

GENERAL NOTES

PRIOR TO START OF CONSTRUCTION:

- GENERAL CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

APPLICABLE CODES AND GUIDELINES:

- ALL WORK SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2023 AND APPLICABLE FEDERAL, STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
- THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (OCTOBER 1, 1991 EDITION AND LATEST AMENDMENTS), THE DEPARTMENT OF COMMUNITY AFFAIRS, THE FLORIDA BOARD OF BUILDING CODES AND STANDARDS AND THE AMERICAN NATIONAL STANDARD ACCESSIBILITY (ANSI) (11-1-1986) GUIDELINES, SHALL BECOME PART OF THESE DRAWINGS AND SPECIFICATIONS.
- THE A.I.A. GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS AMENDED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND OR DRAWINGS. ALL SUBCONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS WITH REFERENCE TO THEIR RESPECTIVE AREA OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADVISE AND INFORM HIS SUBCONTRACTORS AND SUPPLIERS OF ALL OF THESE REQUIREMENTS.

ARCHITECTURAL PLANS STATEMENTS:

- ALL DIMENSIONS SHALL BE CONSIDERED NOMINAL UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS 1 CONDITIONS AND IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.
- SUBMIT 3 SETS SHOP DRAWINGS FOR THE ARCHITECT'S REVIEW OF ALL ITEMS REQUIRING FABRICATION. DO NOT FABRICATE UNTIL APPROVED.
- REFER TO STRUCTURAL DRAWINGS FOR REINFORCING, SIZES, NOTES, DETAILS AND SPECS ON FOUNDATION, TIE-COLUMNS, COLUMNS, SLABS, STRUCTURAL BEAMS, DROP BEAMS AND REINFORCED MASONRY.

JOB SITE COORDINATION:

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK.
- COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATIONS DIMENSIONS OF ALL PROJECT REQUIREMENTS.

FOUNDATIONS:

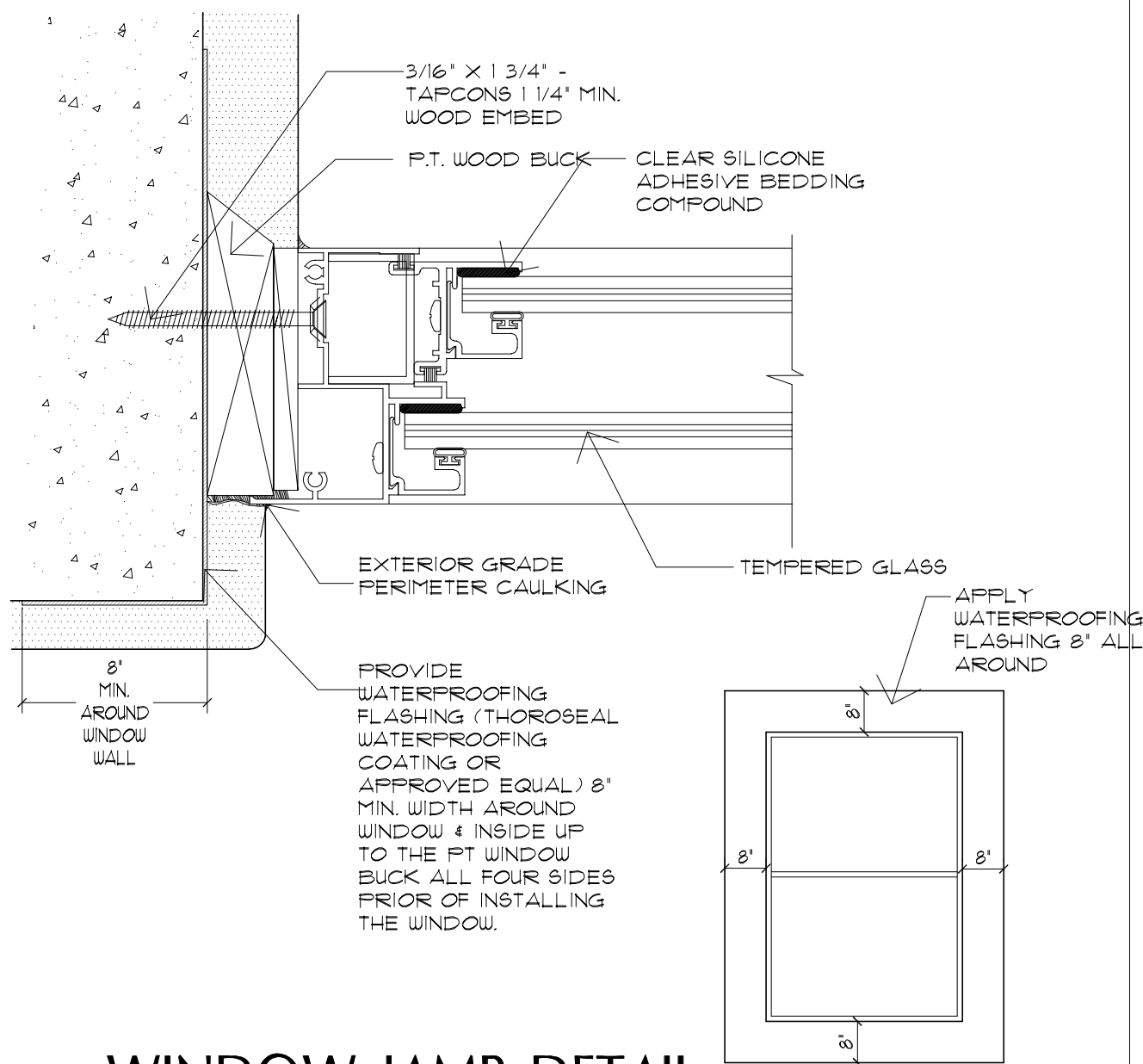
- FOUNDATION DESIGN IS BASED ON A SOIL BEARING CAPACITY SHOWN ON THE SOIL STATEMENT REPORT.
- COMPACTION: BUILDING SITE SHALL BE CLEARED OF ALL ORGANIC TOP SOIL AND FILL FOR SLAB. FILL SHALL BE SAND LIME ROCK MECHANICAL COMPACTED IN 6" MAXIMUM LAYERS AT 95% DENSITY WITH A HEAVY VIBRATOR ROLLER WITHIN A DISTANCE OF 5' BEYOND ALL FOOTING AND SLAB EDGES. DENSITY AND FIELD TESTS SHALL BE TAKEN.
- ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING. REFER TO PAVING AND DRAINAGE PLANS.
- PROVIDE TERMITE TREATMENT OF SOIL UNDER ALL FOUNDATIONS AS PER FBC 2023. PROVIDE PERMANENT TERMITE TREATMENT SIGN POSTED NEAR WATER HEATER OR ELECTRICAL PANEL.
- ALL PIPING CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2'-0" CLEAR OF UNDERSIDE OF FOOTING.

MATERIALS:

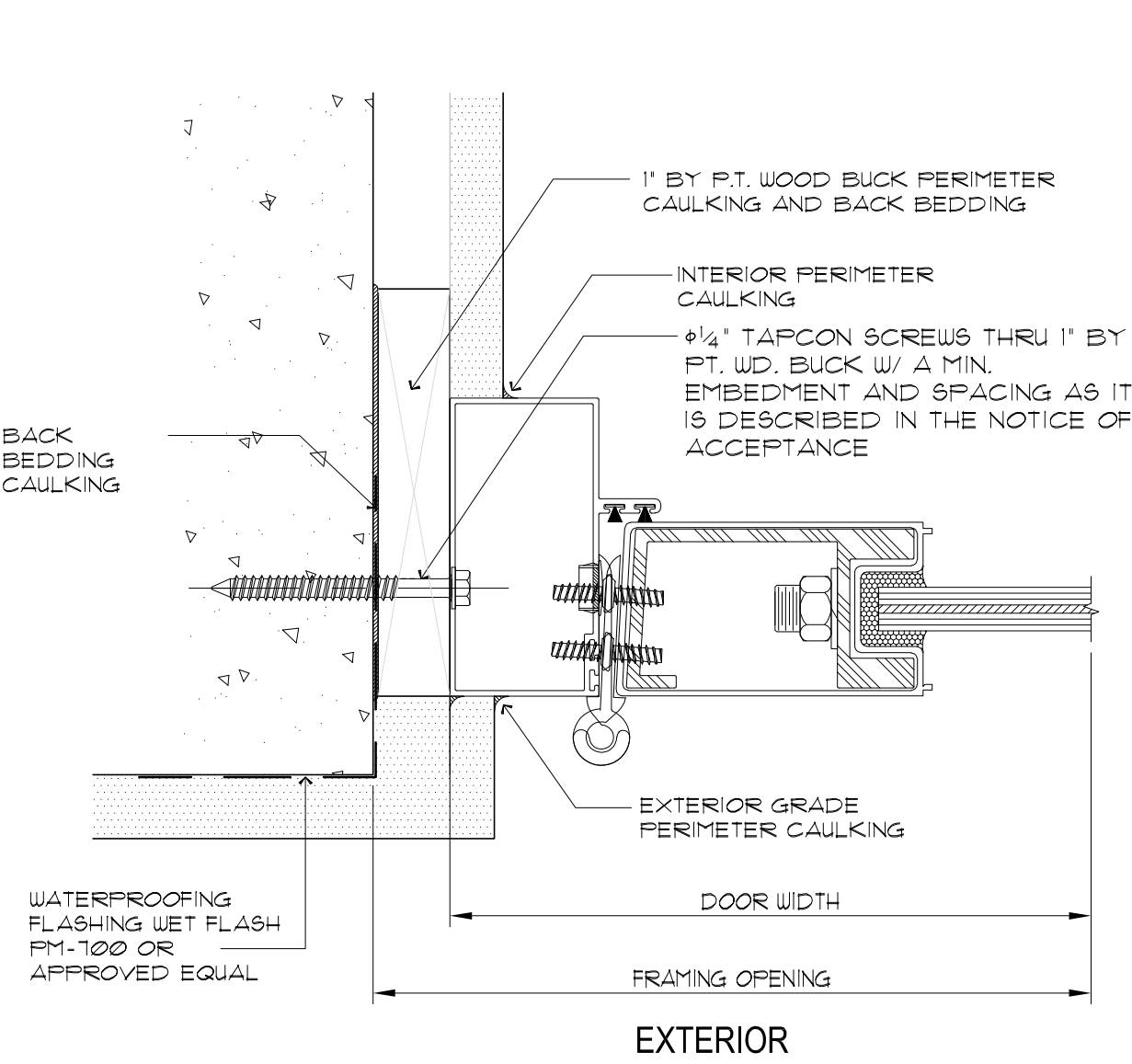
- ALL MATERIALS, FINISHES, PATTERNS AND COLORS SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO FINISH SCHEDULE AND SPECIFICATIONS.
- NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT, WHERE APPROVED EQUAL IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE JUDGMENT AND APPROVAL OF THE ARCHITECT AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.
- ALL REINFORCEMENT SHALL BE 60,000 PSI MINIMUM YIELD NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60. ALL BAR LAPS SHALL HAVE A MINIMUM OF 36 BAR DIAMETER LAPPING OF REINFORCEMENT SHALL CONFORM TO THE LATEST ACI 308 AND MANUAL OF STANDARD PRACTICE CODES. USE CORNER BARS IN ALL FOUNDATION CORNERS TO MATCH REINFORCEMENT SIZE AND SPACING.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36 STEEL ALL BOLTS SHALL BE ASTM A-325 GRADE. ALL ANCHOR BOLTS SHALL BE ASTM A-307 GRADE.
- ALL STRUCTURAL STEEL SHALL BE FREE OF SCALE, RUST, OIL AND OTHER DELETERIOUS MATERIAL.
- ALL TIMBER SHALL HAVE A MINIMUM FIBER STRESS OF 1250 PSI UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL TIMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR HAVE GALVANIZED ANCHOR BEAT.
- STRUCTURAL WOOD: QUALITY OF WOOD TO CONFORM WITH FLORIDA BUILDING CODE 2017, CHAPTER 23. WOOD SHALL BE OF A GRADE NOT LESS THAN 1200 PSI OF NOMINAL EXTREME FIBER STRESS.
- ALL WOOD IN CONTACT WITH CEMENTITIOUS MATERIALS SUCH AS MASONRY OR CONCRETE SHALL BE PRESURE TREATED.
- MASONRY SPECS: ALL BLOCK UNITS SHALL CONFORM TO ASTM C-90 STANDARD SPECIFICATION FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. MORTAR TO CONFORMING TO ASTM C-270 TYPE M.
- PRODUCTS FOR MASONRY STRUCTURES: CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE 'SPECIFICATIONS FOR MASONRY STRUCTURES' (ACI 530.1-95/ASCE 6-96/MS 602-95), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.
- ALL METAL INTERIOR PARTITIONS SHALL BE 25 GAUGE GALVANIZED METAL STUDS MINIMUM, UNLESS OTHERWISE NOTED. EXCEPT THAT STEEL STUDS SUPPORTING HANGING FIXTURES, CABINETS, GRAB BARS, MONITORS OR EQUIPMENTS) SHALL BE 20 GAUGE GALVANIZED METAL STEEL STUDS AT 16" O.C. MAX. AND IN COMPLIANCE WITH FBC 2017.

GENERAL CONSTRUCTION REQUIREMENTS:

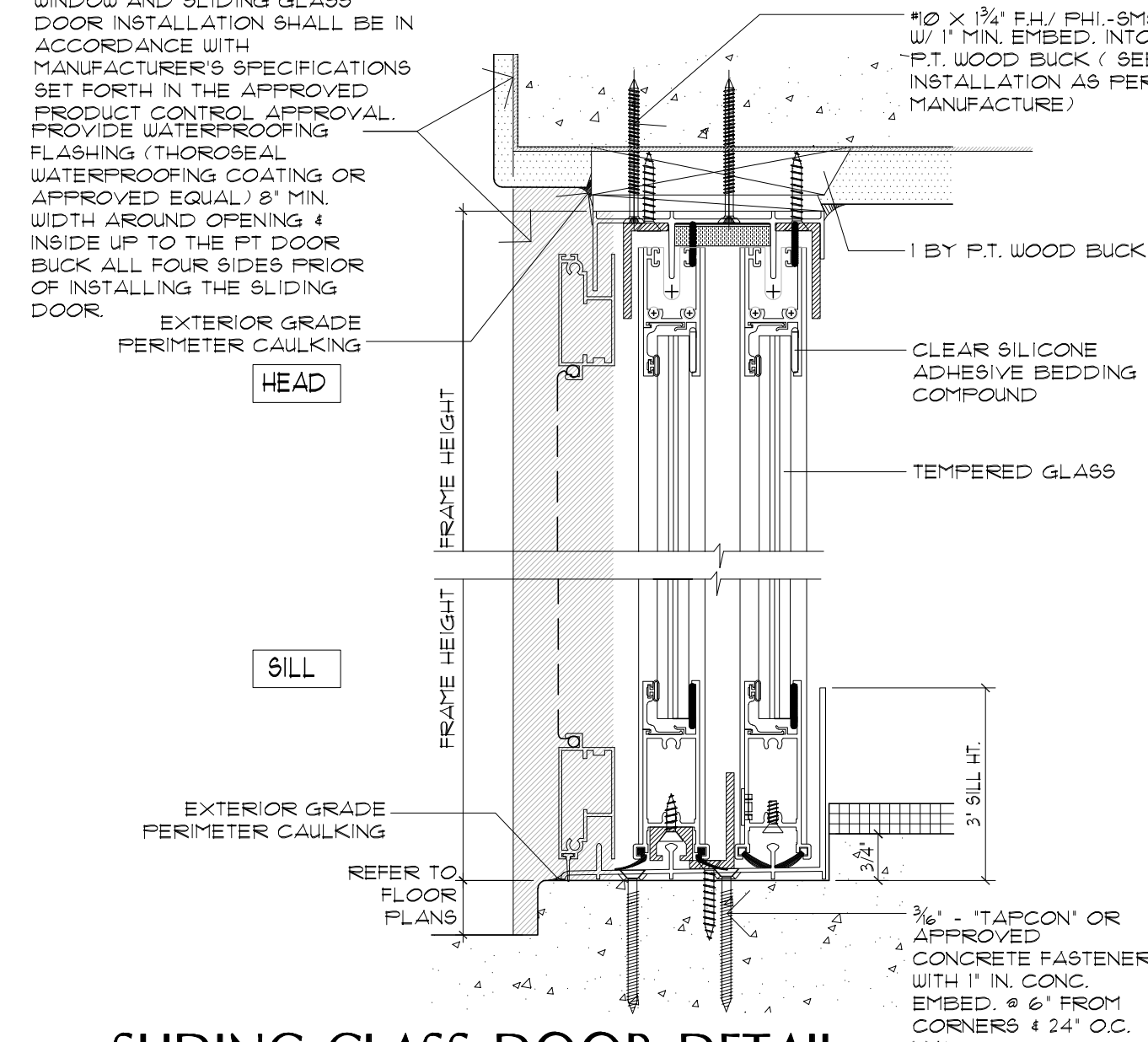
- PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL ACCEPTABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM E-814/UL 1413. INSTALLATION SHALL BE OF GOOD WORKMANSHIP AND AS PER MANUFACTURERS.
- PROVIDE WATERPROOFING TREATMENT OVER AT ALL EXPOSED CONCRETE SLABS AT BALCONIES AND TERRACES.
- PROVIDE FIRE STOPPING TO CUT OFF CONCEALED DRAFT SPACES BOTH VERTICAL AND HORIZONTAL. FIRE STOPS SHALL BE PROVIDED AROUND TOP, BOTTOM, AND SIDES OF SLIDING DOCKET DOORS.
- PROVIDE 1" HIGH WATER HAMMER ARRESTING CHAMBER AT EACH FAST CLOSING FIXTURE GROUP.
- CONTRACTOR SHALL PROVIDE SEPARATE BIDS FOR COPPER AND PVC WATER LINES.
- ALL MATERIALS AND FIXTURES USED MUST BE BRAND NEW.
- STRUCTURAL WOOD, SUCH AS 4 X 4'S OR 4 X 6'S SHALL BE DOUGLAS FIR, 2 X 4'S USED FOR STRUCTURAL WOOD POST COMPOSITE, YELLOW SOUTHERN PINE #2 OR BETTER.
- ALL ROOF JOISTS, TRUSSES, LOOKOUTS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL STRAPS, CLIPS AND ANCHORS IN ACCORDANCE WITH F.B.C. 2017.
- ROOF TRUSSES AND JOISTS SHALL BE PROVIDED WITH PERMANENT CROSS/LATERAL AND ALL BRACING REQUIRED TO RESIST UPLIFT AND LATERAL FORCES IN ACCORDANCE WITH F.B.C. 2017.
- ALL ROOF TRUSSES SHALL BE ANCHORED AT EACH END TO CONCRETE BEAM OR NAILED TO TOP PLATES WITH THE APPROVED STRAPS SPECIFIED AT THE STRUCTURAL PLANS IN ACCORDANCE WITH FBC 2023.
- FOR MINIMUM CONCRETE COVER OVER REINFORCING STEEL REFER TO STRUCTURAL PLANS DESIGN CRITERIA.



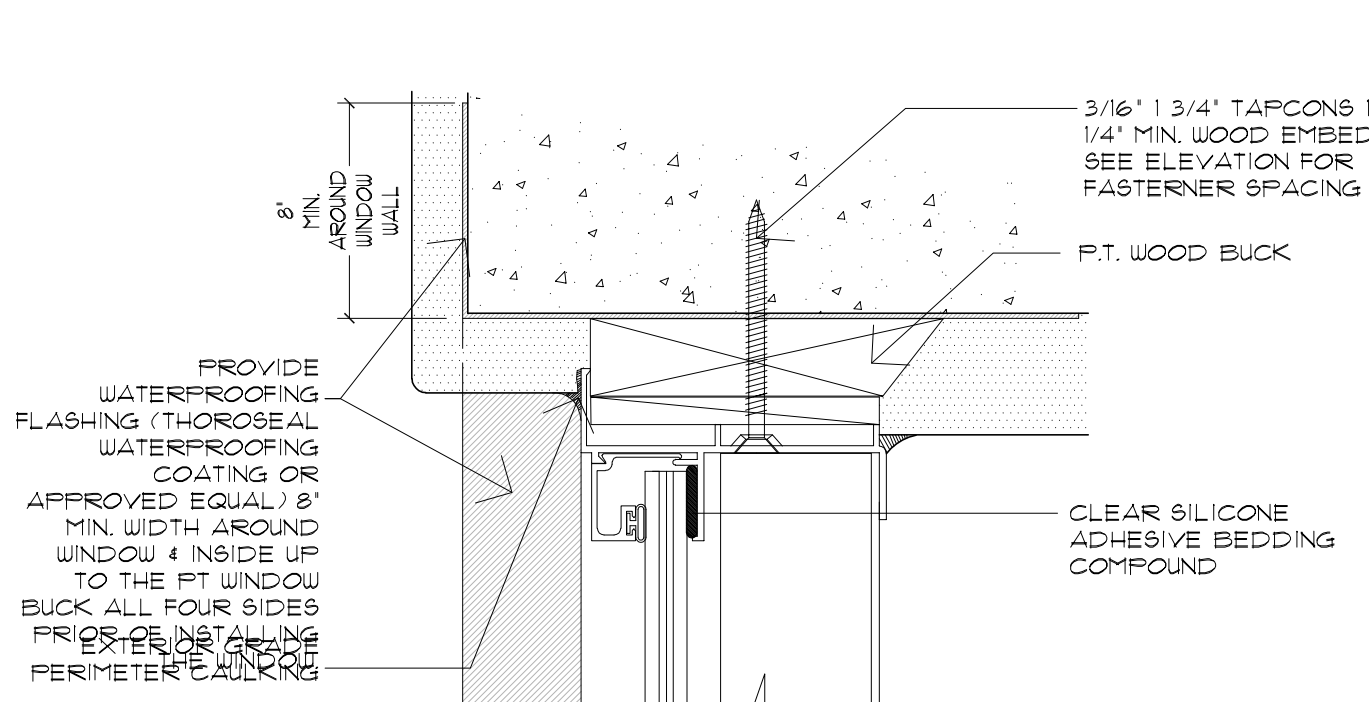
5
D-2 WINDOW JAMB DETAIL
NOT TO SCALE



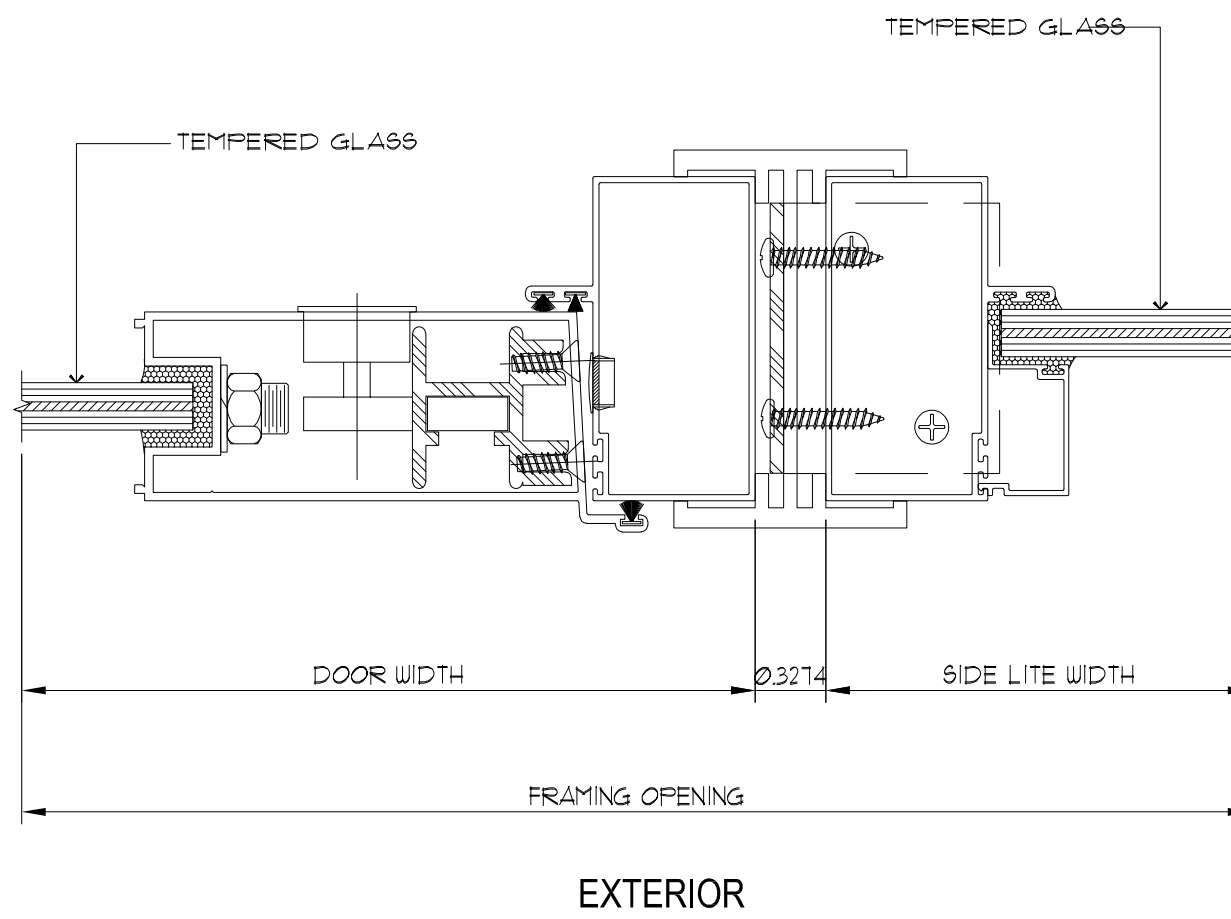
4
D-2 FRENCH DOOR JAMB (HINGE DETAIL)
NOT TO SCALE



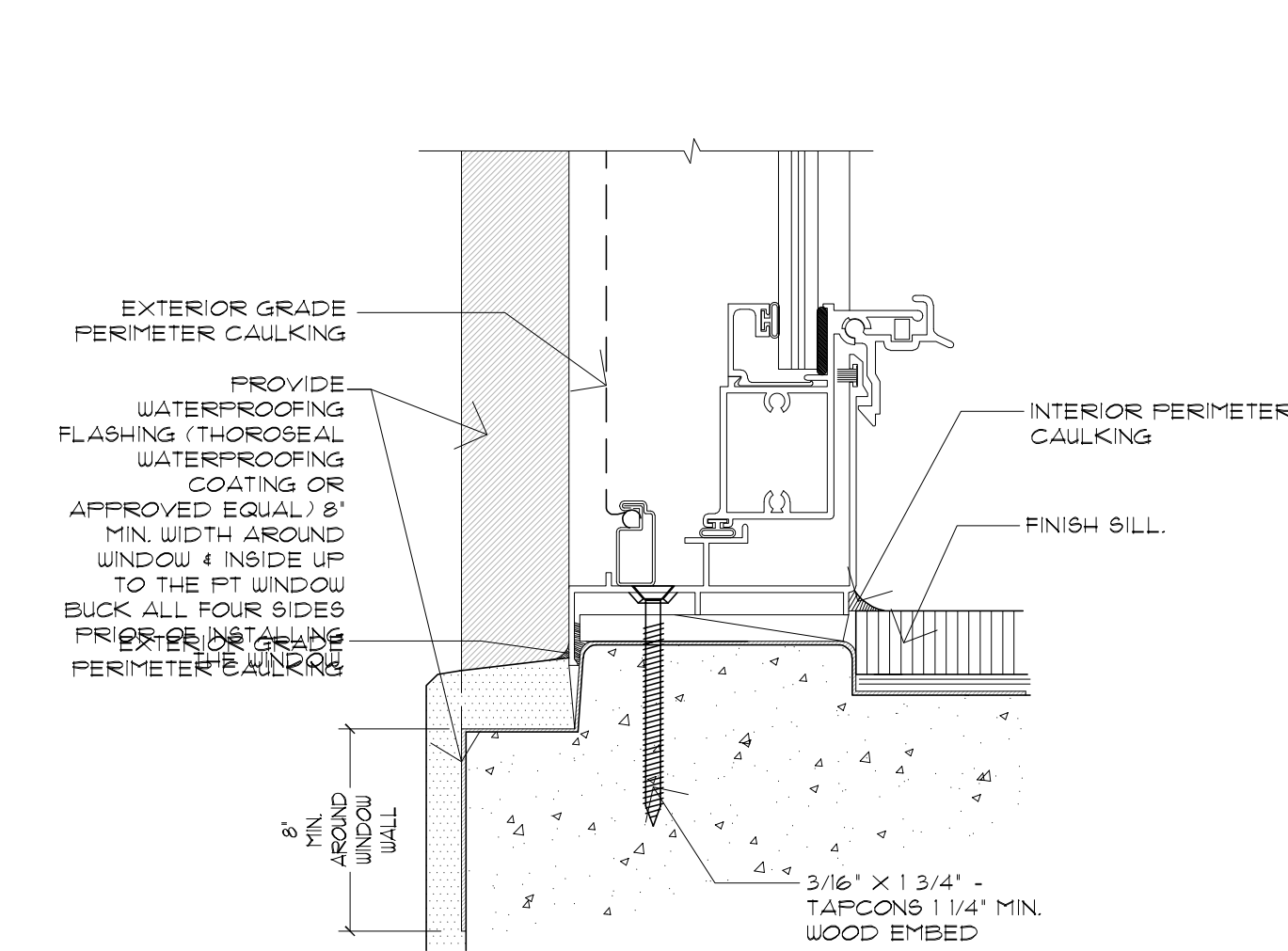
8
D-2 SLIDING GLASS DOOR DETAIL
NOT TO SCALE



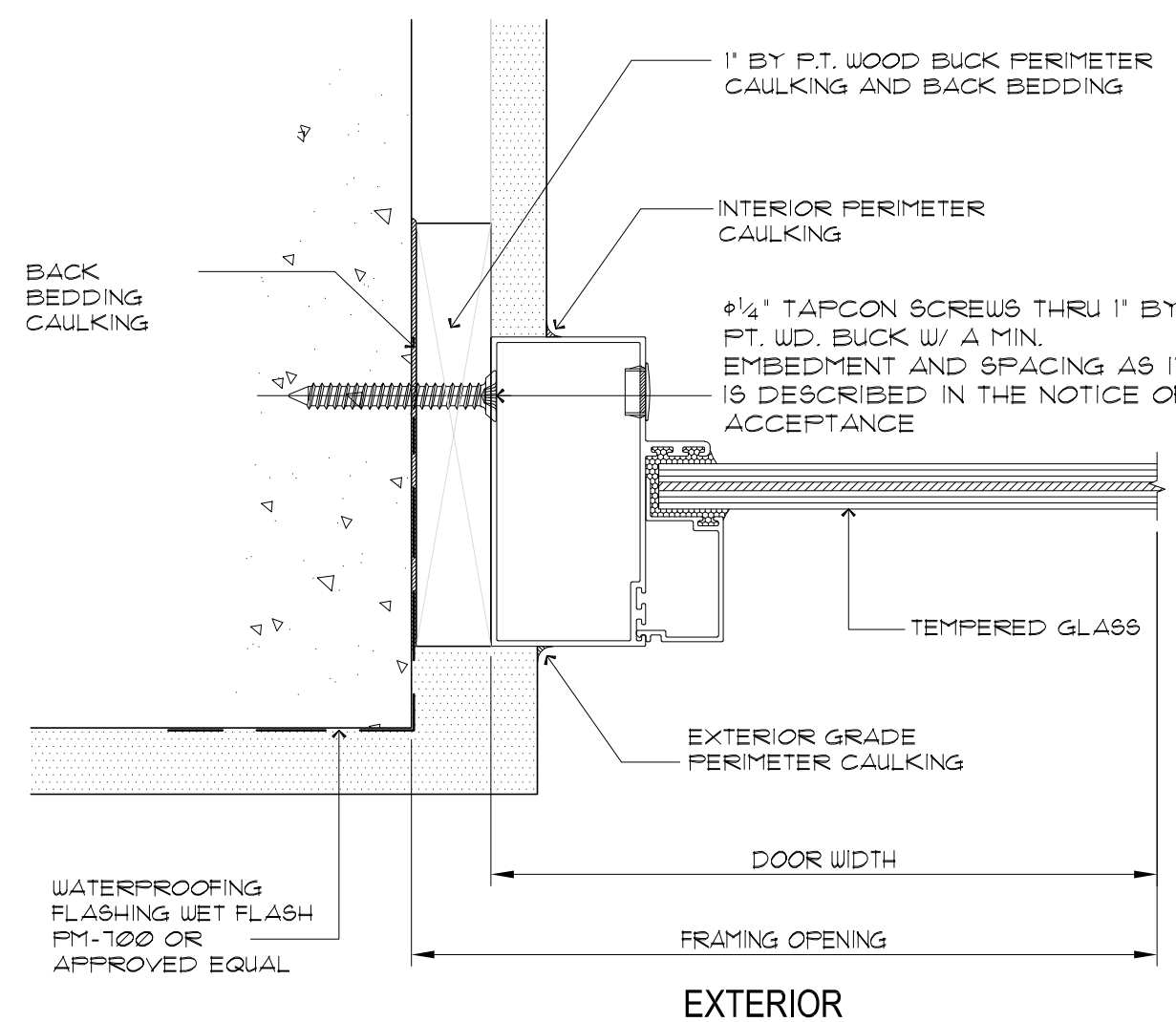
6
D-2 WINDOW HEAD DETAIL
NOT TO SCALE



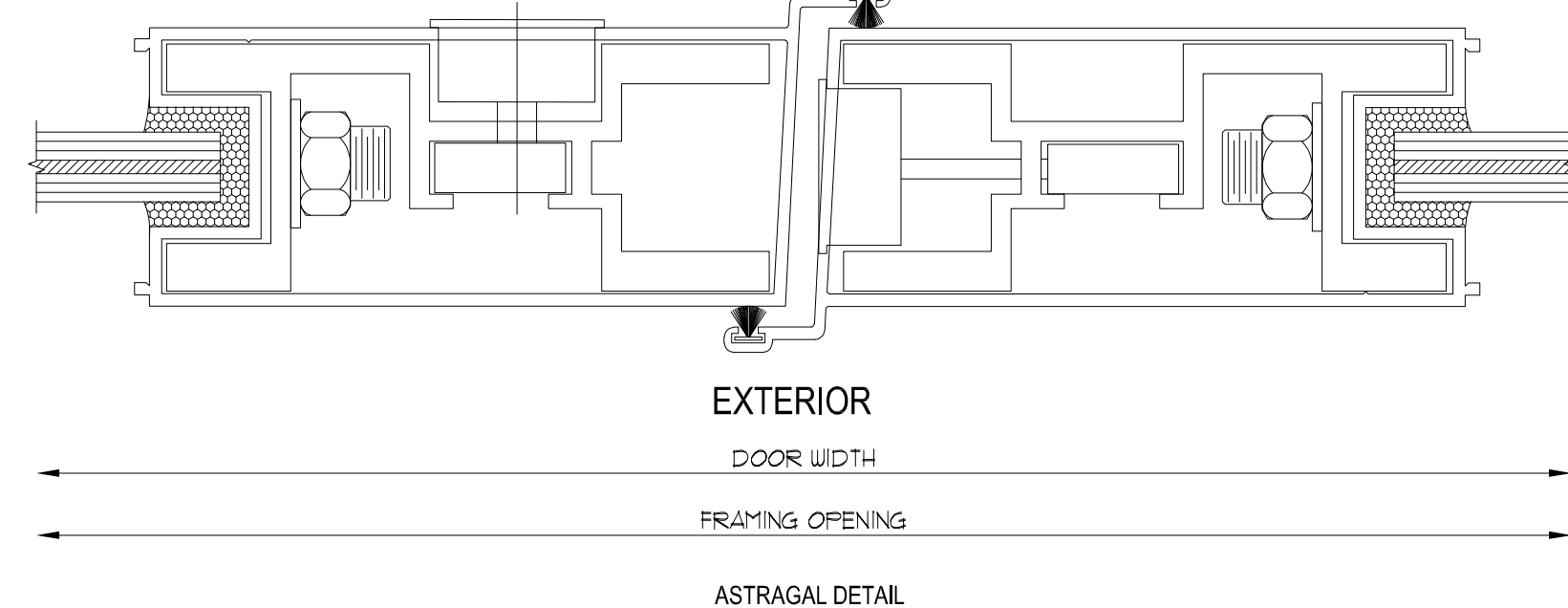
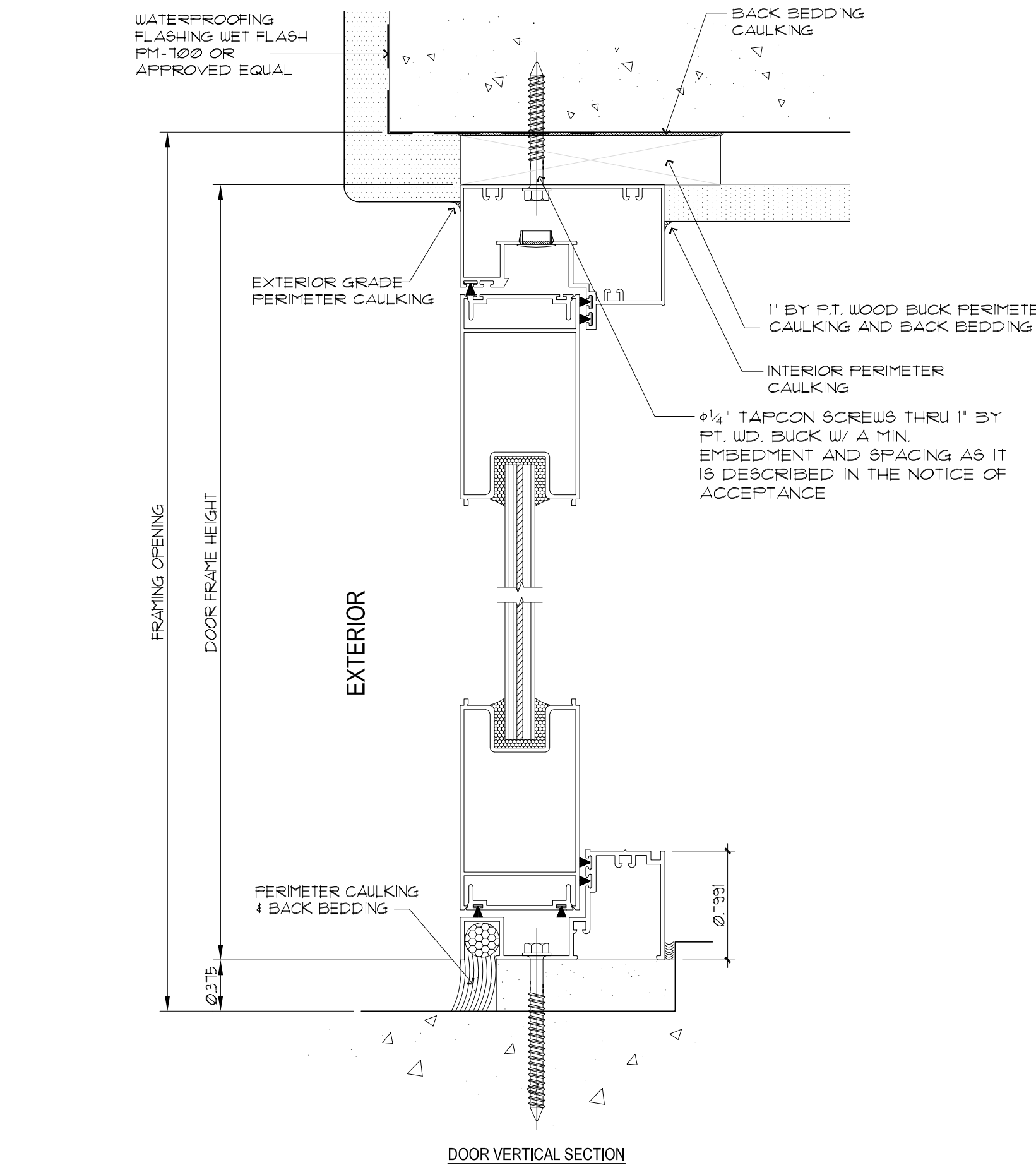
3
D-2 F. DR JAMB (LOCK SIDE) SIDE LITE DTL.
NOT TO SCALE



7
D-2 WINDOW SILL DETAIL
NOT TO SCALE



2
D-2 SIDE LITE JAMB DETAIL
NOT TO SCALE



NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- DO NOT SCALE DRAWINGS.

1
D-2 ALUMINUM FRENCH DOOR DETAIL
NOT TO SCALE

**PASCUAL
PEREZ
KILDDJIAN
STARR**

ARCHITECTS + PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE NO.: AR 0015394
MARIO P. PASQUAL, AIA
LICENSE NO.: AR 0008254
PETER KILDDJIAN, RA
LICENSE NO.: AR 0093067
ANDREW STARR, RA
LICENSE NO.: AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASQUAL, PEREZ, KILDDJIAN
& STARR ARCHITECTS + PLANNERS
The architect, all design and detail drawings
of this building and/or overall project are the
legal property of and all rights are reserved
by the architect. Their use for reproduction,
construction or distribution is prohibited unless
authorized in writing by the architect.

REVISIONS:

OWNER:
HERITAGE HOME BUILDERS, LLC
9350 SOUTH DIXIE HIGHWAY
SUITE 1500
MIAMI, FL 33156
PHONE: 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE
BY HERITAGE HOME BUILDERS, LLC.
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

DETAILS

DATE: 01/16/2023
SCALE: AS SHOWN
DRAWN: SJ
CHECK BY: EP
JOB NO.: 22-22

SHEET NO.:

D-2