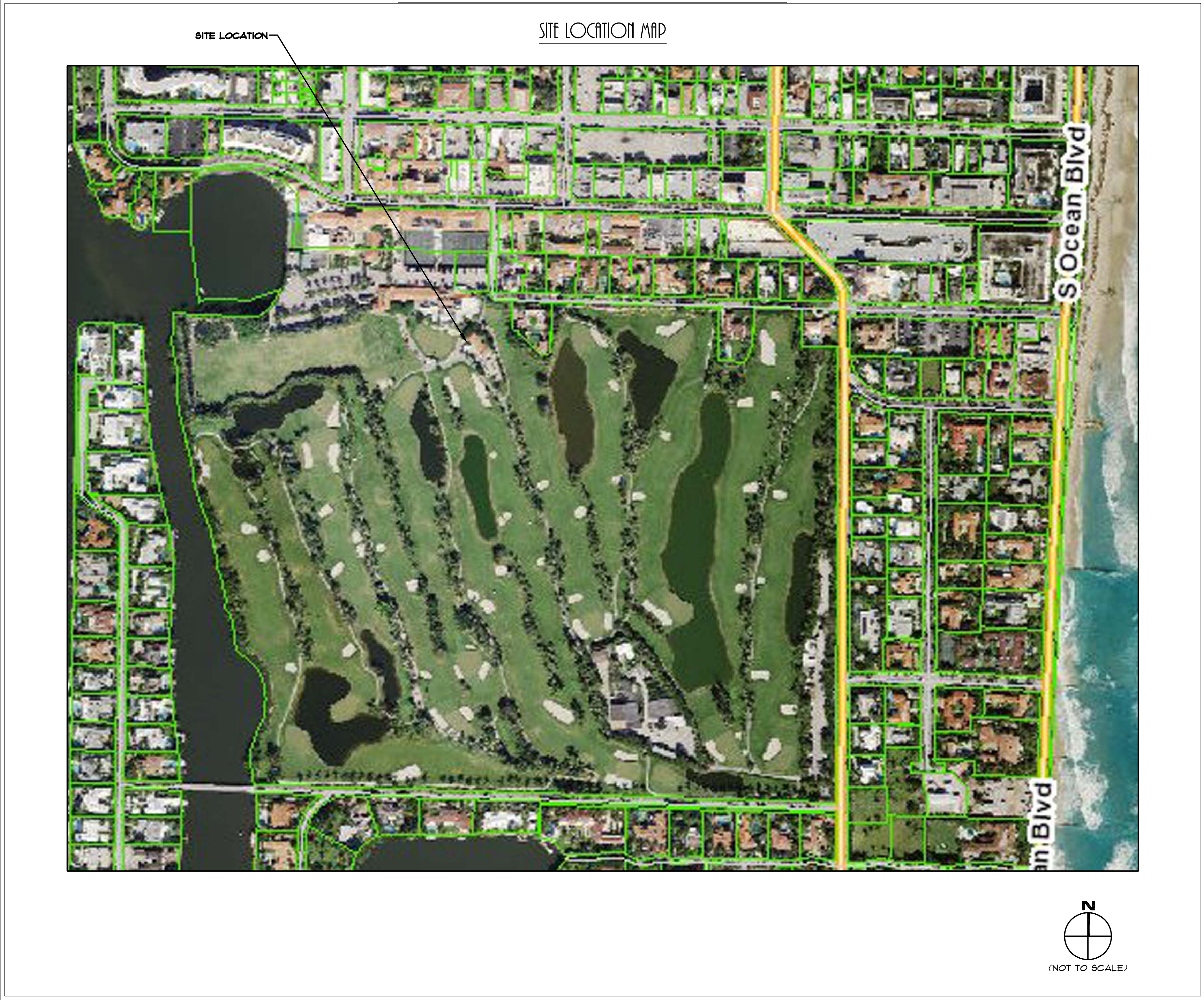


ARC-24-0137 (ZON-24-0086) SECOND SUBMITTAL  
2-26-25 (ARCOM) 2/12/25 (TC)  
GOLF COURSE RENOVATION AND PRO SHOP ADDITION FOR:  
THE EVERGLADES CLUB



ABBREVIATIONS			
ABV	ABOVE	GALV.	GALVANIZED
AFCI	ARC FAULT CURRENT INTERRUPT	GFCI	GROUND FAULT CURRENT INTERRUPT
AFB	ABOVE FINISHED FLOOR	GL.	GLASS
AHU	AIR HANDLER UNIT	GWB	GYPSUM WALLBOARD
B.F.	BI FOLD	GYP. BD.	GYPSUM WALLBOARD
B.P.	BI PASS	HGT.	HEIGHT
BLK.	BLOCK	HPS.	HOOPS
BLW.	BELOW	HR.	HOUR
BRG.	BEARING	HS.	HORIZONTAL SLIDING
BTM.	BOTTOM	HVHZ.	HIGH VELOCITY HURRICANE ZONE
CLG.	CEILING	INS.	INSULATION
CLR.	CLEAR	INT.	INTERIOR
CMU	CONCRETE MASONRY UNITS	L.G.	LONG
COL.	COLUMN	LIN.	LINEN
CONC.	CONCRETE	LT.	LIGHT
CSMT.	CASEMENT	L.T.	LAUNDRY TUB
DSL.	DOUBLE	M.C.	MEDICINE CABINET
DIA.	DIAMETER	M.E.	MATCH EXISTING
DISP.	DISPOSAL	M.R.H.	MEAN ROOF HEIGHT
DP	DESIGN PRESSURE	MT.	METAL THRESHOLD
DR.	DOOR	MAX.	MAXIMUM
DW.	DISH WASHER	MFR.	MANUFACTURER
E.E.	EACH END	MICRO.	MICROWAVE
ELEC.	ELECTRICAL	MIN.	MINIMUM
ELEV.	ELEVATION	M.O.	MASONRY OPENING
E.S.	EACH SIDE	MONO.	MONOLITHIC
EXT.	EXTERIOR	MTL.	METAL
F.B.C.	FLORIDA BUILDING CODE	N.I.C.	NOT IN CONTRACT
FR.	FIRE RATED	O.H.D.	OVER HEAD DOOR
FR.	FRENCH DOOR	O/C	ON CENTER
FIN.	FINISHED	P.L.F.	POUNDS PER LINEAR FOOT
FL.	FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
G.T.	GIRDER TRUSS	P.S.I.	POUNDS PER SQUARE INCH
GA.	GAUGE		
		P.T.	PRESSURE TREATED
		PART.	PARTITION
		PKT.	POCKET
		PLYUD.	PLYWOOD
		FR.	PAIR
		R.O.	ROUGH OPENING
		RASH.	RACK AND SHELF
		S.C.	SOLID CORE
		S.G.D.	SLIDING GLASS DOOR
		SF.	SQUARE FOOT
		SH.	SINGLE HUNG
		S.S.	SHEET METAL SCREWS
		ST.	STAINLESS STEEL
		ST.	STIRRUPS
		STL.	STEEL
		SW.	SWITCH
		S.W.O.T.	SHEARWALL OVERTURNING FORCE
		TEMP.	TEMPERED
		T.B.	THROUGH BOLT
		T.O.	THROUGH OUT
		T.O.B.B.	TOP OF MASONRY BOND BEAM
		T.O.P.L.	TOP OF WOOD PLATE
		T.O.T.B.	TOP OF TIE BEAM
		TYP.	TYPICAL
		U.ON.	UNLESS OTHERWISE NOTED
		U.	UNDER
		U.C.	UNDER COUNTER
		V.I.F.	VERIFY IN FIELD
		W.A.	WEDGE ANCHORS
		W.	WITH
		WC.	WATER CLOSET
		WD.	WOOD

FLORIDA BUILDING CODE 2023

FLORIDA EXISTING BUILDING CODE 2023

ALTERATION LEVEL 2

WIND SPEED = 110 MPH V (ULT), 132 MPH V (ASD)

WIND IMPORTANCE FACTOR = 1.0

EXPOSURE D

ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT = Gcpi = 0.18

MEAN ROOF HEIGHT = LESS THAN 15'-0"

SCOPE OF WORK: THE PROJECT CONSISTS OF RENOVATION OF THE GOLF COURSE AND A 214 SF. ADDITION TO THE EXISTING PRO SHOP

PROJECT INDEX

C1	COVER SHEET	#4	EXISTING AND PROPOSED ELEVATIONS
SD1	EXISTING OVERALL SITE PLAN	#5	COLORDED ELEVATIONS
SD2	PROPOSED OVERALL SITE PLAN	#6	SECTIONS AND DETAILS
SD3	SITE UTILIZATION PLAN	#7	RENDERINGS
SD4	PIERCEL SITE PLAN AND MATERIALS REMOVAL PLAN		
SD5	IMAGES		
SD6	IMAGES		
SD7	IMAGES		
D1	MATERIALS REMOVAL PLAN		
#1	FLOOR PLAN		
#2	ROOF PLAN		
#3	EXISTING AND PROPOSED ELEVATIONS		

**B·D**

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PR 26001461

ARC-24-0137 (ZON-24-0086) SECOND SUBMITTAL  
GOLF COURSE RENOVATION AND PRO SHOP ADDITION FOR:  
THE EVERGLADES CLUB  
500 S. COUNTY RD  
PALM BEACH, FLORIDA

SUBMITTED BY:  
☐ JEFFREY D. BRASSEUR - AR 0017698  
☒ ARCON P. DROBOT - AR 94845

JOE #:  
DATE:  
DESIGNED BY:  
DRAFTED BY:  
CHECKED BY:

REVISIONS:  
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C1

SHEET: 1 OF: 16



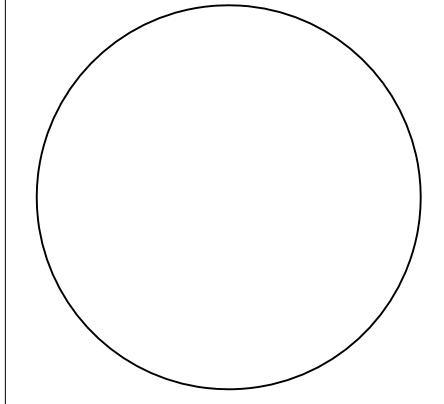


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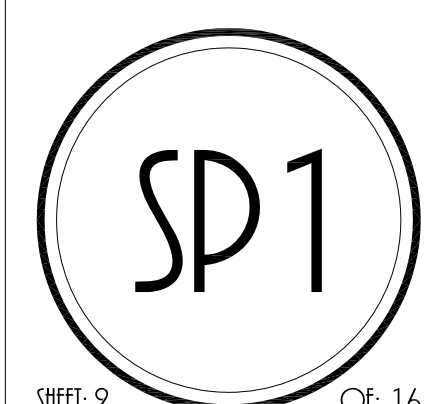
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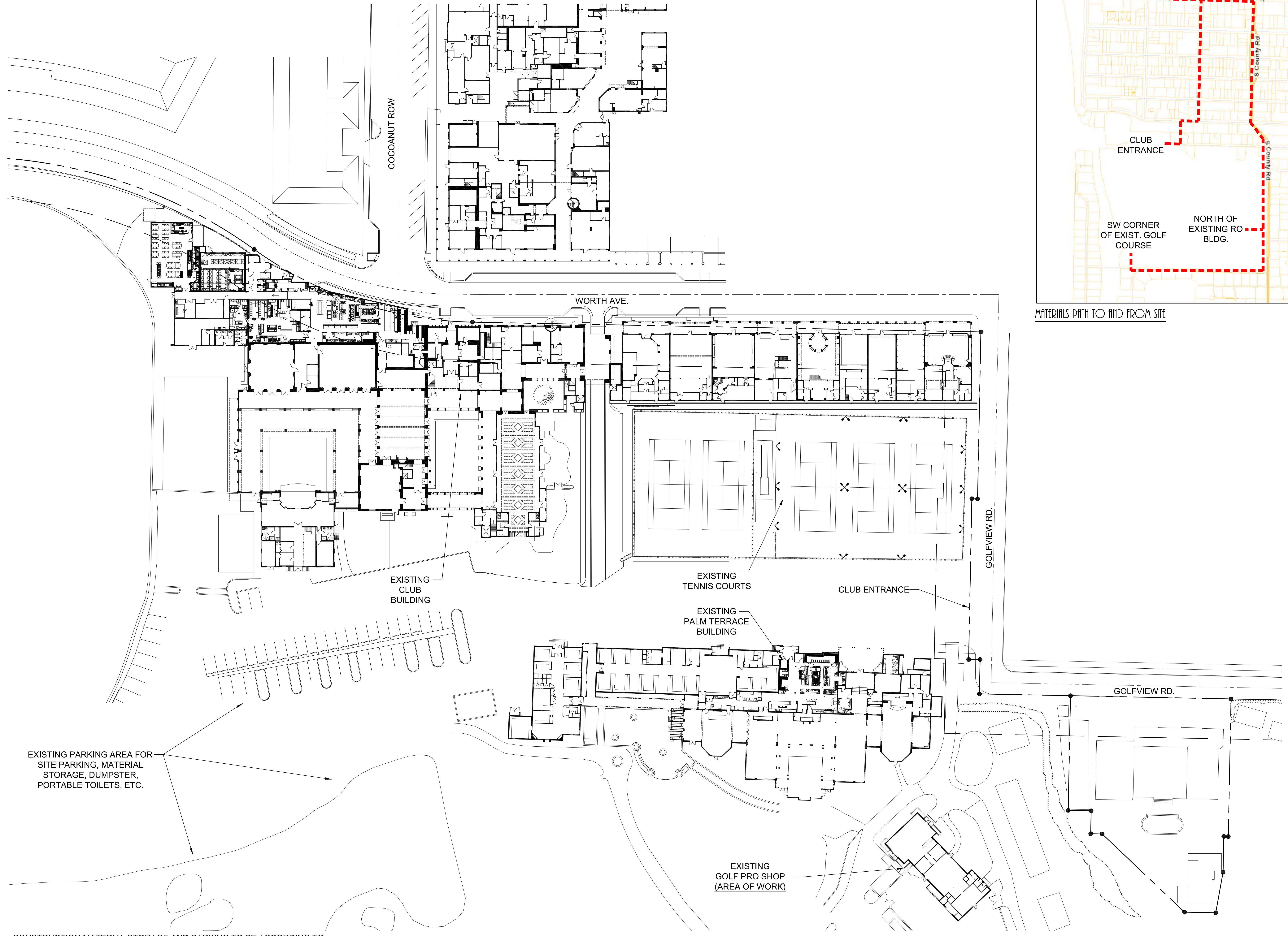
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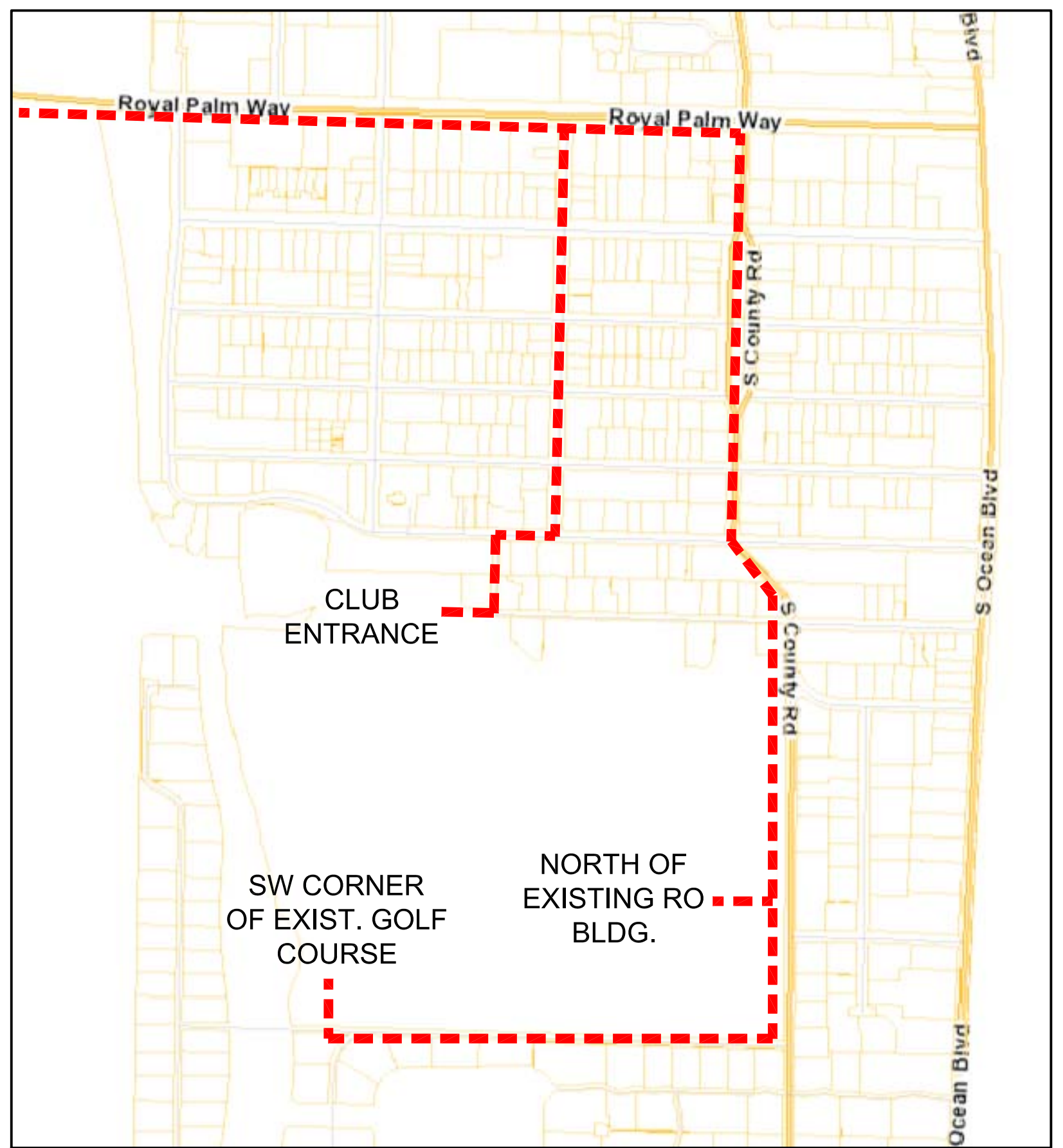








FROM ROYAL PALM BRIDGE



MATERIALS PATH TO AND FROM SITE

EXISTING PARKING AREA FOR  
SITE PARKING, MATERIAL  
STORAGE, DUMPSTER,  
PORTABLE TOILETS, ETC.

-CONSTRUCTION MATERIAL STORAGE AND PARKING TO BE ACCORDING TO  
"RIGHT OF WAY" STAND. MANUAL, PAGE XII.2

SITE UTILIZATION PLAN

SCALE: 1/32" = 1'-0"

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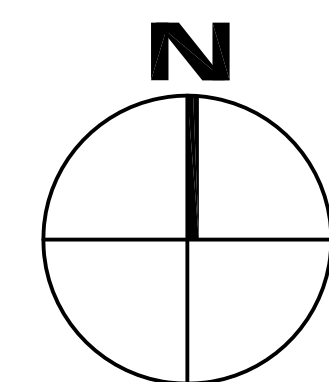
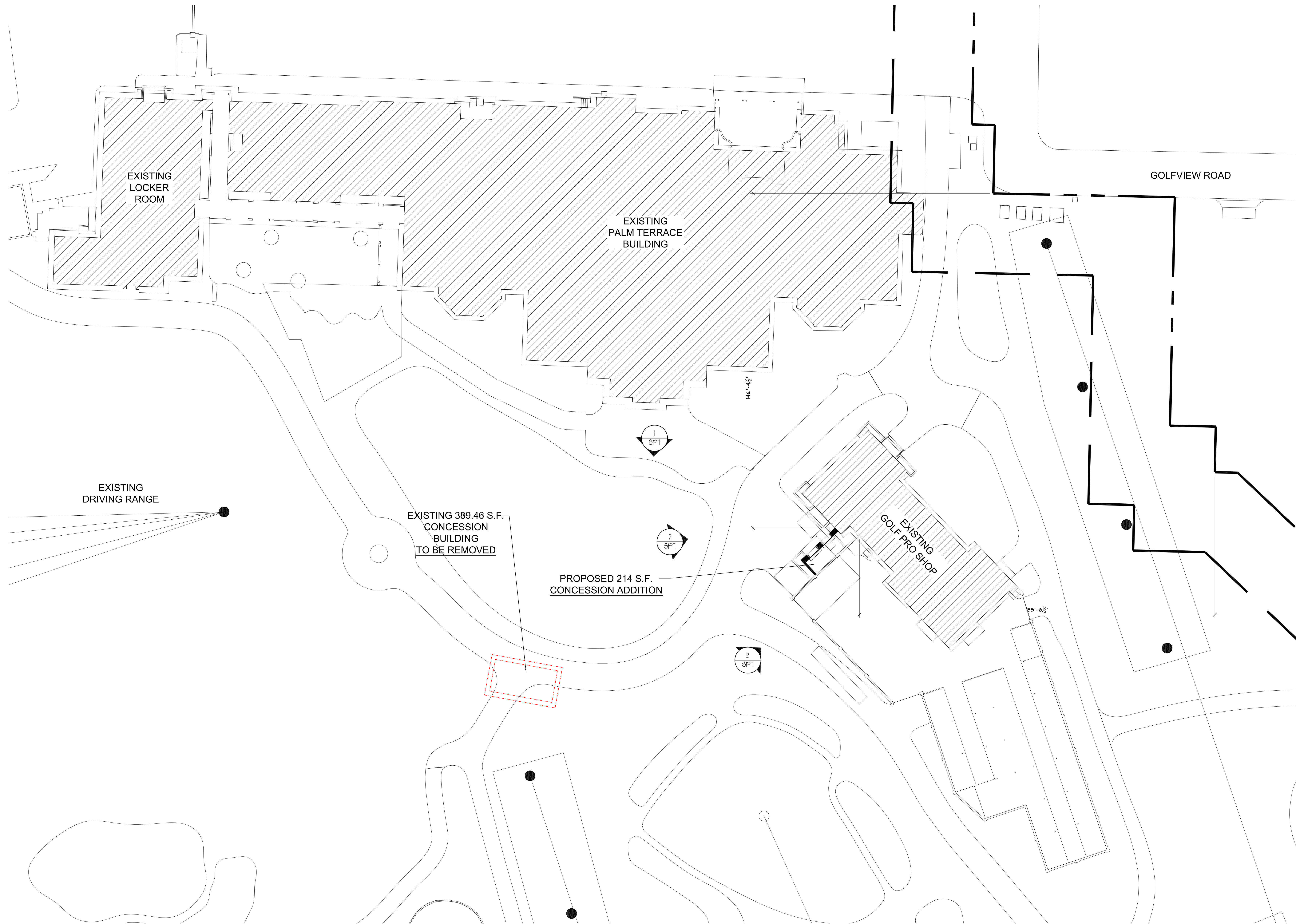
SUBMITTED BY:  
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■ MICHAEL P. DROBOT - AR 94845

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DRAWN BY:  
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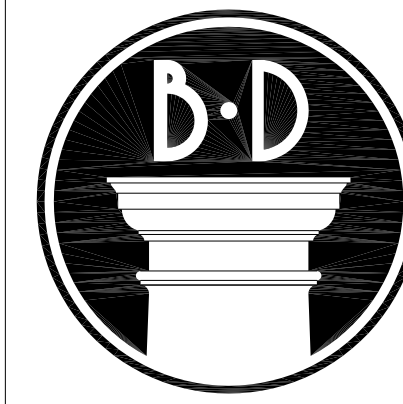
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12-19-24  
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JPD  
JPD

SHEET: 4 OF: 16





PARTIAL SITE PLAN AND MATERIALS REMOVAL PLAN  
SCALE: 1/16" = 1'-0"

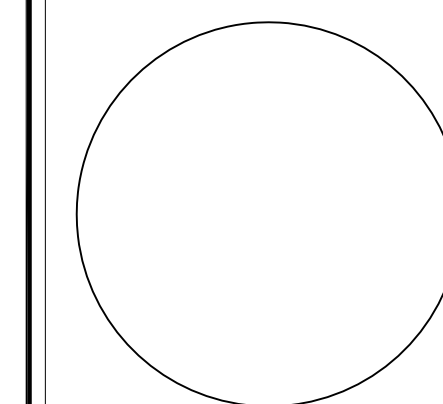


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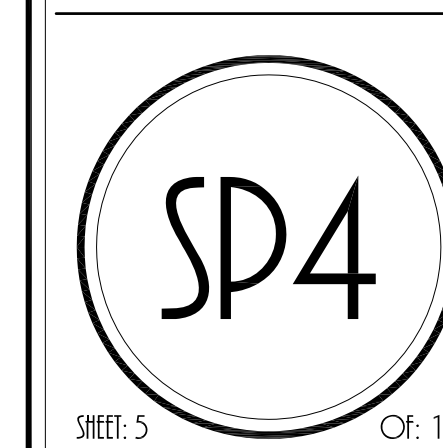
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PALM BEACH, FLORIDA

DESIGNED BY: AR 0017698  
DROBOT P. DROBOT - IR 94845



JOB #: 24-018  
DATE: 12-19-24  
DESIGNED BY: JPD  
DRAFTED BY: JPD  
CHECKED BY: JPD

REVISIONS:  
1 -







Driving range view from behind the tee. The driving range will remain roughly the same as before. We need a new net for safety on the northwest side of the range to protect members, guests, and employees from golf balls. It will be the same height as the other existing nets on the range.



A view of our landscape nursery area on the driving range where we need to protect our employees and members from golf balls.



A view of the Pro Shop from the west. This is the area we will perform an addition on the Pro Shop for the new concession area (Halfway House).



A view of the #18 green complex, part of #1 tee, #9 green, the putting green, driving range, and Palm Terrace.



Pro Shop, putting green, and hole #10 from the entrance to the course on GolfView Road. This look will remain mostly the same.



#15 green from the front of the green. All of the plant material behind this green (adjacent to Golfview Road) will be removed and replaced with a 14' + Podocarpus hedge. The native sabal palms and gumbo limbo trees will be transplanted to other areas of the course.

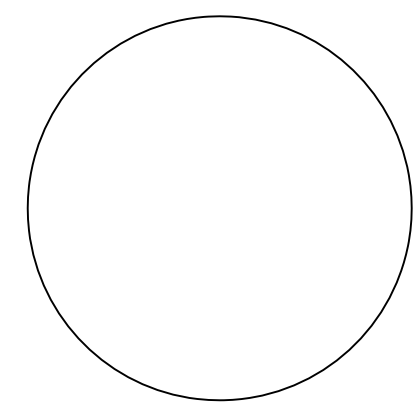


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SP5

SP5

SHEET: 6 OF: 16





Low lying area on #6 tee during a dry weather pattern. Notice irrigation water is still standing on the cartpath. This interior area of the course will be raised significantly to prevent flooding after rains and during the king tide periods.



#2 green from the fairway. We will remove most of the bulkheads on the course, like the one pictured here. The shoreline at the green will resemble the foreground and will be grassed with Seashore Paspalum at a 4-1 slope from the fairway to the waters edge. Paspalum is the best grass for this area because it is salt tolerant and most of the lakes contain brackish water. This area will be maintained at rough height to properly follow the protocol Florida's BMP's for Water Quality.



#5 green view from #2 fairway. This bulkhead will also be replaced with Sox stabilization on the shoreline.



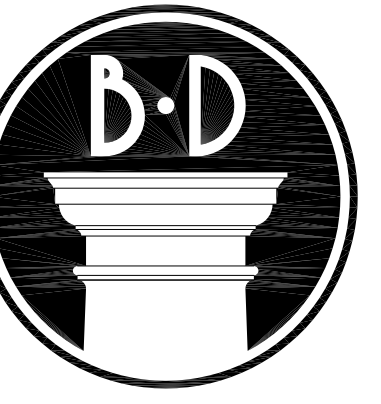
This lake below between hole's #13 and #15 is different from the other lakes on property as it is freshwater. This lake also retains stormwater runoff from the area east of the Club. This lake will not receive any SOX Erosions protection like the brackish water bodies.



The landscape pictured in the background, mostly includes ficus and areca palms. This will be removed and podocarpus will be installed to continue what we have behind #10 green.



Podocarpus behind #10 green. This look is inspiring what we will do on hole #14 and 15.

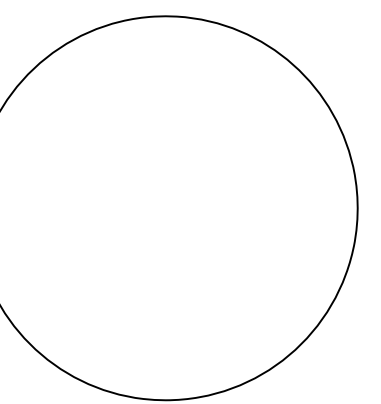


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500 S. COUNTY RD.  
PALM BEACH, FLORIDA

DRAWN BY:  
J. DROBOT - FL 0017698  
J. DROBOT - FL 94845



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SHEET: 7 OF: 16



IMAGES





1/SP7 VIEW OF EXISTING CONCESSION BUILDING FROM PALM TERRACE BUILDING



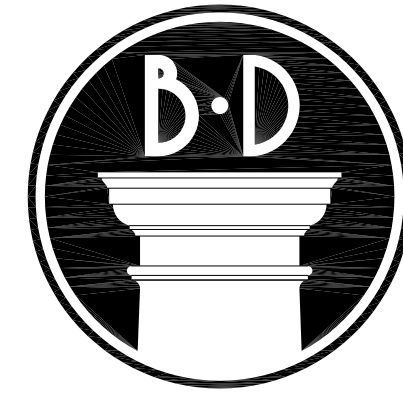
2/SP7 VIEW OF EXISTING GOLF PRO SHOP BUILDING LOOKING EAST



3/SP7 VIEW OF EXISTING GOLF PRO SHOP BUILDING LOOKING EAST



4/SP7 VIEW OF EXISTING GOLF PRO SHOP EAVE OVERHANG



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PALM BEACH, FLORIDA

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SHEET: 8 OF: 16



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GOLF COURSE RENOVATION AND PRO SHOP ADDITION FOR:  
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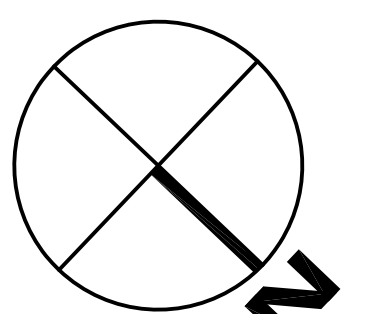
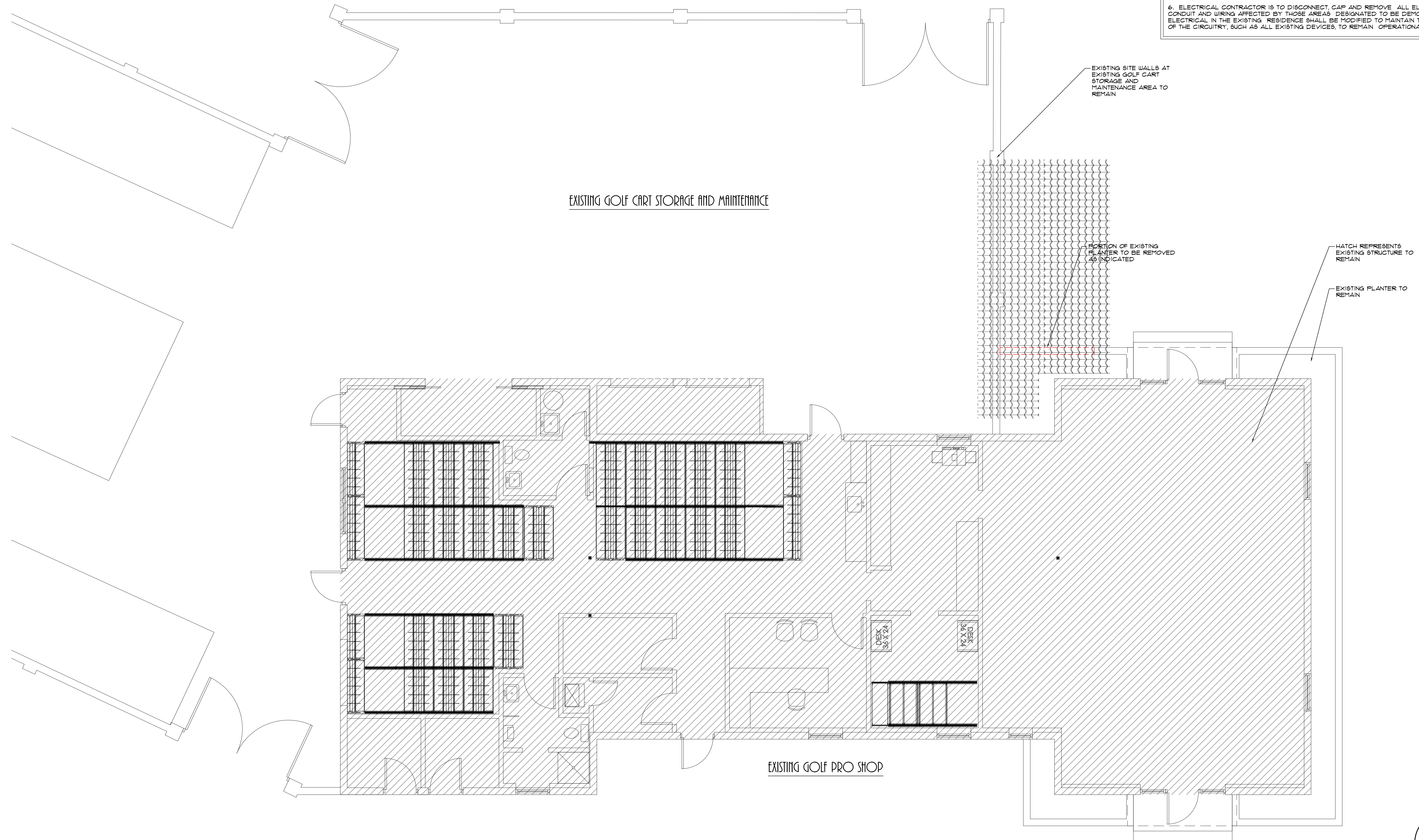
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DEMOLITION WALL SCHEDULE			
SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
=====	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING TO REMAIN	4", 6" OR 8" NOMINAL	

## DEMOLITION NOTES

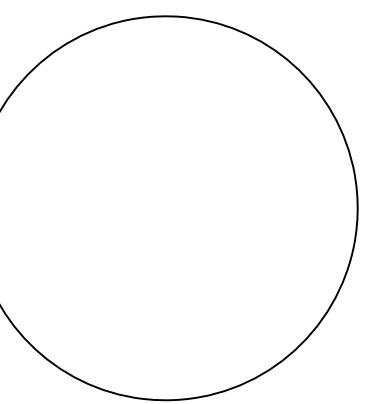
1. CONTRACTOR TO PROVIDE TEMPORARY INTERIOR EXTERIOR SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT AREAS TO REMAIN.
2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT.
3. LANDSCAPE AROUND THE BUILDING SHALL BE PROTECTED AND/OR REPAIRED/REPLACED TO ACCOMMODATE NEW CONSTRUCTION. SPECIFICATIONS OF MATERIALS BY OTHERS.
4. SALVAGE ITEMS & MATERIALS SHALL REMAIN PROPERTY OF THE OWNER AS PART OF THIS CONTRACT. CONTRACTOR SHALL DELIVER THESE ITEMS TO A LOCATION AS DIRECTED BY OWNER.
5. WHEN EXISTING PLUMBING AND PIPING IS TO BE REMOVED AND/OR REPLACED, CARE SHALL BE TAKEN WHEN CUTTING OR DRILLING IS REQUIRED WORK SHALL BE NEATLY REMOVED OR DONE IN A MANNER NOT TO DAMAGE ANY WORK TO REMAIN. PATCH ADJACENT WALLS, FLOOR AND CEILING AS REQUIRED TO MATCH EXISTING.
6. ELECTRICAL CONTRACTOR IS TO DISCONNECT, CAP AND REMOVE ALL ELECTRICAL CONDUIT AND WIRING AFFECTED BY THOSE AREAS DESIGNATED TO BE DEMOLISHED. ELECTRICAL IN THE EXISTING RESIDENCE SHALL BE MODIFIED TO MAINTAIN THE INTEGRITY OF THE CIRCUITRY, SUCH AS ALL EXISTING DEVICES, TO REMAIN OPERATIONAL.



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

MAILED BY:  
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☒ JASON P. DROBOT - AR 94843



OB #:	24-018
DATE:	12-19-24
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:

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SHEET 0 OF 14

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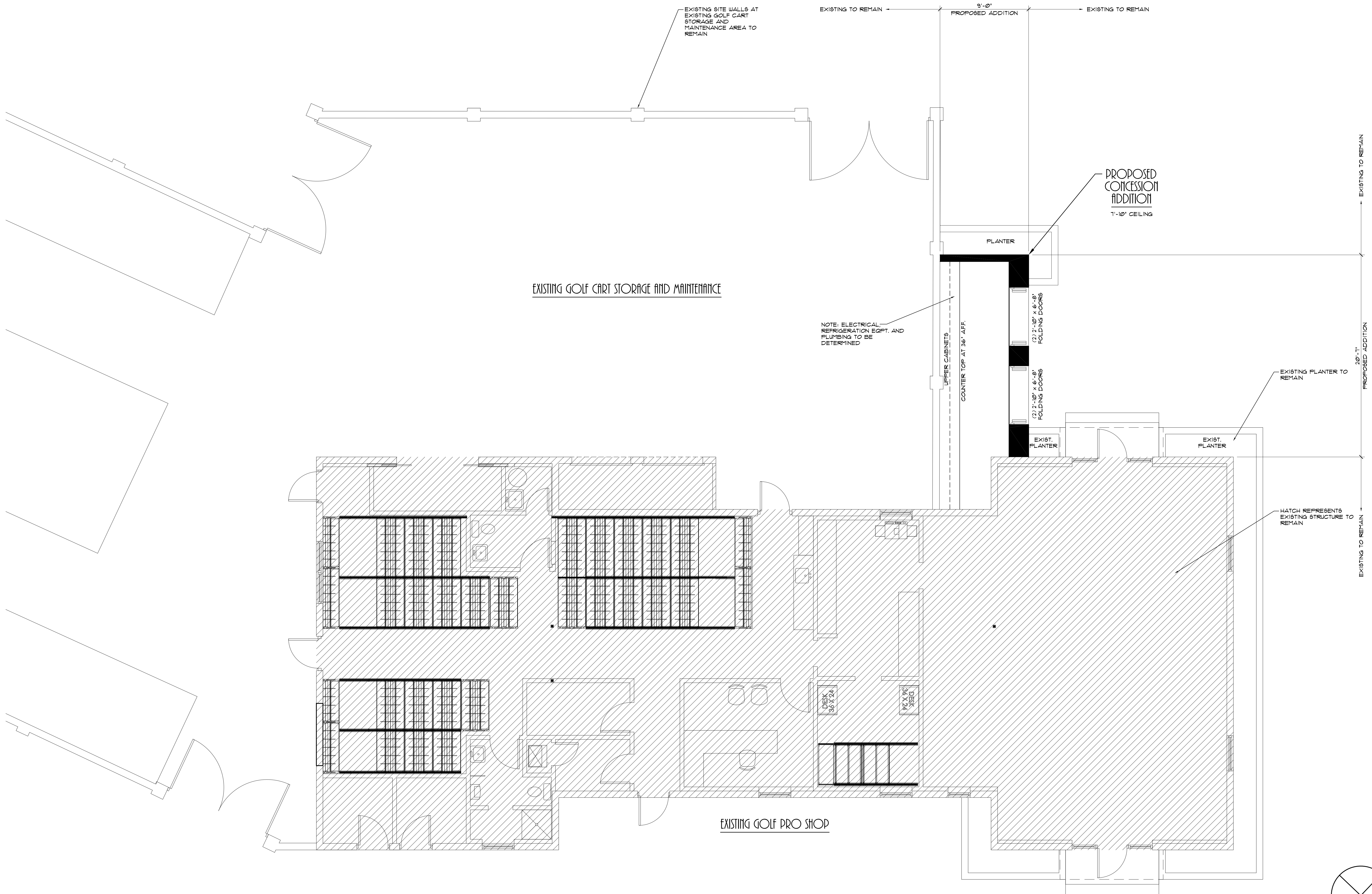
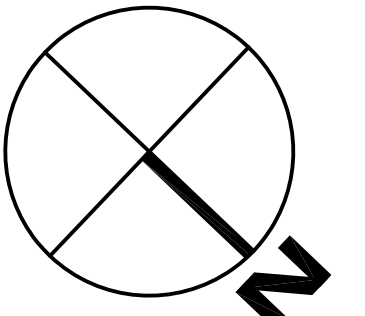
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11  
SHEET: 10 OF: 16

FLOOR PLAN OF PROPOSED CONCESSION - 9-1/2 HOLE  
SCALE: 1/4" = 1'-0"







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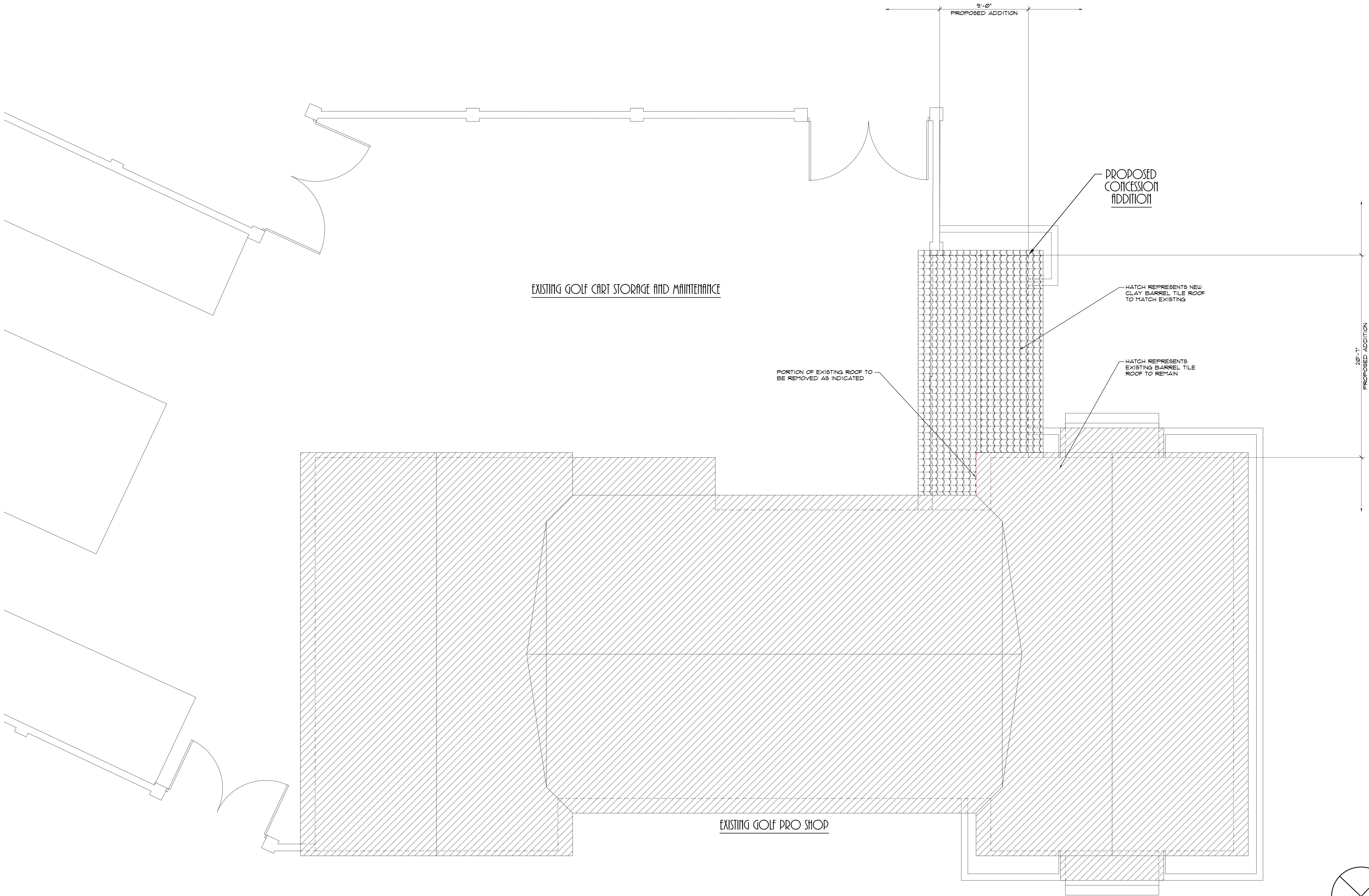
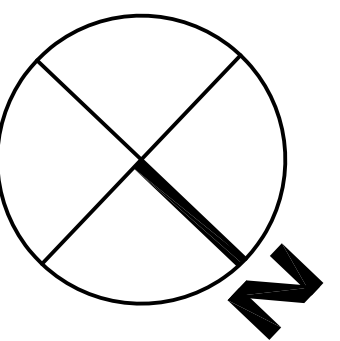
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12  
SHEET: 11 OF: 16

ROOF PLAN OF PROPOSED CONCESSION - 9-1/2 HOLE  
SCALE: 1/4" = 1'-0"







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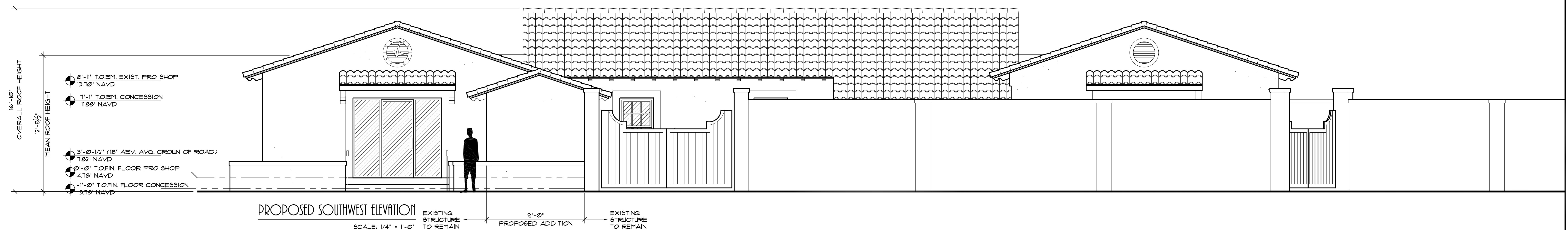
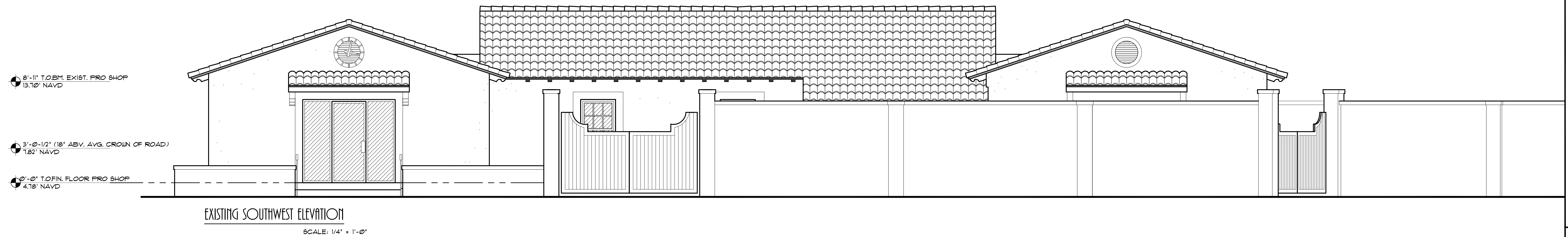
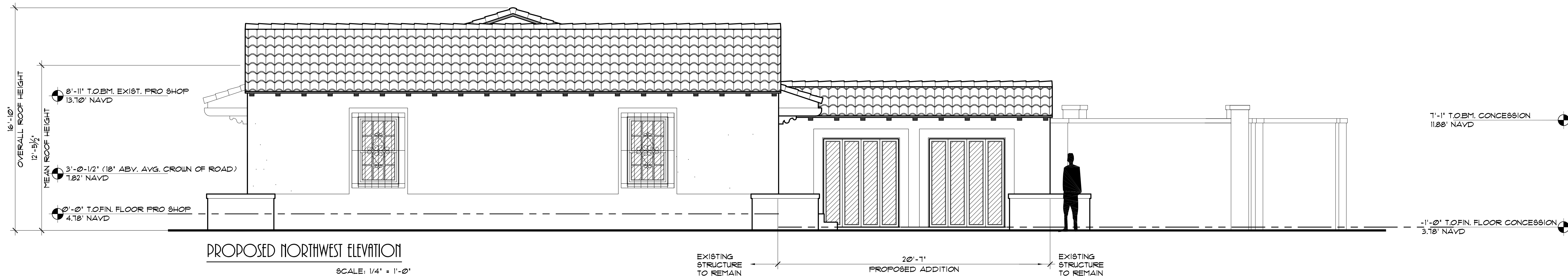
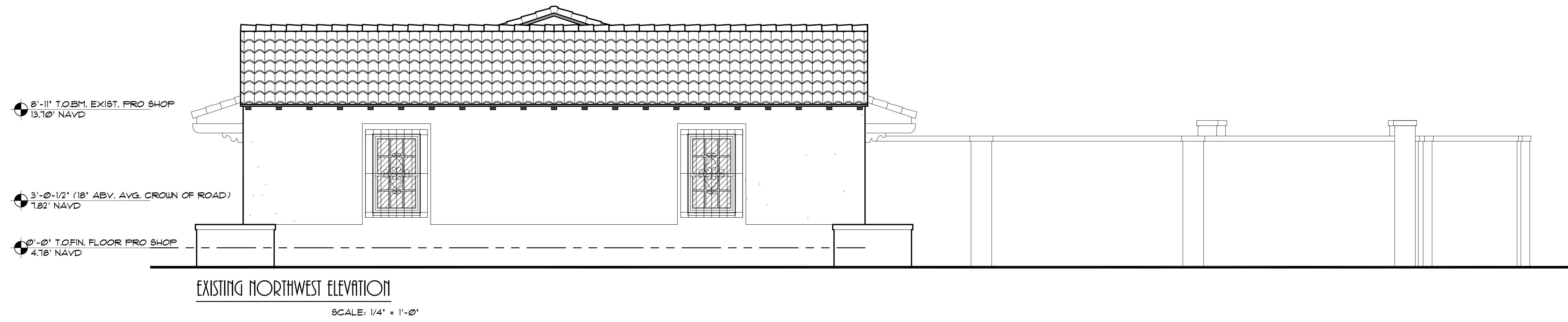
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PALM BEACH, FLORIDA

SUBMITTED BY:  
JEFFREY D. BRASSEUR - IR 0017698  
MICHAEL P. DROBOT - IR 94845

JOB #:  
DATE:  
DESIGNED BY:  
DRAFTED BY:  
CHECKED BY:

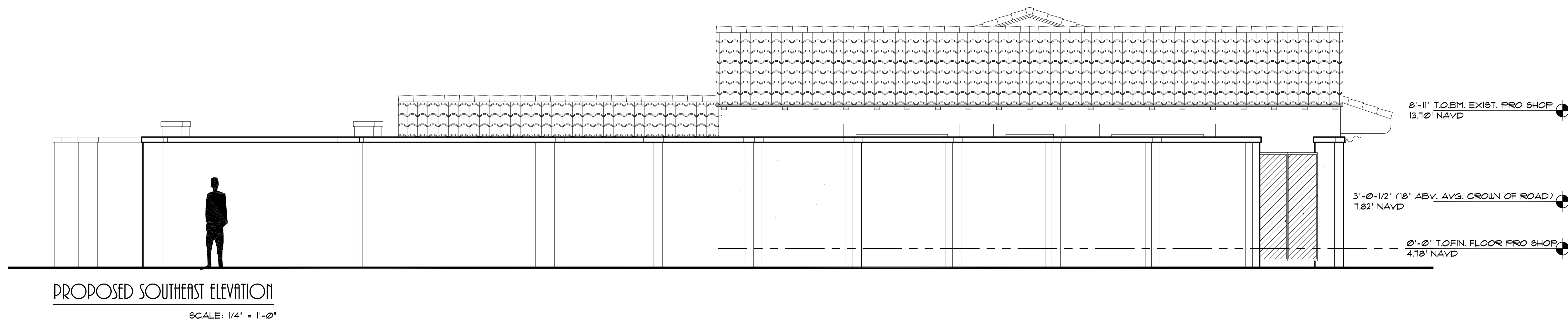
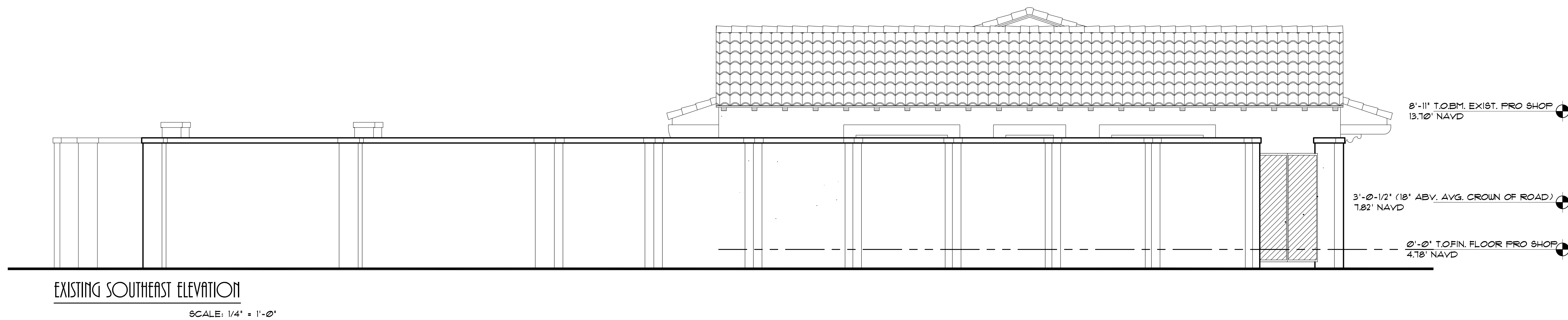
REVISIONS:  
1 -

13  
SHEET: 12 OF 16



ELEVATIONS





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&

DROBOT

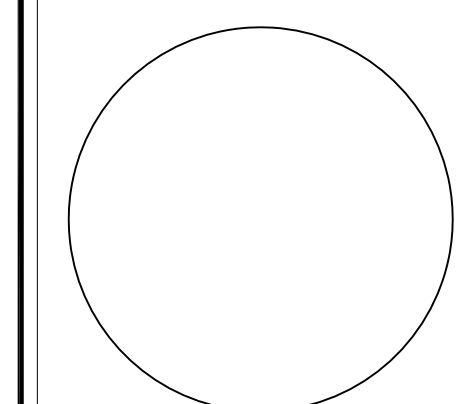
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FD 0017698 IR 94845  
RCRB 60164 RCRB 67675  
FH 26001461

ARC-24-0137 (2014-24-0086) SECOND SUBMITTAL  
GOLF COURSE RENOVATION AND PRO SHOP ADDITION FOR:  
THE EVERGLADES CLUB

500 S. COUNTY RD.  
PALM BEACH, FLORIDA

DRAWN BY:  
☐ JEFFREY D. BRASSEUR - IR 0017698  
☒ MICHAEL P. DROBOT - IR 94845

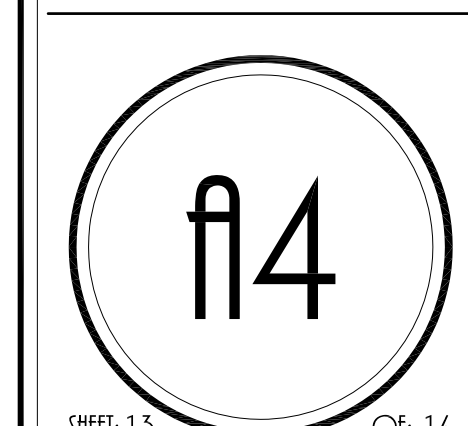


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24-018  
12-19-24  
JPD  
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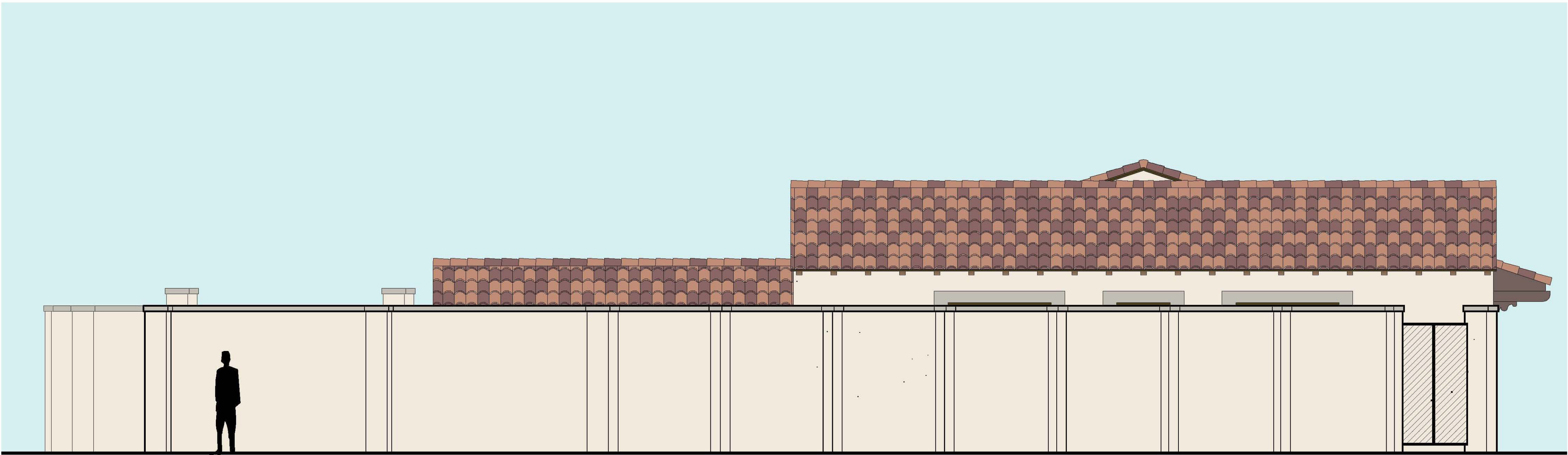
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SHEET: 13 OF: 16

ELEVATIONS

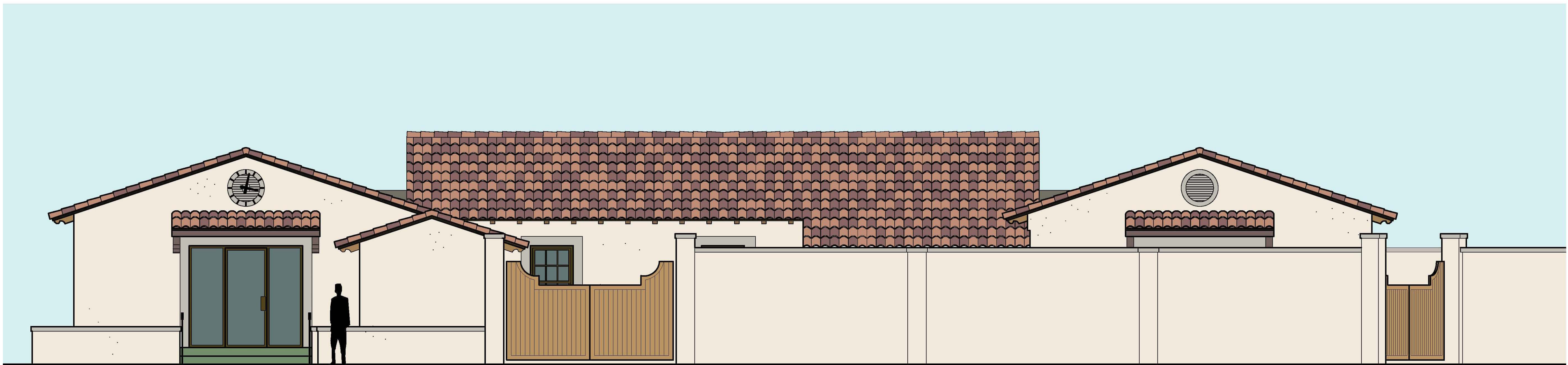




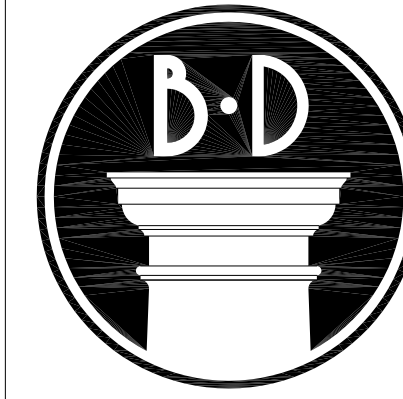
PROPOSED SOUTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED SOUTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

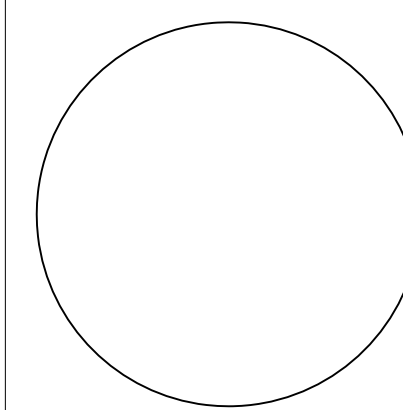


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PALM BEACH, FLORIDA

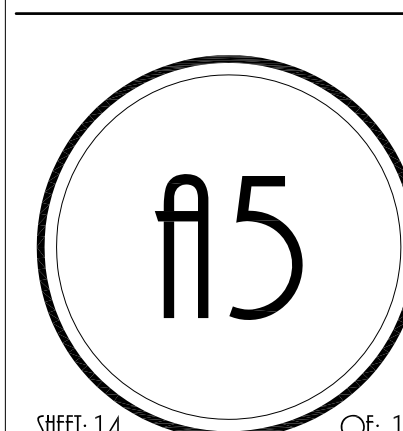
DRAWN BY:  
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☒ JASON P. DROBOT - IR 94845



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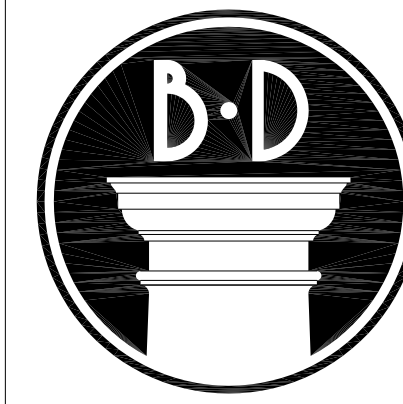
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COLOR ELEVATIONS

SHEET: 14 OF: 16





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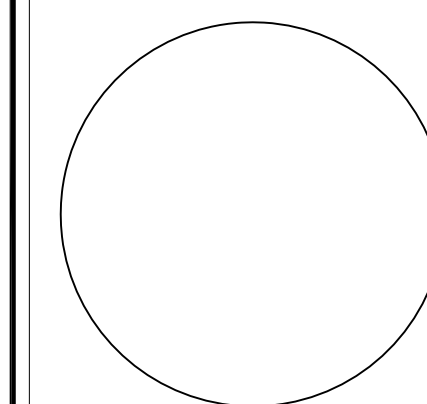
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500 S. COUNTY RD  
PALM BEACH, FLORIDA

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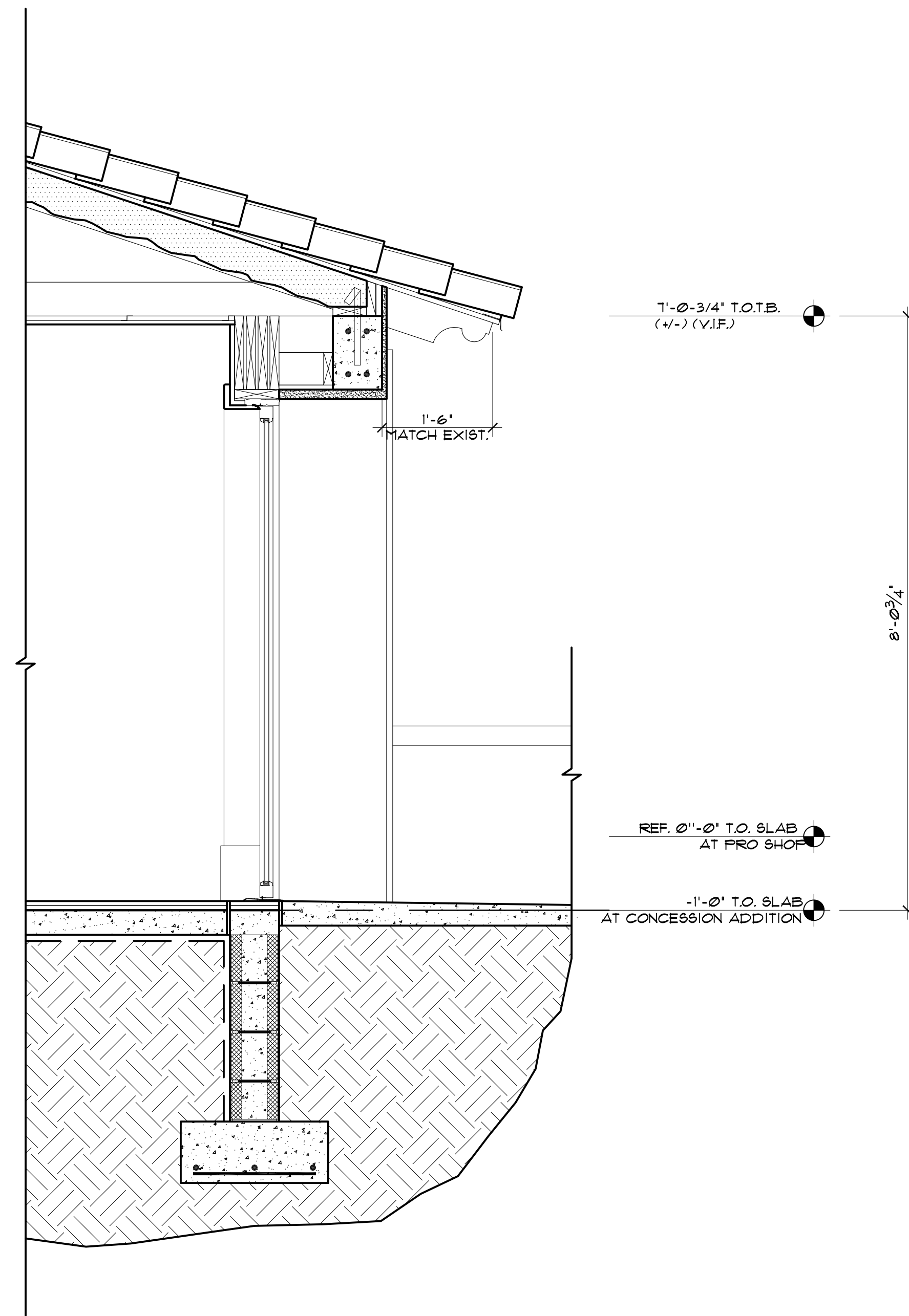
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DATE: 12-19-24  
DESIGNED BY: JPD  
DRAFTED BY: JPD  
CHECKED BY: JPD

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SHEET: 15 OF: 16



TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0"

SECTIONS



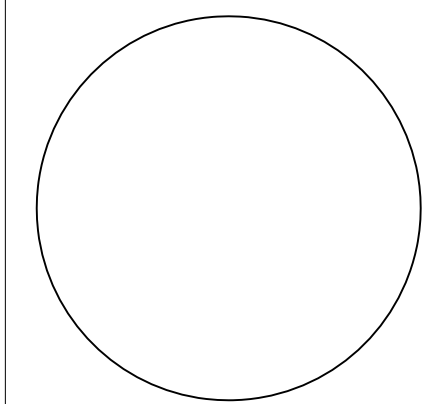


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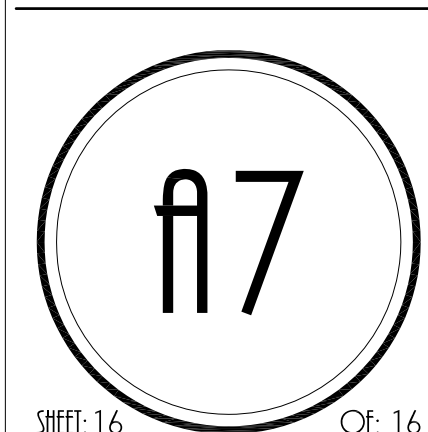
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REVISIONS:  
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SHEET: 16 OF: 16

RENDERING