



Open City Architecture

Open City Architecture, LLC
P.O. Box 840111
Saint Augustine, FL 32080
T. 904.770.5277
conner@opencityarchitecture.com

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EVENT SPACE VIEW

PROJECT DESCRIPTION:

The Hastings Event Space project is the proposed renovation of a historic Ford Motor, Co dealership and garage located on the historic main street in Hastings, Florida into a destination and community event space. The ground floor of the existing building will become the event venue. The existing second floor will remain as storage space. New interior buildout is planned as well as required electrical, mechanical and plumbing updates/renovations/additions. This architectural Schematic Design set of documents represents the key elements and overall scope of the project.

PROJECT TEAM:

CLIENT:

Jena & Allyn Dennis
105 South Ponce de Leon Blvd
St. Augustine, FL 32084

904-806-4274 gcrealtyteam@gmail.com

ARCHITECT:

Open City Architecture, LLC
P.O. Box 840101, St. Augustine, FL 32080
904.770.5277

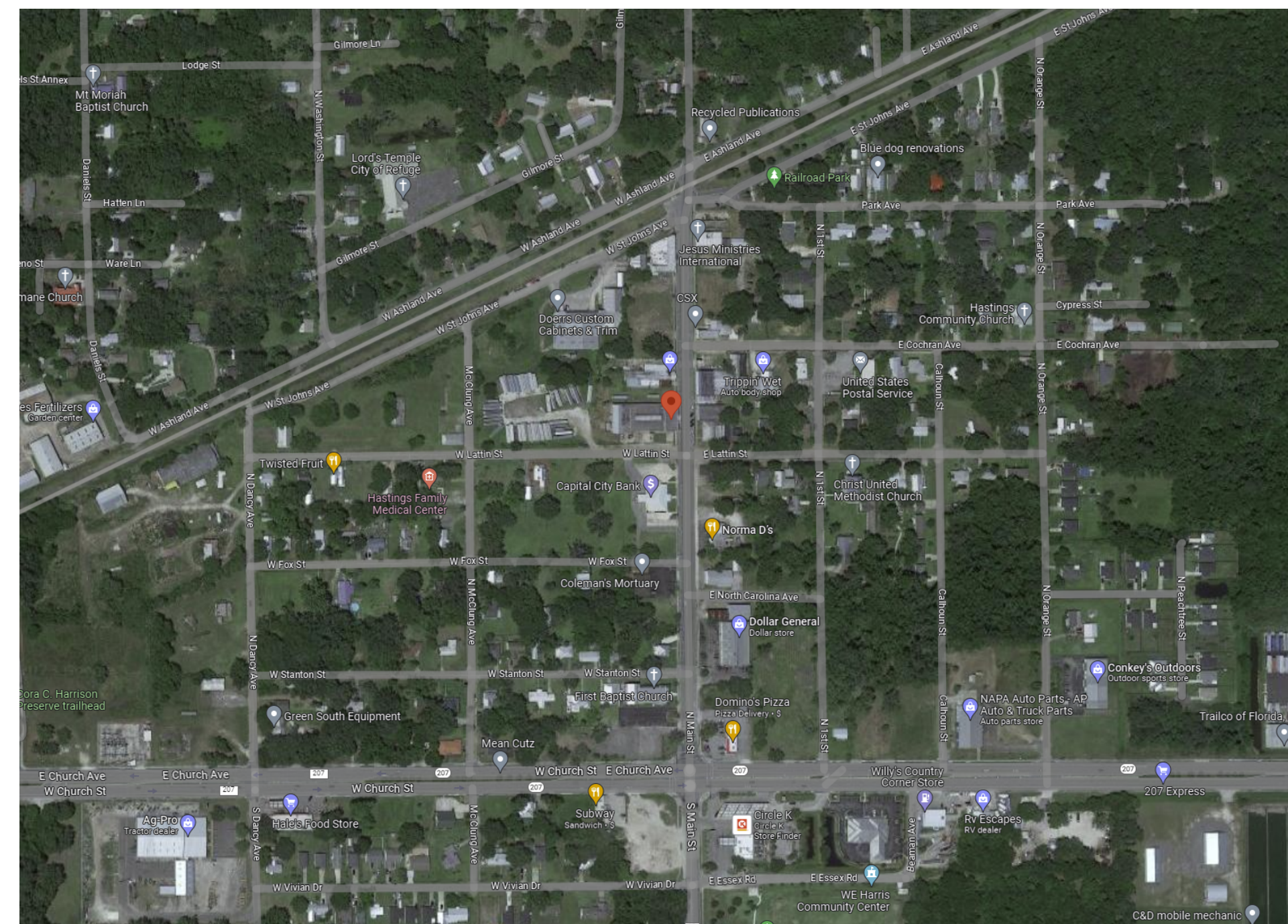
Principal: R. Conner Dowling
conner@opencityarchitecture.com

Proj Manager/ Construction Admin: Rebecca Chapman
rebecca@opencityarchitecture.com

GENERAL NOTES

1. BUILDING ELEVATION 100'-0" = #####
2. COORDINATE MECHANICAL, PLUMBING, ELECTRICAL AND OTHER FITTINGS OR FIXTURES WITHIN REQUIRED AREAS OR SPACES
3. PROVIDE A WEATHERTIGHT, FULLY INSULATED BUILDING ENVELOPE.
4. REFER TO INTERIOR ELEVATION SHEETS FOR TYPICAL FIXTURE AND ACCESSORY MOUNTING HEIGHTS.
5. PROVIDE WD BLOCKING AS REQUIRED TO SUPPORT WALL AND CEILING HUNG CABINETS, GRAB BARS, RAILINGS AND ALL OTHER ACCESSORIES THAT REQUIRE SUPPORT. VERIFY LOCATIONS PRIOR TO INSTALLATION OF GYPSUM BOARD.
6. INTERIOR WALL ASSEMBLIES TO BE FULL HEIGHT FROM FLOOR TO STRUCTURE UNLESS OTHERWISE NOTED.
7. EXTEND FIRE RATED WALLS TO STRUCTURE ABOVE.
8. CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
9. PROVIDE REINFORCED STUDS OR STEEL POSTS AS REQUIRED FOR FREE STANDING PARTIAL HEIGHT WALLS.

VICINITY MAP:



SHEET INDEX:

SHEET INDEX		
Rev.	Number	Sheet Name
GENERAL		
	CS	COVER SHEET
	G101	CODE ANALYSIS PLAN
ARCHITECTURAL		
	AD101	FIRST FLOOR DEMOLITION PLAN
	A051	ARCHITECTURAL SITE PLAN
	A101	FIRST FLOOR PLAN
	A102	SECOND FLOOR PLAN
	A106	ROOF PLAN
	A151	FIRST FLOOR REFLECTED CEILING PLAN
	A201	EXTERIOR ELEVATIONS
	A301	BUILDING SECTIONS
	A451	INTERIOR ELEVATIONS - BRIDE & GROOM LOUNGES & BACK OF HOUSE
	A452	INTERIOR ELEVATIONS - LOBBY
	A453	INTERIOR ELEVATIONS - EVENT SPACE
	A601	DOOR/ WINDOW/ FINISH SCHEDULES

Hastings Event Space

301 North Main Street, Hastings FL 32145

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COVER SHEET

CS



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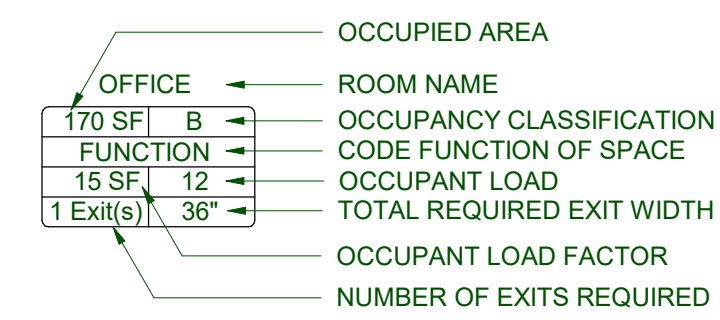
CODE ANALYSIS PLAN

G101

CODE LEGEND

NNO NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

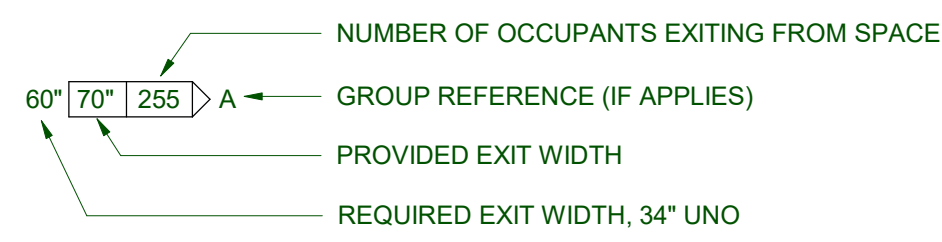
ROOM/OCCUPANCY LABEL



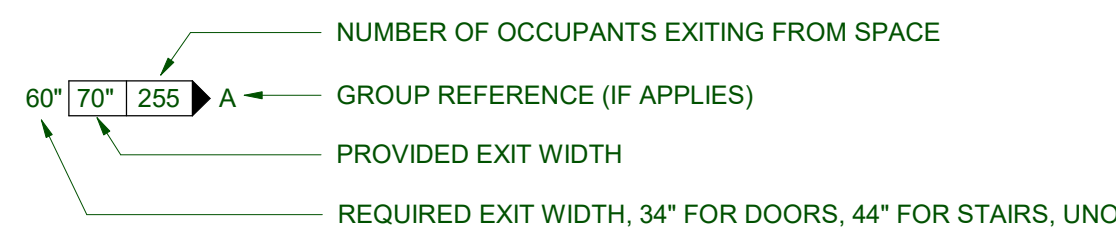
NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TAG.

ROOM OR SUITE EXIT SYMBOL

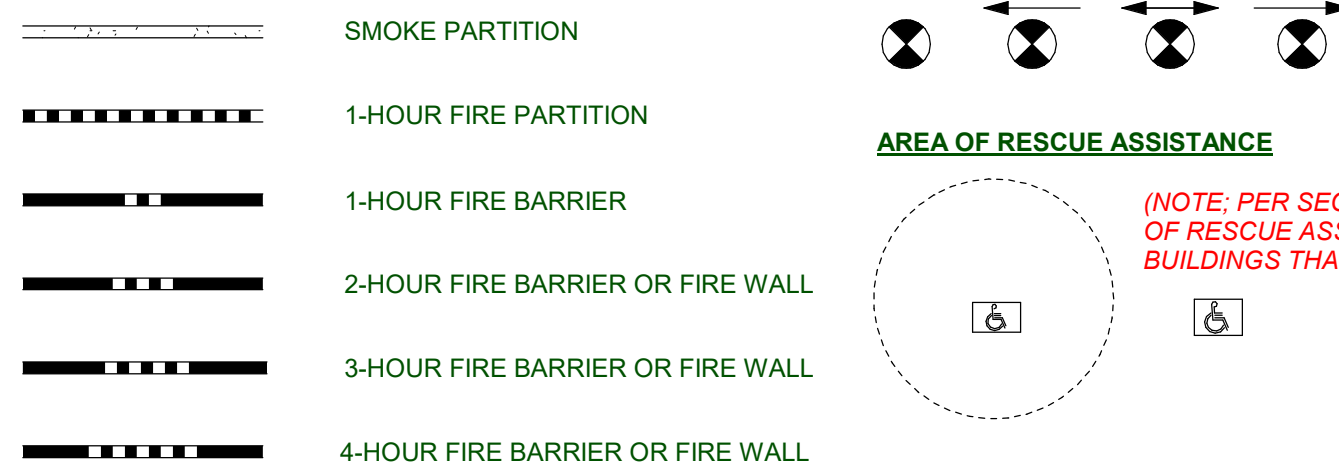
VERIFY THAT DOOR AND STAIR WIDTHS MEET MINIMUM REQUIREMENTS PER 1008.1.1, 1009.4, AND ENCRoACHMENT REQUIREMENTS PER 1005.2.



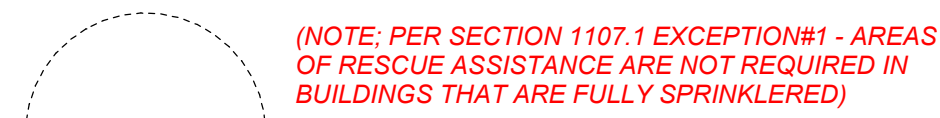
BUILDING EXIT OR STAIR SYMBOL



FIRE SEPARATION RATING (VERIFY WITH TABLE 715.4 FOR FIRE RATED OPENING PROTECTIVE REQUIREMENTS) SIGNAGE SYMBOLS



AREA OF RESCUE ASSISTANCE



FIRE EXTINGUISHER CABINET (VERIFY WITH LOCAL FM AND FIRE CODE IF THE 50'-0" OR 75'-0" (TYPICAL) RADIUS IS TO BE USED, SEE IFC SECTION 906. NOTE FEC REQUIRED IN ELEVATOR MACHINE ROOMS.)



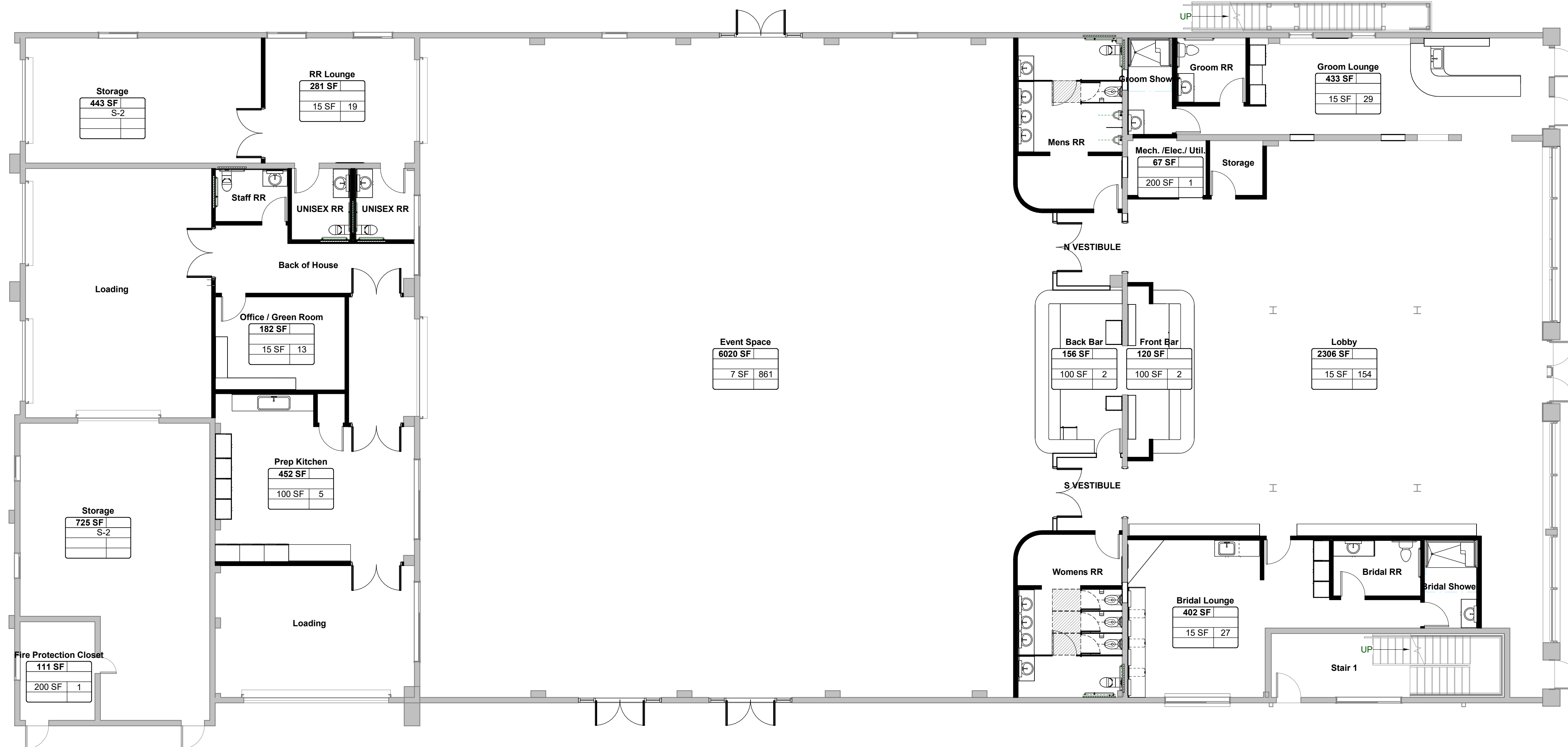
MAXIMUM EXIT TRAVEL DISTANCE



ROOM DIAGONAL DISTANCE



ROOM OR SUITE EXIT PATH



1 LEVEL 01 CODE PLAN
1/8" = 1'-0"

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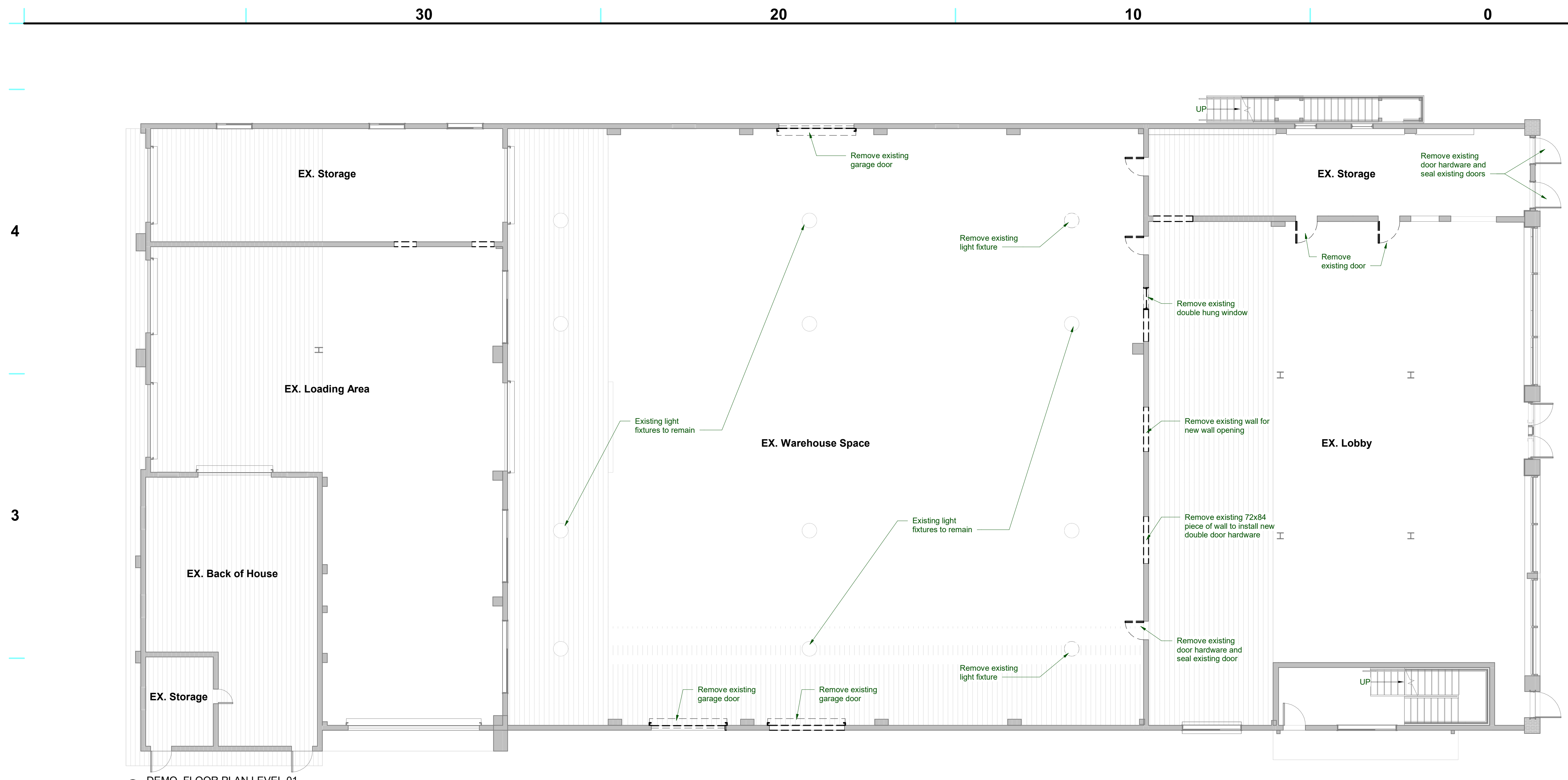
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1 Schematic Design

FIRST FLOOR
DEMOLITION PLAN

AD101



② DEMO_FLOOR PLAN LEVEL 01
1/8" = 1'-0"

DEMOLITION NOTES

1. THE PURPOSE OF THE DEMOLITION DRAWINGS IS TO OUTLINE A GENERAL DIRECTION OF WHAT NEEDS TO BE REMOVED TO ACCOMPLISH THE WORK. WORK SHOWN IS DIAGRAMMATIC IN NATURE AND NOT INTENDED TO BE ALL INCLUSIVE. VERIFY EXISTING CONDITIONS BEFORE BIDDING AND INCLUDE ALL WORK EVIDENT BY SITE INSPECTION, WHETHER OR NOT SHOWN ON DRAWINGS, TO ACHIEVE DESIRED RESULTS INDICATED ON DOCUMENTS FOR COMPLETED WORK.
2. COORDINATE PHASING OF DEMOLITION WORK WITH OWNER PRIOR TO COMMENCING.
3. REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND OTHER CONSULTANTS' DOCUMENTS FOR ADDITIONAL DEMOLITION INFORMATION.
4. PROVIDE TEMPORARY SHORING AS NECESSARY TO PROTECT EXISTING STRUCTURES DURING DEMOLITION AND CONSTRUCTION.
5. NOTIFY ARCHITECT IN ADVANCE OF CUTTING, ALTERATION OR EXCAVATION WHICH MAY EFFECT THE STRUCTURAL STABILITY OF ANY PORTION OF EXISTING STRUCTURES.
6. USE DUE CARE TO MINIMIZE DAMAGE TO EXISTING WORK WHICH IS TO REMAIN. REPLACE, REPAIR, PATCH, AND REPAINT AS REQUIRED WORK DAMAGED, MODIFIED OR AFFECTED BY DEMOLITION WORK.
7. PROTECT INTERIOR OF EXISTING BUILDING FROM CONSTRUCTION DUST, NOISE AND WEATHER.
8. PROTECT EXISTING LANDSCAPING TO REMAIN.
9. COORDINATE WITH OWNER AND SCHEDULE IN ADVANCE INTERRUPTIONS OF ELECTRICAL, MECHANICAL, FIRE PROTECTION, PLUMBING, COMMUNICATION AND OTHER SERVICES, WHICH MAY AFFECT FACILITY OPERATIONS OR OTHER BUILDINGS NEARBY.
10. REMOVE OR CAP CONDUIT AND PIPING FROM ABANDONED UTILITIES.
11. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE OBSERVED OR SUSPECTED IN THE BUILDING, IMMEDIATELY STOP WORK IN THAT AREA AND PROMPTLY NOTIFY THE OWNER / ARCHITECT. THE OWNER WILL ARRANGE REMOVAL OR ENCAPSULATION OF HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
12. CAREFULLY REMOVE ITEMS TO BE REUSED AND STORE THEM UNTIL REINSTALLATION. REPLACE ITEMS DAMAGED DURING REMOVAL OR STORAGE WITH SIMILAR OR COMPARABLE ITEMS AS APPROVED BY THE ARCHITECT. ARCHITECT TO REVIEW ALL REUSED ITEMS PRIOR TO REINSTALLATION.
13. COORDINATE WITH ARCHITECT DEMOLITION AND RECONFIGURATION OF FIRE SPRINKLER LINES AND HEADS.
14. CUT CONCRETE EDGES SHALL BE STRAIGHT AND AS SMOOTH AS POSSIBLE. SEAL ANY EXPOSED REBARS TO PREVENT RUSTING.

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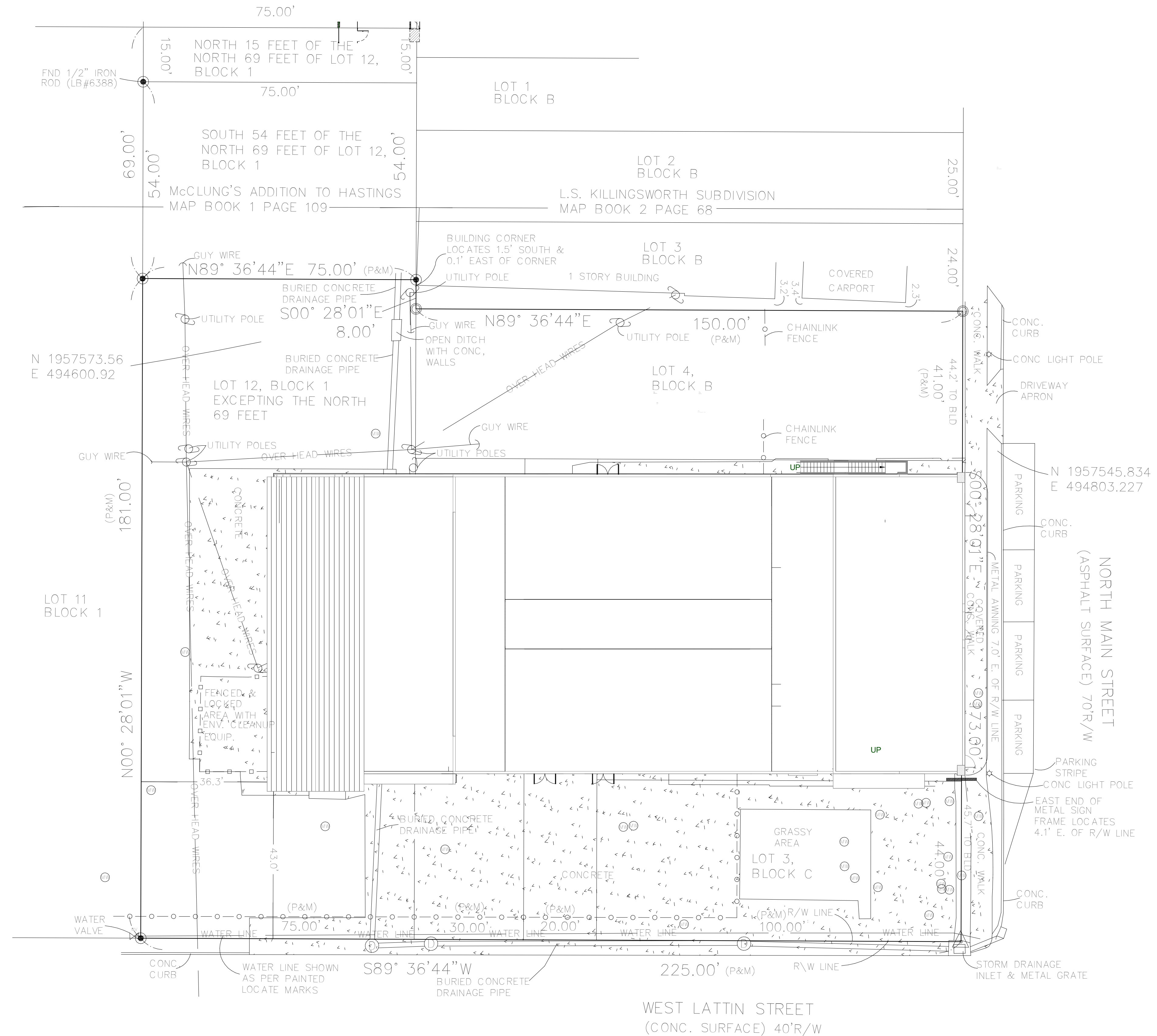
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ARCHITECTURAL SITE
PLAN

A051

1 01 SITE PLAN
1/16" = 1'-0"



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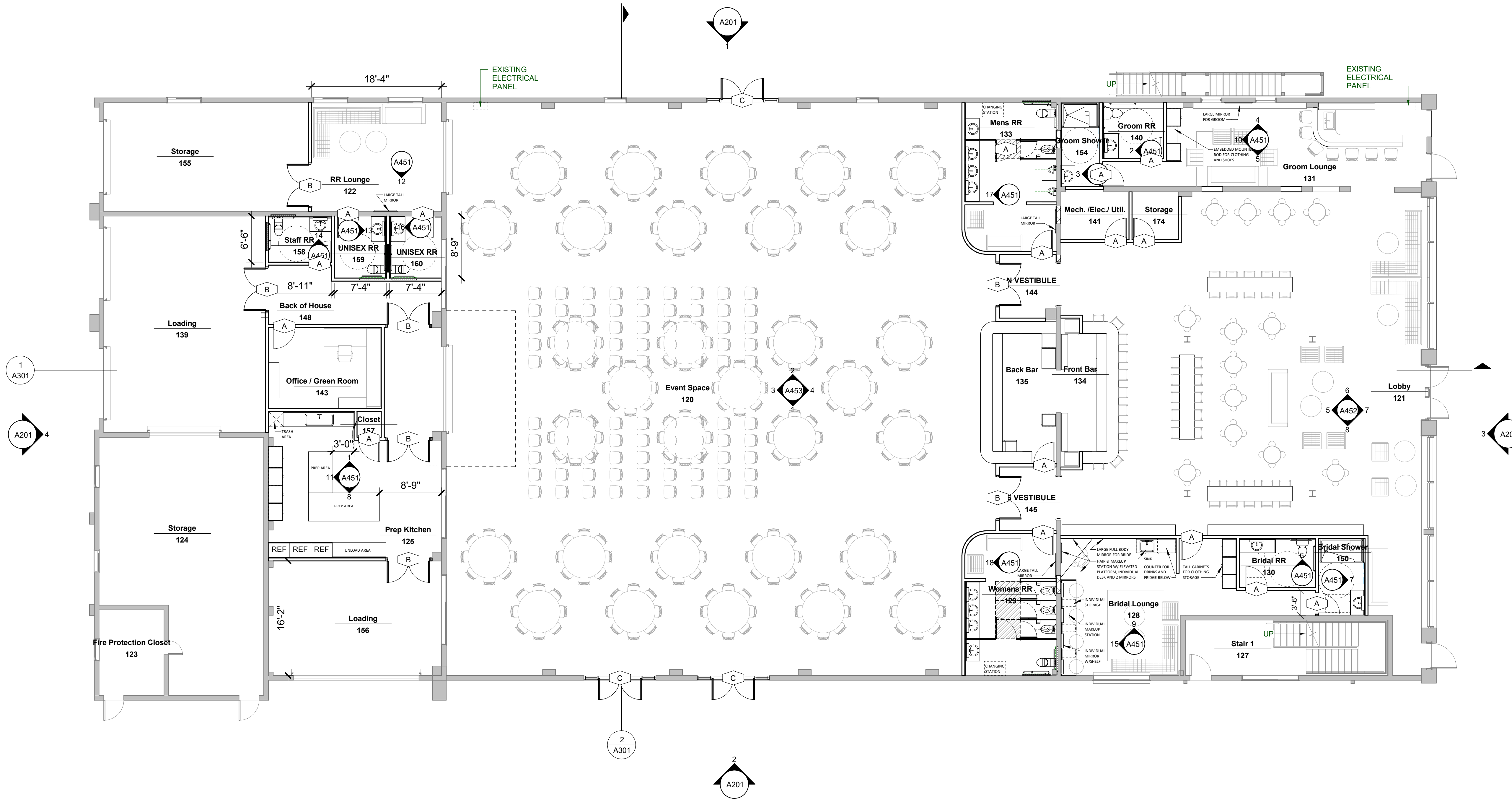
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1 FLOOR PLAN LEVEL 01
1/8" = 1'-0"

FLOOR PLAN NOTES

1. REFER TO ASSEMBLY SHEETS FOR WALL, FLOOR & CEILING ASSEMBLIES.
2. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN - REFER TO STUD SIZE ON WALL ASSEMBLIES SHEET FOR REQUIRED SIZES. SEE ASSEMBLY NOTES FOR GAUGES AND SPACING. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR WALL HUNG ITEMS.
3. DIMENSIONS SHOWN ARE TO FACE OF WD STUD, UNLESS OTHERWISE NOTED. REFER TO ENLARGED PLANS FOR DIMENSIONS WITHIN THOSE AREAS.
4. (E) = EXISTING

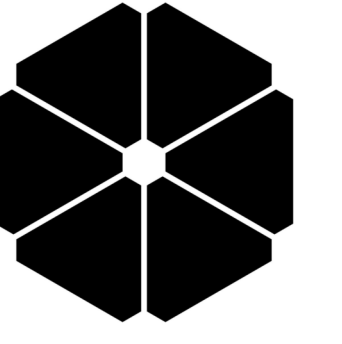
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FIRST FLOOR PLAN

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02 SECOND FLOOR
1/8" = 1'-0"

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SECOND FLOOR PLAN

A102



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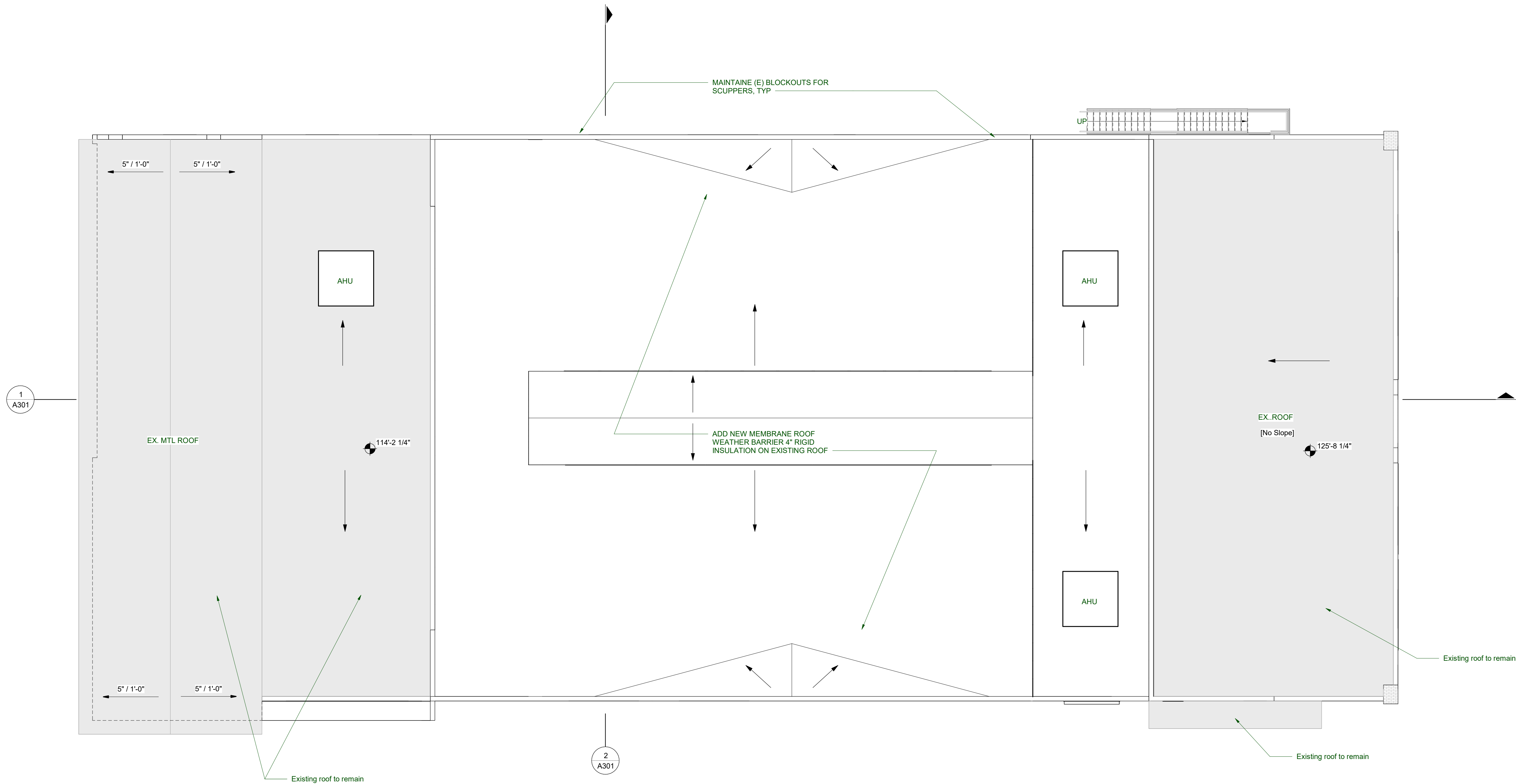
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1 FLOOR PLAN LEVEL 06 ROOF
1/8" = 1'-0"

ROOF PLAN NOTES

- (E) = EXISTING
- ALL NEW FASTNERS TO BE STAINLESS STEEL
- AT MECHANICAL EQUIPMENT ON ROOF, UNLESS OTHERWISE NOTED OR DETAILED, USE MANUFACTURER'S SUPPORT CURBS, CUSTOMIZED TO ACCOMMODATE ROOF SLOPES WITH HEIGHT OF 10" MINIMUM AND 15" MAXIMUM ABOVE ROOF. PROVIDE TAPERED INSULATION OR CRICKETING AS REQUIRED TO MAINTAIN 1/4" PER FOOT MINIMUM DRAINAGE.
- NOT EVERY PARAPET, WALL, COPING, CURB AND FLASHING CONDITION IS ILLUSTRATED OR DETAILED. PROVIDE ROOFING, BLOCKING, FLASHING REGLETS, COPINGS, ETC. TO INSTALL A FULLY WATERPROOFED ASSEMBLY IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS AND THE DESIGN AND REFERENCE STANDARDS OF SMACNA'S ARCHITECTURAL SHEET METAL MANUAL, CURRENT EDITION.

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ROOF PLAN

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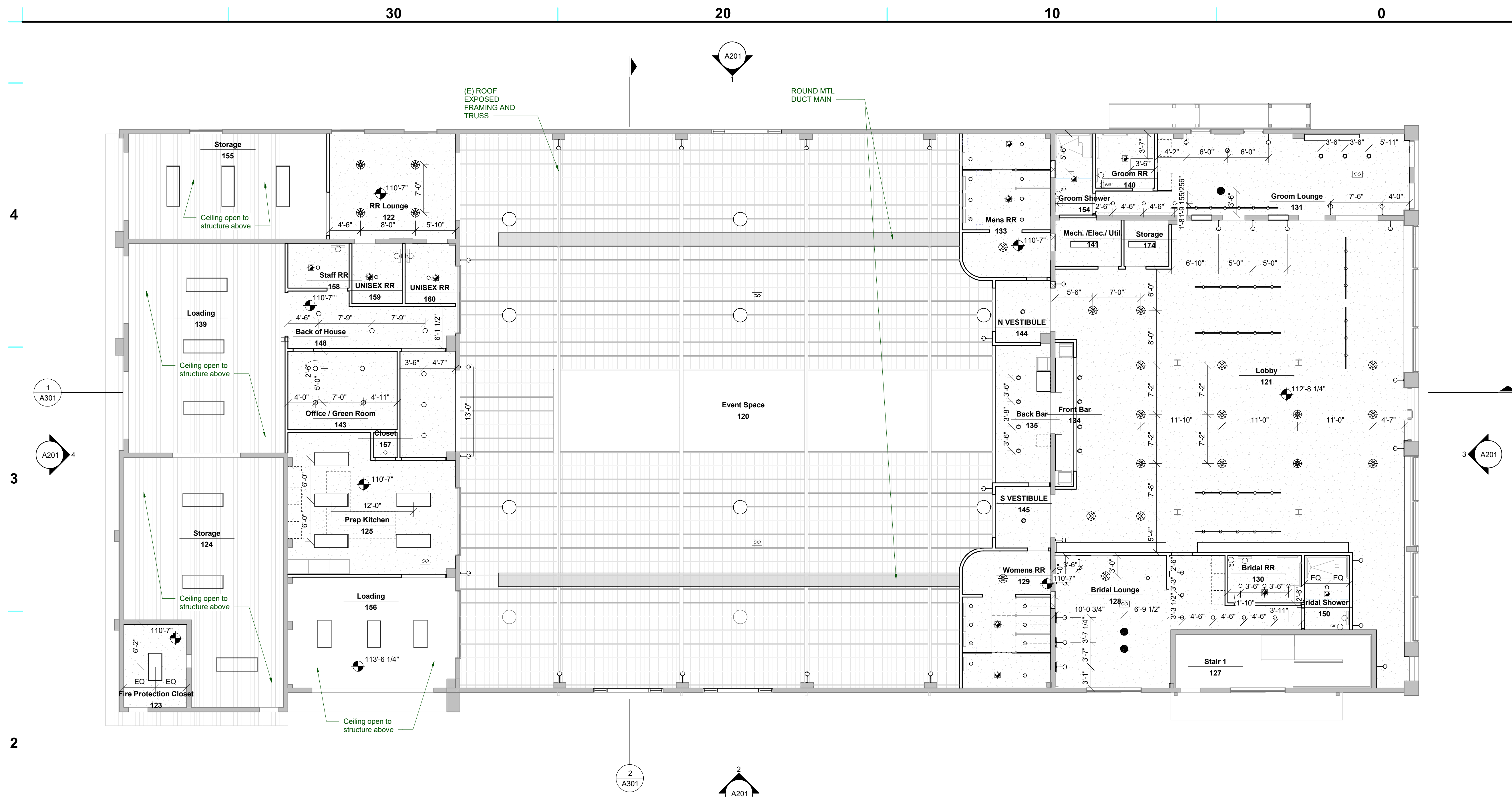
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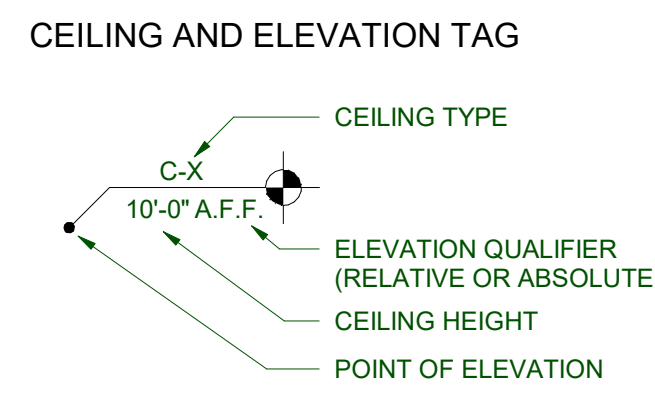
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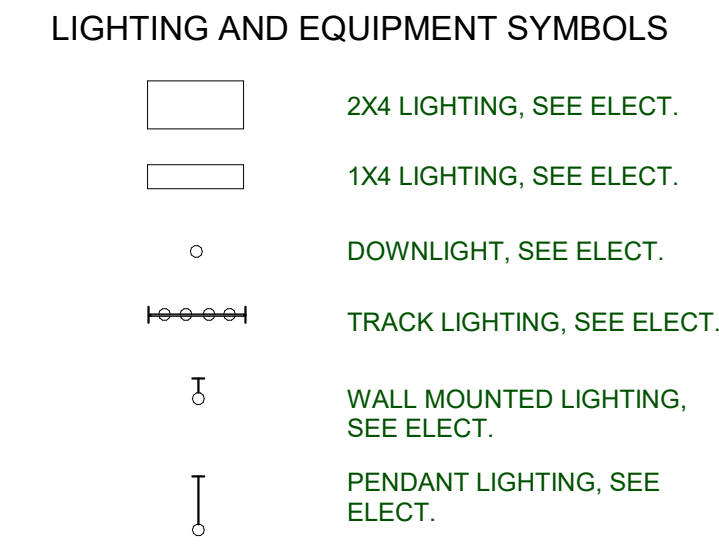
1 RCP LEVEL 1
1/8" = 1'-0"

CEILING LEGEND

CEILING TYPE GRAPHICS
 GYPSUM BOARD / PLASTER



LIGHTING LEGEND



CEILING PLAN NOTES

1. REFER TO ASSEMBLY SHEETS FOR CEILING ASSEMBLIES.
2. REFER TO FINISH SCHEDULE FOR FINISH NOTES AT EXPOSED CEILINGS.
3. STRUCTURAL STEEL, MISCELLANEOUS STEEL, FIREPROOFING, DUCTWORK, MECHANICAL AND SPRINKLER PIPING, ELECTRICAL CONDUIT AND THEIR SUPPORT SYSTEMS TO BE PAINTED UNLESS OTHERWISE NOTED AT ROOMS / AREAS WHERE EXPOSED TO VIEW.
5. ALIGN LIGHT FIXTURES, SPEAKERS, SMOKE DETECTORS, SPRINKLER HEADS AND OTHER DEVICES AS INDICATED ON THE DRAWINGS. VERIFY PLACEMENT WITH ARCHITECT FOR DEVICES AND FIXTURES NOT SHOWN.
6. PROVIDE METAL STUD OR STEEL DIAGONAL BRACING TO STRUCTURE ABOVE CEILING AT 4'-0" ON CENTER MAXIMUM WHERE REQUIRED AT SOFFITS, COVES, PARTITIONS, AND OTHER ASSEMBLIES WHETHER OR NOT INDICATED ON DRAWINGS.

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FIRST FLOOR REFLECTED CEILING PLAN

A151

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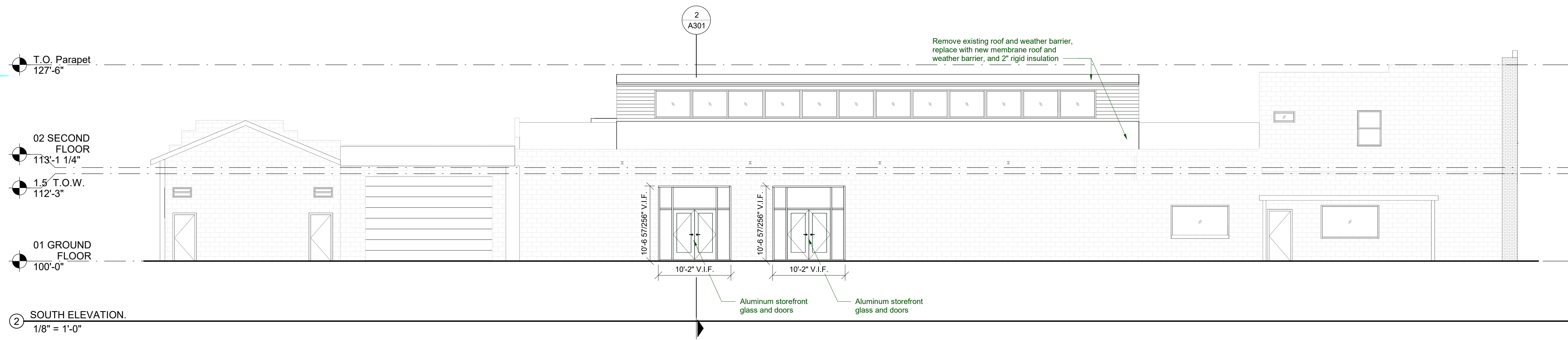
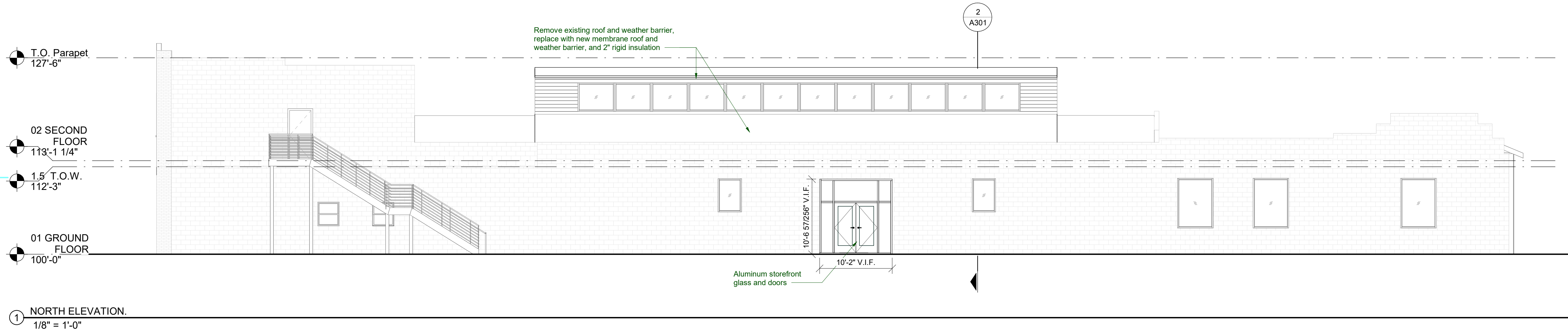
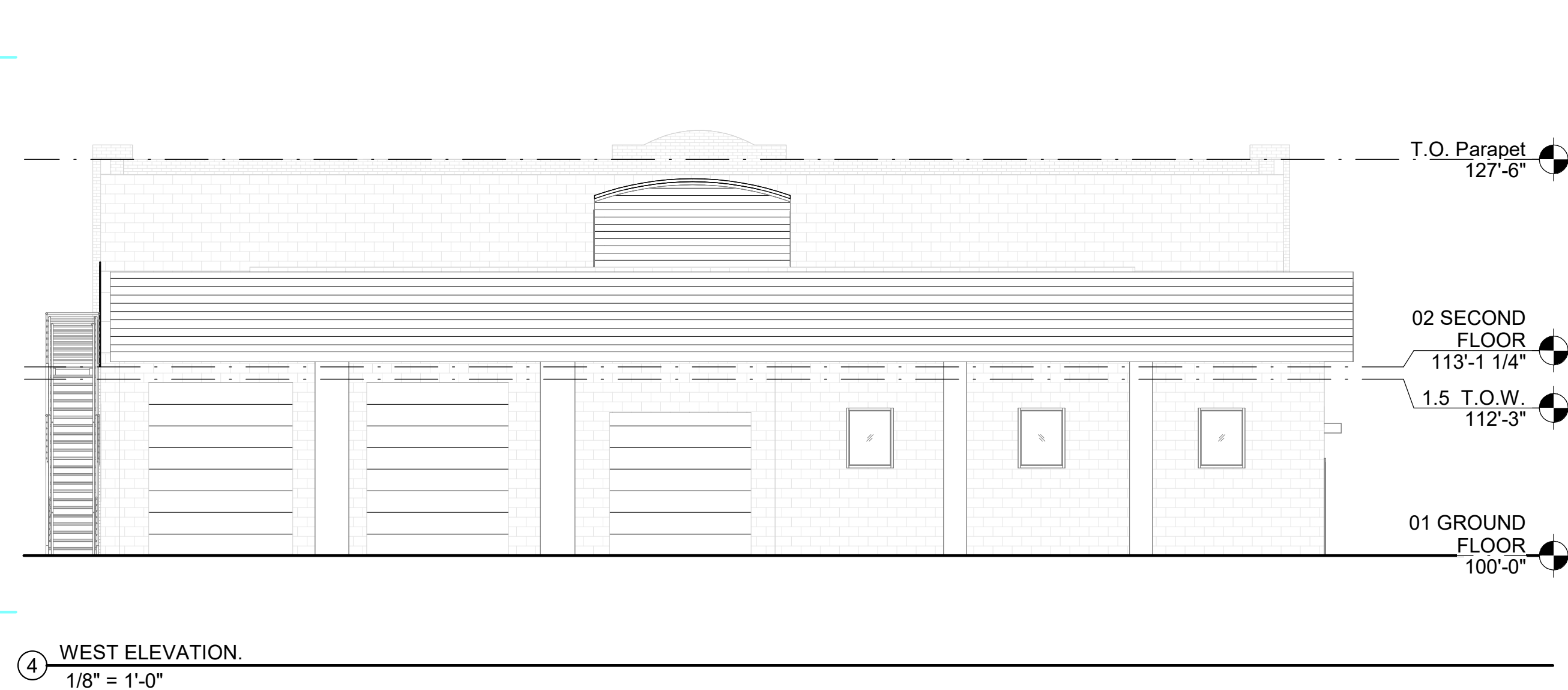
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EXTERIOR ELEVATIONS

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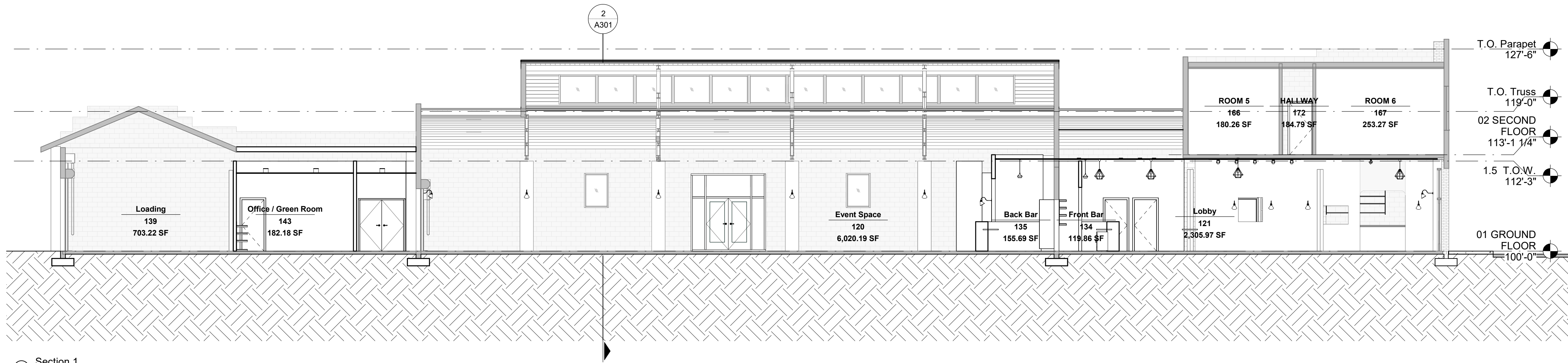
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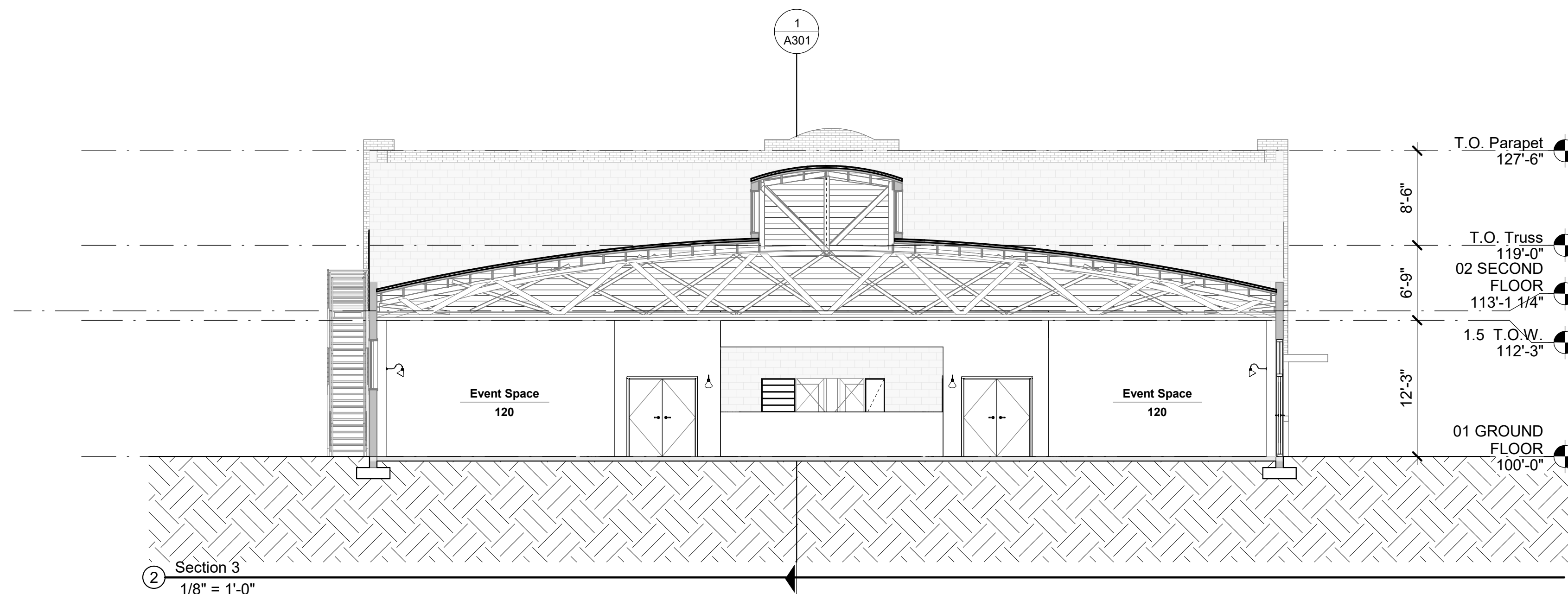
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1 Section 1
1/8" = 1'-0"

ELEVATION / SECTION NOTES

1. REFER TO ASSEMBLY SHEETS FOR WALL, ROOF, FLOOR AND CEILING ASSEMBLIES.
2. REFER TO WINDOW SCHEDULE SHEET.
3. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS.
4. LINE OF FOUNDATIONS (SHOWN DASHED) ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTING ELEVATIONS.
5. DIMENSIONS ARE SHOWN TO DIMENSION POINT (DIM. PT.) OF REFERENCED DETAIL, WHERE APPLICABLE.
6. PROVIDE COMPENSATION JOINTS IN STUD WALLS BEHIND EXPANSION, SEISMIC AND CONTROL JOINTS AS REQUIRED OR SHOWN.
7. ALIGN MATERIAL, CONTROL AND EXPANSION JOINTS VERTICALLY AND HORIZONTALLY WITH ADJACENT JOINTS AND DOOR, WINDOW AND LOUVER HEADS/ JAMBS / SILLS AS INDICATED ON THE DRAWINGS. VERIFY DIMENSIONS WITH DETAIL CONDITIONS.



2 Section 3
1/8" = 1'-0"

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BUILDING SECTIONS

A301



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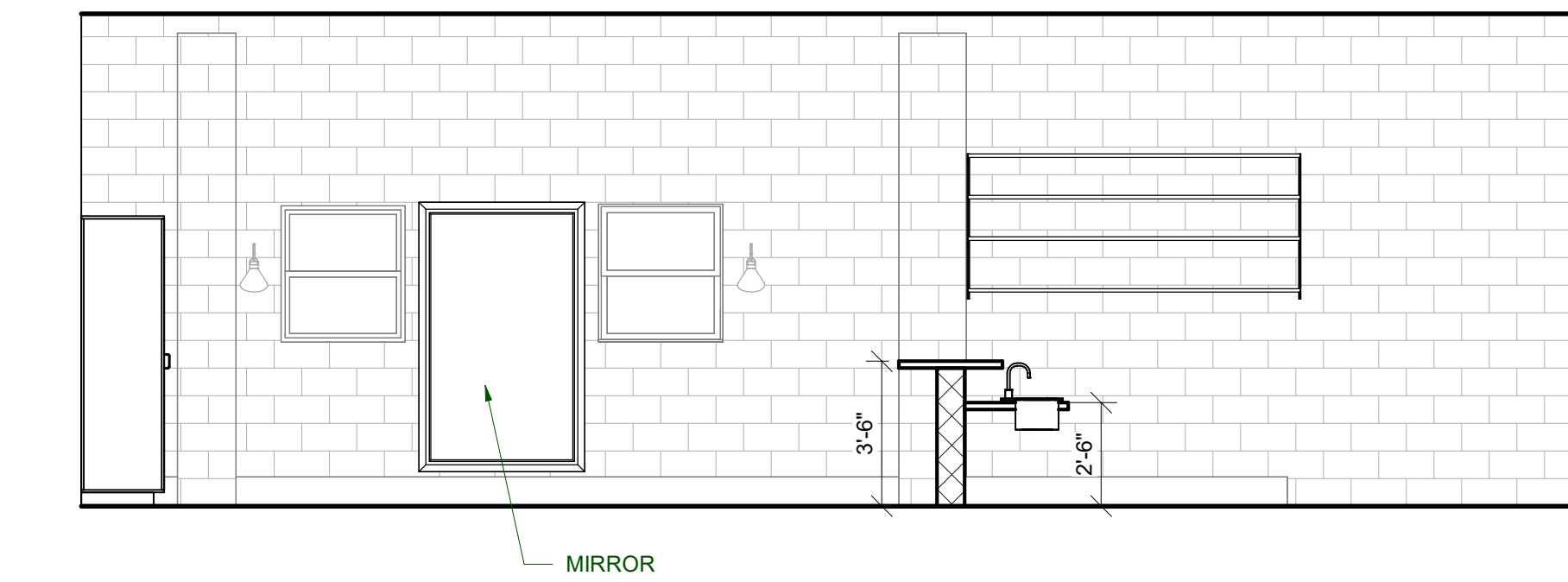
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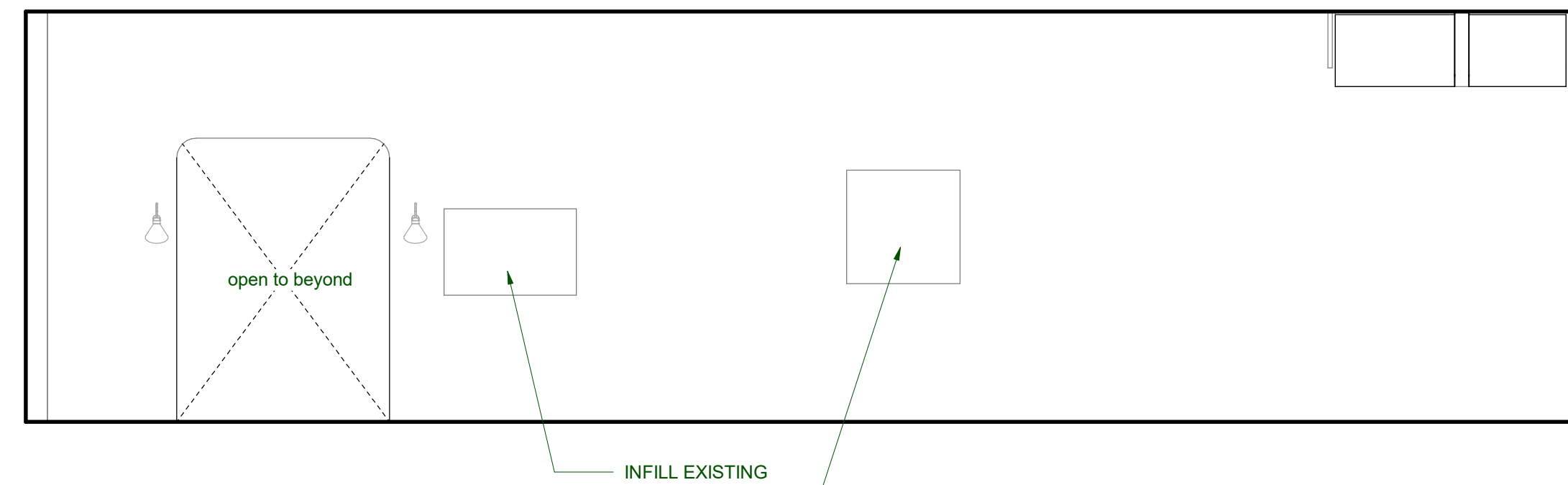
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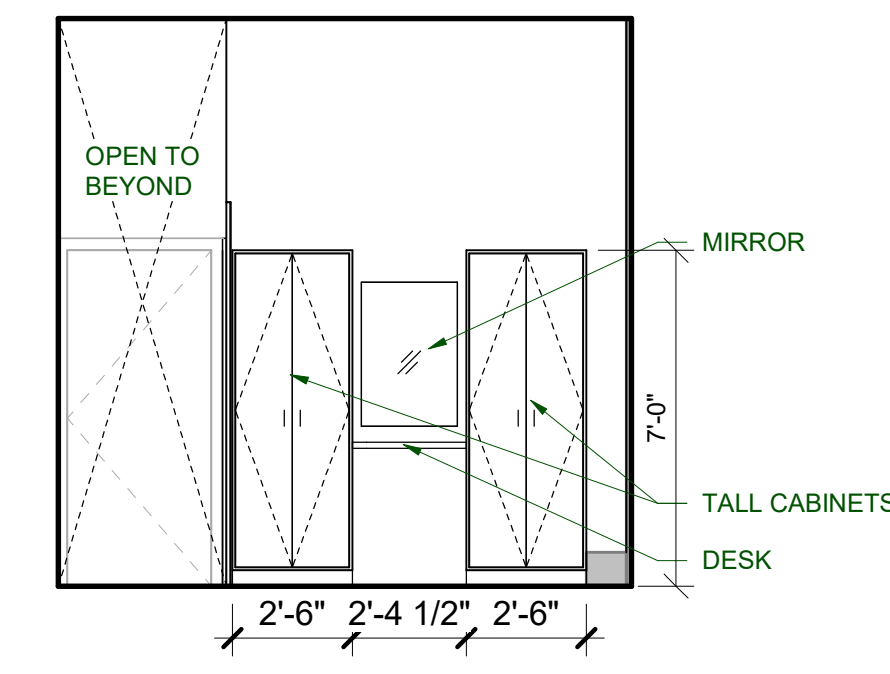
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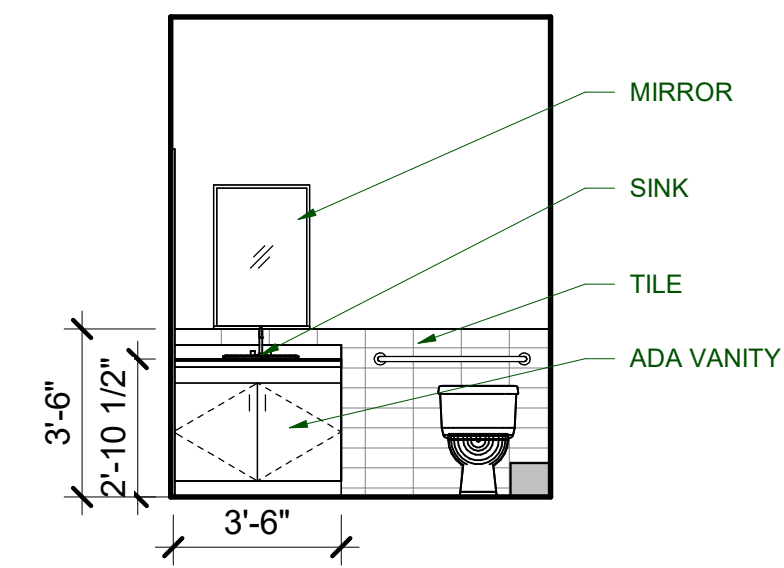
4 Groom's Lounge - NORTH
1/4" = 1'-0"



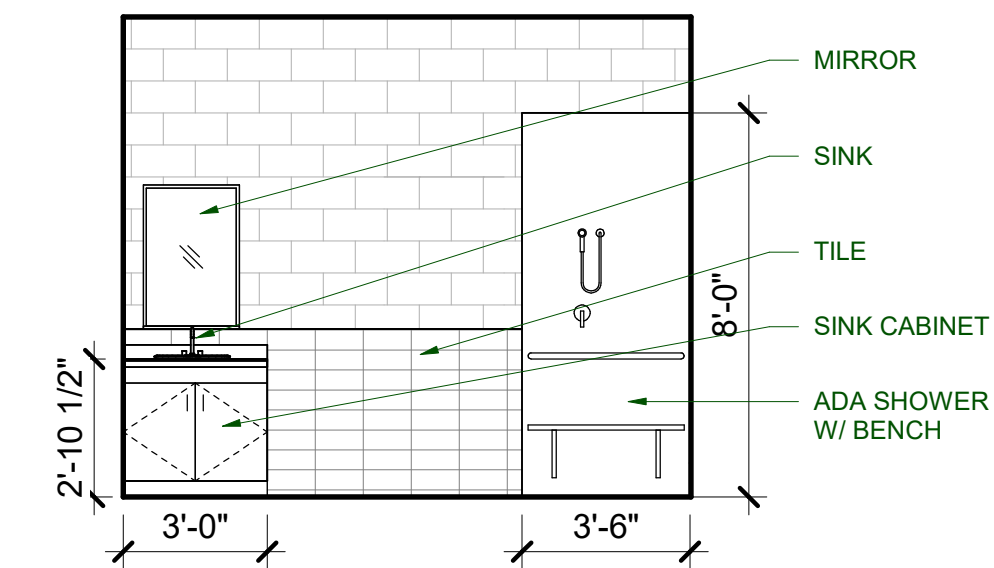
5 Groom's Lounge - SOUTH
1/4" = 1'-0"



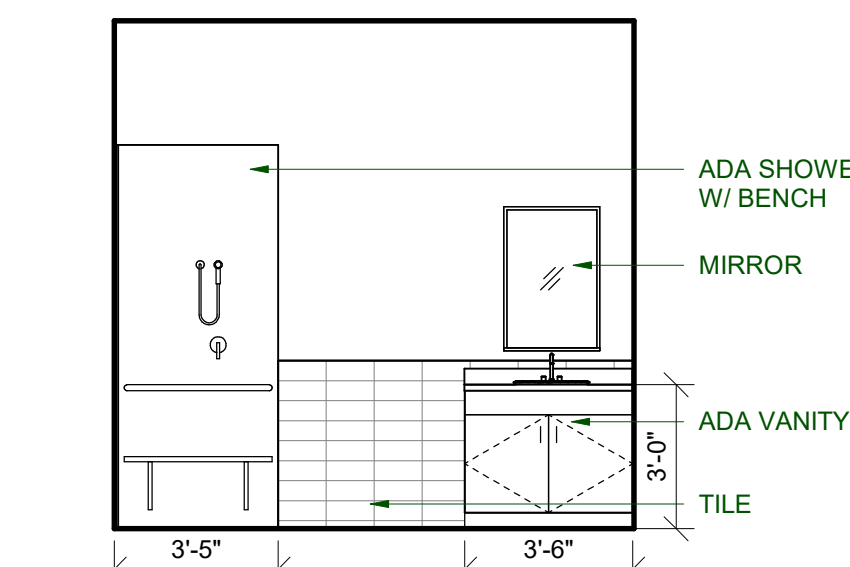
10 Groom's Lounge - WEST
1/4" = 1'-0"



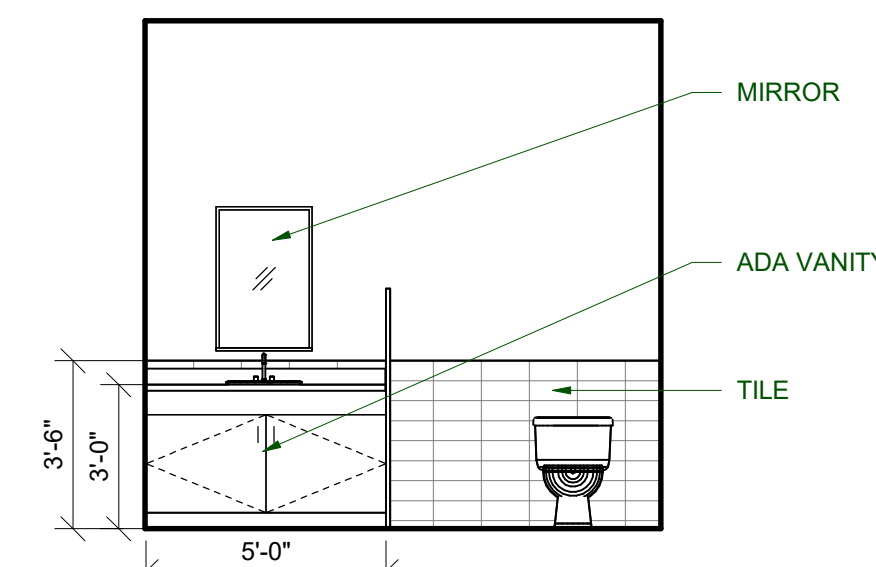
2 Groom's Lounge - Restroom - WEST
1/4" = 1'-0"



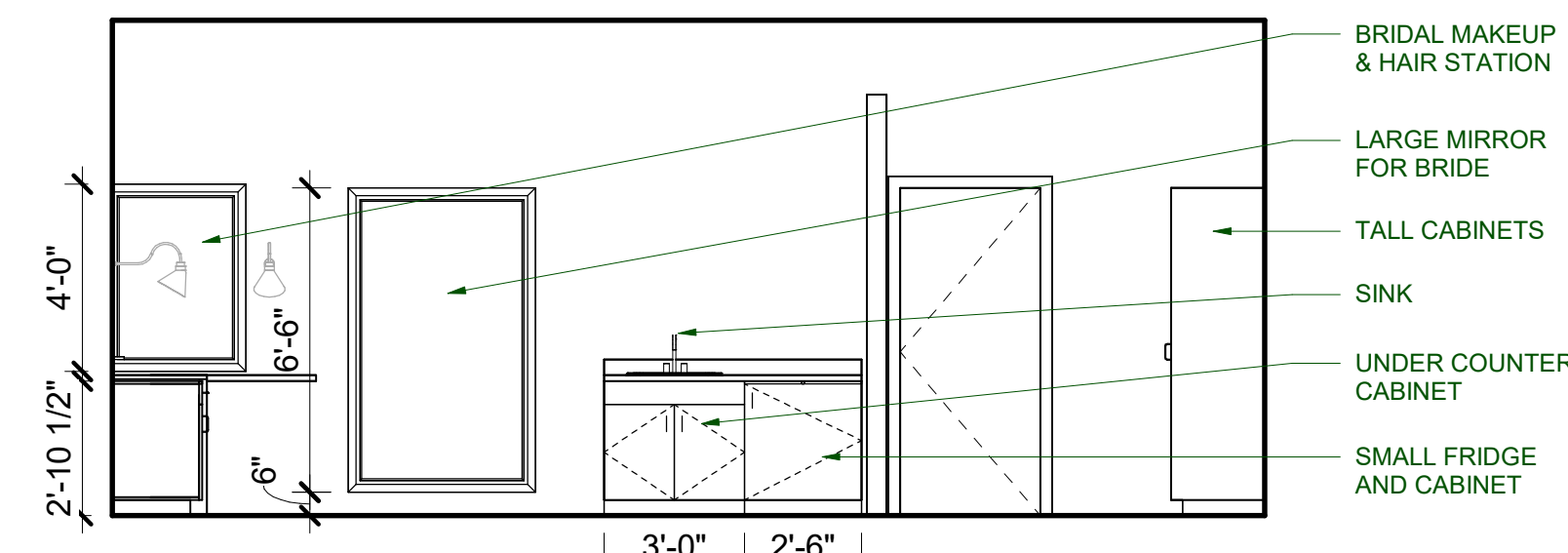
3 Groom's Lounge - Shower Room - WEST
1/4" = 1'-0"



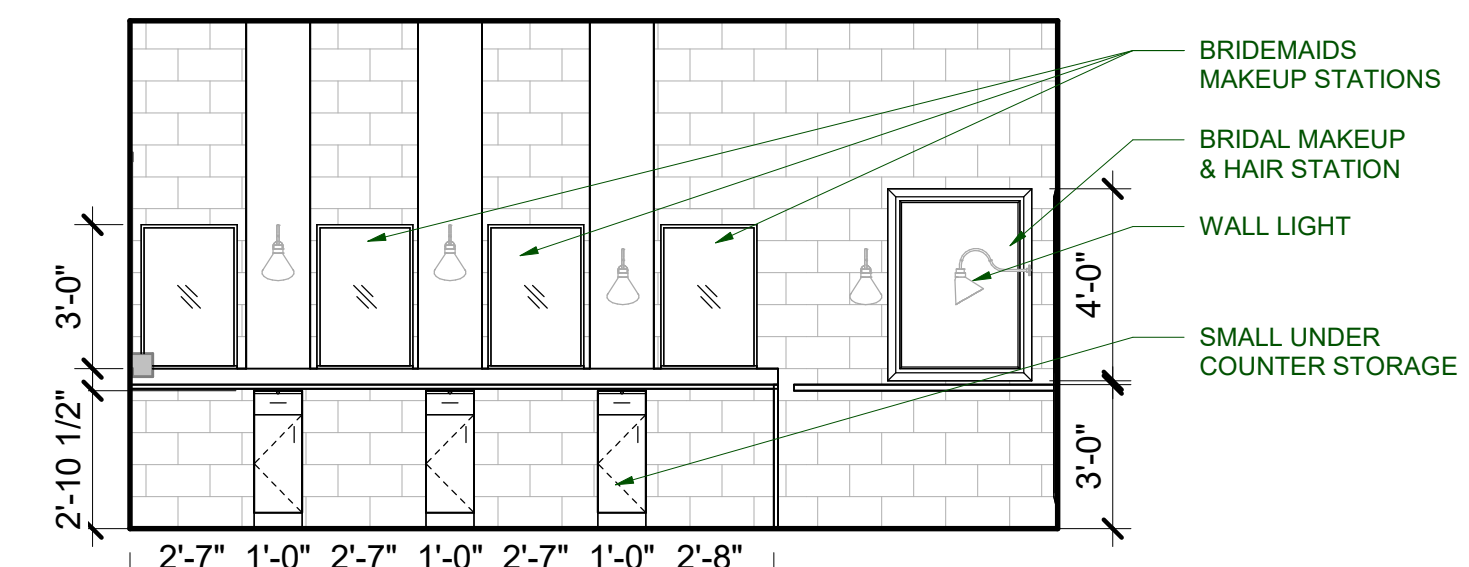
7 Bridal Lounge - Shower Room - EAST
1/4" = 1'-0"



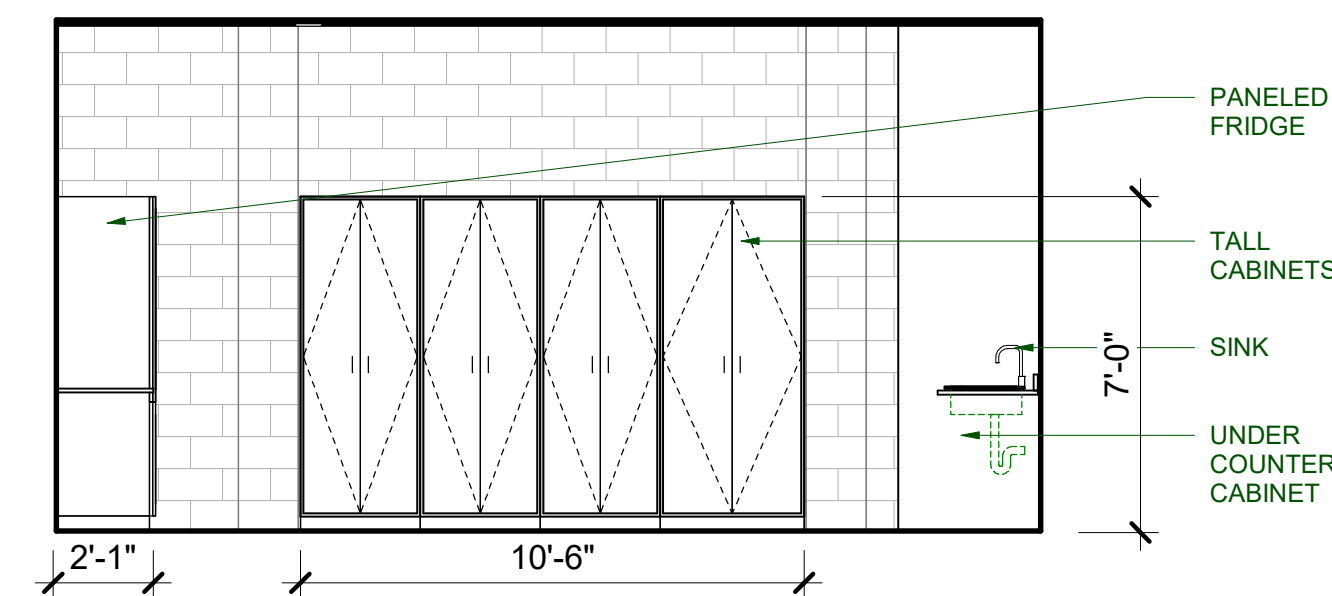
6 Bridal Lounge - Restroom - NORTH
1/4" = 1'-0"



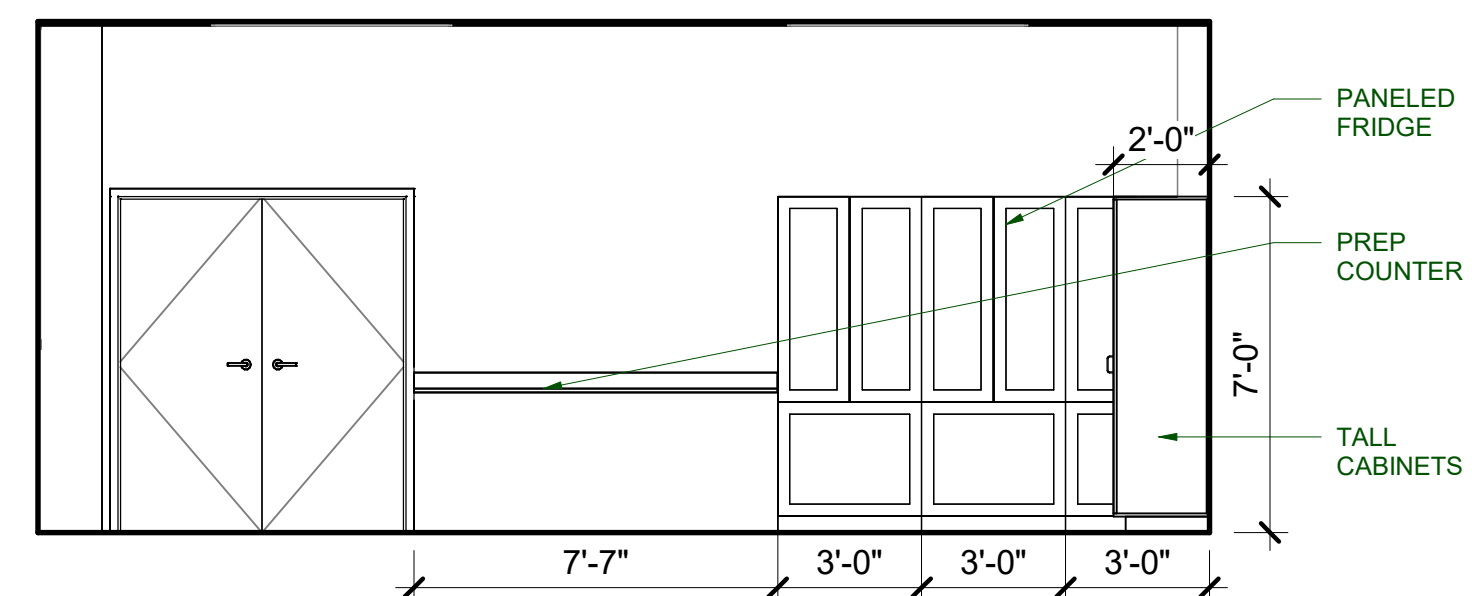
9 Bridal Lounge - NORTH
1/4" = 1'-0"



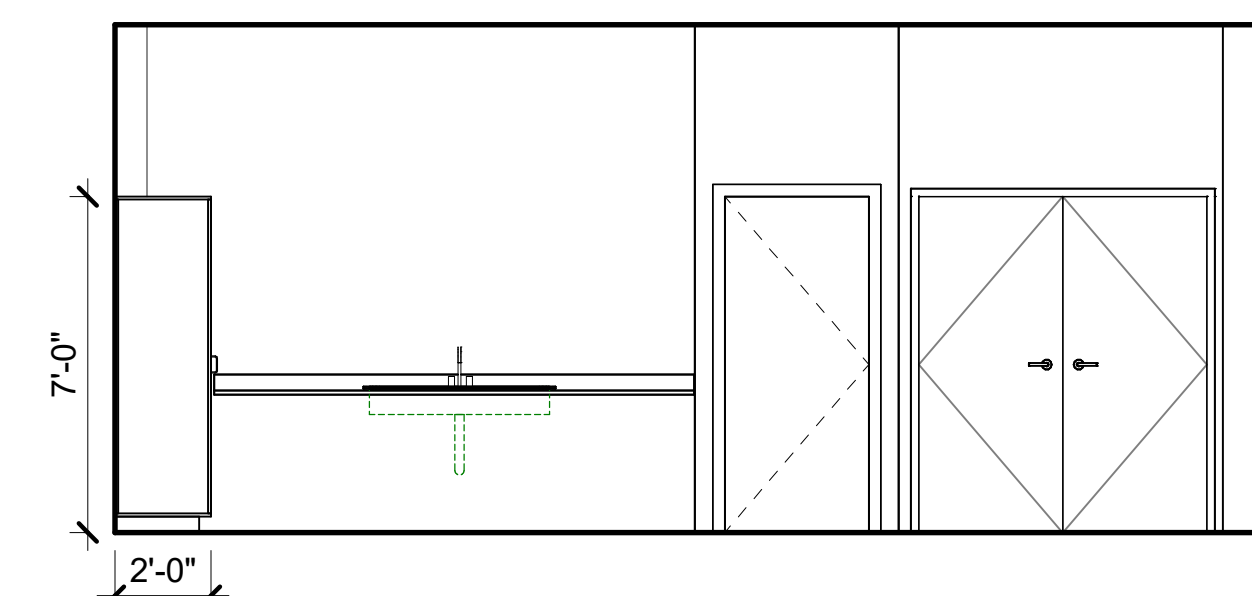
15 Bridal Lounge - WEST
1/4" = 1'-0"



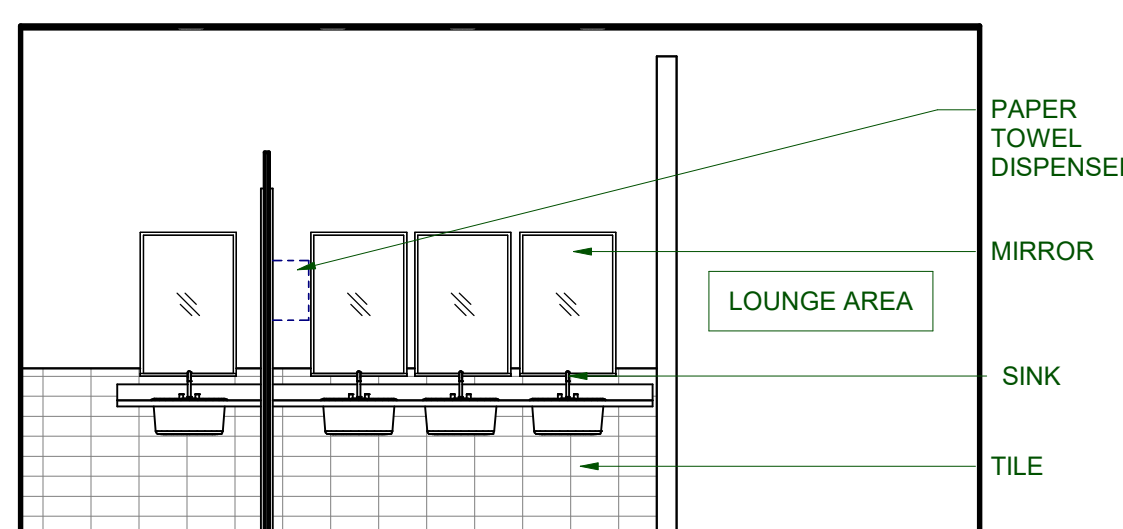
11 Back of House - Prep Kitchen - WEST
1/4" = 1'-0"



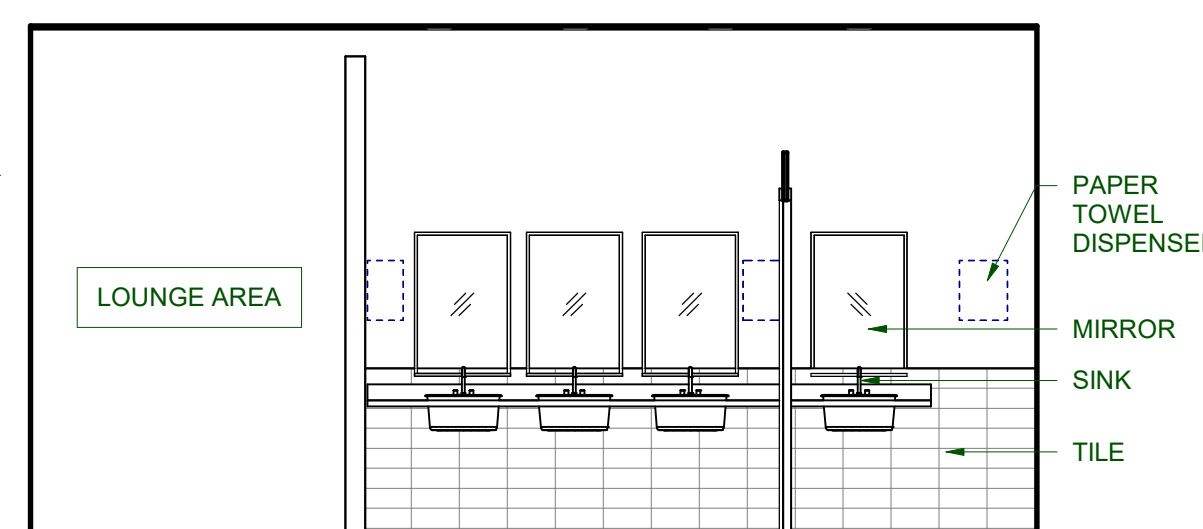
8 Back of House - Prep Kitchen - SOUTH
1/4" = 1'-0"



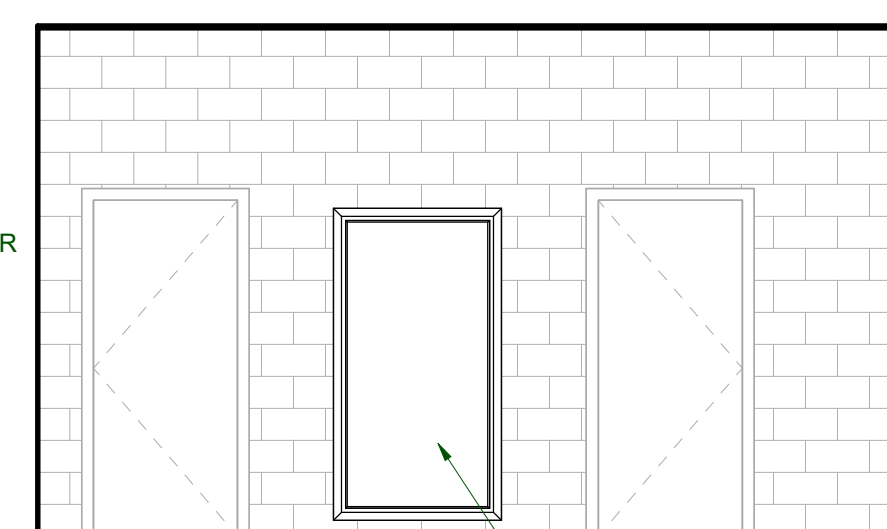
1 Back of House - Prep Kitchen - NORTH
1/4" = 1'-0"



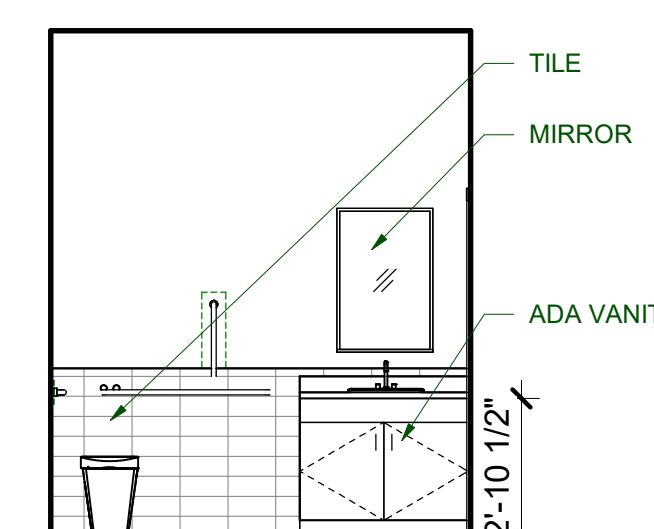
16 Women's Restroom - WEST
1/4" = 1'-0"



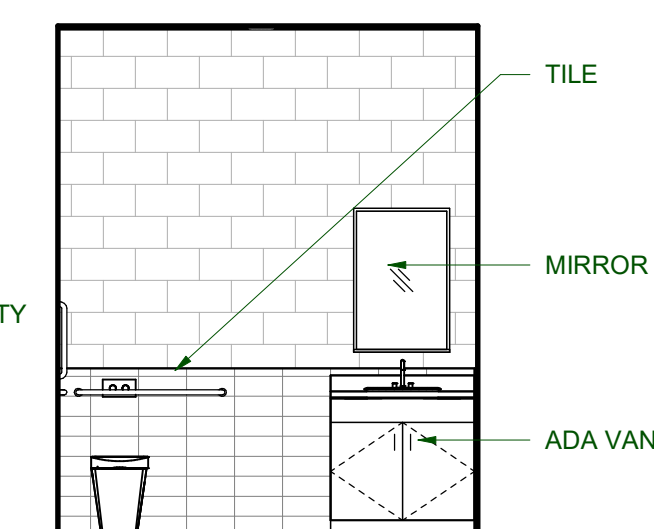
17 Men's Restroom - WEST
1/4" = 1'-0"



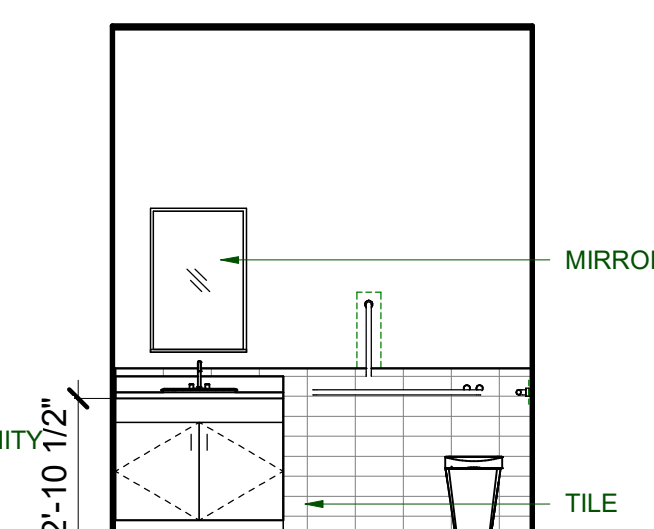
12 Back of House - Restroom's Lounge - SOUTH
1/4" = 1'-0"



16 Back of House - Women's RR - WEST
1/4" = 1'-0"



14 Back of House - Staff RR - NORTH
1/4" = 1'-0"



13 Back of House - Men's RR - EAST
1/4" = 1'-0"

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Drawn By:		Author

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INTERIOR ELEVATIONS -
BRIDE & GROOM
LOUNGES & BACK OF
HOUSE

A451



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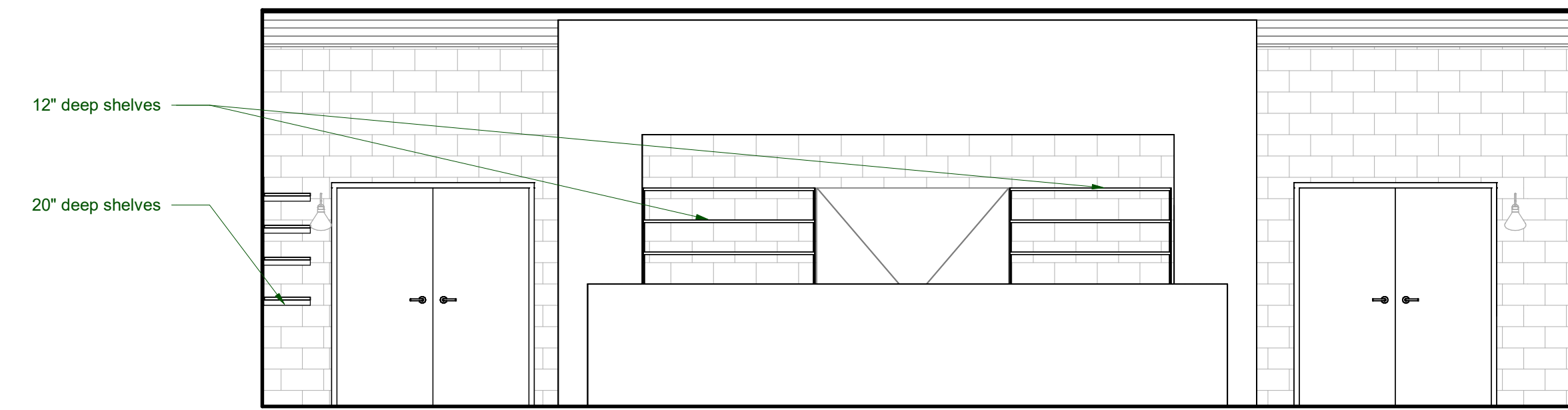
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 Saint Augustine, FL 32080
 T. 904.770.5277
 conner@opencityarchitecture.com

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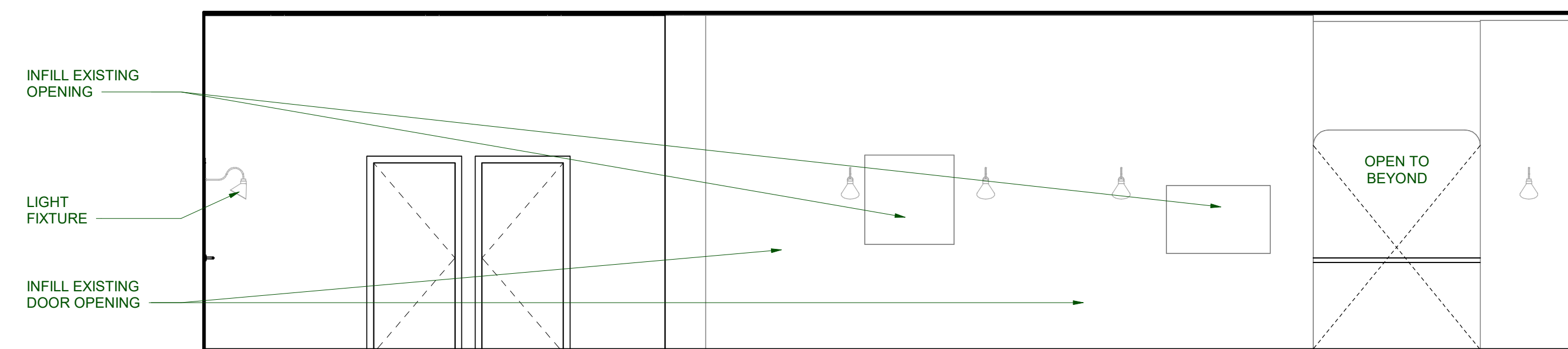
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 CONSTRUCTION

Hastings Event Space

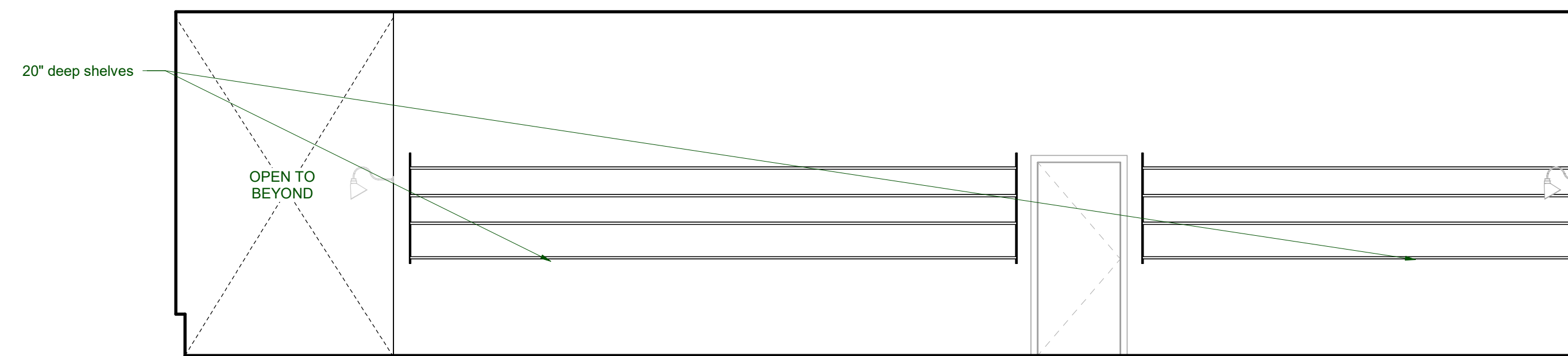
301 North Main Street, Hastings FL 32145



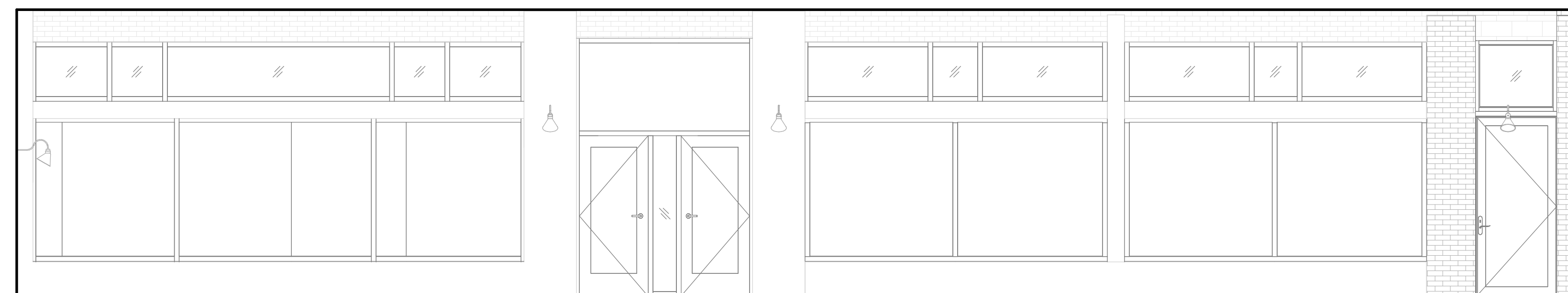
⑤ Lobby - WEST
 1/4" = 1'-0"



⑥ Lobby - NORTH
 1/4" = 1'-0"



⑧ Lobby - SOUTH
 1/4" = 1'-0"



⑦ Lobby - EAST
 1/4" = 1'-0"

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INTERIOR ELEVATIONS -
 LOBBY

A452

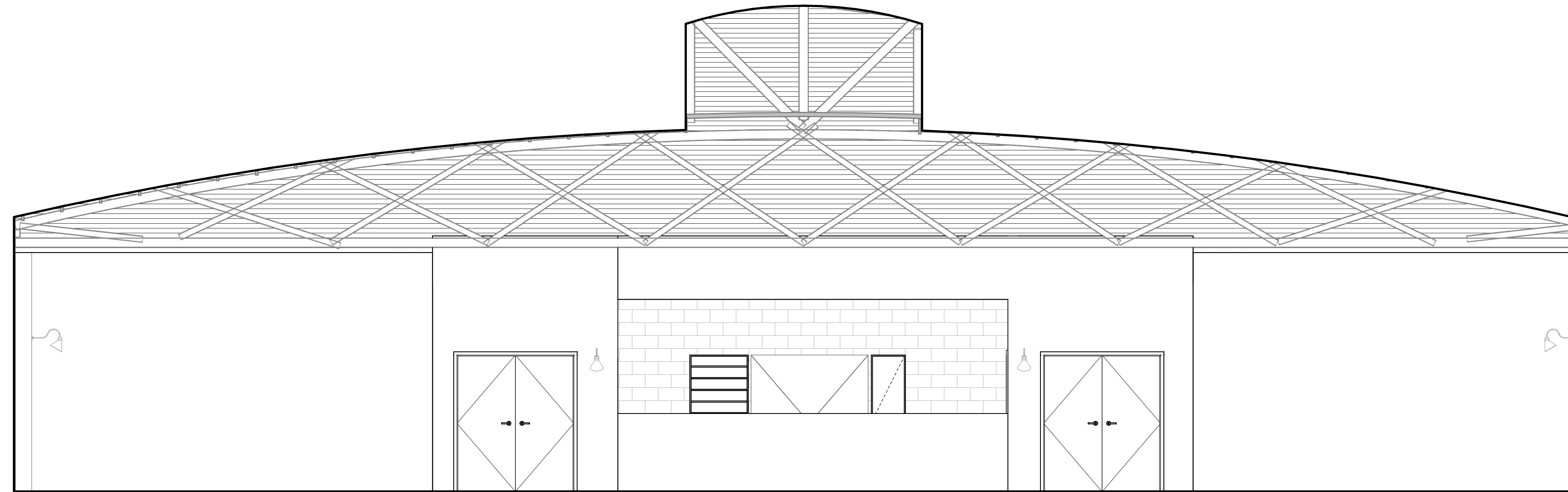


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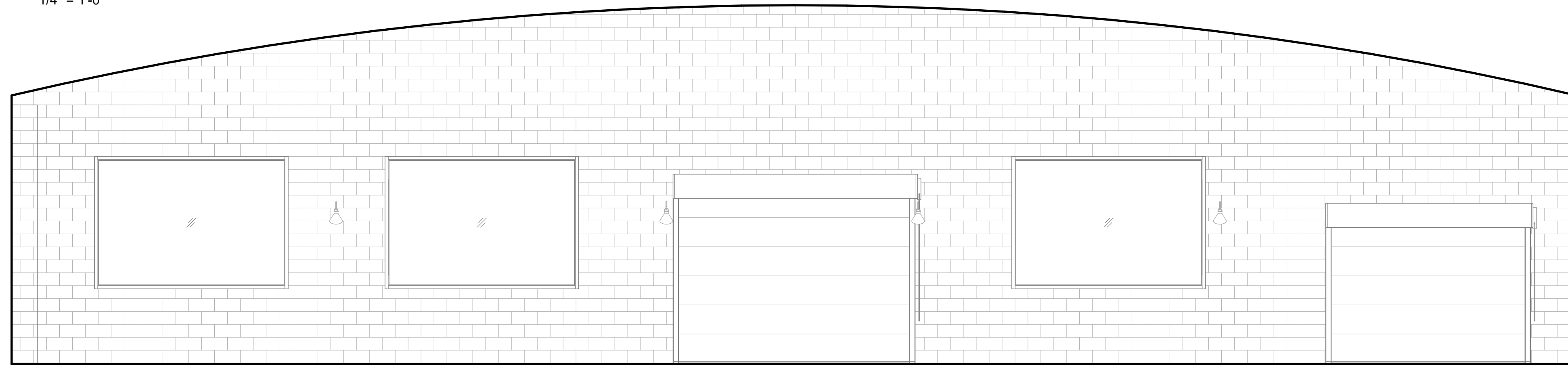
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Saint Augustine, FL 32080
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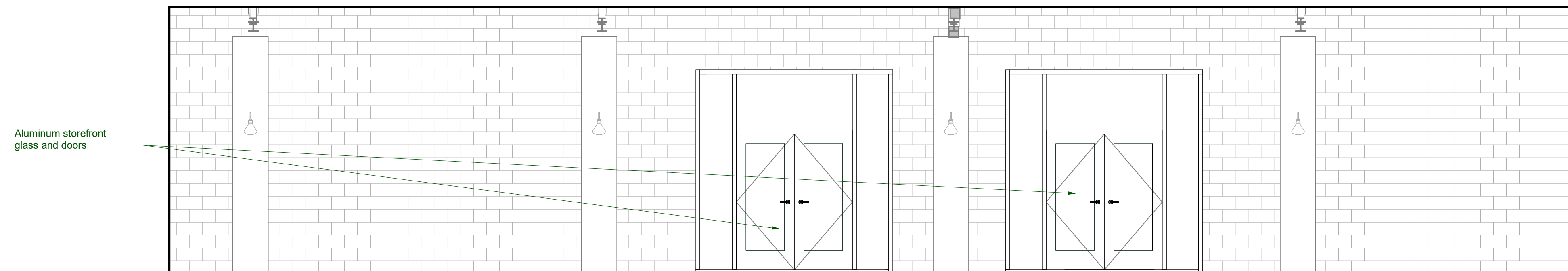
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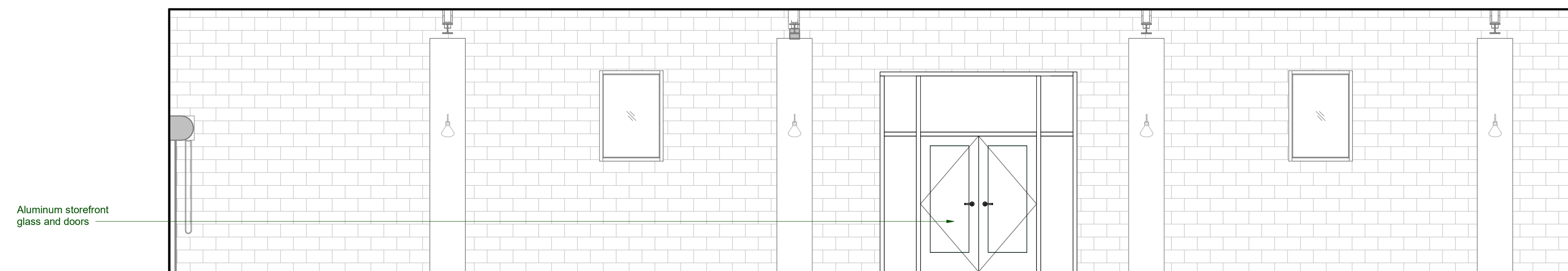
④ Event Space - EAST
1/4" = 1'-0"



③ Event Space - WEST
1/4" = 1'-0"



① Event Space - SOUTH
1/4" = 1'-0"



② Event Space - NORTH
1/4" = 1'-0"

Hastings Event Space

301 North Main Street, Hastings FL 32145

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INTERIOR ELEVATIONS -
EVENT SPACE

A453



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 Saint Augustine, FL 32080
 T. 904.770.5277
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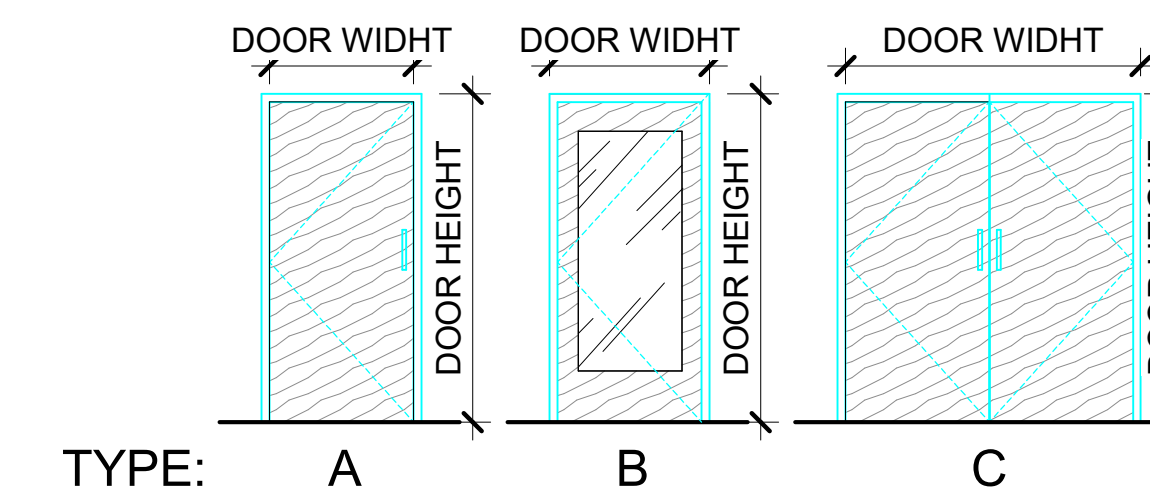
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FINISH SCHEDULE									
Level	Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments	Revision
01 GROUND FLOOR	120	Event Space	Conc. Stain	None	EXISTING TO REMAIN	EXPOSED			
01 GROUND FLOOR	121	Lobby	Conc Stain	PTD WD	EXISTING + GWB (NEW)	PTD GWB	12'-6"		
01 GROUND FLOOR	122	RR Lounge	Conc Stain	None	EXISTING TO REMAIN	PTD GWB	10'-7"		
01 GROUND FLOOR	123	Fire Protection Closet	Existing	None	EXISTING TO REMAIN	PTD GWB	10'-7"	PLWD at walls where required	
01 GROUND FLOOR	124	Storage	Existing	None	EXISTING TO REMAIN	EXPOSED			
01 GROUND FLOOR	125	Prep Kitchen	Concrete	PTD WD	PTD GWB/PL PANELS	PTD GWB	10'-7"		
01 GROUND FLOOR	127	Stair 1		NA	EXISTING TO REMAIN	EXPOSED		NO WORK	
01 GROUND FLOOR	128	Bridal Lounge	Conc Stain	PTD WD	PTD GWB	PTD GWB	10'-0"		
01 GROUND FLOOR	129	Womens RR	Conc Stain	PTD WD	PTD GWB/TILE	PTD GWB	9'-0"		
01 GROUND FLOOR	130	Bridal RR	Conc Stain	PTD WD	PTD GWB/TILE	PTD GWB	10'-0"		
01 GROUND FLOOR	131	Groom Lounge	Conc Stain	PTD WD	PTD GWB	PTD GWB	10'-0"		
01 GROUND FLOOR	133	Mens RR	Conc Stain	PTD WD	PTD GWB/TILE	PTD GWB	9'-0"		
01 GROUND FLOOR	134	Front Bar	Conc Stain	Rubber Base	PTD GWB/TILE	PTD GWB	10'-7"		
01 GROUND FLOOR	135	Back Bar	Conc Stain	Rubber Base	PTD GWB/TILE	PTD GWB			
01 GROUND FLOOR	139	Loading	Existing	None	EXISTING TO REMAIN	EXPOSED			
01 GROUND FLOOR	140	Groom RR	Conc Stain	PTD WD	PTD GWB/TILE	PTD GWB	12'-0"		
01 GROUND FLOOR	141	Mech. /Elec./ Util.	Conc Stain	PTD WD	PTD GWB/TILE	PTD GWB	10'-7"		
01 GROUND FLOOR	143	Office / Green Room	Concrete	PTD WD	PTD GWB	PTD GWB	10'-7"		
01 GROUND FLOOR	144	N VESTIBULE	Conc Stain	PTD WD	PTD GWB	PTD GWB	12'-6"		
01 GROUND FLOOR	145	S VESTIBULE	Conc Stain	PTD WD	PTD GWB	PTD GWB	12'-6"		
01 GROUND FLOOR	148	Back of House	Concrete	Rubber Base	PTD GWB	PTD GWB	10'-7"		
01 GROUND FLOOR	150	Bridal Shower	Conc Stain	Rubber Base	PTD GWB/TILE	PTD GWB	12'-0"		
01 GROUND FLOOR	154	Groom Shower	Conc Stain	Rubber Base	PTD GWB/TILE	PTD GWB	12'-0"		
01 GROUND FLOOR	155	Storage	Existing	None	EXISTING TO REMAIN	EXPOSED			
01 GROUND FLOOR	156	Loading	Existing	None	EXISTING TO REMAIN	EXPOSED			
01 GROUND FLOOR	157	Closet	Concrete	Rubber Base	PTD GWB	PTD GWB	10'-7"		
01 GROUND FLOOR	158	Staff RR	Concrete	Rubber Base	PTD GWB/TILE	PTD GWB	10'-7"		
01 GROUND FLOOR	159	UNISEX RR	Concrete	Rubber Base	PTD GWB/TILE	PTD GWB	10'-7"		
01 GROUND FLOOR	160	UNISEX RR	Concrete	Rubber Base	PTD GWB/TILE	PTD GWB	10'-7"		
01 GROUND FLOOR	174	Storage	Existing	None	EXISTING TO REMAIN	EXPOSED	10'-7"		

DOOR SCHEDULE									
DOOR FAMILY	DOOR TAG	DOOR LEVEL	SIZE	OPERATION	THICKNESS	MATERIAL	COUNT	COMMENTS	REVISION(S)
A	A1	01 GROUND FLOOR	36" x 84"	SINGLE SWING	2"	WOOD	17		
B	B1	01 GROUND FLOOR	6'-0" W x 7' 0" H	DOUBLE SWING	0"	WOOD	9		
C	C1	01 GROUND FLOOR	SYSTEM AS DOOR FRAME_FG	DOUBLE SWING	0"	GLASS, ALUMINUM	3		

DOOR SCHEDULE COMMENTS

- DOOR IS PART OF WINDOW SYSTEM, VERIFY SIZE WITH WINDOW/RELITE SCHEDULE OR EXTERIOR/INTERIOR ELEVATIONS.
- CONNECT MAGNETIC HOLD-OPEN OR MECHANICAL DOOR CLOSER TO FIRE ALARM SYSTEM TO BE ACTIVATED BY A SIGNAL FROM THE FIRE ALARM SYSTEM OR LOSS OF POWER. COORDINATE ELECTRICAL HWWR. WITH DIV.26 AND FIRE ALARM DESIGN.
- ELECTRONIC CARD ACCESS - COORDINATE CONDUIT AND POWER REQUIREMENTS WITH OWNER, ELECTRICAL, AND SECURITY.



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DOOR/ WINDOW/FINISH SCHEDULES

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