

GENERAL NOTES

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| 1. | ALL WORK, INCLUDING MATERIALS AND WORKSMANSHIP, SHALL COMPLY WITH THE REQUIREMENTS OF THE 2017 EDITION OF THE FLORIDA BUILDING CODE RESIDENTIAL AS ADOPTED BY THE STATE OF FLORIDA AND ALL OTHER APPLICABLE CODES. | 28. | THE CONTRACTOR SHALL REFER TO THE MANUFACTURERS RECOMMENDATIONS FOR PRODUCTS REQUIRING A PRODUCT CONTROL APPROVAL. IF THE CONTRACTOR DISCOVERS A CONTRADICTION OR CONFLICT BETWEEN THE DRAWINGS AND MANUFACTURERS LITERATURE THE CONTRACTOR SHALL BRING THE ITEM IN QUESTION TO THE ARCHITECTS ATTENTION IMMEDIATELY, PRIOR TO COMMENCEMENT OF THE WORK. |
| 2. | YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED. | 29. | REFER TO SOIL STATEMENT FOR FOUNDATION DESIGN/SOIL BEARING CAPACITY. |
| 3. | THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACTORS DOCUMENTS. | 30. | SUBMIT 4 SETS SHOP DRAWINGS FOR THE ARCHITECTS REVIEW OF ALL ITEMS REQUIRING FABRICATION. DO NOT FABRICATE UNTIL APPROVED. |
| 4. | THIS PROJECT IS LOCATED WITHIN A HIGH VELOCITY HURICANE ZONE AS INDICATED BY THE FLORIDA BUILDING CODE. RESIDENTIAL. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH TOLERANCES QUALITY AND METHODS OF CONSTRUCTION ESTABLISHED BY THE F.B.C.R. OR SET FORTH IN THE STANDARDS ADOPTED BY THE H.V.H.Z. REQUIREMENTS. ALL BUILDING COMPONENTS, SYSTEMS AND ASSEMBLIES SHALL HAVE A VALID AND CURRENT PRODUCT CONTROL APPROVAL AS REQUIRED BY THE F.B.C.R. | 31. | THE CONTRACTOR SHALL NOT PAY FOR THE REQUIRED CONSTRUCTION PERMIT(S), FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. |
| 5. | DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR FACE OF STUD AT WALLS AND PARTITIONS UNLESS NOTED OTHERWISE. | 32. | AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND DEBRIS SHALL BE COMPLETELY REMOVED FROM AROUND THE BUILDING. ALL WOOD FORMS AND SUPPORTS SHALL BE COMPLETELY REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO: WOODEN GRADE STAKES, FORMS, TUB TRAP BOXES, PLUMBING |
| 6. | STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE. | 33. | ALL BUILDINGS ARE TO RECEIVE TERMITE PROTECTION AS REQUIRED BY F.B.C. 1816.1 CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES SHALL BE DISPLAYED AS INDICATED BY F.B.C. SEC. 104.2-6. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND THE DATE OF INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. |
| 7. | DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY | 34. | ANY EXCAVATED SOILS SHALL BE HANDLED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN (SMP) DATED JUNE 21, 2018 ALONG WITH THE SMP ADDENDUM DATED JUNE 27, 2018, APPROVED ON JULY 3, 2018. |

FINISH NOTES:

8. DIMENSIONS, DETAILS, NOTES AND/OR SYMBOLS TO APPLY TO ONE UNIT, APPLY TO ALL UNITS LIKE SITUATIONS UNLESS OTHERWISE NOTED. DETAILS NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
9. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE ANY WORK IS BEGUN.
10. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF THEIR WORK IN, OR ABOUT THE JOB SITE. THE GENERAL CONTRACTOR SHALL COORDINATE, SCHEDULE AND VERIFY ALL WORK PERFORMED BY SUB-CONTRACTORS AND TRADES. ALL WORK ON THE CONTRACT DOCUMENTS SHALL BE CONSIDERED NEW WORK WHETHER STATED OR NOT, EXCEPT WHERE SPECIFICALLY NOTED.
11. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT THE EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING CONDITIONS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT. THE CONTRACTOR SHALL KEEP THE WORK SITE FREE FROM DEBRIS AND ACCUMULATED REFUSE AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
12. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THESE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE ARCHITECT.
14. WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTS OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL SYSTEMS PROVIDED BY THE CONTRACTOR WHICH ARE NOT INCLUDED ON THESE DOCUMENTS. HE/SHE SHALL ALSO BE RESPONSIBLE THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.
16. NEITHER THE ARCHITECT'S REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE/SHE HAS CALLED THE ARCHITECT'S ATTENTION (IN WRITING) TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM/HER OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
17. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR LOCATION OF EXISTING UTILITY LINES. LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE AND THE CONTRACTOR SHALL EXERCISE CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS.
18. THE CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATION OF ALL SITE UTILITIES AND TO COORDINATE AND AVOID CONFLICT IN THE LOCATIONS OF NEW UNDERGROUND AND SITE UTILITIES. THE CONTRACTOR SHALL INCLUDE ALL NECESSARY FEES, METERS-AND CONNECTIONS IN HIS/HER BID.
19. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT SHOULD UNIDENTIFIED FIELD CONDITIONS BE DISCOVERED.
20. ON A SET OF DRAWINGS THE CONTRACTOR SHALL KEEP AN UP-TO-DATE RECORD OF 'AS BUILT' CONDITIONS OF THE WORK. THIS SET OF DRAWINGS SHALL BE RETURNED TO THE ARCHITECT COMPLETELY AND NEATLY POSTED SHOWING ALL ADDITIONS, DELETIONS, CORRECTIONS, AND REVISIONS IN THE ACTUAL CONSTRUCTION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED BY SUBCONTRACTORS REPRESENTING ALL MAJOR TRADES FOR THE PROJECT, AS WELL AS THE GENERAL CONTRACTOR.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL ALSO RETURN JOB SIGN IN GOOD CONDITION TO ARCHITECT AT COMPLETION OF PROJECT.
22. ALL WORK AND MATERIALS SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES. WHERE CONTRACT DOCUMENTS EXCEED WITHOUT VIOLATING CODE AND REGULATION REQUIREMENTS, CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE. WHERE CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL TAKE PRECEDENCE.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY THE ARCHITECT.
24. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
25. ALL DRAWINGS, THOUGH NOTED TO SCALE ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
26. ALL EXITS SHALL BE OBTAINABLE FROM THE INSIDE WITHOUT THE USE OF A KEY AND WITHOUT SPECIAL KNOWLEDGE OR EFFORT.
27. DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH U.L. LISTING REQUIREMENTS FOR THE MATERIALS SPECIFIED. IF AN ALTERNATED OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY THE GENERAL CONTRACTOR, HE WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND / OR ADDITIONAL COSTS ARE REQUIRED BY REASON OF THIS ACCEPTANCE.
1. THE MINIMUM FLOORSPREAD CLASSIFICATION OF INTERIOR FINISH OTHER THAN FLOOR FINISH AND FLOOR COVERINGS SHALL BE:
- CLASS 5 FOR EXITS AND EXIT ACCESS
- CLASS 3 FOR FLOOR FOR ALL OTHER AREAS
- CARPET MATERIALS USED ON FLOORS OF EXIT ACCESS CORRIDORS AND ENCLOSED EXITS SHALL MEET THE MINIMUM CRITICAL CRACK RESISTANCE AND MINIMUM FLOOR FLUX OF 0.22 WATTS PER SQUARE FOOT WHEN TESTED IN ACCORDANCE WITH THE NFPA 253. CARPET SHALL HAVE BEEN TESTED BY AN APPROVED LABORATORY. A COPY OF THE TEST REPORT REPRESENTING THE STYLE SHALL BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST (F.B.C. 804.3).
2. WHEN WALLS AND CEILING ARE REQUIRED TO BE FIRE-RESISTIVE OR NONCOMBUSTIBLE THE FINISH MATERIAL SHALL BE APPLIED DIRECTLY AGAINST SUCH FIRE-RESISTIVE OR NONCOMBUSTIBLE CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING 1/2" THICK. FURRED SPACE SHALL BE FILLED WITH INORGANIC OR CLASS A MATERIAL OR FIREBLOCKED NOT TO EXCEED 8 FEET IN ANY DIRECTION, F.B.C. SECTION 803.13.1.
3. FIREBLOCKING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF SPACE. FIREBLOCKING SHALL LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET. FIREBLOCKING SHALL NOT BE COVERED OR CONCEALED UNTIL INSPECTED BY THE BUILDING OFFICIAL (F.B.C. 718.2).
4. FIRE STOPS SHALL BE PROVIDED AROUND TOP, BOTTOM, AND SIDES OF SLIDING DOOR POCKETS.
5. ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO REQUIREMENTS OF THE TEST STANDARD SPECIFIC OF FIRE STOPS - ASTM E-814.
6. FIRE RESISTANCE RATED WALLS SHALL BE OF ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM E 119.
7. NON-BEARING STUD PARTITIONS (F.B.C. 2318):
- STUDS IN INTERIOR NON-BEARING PARTITIONS SHALL BE OF NOT LESS THAN 2X4 SPACED NOT MORE THAN 24 INCHES O.C. INTERIOR NON-BEARING STUD PARTITIONS MAY HAVE A SINGLE TOP PLATE. HEADERS OVER OPENINGS NOT EXCEEDING 4 FEET IN WIDTH MAY BE OF 2" NOMINAL THICKNESS FLAT AND END-NAILED THROUGH THE STUDS WITH NO SLOD BEARING PROVIDED. STUDS IN INTERIOR NON-BEARING PARTITIONS SHALL BE PLACED WITH THE LONGER DIMENSION PERPENDICULAR TO THE PARTITION. STUD PARTITIONS SUBJECT TO FREQUENT WETTING SHALL BE OF PRESSURE TREATED WOOD.
8. CONCRETE SLABS ON GROUND SHALL BE PROVIDED WITH JOINTS IN ACCORDANCE WITH ACI 224.3R OR OTHER APPROVED METHODS (F.B.C. 1907.2). SEE STRUCTURAL DRAWINGS. A VAPOR RETARDER CONSISTING OF 6 MIL MINIMUM POLYETHYLENE WITH JOINTS LAPPED 6 INCHES AND SEALED, OR OTHER APPROVED MATERIALS IS REQUIRED AS PER F.B.C. 1907.1.
9. ROOFING - FLAT CONC. TILE:
- ALL ROOFING COMPONENTS, ROOFING SYSTEM AND ROOFING ASSEMBLIES SHALL HAVE A VALID AND CURRENT PRODUCT CONTROL APPROVAL (F.B.C. 1512.1.2) AND SHALL COMPLY WITH ROOFING APPLICABLE TO STANDARD ROOFING FOR H.V.A.C. SYSTEMS. WORK SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR LICENSED TO PERFORM ROOFING, IN COMPLIANCE WITH THE TOLERANCES, QUALITY AND METHODS OF CONSTRUCTION ESTABLISHED HEREIN OR SET FORTH IN THE STANDARDS ADOPTED BY THESE HIGH VELOCITY HURRICANE ZONE (F.B.C. 1512.2.5). ROOF FRAMING (TRUSSES) SHALL COMPLY WITH REQUIREMENTS SET FORTH IN THE F.B.C. 2318.17. ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS. THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NOT LESS THAN 1/150 (F.B.C. 2326.3.2).
10. METAL AND WIRE LATH:
- METAL AND WIRE LATH AND METAL ACCESSORIES EMBEDDED IN THE PLASTER/STUCCO SHALL BE GALVANIZED OR OTHER WISE RUST-RESISTANT BY APPROVED MEANS. WEIGHT TAGS SHALL BE ON ALL METAL OR WIRE LATH UNTIL APPROVED BY THE BUILDING OFFICIAL. THE WEIGHT OF METAL AND WIRE LATH AND THE SPACING OF SUPPORTS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN TABLE 2507.2 OF THE F.B.C. ALL METAL LATH SHALL BE LAPPED 1 INCH (25 MM) MINIMUM. ALL ATTACHMENTS FOR SECURING METAL LATH, WIRE LATH AND WIRE FABRIC TO SUPPORTS SHALL BE SPACED NOT MORE THAN 6 INCHES (152 MM) APART, AND SIDE LAPS SHALL BE SECURED TO SUPPORTS AND BE TIED BETWEEN SUPPORTS AT NOT TO EXCEED 8 INCH INTERVALS. METAL AND WIRE LATH SHALL BE ATTACHED TO VERTICAL WOOD SUPPORTS WITH THE EQUIVALENT OF 4D GALVANIZED OR BLUE COMMON NAILS DRIVEN TO A PENETRATION OF AT LEAST 3/4 INCH AND BENT OVER TO ENGAGE NOT LESS THAN THREE STRANDS OF LATH. METAL AND WIRE LATH SHALL BE ATTACHED TO CEILING JOISTS OR OTHER HORIZONTAL WOOD SUPPORTS WITH THE EQUIVALENT OF NO. 11-GAGE BARBED, GALVANIZED OR BLUED NAILS 1-1/2 INCHES LONG HAVING A HEAD NOT LESS THAN 3/8 INCH IN DIAMETER. METAL AND WIRE LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL METAL SUPPORTS WITH THE EQUIVALENT OF NO. 8 GALVANIZED SHEET-METAL SCREWS, FOR ADDITIONAL INFORMATION SEE SEC. 2507 OF THE F.B.C.
11. STUCCO ON CONCRETE AND MASONRY WALLS:
- PORTLAND CEMENT-BASED PLASTER SHALL BE APPLIED IN ACCORDANCE WITH ASTM C 926. EXCLUDING TABLE 4 OF THAT STANDARD, STUCCO BASE AND FINISH COATS, WHERE REQUIRED TO MEET FIRE-RESISTANCE REQUIREMENTS, SHALL BE MIXED IN PROPORTION OF AT LEAST ONE PART PORTLAND TO A MAXIMUM OF TWO AND ONE-HALF PARTS SAND BY VOLUME. THE MATERIALS OF STUCCO SHALL CONFORM TO ASTM C 926. PLASTICITY AGENTS SHALL BE OF APPROVED TYPES AND AMOUNTS AND, WHERE ADDED TO
- PORTLAND CEMENT IN THE MANUFACTURING PROCESS, NO ADDITIONS SHALL BE MADE LATER. COLOR MAY BE ADDED TO THE FINISH COAT IN APPROVED AMOUNTS. STUCCO APPLIED TO CONCRETE OR MASONRY TO MEET FIRE-RESISTANCE REQUIREMENTS SHALL CONSIST OF AT LEAST TWO COATS, AND THE TOTAL THICKNESS SHALL BE NOT LESS THAN 3/4 INCH. MASONRY SURFACES ON WHICH ALL STUCCO IS APPLIED SHALL BE CLEAN, FREE FROM EFFLORESCENCE, DAMP AND SUFFICIENTLY ROUGH, OR COATED WITH AN APPROVED BONDING AGENT, TO INSURE PROPER BOND. ALL STUCCO SURFACES SHALL BE COATED WITH AN APPROVED BONDING AGENT OR SHALL BE EFFECTIVELY ROUGHENED. THE FIRST COAT SHALL BE FORCED INTO THE PORES OF THE MASONRY. SHALL BE BROUGHT OUT TO CONCRETE, STRAIGHTENED TO A TRUE SURFACE AND LEFT ROUGH ENOUGH TO RECEIVE THE FINISH COAT. THE FIRST COAT SHALL BE RODDED AND WELFLOATED TO A TRUE SURFACE APPROXIMATELY ONE-HALF THE TOTAL THICKNESS. THE BASE COAT SHALL BE DAMP CURED FOR A PERIOD OF NOT LESS THAN 24 HOURS. THE FINISH COAT SHALL BE APPLIED OVER A UNIFORMLY DAMP BUT SURFACE-DRY BASE. STUCCO SHALL BE KEPT DAMP FOR A PERIOD OF NOT LESS THAN 48 HOURS AFTER APPLICATION OF THE FINISH COAT. IN LIEU THEREOF, THE FINISH COAT MAY CONTAIN APPROPRIATE APPROVED WATERPROOFING OR CURING AGENTS.

12. STUCCO ON WALLS OTHER THAN CONCRETE OR MASONRY:
MOISTURE BARRIER, WOOD SHALL BE COVERED WITH 15-LB ROOFING FELT, OR OTHER APPROVED EQUALLY
MOISTURE-RESISTING LAYER, AND METAL REINFORCEMENT AS SET FORTH HEREIN. STUCCO SHALL BE REINFORCED
WITH GALVANIZED EXPANDED METAL WEIGHING NO LESS THAN 1.8 POUNDS PER SQUARE YARD, OR GALVANIZED
WELDED OR WOVEN WIRE-FABRIC WEIGHING NO LESS THAN 1 POUND PER SQUARE YD. ALL METAL LATHING SHALL BE
LAPPED NOT LESS THAN 1 INCH. METAL REINFORCEMENT SHALL BE FLURRED OUT FROM THE BACKING BY AN
APPROVED METHOD. FASTENINGS INTO WOOD SHEATHING OR WOOD FRAMING SHALL BE BY GALVANIZED NAILS,
WITH HEADS NOT LESS THAN 3/8 INCH IN DIAMETER, DRIVEN TO FULL PENETRATION, USING A MINIMUM OF TWO NAILS
PER SQUARE FOOT. OR BY APPROVED STAPLES HAVING EQUAL RESISTANCE TO WITHDRAWAL. THE FASTENING OF
RIB-LATH TO METAL MEMBERS SHALL BE BY #6 GALVANIZED SHEET-METAL SCREWS, USING A MINIMUM OF TWO
SCREWS PER SQUARE FOOT. STUCCO APPLIED ON METAL LATH SHALL BE THREE-COAT WORK APPLIED TO A TOTAL
THICKNESS OF NOT LESS THAN 1/2 INCH THICKNESS EXCEPT AS REQUIRED TO MEET FIRE RESISTANCE
REQUIREMENTS. THE FIRST COAT SHALL BE FORCED THROUGH ALL OPENINGS IN THE REINFORCEMENT TO FILL ALL
SPACES AND SCORED HORIZONTALLY. THE SECOND COAT SHALL BE APPLIED AFTER THE FIRST COAT HAS SET
SUFFICIENTLY TO PROVIDE A RIGID BACKING. THE THIRD COAT SHALL BE APPLIED AS SOON AS THE SECOND COAT
HAS ATTAINED INITIAL SET.
13. CERAMIC TILE:
CERAMIC AND PORTLAND CEMENT FLOOR TILE SHALL BE SET ON A CONCRETE SLAB OR ON WOOD SHEATHING ON
WOOD JOISTS PROTECTED BY A WATERPROOF MEMBRANE. FLOOR TILE SHALL BE SET IN A MORTAR BED OF ONE
PART PORTLAND CEMENT TO THREE PARTS AGGREGATE OR OTHERWISE BEDDED IN AN APPROVED ADHESIVE
MATERIAL. CERAMIC AND PORTLAND CEMENT FLOOR TILE USED IN AREAS SUBJECT TO FREQUENT WEARING SHALL BE
BACKED WITH MASONRY, STUCCO ON WIRE LATH OR APPROVED TILE BACKER BOARD. WALL TILE USED IN AREAS NOT
SUBJECT TO FREQUENT WEARING SHALL BE BACKED BY A CLADDING HAVING THE RIGIDITY OF STUCCO ON WIRE
LATH AND SHALL BE BEDDED IN CEMENT MORTAR OR OTHER APPROVED ADHESIVE MATERIAL. PORTLAND CEMENT
OR OTHER POROUS TILE SHALL BE SOAKED IN WATER NOT LESS THAN 1 HOUR BEFORE PLACING. BUILT-IN TUBS WITH
OVERHEAD SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND THE WALL AND FLOOR.
14. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER F.B.C. PLUMBING 403.8.3
15. ALL WATER CLOSETS, LAVATORIES, SHOWERSHEADS, AND SINKS SHALL COMPLY WITH TABLE 403.1 OF THE F.B.C. -
PLUMBING. ALL PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 4 OF THE F.B.C.-PLUMBING CODE. FOR
ALLOWABLE FLOW RATES SEE F.B.C.-PLUMBING 604.3-604.4.

ALL GLASS SHALL USED INSIDE OF DWELLING SHALL CONFORM TO SECTION 2411 OF THE F.B.C.
16. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN
60° AND MIRRORS IN THE TUB. AS PER F.B.C. SEC. 2406.

17. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
18. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
19. MASONRY:
MASONRY WORK SHALL COMPLY WITH MASONRY SPECIFICATIONS AS INDICATED ON F.B.C. SECTIONS 2103, 211B-2122. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
20. REFER TO FOUNDATION PLAN ON STRUCTURAL SHEETS FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE AND REINFORCING.
21. WINDOW IDENTIFICATION:
IDENTIFICATION, EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. TEMPERED SPANDREL GLASS IS EXEMPTED FROM PERMANENT LABELING. THIS TYPE OF GLASS SHALL BE IDENTIFIED WITH A REMOVABLE PAPER LABEL BY THE MANUFACTURER.
22. IN AN OUTSIDE WINDOW OR DOOR OPENABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA AND SHALL ALSO MEET THE PROVISIONS OF THE F.B.C. THE BOTTOM OF THE OPENING SHALL NOT TO BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO HIGHER THAN 54" ABOVE FINISHED FLOOR.
23. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREETS FRONTING THE PROPERTY AND SHALL BE 3 INCHES MIN. IN HEIGHT.
24. THE WINDOWS INDICATED IN THIS DESIGN REQUIRE EXTERNAL PROTECTION DEVICES. EXTERNAL PROTECTION DEVICES ARE TO BE EMPLOYED TO PROTECT WINDOWS AND SLIDING GLASS DOORS. EXTERNAL PROTECTION DEVICES MUST RESIST LARGE MISSILE IMPACTS AS SPECIFIED IN SPEC. 1626.2.3-2.4 OF THE F.B.C. THE CONTRACTOR SHALL COORDINATE ALL PROCUREMENT AND INSTALLATION REQUIREMENTS WITH THE OWNER.

REQUIRED INSPECTIONS:

1. BUILDING FOUNDATION INSPECTION: TO BE MADE AFTER TRENCHES ARE EXCAVATED AND FORMS ERECTED AND SHALL AT A MINIMUM INCLUDE THE FOLLOWING BUILDING COMPONENTS: STEM-WALL, MONOLITHIC SLAB-ON-GRADE, PILING/PILE CAPS AND FOOTERS/GRADE BEAMS.
2. FRAMING INSPECTION: TO BE MADE AFTER THE ROOF, ALL FRAMING, FIREBLOCKING AND BRACING IS IN PLACE, ALL CONCEALING WRING, ALL PIPES, CHIMNEYS, DUCTS AND VENTS ARE COMPLETE AND SHALL AT A MINIMUM INCLUDE THE FOLLOWING BUILDING COMPONENTS: VERTICAL BRACING, VERTICAL CELLS/COLUMNS, UNFLET BEAMS, FRAMING TRUSSES/BRACING/CONNECTORS, DRAFT STOPPING/FIRE BLOCKING, ENERGY INSULATION AND ACCESSIBILITY.
3. SHEATHING INSPECTION: TO BE MADE EITHER AS PART OF A DRY-IN INSPECTION OR DONE SEPARATELY AT THE REQUEST OF THE CONTRACTOR AFTER ALL ROOF AND WALL SHEATHING AND FASTENERS ARE COMPLETE AND SHALL AT A MINIMUM INCLUDE THE FOLLOWING BUILDING COMPONENTS: ROOF SHEATHING, WALL SHEATHING, SHEATHING FASTENERS AND ROOF/WALL DRY-IN.
4. ROOFING INSPECTION: SHALL AT A MINIMUM INCLUDE THE FOLLOWING BUILDING COMPONENTS: DRY-IN, INSULATION, ROOF COVERINGS AND FLASHING.
5. FINAL INSPECTION: TO BE MADE AFTER THE BUILDING IS COMPLETED AND READY FOR OCCUPANCY.
6. SEE ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS FOR OTHER REQUIRED INSPECTIONS.

STRUCTURAL INSPECTION NOTES:

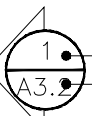
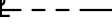
1. ALL MANDATORY INSPECTIONS AS REQUIRED BY THE F.B.C. INSPECTIONS PERFORMED BY THE SPECIAL INSPECTOR HIRED BY THE OWNER ARE IN ADDITION TO THE MANDATORY INSPECTIONS.
2. THIS BUILDING WILL REQUIRE A SPECIAL INSPECTOR FOR THE INSPECTION OF SOIL COMPACTION, THE REINFORCED UNIT MASONRY CONSTRUCTION AND THE TRUSS SYSTEM AND AS PER F. B. C.
3. PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES, TREATMENT IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

ABBREVIATIONS

[illegible]

DRAWING SYMBOLS

	DOOR REFERENCE		BUILDING SECTION BUDG. SECTION IDENTIFICATION SHEET WHERE SECTION IS SHOWN		EARTH
	KEYNOTES				CONCRETE
	WINDOW REFERENCE				GYPSUM BOARD
	REVISION CLOUD AROUND REVISION OPTIONAL		SECTION/WALL SECTION WALL SECTION/SECTION IDENTIFICATION SHEET WHERE SECTION IS SHOWN		INSULATION, BATT
	MATCH LINE SHADED PORTION IN THE SIDE CONSIDERED				PROPERTY LINE
	WORK POINT, CONTROL POINT OR DATUM POINT		DETAIL DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN		CONC. MASONRY UNIT WALL

SCOPE OF WORK:

NEW 2-STORIES BUILDING
INTERIOR:

- A. GROUND LEVEL:
1. INTERIOR LAYOUT
2. GARAGE, BARBEQUE & POOL BATH.
3. EXTERIOR COVERED TERRACES
- B. SECOND LEVEL:
1. INTERIOR LAYOUT AND ROOF
- EXTERIOR:
A. CONCRETE DRIVEWAY. (SEE PROPOSED SITE PLAN)
B. FRONT FENCE (CONCRETE WALL & METAL FENCE).
C. POOL DECK.
D. LANDSCAPING.

APPLICABLE CODES:

- FLORIDA BUILDING CODE, BUILDING VOLUME, 7th EDITION 2020.
- FLORIDA BUILDING CODE, RESIDENTIAL VOLUME, 7th EDITION 2020.
- FLORIDA BUILDING CODE, EXISTING BUILDING VOLUME, 7th EDITION 2020.
- FLORIDA BUILDING CODE, PLUMBING VOLUME, 7th EDITION 2020.
- FLORIDA BUILDING CODE, MECHANICAL VOLUME, 7th EDITION 2020.
- FLORIDA BUILDING CODE, ACCESSIBILITY VOLUME, 7th EDITION 2020.
- FLORIDA FIRE PREVENTION CODE, 7th EDITION 2020 / NFPA 101 2015 EDITION

ACCESSIBILITY NOTES

- ALL DOORS IN ACCESSIBLE ROOMS SHALL PROVIDE A CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES (A STANDARDS 34" DOOR PROVIDES AN ACCEPTABLE NOMINAL 32" OPENING).
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIROMENTAL CONTROLS ARE TO BE LOCATED WITH OPERABLE PARTS NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. IF REACH IS OVER AN OBSTRUCTION SUCH AS A CABINET, HEIGHT SHALL BE 44" FOR FORWARD APPROACH AND 46" FOR PARALLEL APPROACH (NOTE: OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25" FROM THE WALL).

MOSQUITO MANAGEMENT PROGRAM:

1. THE CONTRACTOR SHALL EMPLOY AN EFFECTIVE INTERGRATED MOSQUITO MANAGEMENT PROGRAM UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT.

MIAMI	NEW YORK
655 W. FLAGLER ST.	11 ERIE STREET
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MIAMI, FL 33130	JERSEY CITY, NJ 07302
REGISTRATION: A.A.26000528	
WEBSITE: www.mmarq.com	
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NEW RESIDENCE
FOR
ELIGES INVESTORS CONSTRUCTION
AT
*9841 SW 73rd COURT
PINECREST, FLORIDA 33156*

STRUCTURAL ENGINEER: _____ SEAL: _____
EASTERN ENGINEERING
3401 NW 82nd AVE. SUITE 370
MIAMI, FLORIDA 33122 305-599-6133

MECHANICAL ENGINEER:
ORLANDO RANGEL, P.E. - 60225
9940 SW 37th STREET, MIAMI, FLORIDA 33165
TEL.: 786-547-3517

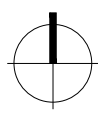
CIVIL ENGINEER:
ANDRE D. MARTINEZ, P.E. - 85425
AM CIVIL - ENGINEERS & PLANNERS
860 SW 21st STREET MIAMI, FLORIDA 33155
TEL - 786 666-8164 FAX - 786-666-8165
WWW.AMENGINEERS.COM

LANDSCAPE ARCHITECT: _____

ARCHITECT:
HUMBERTO RAMOS
AR 0017833

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KEY PLAN



COMM. NO.: 17-117 NO: REVISION: DATE:

DATE: JANUARY, 2022

DRAWN BY:

CONTENT: GENERAL NOTES

SHEET NUMBER

A-0.1