KEYNOTES:

*All keynotes may not apply.

(X–X) KEYNOTE TYPE

ACCESSORIES

A–1 EXTERIOR IMPACT RESISTANT STOREFRONT, SEE SCHEDULE
A–2 EXTERIOR IMPACT RESISTANT WINDOW, SEE SCHEDULE
A–3 EXTERIOR IMPACT RESISTANT STOREFRONT W/DOUBLE DOOR, SEE SCHEDULE
A–4 EXTERIOR IMPACT DOOR, SEE SCHEDULE
A–5 DUMPSTER ENCLOSURE, SEE SITE PLAN DETAIL 5/SP–2
A–6 BACKFLOW PREVENTER, SEE CIVIL DWG'S FOR DETAILS
A–7 HEAVY DUTY BIKE RACK (16 BIKES) INGROUND MOUNT POWDER COATED W/GROUT COVER
A–8 RECEPTION FRONT DESK COUNTER WITH PULL–OUT ADA LEDGE 34" HG. SEE DETAIL
A–9 ELECTRIC FIRE PLACE WITH 65" TV ABOVE
A–10 42" HEIGHT BAR TABLE WITH 12" DEEP WOOD COUNTERTOP FINISH SELECTED BY ID AND #4" ALUMINUM COLUMN POST
A–11 VENDING MACHINE BY OTHERS, SUBMIT SHOP DRAWINGS
A–12 NEW HI–LOW REFRIGERATED ADA DRINKING FOUNTAIN WITH BOTTLE FILLING STATION BY ELKAY OR SIMILAR
A–13 LINE OF DROPPED CEILING ABOVE, SEE RCP PLANS
A–14 LINE INDICATES HEADER ABOVE, SEE RCP PLANS
A–15 LINE OF ROOF ABOVE
A–16 BUILT–IN MILLWORK TOWEL BIN STORAGE/TOWEL DROP CABINET, SUBMIT SHOP DRAWINGS
A–17 34" MAX. HEIGHT VANITY ENGINEERING STONE TOP WITH UNDERMOUNT SINK BUILT–IN MILLWORK BELOW, SEE I.D. PLANS FOR FINISHES.
A–18 ADA COMPLIANT VESSEL SINK BELOW COUNTER.
A–19 NEW MIRROR TO BE AT 40" MAX TO THE BOTTOM OF REFLECTIVE AREA, PROVIDE BACKING AS NECESSARY, SEE I.D. PLANS FOR FINISH AND SELECTIONS.
A–20 STALL COMPOSITE PARTITION, SEE FINISH SCHEDULE/I.D. PLANS
A–21 TYPICAL ACCESSIBLE GRAB BARS COMPLYING WITH ADA FBC 2023. (WALL MOUNT GRAB BARS SEE DETAILS)
A–22 WALL MOUNTED SHOWER HEAD
A–23 SHOWER CONTROLS
A–24 ADA ADJUSTABLE/DETACHABLE HAND HELD SHOWER HEAD
A–25 ADA SHOWER CONTROLS ABOVE GRAB BAR BUT NOT EXCEED 48" A.F.F.
A–26 ADA SHOWER SEAT
A–27 TEMPERED GLASS DOORS AND SHOWER ENCLOSURE
A–28 6" HG WOOD BASE, SEE DETAIL
A–29 SCHLUTER–SCHIENE TILE TRANSITION STRIP OR SIM.
A–30 SCHLUTER–RONDEC EDGE PROTECTION FOR TILED EDGES AND OUTSIDE CORNERS OF TILED SURFACE OR SIM

WALL FINISHES

W–1 NEW 8" CONCRETE BLOCK WALL WITH (2 COATS) CEMENTITIOUS FINISH (STUCCO). SEE WALL SCHEDULE FOR INTERIOR FINISHES.
W–2 STEEL RIGID FRAME STRUCTURE, SEE STRUCTURAL PLANS
W–3 STEEL COLUMN, SEE STRUCTURAL PLANS
W–4 EXTERIOR INSULATED METAL WALL PANEL WITH FLAT EXTERIOR PROFILE AND EMBOSSED STUCCO TEXTURE THAT MIMICS THE LOOK OF A MASONRY STUCCO, SECURED IN BETWEEN INTERIOR FRAMING. SUBMIT SHOP DWGS.
W–5 INTERIOR PARTITION WITH ACCOUSTICAL INSULATION WHERE IS NOTED, NON LOAD BEARING METAL STUD INTERIOR FRAMING WITH 5/8" DRYWALL
W–6 PROVIDED 5' HEIGHT TILE FINISH ON 5/8" DENSSHEILD TILE BAKER BOARD THEN GREEN BOARD ABOVE WITH LATEX PAINT ABOVE ON GALV. STEEL STUD (250A). DO NOT APPLY TILE BEHIND LOCKERS WHERE APPLIED
W–7 PROVIDE CERAMIC TILE ON 5/8" CEMENT BOARD WITH SHOWER LINER ON GALV. STEEL STUD (25 GA.) (SEE DETAIL 7/A5.0 FOR WATERPROOFING)
W–8 5/8" G.W.B. ON 1 5/8" 18 GA MTL FURRING AT 16" O.C. WITH R–4.1 REFLECTED FOIL INSULATION, SEE WALL SCHEDULE FOR INTERIOR FINISHES.
W–9 PROVIDE OPENING PENETRATION 24"x48" FOR R.A.G. SEE MEP'S DWGS.
W–10 PROVIDE OPENING PENETRATION 32"x18" FOR SUPPLY AC, SEE MEP'S DWGS.
W–11 PROVIDE SPANDREL WALL PANEL BEHIND WINDOW WHERE IS NOTED. SEE ARCH. DETAIL 1A/A6.0

CEILING

CLG–1 EXPOSED STRUCTURE ABOVE TO BE PAINTED WHITE COLOR
CLG–2 2x2 ACOUSTICAL SUSPENDED CEILING TILE
CLG–3 1 LAYER OF 5/8" FINISH GYP BOARD ATTACHED TO STUD OR JOIST MEMBER AS REQUIRED. SEE SCHEDULE
CLG–4 1 LAYER OF 5/8" FINISH MOISTURE GYP BOARD ATTACHED TO STUD OR JOIST MEMBER AS REQUIRED.
CLG–5 TENNIS COURT LIGHTING (SEE RCP A2.11 FOR DETAILS)
CLG–6 ENERGY SAVER INSULATION SYSTEM

FOUNDATION / FLOOR SYSTEM

F–1 CONCRETE HARD COURT SURFACE COVERED WITH ACRYLIC RESINS TO SEAL THE SURFACE AND MARK PLAYING LINES
F–2 NEW 5" CONCRETE SLAB ON 6 MIL VAPOR BARRIER – LAP SEAMS 12" AND TAPE – ON COMPACTED – TERMITE TREATED FILL SEE STRUCT. FOR SLAB THICKNESS AND STEEL PLACEMENT
F–3 NEW CONCRETE SIDEWALK POURED–IN PLACE WITH SLOPE
F–4 2" RECESSED CONCRETE SLAB
F–5 VERIFY FINAL FLOOR FINISH AND PROVIDE SMOOTH FLOOR TRANSITION FROM CLUBHOUSE TO TENNIS COURT

ROOF

RF–1 TPO ROOFING SYSTEM ON ISO INSULATION ON METL DECK AND METAL JOISTS, SUBMIT SHOP DRAWINGS.
RF–2 WHITE STANDING SEAM METAL ROOFING PANEL OVER STEEL RIGID FRAME STRUCTURE WITH DOUBLE LAYER UNFACED INSULATION BLANKETS OVER ENERGY SAVER FABRIC INSTALLED WITH A NETWORK OF STEEL BANDING, SUBMIT SHOP DWGS.
RF–2.1 ENERGY SAVER FABRIC INSTALLED WITH A NETWORK OF STEEL BANDING AND DOUBLE LAYER UNFACED INSULATION BLANKETS BETWEEN PURLINS
RF–3 ROOF DRAIN, SEE MEP DWGS
RF–4 ROOF OVERFLOW SCUPPER, SEE MEP DWGS
RF–5 RAIN WATER LEADER, SEE MEP DWGS FOR SIZE AND CONNECTIONS
RF–6 6"x8" ALUMINUM GUTTER, TYP.
RF–7 ALUMINUM DOWNSPOUT

MECHANICAL / ELECTRICAL / PLUMBING

MEP–1 ELECTRIC METER
MEP–2 ELECTRICAL PANEL
MEP–3 CONDENSING UNITS SEATING ON 18" HG. METAL STANDS, SEE MEP DWGS
MEP–4 RTU UNITS SITTING ON CONCRETE SLAB WITH SCREEN GREEN VEGETATION 3' HIGH MINIMUM, SEE MEP AND LANDSCAPE DWGS
MEP–5 FLOOR DRAIN
MEP–6 FREE STANDING MOP SINK
MEP–7 EXPOSED INDOOR ROUND DUCTWORK, SEE MEP'S DWGS FOR SIZE AND SPECS.

FINISH LEGEND

(FF–XX) FLOOR (WF–XX) WALL (BF–XX) BASE (CF–XX) CEILING

FLOOR:
- CONCRETE, FLOOR WITH BROOM FINISH — FF–1
- DAL TILE 24x24 MATTE PORCELAIN IRONCRAFT CHARCOAL GREY IC13 — FF–2
- DAL TILE KEYSTONES PENNY ROUND MOSAICS SLACK D311 — FF–3
- STONES COURT FINISH FLOOR, SEE SPECIFICATIONS — FF–4
- UNFINISHED CONC. — FF–5

BASE:
- 6" WOOD BASE — BF–1
- 6" PORCELAIN TILE — BF–2
- 6" RUBBER COVE BASE — BF–3
- NONE — BF–4

COUNTERTOPS:
- RESTROOM COUNTERTOPS DAL TILE ONE QUARTZ NO90 WHITE ICE — CT–1

WALLS:
- BM LATEX WALL PAINT OC–26 SILVER SATIN PAINT — WF–1
- DAL TILE 12x24 PF01 PORTFOLIO 12x24 PF01 MATTE RESTROOM WALL TILE — WF–2
- DAL TILE 4x12 MYTHOLOGY SHOWER WALL TILE SANTORINI MYR4 — WF–3
- TENNIS COURT EXPOSED STRUCTURE WITH ENERGY SAVER FABRIC — WF–4
- ACCENT LOBBY WALL WOOD PANELS– RICHELIEU 1B–17724039 DELPHI OAK — WF–5
- BENJAMIN MOORE ACCENT PAINT TBD — WF–6

CEILING:
- 2x2 ACOUSTIC CEILING TILES TEGULAR W/ 9/16" WHITE GRID DUNE BY ARMSTRONG — CF–1
- PAINTED G.W.B. — CF–2
- PAINTED STUCCO FINISH — CF–3
- TENNIS COURT EXPOSED STRUCTURE WITH ENERGY SAVER FABRIC — CF–4

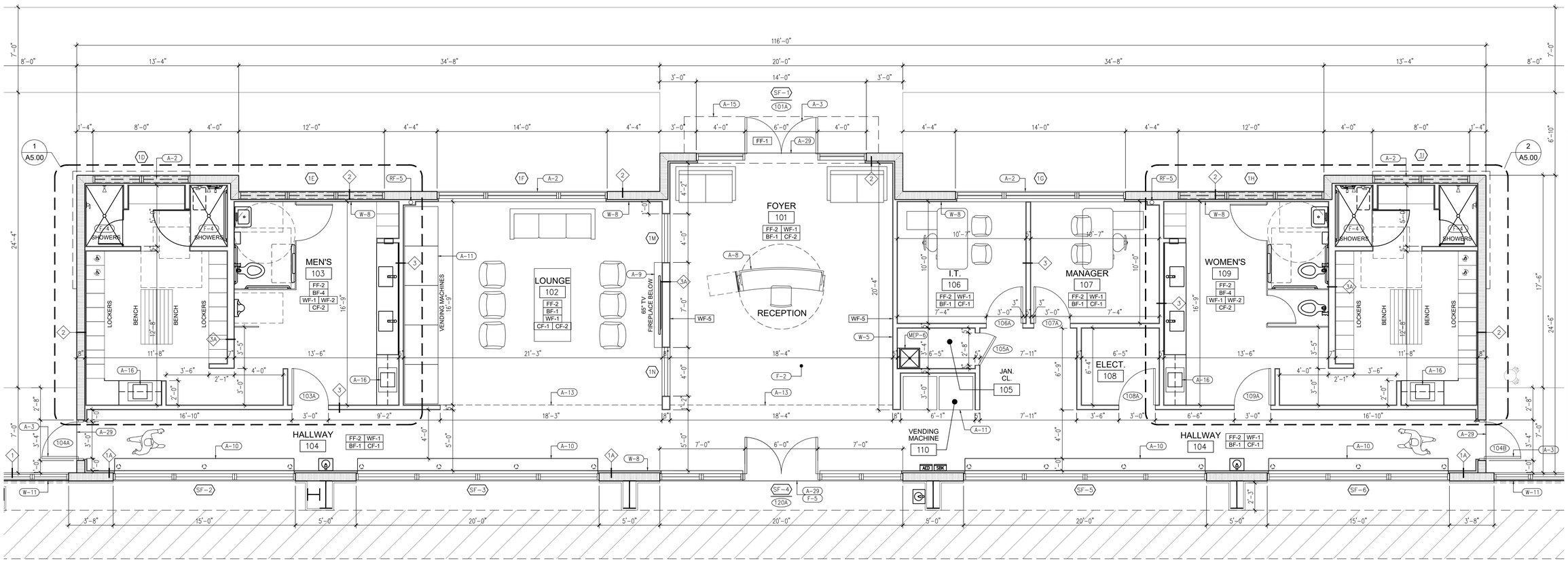
DECORATIVE PLUMBING FIXTURES:
- KOHLER UNDERMOUNT SINK K–21058 BRAZN–WHITE — PF–1
- KOHLER K–73167–4 COMPOSED SINGLE ADA FAUCET IN VIBRANT TITANIUM — PF–2

– ALTERNATES ALLOWED, MUST BE SUBMITTED FOR APPROVAL BY ARCHITECT, ID, AND OWNER PRIOR PROCUREMENT
– ALL FINISHES TO BE APPROVED BY OWNER PRIOR TO PROCUREMENT AND INSTALLATION
– COLORS AND TYPE TO BE DETERMINED AND SELECTED BY OWNER

PLAN LEGEND

- NEW EXTERIOR CMU WALL
- NEW EXTERIOR WOOD FRAMED WALL
- NEW INTERIOR FRAMING
- NEW INTERIOR FRAMING TO BE SOUND INSULATED
- NEW COLUMN
- (XX) DOOR TYPE
- (X–X) KEYNOTES
- (XX) WINDOW TYPE TAG
- (X) WALL TYPE
- FEC — PORTABLE FIRE EXTINGUISHER TYPE 2A 10BC, WITH CURRENT SERVICE TAGS, 'LARSON' SEMI–RECESSED ALUM. CABINET, OR APPROVED EQUAL. ALT: WALL HUNG F.E. NO CABINET AS LOCATIONS SELECTED BY OWNER

NOTES:
- ALL CASEWORK / MILLWORK DENOTED IS GENERAL IN SCOPE AND DESIGN. SUBCONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO PROCUREMENT AND INSTALLATION.
- CONTRACTOR TO VERIFY ALL FINISHES AND COLORS WITH OWNER, PRIOR TO PROCUREMENT AND APPLICATION
- TYPICAL DIMENSIONS ARE NOMINAL, HOLD CLEAR DIMENSIONS ONLY WHERE INDICATED
- CONTRACTOR TO VIF (VERIFY IN FIELD) ALL EXISTING DIMENSIONS AND COLUMN LINES PRIOR TO WORK, IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT.
- PROVIDE BLOCKING IN WALLS AS REQUIRED.
- VERIFY ALL DIMENSIONS IN FIELD AND REPORT DISCREPANCIES.OUTLET LOCATIONS HAVE BEEN SHOWN FOR COORDINATION ONLY. ELECTRICAL PLANS SUPERSEDES ARCHITECTURAL. ALL OUTLETS LOCATIONS TO BE CONFIRMED BY OWNER.
- PROVIDE FLUSH TRANSITION AT ALL THRESHOLDS AND AT ADJOINING DISSIMILAR FLOOR MATERIALS. PROVIDE A FLARED TILE WITH EDGER AT TILED THRESHOLDS. ALL CHANGES IN ELEVATION OR THRESHOLDS SHALL BE ¼" OR ½" WHERE A FLARED THRESHOLD EXISTS.



ENCLOSED TENNIS COURTS 120

AAC

PZ23–12000009

03/05/2025

1 A2.03 ENLARGED CLUBHOUSE FLOOR PLAN

SCALE: 1/4"=1'–0"

REVISIONS

1.	DRC COMMENTS	09.27.23
2.	DRC COMMENTS	12.08.23
3.	DRC COMMENTS	08.21.24
4.		
5.		
6.		
7.		
8.		
9.		
10.		

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF RWB | LINARES ARCHITECTURE, INC

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PROJECT # 21-035
DATE PER ISSUANCE
SHEET # 3

A2.03

JUAN C. LINARES

STATE OF FLORIDA — JUAN CARLOS LINARES — REGISTERED ARCHITECT — AR0017358

Digitally signed by Juan C Linares
Date: 2025.01.14 12:07:54 -05'00'

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