

# CONDO HOTEL

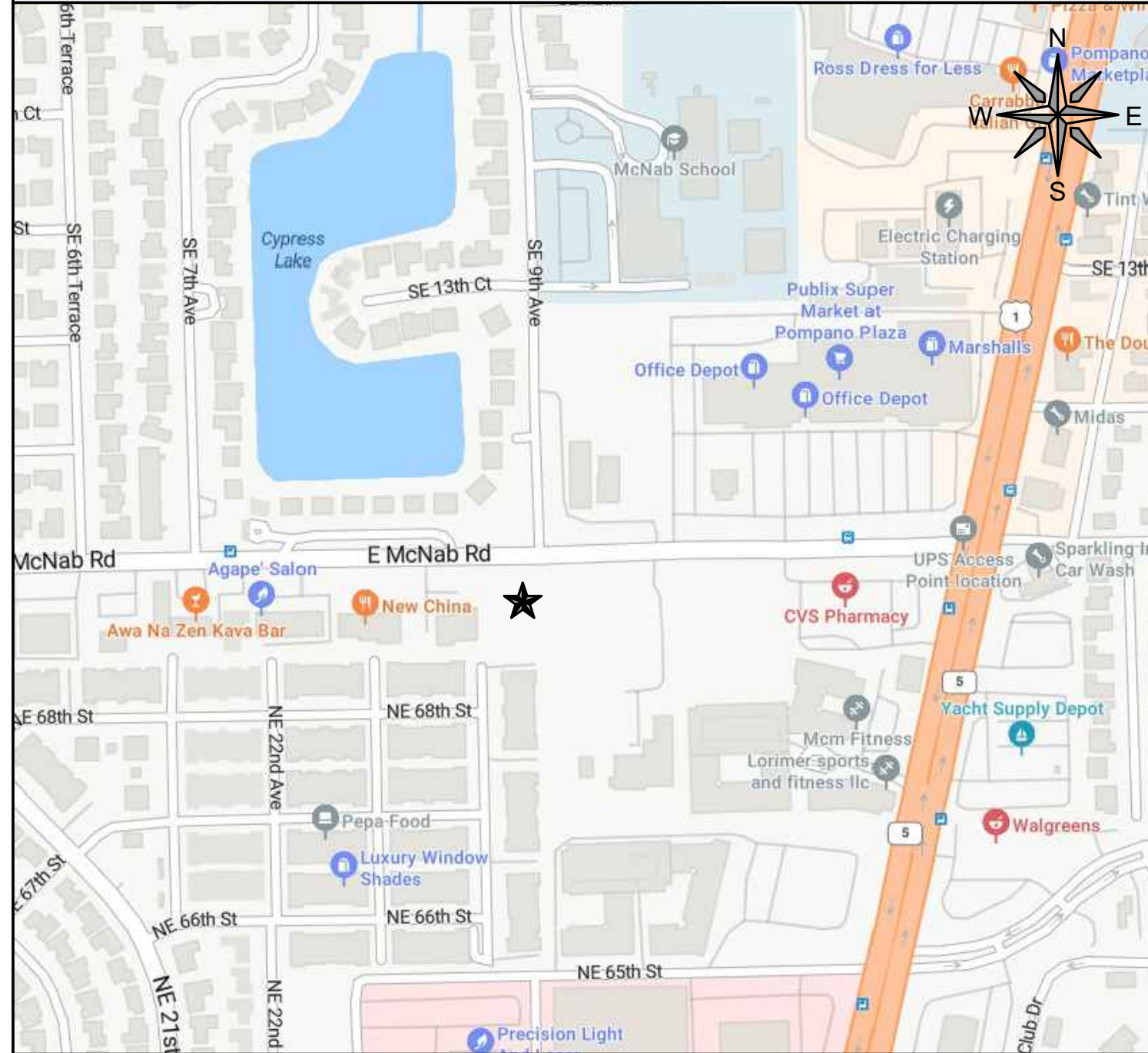
872 E MCNAB ROAD

POMPANO BEACH, BROWARD COUNTY, FLORIDA

## 67 GUEST ROOMS

MAY 13, 2024

## - LOCATION MAP



## - SYMBOLS

DETAIL NUMBER	
DETAIL SECTION	
SHEET NUMBER	
NOTES	
WALL TYPE	
FLOOR TYPE	
ROOF TYPE	
DOOR DESIGNATION	
WINDOW DESIGNATION	
SPOT ELEVATION	
REVISION SYMBOL	
ELEVATION MARKER	
DETAIL NUMBER	
SHEET NUMBER	

# HOTEL BRAND STANDARDS

TBD

## PROJECT INFORMATION

## SITE DATE -

SITE ZONING: B-2 (COMMERCIAL)

FLOOD ZONE: SEE CIVIL DRAWINGS FOR FLOOD ZONE BOUNDARIES AND BASE ELEVATIONS

SEE CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL SITE INFORMATION

## BUILDING DATA -

BUILDINGS: (1) HOTEL BUILDING WITH 67 GUESTROOMS  
4 STORY CAST CONCRETE COLUMNS AND FLOOR PLATES  
CONSTRUCTION WITH CMU INFILL AND METAL STUD INTERIOR  
PARTITIONS.  
SEE UNIT MATRIX SHEET A1.1 FOR UNIT MIX

CONSTRUCTION CODES AND REGULATIONS -

BUILDING:	2023 (FBC) FLORIDA BUILDING CODE
MECHANICAL:	2023 FBC MECHANICAL
PLUMBING:	2023 FBC PLUMBING
FIRE:	2023 FLORIDA FIRE PREVENTION CODE
ELECTRICAL:	2023 FBC ELECTRICAL
FUEL GAS:	2023 FBC FUEL GAS
ENERGY:	2023 FBC ENERGY CONSERVATION
OTHER:	APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ORDINANCES AND REGULATIONS
ACCESSIBILITY:	2017 FBC ACCESSIBILITY, 2010 ADA STANDARDS (FEDERAL)

## BUILDING CODE DATA -

OCCUPANCY USE GROUP: R-1 (HOTEL)  
SECONDARY USES INCLUDE:  
A-3 - LOBBY, FITNESS  
B - OFFICE, WORKROOM, LAUNDRY, EMP. BREAKROOM  
ACCESSORY (STORAGE, MECHANICAL, ELECTRICAL)

CONSTRUCTION TYPE: II-A (NONCOMBUSTIBLE, PROTECTED)

FIRE PROTECTION: 2023 NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT. 2023 NFPA 14 STANDPIPE SYSTEM AT EACH STAIRWAY IN COMBINATION WITH THE AUTOMATIC SPRINKLER SYSTEM. 2023 NFPA 72 AUTOMATIC FIRE ALARM SYSTEM INSTALLED THROUGHOUT.

ALLOWABLE HEIGHTS: A-3 - 4 STORIES / 85 FEET  
B - 6 STORIES / 85 FEET  
R-1 - 5 STORIES / 85 FEET  
ROOF STRUCTURES: +20 FEET ABOVE ALLOWABLE

ACTUAL HEIGHT: 4 STORIES - 60.5 FEET  
ROOF TOP STRUCTURES - 9 FEET

ALLOWABLE AREA: A-3 - 81,840 = 15,500 SF (TABLE) + 41% (OPEN SPACE) + SPRINKLER  
B - 127,875 = 37,500 SF (TABLE) + 41% (OPEN SPACE) + SPRINKLER  
R-1 - 81,840 = 24,000 SF (TABLE + 41% (OPEN SPACE) + SPRINKLER

ACTUAL AREA: 1ST FLOOR = 11,749 SF  
2ND FLOOR = 11,790 SF  
3RD FLOOR = 11,790 SF  
4TH FLOOR = 11,790 SF  
TOTAL FLOOR AREA = 47,119 SF

HURRICANE ZONE: HIGH VELOCITY HURRICANE ZONE

ALL MATERIALS ON THE EXTERIOR ENVELOPE OF THE BUILDING MUST COMPLY WITH HIGH VELOCITY HURRICANE ZONE REQUIREMENTS PER THE BUILDING CODE. MATERIALS INCLUDE BUT NOT LIMITED TO: EXTERIOR WALLS, CONCRETE, MASONRY, WINDOW GLAZING, WINDOW FRAMES, DOORS, ROOFS, GUTTERS, CANOPIES, SCREENS, FENCES

FINISH CLASS RATING: B FINISH CLASS FOR INTERIOR EXIT STAIRWAYS, C FINISH CLASS FOR CORRIDORS AND EXIT ACCESS, C FINISH FOR ROOMS AND ENCLOSED SPACES.

## DRAWING INDEX

[illegible]

DEFERRED SUBMITTALS: TO BE PROVIDED BY CONTRACTOR FOR REVIEW AND APPROVAL

SHOP DRAWINGS: (w/ Associated Structural Calculations by FL Engineer)

1. RAILINGS
2. HOLLOW-CORE SLABS
3. MECHANICAL SCREENS
4. COLD-FORMED METAL FRAMING
5. FENCES
6. LINEN CHUTE

PRODUCT APPROVALS: (Florida N.O.A.)

1. WINDOWS
2. DOORS
3. STOREFRONT - (with Wind & Impact Calculations by FL Engr)
4. ROOF TOP EQUIPMENT STANDS
5. ROOF CURBS
6. ROOFING SYSTEMS
7. EXTERIOR LOUVERS AND GRILLES

ENGINEERING: (by Florida Licensed Engineer)  
1. EQUIPMENT ANCHORING TO MEET HWZ REQUIREMENTS.

NOTES:

A. FLORIDA ENGINEER - SHOP DRAWINGS AND/OR CORRESPONDING STRUCTURAL CALCULATIONS SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER.  
B. AOR / EOR APPROVAL - SUBMIT TO ARCHITECT AND/OR ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE BUILDING DEPARTMENT.



**centraldesign**  
group ll

Architect:

Central Design Group II, LLC

3200 Penn Terrace, Suite 100  
Columbia, Missouri 65202  
P 573.441.9391  
F 866.885.0160

COVER SHEET

Digitally signed by Christopher Bennett  
Date: 2024.05.13:35:05+05'00'

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