



HIGHWAY BRIDGE & MAINTENANCE DIVISION (HBMD) ADMINISTRATION BUILDING RENOVATION AND EXPANSION

1600 BLOUNT RD.
POMPANO BEACH FL, 33069

DRC SUBMITTAL

DRC SUBMITTAL
HBMD ADMIN BUILDING EXPANSION
BROWARD COUNTY
 1600 BLOUNT RD
 POMPANO BEACH FL, 33069

PROJECT TEAM	SHEET INDEX	LEGAL DESCRIPTION
ARCHITECT: SALTZ MICHELSON ARCHITECTS 3501 GRIFFIN ROAD FORT LAUDERDALE FL, 33312 TELEPHONE: (954) 266-2700 SURVEYOR: STONER & ASSOCIATES, INC. 4341 S.W. 62ND AVENUE DAVIE FL, 33314 TELEPHONE: (954) 585-0997 CIVIL ENGINEER: HOLLAND ENGINEERING 301 SW 7TH STREET FORT LAUDERDALE FL, 33315 TELEPHONE: (954) 367-0371 MEP ENGINEER: HAMMOND ENGINEERS 499 NW 70TH AVENUE PLANTATION FL, 33317 TELEPHONE: (954) 327-7111 LANDSCAPE ARCHITECT: AGT LAND 132 N SWINTON AVENUE DELRAY BEACH FL, 33444 TELEPHONE: (561) 276-5050	COVER A0 COVER SHEET SURVEY S-1 SURVEY S-2 SURVEY S-3 SURVEY S-4 SURVEY CIVIL C-1.0 UTILITY DEMOLITION PLAN C-2.0 PAVING, GRADING, & DRAINAGE PLAN C-3.0 WATER & SEWER PLAN C-4.0 STORMWATER POLLUTION PREVENTION PLAN C-5.0 CIVIL DETAILS & SECTIONS C-6.0 CITY DETAILS C-7.0 CITY DETAILS C-8.0 CITY DETAILS LANDSCAPE LP-1 LANDSCAPE PLAN LP-2 LANDSCAPE NOTES & SPECIFICATIONS TR-1 TREE DISPOSITION PLAN IR-1 IRRIGATION PLAN ARCHITECTURE SP1.0 SITE PLAN A1.0 ARCHITECTURAL SITE PLAN A1.1 FLOOR PLAN A1.2 PUBLIC SAFETY SECURITY PLAN A2.0 ROOF PLAN A3.0 EXTERIOR ELEVATIONS A4.0 EXTERIOR RENDER A4.1 EXTERIOR RENDER ELECTRICAL E1.02 SITE PHOTOMETRY PLAN E3.02 PHOTOMETRY PLAN PLUMBING P1.01 PLUMBING SITE PLAN P2.01 PLUMBING PARTIAL DRAINAGE PLAN	PARCEL A, BROWARD COUNTY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN "PLAT BOOK 107, PAGE 47, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE EAST 583.07 FEET OF THE WEST 603.07 FEET OF THE SOUTH 500.00 FEET OF PARCEL B OF SAID BROWARD COUNTY PLAT NO. 1, TOGETHER WITH PARCEL "A", NORTH BROWARD DETENTION COMPLEX; ACCORDING TO THE PLAT THEREOF" AS RECORDED. IN PLAT BOOK 127, PAGE - 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH PARCELS "A" AND "C"; "NUTTER SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, SCOPE OF WORK WORK CONSISTS OF MINOR SITE ADDITIONS THAT INCLUDE PLANTERS AND NEW CURBING ADJACENT TO THE NEW ADDITION. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDINGS ON SITE (CAMPUS) IS EQUAL TO 79,112 SF ± . THE EXISTING ANCILLARY ADMINISTRATION BUILDING IS APPROXIMATELY 4,232 SF. THE NEW ADDITION IS APPROXIMATELY 6,335 SF AND WILL ONLY BE A TOTAL OF 8% OF THE TOTAL 79,112 SF OF EXISTING BUILDINGS ON THIS SITE'S (CAMPUS).

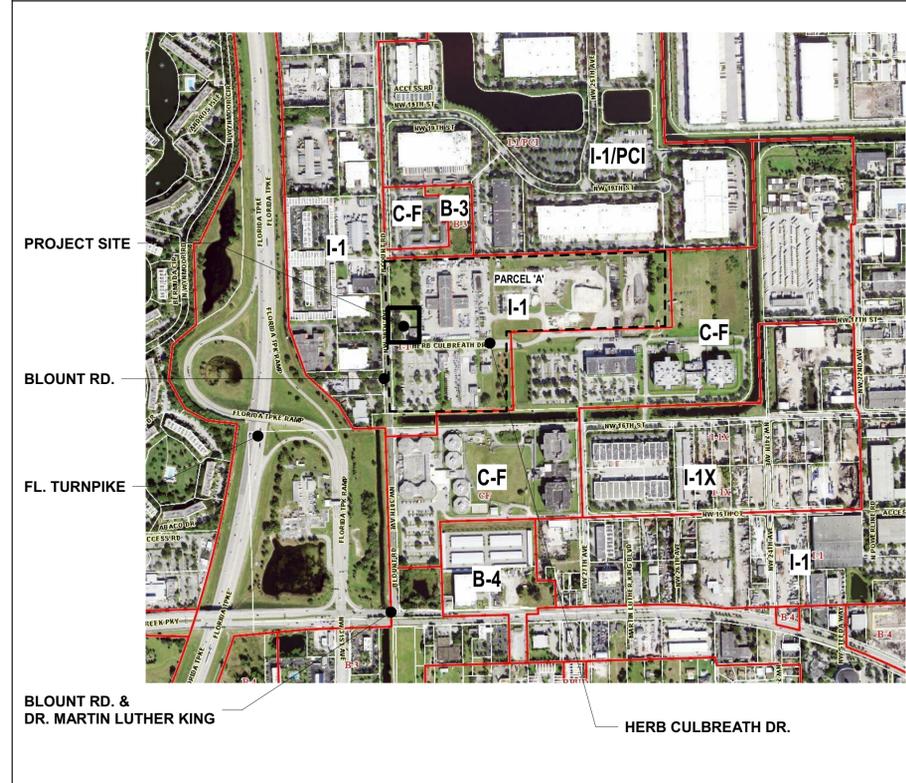


3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

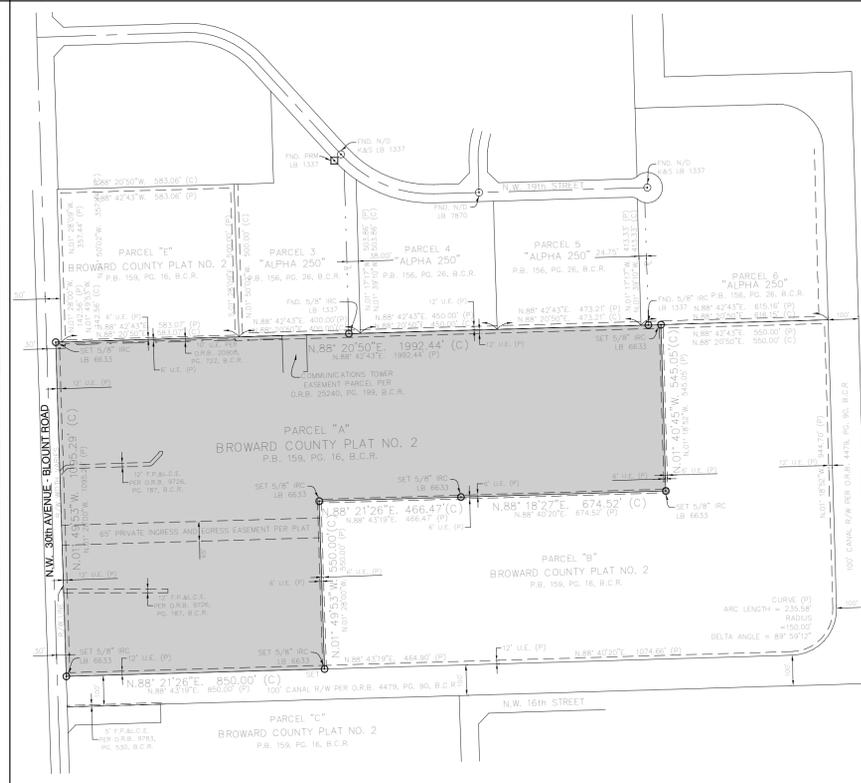


Charles Michelson AR0009976

LOCATION MAP N.T.S.



LOCATION SITE PLAN N.T.S.



BUILDING CODE INFORMATION

APPLICABLE BUILDING CODE:	FLORIDA BUILDING CODE 7th EDITION 2020 FLORIDA BUILDING CODE 7th EDITION 2020 - EXISTING BUILDING FLORIDA FIRE PREVENTION CODE 7TH EDITION NFPA 101 EDITION 2018															
OCCUPANCY TYPE PER FBC:	"B" BUSINESS															
TYPE OF CONSTRUCTION:	TYPE III-B (FBC) FULLY SPRINKLERED/ FIRE ALARM															
BUILDING HEIGHT:	ALLOWABLE: 4 STORIES, 75 FT. PROVIDED: 1 STORY, 16' - 8"															
BUILDING GROSS AREA:	ALLOWABLE: 92,000 SF PROVIDED: 6,335 SF															
OCCUPANT LOAD PER FBC TABLE 1004.5/ NFPA 101 TABLE 7.3.1.2:	<table border="1"> <tr> <td></td> <td>NEW:</td> <td>EXISTING:</td> </tr> <tr> <td>BUSINESS (6,335 SF):</td> <td>150 Gross S.F./ Person = 6,335 / 150 = 42 OCCUPANTS</td> <td>150 Gross S.F./ Person = 4,800 / 150 = 32 OCCUPANTS</td> </tr> <tr> <td></td> <td>OCCUPANT LOAD: 42 OCCUPANTS</td> <td>OCCUPANT LOAD: 32 OCCUPANTS</td> </tr> </table>		NEW:	EXISTING:	BUSINESS (6,335 SF):	150 Gross S.F./ Person = 6,335 / 150 = 42 OCCUPANTS	150 Gross S.F./ Person = 4,800 / 150 = 32 OCCUPANTS		OCCUPANT LOAD: 42 OCCUPANTS	OCCUPANT LOAD: 32 OCCUPANTS						
	NEW:	EXISTING:														
BUSINESS (6,335 SF):	150 Gross S.F./ Person = 6,335 / 150 = 42 OCCUPANTS	150 Gross S.F./ Person = 4,800 / 150 = 32 OCCUPANTS														
	OCCUPANT LOAD: 42 OCCUPANTS	OCCUPANT LOAD: 32 OCCUPANTS														
NUMBER OF MEANS OF EGRESS FOR BUSINESS OCC. - PER NFPA 101.38.2.4/ 101.7.4:	<table border="1"> <tr> <td></td> <td>REQUIRED</td> <td>PROVIDED</td> </tr> <tr> <td></td> <td>2</td> <td>3</td> </tr> </table>		REQUIRED	PROVIDED		2	3									
	REQUIRED	PROVIDED														
	2	3														
<table border="1"> <thead> <tr> <th colspan="5">TABLE - SITE GENERAL INFO.</th> </tr> <tr> <th>PARCEL</th> <th>LAND USE</th> <th>ZONING</th> <th>AREA (SF)</th> <th>AREA (ACRES)</th> </tr> </thead> <tbody> <tr> <td>PARCEL 'A'</td> <td>GENERAL INDUSTRIAL</td> <td>I-1</td> <td>1,553,703 SF</td> <td>35.668 acres</td> </tr> </tbody> </table>		TABLE - SITE GENERAL INFO.					PARCEL	LAND USE	ZONING	AREA (SF)	AREA (ACRES)	PARCEL 'A'	GENERAL INDUSTRIAL	I-1	1,553,703 SF	35.668 acres
TABLE - SITE GENERAL INFO.																
PARCEL	LAND USE	ZONING	AREA (SF)	AREA (ACRES)												
PARCEL 'A'	GENERAL INDUSTRIAL	I-1	1,553,703 SF	35.668 acres												
NOTE: NEW ADDITION WILL BE CONSIDERED AN ANCILLARY BUILDING PARCEL 'A' 484228500 TO OWNED BY BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS IS APPROXIMATELY 1,553,703 SF (35.668 ACRES). THE NEW ADDITION IS 6,335 SF AND WILL BE CONSTRUCTED NORTH OF EXISTING BUILDING AND WILL REDUCE IMPERVIOUS CALCULATION BY 6,335 SF.																
LANDUSE LEGEND <table border="1"> <tr> <td>B-3</td> <td>GENERAL BUSINESS</td> </tr> <tr> <td>B-4</td> <td>HEAVY BUSINESS</td> </tr> <tr> <td>C-F</td> <td>COMMUNITY FACILITIES</td> </tr> <tr> <td>I-1</td> <td>GENERAL INDUSTRIAL</td> </tr> <tr> <td>I-1X</td> <td>SPECIAL INDUSTRIAL</td> </tr> <tr> <td>I-1PCI</td> <td>GENERAL INDUSTRIAL / PLANNED COMMERCIAL INDUSTRIAL</td> </tr> </table>		B-3	GENERAL BUSINESS	B-4	HEAVY BUSINESS	C-F	COMMUNITY FACILITIES	I-1	GENERAL INDUSTRIAL	I-1X	SPECIAL INDUSTRIAL	I-1PCI	GENERAL INDUSTRIAL / PLANNED COMMERCIAL INDUSTRIAL			
B-3	GENERAL BUSINESS															
B-4	HEAVY BUSINESS															
C-F	COMMUNITY FACILITIES															
I-1	GENERAL INDUSTRIAL															
I-1X	SPECIAL INDUSTRIAL															
I-1PCI	GENERAL INDUSTRIAL / PLANNED COMMERCIAL INDUSTRIAL															

Project No. : 2022-104
 Drawn By : LE
 Checked By : RH
 Date: 06.26.2023
 REVISIONS

DRC

PZ23-1000012
08/16/2023

B:\13607\HBMD Administration Building Renovation and Expansion\2022-104_HBMD EXPANSION_A_R20_ReferenM.dwg