



WOODSPRING SUITES

[PROJECT ADDRESS]

OWNER
Gold Coast Premier Properties
16155 SW 117 Avenue, Unit B2
Miami, FL 33177

GENERAL CONTRACTOR

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WOOLPERT
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PROJECT DATA

JOB ADDRESS:	APPLICABLE CODES:
█	BUILDING CODE: FLORIDA BUILDING CODE 5TH EDITION (2017) BUILDING
	MECHANICAL CODE: FLORIDA BUILDING CODE 5TH EDITION (2017) MECHANICAL
ZONING:	ELECTRICAL CODE: 2014 NATIONAL ELECTRIC CODE
LIGHT INDUSTRY DISTRICT (LI-1)	PLUMBING CODE: FLORIDA BUILDING CODE 5TH EDITION (2017) PLUMBING
	ENERGY CODE: FLORIDA BUILDING CODE 5TH EDITION (2017) ENERGY CONSERVATION
	FIRE PROTECTION: 2015 INTERNATIONAL FIRE CODE
	ACCESSIBILITY: FLORIDA BUILDING CODE 5TH EDITION (2017) ACCESSIBILITY

BUILDING CONSTRUCTION TYPE	BUILDING HEIGHTS
TYPE III-B	ELEVATION AT EAVE: 38' - 0" A.F.F.
	ELEVATION AT ROOF MEAN (ZONING): 43' - 7 1/8" A.F.F.
	ELEVATION AT ROOF PEAK (ACTUAL): 49' - 1 1/4" A.F.F.

BUILDING FLOOR AREA
GROUND FLOOR: 12,364 SF
SECOND FLOOR: 12,121 SF
THIRD FLOOR: 12,121 SF
FOURTH FLOOR: 12,121 SF
GRAND TOTAL: 48,727 SF

GENERAL NOTES

- DRAWINGS ARE DIAGRAMMATIC REPRESENTATIONS OF A FINISHED PRODUCT. CONSULT THE DRAWINGS AND MANUFACTURERS' SPECIFICATIONS FOR DETAILED INSTALLATION, CONSTRUCTION METHODS, SPECIFICATIONS AND ADDITIONAL MATERIALS AND COMPONENTS REQUIRED FOR A COMPLETED PROJECT. THE DRAWINGS IN COMBINATION WITH THE SPECIFICATIONS, MANUFACTURERS' SPECIFICATIONS AND INSTRUCTIONS AND BUILDING CODES DESCRIBE A FINISHED PRODUCT. ALL WORK IS TO CONFORM TO ALL LOCAL, STATE AND NATIONAL BUILDING CODES. NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES.
- CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL OWNER'S EQUIPMENT.
- ALL WORK IS TO BE CONSIDERED NEW AND TO BE PROVIDED AND INSTALLED. VERIFY ANY DISCREPANCIES WITH THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING AND CONSTRUCTION.
- ALL SCHEDULES, IF SHOWN, ARE FOR THE CONVENIENCE OF THE CONTRACTOR. SCHEDULES DO NOT LIST ALL THE ITEMS CONTAINED IN THE DRAWINGS OR MANUFACTURERS' SPECIFICATIONS. CONTRACTOR TO VERIFY COORDINATION OF ALL ITEMS IN ALL SCHEDULES.
- ALL ENTRANCES TO THE BUILDING ARE TO MEET ACCESSIBILITY REQUIREMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY, INCLUDING BUT NOT LIMITED TO MAXIMUM THRESHOLD ELEVATION AND MAXIMUM SLOPE AT LANDINGS.
- THE CONSTRUCTION SITE AND THE WORK IS TO BE AVAILABLE TO THE OWNER AND OWNER'S REPRESENTATIVES AT ALL TIMES.
- ALL ACCESSIBLE RAMPS ARE TO HAVE A MAXIMUM OF 1 TO 12 SLOPE AND TO MEET LOCALLY ADOPTED REQUIREMENTS FOR PEDESTRIAN RAMPS AS DETERMINED FOR A CITY STREET.
- FIELD VERIFY ALL SITE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- ALL EXT. DIMENSIONS ARE FROM FACE OF SLAB TO FACE OF SLAB, OR FACE OF CMU TO FACE OF CMU. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- THIS PROJECT IS A NEW CONSTRUCTION. THE CONTRACTOR IS TO NOTE THAT NOT ALL CONDITIONS CAN BE REPRESENTED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS TO ACCOUNT FOR ALL REASONABLE UNFORESEEN CONDITIONS WHEN SUBMITTING A BID OR PRICING FOR THIS WORK. ALL CONTRACTORS AND SUBCONTRACTORS ARE TO FIELD VERIFY CONDITIONS PRIOR TO THE SUBMITTAL OF A BID OR PRICE FOR THEIR WORK.
- SUBMIT SAMPLES FOR REVIEW AND APPROVAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.
- ALL ABBREVIATIONS ARE STANDARDIZED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE UNDERSTANDING OF ALL ABBREVIATIONS ON ALL DRAWINGS AND MANUFACTURERS' SPECIFICATIONS PRIOR TO CONSTRUCTION OF THIS PROJECT.
- ALL ITEMS SPECIFIED OR INDICATED WITH A MANUFACTURER'S TRADE NAME ARE TO BE SUBSTITUTED WITH AN "APPROVED EQUAL," ALTERNATE MANUFACTURER OR SUPPLIER UNLESS THAT ITEM IS INDICATED AS A SINGLE ITEM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ALTERNATE MANUFACTURER OR SUPPLIER MEETS OR EXCEEDS THE OWNER'S REQUIREMENTS AND INTENT OF THE DRAWINGS AND PROJECT MANUAL. OBTAINATE APPROVAL FROM THE OWNER.

PROJECT DIRECTOR

ARCHITECT	CIVIL ENGINEER
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WOODSPRING SUITES
CYPRESS CREEK, FLORIDA
Pasco County
Cypress Creek, FL

Issues & Revisions:

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COVER SHEET

CITY, STATE & FIRE DISTRICT SUBMITTALS

PLANS FOR THE DEFERRED SUBMITTAL ITEMS (LISTED BELOW) SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

- SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- ROOF WOOD TRUSS
- SIGN PACKAGE

T1

100% OWNER REVIEW | 11.02.18