

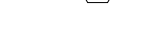
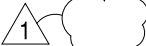
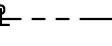
GENERAL NOTES

- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 EDITION OF THE FLORIDA BUILDING CODE RESIDENTIAL AS ADOPTED BY THE STATE OF FLORIDA AND ALL OTHER APPLICABLE CODES.
2. YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
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.
4. THIS PROJECT IS LOCATED WITHIN A HIGH VELOCITY HURRICANE 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. 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.
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.
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.
7. DETAILS NOTED AS 'TYPICAL' SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT OR AS INDICATED BY THE PRODUCT CONTROL APPROVAL FOR THE PARTICULAR SYSTEM.
8. DIMENSIONS, DETAILS, NOTES AND OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN 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 WORK IN, OR ABOUT THE JOB SITE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND 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 ALL 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 HOURS 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 OBSTACLES AND ACCUMULATED DEBRIS 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 ARCHITECTS 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 ARCHITECTS 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 ENGINEERS 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 ARCHITECTS 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 ACCORDANCE 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 OPENABLE 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.
28. REFER TO SOIL STATEMENT FOR FOUNDATION DESIGN/SOIL BEARING CAPACITY.
29. SUBMIT 4 SETS SHOP DRAWINGS FOR THE ARCHITECTS REVIEW OF ALL ITEMS REQUIRING FABRICATION. DO NOT FABRICATE UNTIL APPROVED.
30. THE CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED FOR IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMIT(S), FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
31. 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
32. 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 NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.
33. 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:**
1. THE MINIMUM FLAMESPREAD CLASSIFICATION OF INTERIOR FINISH OTHER THAN FLOOR FINISH AND FLOOR COVERINGS SHALL BE:
- CLASS B FOR EXITS AND EXIT ACCESS
- CLASS C FOR FOR ALL OTHER AREAS
- CARPET MATERIALS USED ON FLOORS OF EXIT ACCESS CORRIDORS AND ENCLOSED EXITS SHALL SATISFACTORYLY WITHSTAND A MINIMUM CRITICAL RADIANT FLUX OF 0.22 WATT/CM² 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 1/4". THE FURRED SPACE SHALL BE FILLED WITH INORGANIC OR CLASS A MATERIAL. 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. 7.718.2).
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 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 INCH NOMINAL THICKNESS PLACED PLAT AND EN-DAULED THROUGH THE STUDS WITH NO SOLID 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 JOINTURE TREATED WOOD.
8. CONCRETE SLABS ON GROUND SHALL BE PROVIDED WITH PRESSURE IN ACCORDANCE WITH ACI 224.3R OR OTHER APPROVED METHODS (F.B.C. 1907.2). SET STRUCTURAL DRAWINGS. A VAPOR RETARDER CONSISTING OF 6 MIL MINIMUM POLYETHYLENE WITH JOINTS PLACED 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) AND SHALL COMPLY WITH ROOFING APPLICATION STANDARDS FOR H.V.H.Z. ALL ROOFING 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. 2319.17. ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS-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 OTHERWISE RUST-RESISTANT BY APPROVED MEANS. WEIGHT TAGS SHALL BE LEFT 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 LAPSED 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 9 INCHES 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:</

ABBREVIATIONS

C OR C.L O L # (E)	AND ANGLE AT	ELEC. EMER. ENCL.	ELECTRICAL EMERGENCY ENCLOSURE	LAM. LAV. LIT.	LAMINATE LAVATORY LIGHT	S S.C. SCHED.	SOUTH SOLID CORE SCHEDULE
	CENTERLINE	E.P.	ELECTRICAL PANEL BOARD	MAX.	MAX.	S.D.	SOAP DISPENSER
	DIAMETER OR ROUND	E.Q.	EQUAL	M.C.	MEDICINE CABINET	SEC.	SECTION
	PERPENDICULAR	EQPT.	EQUIPMENT	MECH.	MECHANICAL	SHR.	SHOWER
	NUMBER	EXP.	EXPANSION	MEMB.	MEMBRANE	SIM.	SHEET
	EXISTING	EXT.	EXTERIOR	MFR.	MANUFACTURER	SPEC.	SPECIFICATION
ACOUS. A.D.	ACOUSTICAL AREA DRAIN	F.A.	FIRE ALARM FLAT BAR	MH.	MANHOLE	SQ.	SQUARE
ALUM.	ALUMINUM	F.B.C.	FLORIDA BUILDING CODE	MIN.	MINOR	SST.	STAINLESS STEEL
APPROX.	APPROXIMATE	F.D.	FLOOR DRAIN	MIR.	MIRROR	STD.	STANDARD
ARCH.	ARCHITECTURAL	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	STL	STEEL
ASPH.	ASPHALT	F.E.	FIRE EXTINGUISHER	M.O.	MASONRY OPENING	STOR.	STORAGE
		F.E.C.	FIRE EXTINGUISHER CABINET	MTD.	MOUNTED	STRL	STRUCTURAL
				MTL.	METAL	SUSP.	SUSPENDED
				MUL.	MULLION		
BD.	BOARD	FIN.	FINISH	N.	NORTH	T.B.	TOWEL BAR
BITUM.	BITUMINOUS	FL.	FLOOR	N.I.C.	NOT IN CONTRACT	T.C.	TOP OF CURB
BLDG.	BUILDING	FLASH.	FLASHING	N.O.#	NUMBER	T&G	TELPHONE
BLK.	BLOCK	FLUOR.	FLUORESCENT	NOM.	NOMINAL	THK	TONGUE AND GROOVE
BLKG.	BLOCKING	F.O.F.	FACE OF CONCRETE	N.T.S.	NOT TO SCALE	T.O.B.	TOP OF BEAM
BM.	BEAM	F.O.S.	FACE OF STUDS	OBS.	OBSCURE	T.P.	TOP OF PAVEMENT
BOT.	BOTTOM	FRPF.	FRIFPROOF	O.C.	ON CENTER	T.P.D.	TILE PAPER DISPENSER
		FT.	FOOT OR FEET	O.D.	OUTSIDE DIAMETER	TRD. OR T.	TREAD
		FTG.	FOOTING	O.F.	OFFICE	T.V.	TELEVISION
		FURR.	FURRING	OPNG.	OPENING	T.W.	TOP OF WALL
				OPP.	OPPOSITE	TYP.	TYPICAL
CAB.	CABINET	G.A.	GAUGE	OPNG.	OPENING	UNF.	UNFINISHED
C.B.	CATCH BASING	GALV.	GALVANIZED	OPP.	OPPOSITE	U.O.N.	UNLESS OTHERWISE NOTED
CEM.	CEMENT	G.B.	GRAB BAR	P.C.A.	PRODUCT CONTROL		
CER.	CERAMIC	GL.	GLASS		APPROVAL	VERT.	VERTICAL
C.I.	CATCH IRON	GND.	GROUND	PRCST.	PRE-CAST	VEST.	VESTIBULE
CLG.	CEILING	GR.	GRADE	PL.	PLATE		
CLKG.	CAULKING	GYP.	GYPSUM	P. LAM.	PLASTIC LAMINATE	W	WEST
CLO.	CLOSET	H.B.	HOSE BIBB	PLAS.	PLASTER	W	WITH
CLR.	CLEAR	HDWE.	HARDWARE	PLYWD.	PLYWOOD	W.C.	WATER CLOSET
CMU	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	PR.	PAIR	WD.	WOOD
COL	COLUMN	HORIZ.	HORIZONTAL	P.T.	PRESSURE TREATED	W/O	WITHOUT
CONC.	CONCRETE	HR.	HOUR	P.T.D.	PAPER TOWEL DISPENSER	WP.	WATERPROOF
CONSTR.	CONSTRUCTION	HT.	HEIGHT	PTN.	PARTITION	WT.	WEIGHT
CONT.	CONTINUOUS	H.V.H.Z.	HIGH VELOCITY HURRICANE ZONE				
CNTR.	COUNTER			R.	RISER		
CTR.	CENTER			RAS	ROOF APPLICATION STANDARD		
				RAD.	RADIUS		
				REF.	REFERENCE		
				REFR.	REFRIGERATOR		
				RCTR.	REGISTER		
				REINF.	REINFORCED		
				REQ.	REQUIRED		
				ROOM	ROOM		
				R.O.	ROUGH OPENING		
				R.M.	ROUGH OPENING RAVINE		
E	EAST	JT.	JOINT				
EA.	EACH						
E.J.	EXPANSION JOINT	KIT.	KITCHEN				
EL.	ELEVATION						

DRAWING SYMBOLS

	DOOR REFERENCE		BUILDING SECTION BLDG. 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 TERRACE.
- 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 2018 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 ENVIRONMENTAL 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 ENTIRE TIME THE PERMIT IS IN EFFECT.

ADDITIONAL REQUIRED PERMITS:

A SEPERATE PERMIT & PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

- POOL
WINDOWS AND DOORS
TREE REMOVAL

NEW YORK

MIAMI		NEW YORK
655 W. FLAGLER ST.	REGISTRATION: A A 26000528	11 ERIE STREET
SUITE 205	WEBSITE: www.rmarq.com	2nd FLOOR
MIAMI, FL 33130	TELEPHONE: 305-548-3006	JERSEY CITY, NJ 07302

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 305-599-8133

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
880 SW 21st STREET MIAMI, FLORIDA 33155
TEL.: 786-260-0414 amcivil305@gmail.com

LANDSCAPE ARCHITECT: _____

ARCHITECT:
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KEY PLAN

COMM. NO.: 17-117 NO: REVISION: DATE:
DATE: JANUARY, 2022  Building Comments 07/20/2022

DRAWN BY:

CONTENT: GENERAL NOTES

SHEET NUMBER

A-0.1