

DEMOLITION GENERAL NOTES

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ALL DEMOLITION WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 6TH ED. (2017) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION, AND FPPC NFPA 1, CHAPTER 16 SAFEGUARDS DURING BUILDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, ALONG WITH THE FOLLOWING PERTINENT ITEMS:

1. BEFORE COMMENCING THE WORK OF DEMOLITION, ALL GAS, ELECTRIC, WATER AND OTHER METERS NOT IN USE SHALL BE REMOVED AND/OR THE SERVICE LINES DISCONNECTED, EXCEPT AS REQUIRED FOR USE IN CONNECTION WITH THE WORK OF DEMOLITION.

2. ALL AREAS OF DANGER IN DEMOLITION OPERATIONS SHALL BE PROPERLY SEGREGATED AND DANGER SIGNS POSTED. SUFFICIENT WATCHMAN SHALL BE PROVIDED TO WARN WORKERS OF IMPENDING DANGERS, AND ALL UNAUTHORIZED PERSONS SHALL BE EXCLUDED FROM PLACES WHERE DEMOLITION IS IN PROGRESS.

3. NO DEBRIS IS TO BE BURIED ON THE SITE. ALL DEBRIS MUST BE HAULLED OFF SITE TO AN APPROVED DUMP SITE FOR DISPOSAL EACH WEEK. THE CONSTRUCTION SITE SHALL BE KEPT CLEAN AT ALL TIMES AND ALL MATERIAL(S) STORED/STACKED NEATLY IN A CLEAN AREA. CONSTRUCTION DEBRIS SHALL BE SET ASIDE NEATLY UNTIL REMOVED.

4. GLAZED SASHES AND GLAZED DOORS SHALL BE REMOVED BEFORE THE START OF DEMOLITION OPERATIONS.

5. ALL EXISTING WALLS, ENTRY DOORS AND RELATED WORK TO BE REMOVED SHALL BE DONE CAREFULLY AND STORED SECURELY. DISPOSITION IS TO BE DONE AS DRECTED ON THE DRAWINGS OR AS DRECTED BY THE OWNER.

6. NO WALLS OR OTHER CONSTRUCTION SHALL BE ALLOWED TO FALL IN PLASS. SCAFFOLDS OR STAGIONS SHALL BE ERECTED FOR WORKERS. HEAVY STRUCTURAL MEMBERS SUCH AS BEAMS OR COLUMNS, SHALL BE CAREFULLY LOWERED AND NOT ALLOWED TO FALL FREELY.

7. FLOORS AND OTHER PLACES SHALL BE EFFECTIVELY MET DOWN, AT FREQUENT INTERVALS, WHEN THE DUST FROM SUCH OPERATIONS WOULD CAUSE A MENACE OR HARSHIP TO ADJOINING BUILDINGS OR PREMISES.

8. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS AND COLUMNS, CEILINGNS AND FLOORS TO MATCH ADJACENT FINISHES AND TO ASSURE REQUIRED FIRE RATINGS ARE MAINTAINED.

9. ALL VOIDS BELOW THE NON-STRUCTURAL SLABS ON GRADE ARE TO BE FILLED WITH SAND AND/OR CONCRETE.

10. CONTRACTOR MUST HALT DEMOLITION WORK AND NOTIFY ARCHITECT IF HE ENCOUNTERS WHAT SEEMS TO BE STRUCTURAL SUPPORTS, WHICH ARE NOT SHOWN ON THE DEMOLITION PLANS.

11. CONTRACTOR SHALL (PRIOR TO COMMENCEMENT OF THE WORK) EXAMINE ALL WORK AREAS AND LIST IN WRITING WITH A COPY TO THE ARCHITECT/OWNER ANY AREAS WHICH APPEAR DAMAGED OR IN DSREPAIR AND REQUEST INSTRUCTIONS AS TO THE FUTURE DISPOSITION OF SAME. ANY DAMAGED FINISH NOT SO LISTED SHALL BE REPAIRED/REPLACED AT HIS EXPENSE TO THE SATISFACTION OF THE ARCHITECT/OWNER.

12. CONTRACTOR SHALL TAKE EXTREME CAUTION NOT TO DAMAGE FINISH OF SURFACES ADJACENT TO AREAS TO BE REMODELED.

13. FIRE ALARM AND FIRE SPRINKLER SYSTEM SHALL REMAIN ON AND ACTIVE IN ALL AREAS OF THE BUILDING OUTSIDE OF THE LIMITS OF CONSTRUCTION AND SHALL ONLY BE DISABLED AS REQUIRED FOR DISCONNECTING OR CONNECTING OF THE SYSTEM IN THE CONSTRUCTION AREA/S.

CONTRACTOR NOTE:

1. NOT ALL CONDITIONS EXISTING COULD BE VERIFIED PRIOR TO ACTUAL DEMOLITION WORK. THEREFORE, ANY CONDITIONS ENCOUNTERED DIFFERENT THAN ASSUMPTIONS MADE TO COMPLETE THE STRUCTURAL DETAILS THAT WOULD AFFECT STRENGTH OF CONNECTION OR JOBFARFEZ SAFETY, MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK IS NOT TO PROCEED IN THESE AREAS (ONCE DEEMED NECESSARY FOR CONCERN) UNTIL A WRITTEN DRECTIVE IS GIVEN TO THE CONTRACTOR BY THE ARCHITECT.

2. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AS THEY RELATE TO THE WORK DRECTED BY THIS ADDITION. ANY DISCREPANCES ARE TO BE BROUGHT TO THE ATTENTION OF THIS ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.

GENERAL NOTES

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 6TH EDITION OF THE FLORIDA BUILDING CODE (2017) WITH THE 6TH ED. F.B.C. SUPPLEMENTS, PLUMBING AND MECHANICAL CODES.

2. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, MOST CURRENT EDITION AS ADOPTED BY AUTHORITY HAVING JURISDICTION.

3. ALL WORK SHALL CONFORM TO APPLICABLE STATE AND CITY OF MARCO ISLAND ORDINANCES AND AMENDMENTS.

4. ALL WORK SHALL CONFORM TO THE 6TH EDITION OF THE FLORIDA FIRE PREVENTION CODE (2017 ED).

5. ALL WORK SHALL CONFORM TO THE FBC 6TH ED (2017) ACCESSIBILITY CODE FOR THE BUILDING CONSTRUCTION ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES BASED ON THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

6. ALL WORK SHALL CONFORM TO THE 2010 (ADA) AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.

7. ALL STRUCTURAL SYSTEMS AND SUB-COMPONENTS ARE DESIGNED TO WITHSTAND AND CONFORM TO THE FBC 6TH ED (2017) CHAPTERS 15 THROUGH 35 FOR WIND SPEEDS PER ASCE7-10 FOR THE STRUCTURES' LOCATION AS DESIGNATED ON FIG. 1609B WIND BORNE DEBRIS REGION AND BASIC WIND SPEED AND AS DESIGNATED BY THE AUTHORITY HAVING JURISDICTION TO THE BEST OF TTY KNOWLEDGE.

8. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING THE WORK. DISCREPANCES AND CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.

9. NOTED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.

10. ALL DIMENSIONS SHOWN ARE TAKEN FROM THE ROUGH UNLESS NOTED OTHERWISE.

11. THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND LOSS DUE TO OR CAUSED BY HIMSELF OR HIS EMPLOYEES.

12. EXISTING UTILITIES WITHIN AND BEYOND THE BUILDING LINE OF CONSTRUCTION SHALL BE REPAIRED OR RELOCATED AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

13. ALL THE BEAMS TO BE FORMED OVER PERIMETER BLOCK WALLS AS SHOWN ON PLANS AND SECTIONS ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

14. ALL PIPING, CONDUTIS, DUCTWORK, ETC., SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO FRAMING. NO EXCEPTIONS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT, OR AS NOTED ON THE CONSTRUCTION DRAWINGS.

15. THE GENERAL CONTRACTOR SHALL PROTECT THE WORK AND ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION AND MUST PROVIDE ALL LEGAL AND NECESSARY GUARDS, RAILINGS, LIGHTS, WARNING SIGNS, ETC., DURING THE PROGRESS OF THE WORK.

16. THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL CONTINUOUSLY MAINTAIN THE JOB SITE IN A Tidy FASHION. AT THE END OF EACH WORK DAY ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROPRIATE CONTAINER, AND USABLE MATERIAL SHALL BE STACKED AND COVERED AS NECESSARY TO PREVENT UNIQUE WEATHERING OR DAMAGE.

17. ARCHITECTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. DISCREPANCES AND CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK. IN CASE OF DISCREPANCY BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED (TO BE DETERMINED BY THE ARCHITECT AND ENGINEER).

18. BLOCK AND FRAMING CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS PRIOR TO THE EXECUTION OF THEIR WORK.

19. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PERFORMING ANY WORK OR ORDERING CUSTOM MATERIALS.

20. ALL INTERIOR FRAMED WALLS 2"x 4" METAL STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.

21. THESE DRAWINGS ARE SUBJECT TO BUILDING DEPARTMENT REVIEW, REVISIONS, AND NOTATIONS AS SHOWN ON SIGNED APPROVAL DRAWINGS. VERIFY THEIR CONTENT PRIOR TO COMMENCING THE WORK.

22. THESE DRAWINGS MAY BE SUBJECT TO HEALTH DEPARTMENT REVIEW.

REVISIONS AND NOTATIONS, WHERE APPLICABLE, AS SHOWN ON SIGNED APPROVAL DRAWINGS. VERIFY THEIR CONTENT PRIOR TO COMMENCING THE WORK.

MISCELLANEOUS NOTES

1. DO NOT SCALE THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DIMENSIONS AND VERIFY THE BUILDING POSITION WITHIN THE SETBACK LINES PRIOR TO COMMENCING CONSTRUCTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. ALL EXISTING CONDITIONS ARE NOT NECESSARILY SHOWN HEREON.

3. LANDSCAPING AND IRRIGATION TO BE PROVIDED BY OTHERS.

4. SEE SHEET A-x FOR CABINERY AND ADDITIONAL NOTES.

5. SEE SHEET A-x FOR ROOM FINISH, DOOR, WINDOW, ETC. SCHEDULES.

6. SEE PROJECT MANUAL OR SPECIFICATION SHEET WITHIN THESE PLANS FOR WRITTEN SPECIFICATIONS TO BE USED IN CONJUNCTION WITH THESE DRAWINGS.

7. SEPARATE BUILDING PERMITS WILL BE REQUIRED FOR THE FOLLOWING WORK:
A. FIRE SPRINKLER SYSTEM
B. FIRE ALARM

8. FIRE PROTECTION NOTES:
A. REFER TO ALL ARCHITECTURAL PLANS AND SECTIONS FOR NEW CEILING CONDITIONS & ROOM SIZES.
B. VERIFY LOCATIONS OF EXISTING FIRE PROTECTION RISER AND MAIN PIPING AND ADJUST ANY AND ALL PIPING IN ORDER THAT IT DOES NOT CONFLICT WITH ANY CEILING HEIGHTS, AND OR ROOM SIZES THAT MAY HAVE CHANGED IN THIS REMODELING DESIGN WORK.

BUILDING DATA

STREET ADDRESS: HIDEAWAY BEACH CLUB
250 SOUTH BEACH DRIVE
MARCO ISLAND, FL 34146

BAR / LOUNGE ALTERATIONS

BUILDING AREA:
EXISTING AREA (AREA OF MAJOR CONSTRUCTION):

A/C	EXISTING BUILDING	DEMOTD	REMODELLED	REBUILT	NEW AREA	TOTAL AREAS
UNCOVERED DECKS	1,324 SF	1,324 SF	0 SF	1,324 SF	+ 500 SF	= 1,824 SF
TOTAL	655 SF	500 SF	155 SF	0 SF	1,008 SF	= 1,161 SF
						= 2,985 SF

MAIN FLOOR AREA: 22,289 + 500 = 22,789 SF
NEW AREA UNDER ROOF: EXISTING A/C + PORTE COCHERE + NEW A/C
22,289 + 792 + 500 = 23,581 SF
BUILDING FOOTPRINT: EXISTING A/C + PORTE COCHERE + UNCOVERED DECKS
EXISTING FOOTPRINT = 22,289 + 792 + 759 = 23,830 SF
NEW FOOTPRINT = 23,830 + 1006 = 24,836 SF
BUILDING DATA:
A) FLORIDA BLDG. CODE – TYPE OF OCCUPANCY: ASSEMBLY – GROUP A-2
ASSEMBLY (V/ INCIDENTAL 'B' BUSINESS)
V/ FREEDOMANT USE BEING ASSEMBLY A-2
B) TYPE OF CONSTRUCTION: EXISTING BUILDING TYPE II-B, UNPROTECTED, SPRINKLERED
C) ALTERATIONS: CODE REFERENCE: FLORIDA BUILDING CODE 6TH ED., FLORIDA FIRE PREVENTION CODE 6TH ED., (WITH MOST RECENT AMENDMENTS), FBC 6TH ED. EXISTING BUILDING.
FOR FBC 6TH ED EXISTING BUILDING – CLUB ALTERATIONS – CHAPTER 5 SECTION 504 ALTERATION – LEVEL 2. CLUB ADDITIONS – CHAPTER 5 SECTION 507 FOR FPPC 6th ED. – CLUB ALTERATIONS – CHAP. 43 43.1.1(3) MODIFICATION & CLUB ADDITIONS – CHAP. 43 43.1.1(6)
D) ALLOWABLE BUILDING HEIGHTS AND AREAS PER FBC TABLES 504.3, 504.4, 506.2

DESCRIPTION	BASE PERMITTED	PERMITTED MODIF.	EXIST. / PROPOSED
BUILDING HT.	3 STORY – 75'	NOT USED	2 STORY – 32'-7" MID PT. ROOF 31'-2"
FLOOR AREA PER FLOOR	38,000 SF	FRONTAGE INCREASE 5,919 SF	22,789 SF PROPOSED MAIN FLOOR

ALLOWABLE FLOOR AREA PER FLOOR = 38,000 + 5,919 = 43,919 SF
NEW FOOTPRINT IS 24,836 SF

E) FIRE RATINGS OF STRUCTURAL ELEMENTS PER FBC TABLE 601:
TYPE II-B, UNPROTECTED

STRUCTURAL ELEMENT	PERMITTED	PROPOSED
EXT. BEARING WALLS	2 HR.	2 HR.
INT. BEARING WALLS	0 HR.	0 HR.
EXT. NON-BRG. WALLS	0 HR. OVER 30' FSD	0 HR.
INT. NON-BRG. WALLS	0 HR.	0 HR.
FLOOR CONSTR. INCL.	0 HR.	0 HR.
SUPPORTING BEAMS & JOISTS	0 HR.	0 HR.
ROOF CONSTR. INCL. SUPPORTING BEAMS & JOISTS	0 HR.	0 HR.

FSD = FIRE SEPARATION DISTANCE
FIRE RATING OF WALL AND % OF OPENING PERMITTED IN WALL BASED ON DISTANCE FROM PROPERTY LINE (P.L.) TABLE 705.8

STRUCTURAL ELEMENT	PERMITTED	PROPOSED
EXTERIOR WALLS OVER 30' FROM P.L. BASED ON FSD	0 HR. (NL)	NORTH 0 HR. (NL) SOUTH 0 HR. (NL) EAST 0 HR. (NL) WEST 0 HR. (NL)

F) FIRE RESISTANCE RATINGS FOR WALLS & OPENINGS PER FBC 6TH ED. CHAPTER 7 & 6TH ED FLORIDA FIRE PREVENTION CODE NFPA 1 TABLE 13.7.4.2

COMPONENT	REQUIRED RATING	REQUIRED OPENING RATING
SHAFT ENCLOSURES	1 HR.	1 HR.
EXIT ACCESS STAIRS	1 HR.	1 HR.
CORRIDOR WALLS	1 HR.	20 MIN.

G) BUILDING OCCUPANCY PER FBC TABLE 1004.1.2 & FPPC NFPA 1 TABLE 14.8.1.2 :
OCCUPANCY LOAD CALCULATIONS – MODIFICATIONS
EXIST. KITCHEN & SERVICE = 4,966 SF / 200 (FBC) = 25 (not used for count)
EXIST. OFFICE AREAS = 4,966 SF / 100 (FPPC) = 50
EXIST. FOYER = 1,334 / 100 = 17
EXISTING BAR SEATING = 804(net) / 7 = 114
EXISTING DINING AREAS = 25'-8" UN. FT. / 1'-6" = 17
EXISTING DINING AREAS = 7,506(net) / 15 = 500
EXISTING TOTAL = 689 PEOPLE
NEW LOUNGE / BAR AREA = 400(net) / 15 = 27
NEW BUILDING TOTAL = 689 + 27 = 725 PEOPLE
NEW DECK AREA = 804(net) / 15 = 54

H) EXIT REQUIREMENTS PER FBC CHAPTER 10 :

	ALLOWABLE	PROPOSED
MAXIMUM TRAVEL DISTANCE (1016)	250'	EXIST
MAXIMUM DEAD END CORRIDOR (1017.3)	20'	EXIST
MINIMUM CORRIDOR WIDTH (1017.2)	44"	EXIST
MINIMUM CLEAR OPENING OF EXIT DOORS (1008)	32"	EXIST
MINIMUM STAIR WIDTH (1009)	44"	EXIST

I) INTERIOR WALL & CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE W/ ASTM E 84 AND INSTALLED BY CLASS IN SPACES AS REQUIRED BY FBC 5TH ED. TABLE 803.4
ASSEMBLY / SPRINKLERED
EXITS: CLASS 'B' FLAME SPREAD 26-75; SMOKE DEV. 0-450
EXIT ACCESS: CLASS 'B' FLAME SPREAD 26-75; SMOKE DEV. 0-450
OTHER SPACES: CLASS 'C' FLAME SPREAD 76-200; SMOKE DEV 0-450
INTERIOR FLOOR FINISHES SHALL MEET FIRE RESISTANT REQUIREMENTS PER FBC 804 INTERIOR FLOOR FINISH. 804.4.2 MIN. CRITICAL RADIANT FLUX – GROUP 'A' USES DOCTF-1 "PILL TEST" FOR EXIT ENCLOSURES, EXIT PASSAGEWAYS & CORRIDORS USING EXCEPTION FOR HAVING FIRE SPRINKLER SYSTEM
J) INTERIOR FINISH REQUIREMENTS PER FPPC NFPA 101-13.3.3
WALLS AND CEILINGS PER 101-13.3.3.2 AND 101-13.3.3.3
CORRIDORS & LOBBIES: CLASS 'A' OR 'B' (CLASS 'A' FLAME SPREAD 0-25; SMOKE 0-450.)
OTHER AREAS: CLASS 'A, B OR C'
ASSEMBLY AREAS OCCUPANT LOAD OVER 300: CLASS 'A' OR 'B'
ASSEMBLY AREAS LESS THAN 300: CLASS 'A, B OR C'
INTERIOR FLOOR FINISHES SHALL COMPLY W/ FPPC NFPA 101-13.3.3.5 (NO REQ'TS.)
K) PLUMBING – ALL EXISTING FAGUTES TO REMAIN EXCEPT EMPLOYEE RESTROOMS TO REMAIN SAME COUNT WITH NEW LAYOUT

REVISIONS

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BUILDING DATA, GENERAL NOTES,
SYMBOL LEGEND, VICINITY MAP

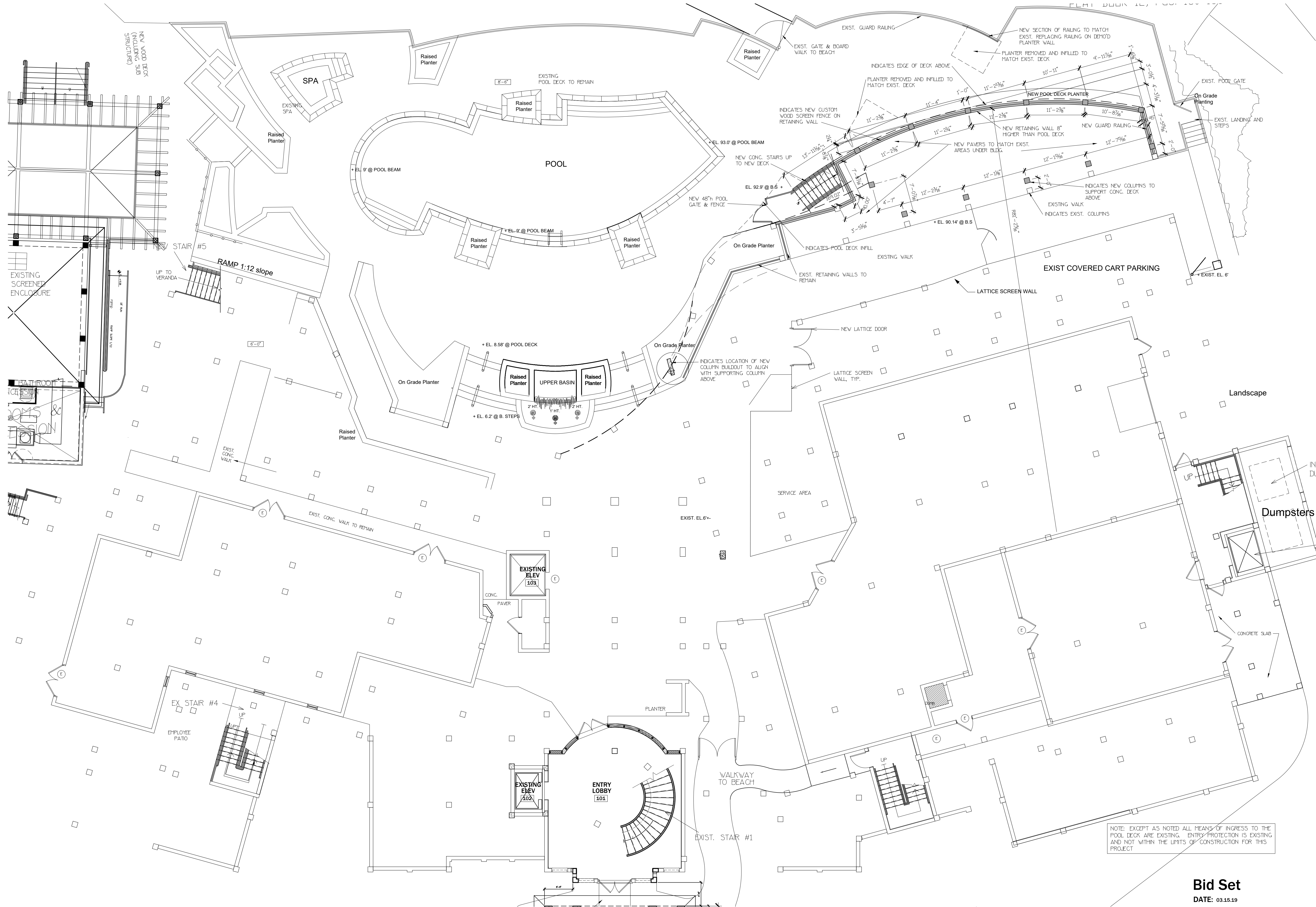
FILE:

LAST REV: 03.15.19
DATE: 02.25.19
DRAWN: NM
JOB: 2018-18

G-1.1
CONSTRUCTION DOCU

VICINITY MAP

LOCATION MAP



NOTE: EXCEPT AS NOTED ALL MEANS OF INGRESS TO THE POOL DECK ARE EXISTING. ENTRY PROTECTION IS EXISTING AND NOT WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT

Bid Set
DATE: 03.15.19

PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A

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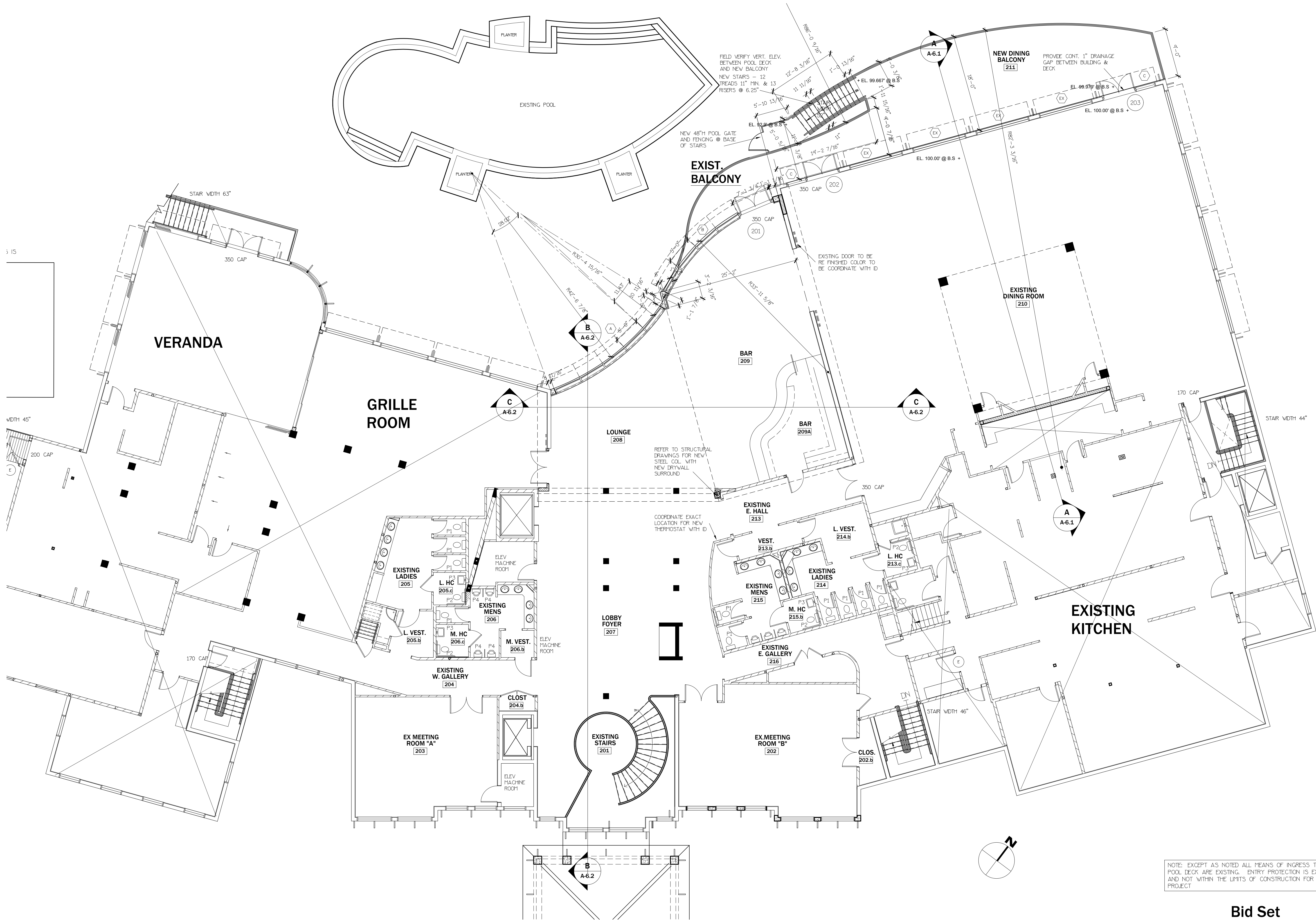
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PROPOSED GROUND FLOOR PLAN	FILE: 2018-18 HBC 022719 CD 6nd Fl Plan Demo.dwg
LAST REV: 03.15.19	
DATE: 02.25.19	
DRAWN: JMW NM	
JOB: 2018-18	
A-2.1	
CONSTRUCTION DOCU	



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Bid Set
DATE: 03.15.19

FLOOR PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"

D

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FLOOR PLAN - MAIN LEVEL	FILE: 2018-18 HBC 022719 CD Main L Fir Pin w Demo.dwg
LAST REV: 03.15.19	
DATE: 02.25.19	
DRAWN: WW, NM	
JOB: 2018-18	
A-2.2	
CONSTRUCTION DOCU	

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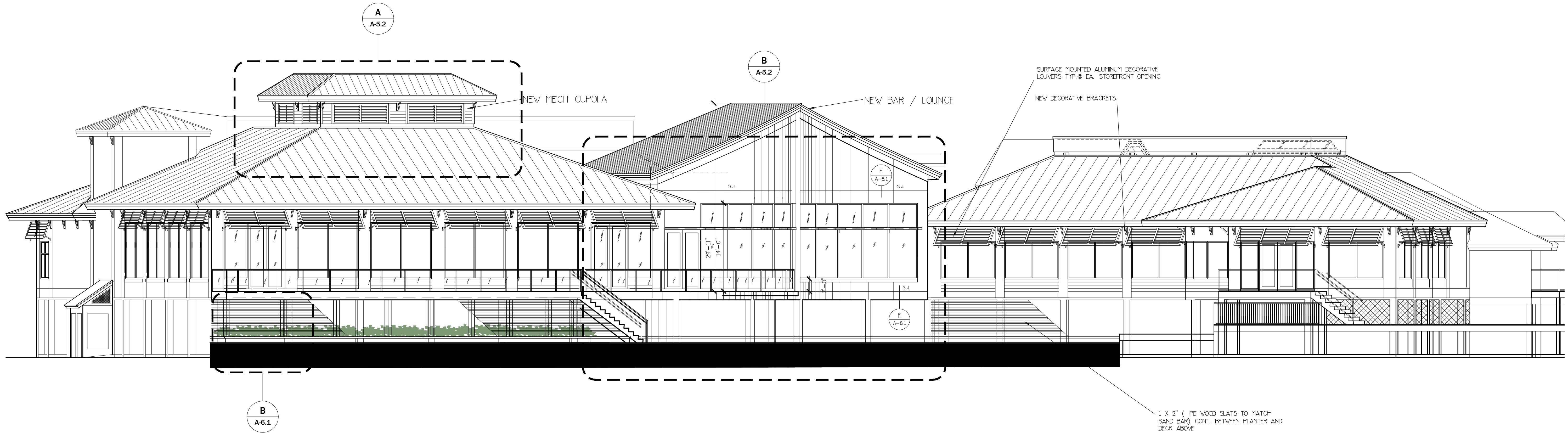
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EXTERIOR ELEVATIONS	FILE NAME: 2018-18 HBC 022719 CD Ext Elev dr rev. dwg
LAST REV.: 03.15.19	
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DRAWN: WW & JMW	
JOB: 2018-18	
A-5.1	
CONSTRUCTION DOCU	



EXTERIOR ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

S



1 X 2" (JPE WOOD SLATS TO MATCH SAND BAR) CONT. BETWEEN PLANTER AND DECK ABOVE

Bid Set
DATE: 03.15.19

EXTERIOR POOLSIDE ELEVATION
SCALE: 1/8" = 1'-0"

NW