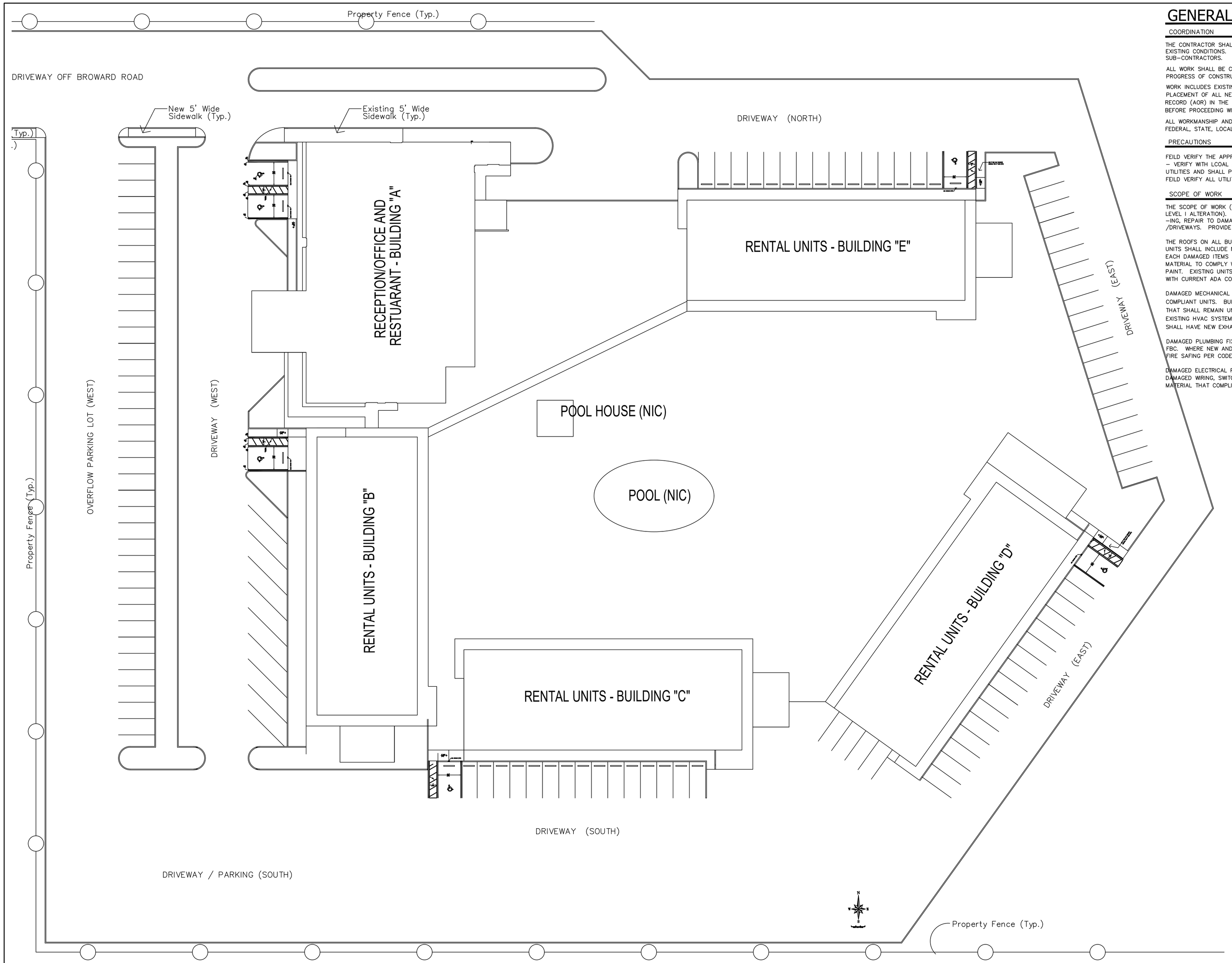



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

Up to 230 dwelling units

# GENERAL NOTES:

## COORDINATION

THE CONTRACTOR SHALL VISIT THE JOB SITE AND THROUGHLY FAMILIARIZE THEMSELF WITH ALL EXISTING CONDITIONS. THIS WILL INCLUDE MECHANICAL, PLUMBING, ELECTRICAL AND SPECIALTY SUB-CONTRACTORS.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION AND EXISTING OPERATION OF THE FACILITY.

WORK INCLUDES EXISTING CONDITIONS AND MEASUREMENTS. CONTRACTOR SHALL VERIFY FINAL PLACEMENT OF ALL NEW ITEMS WITHIN THE EXISTING CONDITIONS. NOTIFY THE ARCHITECT OF RECORD (AOR) IN THE EVENT OF ANY DISCREPANCIES IN DRAWINGS OR WITH FIELD CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL WORKMANSHIP AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE FEDERAL, STATE, LOCAL CODES, RULES AND ORDINANCES.

## PRECAUTIONS

FEILD VERIFY THE APPROXIMATE LOCATION OF EXISTING UTILITIES TO EXISTING ON SITE CONDITIONS – VERIFY WITH LCOAL AUTHORITIES. THE CONTRACTOR SHALL FEILD VERIFY LOCATIONS OF ALL UTILITIES AND SHALL PROTECT EXISTING UTILITIES DURING DEMOLITION & NEW CONSTRUCTION. FEILD VERIFY ALL UTILITY CUT OFF VALVES PRIOR TO DISTURBING EXISTING SYSTEMS.

## SCOPE OF WORK

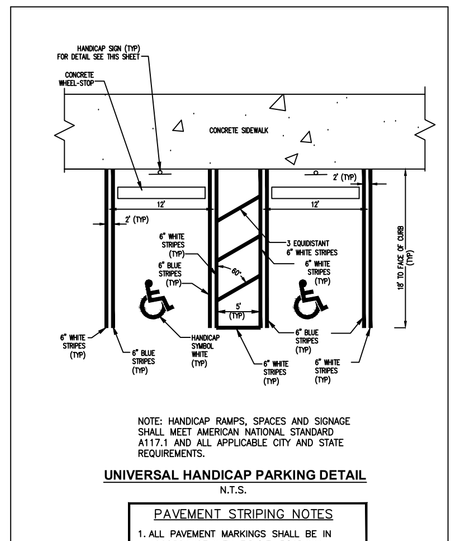
THE SCOPE OF WORK (SOW) OF THIS PROJECT IS TO CLEAN UP THE BUILDINGS AND SITE (FBC-EB, LEVEL I ALTERATION). THIS WILL INCLUDES THE REMOVAL OF EXISTING SITE DEBRIS, NEW LANDSCAP-ING, REPAIR TO DAMAGED CONCRETE WORK AND THE RESTRIPPING OF THE EXISTING PARKING LOTS /DRIVEWAYS. PROVIDE NEW HC PARKING SPACES AND SIGNAGE AS NOTED ON THE SITE PLAN.

THE ROOFS ON ALL BUILDING SHALL BE REPLACED WITH NEW. THE WORK WITHIN EACH SLEEPING UNITS SHALL INCLUDE NEW SMOKE DETECTORS AND FIRE ALARM SYSTEM WITH VOICE OVER SYSTEM. EACH DAMAGED ITEMS WITHIN THE SLEEPING UNITS SHALL ALSO BE REPLACED WITH NEW LIKE/SAME MATERIAL TO COMPLY WITH CURRENT FBC. EACH UNIT WILL INCLUDE DRYWALL REPAIR, FINISHES AND PAINT. EXISTING UNITS AND ADMINISTRATION BUILDING SHALL HAVE NEW HARDWARE TO COMPLY WITH CURRENT ADA CODE.

DAMAGED MECHANICAL UNITS FOR EACH SLEEPING UNIT SHALL BE REPLACED WITH CURRENT CODE COMPLIANT UNITS. BUILDING "A" – (RECEPTION & MEETING BUILDING) HAS A EXISTING HVAC SYSTEM THAT SHALL REMAIN UNDISTURBED. INSPECT, CLEAN AND UPDATE ANY DAMAGED ITEMS WITHIN THIS EXISTING HVAC SYSTEM. UPDATE CONTROLS TO COMPLY WITH CURRENT FBC. ALL TOILET ROOMS SHALL HAVE NEW EXHAUST FANS TO COMPLY WITH CURRENT MECHANICAL CODE.

DAMAGED PLUMBING FIXTURES SHALL BE REPLACED WITH NEW UNITS TO COMPLY WITH CURRENT FBC. WHERE NEW AND EXISTING PIPING RUNS THROUGH EXISTING FIRE RATED WALLS PROVIDE NEW FIRE SAFING PER CODE. RUN NEW PIPING IN WALLS AND CEILINGS.

DAMAGED ELECTRICAL PANELS SHALL BE REPLACE WITH NEW TO COMPLY WITH FBC/NEC. ANY DAMAGED WIRING, SWITCHES, OUTLETS, LIGHTING, AND CONTROLS SHALL BE REPLACED WITH LIKE MATERIAL THAT COMPLIES WITH CURRENT CODES.



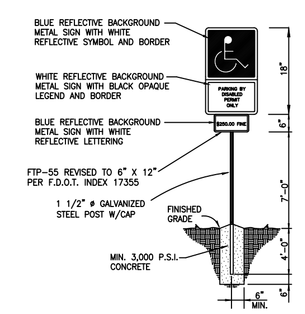

NOTE: HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.

**UNIVERSAL HANDICAP PARKING DETAIL**

N.T.S.

### PAVEMENT STRIPING NOTES

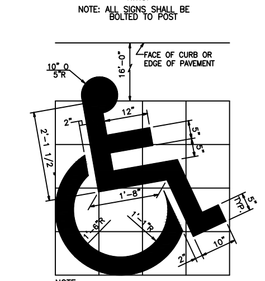
1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX No. 17346.
2. HANDICAP STRIPES AND SYMBOL SHALL BE 6" WIDE THERMOPLASTIC WHITE AND BLUE TRAFFIC PAINT AS REQUIRED BY FLORIDA STATUTES. SEE DETAIL ON THIS SHEET
3. HANDICAP SIGNS SHALL BE INSTALLED PLUMB PER FLORIDA STATUTES. SEE DETAIL ON THIS SHEET
4. PARKING STRIPES SHALL BE 4" WIDE WHITE TRAFFIC STRIPING PAINT.
5. ALL STOP BARS ARE TO BE THERMOPLASTIC FINISH.
6. ALL REGULATORY SIGNS SHALL BE MADE OF HIGH INTENSITY REFLECTIVE MATERIAL.




**TYPICAL HANDICAP PARKING SIGN**

N.T.S.

NOTE: ALL SIGNS SHALL BE BOLTED TO POST




NOTE:
SYMBOL TO BE PAINTED WITH WHITE TRAFFIC PAINT WITHIN OUTLINE SHOWN.

**TYPICAL PAVEMENT MARKING FOR HANDICAPPED SYMBOL**

# REPAIRS TO EXISTING HOTEL

GENERAL CONSTRUCTION DOCUMENTS

1057 BROWARD ROAD AT I-95

JACKSONVILLE, FLORIDA 32218

SITE PLAN, DETAILS & MISC. NOTES

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REVISIONS :

| DRAWN | CHECKED | APPROVED |
|---|---|---|
| STAFF | MAB | MAB |

DATE : 10/30/2020

COMMISSION NO : #P20-22

SHEET NO. C-01

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