETAILS & SITE PLAN	•		

Sheet #	Architectural			
A 000	COVER SHEET	•		
A 001	SYMBOLS & ABBREVIATIONS	•		
A 002	DRAWING MATRIX	•		
A 010	LIFE SAFETY CODE ANALYSIS	•		
A 011	MAIN LEVEL LIFE SAFETY PLAN	•		
A 020	PARTITION SCHEDULE	•		
A 040	ADA CODE REQUIREMENTS	•		
A 060	ARCHITECTURAL SITE PLAN	•		
A 070	DEMOLITION SITE PLAN	•		
A 101	OVERALL FIRST FLOOR PLAN	•		
A 110	OVERALL ROOF PLAN	•		
A 120	OVERALL FIRST FLOOR RCP	•		
A 201	EXTERIOR ELEVATIONS	•		
A 202	EXTERIOR ELEVATIONS	•		
A 203	EXTERIOR ELEVSTIONS	•		
A 301	BUILDING SECTIONS	•		
A 302	BUILDING SECTIONS	•		
A 303	BUILDING SECTIONS	•		
A 401	STAIR DETAILS	•		
A 402	STAIR DETAILS	•		
A 403	STAIR DETAILS	•		
A 404	STAIR DETAILS	•		
A 405	STAIR DETAILS	•		
A 411	WALL SECTIONS	•	•	
A 412	WALL SECTIONS	•		
A 413	WALL SECTIONS	•		
A 414	WALL SECTIONS	•		
A 415	WALL SECTIONS	•		
A 416	WALL SECTIONS	•		
A 417	WALL SECTIONS	•		
A 501	ENLARGED FLOOR PLAN	•		
A 502	ENLARGED FLOOR PLAN	•		
A 503	ENLARGED FLOOR PLAN	•	•	
A 504	ENLARGED FLOOR PLAN	•		
A 505	ENLARGED FLOOR PLAN	•	•	
A 506	ENLARGED RESTROOM PLANS	•		
A 507	ENLARGED PLAN - EVENT LAWN	•		
A 508	ENLARGED MEZZANINE PLANS	•		
A 601	ENLARGED MAIN LEVEL RCP	•		
A 602	ENLARGED MAIN LEVEL RCP	•		
A 603	ENLARGED MAIN LEVEL RCP	•		
A 604	ENLARGED MAIN LEVEL RCP	•		
A 605	ENLARGED MAIN LEVEL RCP	•	•	
A 611	ENLARGED MEZZANINE LEVEL RCP	•		
A 701	ROOF DETAILS	•		
A 702	ROOF DETAILS	•		
A 703	ROOF DETAILS	•		
A 704	ROOF DETAILS	•		
A 705	ROOF DETAILS	•	•	
A 706	ROOF DETAILS	•		
A 707	ROOF DETAILS	•		
A 708	ROOF DETAILS	•		
A 709	ROOF DETAILS	•		
A 710	ROOF DETAILS	•		
A 801	DOOR & WINDOW SCHEDULES	•		
A 802	DOOR & WINDOW ELEVATIONS	•		
A 803	INTERIOR DOOR & WINDOW DETAILS	•		
A 804	EXTERIOR DOOR & WINDOW DETAILS	•		
A 805	STOREFRONT DETAILS	•	•	
A 901	CEILING DETAILS	•		
A 902	CEILING DETAILS	•		
A 903	MISCELLANEOUS DETAILS	•		

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Jupiter Commerce Park
3021 Jupiter Park Circle
Suite 102
Jupiter, FL 33458
t 561.203.7539

SEAN PATRICK SUKHU
AR97488

AA26003806

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SANDRIDGE GOLF CLUB

5300 73RD ST, VERO BEACH, FL, 32967 USA

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE

SHEET NAME

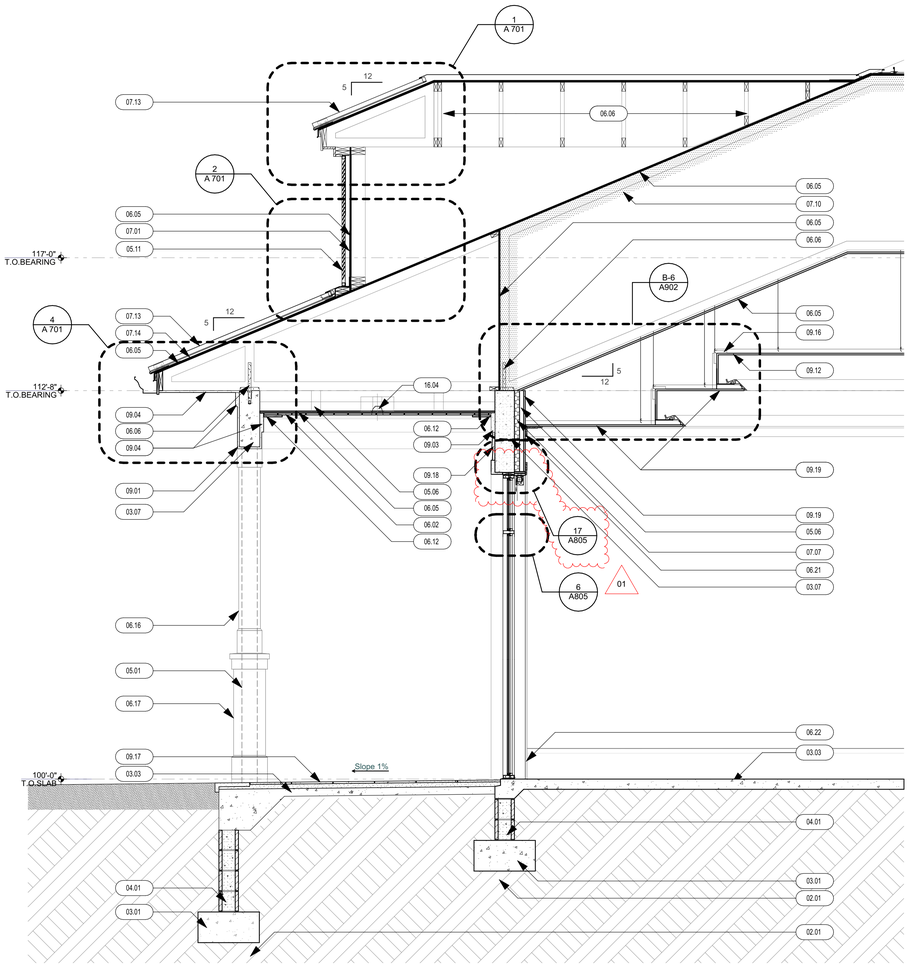
DRAWING MATRIX

Project Number: 2021.159

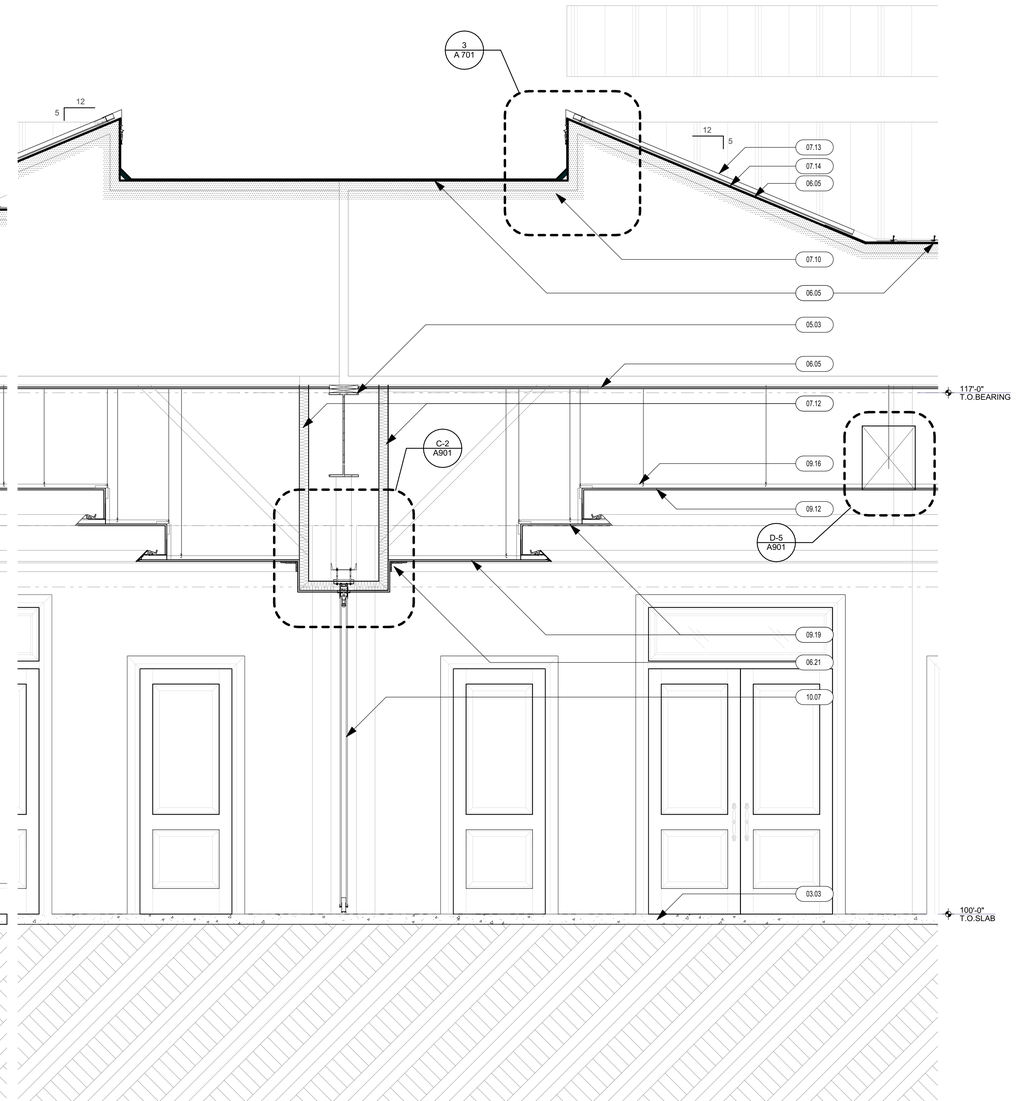
DATE: 2023.10.27

SHEET NUMBER

A 002



01 WALL SECTION
SCALE: 1/2" = 1'-0"



02 WALL SECTION
SCALE: 1/2" = 1'-0"

KEYNOTE - SECTIONS / ELEVATIONS

DIVISION 2 - SITE CONSTRUCTION
02.01 TREATED COMPACTED SOIL
02.03 APPROXIMATE LINE OF FINISH GRADE (RE: CIVIL DOCUMENTS)
02.05 HOT-MIX ASPHALT PAVING (RE: CIVIL DOCUMENTS)
02.07 FOUNDATION DRAINAGE SYSTEMS 6" DIAMETER PERFORATED PIPE(RE: CIVIL DOCUMENTS)
02.09 CEMENT CONCRETE PAVEMENT (RE: CIVIL DOCUMENTS)
02.11 UNIT PAVERS SET ON A 3/4" MORTER BED.
02.13 UNITS PAVERS SET ON 1" SAND BED
02.15 COMPACTED BASE
02.17 CHAIN LINK FENCE
02.19 PORCELAIN PAVERS / TILE SET ON 6" MUD BED
02.21 CONCRETE MASONRY UNIT GRAVITY RETAINING WALL
DIVISION 3 - CONCRETE
03.01 CAST-IN-PLACE CONCRETE FOUNDATION (RE: STRUCTURAL DOCUMENTS)
03.03 CAST-IN-PLACE CONCRETE SLAB (RE: STRUCTURAL DOCUMENTS)
03.05 CAST-IN-PLACE CONCRETE COLUMN (RE: STRUCTURE COLUMNS)
03.06 CAST-IN-PLACE CONCRETE WALL (RE: STRUCTURE COLUMNS)
03.07 CAST-IN-PLACE CONCRETE BEAM (RE: STRUCTURE COLUMNS)
03.08 CAST-IN-PLACE CONCRETE CURB (RE: STRUCTURE COLUMNS)
03.09 CONCRETE TOPPING (RE: STRUCTURE COLUMNS)
DIVISION 4 - MASONRY
04.01 CONCRETE UNIT MASONRY (RE: STRUCTURAL DOCUMENTS)
04.03 PRECAST CONCRETE LINTEL(S) (RE: STRUCTURAL DOCUMENTS)
DIVISION 5 - METALS
05.01 STRUCTURAL STEEL COLUMN (RE: STRUCTUARL DOCUMENTS)
05.03 STRUCTURAL STEEL BEAM (RE: STRUCTURAL DOCUMENTS)
05.04 STRUCTURAL STEEL JOISTS (RE: STRUCTURAL DOCUMENTS)
05.05 COMPOSITE METAL DECK (RE: STRUCTURAL DOCUMENTS)
05.06 "C" SHAPED LIGHT GAUGE STEEL STUDS (RE: STRUCTURAL DOCUMENTS)
05.11 ORNAMENTAL ALUMINUM FABRICATIONS
05.13 ALUMINUM SERVICE LADDER
05.15 PIPE BOLLARDS
05.17 STEEL PIPE AND TUBE HANDRAIL
05.19 STEEL PIPE AND TUBE RAILING SYSTEM
05.21 ORNAMENTAL METAL HANDRAILS
05.23 ORNAMENTAL METAL RAILING SYSTEM
05.25 ALUMINUM GUARDRAIL SYSTEM
DIVISION 6 - WOODS AND PLASTICS
06.01 WOOD BOX BEAM(S)
06.02 6"x3/4" T&G V-GROOVE (RE: INTERIORS DOCUMENTS FOR FINISH DETAILS)
06.03 WOOD NAILER(S)
06.04 WOOD BLOCKING
06.05 5/8" EXTERIOR PLYWOOD SHEATHING (RE: STRUCTURAL DOCUMENTS)
06.06 METAL-PLATE-CONNECTED WOOD TRUSSES (RE: STRUCTURAL DOCUMENTS)
06.07 EXTERIOR CEMENT BOARD FASCIA
06.08 EXTERIOR CEMENT BOARD TRIM
06.09 EXTERIOR CEMENT LAP SIDING
06.10 EXTERIOR CEMENT SHINGLE SIDING
06.11 EXTERIOR PVC RAFTER TAIL
06.12 WOOD TRIM
06.13 EXTERIOR PVC ARCHITECTURAL BRACKET
06.14 EXTERIOR WOOD SOFFIT (1"x6" V GROOVE T&G)
06.15 EXTERIOR WOOD SOFFIT (5/8" EXTERIOR BEAD BOARD PVC)
06.16 EXTERIOR PVC COLUMN WRAP
06.17 EXTERIOR PVC COLUMN PEDESTAL WRAP
06.18 EXTERIOR PVC COLUMN PILASTER WRAP
06.19 EXTERIOR PVC COLUMN PILASTER PEDESTAL WRAP
06.20 EXTERIOR ARCHITECTURAL HIGH DENSITY VIRGIN EPS FOAM MOULDING W/HARDCOAT SYSTEM AND SAND FINISH FOR CEMENT PLASTER (STUCCO)
06.21 WOOD CROWN MOULDIN (RE: INTERIOR DESIGN DOCUMENTS FOR DETAIL)
06.22 WOOD BASE (RE: INTERIOR DESIGN DOCUMENTS)
DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07.01 SHEET WATERPROOFING (BENTONITE)
07.02 WATERPROOFING PROTECTION COURSE / DRAINAGE MAT
07.03 FLUID APPLIED WATERPROOFING
07.04 BITUMINOUS DAMPROOFING
07.05 MODIFIED CEMENT WATERPROOFING
07.06 BUILDING INSULATION (ROOF TAPERED INSULATION R:30)
07.07 BUILDING INDULATION (WALL 2" RIGID R:13 OR 6" BATT / R:19 ROOF 9 1/2" BATT R:30)
07.08 BUILDING INSULATION (2" RIGID FOAM WITH ALUMINUM FACER ON ONE SIDE AND WHITE ACRYLIC-COATED AUUMINUM FACER ON THE OTHER.)
07.09 ROOF INSULATION (9 1/2" R:30)
07.10 ROOF INSULATION (SPRAY-IN-PLACE, LOW DENSITY, OPEN CELL, FLEXIBLE WATERBLOWN POLYURETHANE FOAM INSULATION R:30)
07.11 BUILDING INSULATION (2" THERMAX RIGID INSULATION AS MFGR BY DOW CORNING MOUNTED TO UNDERSIDE OF STRUCTURAL DECK)
07.12 ACOUSTICAL INSULATION
07.13 STANDING SEAM METAL ROOF
07.14 METAL ROOF UNDERLAYMENT
07.15 SBS-MODIFIED BITUMINOUS CAP SHEET BUILT-UP MEMBRANE ROOFING
07.16 FULLY ADHERED THERMOPLASTIC POLYOLEFIN MEMBRANE (60MIL)
07.17 40 MIL SELF ADHERING WATERPROOFING MEMBRANE
07.18 SHEET METAL FLASHING
07.19 ALUMINUM GUTTER(S)
07.20 ALUMINUM DOWNSPOUT(S)
07.21 ROOF EXPANSION ASSEMBLIES
07.22 ROOF ACCESSORIES
07.23 SPRAY FIRE-RESISTIVE MATERIALS
07.24 BOARD FIRE PROTECTION
07.25 JOINT SEALANT(S)
07.26 THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE
DIVISION 8 - DOORS AND WINDOWS
08.01 STEEL DOOR(S) AND FRAME(S)
08.02 FLUSH WOOD DOOR(S)
08.03 STILE AND RAIL WOOD DOOR(S)
08.04 ALUMINUM WINDOWS
08.05 ALUMINUM STORE FRONT SYSTEM
08.06 GLAZING
08.07 ALUMINUM FOLDING DOOR SYSTEM
DIVISION 9 - FINISHES
09.01 PORTLAND CEMENT PLASTER (STUCCO)
09.02 PORTLAND CEMENT PLASTER (OVER FOAM MOULDING) COLUMN / PILASTER BASE
09.03 PORTLAND CEMENT PLASTER (STUCCO) TRIM
09.04 PORTLAND CEMENT PLASTER (STUCCO) CEILING ON GALVANIZED METAL LATH
09.05 GYPSUM SHEATHING (EXTERIOR)
09.06 GYPSUM BOARD ASSEMBLY (RE: FIRE PROTECTION DETAILS FOR ASSEMBLY DETAILS)
09.07 GYPSUM BOARD SHAFT-WALL ASSEMBLY
09.08 FINISH FLOORING (RE: INTERIOR DESIGN DRAWINGS)
09.09 WALL BASE (RE: INTERIOR DESIGND RAWINGS)
09.10 WALL FINISH (RE: INTERIOR DESIGN DRAWINGS)
09.11 FINISH CEILING (RE: INTERIOR DESIGN DRAWINGS)
09.12 ACOUSTICAL PANEL CEILING (RE: INTERIOR DESIGN DOCUMENTS)
09.13 ACOUSTICAL WALL PANEL(S) (RE: INTERIOR DESIGN DOCUMENTS)
09.14 PAINT (RE: INTERIOR DESIGN DOCUMENTS)
09.15 WALL COVERING(S) (RE: INTERIOR DESIGN DOCUMENTS)
09.16 GYPSUM BOARD CEILING HANGING SYSTEM
09.17 EXTERIOR FINISH FLOOR OVER MUD BED (RE: FINISH SCHEDULE)
09.18 PORTLAND CEMENT PLASTER (LAPSIDING STUCCO)
09.19 5/8" GYPSUM BOARD
DIVISION 10 - SPECIALTIES
10.01 FIXED METAL DECORATIVE SHUTTER
10.02 WALL VENT(S) (BRICK VENTS)
10.03 IMPACT RESISTANT WALL PROTECTION
10.04 SIGN(S)
10.05 METAL LOCKER(S)
10.06 FIRE EXTINGUISHER(S) AND CABINET(S)
10.07 OPPERABLE PANEL PARTITION(S)
10.08 METAL STORAGE SHELVING
10.09 TOILET AND BATH ACCESSORIES (RE: INTERIOR DESIGNDOCUMENTS)
10.10 BIRD CONTROL DEVICE
10.11 ELECTRICAL START CLOCK BY GC
DIVISION 11 - EQUIPMENTS
11.01 FOOD SERVICE EQUIPMENT (RE: FOOD SERVICE AND ENGINEERING DOCUMENTS)
DIVISION 13 - SPECIAL CONSTRUCTION
13.01 FIRE SUPRESSION SPRINKLERS (RE: FIRE PROTECTION DOCUMENTS)
DIVISION 14 - CONVEYING SYSTEMS
14.01 NOT USED
DIVISION 15 - MECHANICAL
15.01 HYDRONIC PIPING (RE: PLUMBING AND MECHANICAL DOCUMENTS)
15.02 PLUMBING PIPING (RE: PLUMBING DOCUMENTS)
15.03 PLUMBING FIXTURE(S) (RE: PLUMBING DOCUMENTS)
15.04 DUCTWORK (RE: MECHIANICAL DOCUMENTS)
15.05 DIFFUSER(S), REGISTER(S) ANDGRILLE(S) (RE: MECHANICALDOCUMENTS)
15.06 AREA DRAIN (RE:PLUMBING DOCUMENTS)
DIVISION 16 - ELECTRICAL
16.01 LIGHTING CONTROL DEVICES (RE: ELECTRICAL DOCUMENTS)
16.02 PANELBOARD(S) (RE: ELECTRICAL DOCUMENTS)
16.03 INTERIOR LIGHTING (RE: ELECTRICAL DOCUMENTS)
16.04 EXTERIOR LIGHTING (RE: ELECTRICAL DOCUMENTS)

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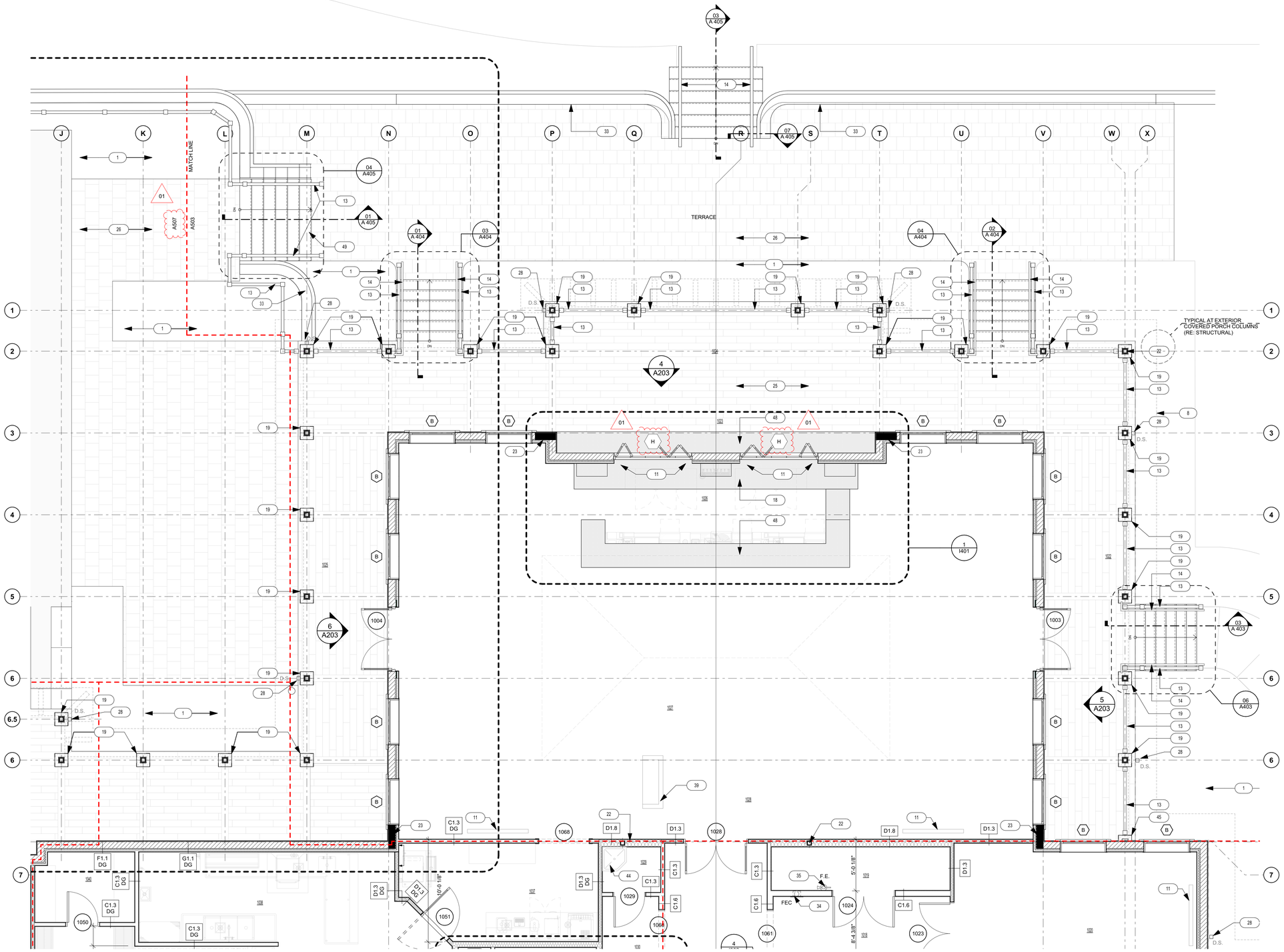
#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME
WALL SECTIONS

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER
A 411



1 A 503 ENLARGED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

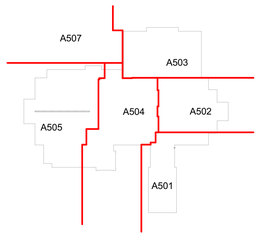
ROOM NAME LEGEND		ROOM NAME LEGEND	
RM #	ROOM NAME	RM #	ROOM NAME
1000	PORTE COCHERE	1042	WALK IN FREEZER
1001	COVERED ENTRY	1043	WALK IN COOLER
1002	LOBBY	1044	KITCHEN VESTIBULE
1003	OFFICE	1045	GALLERY
1004	COPY / OFFICE	1046	GALLERY
1005	OFFICE	1047	COVERED PORCH
1006	VESTIBULE	1048	BANQUET ROOM #2
1007	MECHANICAL	1049	VESTIBULE
1008	CHANGING ROOM	1050	OPERABLE PARTITION
1009	STOREROOM	1051	VESTIBULE
1010	GALLERY	1052	BANQUET ROOM #1
1011	GALLERY	1053	COVERED PORCH
1012	PROSHOP	1054	ELECTRICAL ROOM
1013	CLUB STORAGE	1055	TABLE AND CHAIR STORAGE
1014	SERVER / IT CLST.	1056	CAN WASH
1015	H.C. TOILET	1057	COVERED RECEIVING
1016	H.C. TOILET	1058	STAIR
1017	VESTIBULE	1059	STAFF LOCKERS
1018	HALLWAY	1060	STAFF
1019	MECHANICAL	1061	RECEIVING
1020	CONFERENCE ROOM	1062	AV CLST
1021	EAST PORCH	1063	WALK IN KEG COOLER
1022	COVERED PORCH	1064	H.C. TOILET
1023	OUTDOOR BAR	1065	VESTIBULE
1024	OUTDOOR DINING	1066	DRY / DISH STORAGE
1025	COVERED PORCH	1067	DISH WASHING
1026	BAR	1068	CATERING KITCHEN
1027	RESTAURANT	1069	WALK IN FREEZER
1028	MAITRE D'	1070	WALK IN COOLER
1029	JAN.	1071	WOMENS TOILET
1030	VESTIBULE	1072	WOMENS GROOMING
1031	VESTIBULE	1073	WOMENS TOILET
1032	MENS GROOMING	1074	WOMENS TOILET
1033	MENS TOILET	1075	WOMENS TOILET
1034	MENS TOILET	1076	HALLWAY
1035	H.C. TOILET	1077	WOMENS TOILET
1036	URINAL	1078	H.C. TOILET
1037	SERVER STATION	1079	VESTIBULE
1038	DISH WASHING	1080	VESTIBULE
1039	A LA CARTE KITCHEN	2001	STAIR
1040	LIQUOR STORAGE	2002	MECHANICAL MEZZANINE
1041	DRY STORAGE		

KEYNOTES - FLOOR PLAN

1. LANDSCAPE AREA (RE:LANDSCAPE ARCHITECTURE DOCUMENTS)
2. AREA DRAIN (RE: PLUMBING DOCUMENTS)
3. YARD DRAIN (RE:CIVIL DOCUMENTS)
4. PAVED WALK (RE:LANDCAPE ARCHITECTURE DOCUMENTS)
5. ASPHALT PAVEMENT (RE:CIVIL DOCUMENTS)
6. 6" CONCRETE CURB (RE:CIVIL DOCUMENTS)
7. CONCRETE PAVEMENT (RE:CIVIL DOCUMENTS)
8. INDICATES ROOF OVERHANG ABOVE
9. ACCESSIBLE RAMP (1:20 MAX SLOPE)
10. DIAPER CHANGING STATION (RE: INTERIOR DOCUMENTS)
11. FLAT SCREEN TV. OWNER FURNISHED OWNER INSTALLED PROVIDE CONCEALED IN-WALL BLOCKING. COORDINATE WITH AV DRAWINGS.
12. MILLWORK PILASTER (RE: INTERIOR DESIGN DOCUMENTS)
13. ARCHITECTURAL GRADE METAL GUARDRAIL SYSTEM
14. ARCHITECTURAL GRADE METAL HANDRAIL SYSTEM
15. STONE VANITY TOP (RE:INTERIOR DESIGN DOCUMENTS)
16. WALK-IN COOLER/FREEZER (RE:KITCHEN DOCUMENTS). PROVIDE 6" SLAB RECESS TO COORDINATE WITH MANUFACTURER DETAILS
17. METAL EMPLOYEE LOCKERS (THREE TIER)
18. ARCHITECTURAL CASEWORK. MILLWORK LOCATIONS SHOWN HATCHED (RE:INTERIOR DOCUMENTS FOR DETAILS)
19. EXTERIOR PVC COLUMN/PEDESTAL WRAP
20. BUILT-IN BENCH (RE:INTERIOR DESIGN DOCUMENTS)
21. ELECTRIC HIGH-LOW DRINKING FOUNTAIN
22. STRUCTURAL STEEL COLUMN (RE:STRUCTURAL DOCUMENTS)
23. STRUCTURAL CONCRETE COLUMN (RE:STRUCTURAL DOCUMENTS)
24. PRE-FABRICATED METAL STAIR WITH GUARDRAIL AND HANDRAILS
25. PORCELAIN TILE ON MUD SET
26. PAVERS ON SAND SET
27. HVAC EQUIPMENT (RE:MECHANICAL DOCUMENTS)
28. RAIN WATER LEADER CONNECTED TO UNDERGROUND STORM WATER SYSTEM (RE: CIVIL DOCUMENTS). PROVIDE SHEET METAL ADAPTER/COVER WHERE IT MEETS PVC PIPE
29. CONCRETE CURB CAN WASH. (RE:PLUMBING DOCUMENTS FOR FIXTURE)
30. GREASE TRAPS (RE:PLUMBING DOCUMENTS)
31. EMERGENCY GENERATOR LOCATION (RE:ELECTRICAL DOCUMENTS) PROVIDE CONCRETE SLAB TO COORDINATE WITH MANUFACTURER REQUIREMENTS
32. TRASH DUMPSTER LOCATION (RE:LANDSCAPE ARCHITECT DOCUMENTS)
33. CONCRETE MASONRY GRAVITY RETAINING WALL SYSTEM
34. RECESSED FIRE EXTINGUISHER CABINET
35. WALL MOUNTED FIRE EXTINGISHER
36. WATER HEATER TANKS (RE:PLUMBING DOCUMENTS)
37. A/V EQUIPMENT (RE:AV DOCUMENTS)
38. POWER ASSIST DOOR BUTTON
39. MAITRE'D STATION (RE:INTERIOR DOCUMENTS)
40. MILLWORK SCREEN PANEL (RE:INTERIOR DOCUMENTS)
41. PARTITION WALL REFER TO INTERIOR DRAWING
42. MILLWORK TOWEL HOLDER NICHE
43. MULTI FUNCTION COPY/PRINTER. OWNER FURNISHED OWNER INSTALLED
44. MOP. SWR: RE PLUMBING DRAWINGS
45. EXTERIOR PVC PILASTER / PEDESTAL COLUMN WRAP
46. OPERABLE PANEL PARTITION
47. INDICATES FURNITURE DOLLY. OWNER FURNISHED OWNER INSTALLED
48. STONE BARTOP (RE: INTERIOR DESIGN DOCUMENTS)
49. MASONRY GRAVITY WALL STAIRS
50. STORM RISER CONNECTED TO UNDERGROUND STORM WATER SYSTEM (RE: CIVIL DOCUMENTS)

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUDS,CMU, CONCRETE OR STRUCTURE.
2. ALL WALK-IN COOLERS/FREEZERS SHALL RECEIVE MINIMUM 6" RECESS AT SLABS PER MANUFACTURER REQUIREMENTS.
3. REFER TO ENLARGED RESTROOM PLANS FOR ALL TOILET ACCESSORIES.
4. ALL FOOD SERVICE/STORAGE AREAS SHALL HAVE CEMENTITIOUS URETHANE EPOXY FLOORING, U.N.O.
5. ALL EXTERIOR CONCRETE , MASONRY OR FRAMING SHALL RECEIVE 1/2" TO 3/4" STUCCO AS PER INDUSTRY RECOMMENDATIONS. PROVIDE WIRE LATH WHEN ADJOINING DIFFERENT SUBSTRATES AND PRECASE JOIONTS, SEE ELEVATIONS/SECTIONS FOR STUCCO TRIM PROFILES.
6. ALL INTERIOR CONCRETE SLABS ON GRADE SHALL RECEIVE 10 MIL VAPOR BARRIER BELOW SLAB COMPLIANT WITH ASTM E1745.
7. ALL RAIN WATER LEADERS (RWLs) TO BE CONNECTED TO UNDERGROUND STORM WATER SYSTEM. PROVIDE SHEET METAL ADAPTER/COVER WHERE IT MEETS PVC PIPE
8. ALL RWLs ON THE INTERIOR OF THE BUILDING SHALL BE CONCEALED IN WALL CAVITIES, REFER TO PLUMBING DOCUMENTS FOR ALL LOCATIONS
9. ALL LOW VOLTAGE WIRE SHALL BE PLENUM RATED
10. COORDINATE ALL KITCHEN EQUIPMENT DRAWINGS FOR UNDERGROUND CONDUIT TYPES, SIZE AND LOCATION.
11. PROVIDE IN-WALL CONCEALED BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, FURNISHINGS, MILLWORK, ETC. COORDINATE WITH ALL DISCIPLINES DOCUMENTS.
12. ALL ARCHITECTURAL CASEWORK IS SHOW HATCHED. REFER TO INTERIOR DESIGN DOCUMENTS FOR DETAILS



Key Plan

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sparcdesign
Jupiter Commerce Park
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SEAN PATRICK SUKHU
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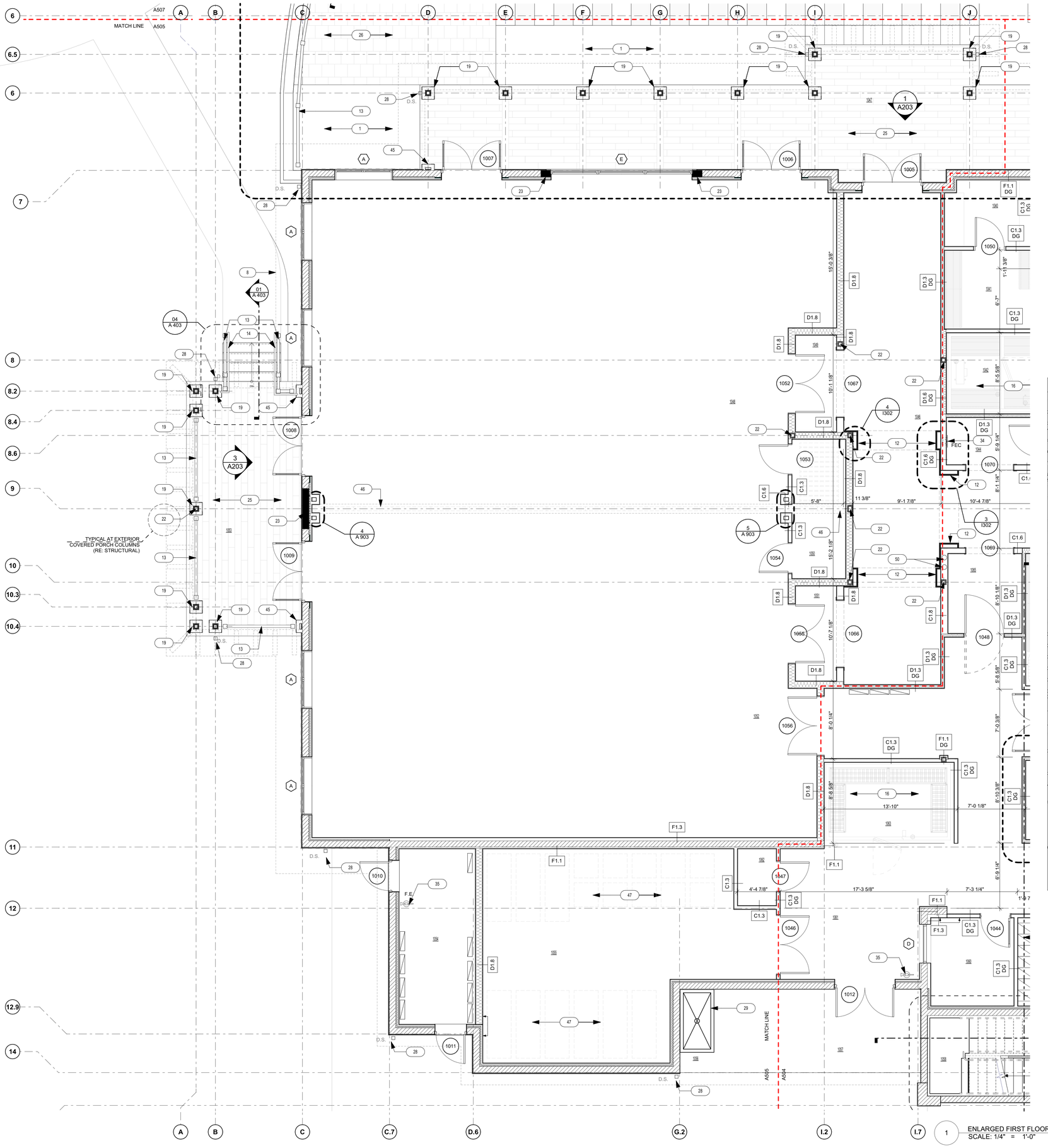
#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME
ENLARGED FLOOR PLAN

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER
A 503



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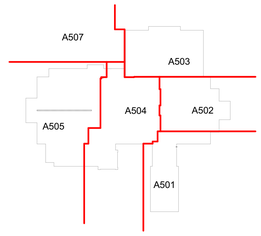
1041	DRY STORAGE		

KEYNOTES - FLOOR PLAN

1. LANDSCAPE AREA (RE:LANDSCAPE ARCHITECTURE DOCUMENTS)
2. AREA DRAIN (RE: PLUMBING DOCUMENTS)
3. YARD DRAIN (RE:CIVIL DOCUMENTS)
4. PAVED WALK (RE:LANDCAPE ARCHITECTURE DOCUMENTS)
5. ASPHALT PAVEMENT (RE:CIVIL DOCUMENTS)
6. 6" CONCRETE CURB (RE:CIVIL DOCUMENTS)
7. CONCRETE PAVEMENT (RE:CIVIL DOCUMENTS)
8. INDICATES ROOF OVERHANG ABOVE
9. ACCESSIBLE RAMP (1:20 MAX SLOPE)
10. DIAPER CHANGING STATION (RE: INTERIOR DOCUMENTS)
11. FLAT SCREEN TV. OWNER FURNISHED OWNER INSTALLED PROVIDE CONCEALED IN-WALL BLOCKING. COORDINATE WITH AV DRAWINGS.
12. MILLWORK PILASTER (RE: INTERIOR DESIGN DOCUMENTS)
13. ARCHITECTURAL GRADE METAL GUARDRAIL SYSTEM
14. ARCHITECTURAL GRADE METAL HANDRAIL SYSTEM
15. STONE VANITY TOP (RE:INTERIOR DESIGN DOCUMENTS)
16. WALK-IN COOLER/FREEZER (RE:KITCHEN DOCUMENTS). PROVIDE 6" SLAB RECESS TO COORDINATE WITH MANUFACTURER DETAILS
17. METAL EMPLOYEE LOCKERS (THREE TIER)
18. ARCHITECTURAL CASEWORK. MILLWORK LOCATIONS SHOWN HATCHED (RE:INTERIOR DOCUMENTS FOR DETAILS)
19. EXTERIOR PVC COLUMN/PEDESTAL WRAP
20. BUILT-IN BENCH (RE:INTERIOR DESIGN DOCUMENTS)
21. ELECTRIC HIGH-LOW DRINKING FOUNTAIN
22. STRUCTURAL STEEL COLUMN (RE:STRUCTURAL DOCUMENTS)
23. STRUCTURAL CONCRETE COLUMN (RE:STRUCTURAL DOCUMENTS)
24. PRE-FABRICATED METAL STAIR WITH GUARDRAIL AND HANDRAILS
25. PORCELAIN TILE ON MUD SET
26. PAVERS ON SAND SET
27. HVAC EQUIPMENT (RE:MECHANICAL DOCUMENTS)
28. RAIN WATER LEADER CONNECTED TO UNDERGROUND STORM WATER SYSTEM (RE: CIVIL DOCUMENTS). PROVIDE SHEET METAL ADAPTER/COVER WHERE IT MEETS PVC PIPE
29. CONCRETE CURB CAN WASH. (RE:PLUMBING DOCUMENTS FOR FIXTURE)
30. GREASE TRAPS (RE:PLUMBING DOCUMENTS)
31. EMERGENCY GENERATOR LOCATION (RE:ELECTRICAL DOCUMENTS) PROVIDE CONCRETE SLAB TO COORDINATE WITH MANUFACTURER REQUIREMENTS
32. TRASH DUMPSTER LOCATION (RE:LANDSCAPE ARCHITECT DOCUMENTS)
33. CONCRETE MASONRY GRAVITY RETAINING WALL SYSTEM
34. RECESSED FIRE EXTINGUISHER CABINET
35. WALL MOUNTED FIRE EXTINGISHER
36. WATER HEATER TANKS (RE:PLUMBING DOCUMENTS)
37. A/V EQUIPMENT (RE:AV DOCUMENTS)
38. POWER ASSIST DOOR BUTTON
39. MAITRE'D STATION (RE:INTERIOR DOCUMENTS)
40. MILLWORK SCREEN PANEL (RE:INTERIOR DOCUMENTS)
41. PARTITION WALL REFER TO INTERIOR DRAWING
42. MILLWORK TOWEL HOLDER NICHE
43. MULTI FUNCTION COPY/PRINTER. OWNER FURNISHED OWNER INSTALLED
44. MOP. SWR. RE PLUMBING DRAWINGS
45. EXTERIOR PVC PILASTER / PEDESTAL COLUMN WRAP
46. OPERABLE PANEL PARTITION
47. INDICATES FURNITURE DOLLY. OWNER FURNISHED OWNER INSTALLED
48. STONE BARTOP (RE: INTERIOR DESIGN DOCUMENTS)
49. MASONRY GRAVITY WALL STAIRS
50. STORM RISER CONNECTED TO UNDERGROUND STORM WATER SYSTEM (RE: CIVIL DOCUMENTS)

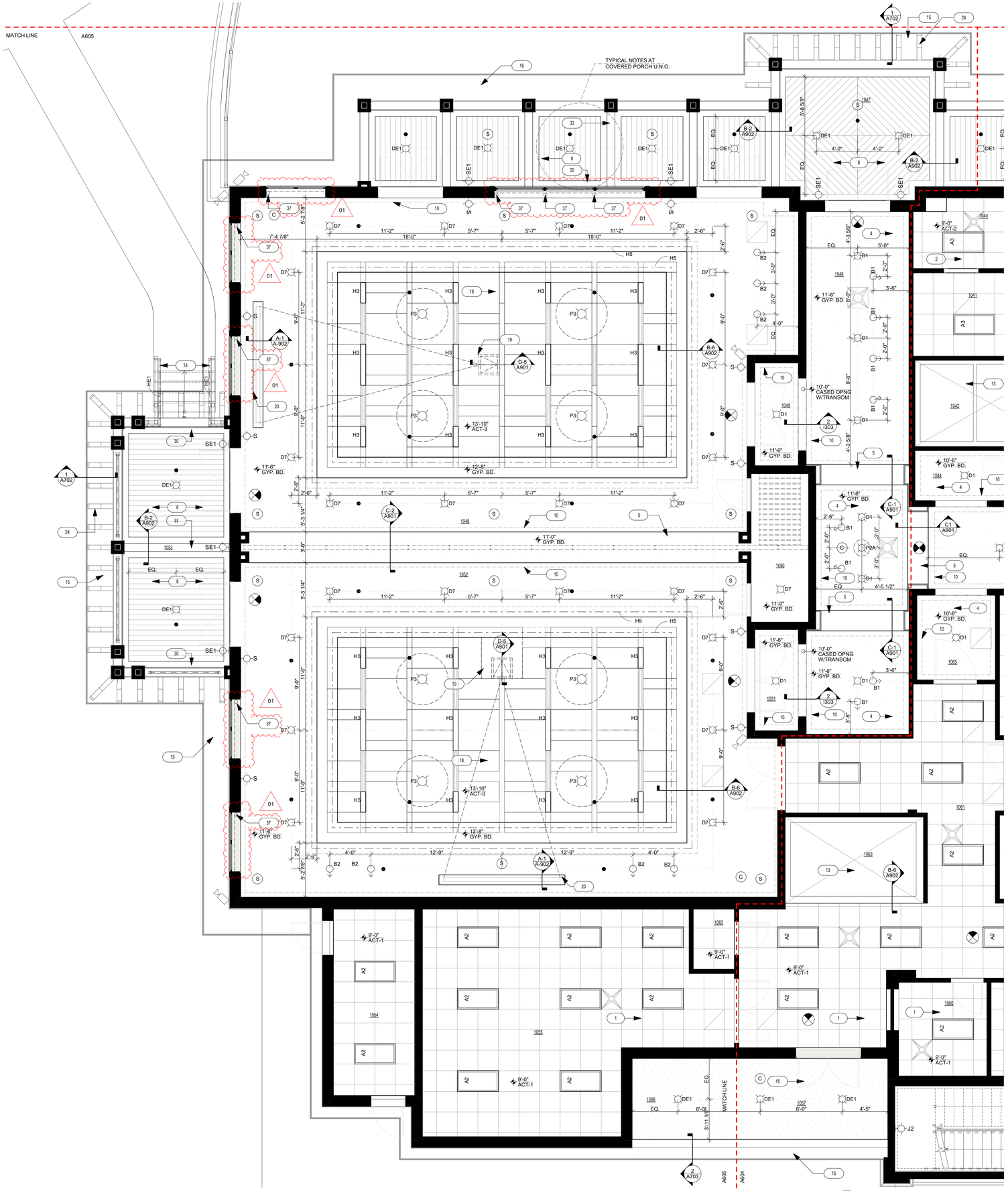
GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUDS,CMU, CONCRETE OR STRUCTURE.
2. ALL WALK-IN COOLERS/FREEZERS SHALL RECEIVE MINMUM 6" RECESS AT SLABS PER MANUFACTURER REQUIREMENTS.
3. REFER TO ENLARGED RESTROOM PLANS FOR ALL TOILET ACCESSORIES.
4. ALL FOOD SERVICE/STORAGE AREAS SHALL HAVE CEMENTITIOUS URETHANE EPOXY FLOORING, U.N.O.
5. ALL EXTERIOR CONCRETE , MASONRY OR FRAMING SHALL RECEIVE 1/2" TO 3/4" STUCCO AS PER INDUSTRY RECOMMENDATIONS. PROVIDE WIRE LATH WHEN ADJOINING DIFFERENT SUBSTRATES AND PRECASE JOIONTS, SEE ELEVATIONS/SECTIONS FOR STUCCO TRIM PROFILES.
6. ALL INTERIOR CONCRETE SLABS ON GRADE SHALL RECEIVE 10 MIL VAPOR BARRIER BELOW SLAB COMPLIANT WITH ASTM E1745.
7. ALL RAIN WATER LEADERS (RWLs) TO BE CONNECTED TO UNDERGROUND STORM WATER SYSTEM. PROVIDE SHEET METAL ADAPTER/COVER WHERE IT MEETS PVC PIPE
8. ALL RWLs ON THE INTERIOR OF THE BUILDING SHALL BE CONCEALED IN WALL CAVITIES, REFER TO PLUMBING DOCUMENTS FOR ALL LOCATIONS
9. ALL LOW VOLTAGE WIRE SHALL BE PLENUM RATED
10. COORDINATE ALL KITCHEN EQUIPMENT DRAWINGS FOR UNDERGROUND CONDUIT TYPES, SIZE AND LOCATION.
11. PROVIDE IN-WALL CONCEALED BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, FURNISHINGS, MILLWORK, ETC. COORDINATE WITH ALL DISCIPLINES DOCUMENTS.
12. ALL ARCHITECTURAL CASEWORK IS SHOW HATCHED. REFER TO INTERIOR DESIGN DOCUMENTS FOR DETAILS



Key Plan

1 ENLARGED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A605 ENLARGED FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"

Key Plan RCP

ROOM NAME LEGEND		ROOM NAME LEGEND	
RM #	ROOM NAME	RM #	ROOM NAME
1000	PORTE COCHERE	1042	WALK IN FREEZER
1001	COVERED ENTRY	1043	WALK IN COOLER
1002	LOBBY	1044	KITCHEN VESTIBULE
1003	OFFICE	1045	GALLERY
1004	COPY / OFFICE	1046	GALLERY
1005	OFFICE	1047	COVERED PORCH
1006	VESTIBULE	1048	BANQUET ROOM #2
1007	MECHANICAL	1049	VESTIBULE
1008	CHANGING ROOM	1050	OPERABLE PARTITION
1009	STOREROOM	1051	VESTIBULE
1010	GALLERY	1052	BANQUET ROOM #1
1011	GALLERY	1053	COVERED PORCH
1012	PROSHOP	1054	ELECTRICAL ROOM
1013	CLUB STORAGE	1055	TABLE AND CHAIR STORAGE
1014	SERVER / IT CLST.	1056	CAN WASH
1015	H.C. TOILET	1057	COVERED RECEIVING
1016	H.C. TOILET	1058	STAIR
1017	VESTIBULE	1059	STAFF LOCKERS
1018	HALLWAY	1060	STAFF
1019	MECHANICAL	1061	RECEIVING
1020	CONFERENCE ROOM	1062	AV CLST
1021	EAST PORCH	1063	WALK IN KEG COOLER
1022	COVERED PORCH	1064	H.C. TOILET
1023	OUTDOOR BAR	1065	VESTIBULE
1024	OUTDOOR DINING	1066	DRY / DISH STORAGE
1025	COVERED PORCH	1067	DISH WASHING
1026	BAR	1068	CATERING KITCHEN
1027	RESTAURANT	1069	WALK IN FREEZER
1028	MAITRE D'	1070	WALK IN COOLER
1029	JAN.	1071	WOMENS TOILET
1030	VESTIBULE	1072	WOMENS GROOMING
1031	VESTIBULE	1073	WOMENS TOILET
1032	MENS GROOMING	1074	WOMENS TOILET
1033	MENS TOILET	1075	WOMENS TOILET
1034	MENS TOILET	1076	HALLWAY
1035	H.C. TOILET	1077	WOMENS TOILET
1036	URINAL	1078	H.C. TOILET
1037	SERVER STATION	1079	VESTIBULE
1038	DISH WASHING	1080	VESTIBULE
1039	A LA CARTE KITCHEN	2001	STAIR
1040	LIQUOR STORAGE	2002	MECHANICAL MEZZANINE
1041	DRY STORAGE		

KEYNOTES - REFLECTED CEILING PLAN

1. SUSPENDED ACOUSTICAL CEILING SYSTEM
2. SUSPENDED SANITARY CEILING SYSTEM
3. OPEN TO ABOVE
4. 5/8" GYP. BD. ON METAL SUSPENSION SYSTEM
5. 5/8" GYPSUM BOARD INTERIOR SOFFIT
6. 8"x8" DECORATIVE PAINT GRADE BOX BEAM
7. 1x6 T&G PTD GRADE EXTERIOR WOOD CEILING
8. HARDIE BOYS EXTERIOR GRADE PVC V-GROOVE SOFFIT PANEL CEILING (PAINTED)
9. PAINTED FLAT STOCK TRIM
10. WOOD CROWN MOLDING (RE:INTERIORS)
11. 5/8" GYP. BD. ON 3 5/8" MTL STUDS @ 16" O.C. INTERIOR CEILING
12. EXPOSED STRUCTURE ABOVE
13. NO CEILING OVER WALK-IN COOLERS AND FREEZERS. PROVIDE WALL ACCESS PANEL FOR SERVICE ONLY
14. 3/4" STUCCO ON GALVANIZED METAL LATH ON 3 5/8" 18GA. MTL. STUDS AT 16" O.C.
15. 3/4" STUCCO ON GALVANIZED METAL LATH
16. NO CEILING OVER OVER EXHAUST HOOD IN KITCHEN AREAS - COORDINATE WITH KITCHEN EQUIPMENT
17. 2 HOUR RATED CEILING LID (UL DESIGN U438)
18. SUSPENDED ACOUSTICAL CEILING SYSTEM. ARMSTRONG TECH ZONE CEILING SYSTEM WITH LYRA PB PANELS (SIZES 4X4, 2X4, 1X4) WITH SUPRAFINE XL 9/16" BELVELD TEGULAR
19. RECESSED MOTORIZED PROJECTION LIFT, O.F.O.I. (G.C. TO COORDINATE LOCATION)
20. RECESSED MOTORIZED PROJECTION SCREEN, O.F.O.I. (G.C. TO COORDINATE LOCATION)
21. MOTORIZED ROLL DOWN SCREENS
22. ACCESS PANEL: GFRC FIBER GLASS AS MFGR BY WINDLOCK OR APPROVED EQUIVALENT
23. 8"x12" DECORATIVE PAINT GRADE BOX BEAM
24. HARDIE BOYS PVC RAFTER TAIL 30" OR APPROVED EQUAL
25. HARDIE BOYS PVC RAFTER TAIL 42" OR APPROVED EQUAL
26. HARDIE BOYS PVC ARCHITECTURAL BRACKET 36"
27. 3/4" STUCCO (SMOOTH) ON CONCRETE
28. 8"x8" DECORATIVE PAINT GRADE BOX BEAM
29. 1x6 TRIM (PAINTED)
30. 1x8 TRIM (PAINTED)
31. 8"x8" DECORATIVE PAINT GRADE BOX BEAM
32. RULON WOOD PANEL CEILING
33. 1x10 TRIM (PAINTED)
34. LED INTEGRATED HANDRAIL LIGHTING. REFER TO STAIR DETAILS FOR ADDITIONAL INFORMATION
35. HARDIE BOYS PVC ARCHITECTURAL BRACKET 42"
36. SURFACE MOUNTED PROJECTOR FOR "PUTT VIEW". OWNER FURNISHED, OWNER INSTALLED. (G.C. TO COORDINATE LOCATION)
37. MECHOSHADE ELECTROSHADE ELECTRO/3 STANDARD BRACKET REGULAR ROLL W/FASCIA CEILING MOUNT. FABRIC: THERMOVEIL 2100 SERIES. COLOR: TBD.

01

GENERAL NOTES - FLOOR PLAN

1. ALL CEILING MOUNTED WIFI SYSTEMS SHALL BE OWNER PROVIDED AND OWNER INSTALLED. G.C. TO COORDINATE LOCATIONS
2. ALL CEILING MOUNTED AUDIO VISUAL SYTEM TO BE OWNER PROVIDED AND OWNER INSTALLED. G.C. TO COORDIATE LOCATIONS
3. ALL CEILING ELEVATIONS ARE FROM THE TOP OF THE IMMEDIATE FLOOR FINISHES.
4. PROVIDE BACKING FOR ALL DECORATIVE LIGHT FIXTURES AND CEILING FANS. G.C. PROVIDED AND G.C. INSTALLED.
5. G.C. TO COORDINATE WITH TRUSS ENGINEER/SPECIALTY ENGINEER/STRUCTURAL ENGINEER FOR ANY LIGHT FIXTURES WEIGHING MORE THAN 150 LB.
6. REFER TO ELECTRICAL DRAWINGS FOR CEILING MOUNTED OCCUPANCY SENSORS.
7. REFER TO LIFE SAFETY PLANS AND ELECTRICAL DRAWINGS FOR EXIT AND EMERGENCY LIGHT FIXTURES.
8. G.C. TO PROVIDE LIGHT BULBS FORALL SPECIFIED LIGHT FIXTURES
9. ALL WALL/CEILING FINISHES FOR THIS PROJECT SHALL BE CLASS "A".
10. ALL INTERIOR FRONT OF HOUSE/PUBLIC SPACE SPRINKLERS SHALL BE CONCEALED (COLORS TO MATCH CEILING COLOR)
11. ANY PENETRATIONS OF ACOUSTICAL CEILING PANELS SHALL BE CENTERED IN THE PANELS AND THE NORTH/SOUTH AND EAST/WEST DIMENSIONS OF THE PANEL, U.N.O.
12. ALL FRONT OF HOUSE/PUBLIC ACCESS PANELS SHALL BE GFRC FIBER GLASS AS MFGR BY WINDLOCK OR APPROVED EQUAL. SIZES AS REQUIRED.

R.C.P. LEGEND

NOTE: NOT ALL LEGEND ITEMS MAY BE USED FOR THIS PROJECT

- 2'x2' SUSPENDED ACOUSTICAL TILE CEILING IN METAL GRID. SEE I.D.
- 2'x4' SUSPENDED ACOUSTICAL TILE CEILING IN METAL GRID. SEE I.D.
- 3'x3' U.N.O. SPECIALTY SUSPENDED ACOUSTIC CEILING SYSTEM SEE I.D.
- GYPSUM BOARD CEILING/SOFFIT SEE I.D. FOR FINISHES
- RATED FLOOR CEILING/ASSEMBLY AS PER A-909. MAINTAIN FIRE SEPARATION AT PENETRATIONS
- RATED GYPSUM BOARD CEILING/ ASSEMBLY AS PER A-909 -MAINTAIN FIRE SEPARATION AT PENETRATIONS
- W.D. PANEL SYSTEM (RE: I.D. DOCS.)
- 2" OF THERMAX INSULATION @ BOTTOM OF STRUCTURE
- 3/4" STUCCO ON PAPERBACK METAL LATH OVER 5/8" DENS GLASS (OR CEMENT PLASTER) ON 3 5/8" METAL FRAMING
- 24"x24" LAY-IN LIGHT FIXTURE (RE: ELEC. DWGS.)
- 24"x24" LAY-IN LIGHT FIXTURE W/ EMERG. POWER SOURCE (RE: ELEC.)
- 24"x48" LAY-IN LIGHT FIXTURE RE: ELEC. DWGS.
- 24"x48" LAY-IN LIGHT FIXTURE W/ EMERG. POWER SOURCE (RE: ELEC.)
- 12"x48" SURF. MTD. FIXT. (RE: ELEC.)
- 12"x48" SURFACE MTD. FIXTURE W/ EMERG. POWER SOURCE (RE: ELEC.)
- RECESSED DOWNLIGHT (DIRECTIONAL) (RE: ELEC. DWGS.)
- RECESSED DOWNLIGHT (RE: ELEC.)
- SQUARE RECESSED DOWN LIGHT FIXT.
- RECESSED DOWNLIGHT WITH EMERG. POWER SOURCE. (RE: ELEC. DWGS.)
- DECORATIVE PENDANT MTD. LIGHT (RE: ID & COORD. W/ELEC. DWGS.)
- COVE LED/ MILLWORK LIGHT (RE: ELEC. DWGS.)
- CEILING FAN(S) (RE: ID AND COORDINATE W/ ELECTRICAL DWGS.)
- SUPPLY AIR GRILLE CENTERED IN TILE (SEE RCP FOR LOCATION & MECHANICAL DWGS. FOR SIZE)
- RETURN AIR GRILLE CENTERED IN TILE (SEE RCP FOR LOCATION & MECHANICAL DWGS. FOR SIZE)
- RETURN LINEAR AIR GRILLE (SEE RCP FOR LOCATION & MECHANICAL DWGS. FOR SIZE)
- SUPPLY LINEAR AIR DIFFUSER GRILLE (SEE RCP FOR LOCATION & MECHANICAL DWGS. FOR SIZE)
- S — SMOKE DETECTOR CENTERED IN TILE (RE: ELEC. DWGS.)
- CLG. MTD. EXIT LIGHT WITH EMERGENCY LIGHT AND BATTERY BACK-UP NOTE: ALL FRONT OF HOUSE EXIT LIGHTS SHALL BE LEED (FRAMELESS PLEXIGLAS/ GREEN LIGHT) CENTER ABOVE DOOR OR AS INDICATED, WITH OR WITHOUT DIRECTIONAL ARROWS
- WALL MTD. EXIT LIGHT WITH EMERG. LIGHT AND BATTERY BACK-UP
- EXIT LIGHT WITH EMERGENCY LIGHT AND BATTERY BACK-UP AND DIRECTIONAL ARROW
- WALL MTD. EXIT LIGHT WITH EMERGENCY LIGHT AND BATTERY BACK-UP AND DIRECTIONAL ARROW
- EMERGENCY LIGHT W/ BATTERY BACK-UP (RE: ELEC. DWGS.)
- FIRE SPRINKLER HEADS (RE: F.P. DWG.)
- ACCESS PANEL
- INFRARED CAPABILITY SECURITY CAMERA W/ 24-7 RECORDING TO SERVER ROOM - DESIGN TBD.
- C — COVERT CAMERA
- S — SPEAKER
- WALL MTD. LIGHT FIXT. (RE: ELEC. DWGS.)

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t 561.203.7539

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#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME

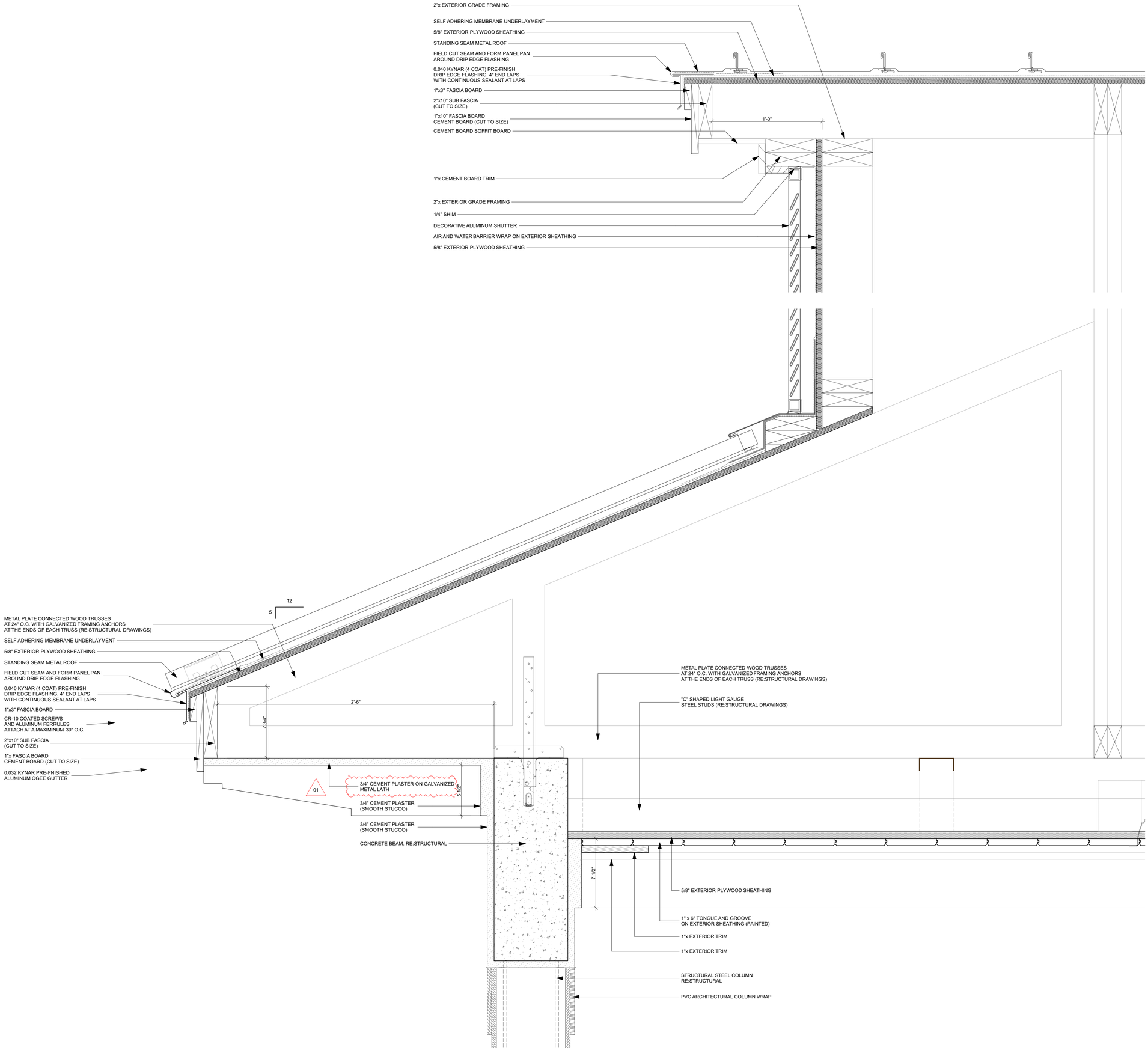
ENLARGED MAIN LEVEL RCP

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER

A 605



1 ROOF DETAIL
SCALE: 3" = 1'-0"

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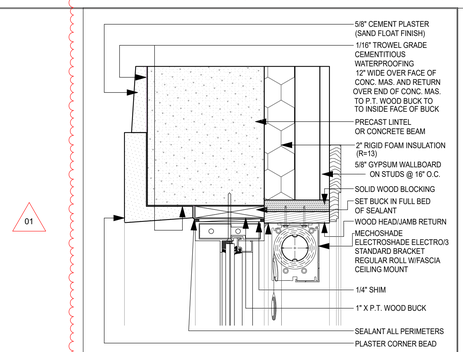
#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME
ROOF DETAILS

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER
A 705



NOT USED

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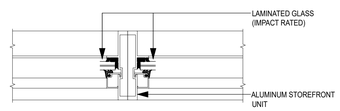
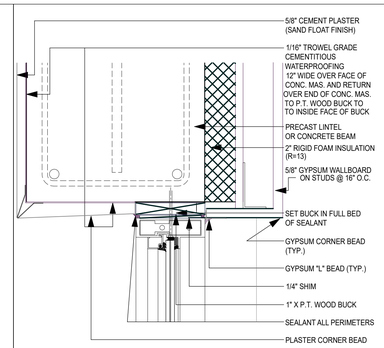


STOREFRONT INTERMEDIATE VERTICAL | 13 | Scale: 3" = 1'-0"



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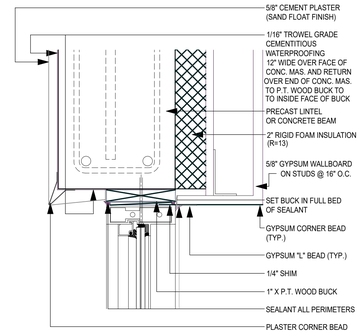

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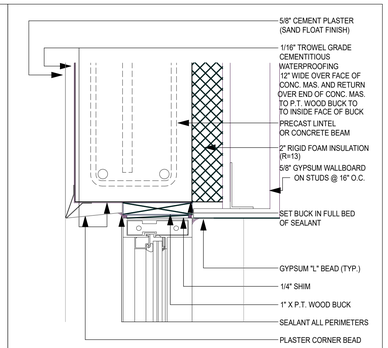

STOREFRONT DOOR HEAD | 1 | Scale: 3" = 1'-0"

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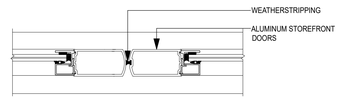

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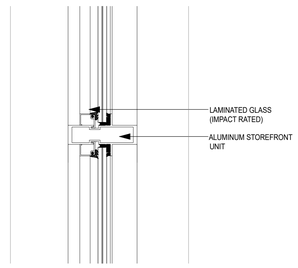

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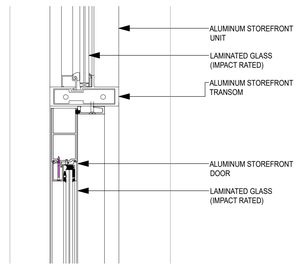
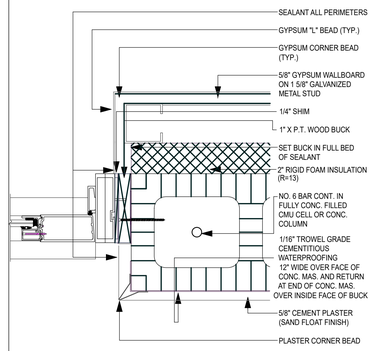


STOREFRONT DOOR TRANSOM | 6 | Scale: 3" = 1'-0"



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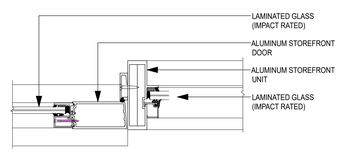
NOT USED | 19 | Scale: 3" = 1'-0"



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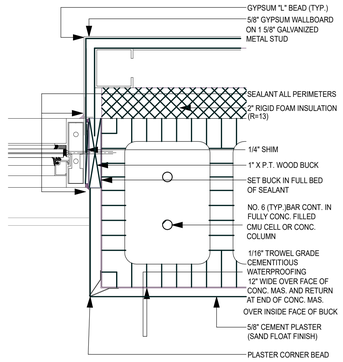

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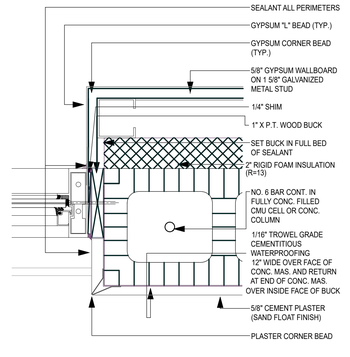
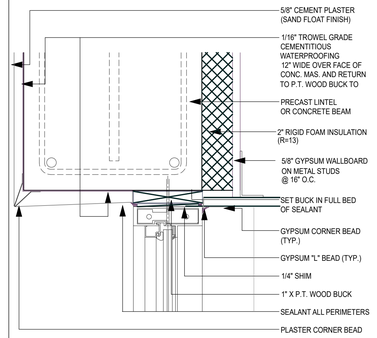
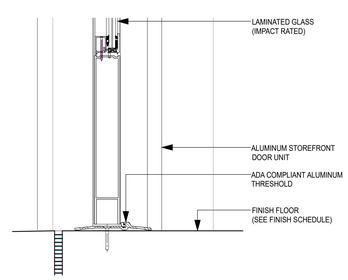


STOREFRONT JAMB | 7 | Scale: 3" = 1'-0"

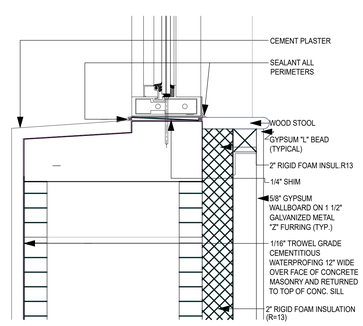


STOREFRONT DOOR HEAD | 3 | Scale: 3" = 1'-0"

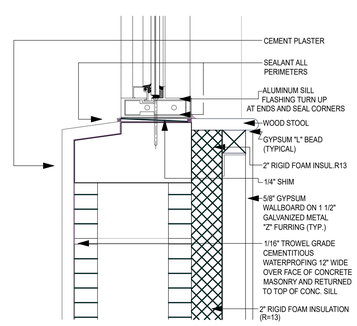
NOT USED | 20 | Scale: 3" = 1'-0"



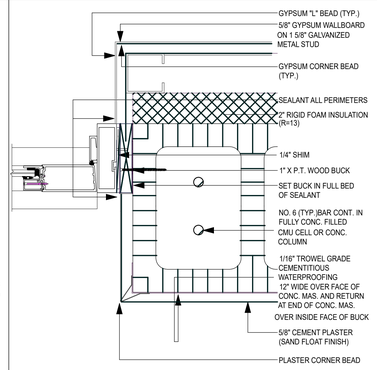
STOREFRONT DOOR THRESHOLD | 16 | Scale: 3" = 1'-0"



STOREFRONT SILL | 12 | Scale: 3" = 1'-0"



STOREFRONT SILL | 8 | Scale: 3" = 1'-0"



STOREFRONT DOOR JAMB | 4 | Scale: 3" = 1'-0"

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#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME

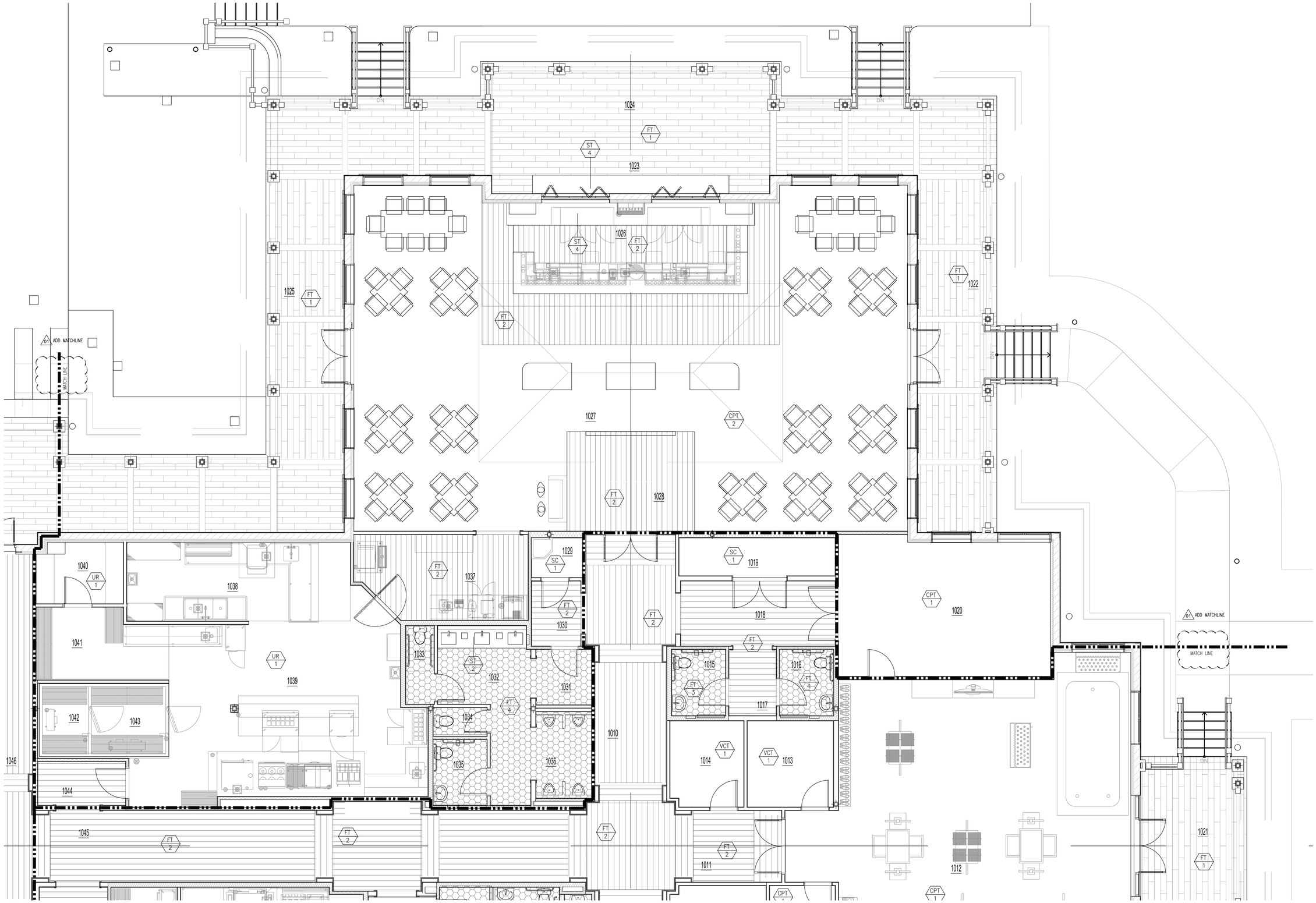
STOREFRONT DETAILS

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER

A 805



ENLARGED FINISH PLAN

SCALE : 1/4" = 1'-0"

1

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PROJECT ISSUE DATES:

01 01.05.2024 ADDENDUM #2

SHEET NAME

ENLARGED FINISH PLAN

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER

I-111

N

ENLARGED FINISH PLAN

SCALE : 1/4" = 1'-0"

1

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PROJECT ISSUE DATES:

10.27.23 BID/PERMIT ISSUE

01 01.05.2024 ADDENDUM #2

SHEET NAME

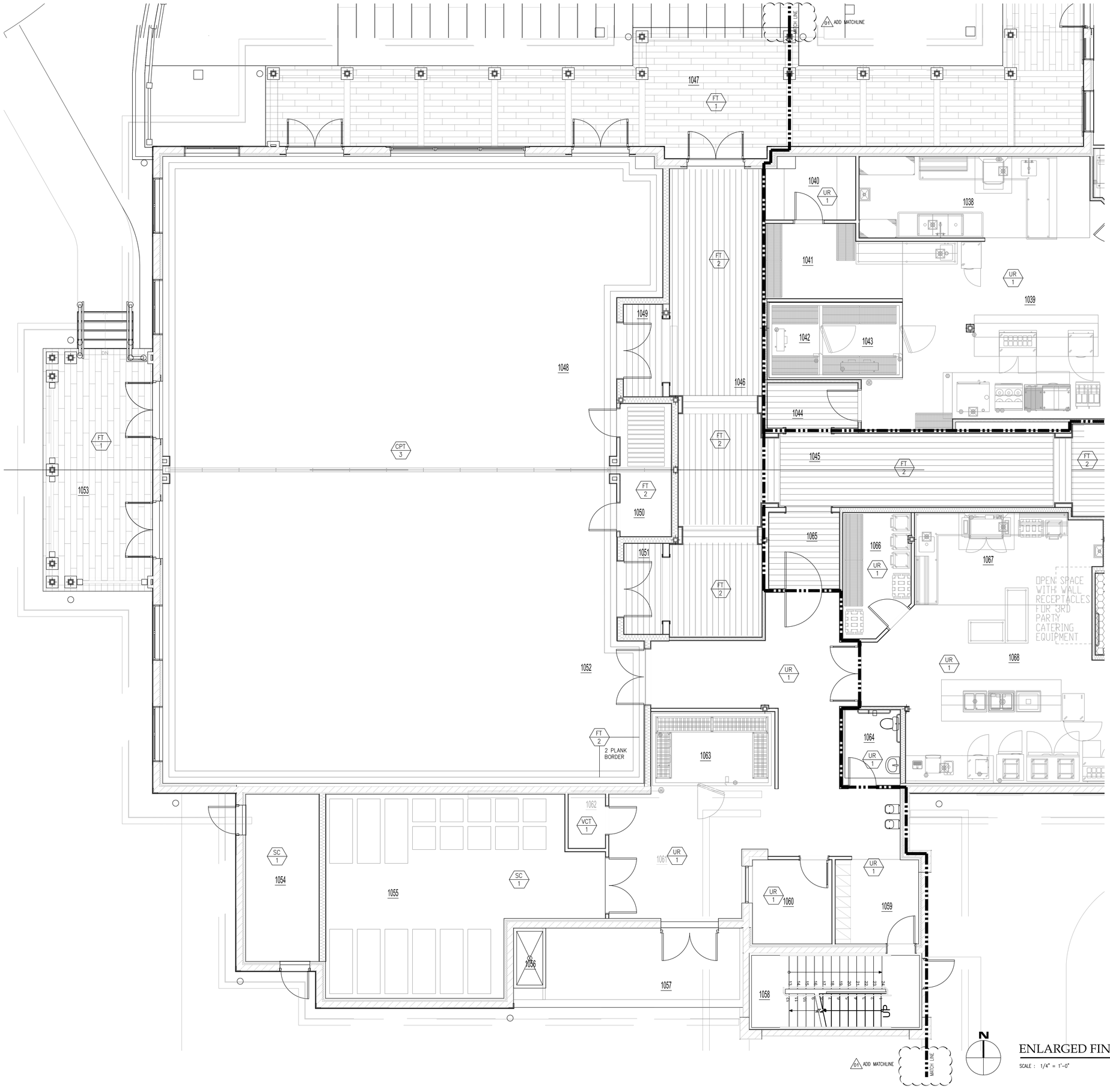
ENLARGED FINISH PLAN

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER

I-112



ADD MATCHLINE

MATCH LINE

N

ENLARGED FINISH PLAN 1

SCALE : 1/4" = 1'-0"

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PROJECT ISSUE DATES:

10.27.23 BID/PERMIT ISSUE

01 01.05.2024 ADDENDUM #2

SHEET NAME

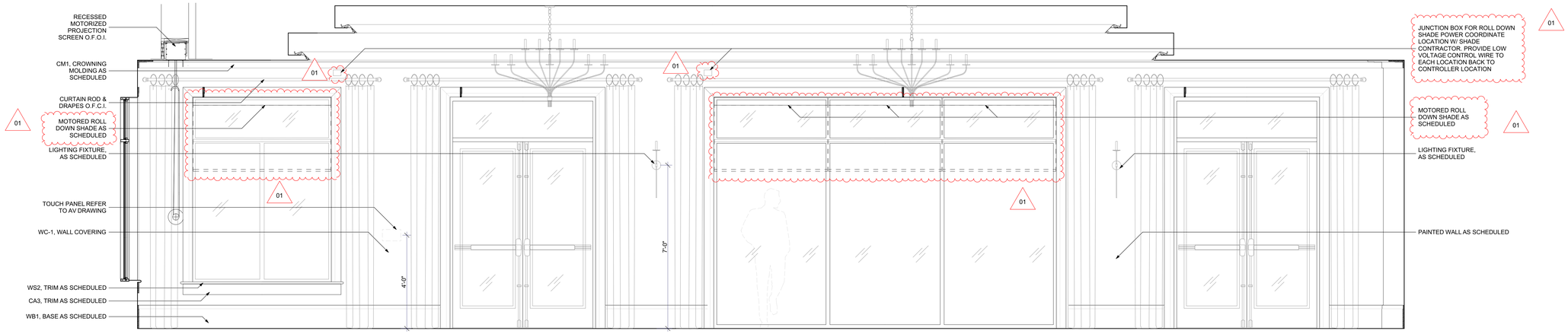
ENLARGED FINISH PLAN

Project Number: 2021.159

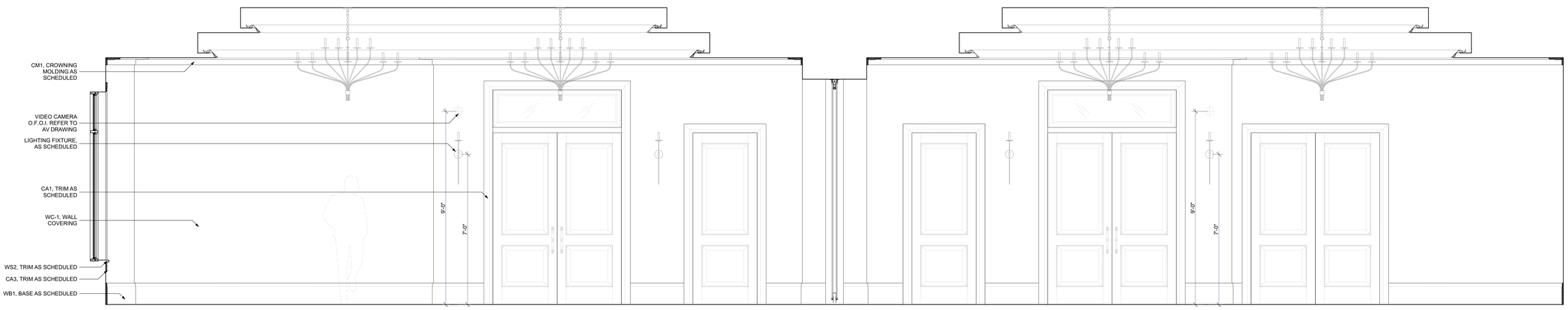
DATE: 2023.10.27

SHEET NUMBER

I-113



1 BANQUET ROOM #1 1052 & BANQUET ROOM #2 1048
SCALE: 1/2" = 1'-0"



2 BANQUET ROOM #1 1052 & BANQUET ROOM #2 1048
SCALE: 1/2" = 1'-0"

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#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME

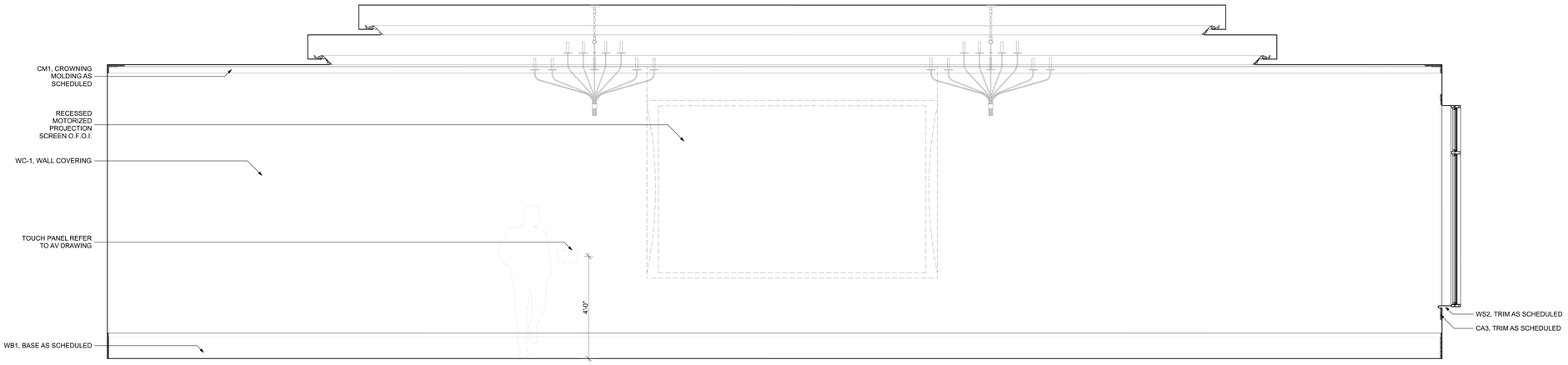
INTERIOR ELEVATIONS

Project Number: 2021.159

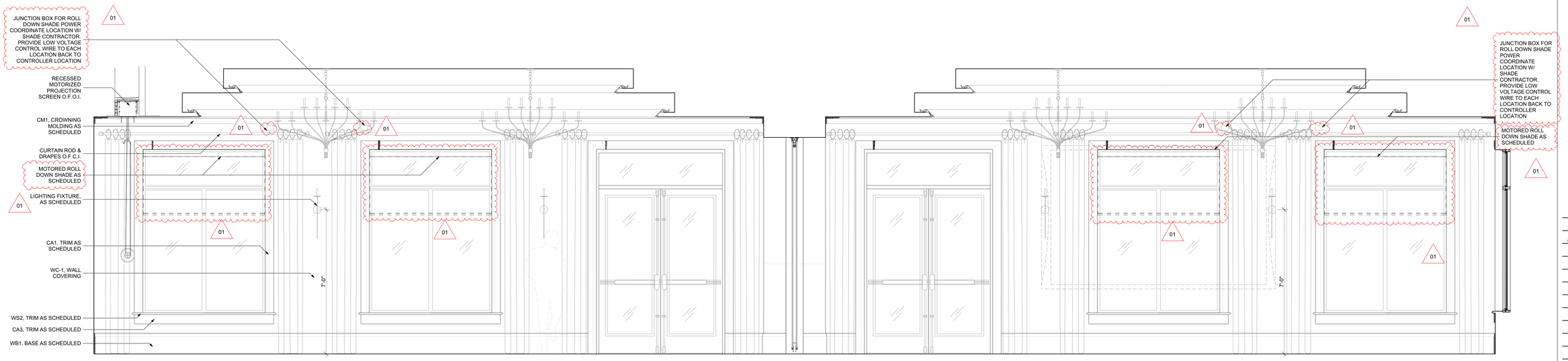
DATE: 2023.10.27

SHEET NUMBER

I216



3 BANQUET ROOM #1 1052 & BANQUET ROOM #2 1048
SCALE: 1/2" = 1'-0"



4 BANQUET ROOM #1 1052 & BANQUET ROOM #2 1048
SCALE: 1/2" = 1'-0"

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#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME
INTERIOR ELEVATIONS

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER
I217

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
1	01/05/2024	ADDEDUM #2

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
1	01/05/2024	ADDEDUM #2

SHEET #	INTERIOR			
I101	FIRST FLOOR KEY PLAN	•		
I110	OVERALL FURNITURE PLAN	•		
I111	ENLARGED FINISH PLAN	•	•	
I112	ENLARGED FINISH PLAN	•	•	
I113	ENLARGED FINISH PLAN	•	•	
I201	INTERIOR ELEVATIONS	•		
I202	INTERIOR ELEVATIONS	•		
I203	INTERIOR ELEVATIONS	•		
I204	INTERIOR ELEVATIONS	•		
I205	INTERIOR ELEVATIONS	•		
I206	INTERIOR ELEVATIONS	•		
I207	INTERIOR ELEVATIONS	•		
I208	INTERIOR ELEVATIONS	•		
I209	INTERIOR ELEVATIONS	•		
I210	INTERIOR ELEVATIONS	•		
I211	INTERIOR ELEVATIONS	•		
I212	INTERIOR ELEVATIONS	•		
I213	INTERIOR ELEVATIONS	•		
I214	INTERIOR ELEVATIONS	•		
I215	INTERIOR ELEVATIONS	•		
I216	INTERIOR ELEVATIONS	•	•	
I217	INTERIOR ELEVATIONS	•	•	
I218	INTERIOR ELEVATIONS	•		
I219	INTERIOR ELEVATIONS	•		
I220	INTERIOR ELEVATIONS	•		
I221	INTERIOR ELEVATIONS	•		
I301	MOVABLE PARTITION DETAILS	•		
I302	ENLARGED PILASTER DETAILS	•		
I303	MISCELLANEOUS DETAILS	•		
I401	BAR DETAILS	•		
I402	BAR DETAILS	•		
I403	RESTROOM VANITY & COPY ROOM CABINET DETAILS	•		
I501	MOLDING DETAILS	•		
I502	ROOM FINISH SCHEDULE FINISH SPECIFICATIONS	•		
I503	TRANSITION DETAILS	•		

SHEET #	CIVIL			
C1	CONSTRUCTION NOTES	•		
C2	STORMWATER POLLUTION PREVENTION PLAN	•		
C3	EROSION & SEDIMENT CONTROL NOTES	•		
C4	EXISTING CONDITIONS	•		
C5	SITE PREPARATION / EROSION CONTROL PLAN	•		
C6	POST-SITE PREPARATION PLAN	•		
C7	HORIZONTAL CONTEROL / SIGNAGE STRIPING PLAN	•		
C8	PAVING & GRADING PLAN	•		
C9	GRADING PLAN	•		
C10	DRAINAGE PLAN	•		
C11	DRAINAGE PLAN	•		
C12	UTILITY PLAN	•		
C13	OFFSITE UTILITY PLAN A	•		
C14	OFFSITE UTILITY PLAN B	•		
C15	SEWER PROFILE	•		
C16	CONSTRUCTION DETAILS	•		
C17	CONSTRUCTION DETAILS	•		
C18	UTILITY DETAILS	•		
C19	UTILITY DETAILS	•		
C20	UTILITY DETAILS	•		
C21	LIFT STATION DETAILS	•		

SHEET #	LANDSCAPE			
LA-1	Landscape Plan	•		
LA-2	Zoomed in LA Plan	•		
LA-3	Mitigation Data	•		
LA-4	Mitigation Detail	•		
LA-5	Landscape Details	•		
LA-6	Landscape Specifications	•		

SHEET #	KITCHEN			
FS100	Overall Floor Plan	•		
FS101	Main Kitchen Plan	•		
FS102	Banquet Kitchen Plan	•		
FS103	Bar Plan	•		
FS104	The Turn Building Plan	•		
FS105	Main Kitchen Plumbing Plan	•		
FS106	Banquet Kitchen Plumbing Plan	•		
FS107	Bar Plumbing Plan	•		
FS108	The Turn Building Plumbing Plan	•		
FS109	Main Kitchen Electrical Plan	•		
FS110	Banquet Kitchen Electrical Plan	•		
FS111	Bar Electrical Plan	•		
FS112	The Turn Building Electrical Plan	•		
FS113	Exhaust Hood Details	•		
FS114	Exhaust Hood Details	•		
FS115	Exhaust Hood Details	•		
FS116	Exhaust Hood Details	•		
FS117	Exhaust Hood Details	•		
FS118	Exhaust Hood Details	•		
FS119	Walk-in Details	•		
FS120	Walk-in Details	•		
FS121	Walk-in Details	•		
FS122	Walk-in Details	•		
FS123	Walk-in Details	•		
FS124	Walk-in Details	•		
FS125	Walk-in Details	•		
FS126	Walk-in Details	•		
FS127	Walk-in Details	•		
FS128	Refrigeration Details	•		
FS129	SS Fabrication Details	•		
FS130	SS Fabrication Details	•		
FS131	SS Fabrication Details	•		
FS132	SS Fabrication Details	•		
FS133	SS Fabrication Details	•		
FS134	SS Fabrication Details	•		
FS135	SS Fabrication Details	•		
FS136	SS Fabrication Details	•		
FS137	SS Fabrication Details	•		
FS138	Bar Details	•		
FS139	Under Floor Conduit	•		

SHEET #	STRUCTURAL			
S-1	FOUNDATION PLAN	•		
S-2	ROOF FRAMING PLAN	•		
S-3	STRUCTURAL NOTES, SCHEDULES & WIND LOADING	•		
S-4	TYPICAL DETAILS	•		
S-5	SECTIONS	•		
S-6	SECTIONS	•		
S-7	SECTIONS	•		
S-8	SECTIONS	•		

SHEET #	MECHANICAL			
M000	MECHANICAL NOTES, LEGENDS, & SHEET INDEX	•		
M101	MECHANICAL ZONE MAP	•		
M201	MECHANICAL FLOOR PLANS - GROUND LEVEL	•		
M202	MECHANICAL FLOOR PLANS - GROUND LEVEL	•		
M211	MECHANICAL MEZZANINE & ROOF PLAN	•		
M301	MECHANICAL SCHEDULES	•		
M302	MECHANICAL SCHEDULES	•		
M401	MECHANICAL DETAILS	•		

SHEET #	ELECTRICAL			
E000	ELECTRICAL NOTES, LEGENDS & INDEX	•		
E001	ELECTRICAL SITE POWER PLAN	•		
E010	ELECTRICAL SITE LIGHTING CONTROLS PLAN	•		
E101	ELECTRICAL CLUBHOUSE FLOOR PLAN	•		
E102	ELECTRICAL CLUBHOUSE ENLARGED KITCHEN PLAN	•		
E103	ELECTRICAL CLUBHOUSE MEZZANINE FLOOR PLAN	•		
E110	ELECTRICAL CLUBHOUSE LIGHTING PLAN	•		
E111	ELECTRICAL CLUBHOUSE LIGHTING CONTROLS PLAN	•		
E112	ELECTRICAL CLUBHOUSE MEZZANINE LIGHTING PLAN	•		
E200	ELECTRICAL CLUBHOUSE RISER AND SCCHEDULES	•		
E201	ELECTRICAL CLUBHOUSE SCHEDULES	•		
E202	ELECTRICAL CLUBHOUSE SCHEDULE	•		
E300	ELECTRICAL CLUBHOUSE DETAILS	•		
E301	ELECTRICAL CLUBHOUSE DETAILS	•		

SHEET #	PLUMBING			
P000	COVER SHEET	•		
P100	SANITARY FLOOR PLAN	•		
P101	STORM OVERALL FLOOR PLAN	•		
P200	DOMESTIC WATER FLOOR PLAN	•		
P201	SANITARY WATER AND DOMESTIC WATER ISOMETRIC	•		
P300	DETAILS & SCHEDULES	•		

SHEET #	FIRE PROTECTION			
FA000	FIRE ALARM NOTES, LEGENDS & INDEX	•		
FA100	FIRE ALARM CLUBHOUSE FLOOR PLAN	•		
FA102	FIRE ALARM MEZZANINE PLAN	•		
FA200	FIRE ALARM RISER AND DETAILS	•		
FP-000	FIRE PROTECTION COVER SHEET	•		
FP-001	FIRE PROTECTION OCCUPANCY HAZARD ZONE MAP - CLUBHOUSE	•		
FP-002	FIRE PROTECTION DETAILS & SITE PLAN	•		

Sheet #	Architectural			
A 000	COVER SHEET	•		
A 001	SYMBOLS & ABBREVIATIONS	•		
A 002	DRAWING MATRIX	•		
A 010	LIFE SAFETY CODE ANALYSIS	•		
A 011	MAIN LEVEL LIFE SAFETY PLAN	•		
A 020	PARTITION SCHEDULE	•		
A 040	ADA CODE REQUIREMENTS	•		
A 060	ARCHITECTURAL SITE PLAN	•		
A 070	DEMOLITION SITE PLAN	•		
A 101	OVERALL FIRST FLOOR PLAN	•		
A 110	OVERALL ROOF PLAN	•		
A 120	OVERALL FIRST FLOOR RCP	•		
A 201	EXTERIOR ELEVATIONS	•		
A 202	EXTERIOR ELEVATIONS	•		
A 203	EXTERIOR ELEVSTIONS	•		
A 301	BUILDING SECTIONS	•		
A 302	BUILDING SECTIONS	•		
A 303	BUILDING SECTIONS	•		
A 401	STAIR DETAILS	•		
A 402	STAIR DETAILS	•		
A 403	STAIR DETAILS	•		
A 404	STAIR DETAILS	•		
A 405	STAIR DETAILS	•		
A 411	WALL SECTIONS	•	•	
A 412	WALL SECTIONS	•		
A 413	WALL SECTIONS	•		
A 414	WALL SECTIONS	•		
A 415	WALL SECTIONS	•		
A 416	WALL SECTIONS	•		
A 417	WALL SECTIONS	•		
A 501	ENLARGED FLOOR PLAN	•		
A 502	ENLARGED FLOOR PLAN	•		
A 503	ENLARGED FLOOR PLAN	•	•	
A 504	ENLARGED FLOOR PLAN	•		
A 505	ENLARGED FLOOR PLAN	•	•	
A 506	ENLARGED RESTROOM PLANS	•		
A 507	ENLARGED PLAN - EVENT LAWN	•		
A 508	ENLARGED MEZZANINE PLANS	•		
A 601	ENLARGED MAIN LEVEL RCP	•		
A 602	ENLARGED MAIN LEVEL RCP	•		
A 603	ENLARGED MAIN LEVEL RCP	•		
A 604	ENLARGED MAIN LEVEL RCP	•		
A 605	ENLARGED MAIN LEVEL RCP	•	•	
A 611	ENLARGED MEZZANINE LEVEL RCP	•		
A 701	ROOF DETAILS	•		
A 702	ROOF DETAILS	•		
A 703	ROOF DETAILS	•		
A 704	ROOF DETAILS	•		
A 705	ROOF DETAILS	•	•	
A 706	ROOF DETAILS	•		
A 707	ROOF DETAILS	•		
A 708	ROOF DETAILS	•		
A 709	ROOF DETAILS	•		
A 710	ROOF DETAILS	•		
A 801	DOOR & WINDOW SCHEDULES	•		
A 802	DOOR & WINDOW ELEVATIONS	•		
A 803	INTERIOR DOOR & WINDOW DETAILS	•		
A 804	EXTERIOR DOOR & WINDOW DETAILS	•		
A 805	STOREFRONT DETAILS	•	•	
A 901	CEILING DETAILS	•		
A 902	CEILING DETAILS	•		
A 903	MISCELLANEOUS DETAILS	•		

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	10/27/2023	BID / PERMIT ISSUE

SHEET NAME

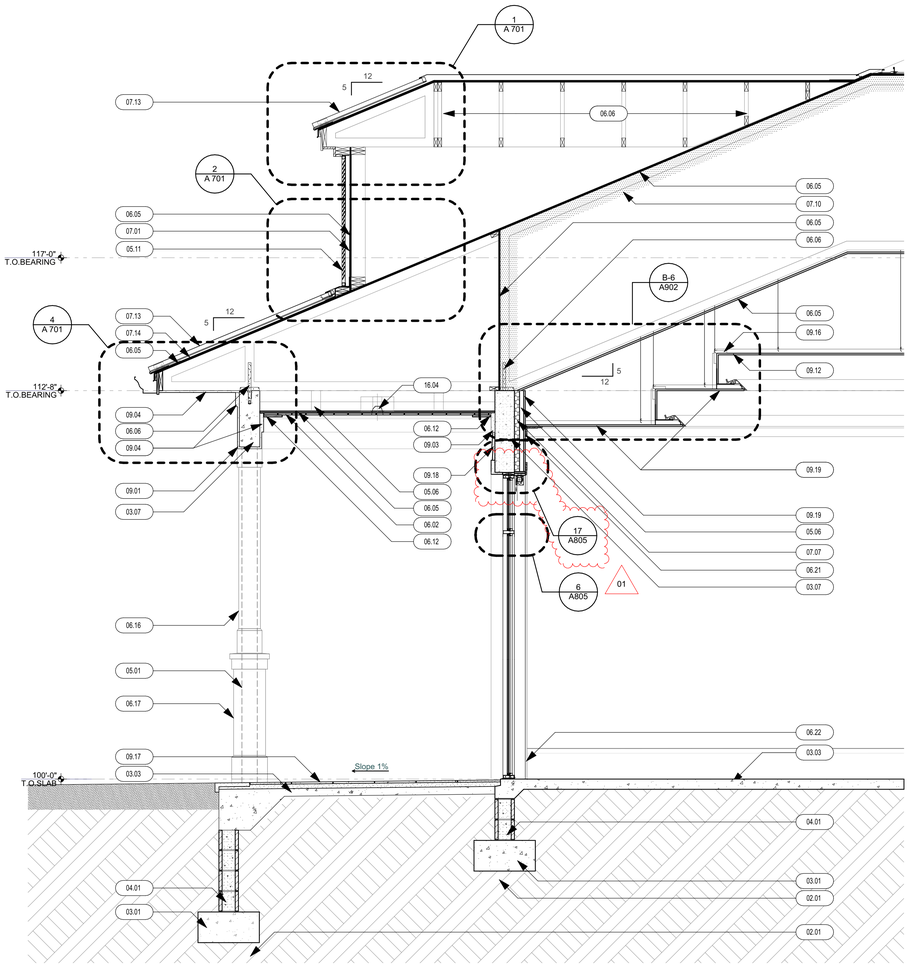
DRAWING MATRIX

Project Number: 2021.159

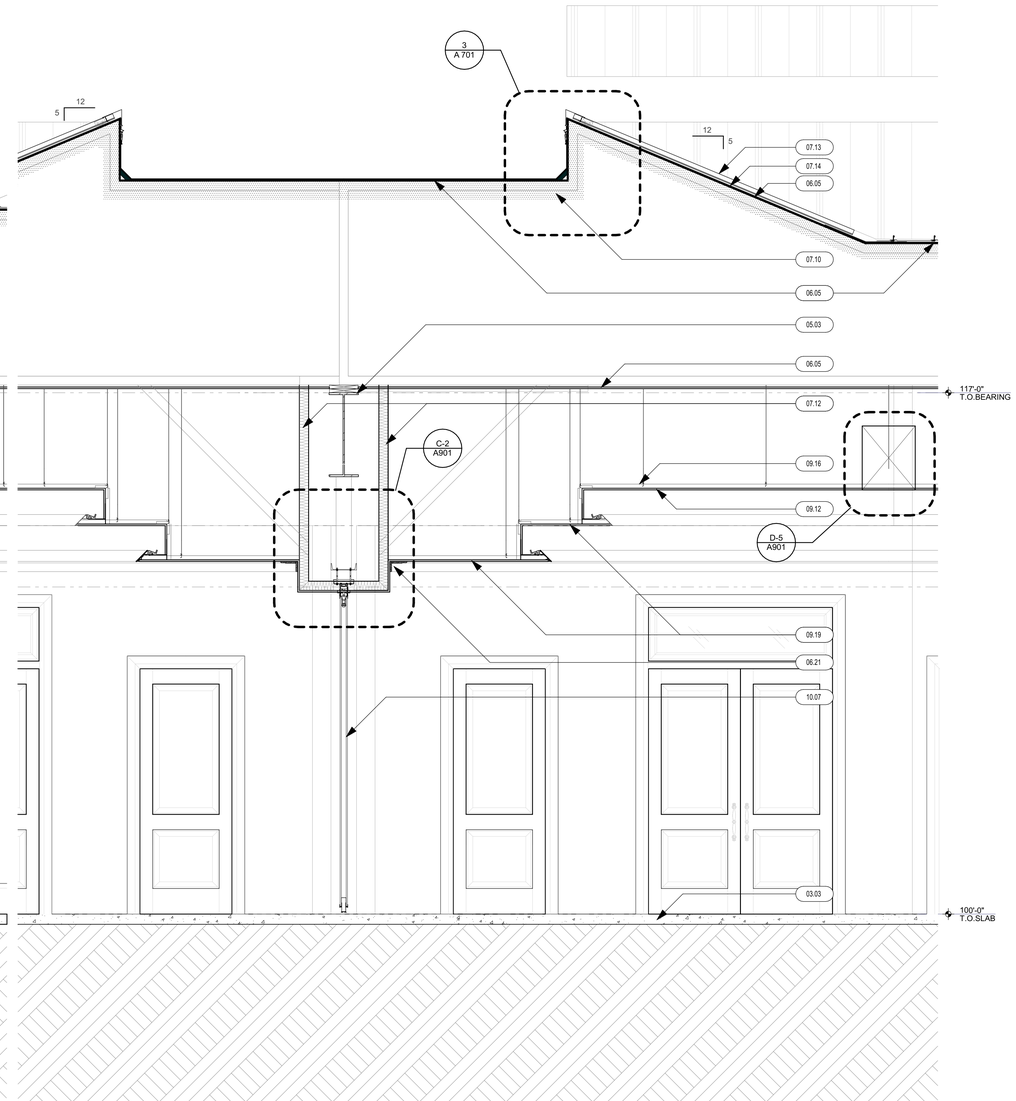
DATE: 2023.10.27

SHEET NUMBER

A 002



01 WALL SECTION
SCALE: 1/2" = 1'-0"



02 WALL SECTION
SCALE: 1/2" = 1'-0"

KEYNOTE - SECTIONS / ELEVATIONS

DIVISION 2 - SITE CONSTRUCTION
02.01 TREATED COMPACTED SOIL
02.03 APPROXIMATE LINE OF FINISH GRADE (RE: CIVIL DOCUMENTS)
02.05 HOT-MIX ASPHALT PAVING (RE: CIVIL DOCUMENTS)
02.07 FOUNDATION DRAINAGE SYSTEMS 6" DIAMETER PERFORATED PIPE(RE: CIVIL DOCUMENTS)
02.09 CEMENT CONCRETE PAVEMENT (RE: CIVIL DOCUMENTS)
02.11 UNIT PAVERS SET ON A 3/4" MORTER BED.
02.13 UNITS PAVERS SET ON 1" SAND BED
02.15 COMPACTED BASE
02.17 CHAIN LINK FENCE
02.19 PORCELAIN PAVERS / TILE SET ON 6" MUD BED
02.21 CONCRETE MASONRY UNIT GRAVITY RETAINING WALL
DIVISION 3 - CONCRETE
03.01 CAST-IN-PLACE CONCRETE FOUNDATION (RE: STRUCTURAL DOCUMENTS)
03.03 CAST-IN-PLACE CONCRETE SLAB (RE: STRUCTURAL DOCUMENTS)
03.05 CAST-IN-PLACE CONCRETE COLUMN (RE: STRUCTURE COLUMNS)
03.06 CAST-IN-PLACE CONCRETE WALL (RE: STRUCTURE COLUMNS)
03.07 CAST-IN-PLACE CONCRETE BEAM (RE: STRUCTURE COLUMNS)
03.08 CAST-IN-PLACE CONCRETE CURB (RE: STRUCTURE COLUMNS)
03.09 CONCRETE TOPPING (RE: STRUCTURE COLUMNS)
DIVISION 4 - MASONRY
04.01 CONCRETE UNIT MASONRY (RE: STRUCTURAL DOCUMENTS)
04.03 PRECAST CONCRETE LINTEL(S) (RE: STRUCTURAL DOCUMENTS)
DIVISION 5 - METALS
05.01 STRUCTURAL STEEL COLUMN (RE: STRUCTUARL DOCUMENTS)
05.03 STRUCTURAL STEEL BEAM (RE: STRUCTURAL DOCUMENTS)
05.04 STRUCTURAL STEEL JOISTS (RE: STRUCTURAL DOCUMENTS)
05.05 COMPOSITE METAL DECK (RE: STRUCTURAL DOCUMENTS)
05.06 "C" SHAPED LIGHT GAUGE STEEL STUDS (RE: STRUCTURAL DOCUMENTS)
05.11 ORNAMENTAL ALUMINUM FABRICATIONS
05.13 ALUMINUM SERVICE LADDER
05.15 PIPE BOLLARDS
05.17 STEEL PIPE AND TUBE HANDRAIL
05.19 STEEL PIPE AND TUBE RAILING SYSTEM
05.21 ORNAMENTAL METAL HANDRAILS
05.23 ORNAMENTAL METAL RAILING SYSTEM
05.25 ALUMINUM GUARDRAIL SYSTEM
DIVISION 6 - WOODS AND PLASTICS
06.01 WOOD BOX BEAM(S)
06.02 6"x3/4" T&G V-GROOVE (RE: INTERIORS DOCUMENTS FOR FINISH DETAILS)
06.03 WOOD NAILER(S)
06.04 WOOD BLOCKING
06.05 5/8" EXTERIOR PLYWOOD SHEATHING (RE: STRUCTURAL DOCUMENTS)
06.06 METAL-PLATE-CONNECTED WOOD TRUSSES (RE: STRUCTURAL DOCUMENTS)
06.07 EXTERIOR CEMENT BOARD FASCIA
06.08 EXTERIOR CEMENT BOARD TRIM
06.09 EXTERIOR CEMENT LAP SIDING
06.10 EXTERIOR CEMENT SHINGLE SIDING
06.11 EXTERIOR PVC RAFTER TAIL
06.12 WOOD TRIM
06.13 EXTERIOR PVC ARCHITECTURAL BRACKET
06.14 EXTERIOR WOOD SOFFIT (1"x6" V GROOVE T&G)
06.15 EXTERIOR WOOD SOFFIT (5/8" EXTERIOR BEAD BOARD PVC)
06.16 EXTERIOR PVC COLUMN WRAP
06.17 EXTERIOR PVC COLUMN PEDESTAL WRAP
06.18 EXTERIOR PVC COLUMN PILASTER WRAP
06.19 EXTERIOR PVC COLUMN PILASTER PEDESTAL WRAP
06.20 EXTERIOR ARCHITECTURAL HIGH DENSITY VIRGIN EPS FOAM MOULDING W/HARDCOAT SYSTEM AND SAND FINISH FOR CEMENT PLASTER (STUCCO)
06.21 WOOD CROWN MOULDIN (RE: INTERIOR DESIGN DOCUMENTS FOR DETAIL)
06.22 WOOD BASE (RE: INTERIOR DESIGN DOCUMENTS)
DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07.01 SHEET WATERPROOFING (BENTONITE)
07.02 WATERPROOFING PROTECTION COURSE / DRAINAGE MAT
07.03 FLUID APPLIED WATERPROOFING
07.04 BITUMINOUS DAMPROOFING
07.05 MODIFIED CEMENT WATERPROOFING
07.06 BUILDING INSULATION (ROOF TAPERED INSULATION R:30)
07.07 BUILDING INDULATION (WALL 2" RIGID R:13 OR 6" BATT / R:19 ROOF 9 1/2" BATT R:30)
07.08 BUILDING INSULATION (2" RIGID FOAM WITH ALUMINUM FACER ON ONE SIDE AND WHITE ACRYLIC-COATED AUUMINUM FACER ON THE OTHER.)
07.09 ROOF INSULATION (9 1/2" R:30)
07.10 ROOF INSULATION (SPRAY-IN-PLACE, LOW DENSITY, OPEN CELL, FLEXIBLE WATERBLOWN POLYURETHANE FOAM INSULATION R:30)
07.11 BUILDING INSULATION (2" THERMAX RIGID INSULATION AS MFGR BY DOW CORNING MOUNTED TO UNDERSIDE OF STRUCTURAL DECK)
07.12 ACOUSTICAL INSULATION
07.13 STANDING SEAM METAL ROOF
07.14 METAL ROOF UNDERLAYMENT
07.15 SBS-MODIFIED BITUMINOUS CAP SHEET BUILT-UP MEMBRANE ROOFING
07.16 FULLY ADHERED THERMOPLASTIC POLYOLEFIN MEMBRANE (60MIL)
07.17 40 MIL SELF ADHERING WATERPROOFING MEMBRANE
07.18 SHEET METAL FLASHING
07.19 ALUMINUM GUTTER(S)
07.20 ALUMINUM DOWNSPOUT(S)
07.21 ROOF EXPANSION ASSEMBLIES
07.22 ROOF ACCESSORIES
07.23 SPRAY FIRE-RESISTIVE MATERIALS
07.24 BOARD FIRE PROTECTION
07.25 JOINT SEALANT(S)
07.26 THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE
DIVISION 8 - DOORS AND WINDOWS
08.01 STEEL DOOR(S) AND FRAME(S)
08.02 FLUSH WOOD DOOR(S)
08.03 STILE AND RAIL WOOD DOOR(S)
08.04 ALUMINUM WINDOWS
08.05 ALUMINUM STORE FRONT SYSTEM
08.06 GLAZING
08.07 ALUMINUM FOLDING DOOR SYSTEM
DIVISION 9 - FINISHES
09.01 PORTLAND CEMENT PLASTER (STUCCO)
09.02 PORTLAND CEMENT PLASTER (OVER FOAM MOULDING) COLUMN / PILASTER BASE
09.03 PORTLAND CEMENT PLASTER (STUCCO) TRIM
09.04 PORTLAND CEMENT PLASTER (STUCCO) CEILING ON GALVANIZED METAL LATH
09.05 GYPSUM SHEATHING (EXTERIOR)
09.06 GYPSUM BOARD ASSEMBLY (RE: FIRE PROTECTION DETAILS FOR ASSEMBLY DETAILS)
09.07 GYPSUM BOARD SHAFT-WALL ASSEMBLY
09.08 FINISH FLOORING (RE: INTERIOR DESIGN DRAWINGS)
09.09 WALL BASE (RE: INTERIOR DESIGND RAWINGS)
09.10 WALL FINISH (RE: INTERIOR DESIGN DRAWINGS)
09.11 FINISH CEILING (RE: INTERIOR DESIGN DRAWINGS)
09.12 ACOUSTICAL PANEL CEILING (RE: INTERIOR DESIGN DOCUMENTS)
09.13 ACOUSTICAL WALL PANEL(S) (RE: INTERIOR DESIGN DOCUMENTS)
09.14 PAINT (RE: INTERIOR DESIGN DOCUMENTS)
09.15 WALL COVERING(S) (RE: INTERIOR DESIGN DOCUMENTS)
09.16 GYPSUM BOARD CEILING HANGING SYSTEM
09.17 EXTERIOR FINISH FLOOR OVER MUD BED (RE: FINISH SCHEDULE)
09.18 PORTLAND CEMENT PLASTER (LAPSIDING STUCCO)
09.19 5/8" GYPSUM BOARD
DIVISION 10 - SPECIALTIES
10.01 FIXED METAL DECORATIVE SHUTTER
10.02 WALL VENT(S) (BRICK VENTS)
10.03 IMPACT RESISTANT WALL PROTECTION
10.04 SIGN(S)
10.05 METAL LOCKER(S)
10.06 FIRE EXTINGUISHER(S) AND CABINET(S)
10.07 OPPERABLE PANEL PARTITION(S)
10.08 METAL STORAGE SHELVING
10.09 TOILET AND BATH ACCESSORIES (RE: INTERIOR DESIGNDOCUMENTS)
10.10 BIRD CONTROL DEVICE
10.11 ELECTRICAL START CLOCK BY GC
DIVISION 11 - EQUIPMENTS
11.01 FOOD SERVICE EQUIPMENT (RE: FOOD SERVICE AND ENGINEERING DOCUMENTS)
DIVISION 13 - SPECIAL CONSTRUCTION
13.01 FIRE SUPRESSION SPRINKLERS (RE: FIRE PROTECTION DOCUMENTS)
DIVISION 14 - CONVEYING SYSTEMS
14.01 NOT USED
DIVISION 15 - MECHANICAL
15.01 HYDRONIC PIPING (RE: PLUMBING AND MECHANICAL DOCUMENTS)
15.02 PLUMBING PIPING (RE: PLUMBING DOCUMENTS)
15.03 PLUMBING FIXTURE(S) (RE: PLUMBING DOCUMENTS)
15.04 DUCTWORK (RE: MECHIANICAL DOCUMENTS)
15.05 DIFFUSER(S), REGISTER(S) ANDGRILLE(S) (RE: MECHANICALDOCUMENTS)
15.06 AREA DRAIN (RE:PLUMBING DOCUMENTS)
DIVISION 16 - ELECTRICAL
16.01 LIGHTING CONTROL DEVICES (RE: ELECTRICAL DOCUMENTS)
16.02 PANELBOARD(S) (RE: ELECTRICAL DOCUMENTS)
16.03 INTERIOR LIGHTING (RE: ELECTRICAL DOCUMENTS)
16.04 EXTERIOR LIGHTING (RE: ELECTRICAL DOCUMENTS)

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sparcdesign
Jupiter Commerce Park
3021 Jupiter Park Circle
Suite 102
Jupiter, FL 33458
t 561.203.7539

SEAN PATRICK SUKHU
AR97488

AA26003806

This item has been electronically signed and sealed by Sean Sukhu, R.A. on the date and/or time stamp shown using a digital signature

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5300 73RD ST, VERO BEACH, FL, 32967 USA

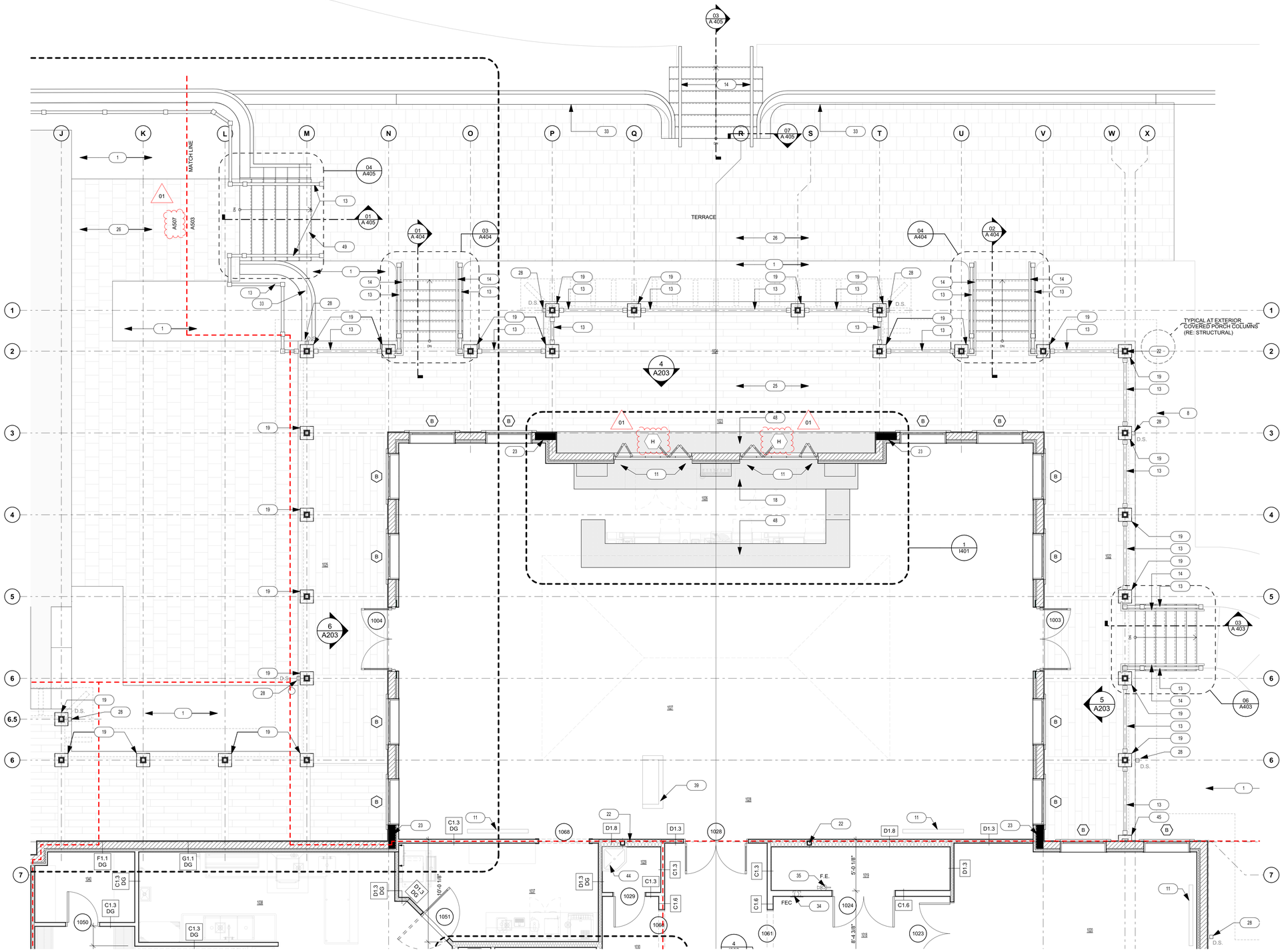
#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME
WALL SECTIONS

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER
A 411



1 A 503 ENLARGED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

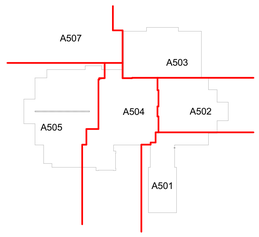
ROOM NAME LEGEND		ROOM NAME LEGEND	
RM #	ROOM NAME	RM #	ROOM NAME
1000	PORTE COCHERE	1042	WALK IN FREEZER
1001	COVERED ENTRY	1043	WALK IN COOLER
1002	LOBBY	1044	KITCHEN VESTIBULE
1003	OFFICE	1045	GALLERY
1004	COPY / OFFICE	1046	GALLERY
1005	OFFICE	1047	COVERED PORCH
1006	VESTIBULE	1048	BANQUET ROOM #2
1007	MECHANICAL	1049	VESTIBULE
1008	CHANGING ROOM	1050	OPERABLE PARTITION
1009	STOREROOM	1051	VESTIBULE
1010	GALLERY	1052	BANQUET ROOM #1
1011	GALLERY	1053	COVERED PORCH
1012	PROSHOP	1054	ELECTRICAL ROOM
1013	CLUB STORAGE	1055	TABLE AND CHAIR STORAGE
1014	SERVER / IT CLST.	1056	CAN WASH
1015	H.C. TOILET	1057	COVERED RECEIVING
1016	H.C. TOILET	1058	STAIR
1017	VESTIBULE	1059	STAFF LOCKERS
1018	HALLWAY	1060	STAFF
1019	MECHANICAL	1061	RECEIVING
1020	CONFERENCE ROOM	1062	AV CLST
1021	EAST PORCH	1063	WALK IN KEG COOLER
1022	COVERED PORCH	1064	H.C. TOILET
1023	OUTDOOR BAR	1065	VESTIBULE
1024	OUTDOOR DINING	1066	DRY / DISH STORAGE
1025	COVERED PORCH	1067	DISH WASHING
1026	BAR	1068	CATERING KITCHEN
1027	RESTAURANT	1069	WALK IN FREEZER
1028	MAITRE D'	1070	WALK IN COOLER
1029	JAN.	1071	WOMENS TOILET
1030	VESTIBULE	1072	WOMENS GROOMING
1031	VESTIBULE	1073	WOMENS TOILET
1032	MENS GROOMING	1074	WOMENS TOILET
1033	MENS TOILET	1075	WOMENS TOILET
1034	MENS TOILET	1076	HALLWAY
1035	H.C. TOILET	1077	WOMENS TOILET
1036	URINAL	1078	H.C. TOILET
1037	SERVER STATION	1079	VESTIBULE
1038	DISH WASHING	1080	VESTIBULE
1039	A LA CARTE KITCHEN	2001	STAIR
1040	LIQUOR STORAGE	2002	MECHANICAL MEZZANINE
1041	DRY STORAGE		

KEYNOTES - FLOOR PLAN

1. LANDSCAPE AREA (RE:LANDSCAPE ARCHITECTURE DOCUMENTS)
2. AREA DRAIN (RE: PLUMBING DOCUMENTS)
3. YARD DRAIN (RE:CIVIL DOCUMENTS)
4. PAVED WALK (RE:LANDCAPE ARCHITECTURE DOCUMENTS)
5. ASPHALT PAVEMENT (RE:CIVIL DOCUMENTS)
6. 6" CONCRETE CURB (RE:CIVIL DOCUMENTS)
7. CONCRETE PAVEMENT (RE:CIVIL DOCUMENTS)
8. INDICATES ROOF OVERHANG ABOVE
9. ACCESSIBLE RAMP (1:20 MAX SLOPE)
10. DIAPER CHANGING STATION (RE: INTERIOR DOCUMENTS)
11. FLAT SCREEN TV. OWNER FURNISHED OWNER INSTALLED PROVIDE CONCEALED IN-WALL BLOCKING. COORDINATE WITH AV DRAWINGS.
12. MILLWORK PILASTER (RE: INTERIOR DESIGN DOCUMENTS)
13. ARCHITECTURAL GRADE METAL GUARDRAIL SYSTEM
14. ARCHITECTURAL GRADE METAL HANDRAIL SYSTEM
15. STONE VANITY TOP (RE:INTERIOR DESIGN DOCUMENTS)
16. WALK-IN COOLER/FREEZER (RE:KITCHEN DOCUMENTS). PROVIDE 6" SLAB RECESS TO COORDINATE WITH MANUFACTURER DETAILS
17. METAL EMPLOYEE LOCKERS (THREE TIER)
18. ARCHITECTURAL CASEWORK. MILLWORK LOCATIONS SHOWN HATCHED (RE:INTERIOR DOCUMENTS FOR DETAILS)
19. EXTERIOR PVC COLUMN/PEDESTAL WRAP
20. BUILT-IN BENCH (RE:INTERIOR DESIGN DOCUMENTS)
21. ELECTRIC HIGH-LOW DRINKING FOUNTAIN
22. STRUCTURAL STEEL COLUMN (RE:STRUCTURAL DOCUMENTS)
23. STRUCTURAL CONCRETE COLUMN (RE:STRUCTURAL DOCUMENTS)
24. PRE-FABRICATED METAL STAIR WITH GUARDRAIL AND HANDRAILS
25. PORCELAIN TILE ON MUD SET
26. PAVERS ON SAND SET
27. HVAC EQUIPMENT (RE:MECHANICAL DOCUMENTS)
28. RAIN WATER LEADER CONNECTED TO UNDERGROUND STORM WATER SYSTEM (RE: CIVIL DOCUMENTS). PROVIDE SHEET METAL ADAPTER/COVER WHERE IT MEETS PVC PIPE
29. CONCRETE CURB CAN WASH. (RE:PLUMBING DOCUMENTS FOR FIXTURE)
30. GREASE TRAPS (RE:PLUMBING DOCUMENTS)
31. EMERGENCY GENERATOR LOCATION (RE:ELECTRICAL DOCUMENTS) PROVIDE CONCRETE SLAB TO COORDINATE WITH MANUFACTURER REQUIREMENTS
32. TRASH DUMPSTER LOCATION (RE:LANDSCAPE ARCHITECT DOCUMENTS)
33. CONCRETE MASONRY GRAVITY RETAINING WALL SYSTEM
34. RECESSED FIRE EXTINGUISHER CABINET
35. WALL MOUNTED FIRE EXTINGISHER
36. WATER HEATER TANKS (RE:PLUMBING DOCUMENTS)
37. A/V EQUIPMENT (RE:AV DOCUMENTS)
38. POWER ASSIST DOOR BUTTON
39. MAITRE'D STATION (RE:INTERIOR DOCUMENTS)
40. MILLWORK SCREEN PANEL (RE:INTERIOR DOCUMENTS)
41. PARTITION WALL REFER TO INTERIOR DRAWING
42. MILLWORK TOWEL HOLDER NICHE
43. MULTI FUNCTION COPY/PRINTER. OWNER FURNISHED OWNER INSTALLED
44. MOP. SWR: RE PLUMBING DRAWINGS
45. EXTERIOR PVC PILASTER / PEDESTAL COLUMN WRAP
46. OPERABLE PANEL PARTITION
47. INDICATES FURNITURE DOLLY. OWNER FURNISHED OWNER INSTALLED
48. STONE BARTOP (RE: INTERIOR DESIGN DOCUMENTS)
49. MASONRY GRAVITY WALL STAIRS
50. STORM RISER CONNECTED TO UNDERGROUND STORM WATER SYSTEM (RE: CIVIL DOCUMENTS)

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUDS,CMU, CONCRETE OR STRUCTURE.
2. ALL WALK-IN COOLERS/FREEZERS SHALL RECEIVE MINIMUM 6" RECESS AT SLABS PER MANUFACTURER REQUIREMENTS.
3. REFER TO ENLARGED RESTROOM PLANS FOR ALL TOILET ACCESSORIES.
4. ALL FOOD SERVICE/STORAGE AREAS SHALL HAVE CEMENTITIOUS URETHANE EPOXY FLOORING, U.N.O.
5. ALL EXTERIOR CONCRETE , MASONRY OR FRAMING SHALL RECEIVE 1/2" TO 3/4" STUCCO AS PER INDUSTRY RECOMMENDATIONS. PROVIDE WIRE LATH WHEN ADJOINING DIFFERENT SUBSTRATES AND PRECASE JOIONTS, SEE ELEVATIONS/SECTIONS FOR STUCCO TRIM PROFILES.
6. ALL INTERIOR CONCRETE SLABS ON GRADE SHALL RECEIVE 10 MIL VAPOR BARRIER BELOW SLAB COMPLIANT WITH ASTM E1745.
7. ALL RAIN WATER LEADERS (RWLs) TO BE CONNECTED TO UNDERGROUND STORM WATER SYSTEM. PROVIDE SHEET METAL ADAPTER/COVER WHERE IT MEETS PVC PIPE
8. ALL RWLs ON THE INTERIOR OF THE BUILDING SHALL BE CONCEALED IN WALL CAVITIES, REFER TO PLUMBING DOCUMENTS FOR ALL LOCATIONS
9. ALL LOW VOLTAGE WIRE SHALL BE PLENUM RATED
10. COORDINATE ALL KITCHEN EQUIPMENT DRAWINGS FOR UNDERGROUND CONDUIT TYPES, SIZE AND LOCATION.
11. PROVIDE IN-WALL CONCEALED BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, FURNISHINGS, MILLWORK, ETC. COORDINATE WITH ALL DISCIPLINES DOCUMENTS.
12. ALL ARCHITECTURAL CASEWORK IS SHOW HATCHED. REFER TO INTERIOR DESIGN DOCUMENTS FOR DETAILS



Key Plan

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Architecture · Planning · Interiors
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sparcdesign
Jupiter Commerce Park
3021 Jupiter Park Circle
Suite 102
Jupiter, FL 33458
t 561.203.7539

SEAN PATRICK SUKHU
AR97488

AA26003806

This item has been electronically signed and sealed by Sean Sukhu, R.A. on the date and/or time stamp shown using a digital signature

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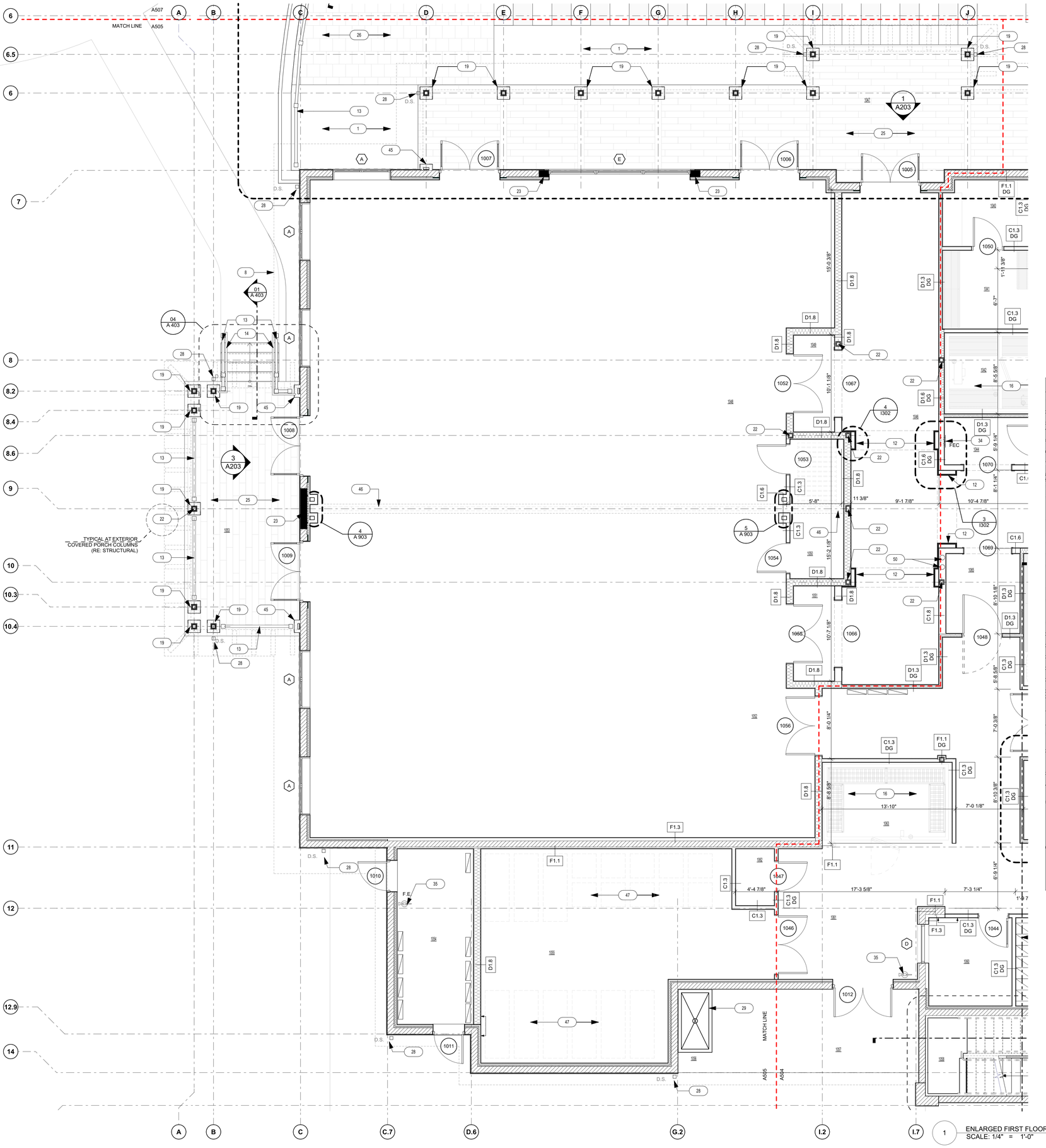
#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME
ENLARGED FLOOR PLAN

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER
A 503



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14. ARCHITECTURAL GRADE METAL HANDRAIL SYSTEM
15. STONE VANITY TOP (RE:INTERIOR DESIGN DOCUMENTS)
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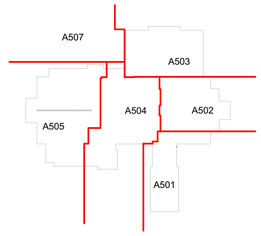
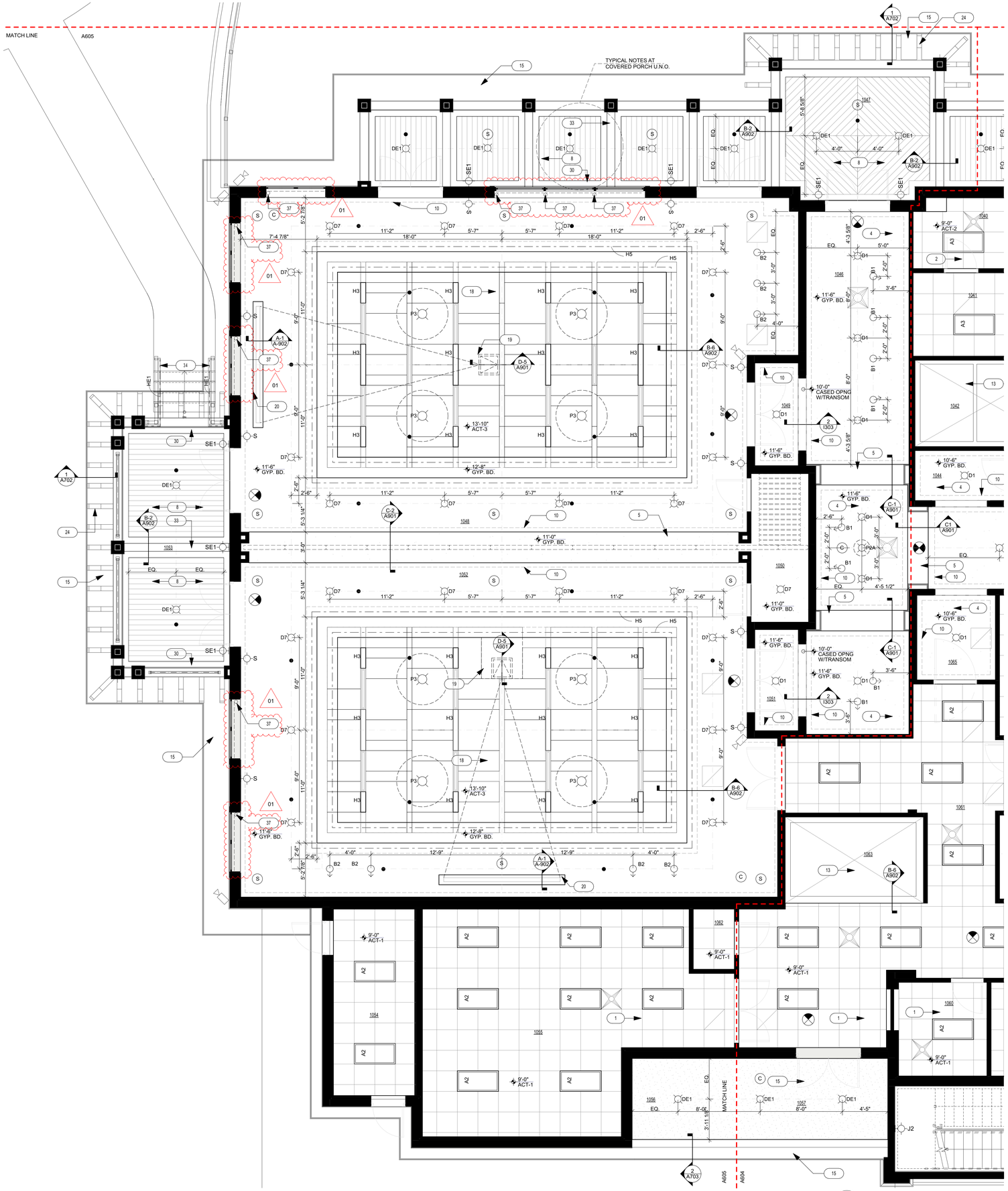
35. WALL MOUNTED FIRE EXTINGISHER
36. WATER HEATER TANKS (RE:PLUMBING DOCUMENTS)
37. A/V EQUIPMENT (RE:AV DOCUMENTS)
38. POWER ASSIST DOOR BUTTON
39. MAITRE'D STATION (RE:INTERIOR DOCUMENTS)
40. MILLWORK SCREEN PANEL (RE:INTERIOR DOCUMENTS)
41. PARTITION WALL REFER TO INTERIOR DRAWING
42. MILLWORK TOWEL HOLDER NICHE
43. MULTI FUNCTION COPY/PRINTER. OWNER FURNISHED OWNER INSTALLED
44. MOP. SWR. RE PLUMBING DRAWINGS
45. EXTERIOR PVC PILASTER / PEDESTAL COLUMN WRAP
46. OPERABLE PANEL PARTITION
47. INDICATES FURNITURE DOLLY. OWNER FURNISHED OWNER INSTALLED
48. STONE BARTOP (RE: INTERIOR DESIGN DOCUMENTS)
49. MASONRY GRAVITY WALL STAIRS
50. STORM RISER CONNECTED TO UNDERGROUND STORM WATER SYSTEM (RE: CIVIL DOCUMENTS)

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUDS,CMU, CONCRETE OR STRUCTURE.
2. ALL WALK-IN COOLERS/FREEZERS SHALL RECEIVE MINMUM 6" RECESS AT SLABS PER MANUFACTURER REQUIREMENTS.
3. REFER TO ENLARGED RESTROOM PLANS FOR ALL TOILET ACCESSORIES.
4. ALL FOOD SERVICE/STORAGE AREAS SHALL HAVE CEMENTITIOUS URETHANE EPOXY FLOORING, U.N.O.
5. ALL EXTERIOR CONCRETE , MASONRY OR FRAMING SHALL RECEIVE 1/2" TO 3/4" STUCCO AS PER INDUSTRY RECOMMENDATIONS. PROVIDE WIRE LATH WHEN ADJOINING DIFFERENT SUBSTRATES AND PRECASE JOIONTS, SEE ELEVATIONS/SECTIONS FOR STUCCO TRIM PROFILES.
6. ALL INTERIOR CONCRETE SLABS ON GRADE SHALL RECEIVE 10 MIL VAPOR BARRIER BELOW SLAB COMPLIANT WITH ASTM E1745.
7. ALL RAIN WATER LEADERS (RWLs) TO BE CONNECTED TO UNDERGROUND STORM WATER SYSTEM. PROVIDE SHEET METAL ADAPTER/COVER WHERE IT MEETS PVC PIPE
8. ALL RWLs ON THE INTERIOR OF THE BUILDING SHALL BE CONCEALED IN WALL CAVITIES, REFER TO PLUMBING DOCUMENTS FOR ALL LOCATIONS
9. ALL LOW VOLTAGE WIRE SHALL BE PLENUM RATED
10. COORDINATE ALL KITCHEN EQUIPMENT DRAWINGS FOR UNDERGROUND CONDUIT TYPES, SIZE AND LOCATION.
11. PROVIDE IN-WALL CONCEALED BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, FURNISHINGS, MILLWORK, ETC. COORDINATE WITH ALL DISCIPLINES DOCUMENTS.
12. ALL ARCHITECTURAL CASEWORK IS SHOW HATCHED. REFER TO INTERIOR DESIGN DOCUMENTS FOR DETAILS



Key Plan



1 A605 ENLARGED FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"

Key Plan RCP

ROOM NAME LEGEND		ROOM NAME LEGEND	
RM #	ROOM NAME	RM #	ROOM NAME
1000	PORTE COCHERE	1042	WALK IN FREEZER
1001	COVERED ENTRY	1043	WALK IN COOLER
1002	LOBBY	1044	KITCHEN VESTIBULE
1003	OFFICE	1045	GALLERY
1004	COPY / OFFICE	1046	GALLERY
1005	OFFICE	1047	COVERED PORCH
1006	VESTIBULE	1048	BANQUET ROOM #2
1007	MECHANICAL	1049	VESTIBULE
1008	CHANGING ROOM	1050	OPERABLE PARTITION
1009	STOREROOM	1051	VESTIBULE
1010	GALLERY	1052	BANQUET ROOM #1
1011	GALLERY	1053	COVERED PORCH
1012	PROSHOP	1054	ELECTRICAL ROOM
1013	CLUB STORAGE	1055	TABLE AND CHAIR STORAGE
1014	SERVER / IT CLST.	1056	CAN WASH
1015	H.C. TOILET	1057	COVERED RECEIVING
1016	H.C. TOILET	1058	STAIR
1017	VESTIBULE	1059	STAFF LOCKERS
1018	HALLWAY	1060	STAFF
1019	MECHANICAL	1061	RECEIVING
1020	CONFERENCE ROOM	1062	AV CLST
1021	EAST PORCH	1063	WALK IN KEG COOLER
1022	COVERED PORCH	1064	H.C. TOILET
1023	OUTDOOR BAR	1065	VESTIBULE
1024	OUTDOOR DINING	1066	DRY / DISH STORAGE
1025	COVERED PORCH	1067	DISH WASHING
1026	BAR	1068	CATERING KITCHEN
1027	RESTAURANT	1069	WALK IN FREEZER
1028	MAITRE D'	1070	WALK IN COOLER
1029	JAN.	1071	WOMENS TOILET
1030	VESTIBULE	1072	WOMENS GROOMING
1031	VESTIBULE	1073	WOMENS TOILET
1032	MENS GROOMING	1074	WOMENS TOILET
1033	MENS TOILET	1075	WOMENS TOILET
1034	MENS TOILET	1076	HALLWAY
1035	H.C. TOILET	1077	WOMENS TOILET
1036	URINAL	1078	H.C. TOILET
1037	SERVER STATION	1079	VESTIBULE
1038	DISH WASHING	1080	VESTIBULE
1039	A LA CARTE KITCHEN	2001	STAIR
1040	LIQUOR STORAGE	2002	MECHANICAL MEZZANINE
1041	DRY STORAGE		

KEYNOTES - REFLECTED CEILING PLAN

1. SUSPENDED ACOUSTICAL CEILING SYSTEM
2. SUSPENDED SANITARY CEILING SYSTEM
3. OPEN TO ABOVE
4. 5/8" GYP. BD. ON METAL SUSPENSION SYSTEM
5. 5/8" GYPSUM BOARD INTERIOR SOFFIT
6. 8"x8" DECORATIVE PAINT GRADE BOX BEAM
7. 1x6 T&G PTD GRADE EXTERIOR WOOD CEILING
8. HARDIE BOYS EXTERIOR GRADE PVC V-GROOVE SOFFIT PANEL CEILING (PAINTED)
9. PAINTED FLAT STOCK TRIM
10. WOOD CROWN MOLDING (RE:INTERIORS)
11. 5/8" GYP. BD. ON 3 5/8" MTL STUDS @ 16" O.C. INTERIOR CEILING
12. EXPOSED STRUCTURE ABOVE
13. NO CEILING OVER WALK-IN COOLERS AND FREEZERS. PROVIDE WALL ACCESS PANEL FOR SERVICE ONLY
14. 3/4" STUCCO ON GALVANIZED METAL LATH ON 3 5/8" 18GA. MTL. STUDS AT 16" O.C.
15. 3/4" STUCCO ON GALVANIZED METAL LATH
16. NO CEILING OVER OVER EXHAUST HOOD IN KITCHEN AREAS - COORDINATE WITH KITCHEN EQUIPMENT
17. 2 HOUR RATED CEILING LID (UL DESIGN U438)
18. SUSPENDED ACOUSTICAL CEILING SYSTEM. ARMSTRONG TECH ZONE CEILING SYSTEM WITH LYRA PB PANELS (SIZES 4X4, 2X4, 1X4) WITH SUPRAFINE XL 9/16" BELVELD TEGULAR
19. RECESSED MOTORIZED PROJECTION LIFT, O.F.O.I. (G.C. TO COORDINATE LOCATION)
20. RECESSED MOTORIZED PROJECTION SCREEN, O.F.O.I. (G.C. TO COORDINATE LOCATION)
21. MOTORIZED ROLL DOWN SCREENS
22. ACCESS PANEL: GFRC FIBER GLASS AS MFGR BY WINDLOCK OR APPROVED EQUIVALENT
23. 8"x12" DECORATIVE PAINT GRADE BOX BEAM
24. HARDIE BOYS PVC RAFTER TAIL 30" OR APPROVED EQUAL
25. HARDIE BOYS PVC RAFTER TAIL 42" OR APPROVED EQUAL
26. HARDIE BOYS PVC ARCHITECTURAL BRACKET 36"
27. 3/4" STUCCO (SMOOTH) ON CONCRETE
28. 8"x8" DECORATIVE PAINT GRADE BOX BEAM
29. 1x6 TRIM (PAINTED)
30. 1x8 TRIM (PAINTED)
31. 8"x8" DECORATIVE PAINT GRADE BOX BEAM
32. RULON WOOD PANEL CEILING
33. 1x10 TRIM (PAINTED)
34. LED INTEGRATED HANDRAIL LIGHTING. REFER TO STAIR DETAILS FOR ADDITIONAL INFORMATION
35. HARDIE BOYS PVC ARCHITECTURAL BRACKET 42"
36. SURFACE MOUNTED PROJECTOR FOR "PUTT VIEW". OWNER FURNISHED, OWNER INSTALLED. (G.C. TO COORDINATE LOCATION)
37. MECHOSHADE ELECTROSHADE ELECTRO/3 STANDARD BRACKET REGULAR ROLL W/FASCIA CEILING MOUNT. FABRIC: THERMOVEIL 2100 SERIES. COLOR: TBD.

01

GENERAL NOTES - FLOOR PLAN

1. ALL CEILING MOUNTED WIFI SYSTEMS SHALL BE OWNER PROVIDED AND OWNER INSTALLED. G.C. TO COORDINATE LOCATIONS
2. ALL CEILING MOUNTED AUDIO VISUAL SYTEM TO BE OWNER PROVIDED AND OWNER INSTALLED. G.C. TO COORDIATE LOCATIONS
3. ALL CEILING ELEVATIONS ARE FROM THE TOP OF THE IMMEDIATE FLOOR FINISHES.
4. PROVIDE BACKING FOR ALL DECORATIVE LIGHT FIXTURES AND CEILING FANS. G.C. PROVIDED AND G.C. INSTALLED.
5. G.C. TO COORDINATE WITH TRUSS ENGINEER/SPECIALTY ENGINEER/STRUCTURAL ENGINEER FOR ANY LIGHT FIXTURES WEIGHING MORE THAN 150 LB.
6. REFER TO ELECTRICAL DRAWINGS FOR CEILING MOUNTED OCCUPANCY SENSORS.
7. REFER TO LIFE SAFETY PLANS AND ELECTRICAL DRAWINGS FOR EXIT AND EMERGENCY LIGHT FIXTURES.
8. G.C. TO PROVIDE LIGHT BULBS FORALL SPECIFIED LIGHT FIXTURES
9. ALL WALL/CEILING FINISHES FOR THIS PROJECT SHALL BE CLASS "A".
10. ALL INTERIOR FRONT OF HOUSE/PUBLIC SPACE SPRINKLERS SHALL BE CONCEALED (COLORS TO MATCH CEILING COLOR)
11. ANY PENETRATIONS OF ACOUSTICAL CEILING PANELS SHALL BE CENTERED IN THE PANELS AND THE NORTH/SOUTH AND EAST/WEST DIMENSIONS OF THE PANEL, U.N.O.
12. ALL FRONT OF HOUSE/PUBLIC ACCESS PANELS SHALL BE GFRC FIBER GLASS AS MFGR BY WINDLOCK OR APPROVED EQUAL. SIZES AS REQUIRED.

R.C.P. LEGEND

NOTE: NOT ALL LEGEND ITEMS MAY BE USED FOR THIS PROJECT

- 2'x2' SUSPENDED ACOUSTICAL TILE CEILING IN METAL GRID. SEE I.D.
- 2'x4' SUSPENDED ACOUSTICAL TILE CEILING IN METAL GRID. SEE I.D.
- 3'x3' U.N.O. SPECIALTY SUSPENDED ACOUSTIC CEILING SYSTEM SEE I.D.
- GYPSUM BOARD CEILING/SOFFIT SEE I.D. FOR FINISHES
- RATED FLOOR CEILING/ASSEMBLY AS PER A-909. MAINTAIN FIRE SEPARATION AT PENETRATIONS
- RATED GYPSUM BOARD CEILING/ ASSEMBLY AS PER A-909 -MAINTAIN FIRE SEPARATION AT PENETRATIONS
- W.D. PANEL SYSTEM (RE: I.D. DOCS.)
- 2" OF THERMAX INSULATION @ BOTTOM OF STRUCTURE
- 3/4" STUCCO ON PAPERBACK METAL LATH OVER 5/8" DENS GLASS (OR CEMENT PLASTER) ON 3 5/8" METAL FRAMING
- 24"x24" LAY-IN LIGHT FIXTURE (RE: ELEC. DWGS.)
- 24"x24" LAY-IN LIGHT FIXTURE W/ EMERG. POWER SOURCE (RE: ELEC.)
- 24"x48" LAY-IN LIGHT FIXTURE RE: ELEC. DWGS.
- 24"x48" LAY-IN LIGHT FIXTURE W/ EMERG. POWER SOURCE (RE: ELEC.)
- 12"x48" SURF. MTD. FIXT. (RE: ELEC.)
- 12"x48" SURFACE MTD. FIXTURE W/ EMERG. POWER SOURCE (RE: ELEC.)
- RECESSED DOWNLIGHT (DIRECTIONAL) (RE: ELEC. DWGS.)
- RECESSED DOWNLIGHT (RE: ELEC.)
- SQUARE RECESSED DOWN LIGHT FIXT.
- RECESSED DOWNLIGHT WITH EMERG. POWER SOURCE. (RE: ELEC. DWGS.)
- DECORATIVE PENDANT MTD. LIGHT (RE: ID & COORD. W/ELEC. DWGS.)
- COVE LED/ MILLWORK LIGHT (RE: ELEC. DWGS.)
- CEILING FAN(S) (RE: ID AND COORDINATE W/ ELECTRICAL DWGS.)
- SUPPLY AIR GRILLE CENTERED IN TILE (SEE RCP FOR LOCATION & MECHANICAL DWGS. FOR SIZE)
- RETURN AIR GRILLE CENTERED IN TILE (SEE RCP FOR LOCATION & MECHANICAL DWGS. FOR SIZE)
- RETURN LINEAR AIR GRILLE (SEE RCP FOR LOCATION & MECHANICAL DWGS. FOR SIZE)
- SUPPLY LINEAR AIR DIFFUSER GRILLE (SEE RCP FOR LOCATION & MECHANICAL DWGS. FOR SIZE)
- S — SMOKE DETECTOR CENTERED IN TILE (RE: ELEC. DWGS.)
- CLG. MTD. EXIT LIGHT WITH EMERGENCY LIGHT AND BATTERY BACK-UP NOTE: ALL FRONT OF HOUSE EXIT LIGHTS SHALL BE LEED (FRAMELESS PLEXIGLAS/ GREEN LIGHT) CENTER ABOVE DOOR OR AS INDICATED, WITH OR WITHOUT DIRECTIONAL ARROWS
- WALL MTD. EXIT LIGHT WITH EMERG. LIGHT AND BATTERY BACK-UP
- EXIT LIGHT WITH EMERGENCY LIGHT AND BATTERY BACK-UP AND DIRECTIONAL ARROW
- WALL MTD. EXIT LIGHT WITH EMERGENCY LIGHT AND BATTERY BACK-UP AND DIRECTIONAL ARROW
- EMERGENCY LIGHT W/ BATTERY BACK-UP (RE: ELEC. DWGS.)
- FIRE SPRINKLER HEADS (RE: F.P. DWG.)
- ACCESS PANEL
- INFRARED CAPABILITY SECURITY CAMERA W/ 24-7 RECORDING TO SERVER ROOM - DESIGN TBD.
- C — COVERT CAMERA
- S — SPEAKER
- WALL MTD. LIGHT FIXT. (RE: ELEC. DWGS.)

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SEAN PATRICK SUKHU
AR97488

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#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME

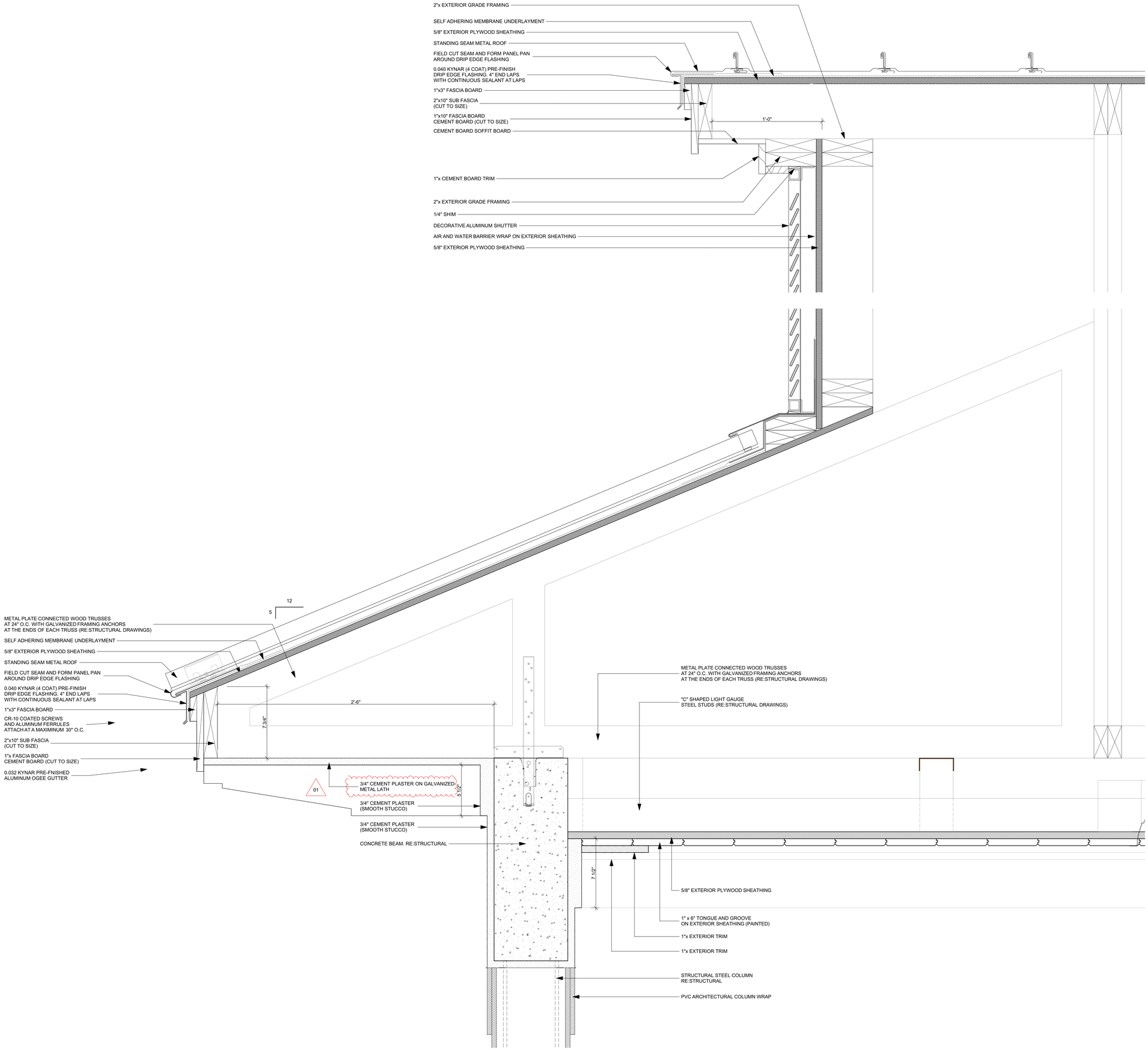
ENLARGED MAIN LEVEL RCP

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER

A 605



1 ROOF DETAIL
SCALE: 3" = 1'-0"

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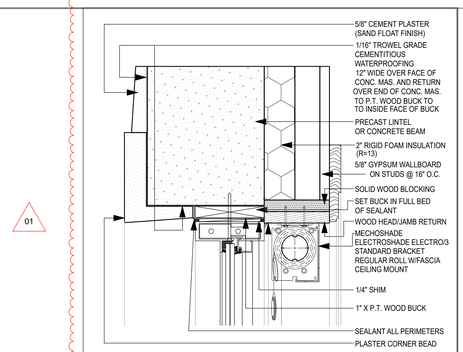
#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME
ROOF DETAILS

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER
A 705



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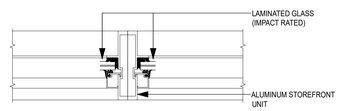

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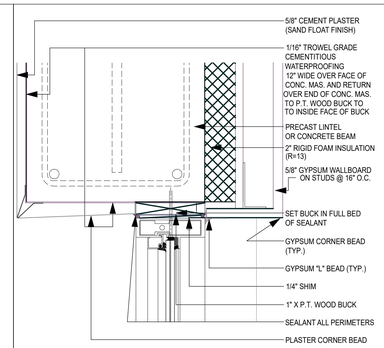

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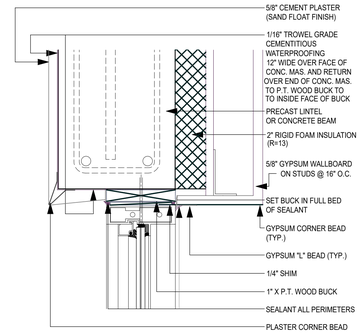

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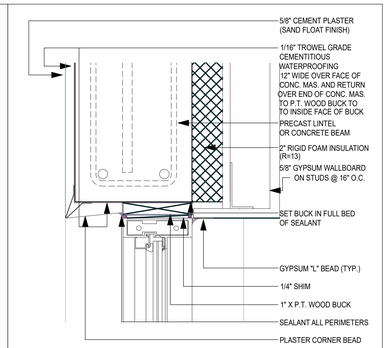

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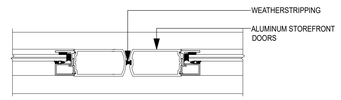

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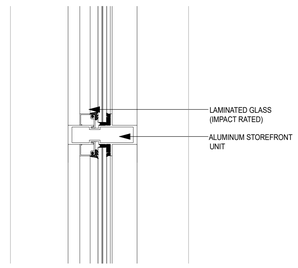

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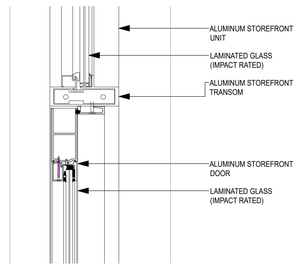

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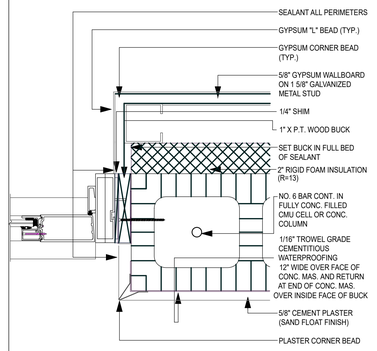

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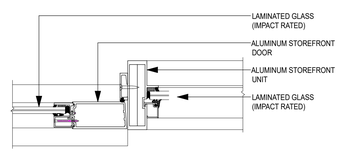

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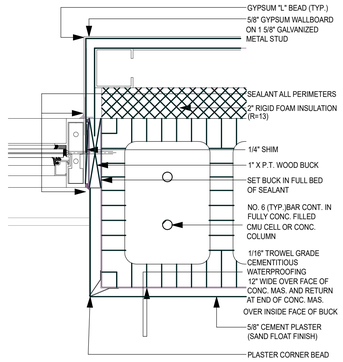

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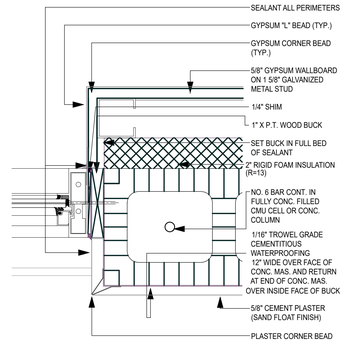

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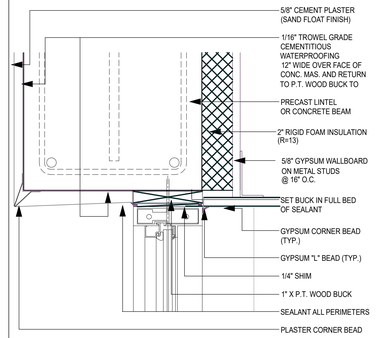

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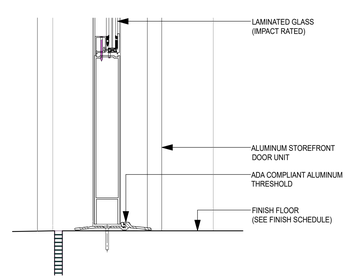

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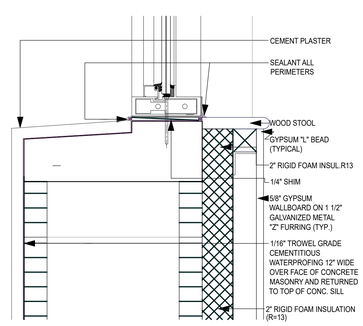

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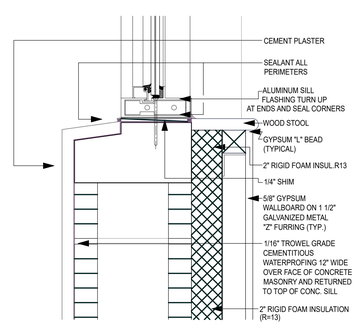

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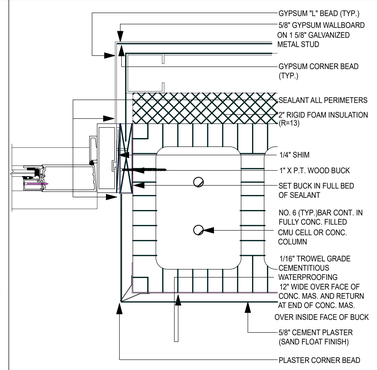

STOREFRONT DOOR JAMB | 4 | Scale: 3" = 1'-0"

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SANDRIDGE GOLF CLUB

5300 73RD ST, VERO BEACH, FL, 32967 USA

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME

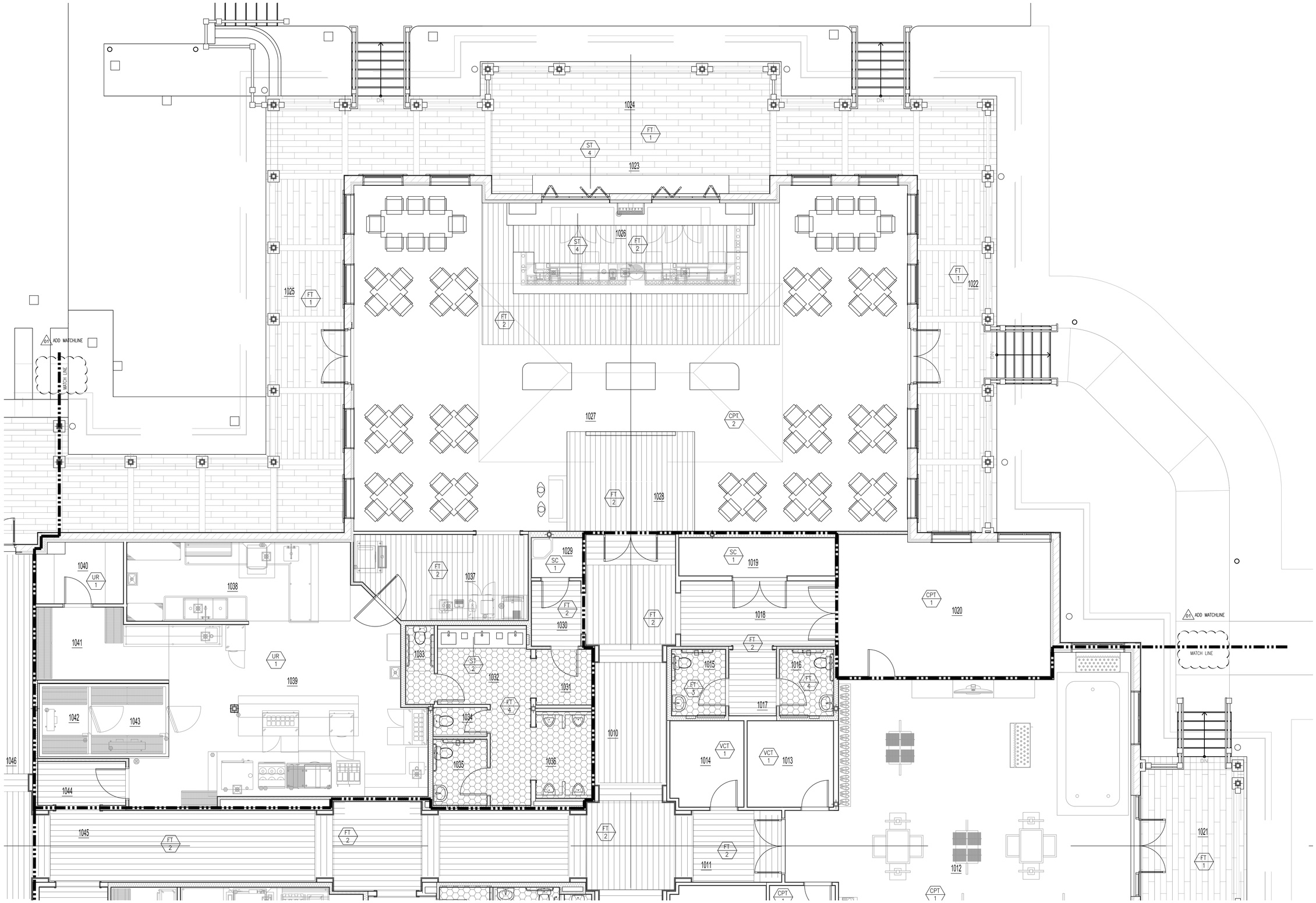
STOREFRONT DETAILS

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER

A 805



ENLARGED FINISH PLAN

SCALE : 1/4" = 1'-0"

1

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5300 73RD ST, VERO BEACH, FL. 32967 USA

PROJECT ISSUE DATES:

01 01.05.2024 ADDENDUM #2

SHEET NAME

ENLARGED FINISH PLAN

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER

I-111

N

ENLARGED FINISH PLAN

SCALE : 1/4" = 1'-0"

1

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PROJECT ISSUE DATES:

10.27.23 BID/PERMIT ISSUE

01 01.05.2024 ADDENDUM #2

SHEET NAME

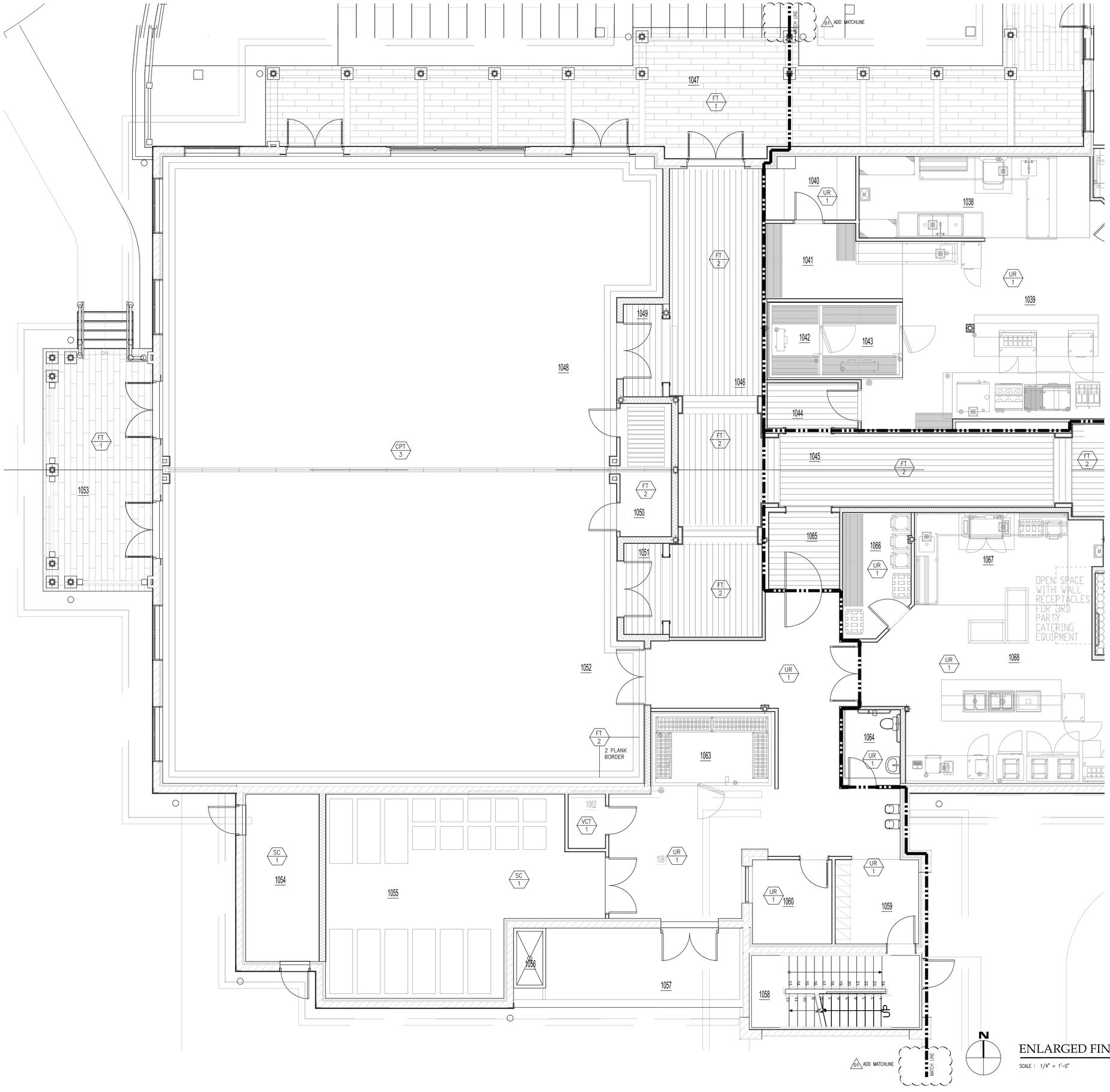
ENLARGED FINISH PLAN

Project Number: 2021.159

DATE: 2023.10.27

SHEET NUMBER

I-112



ADD MATCHLINE

MATCH LINE

N

ENLARGED FINISH PLAN 1

SCALE : 1/4" = 1'-0"

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PROJECT ISSUE DATES:

10.27.23 BID/PERMIT ISSUE

01 01.05.2024 ADDENDUM #2

SHEET NAME

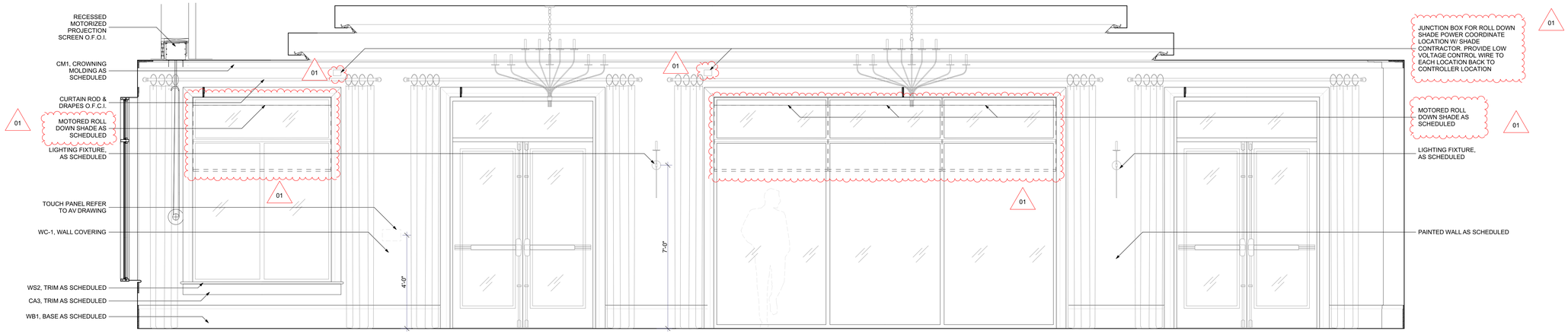
ENLARGED FINISH PLAN

Project Number: 2021.159

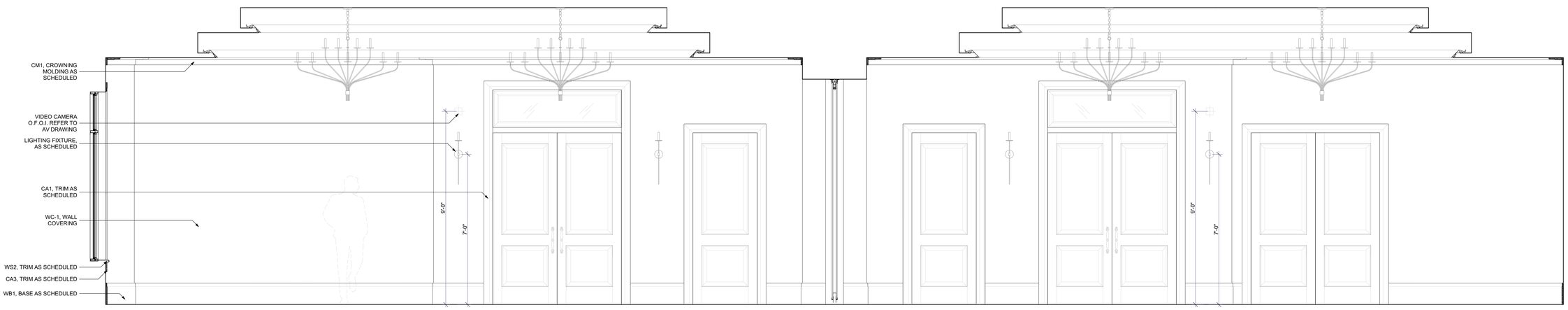
DATE: 2023.10.27

SHEET NUMBER

I-113



1 BANQUET ROOM #1 1052 & BANQUET ROOM #2 1048
SCALE: 1/2" = 1'-0"



2 BANQUET ROOM #1 1052 & BANQUET ROOM #2 1048
SCALE: 1/2" = 1'-0"

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#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME

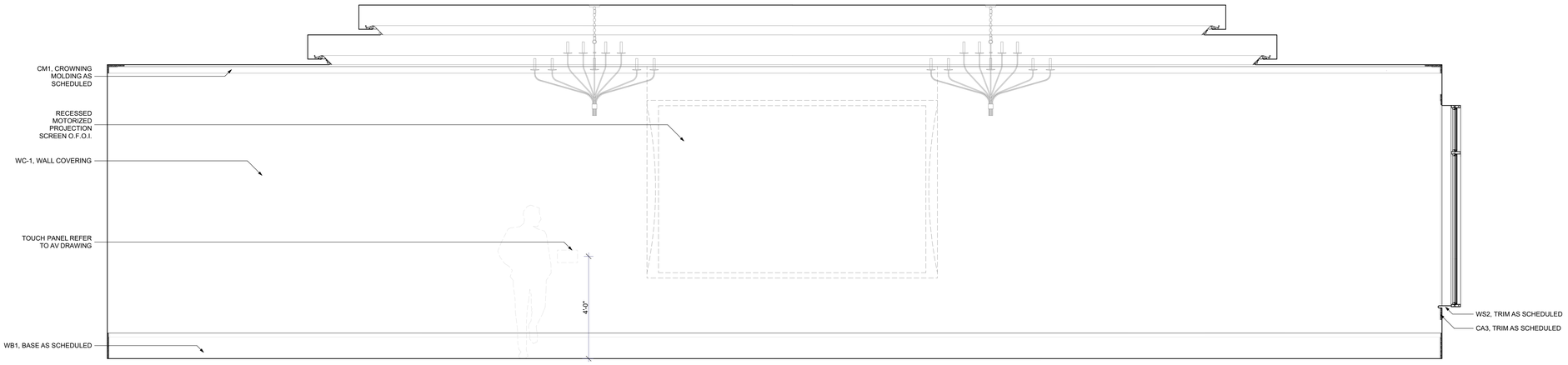
INTERIOR ELEVATIONS

Project Number: 2021.159

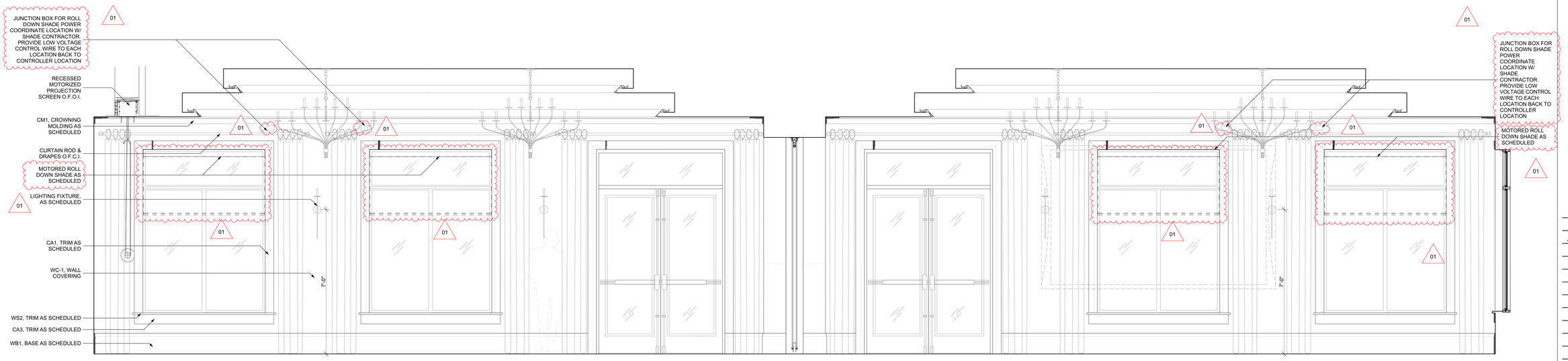
DATE: 2023.10.27

SHEET NUMBER

I216



3 BANQUET ROOM #1 1052 & BANQUET ROOM #2 1048
SCALE: 1/2" = 1'-0"



4 BANQUET ROOM #1 1052 & BANQUET ROOM #2 1048
SCALE: 1/2" = 1'-0"

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5300 73RD ST, VERO BEACH, FL, 32967 USA

#	DATE	DESCRIPTION
	10/27/2023	BID / PERMIT ISSUE
01	01/05/2024	ADDENDUM #2

SHEET NAME
INTERIOR ELEVATIONS

Project Number: 2021.159

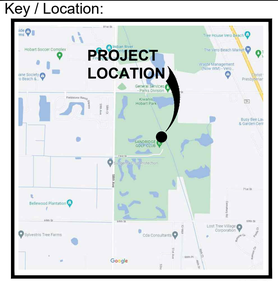
DATE: 2023.10.27

SHEET NUMBER
I217

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Property Owner:	Indian River County 5300 73rd Street Vero Beach, FL 32967
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Architect:	Sparc Design 3021 Jupiter Park Circle, Ste. 102 Jupiter, FL 33458
Engineer:	Masteller and Moler, Inc. 1655 27th Street, Ste. 2 Vero Beach, FL 32960
Surveyor:	Carter & Associates, Inc. 1708 21st. Street Vero Beach, FL 32960

Sandridge GOLF CLUB
Vero Beach, Florida

Clubhouse Improvements

Indian River County, FL

Aerial Overlay

Date	By	Description
11.2.22	SS	Initial Submittal
04.11.23	SS	Initial Submittal
08.03.23	JE	Revised per staff comments

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet
Manager	BN	**SP-3**
Project Number	21-225	
Municipal Number	---	
Computer File		

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ASBESTOS IDENTIFICATION SURVEY
for

Sandridge Golf Club
Clubhouse
5300 73rd Street
Vero Beach, FL

December 27, 2023

Prepared For:

Mr. Bela Nagy
Sandridge Golf Club
5300 73rd Street
Vero Beach, FL 32967

Prepared By:

Gaudet Associates, Inc./ NV5
3021 Jupiter Park Circle, Suite 101
Jupiter, FL 33458

Gaudet Associates, Inc.
AN NV5 COMPANY

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II. Building Overview

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V1. Laboratory Accreditation

VII. EMSL Certification

I. Introduction/Survey Results/Recommendations

I. INTRODUCTION/SURVEY RESULTS

Gaudet Associates, Inc., an NV5 Company, a licensed Florida Asbestos Business (ZA#0000011), was retained to perform an asbestos material identification survey for the Clubhouse at Sandridge Golf Club located at 5300 73rd Street in Vero Beach, FL.

The survey encompassed the clubhouse only.

The clubhouse is constructed of concrete block on a concrete slab with wood siding and a metal roof. The interior consists of ceiling tile, vinyl plank and ceramic tile, drywall and duct mastic. The clubhouse is slated to be demolished.

Doors are either wood or metal with fiberglass insulation.

Gaudet Associates, Inc./NV5 scheduled an EPA Certified Building Inspector, Mr. Michael McGovern to perform the survey on December 19th, 2023. The purpose of the survey was to identify, bulk sample and quantify suspect asbestos containing building materials in those areas accessible to the inspector. The inspector collected a total of thirty-one (31) samples. These samples were analyzed by a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory using Polarized Light Microscopy (PLM).

The Environmental Protection Agency's (EPA) definition of an asbestos-containing material is one that is greater than one (1%) percent asbestos.

All of the samples collected proved negative for asbestos.

.

RECOMMENDATIONS

Gaudet Associates, Inc., an NV5 Company, recommends no further action at this time. The clubhouse is slated to be demolished and all of its components can be removed, and material can be recycled and/ or placed in a Class III landfill. All work shall be performed in accordance with all Local, State, and Federal regulations.

II. Building Overview

II. BUILDING OVERVIEW

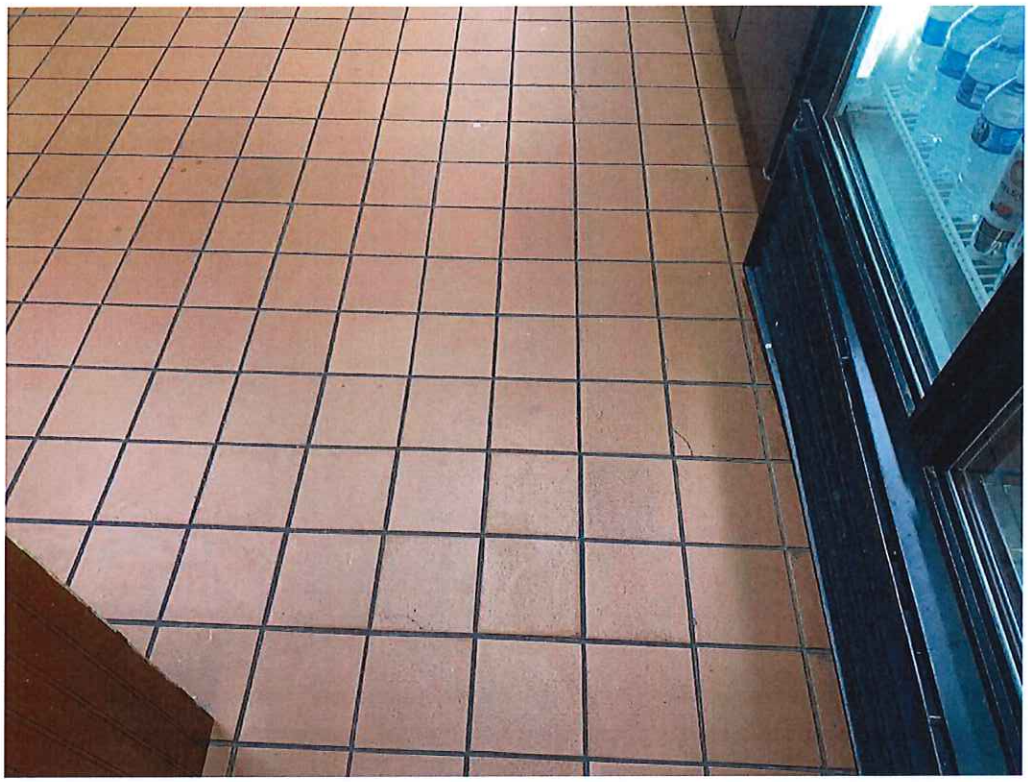
In conducting this building inspection in compliance with all local, state and federal regulations, all suspected asbestos-containing building materials (ACBM) which were accessible to the inspector, were either sampled to confirm the actual presence of asbestos or assumed to contain asbestos. Where suspected ACBM could be examined or by review of an existing plan, if available, could be determined to exist, such materials were also tested or assumed, as appropriate.

Building areas between walls, under floors, under concrete slabs and above permanent ceilings, all of which could not be accessed, were not visually inspected nor were materials therein sampled as a part of this building inspection.

Due in fact that over 3,600 different building products are recognized as asbestos-containing building materials, it cannot be said that all such products, which may be included in the subject building, have or could be identified. Due in fact that asbestos is an ingredient within a product and can be unevenly distributed, Gaudet Associates, Inc. cannot accept responsibility for the sample results and only reports said results as received by the accredited laboratory.

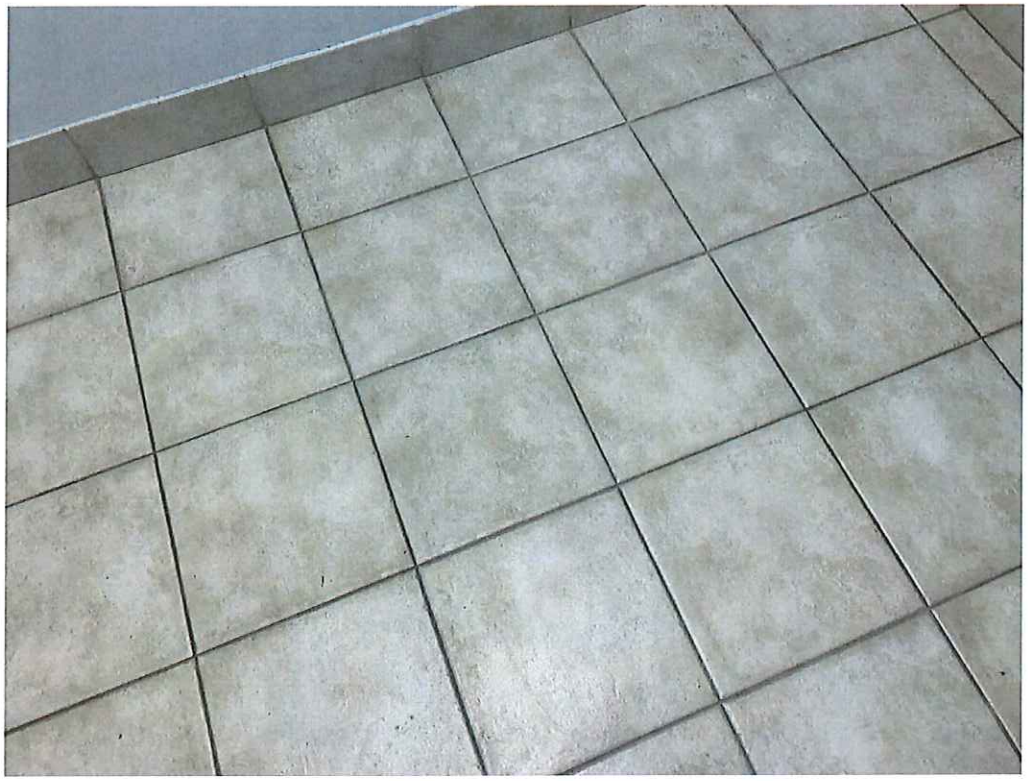
2' x 2' Ceiling Tile, Snack Bar

Vinyl Plank Flooring (Brown), Snack Bar



Ceramic Tile (Terra-Cotta), Snack Bar

HVAC Duct Mastic (White), Throughout Attic

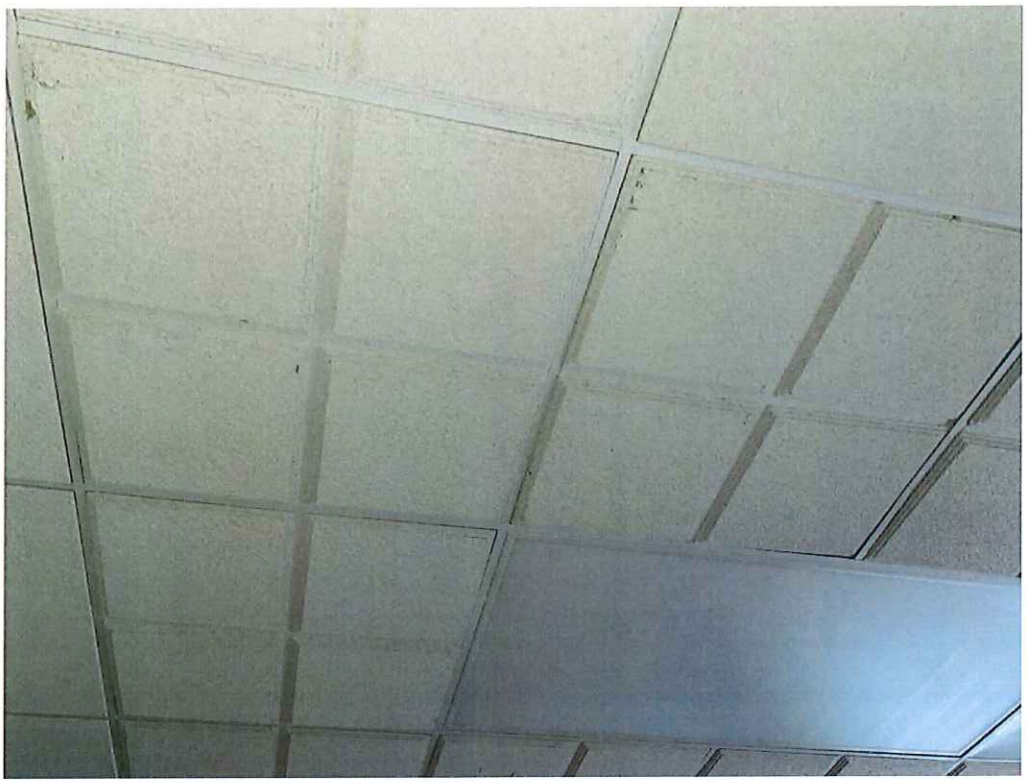


Ceramic Tile (Beige), Men's and Women's Bathroom

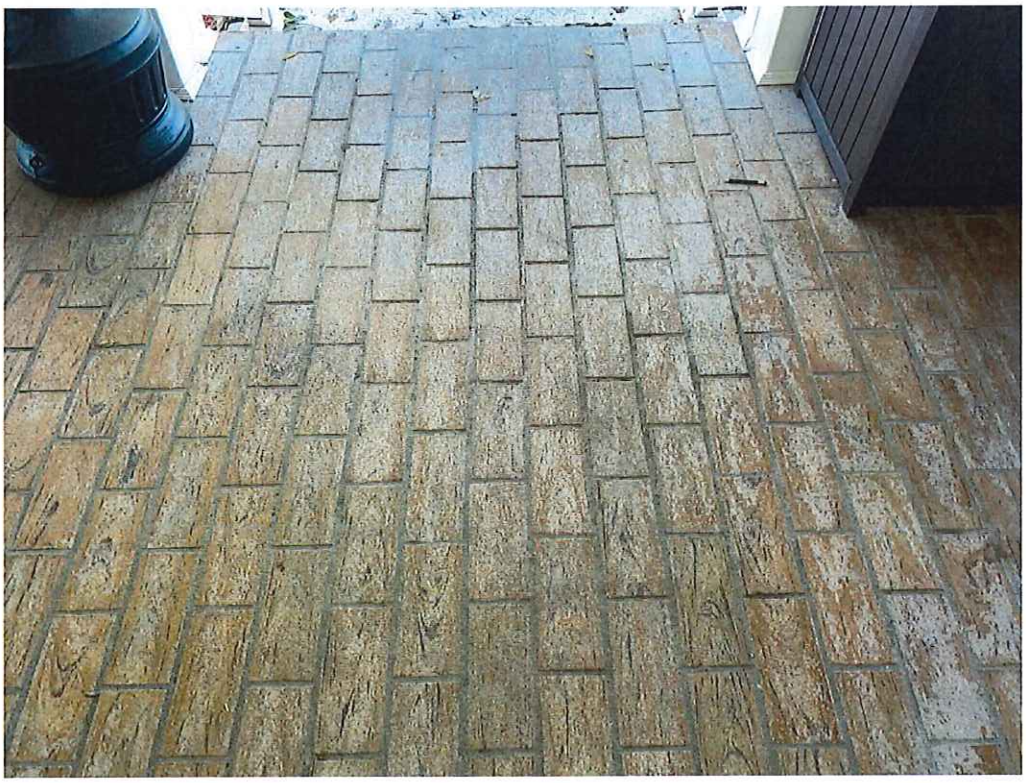
Ceramic Tile (Green), Men's and Women's Bathroom

Carpet Mastic (Yellow), Pro Shop/Offices

2' x 2' Ceiling Tile, Pro Shop/Offices



2' x 2' Ceiling Tile, Pro Shop/Offices



Exterior Brick/Mortar, Throughout

Looking North at Clubhouse

III. Laboratory Results

EMSL Analytical, Inc.
19501 NE 10th Ave. Bay A N. Miami Beach, FL 33179
Tel/Fax: (305) 650-0577 / (305) 650-0578
http://www.EMSL.com / miamilab@emsl.com

EMSL Order: 172306897
Customer ID: GAUD51
Customer PO:
Project ID:

Attention: Mike McGovern
NV5
3021 Jupiter Park Circle Ste 101
Jupiter, FL 33458

Phone: (561) 662-1133
Fax: (561) 748-6085
Received Date: 12/20/2023 10:55 AM
Analysis Date: 12/21/2023
Collected Date: 12/19/2023

Project: 23 - 2704 / Sandridge Golf Club Clubhouse

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2704 - 01 *172306897-0001*	CT	Gray/White Fibrous Heterogeneous	20% Cellulose 40% Glass	40% Non-fibrous (Other)	None Detected
2704 - 02 *172306897-0002*	CT	Gray/White Fibrous Heterogeneous	20% Cellulose 40% Glass	40% Non-fibrous (Other)	None Detected
2704 - 03-Drywall *172306897-0003*	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
2704 - 03-Joint Compound *172306897-0003A*	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 04-Drywall *172306897-0004*	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
2704 - 04-Joint Compound *172306897-0004A*	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 05-Vinyl Plank Flooring *172306897-0005*	Vinyl Plank Flooring	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 05-Adhesive *172306897-0005A*	Vinyl Plank Flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 06-Vinyl Plank Flooring *172306897-0006*	Vinyl Plank Flooring	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 06-Adhesive *172306897-0006A*	Vinyl Plank Flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 07-Ceramic Tile *172306897-0007*	Ceramic Tile	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 07-Grout *172306897-0007A*	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 08-Ceramic Tile *172306897-0008*	Ceramic Tile	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 08-Grout *172306897-0008A*	Ceramic Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 09 *172306897-0009*	Duct Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 12/21/2023 13:16:19

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19501 NE 10th Ave. Bay A N. Miami Beach, FL 33179
Tel/Fax: (305) 650-0577 / (305) 650-0578
http://www.EMSL.com / miamilab@emsl.com

EMSL Order: 172306897
Customer ID: GAUD51
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2704 - 10 *172306897-0010*	Duct Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 11-Ceramic Tile *172306897-0011*	Ceramic Tile	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 11-Thinset *172306897-0011A*	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 12-Ceramic Tile *172306897-0012*	Ceramic Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 13-Ceramic Tile *172306897-0013*	Ceramic Tile	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 13-Thinset *172306897-0013A*	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 14 *172306897-0014*	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 15 *172306897-0015*	CT	White Fibrous Homogeneous	20% Cellulose 40% Glass	40% Non-fibrous (Other)	None Detected
2704 - 16 *172306897-0016*	CT	Gray/White Fibrous Heterogeneous	20% Cellulose 40% Glass	40% Non-fibrous (Other)	None Detected
2704 - 17 *172306897-0017*	CT	Gray/White Non-Fibrous Homogeneous	20% Cellulose 40% Glass	40% Non-fibrous (Other)	None Detected
2704 - 18-Drywall *172306897-0018*	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
2704 - 18-Joint Compound *172306897-0018A*	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 19-Drywall *172306897-0019*	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
2704 - 19-Joint Compound *172306897-0019A*	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 20 *172306897-0020*	Carpet Mastic	Yellow Non-Fibrous Homogeneous	1% Synthetic	99% Non-fibrous (Other)	None Detected
2704 - 21 *172306897-0021*	Carpet Mastic	Yellow Non-Fibrous Homogeneous	1% Synthetic	99% Non-fibrous (Other)	None Detected
2704 - 22 *172306897-0022*	Concrete Block	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 23-Brick *172306897-0023*	Exterior Brick / Mortar	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 12/21/2023 13:16:19

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Tel/Fax: (305) 650-0577 / (305) 650-0578
http://www.EMSL.com / miamilab@emsl.com

EMSL Order: 172306897
Customer ID: GAUD51
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2704 - 23-Mortar *172306897-0023A*	Exterior Brick / Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 24-Brick *172306897-0024*	Exterior Brick / Mortar	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 24-Mortar *172306897-0024A*	Exterior Brick / Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 25 *172306897-0025*	Concrete Slab	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 26 *172306897-0026*	Concrete Slab	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 27 *172306897-0027*	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 28 *172306897-0028*	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 29 *172306897-0029*	Concrete Slab	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2704 - 30 *172306897-0030*	Felt Paper	Black Fibrous Homogeneous	50% Cellulose 1% Glass	49% Non-fibrous (Other)	None Detected
2704 - 31 *172306897-0031*	Felt Paper	Black Fibrous Homogeneous	50% Cellulose 1% Glass	49% Non-fibrous (Other)	None Detected

Analyst(s)
Mary Hamel (43)

Kimberly A. Wallace
Kimberly Wallace, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. N. Miami Beach, FL NVLAP Lab Code 200204-0

Initial report from: 12/21/2023 13:16:19

IV. Bulk Sample Log

Gaudet Associates, Inc.
Construction & Environmental Services

FIELD BULK SAMPLE LOG

DATE: 12/19/23 **INSPECTOR:** Michael McGovern

SAMPLE NO: 2704-01 to 2704-31 **Location and Address of Sampling:** Sandridge Golf Club-Clubhouse 5300 73rd St. Vero Beach, FL

PROJECT #: 23-2704

SAMPLE #	TYPE OF MATERIAL	FRIABLE		LOCATION	RESULTS
		YES	NO		
2704-01	2'x 2' Ceiling Tile	x		Snack Bar	NAD
2704-02	2'x 2' Ceiling Tile	x		Snack Bar	NAD
2704-03	Drywall System		x	Snack Bar	NAD
2704-04	Drywall System		x	Snack Bar	NAD
2704-05	Vinyl Plank Flooring (Brown)		x	Snack Bar	NAD
2704-06	Vinyl Plank Flooring (Brown)		x	Snack Bar	NAD
2704-07	Ceramic Tile (terra-cotta)		x	Snack Bar	NAD
2704-08	Ceramic Tile (terra-cotta)		x	Snack Bar	NAD
2704-09	Duct Mastic (white)		x	Attic	NAD
2704-10	Duct Mastic (white)		x	Attic	NAD
2704-11	Ceramic Tile (beige)		x	Men's Restroom	NAD
2704-12	Ceramic Tile (green)		x	Men's Restroom	NAD
2704-13	Ceramic Tile (beige)		x	Women's Restroom	NAD
2704-14	Ceramic Tile (green)		x	Women's Restroom	NAD
2704-15	2' x 2' Ceiling Tile	x		Pro Shop	NAD

Notes: ACBM – Asbestos containing building material
A – Amosite asbestos
C – Chrysotile asbestos
NA – Sample collected but not analyzed
NAD – No Asbestos Detected
PC – Pipe Cover

Gaudet Associates, Inc.
Construction & Environmental Services

FIELD BULK SAMPLE LOG

DATE: 12/19/23 **INSPECTOR:** Michael McGovern

SAMPLE NO: 2704-01 to 2704-31 **Location and Address of Sampling:** Sandridge Golf Club- Clubhouse
5300 73rd Street Vero Beach, FL

PROJECT #: 23-2704

SAMPLE #	TYPE OF MATERIAL	FRIABLE		LOCATION	RESULTS
		YES	NO		
2704-16	2' x 2' Ceiling Tile	x		Pro Shop	NAD
2704-17	2' x 2' Ceiling Tile	x		Pro Shop	NAD
2704-18	Drywall System		x	Pro Shop	NAD
2704-19	Drywall System		x	Pro Shop	NAD
2704-20	Carpet Mastic (yellow)		x	Pro Shop	NAD
2704-21	Carpet Mastic (yellow)		x	Pro Shop	NAD
2704-22	Concrete Block		x	Custodian Closet	NAD
2704-23	Exterior Brick/ Mortar		x	Eastside	NAD
2704-24	Exterior Brick/ Mortar		x	Southside	NAD
2704-25	Concrete Slab		X	Southside	NAD
2704-26	Concrete Slab		x	Westside	NAD
2704-27	Concrete Walkway/ Cart Path		x	Westside	NAD
2704-28	Concrete Walkway/ Cart Path		x	Eastside	NAD
2704-29	Concrete Slab		x	Exterior Coolers	NAD
2704-30	Felt Paper		x	Roof	NAD
2704-31	Felt Paper		x	Roof	NAD

Notes: ACBM – Asbestos containing building material
A – Amosite asbestos
C – Chrysotile asbestos
NA – Sample collected but not analyzed
NAD – No Asbestos Detected
PC – Pipe Cover

OrderID: 172306897

172306897

Gaudet Associates, Inc.

AN NIV15 COMPANY

FIELD BULK SAMPLE LOG

PROJECT NO: 23-2704 DATE SAMPLED: 12/19/23

SAMPLE NO: 2704-01 to 2704-31 INSPECTOR: M. McGovern

LOCATION AND ADDRESS OF SAMPLING: Sandridge Golf Club Clubhouse 5300 73rd St. Vero Beach

ANALYSIS METHOD: ☑ P.L.M. ☐ T.E.M. ☐ A.A.S. ☐ T.C.L.P. ☐ MICRO-VAC

TURNAROUND TIME: 48hrs

SAMPLE #	TYPE OF MATERIAL	FRIABLE (Y or N)	LOCATION	RESULTS
2704-01	2'x2' C.T.	Y	Snack Bar	NAD
02	" "	Y	" "	NAD
03	Drywall system	N	" "	NAD
04	" "	N	" "	NAD
05	Vinyl Plank Flooring (brown)	N	" "	NAD
06	" " "	N	" "	NAD
07	Ceramic Tile (terra-cotta)	N	" "	NAD
08	" " "	N	" "	NAD
09	Duct Mastic (white)	N	Attic	NAD
10	" "	N	"	NAD
11	Ceramic Tile (beige)	N	Men's Restrooms	NAD
12	Ceramic Tile (green)	N	" "	NAD
13	Ceramic Tile (beige)	N	Women's Restrooms	NAD
14	Ceramic Tile (green)	N	" "	NAD
15	2'x2' C.T.	Y	Pro Shop	NAD

CHAIN OF CUSTODY:

1. [signature] SIGNATURE — Inspector TITLE — 12/19/23 INCLUSIVE DATES

2. SIGNATURE — TITLE — INCLUSIVE DATES

COMMENTS: AC fed ex 12/20/23 10:55 AM

OrderID: 172306897

Gaudet Associates, Inc.

AN NIVIS COMPANY

FIELD BULK SAMPLE LOG

PROJECT NO: 23 - 2704 DATE SAMPLED: 12/19/23

SAMPLE NO: 2704-01 to 2704-31 INSPECTOR: M. McGovern

LOCATION AND ADDRESS OF SAMPLING: Sandridge Golf club
Clubhouse 5300 73rd St. Vero Beach

ANALYSIS METHOD: ☑ P.L.M. ☐ T.E.M. ☐ A.A.S. ☐ T.C.L.P. ☐ MICRO-VAC

TURNAROUND TIME: 48hrs

SAMPLE #	TYPE OF MATERIAL	FRIABLE (Y or N)	LOCATION	RESULTS
2704-16	2'x 2' CIT	Y	Pro shop	NAD
17	" "	Y	" "	NAD
18	Drywall systems	N	" "	NAD
19	" "	N	" "	NAD
20	Carpet Mastic (yellow)	N	" "	NAD
21	" "	N	" "	NAD
22	Concrete Block	N	Custodian Closet	NAD
23	Exterior Brick/Mortar	N	East side	NAD
24	" "	N	South side	NAD
25	Concrete Slab	N	South side	NAD
26	" "	N	West side	NAD
27	Concrete walkway/cartpath	N	West side	NAD
28	" " "	N	East side	NAD
29	Concrete Slab	N	Exterior Coolers	NAD
30	Feltpaper	N	Roof	NAD

CHAIN OF CUSTODY:

1. [signature] SIGNATURE — Inspector TITLE — 12/19/23 INCLUSIVE DATES

2. SIGNATURE — TITLE — INCLUSIVE DATES

COMMENTS:

OrderID: 172306897

Gaudet Associates, Inc.

AN NIV15 COMPANY

FIELD BULK SAMPLE LOG

PROJECT NO: 23-2704 DATE SAMPLED: 12/18/23

SAMPLE NO: 2704-01 to 2704-31 INSPECTOR: M. McGovern

LOCATION AND ADDRESS OF SAMPLING: Sandridge Golf Club Clubhouse 5300 73rd St. Vero Beach

ANALYSIS METHOD: ☑ P.L.M. ☐ T.E.M. ☐ A.A.S. ☐ T.C.L.P. ☐ MICRO-VAC

TURNAROUND TIME: 48hrs.

SAMPLE #	TYPE OF MATERIAL	FRIABLE (Y or N)	LOCATION	RESULTS
2704-31	Felt paper	N	Roof	NAD

CHAIN OF CUSTODY:

1. [signature] SIGNATURE — Inspector TITLE — 12/18/23 INCLUSIVE DATES

2. SIGNATURE — TITLE — INCLUSIVE DATES

COMMENTS:

V. Asbestos Business License

CERTIFICATE OF TRAINING

MIKE MCGOVERN

HAS SUCCESSFULLY COMPLETED THE FOLLOWING COURSE
FOR ASBESTOS ACCREDITATION UNDER TSCA TITLE II

SURVEY & MECHANICAL SYSTEMS (INPECTOR) REFRESHER COURSE

Gaudet Associates, Inc.
Construction & Environmental Services

Conducted by:
GAUDET Associates, Inc.
Training Division
3021 Jupiter Park Circle, Suite 101
Jupiter, FL 33458
Phone: (561) 748-3040

COURSE DATE: APRIL 6, 2023
PROVIDER NUMBER: 0001217
COURSE NUMBER: 0002821

EXPIRES: APRIL 6, 2024
CERTIFICATION NUMBER: SM-22-533
COURSE INSTRUCTOR:

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

GAUDET ASSOCIATES, INC.

JOSEPH E. GAUDET
3021 JUPITER PARK CIRCLE
SUITE 101
JUPITER FL 33458

LICENSE NUMBER: ZA0000011

EXPIRATION DATE: NOVEMBER 30, 2025

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V1. Laboratory Accreditation

IV. EMSL Certification

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101151-0

EMSL Analytical, Inc.

Orlando, FL

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2023-07-01 through 2024-06-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

EMSL Analytical, Inc.
3303 Parkway Center Court
Orlando, FL 32808
Jessicka Lopez
Phone: 407-599-5887 X3464
Email: jmlopez@emsl.com
http://www.emsl.com

ASBESTOS FIBER ANALYSIS **NVLAP LAB CODE 101151-0**

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code	*Description*
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program