

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING (UNCLE) OR ANY GOVERNMENT AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE", CURRENT EDITION. NOTE: ALL LOCAL CODES SHALL PREVAIL.
- ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES AND OR SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
- CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
- OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/INTERIOR DESIGNER.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
- THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
- CONTRACTOR SHALL KEEP WORK AREAS CLEAN AND REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE. CONTRACTOR SHALL EMPLOY REASONABLE MEASURES TO PROTECT THE EXISTING PREMISES FROM DAMAGE AND SHALL BE LIABLE FOR ANY NEEDED REPAIRS.
- CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
- ARCHITECT/INTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
- CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
- THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERRABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
- THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
- UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
- THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- THE ARCHITECT/ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS; THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL BY OTHERS.
- DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
- THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
- ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
- DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
- SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
- INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTED AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
- ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
- ALL WOOD BLOCKING WITHIN FIRE RATED DEMISING WALLS, METAL FRAMED WALLS AND ABOVE FINISHED CEILING SHALL BE FIRE LABELED WOOD WITH A MINIMUM FLAME SPREAD RATING OF 25.
- EXISTING BUILDING INFORMATION OBTAINED FROM EXISTING BUILDING CONDITIONS, FIELD MEASUREMENTS AND SITE OBSERVATION CONDUCTED BY THIS ARCHITECT, COPY SURVEY PROVIDED BY OWNER SHOWN IN THIS DRAWING.
- CONTRACTOR SHALL PROVIDE AND INSTALL A MINIMUM OF ONE FIVE POUND "ABC" TYPE UL LISTED FIRE EXTINGUISHER FOR EVERY 2,500 SQ. FEET OF OFFICE AREA. LOCATION SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION.

PROPERTY ADDRESS:

1526 OCEAN DRIVE
VERO BEACH, FLORIDA 32963

LEGAL DESCRIPTION:

LOTS 7, BLOCK 14, THE OCEAN CORPORATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 9, OF CURRENT PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ZONING SUMMARY:

ZONING USE DISTRICT: C1-A COMMERCIAL

SUBCATEGORY: TOURIST COMMERCIAL SERVICES

NET LOT AREA: 74,299.13 SF

LOT COVERAGE (ROOFED STRUCTURE): 10,408 SF (14%)

SETBACKS:	REQUIRED	PROVIDED
FRONT	10'-0"	21.2' (EXISTING)
INTERIOR SIDE (NORTH)	0'-0"	15.7' (EXISTING)
INTERIOR SIDE (SOUTH)	0'-0"	13.6' (EXISTING)
REAR	17'-1/2"	498.75' (EXISTING)

BUILDING HEIGHT:	MAXIMUM	PROVIDED
PRINCIPAL BUILDING	35'-0"	25'-6" (EXISTING)

PROPOSED FIN. FLOOR ELEV. TO MATCH EXISTING (N/A)

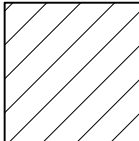
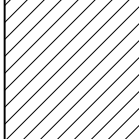
FLOOR AREAS OF PROPOSED RENOVATIONS

FLOORS	EXISTING FLOOR TOTAL AREA (SQ. FT.)	PROPOSED RENOVATION FLOOR AREA (SQ. FT.)
FIRST FLOOR	10,392	166
SECOND FLOOR	10,345	1,737
THIRD FLOOR	2,129	1,422
TOTALS	22,866	3,325 (15%)

PARKING SPACES CALCULATION

TOTAL HOTEL ROOMS AFTER RENOVATIONS	30
PARKING SPACES REQUIRED	32
PARKING SPACES PROVIDED	34

SITE PLAN LEGEND:

-  EXISTING BUILDING COVERED AREA
-  EXISTING BUILDING COVERED AREA TO RECEIVE EXTERIOR RENOVATIONS

SCOPE OF WORK

- THE SCOPE OF WORK ONLY INCLUDES INTERIOR MODIFICATIONS OF APPROXIMATELY 3350 SF IN THE EAST BUILDING OF THE COMPLEX TO CREATE ADDITIONAL HOTEL ROOMS, A MULTI-PURPOSE ROOM, AND A POOL RESTROOM
- THE NORTHEAST HOTEL SUITES ON THE 2ND AND 3RD FLOORS OF THE EAST BUILDING WILL BE MODIFIED TO CREATE FOUR (4) SEPARATE HOTEL UNITS WHICH WILL ADD A TOTAL OF TWO (2) NEW HOTEL UNITS TO THE COMPLEX.
- INTERIOR LAYOUT OF EXISTING HOTEL ROOMS E201 AND E202 WILL NOT BE ALTERED. ROOMS E201 AND E202 WILL RECEIVE NEW FINISHES THROUGHOUT TO MATCH THE ADJACENT ROOMS.
- THE EXISTING HOTEL ROOM M111 AS SHOWN ON THE EXISTING FIRST FLOOR PLAN WILL BE CONVERTED INTO A SUPPLY ROOM AND POOL RESTROOM.
- THE EXISTING HOTEL ROOMS M210A AND M210B AS SHOWN ON THE EXISTING FLOOR PLAN WILL BE CONVERTED INTO A MULTIPURPOSE ROOM.
- DEMOLITION OF INTERIOR PARTITIONS, FINISHES, AND EQUIPMENT AS SHOWN ON THE DEMOLITION PLANS TO FACILITATE THE IMPLEMENTATION OF THE PROPOSED LAYOUT.
- NEW MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO ACCOMMODATE THE PROPOSED LAYOUTS AS SHOWN ON PLANS
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK ARE TO BE CONNECTED TO THE EXISTING MEP SYSTEMS.
- NO EXTERIOR ADDITIONS TO THE EXISTING FOOTPRINT OF THE COMPLEX ARE INCLUDED IN THE SCOPE OF WORK.
- SITE MODIFICATIONS ARE NOT PART OF THE SCOPE OF WORK
- CHANGE OF OCCUPANCY IS NOT PART OF THE SCOPE OF WORK

ALTERATION - LEVEL 2

- SECTION 404
ALTERATION - LEVEL 2
- 404.1 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.
- 404.2 Application. Level 2 alterations shall comply with the provisions of Chapter 6 for Level 1 alterations as well as the provisions of Chapter 7.

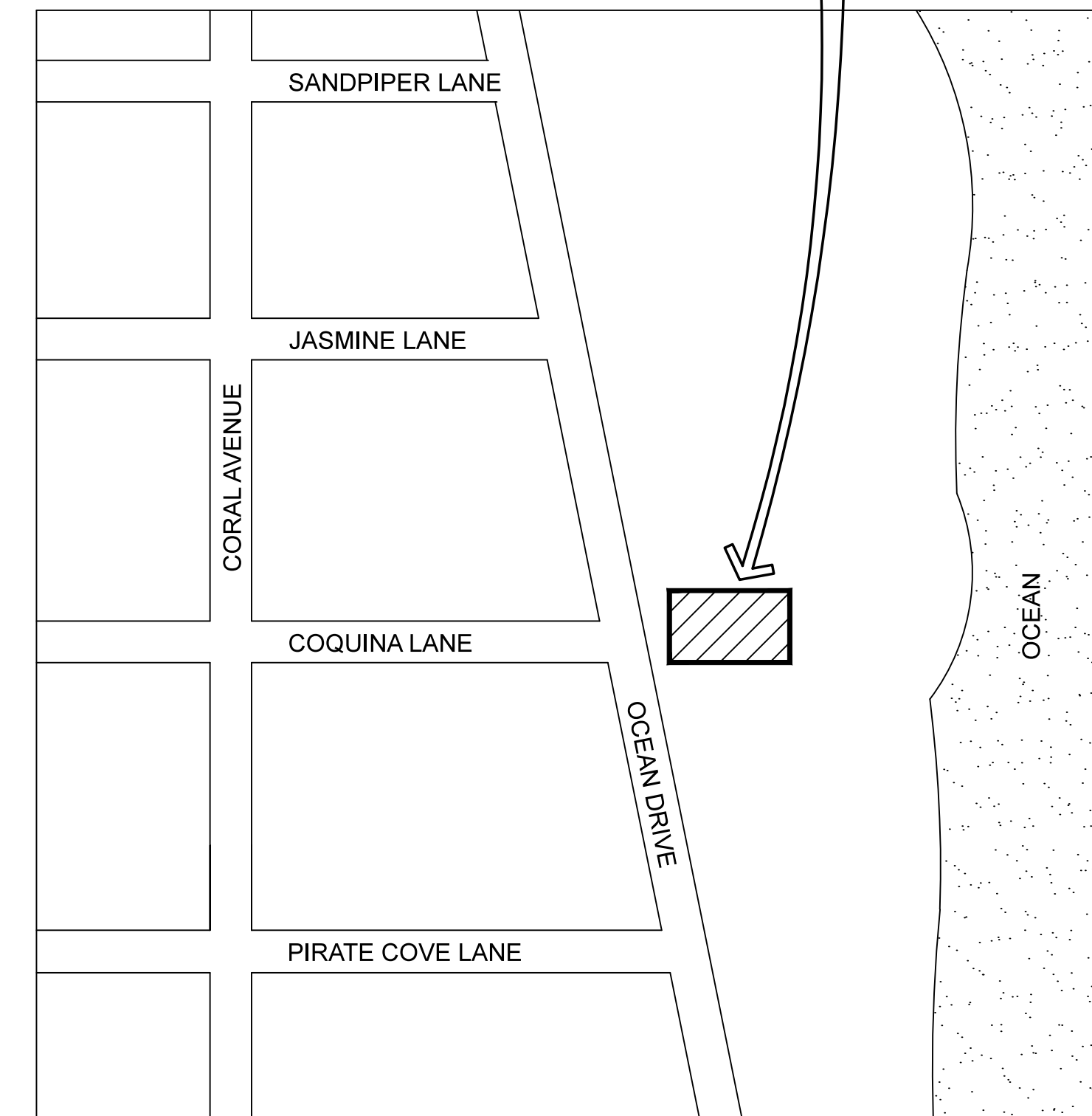
STATEMENT DESIGN

TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE PLANS COMPLY WITH ALL APPLICABLE CODES AND STANDARDS SUCH AS F.B.C., N.E.C. DSMA, LIFE SAFETY CODE NFPA 101, A.C.I.

PROJECT LOCATION

PROPERTY ADDRESS:
1526 OCEAN DRIVE
VERO BEACH, FLORIDA 32963

ZONING USE DISTRICT: C1-A COMMERCIAL

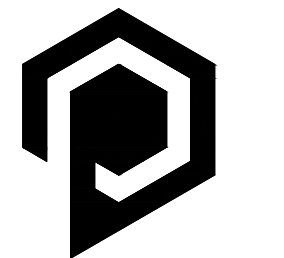
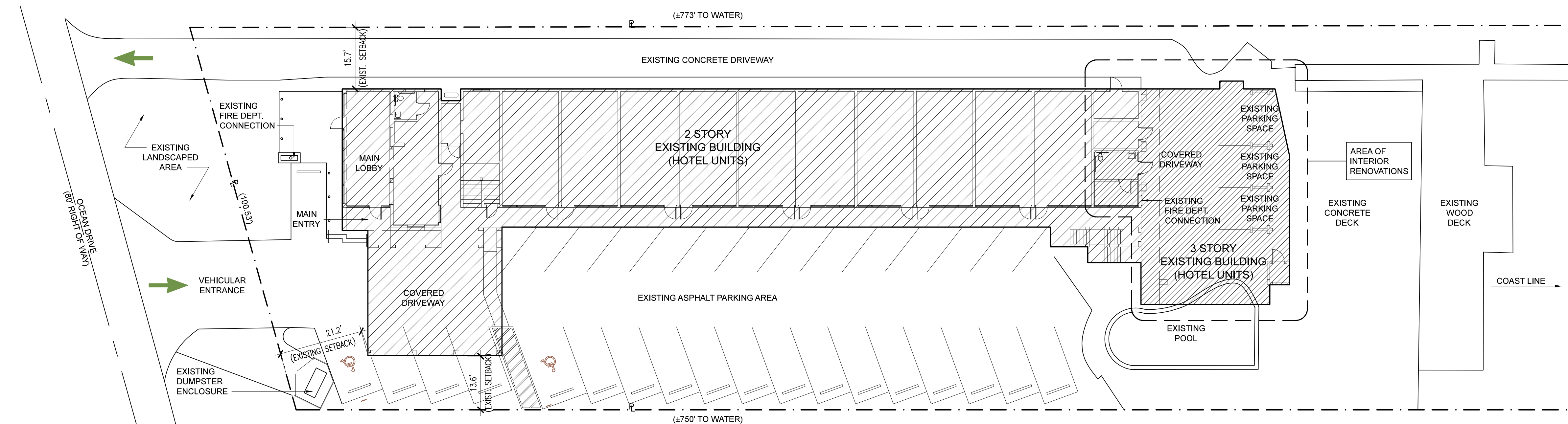


1 | LOCATION MAP

SCALE: N.T.S.

2 | EXISTING SITE PLAN

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



Perez & Partners, Inc.
architecture

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CLIENT/PROJECT NAME

**INTERIOR RENOVATIONS TO
THE PRESTIGE HOTEL
(East Building)**
1526 OCEAN DRIVE
VERO BEACH, FLORIDA 32963

CONSULTANTS

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772.567.1007
www.tce.eng.pro

ISSUE/REVISIONS

No.	DATE	DESCRIPTION
-	9-14-15	PERMIT SUBMITTAL

PROJECT No. 15-03

DRAWN BY:

CHECKED BY:

SEAL

SHEET No.

A1.01