FLORIDA INDOOR TENNIS

POMPANO BEACH, FLORIDA 33069

DRAWING INDEX

		BIDDING SET 01.30.2025	ISSUED FOR PERMIT	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
				1	2	3	4	5	6	7	8
A0.00	COVER PAGE	●									
SURVEY											
1 of 2	SURVEY	●									
1 of 2	PLAT DOCUMENT	●									
CIVIL											
GN1	GENERAL NOTES & SPECIFICATIONS	●									
TPPP1	TEMPORARY POLLUTION PREVENTION - PLAN	●									
TPPP2	TEMPORARY POLLUTION PREVENTION - PLAN	●									
TPPP3	TEMPORARY POLLUTION PREVENTION - GENERAL NOTES & DETAILS	●									
TPPP4	TEMPORARY POLLUTION PREVENTION - DETAILS	●									
GD1	GRADING & DRAINAGE - PLAN	●									
GD2	GRADING & DRAINAGE - PLAN	●									
GDS1	GRADING & DRAINAGE - SECTIONS	●									
DD1	DRAINAGE SYSTEM - DETAILS	●									
DD2	DRAINAGE SYSTEM - DETAILS	●									
WS1	WATER & SEWER - PLAN	●									
WD1	WATER SYSTEM - DETAILS	●									
WD2	WATER SYSTEM - DETAILS	●									
WD3	WATER SYSTEM - DETAILS	●									
WD4	WATER SYSTEM - DETAILS	●									
SD1	SEWER SYSTEM - DETAILS	●									
SD2	SEWER SYSTEM - DETAILS	●									
MD1	MISCELLANEOUS - DETAILS	●									
MD2	MISCELLANEOUS - DETAILS	●									
MD3	MISCELLANEOUS - DETAILS	●									
LS1	LIFT STATION - PLAN & DETAILS	●									
HDD1	WATER MAIN HORIZONTAL DIRECTIONS DRILL - PLANS AND PROFILE	●									
PM1	PAVEMENT MARKINGS & SIGNAGE - PLAN & DETAILS	●									
LANDSCAPE											
LP-1	LANDSCAPE PLAN	●									
LP-2	LANDSCAPE DETAILS AND NOTES	●									
LP-3	LANDSCAPE PLAN	●									
LP-4	LANDSCAPE PLAN-OVERALL	●									
LI-1	IRRIGATION PLAN	●									
LI-2	IRRIGATION PLAN	●									
LI-3	IRRIGATION PLAN AND DETAILS	●									
LE-1	TREE DISPOSITION PLAN	●									
LE-2	TREE DISPOSITION PLAN	●									
ARCHITECTURAL											
SP-1	OVERALL SITE PLAN	●									
SP-2	SITE PLAN DETAILS	●									
A0.01	GENERAL NOTES	●									
A0.02	ADA REQUIREMENTS	●									
A1.01	OVERALL 1ST FLOOR LIFE SAFETY PLAN	●									
A1.02	ENLARGED CLUBHOUSE 1ST AND 2ND FLOOR LIFE SAFETY PLAN	●									
A2.01	OVERALL 1ST FLOOR PLAN	●									
A2.02	ROOF PLAN	●									
A2.03	ENLARGED CLUBHOUSE 1ST AND 2ND FLOOR PLAN	●									
A2.11	OVERALL 1ST FLOOR RCP PLAN	●									
A2.12	ENLARGED CLUBHOUSE RCP FLOOR PLAN	●									
A3.00	ENLARGED ELEVATIONS	●									
A4.00	BUILDING SECTIONS	●									
A4.01	BUILDING SECTIONS	●									
A5.00	ENLARGED RESTROOMS PLANS AND DETAILS	●									
A6.00	DOOR,WINDOW AND WALL TYPES SCHEDULE + DETAILS	●									
A7.00	CONSTRUCTION DETAILS	●									
A8.00	UL ASSEMBLIES	●									
CPTED											
SP-201	CPTED PLAN	●									
SP-202	CPTED PLAN NOTES	●									
SP-203	CPTED PLAN NOTES	●									

		BIDDING SET 01.30.2025	ISSUED FOR PERMIT	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
				1	2	3	4	5	6	7	8
STRUCTURAL											
S-1.0	FOUNDATION PLAN	●									
S-2.0	WALL FRAMING PLAN	●									
S-3.0	STRUCTURAL DETAILS, WALL SECTION AND NOTES	●									
S-3.1	STRUCTURAL DETAILS, WALL SECTION AND NOTES	●									
S-4.0	WIND PRESSURES	●									
ELECTRICAL											
E1	ELECTRICAL SITE PLAN	●									
E2	OVERALL ELECTRICAL PLAN	●									
E3	ENLARGED CLUBHOUSE ELECTRICAL POWER PLAN	●									
E4	ENLARGED CLUBHOUSE ELECTRICAL LIGHTING PLAN	●									
E5	ELECTRICAL ROOF PLAN	●									
E6	ELECTRICAL DETAILS, NOTES AND RISER	●									
MECHANICAL											
M1	OVERALL MECHANICAL PLAN	●									
M2	ENLARGED CLUBHOUSE MECHANICAL PLAN	●									
M3	ENLARGED ROOF PLAN	●									
M4	MECHANICAL DETAILS AND NOTES	●									
PLUMBING											
P1	OVERALL PLUMBING PLAN	●									
P2	ENLARGED CLUBHOUSE PLUMBING SANITARY PLAN	●									
P3	ENLARGED CLUBHOUSE PLUMBING WATER PLAN	●									
P4	PLUMBING ROOF PLAN	●									
P5	PLUMBING SANITARY RISER	●									
P6	PLUMBING WATER RISER	●									
P7	PLUMBING DETAILS AND NOTES	●									
PHOTOMETRICS											
SL-1	SITE LIGHTING PLAN AND RENDERING	●									
SL-2	PHOTOMETRY	●									
SL-3	LIGHTING CONTROLS AND DETAILS	●									
LP-1	LIGHTING PLAN AND RENDERING	●									
LP-2	OFFICE LIGHTING PHOTOMETRY	●									
LP-3	COURT LIGHTING PHOTOMETRY	●									
LP-4	LIGHTING CONTROLS AND DETAILS	●									
LP-5	EMERGENCY LIGHTING PHOTOMETRY	●									
LP-6	RENDERING	●									

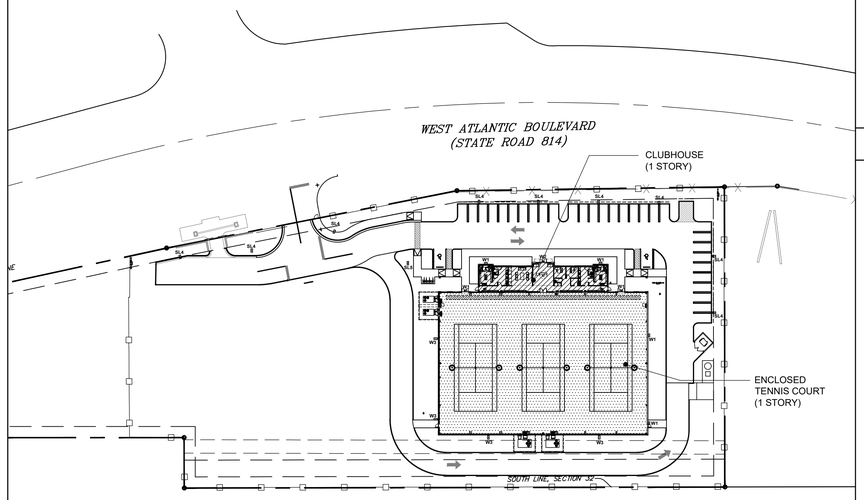
DEFERRED PERMIT/SUBMITTALS

FIRE ALARM

FIRE SPRINKLER

STEEL BUILDING SHOP DWGS

SITE PLAN AREAS

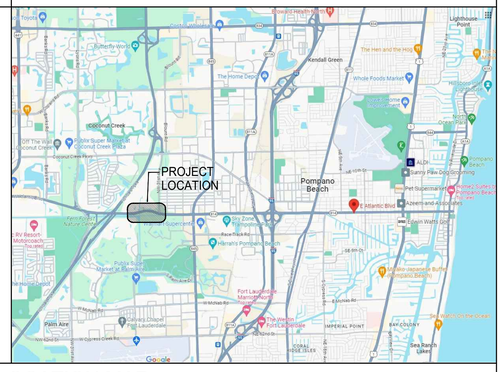


APPLICABLE CODES

THE PROJECT IS DESIGNED TO BE IN CONFORMANCE WITH THE FOLLOWING APPLICABLE CODES :

- 2023 FLORIDA BUILDING CODE 8TH EDITION-BUILDING
- 2023 FLORIDA BUILDING CODE 8TH EDITION-ACCESSIBILITY
- 2023 FLORIDA BUILDING CODE 8TH EDITION-EXISTING
- 2023 FLORIDA BUILDING CODE 8TH EDITION-ENERGY CONSERVATION
- 2023 FLORIDA PLUMBING CODE 8TH EDITION (F.P.C)
- 2023 FLORIDA MECHANICAL CODE 8TH EDITION (F.M.C)
- 2020 NFPA 70, NATIONAL ELECTRICAL CODE (N.E.C)
- 2021 FLORIDA FIRE PREVENTION CODE 8TH EDITION/ NFPA 1 FIRE CODE 2021 EDITION
  NFPA 101, LIFE SAFETY CODE, 2021 EDITION
  NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM, 2021 EDITION

VICINITY MAP



DEVELOPMENT TEAM

APPLICANT
NEAL FEINBERG
FLORIDA INDOOR TENNIS LLC
(646) 584-5033

ARCHITECT
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STRUCTURAL
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2799 NW BOCA RATON BLVD, SUITE 111
BOCA RATON, FLORIDA 33431
(561) 705-2930

MEP
LOUCKS Engineer, inc.
321 EAST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33334
(954) 938-1881

CIVIL
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SURVEY
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5381 NOB HILL ROAD
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LANDSCAPE
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4855 NW 92 TERRACE
CORAL SPRINGS, FLORIDA 33067
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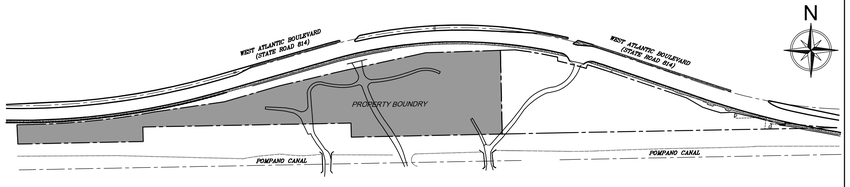
INTERIOR DESIGNER
CINDY WILSON, INC.
33 SE 5th STREET
SUITE 200
BOCA RATON, FLORIDA 33432
(561) 338-6425

LOCATION MAP



LEGAL DESCRIPTION:
A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Section 32; thence South 88°48'29" West, on the South line of said Section 32, a distance of 183.15 feet to the Point of Beginning; thence continuing South 88°48'29" West, on said South line, a distance of 483.59 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following seven (7) courses and distances; 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 239.35 feet to the termination of said seven (7) courses and distance; thence South 01°11'31" East, a distance of 268.37 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 217,800 square feet or 5.0000 acres more or less.

SCOPE OF WORK

THIS IS A NEW ONE STORY 26,763.40 SF TOTAL RECREATIONAL BUILDING PROPOSED ON PREVIOUSLY DEVELOPED OPEN LAND (GOLF COURSE) OF APPROXIMATELY 217,800 SF OR 5 ACRES.

THE FACILITY IS PROPOSED AS A MEMBERS BASED RACKET SPORTS FACILITY AND CLUBHOUSE THAT SUPPORTS THE COVERED 3 TENNIS COURTS, SHALL INCLUDE LOCKER ROOMS, BATHROOMS, SHOWERS, LOUNGE, OFFICES AND SITTING AREAS FOR DIGITAL AND DIRECT VIEWING OF THE COURT PLAY.

CODE INFORMATION AND BUILDING DATA

USE GROUP	:	ASSEMBLY A4 (TENNIS COURT ENCLOSURE AND CLUBROOM FACILITY)
CONSTRUCTION CLASSIFICATION	:	II-B
SITE AREA	:	217,800 SF (5.0 ACRES)
TOTAL AREA OF NEW BUILDING	:	
ENCLOSED TENNIS COURTS		23,978.60 SF
CLUBHOUSE		2,784.80 SF
		26,763.40 SF
TOTAL BUILDING FOOTPRINT	:	26,763.40 SF
NUMBER OF LEVELS	:	1 STORY
SPRINKLER BUILDING	:	YES
FIRE ALARM	:	YES
OCCUPANT LOAD (TABLE 1004.1.2)	:	(SEE A1.01 FOR CALCULATION)

CHAPTER 6 TYPE OF CONSTRUCTION

TYPE IIB - SPRINKLERED

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

STRUCTURAL FRAME	:	1 HR (EXISTING TO REMAIN)
BEARING WALLS		
EXTERIOR	:	1 HR
INTERIOR	:	1 HR
NON-BEARING WALLS AND INTERIOR PARTITIONS	:	0 HR
FLOOR CONSTRUCTION	:	1 HR
ROOF CONSTRUCTION	:	1 HR

SECTION 603: FIRE-RETARDANT TREATED WOOD IS PERMITTED
- FOR NON-BEARING INTERIOR PARTITIONS WHEN THE REQUIRED FIRE-RESISTANCE RATING IS 2 HOUR OR LESS, IN ACCORDANCE WITH SECTION 2303.2, WITH A FLAME SPREAD INDEX OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN TEST IS CONTINUED FOR AN ADDITIONAL 20-MINUTE PERIOD PER ASTM E 84.
- NON BEARING EXTERIOR WALLS WHERE FIRE RESISTANT RATED CONSTRUCTION IS NOT REQUIRED.
- ROOF CONSTRUCTION, INCLUDING GIRDERS, TRUSSES, FRAMING AND DECKING.

CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION

FIRE WALLS TABLE 706.4)	: 2HR (SECTION 706, EXCEPTION A
FIRE RESISTANCE OF PARTY WALLS AT WALLS SEPARATING SLEEPING UNITS	: 1 HR (SECTION 708.1 & 420)
FIRE RESISTANCE AT EXIT ACCESS CORRIDORS	: 1 HR (SECTION 708.1 & 1018.1)
FIRE RESISTANCE OF SHAFTS AND EXIT STAIRWAY ENCLOSURE	: 2 HRS (SEC. 1022.1 & 708.4 FBC)

CHAPTER 8 - INTERIOR FINISHES

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.

CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.

CHAPTER 10 - MEANS OF EGRESS

MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING

P&Z

PZ23-12000009

03/05/2025

REVISIONS

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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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RWB Linares ARCHITECTURE

PROJECT # 21-035

DATE PER ISSUANCE

SHEET # A0.00

JUAN C. LINARES
STATE OF FLORIDA JUAN CARLOS LINARES AR0017358 REGISTERED ARCHITECT
Digitally signed by Juan C Linares
Date: 2025.04.17 09:16:54 -04'00'
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