14400 S MILITARY TRL

SATELLITE AERIAL

OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS

TABLE 1004.1.2 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

TOTAL AREA

OCCUPANCY

BUSSINESS GROUP A-3

BUSSINESS GROUP A-3

2,423.02 SQ.FT.@150 SQ FT

TOTAL

Delray Beach, FL 33484

TERMS OF USE & LICENSE AGREEMENT

Building Codes And Zoning Requirements

At the time of creation, these plans were designed to meet the requirements of a nationally recognized model building code in effect where these plans were produced. Because of the great differences in geography and climate throughout the United States each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. These plans may need to be modified and additional drawings and details may need to be added to comply with your local conditions, requirements, and a wide range of other matters. All of our plans can be adapted to the local building codes and requirements. It is the responsibility of the purchaser and/or builder of each plan to see that the structure is built in strict compliance with the governing municipal codes (city, county, state and federal). In addition to the building plans that you order, you will also need a site plan that shows where the house is going to be located on the lot. There are some areas of the country that

have very strict engineering codes. If you are building in this type of area, it is possible that you will need to hire a local engineer to analyze the house and provide additional drawings and calculations that may be required by your building department.

Our firm assumes no liability for any home constructed from these plans. Only qualified Designers, Architects, Contractors or Structural Engineers should attempt to modify any portion of these plans. It is the sole responsibility of the purchaser to obtain any and all structural analysis, engineering and specifications that are required where the structure is to be built. Written dimensions on these drawings should have precedence over scaled dimensions; the contractor shall verify and be responsible for all dimensions and conditions on the job. Architectural And Engineering Seals

Some cities and states are now requiring that a licensed architect or engineer review and "seal" these plans, or officially approve them prior to construction. In addition, you may need to obtain permits or inspections from your local governments before and in the course of construction. Prior to using these plans, we strongly advise that you consult a licensed architect or engineer, as well as consult with your local building official before applying for any permit or before starting any construction related to these plans. We authorize the use of these plans on the express condition that you strictly comply with all local building codes, zoning requirements and other applicable laws, regulations, ordinances and requirements.

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The Architect shall be permitted to post an appropriate job site sign, which sign may include the Architect's name, business address, business telephone number, and/or such other similar business related information, within the boundary of the subject property, beginning with the issuance of the permit through the commencement date of issuance of a certificate of occupancy

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In the unlikely event that any controversy or claim arising out of or relating to this User Agreement or our services shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association. Any such controversy or claim shall be arbitrated on an individual basis and shall not be consolidated in any arbitration with any claim or controversy of any other party. The arbitration shall be conducted in Broward County, Florida, and judgment on the arbitration award may be entered into any court having jurisdiction thereof. Either you or we may seek any interim or preliminary relief from a court of competent jurisdiction in Broward County, Florida, necessary to protect the rights or property of you or us pending the

completion of arbitration.

is, all provisions and rights will remain in full force and effect.

In the event that any provision of the User Agreement conflicts with the law under which the User Agreement is to be construed or if any provision is held invalid by a court with jurisdiction over the parties to the User Agreement, such provision will be restated to reflect as nearly as possible the original intentions of the parties in accordance with applicable law, and the remainder of this User Agreement will remain in full force and effect. If either party fails to insist upon or enforce strict performance by the other party of any provision of the User Agreement, or to exercise any right under the User Agreement, such a failure will not be construed as a waiver or relinquishment to any extent of such party's right to assert or rely upon any such provision or right in that or any other instance. That

VICINITY MAP idy Wonderlan

Studio 34 Delray Hair

SCOPE OF WORK

1. ASBUILT FOR NEW TENANT CANDY WONDERLAND (CHILDREN GYM)

CODE RESEARCH

OCCUPANCY

GYMNASIUMS (WITHOUT SPECTATOR SEATING)

TYPE OF CONSTRUCTION TYPE IIIB - (UNSPRINKLERED)

FIRE WALLS

EXISTING TWO HOUR TENANT SEPARATION WALLS

LIFE SAFETY

MAXIMUM TRAVEL DISTANCE: 63'-2"

EGRESS WIDTH

1 EXITS REQUIRED, 2 EXITS PROVIDED PER TABLE 1005.1 23 OCCUPANTS \times 0.2" = 4.6" REQUIRED 36" PROVIDED

PLUMBING FIXTURE CALCULATIONS:

REQUIRED BY FLORIDA BUILDING CODE BASED ON BUSSINESS OCCUPANCY (TABLE 403.1 SEC. 2) UNISEX

BUSINESS WATER CLOSET: 1 PER 50

2,423.02 S.F.

OCCUPANTS

15 PEOPLE

15 PEOPLE

LAVATORIES: 1 PER 80 1 REQUIRED/ 1 PROVIDED

1 REQUIRED/1 PROVIDED

FLOOR AREA: 2,423.02 SF

NO DRINKING FOUNTAIN REQUIRED. TAKE OUT RESTAURANT

AREA CALCULATIONS			
EXISTING SQ. FT.	2,423.02 S.F.		
OTHER	265.78 S.F.		
BUSINESS AREA	2,157.24 S.F.		
TOTAL AREA 2,423.02 S.F.			
NOTE: SQUARE FOOTAGE OF SPACE IS NO	OT BEING AFFECTED.		

PROPERTY INFORMATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2023,8TH EDITION WITH ALL AMENDMENTS, THE 2020 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

LEGAL DESCRIPTION

13-46-42, N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 (LESS RD & ADDL RD R/WS & E 305 FT) & W 15 FT OF S 44 FT OF E 305 FT OF N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4

MUNICIPALITY

DELRAY BEACH

PARCEL CONTROL NUMBER

12-42-46-13-00-000-3020

SUBDIVISION

LAND USE CODE

1100—STORES

ZONING CODE

GC—GC - GENERAL COMMERCIAL (12-DELRAY BEACH)

LOCATION ADDRESS

14400 S MILITARY TRL

CLASSIFICATION OF WORK

ASBUILT

PROJECT TEAM

OWNER

SHOPPES OF DELRAY AP LLC 3300 N FEDERAL HWY STE 250 FORT LAUDERDALE FL 33306 1045

DEPARTMENT 100 NW 1ST AVE, DELRAY BEACH, FL 33444

DELRAY BUILDING

VOICE | (561) 243-7200

BUILDING DEPARTMENT

ARCHITECT

SANDRA PUERTA, AR 95385 6476 Kirsten Way Lake Worth, FL 33467 Voice | 561.712.8898 Fax | 561.712.8895

Email | sandra@thearchitectgroup.com

EXISTING SITE PLAN & NOTES

ZONING DEPARTMENT

DELRAY BUILDING DEPARTMENT 100 NW 1ST AVE, DELRAY BEACH, FL 33444 VOICE | (561) 243-7200

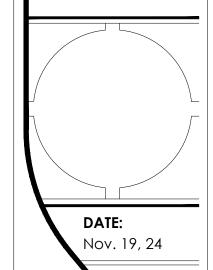
SHEET INDEX

CVR	COVER SHEET	
A-0	GENERAL NOTES AND SPECS.	
SP-1	EXIST. / PROP. SITE PLAN & NOTES	
A-1	CONSTRUCTION FLOOR PLAN + NOTES	
A-1.1	PROPOSED FLOOR PLAN - PLAYGROUND	CONTRACTOR TO VERIFY ANY CONDITION
A-2	LIFE SAFETY / EGRESS PLAN + NOTES	AND NOTIFY ALL RESPONSIBLE PARTIES IF
A-3	ADA NOTES + DETAILS	THERE ARE ANY DISCREPANCIES. THE ARCHITECT ASSUMES NO RESPONSIBILITY.
		ALL MODIC TO BE DEDECTIVED IN
M-1	MECHANICAL PLAN + NOTES	ALL WORK TO BE PERFORMED IN
E-1	ELECTRICAL PLAN + NOTES	ACCORDANCE WITH THE F.B.C. 2023 EDITION WITH ALL AMENDMENTS, THE 2020
P-1	PLUMBING PLAN(SEWER) + NOTES	N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

SANDRA PUERTA CHITECT

CTION

CONSTRUC



BLDG. DEPT. PLAN **REVISIONS:**

2

400

Cover and Information

MANAGED BY: DRAWN BY: REVIEWED BY:

THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN A FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETE AND THE SPACE CAN BE USED FOR WHAT IS INTENDED, EXCLUDING PUNCH LIST ITEMS.

BUILDING IDENTIFICATION

APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

ALL WOOD AND/OR STEEL COLUMNS SHALL BE 1 HOUR FIRE RATED TOP OF ISOLATED EXTERIOR AND PERIMETER COLUMN FOOTING PADS SHALL MATCH THE BOTTOM OF MONOLITHIC WALL FOOTING ELEVATIONS (MINIMUM 1'-4" BELOW TOP OF SLAB ELEVATION, OR AS DETAILED ON THE PLANS.

ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR. SINGLE HUNG WINDOW OPERATING MECHANISMS SHALL BE AT OR NEAR THE SILL. WINDOWS MARKED 'EGRESS' MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS PER N.F.P.A. 101 CHAPTER 22-2. A DOOR MARKED IN PLAN CALLED 'EMERGENCY EGRESS' SHALL BE DESIGNATED AS AN EXTERIOR DOOR NOT TO BE SHUTTERED FOR EMERGENCY EXIT DURING HURRICANE EMERGENCY CONDITIONS. DOOR TO HAVE A MIN. CLEAR OPENING OF 29", AND TO HAVE PASSED REQUIRED IMPACT AND MISSLE TESTS.

WINDOW SAFEGUARD NOTE

WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36 INCH ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

SECURITY NOTES

all locks on exterior doors shall resist a force of 300 # applied in any movabi DIRECTION. ALL EXTERIOR LOCKS SHALL BE SINGLE CYLINDER WITH 1" THROW FOR 1 3/4" SOLID CORE DOOR. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A KEY OPERATED LOCK, OPERABLE FROM EXTERIOR WITH A MINIMUM 6000 POSSIBLE KEY CHANGES. KEY ON KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR WITH INSERT. EXTERIOR SWING DOORS SHALL BE SOLID CORE NOT LESS THAN 1 3/4" THICK. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISION SCOPE OR VISION PANEL. HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-REMOVABLE PINS. SINGLE SWING EXTERIOR DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SOLID CORE 1 3/4" THICK AND SHALL BE SECURED WITH A LATCH AND SINGLE BOLT WITH ONE INCH MIN. THROW OR A COMBINATION OF DEAD BOLT AND DEAD LATCH SETS AND AN AUTOMATIC DOOR CLOSER. ALL GLASS IN EXTERIOR DOORS SHALL COMPLY WITH ANSI 279.1 ALL WINDOWS (OPERABLE) SHALL WITHSTAND A FORCE OF 150# IN ANY OPERABLE DIRECTION. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM TRACKS POSITION AND SHALL COMPLY WITH THE A.A.MA.A STANDARDS FOR FORCED ENTRY RESISTANCE A.A.M.A. 1303-3. SLIDING GLASS DOORS SHALL HAVE DEAD BOLT OR PIN SYSTEM NOT REMOVABLE FROM THE OUTSIDE AT THE JAMB AND SILL. INTERIOR DOORS TO HAVE CYLINDRICAL TYPE LOCK SETS WITH PRIVACY LOCK BY INSIDE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. #160 AND 1511. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. OF 5/8".

POST PERMANENT SIGN WITH 1/2" LETTERS ON THE INSIDE FACE OF ANY ONE DOOR TO OUTSIDE: "DO NOT OPERATE ENGINES WITH DOORS CLOSED, CARBON MONOXIDE

NON-BEARING INTERIOR PARTITIONS

ALL INTERIOR NON BEARING PARTITIONS SHALL BE 3 5/8" METAL STUDS 26 GA AT 24" C/C MAXIMUM SPACING WITH 1/2" MINIMUM GYPSUM DRYWALL EACH SIDE.

BATHROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS TILE FINISH, SELECTED BY OWNER

MIRRORS / GLAZING

MIRRORS SHALL BE ANCHORED TO STUDS WHEN IN EXCESS OF 9 S.F. TEMP GLAZING SHALL BE PROVIDED In tub & shower windows & mirrors where less than 60" a.f.f. all glass within 24" of any DOOR, FIXED GLASS, SLIDING GLASS DOORS OR LOCATED WITHIN 60" OF FLOOR AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WHIRLPOOLS, SPAS, SAUNAS AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

FIREPLACE NOTES:

A. FIREBOX, SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, RULES & REGULATIONS HAVING

B. CLEAR FIREPLACE OPENING SHALL BE 40x29x16" DEEP.

C. PROVIDE 12"x12" FLUE LINING D. PROVIDE FIREBRICK INNER HEARTH & LINING

E. MASONRY CHIMNEY (SEE ELEVATIONS) TOP OF FLUE TO BE 24" ABOVE. THE HIGHEST POINT 10'-0" F. PROVIDE 24" DEEP TILED OUTER HEARTH, 12" ABOVE FINISHED FLOOR & MIN. 16" WIDER THAN FIREPLACE OPENING

G. PROVIDE CAST IRON DAMPER. H. FIREPLACE AND MATERIALS TO BE U.L. RATED AND APPROVED. I. ALL WOOD BEAMS, JOISTS, AND STUDS SHALL BE TRIMMED AWAY FROM FIREPLACES. HEADERS

SUPPORTING TRIMMER ARCHES AT FIREPLACES SHALL BE NOT LESS THAN TWENTY INCHES FROM THE FACE OF THE CHIMNEY BREAST. TRIMMERS SHALL BE NOT LESS THE SIX INCHES FROM THE INSIDE FACE OF THE NEAREST FLUE LINING

J. WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK ABV AND PROJECTING MORE THAN ONE AND ONE-HALF INCH FROM A FIREPLACE OPENING SHALL NOT BE PLACED LESS THAN TWELVE INCHES FROM THE TOP OF A FIREPLACE OPENING. K. PROVIDE A U.L. RATED AND APPROVED CHIMNEY CAP W/INTEGRAL BUILT-IN SPARK ARRESTER AND RAIN CAP AND BASE FLASHING.

STRUCTURAL NOTES

CONCRETE THIS BUILDING DESIGNED PER: 2705.2(a) - ACI-530-2/ ASCE 5-92/ TMS 402-92 2705.2(b) -ACI-530.1-92/ ASCE 6-92/ TMS 602-92 /ASCE-7

THE FOUNDATION SHOWN HAS BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD SOIL BEARING CAPACITY: 2500 PSF, IF INFERIOR SOIL IS ENCOUNTERED OR IF 2500 PSF CANNOT BE OBTAINED BY PROPER FILLING AND COMPACTION, CONTACT ARCHITECT, VERIFICATION OF THE TEST FOR MODIFIED PROCTOR ASTM D 1557 SHALL BE FILED WITH THE GOVERNING BUILDING DEPARTMENT. BACKFILL SHALL CONSIST OF NON-EXPANSIVE, FREE DRAINING, PREDOMINANTLY GRANULAR MATERIAL FREE OF DEBRIS AND ORGANIC MATERIAL. SLABS 2500 PSI FOUNDATIONS 2500 PSI COLUMNS & BEAMS 3000 PSI CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5" MINIMUM CONCRETE COVER FOR POURED IN PLACE CONCRETE SHALL BE AS FOLLOWS:

SLAB ON GRADE 1' FOUNDATIONS / FOOTINGS BOTTOM 3"

SUSPENDED SLABS: 1'

COLUMNS & BEAMS 1 1/2" TO THE TIES

MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM C-33. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90-667 SPECIFICATIONS. MORTAR USED TO BOND C.M.U. SHALL CONFORM TO ASTM C-476, TYPE "m" WITH A 28 DAY STRENGTH OF 2500 PSI. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL. ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECS A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE, AND RUST. ALL DOWELS, SLEEVES, CONDUITS, INSERTS, BLOCKOUTS, ANCHOR BOLTS AND DRAINS SHALL BE IN PLACE BEFORE CONCRETING. FOR OPENINGS AND SPECIAL FEATURES OMITTED ON THESE PLANS, SEE ARCHITECTURAL AND/OR MECHANICAL DRAWINGS. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS:

LAP REINFORCING STEEL 30 BAR DIAMETERS MINIMUM, WHEN SPLICED AND SHALL BE SEPARATED BY ONE BAR DIAMETER OR WIRED TOGETHER. SLAB SHALL BE A MINIMUM 4" THICK AND SHALL BE REINFORCED WITH 6" X 6" X 1.4/1.4 WELDED WIRE MESH, CENTERED IN CONCRETE DOUBLED 30" AT THE PERIMETER. SCRAPE SLAB AREA CLEAR OF ALL ORGANIC MATERIAL AND FILL WITH CLEAN SAND TO THE ELEVATION OF THE BOTTOM OF THE SLAB. SURFACE MATERIAL CAN BE USED AS SITE FILL

THE ENTIRE AREA PLUS AN ADDITIONAL THREE FOOT AT PERIMETER, SHALL BE THOROUGHLY COMPACTED BY AT LEAST TEN OVERLAPPING PASSES IN PERPENDICULAR DIRECTIONS OF A VIBRATORY COMPACTOR TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO-180C OR ASTM-D1557. IF FOOTINGS ARE EXCAVATED AFTER THE BUILDING AREA COMPACTION, THEN ALL FOOTING BEARING LEVELS SHALL ALSO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY USING A HAND OPERATED VIBRATORY COMPACTOR. EXISTING STRUCTURE SHALL BE CONTINUOUSLY MONITORED DURING SOIL COMPACTION. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD AREA SHALL BE COMPACTED TO A MINIMUM DENSITY

BOTTOM OF THE FOOTINGS SHALL BE COMPACTED, PRIOR TO PLACEMENT OF STEEL, WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN THE FOOTING AREAS. SOIL SHALL BE TREATED FOR TERMITES FOR A MIN. DISTANCE OF FOUR (4) FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES. ALL PLATES, ANGLES AND MISCELLANEOUS METAL ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE

OF 95% OF THE T-180 MODIFIED PROCTOR, IN LIFTS NOT TO EXCEED 10" FACH. THE AREA OF THE

SECURELY AND ACCURATELY FASTENED TO THE CONCRETE FORM WORK BY A MINIMUM OF TWO (2) FASTENERS PRIOR TO CONCRETE PLACEMENT. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAM. ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM. ALL ADDED LONGITUDINAL STEEL REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT U.O.N.

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS. ALL STEEL SHALL CONFORM TO ASTM 136, SHOP CONNECTIONS SHALL BE WELDED. FIELD CONNECTIONS SHALL BE 325 HIGH STRENGTH BOLTS AT COLUMNS, TRUSS CONNECTIONS AND ALL OTHER CONNECTIONS. HIGH STRENGTH BOLTS SHALL BE INSTALLED USING CALIBRATED TORQUE WRENCHES, TURN OF NUT METHOD WILL NOT BE ACCEPTED, BEAM TO BEAM CONNECTIONS SHALL BE BOLTED WITH STANDARD WASHERS UNDER NUTS. ALL BOLTS SHALL BE 3/4" DIAMETER U.O.N. PROVIDE 9/16" DIA. HOLES, 4'-0" O.C. MAX. FOR ALL WOOD BLOCKING ATTACHED TO STEEL. CUTS, HOLES, COPES, ETC... REQUIRED IN STEEL MEMBERS BY OTHER TRADES SHALL BE SHOWN ON STEEL SHOP DRAWINGS AND MADE IN THE SHOP. BURNING OF HOLES OR CUTS IN STEEL MEMBERS WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. ALL LEVELING AND BEARING RATES, ANCHOR BOLTS (EXCEPT FOR WOOD), AND LOOSE LINTELS SHALL BE FURNISHED BY STEEL CONTRACTOR. ALL BEAMS SHALL BE FABRICATED WITH NATURAL CAMBER UP. STEEL CONTRACTOR SHALL CHECK ANCHOR BOLT LOCATION PRIOR TO ERECTION AND NOTIFY GENERAL CONTRACTOR OF ANY DISCREPENCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WELD SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RECIEVE SHOP COATING OF ZINC CHROMATE. PROVIDE 1 COAT (TWO MILS THICK) WHERE EXPOSED. PROVIDE 2 COATS (4 MILS THICK) WHERE IMBEDDED IN MASONRY.

FOLLOW THE STANDARDS OF ACI-316, ACI-301 AND ACI-347. CONCRETE IS TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH IN 28 DAYS AS STATED BELOW, WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURER'S MIX AND STRENGTH IS TO BE PROVIDED. NO WATER IS TO BE ADDED AFTER THE TRUCK LEAVES THE PLANT, WITHOUT APPROVAL OF THE ENGINEER OR PLANT ENGINEER, PLANT CONTROL SHALL BE REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED (UON).

SLAB ON COMPACTED FILL = 3000 PSI STRUCTURAL SLABS = 4000 PSI

FOUNDATIONS = 3000 PSI COLUMNS AND BEAMS = 4000 PSI (U.O.N.)

BEAMS = 4000 PSI (U.O.N.)

CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 6" MAXIMUM AGGREGATE SIZE SHALL BE ¾". ALL AGGREGATE SHALL CONFORM TO ASTM-33. MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD OF CONCRETE. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS:

FOOTINGS = 3" BEAMS = 1 ½" SUSPENDED SLABS = 1" SLAB SHALL BE A MIN IMUM OF 4" THICK AND SHALL BE REINFORCED WITH 6"x6" x1.4/1.4 W.W.M. CENTERED IN CONCRETE AND DOUBLED AT PERIMETER. REINFORCEMENT SHALL COMPLY WITH ASTM A615 AND ASTM A185 FOR WELDED WIRE FABRIC.

ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE T-180 MODIFIED PROCTOR TEST. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF STELL WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN FOOTING AREAS. SLAB SHALL BE PLACED OVER ONE LAYER OF 6 MIL. VISQUEEN VAPOR BARRIER. ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM.

REINFORCEMENT CLEARANCE CLEARANCE OF REINFORCING STEEL FROM FACE OF CONCRETE TO THE OUTERMOST BAR SHALL BE AS

FOLLOWS, WHEREVER PRACTICAL, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. FORMED CONCRETE IN CONTACT WITH GROUND BEAMS AND COLUMNS

2" FROM TOP, 3"BOTTOM/SIDES

1 1/2" TO TIES

FOOTINGS

TIE COLUMNS

POLYETHYLENE SHEET POLYETHYLENE SHEET SHALL BE PLACED CONTINUOUSLY UNDER CONCRETE SLABS ON GROUND AND SHALL BE A MINIMUM OF 6 MIL. THICK. ALL JOINTS SHALL BE LAPPED MINIMUM 12" AND CONTINUOUSLY GALVANIZED. TAPED WITH A MINIMUM OF 2" WIDE VINYL TAPE. POLYETHYLENE SHEET SHALL EXTEND AT LEAST ONE INCH ONTO STEM WALL. WHERE PIPES, CONDUITS, STAKES, REINFORCING BARS OR OTHER OBJECT PASS OF THE FRAMING (FROM THE ONE SHOWN ON THE STRUCTURAL PLANS), INDICATING ALL PERMANENT THGROUGH THE MEMBRANE, THE MEMBRANE SHALL BE FITTED WITHIN 2" AND SEALED WITH TAPE. SOIL SHALL BE TREATED FOR TERMITES FOR A DISTANCE OF FOUR FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES.

CALCULATIONS FOR VENTILATION:

BASED ON A .015 STATIC PRESSURE, 60 SQUARE INCHES FOR EACH CAR IN A DWELLING WILL PROVIDE THE NECESSARY 100 Cfm PER CAR W/ A 7.5 Mph WIND. VELOCITY @ 7.5 mph = 7.5 x 5280 / 60 = 660 FPM. FREE CFM = 60/144 x 660 - 275 Cfm FREE FLOW.

CONCRETE SLABS ON GRADE:

ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 6 X 6 - W1.4 X W1.4 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED)

ALL SLABS ON GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST A.C.I - "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (A.C.I. - 302.1R). JOINTS SHALL BE PROVIDED IN ALL INTERIOR SLABS ON GRADE AT COLUMN CENTER-LINES DIVIDING THE SLAB INTO SQUARE PANELS NOT TO EXCEED 20 X 20 FT. IN SIZE. CAST SLAB IN LONG ALTERNATE STRIPS. PROVIDE A CONTRACTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR SAW-CUT, CONTRACTION AND ISOLATION JOINT DETAILS. PROVIDE SAW-CUT JOINTS AT ALL SIDEWALKS AT A MAXIMUM SPACING OF FIVE FEET ON CENTERS AND

ISOLATION JOINTS AT 20 FEET O.C. (U.O.N.). FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 95 % MODIFIED PROCTOR (ASTM D-1557) WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1,600 SQ.FT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER. CONCRETE AND REINFORCING: ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60,

FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES, U.O.N. PROVIDE RIGID TEMPLETS FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT

NONCONTINUOUS COLUMNS (U.O.N.). ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES (SEE BEAM DIAGRAM ON PLAN). BOTTOM BARS SPLICED ONLY AT SUPPORTS, TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NONCONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS

AS REQUIRED (U.O.N.). ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS). 10. SEE STRUCTURAL PLANS FOR MIN. SIZE CONCRETE TIE BEAM REQUIREMENTS

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90 'STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS', GRADE N, I'm = 1500 PSI, BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS IS TO COMPLY WITH ASTM C-476 AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM OF 3/8" COURSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT. TYPE 'S' MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED IN ASTM C-270.HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8' THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED AND ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUTED CELLS AT EACH LIFT. CLEAN OUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUTING. GROUT LIFT SHALL NOT EXCEED 4' ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECIFICATION A-615. REINFORCING

STEEL SHALL BE FREE FROM OIL, LOOSE SCALE AND RUST. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI-530.1-99/ASCE 6-99/ACSE/TMS 602-99), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTE

MASAONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THIS PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON". THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY, FILL TWO ADJACENT WITH CONCRETE GROUT. ALL GROUT SHALL BE FLUID, SLUMP SHALL BE 9" +- 1"

ANY CMU WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED SHALL HAVE 8"X8" (NOMINAL) CONCRETE LINTELS & SILLS REINFORCED WITH 2 #5 BOTTOM, MINIMUM OF 8" BEARING BOTH ENDS, UNI ESS OTHERWISE NOTED HORIZONTAL REINFORCEMENT EVERY OTHER COURSE 9 GAUGE GALVANIZED LADDER TYPE DUR-O-WALL (OR EQUAL)

LUMBER DESIGN LOADS ROOF LIVE LOAD = 30 PSF SUPERIMPOSED DEAD LOAD = 25 PSF FLOOR, LIVING AREAS (DL + LL) = 60 PSF, (BALCONY = 125 PSF) ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1200 PSI, OR SOUTHERN PINE #2 STRUCTURAL GRADE, U.O.N. HATCHED WALLS INDICATE BEARING FRAME PARTITIONS AND SHALL HAVE 2 X STUDS AT 16" O/C WITH DOUBLE TOP PLATE. ALL EXTERIOR AND INTERIOR STUD WALLS AS NOTED SHALL BE BRACED WITH 16 GAUGE GALVANIZED METAL TIES ON A V FORM FROM BOTTOM TO TOP PLATE. ATTACH BRACES TO TOP AND BOTTOM PLATES WITH 2 - 16 PENNY NAILS. FOR INTERMEDIATE NAILING USE 10 PENNY NAILS. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO ARCHITECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD DIMENSIONS, ALL WOOD TRUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED GALVANIZED METAL TRUSS STRAPS. TYPICAL EACH TRUSS. WHEN BEARING ON CONCRETE BEAM, EACH TRUSS MUST HAVE METAL TRUSS SEATS CAST INTO CONCRETE. ALL WOOD TRUSSES TO BE ANCHORED TO BEARING FRAME PARTITION WITH APPROVED GALVANIZED METAL TRUSS STRAPS, TYPICAL EACH TRUSS. ALL WOOD TRUSSES BEARING ON CONCRETE TIE BEAMS, TO HAVE GALVANIZED METAL TRUSS SEATS CAST INTO CONCRETE AT EACH TRUSS TYPICAL. TRUSS MANUFACTURER SHALL COORDINATE TRUSS FABRICATION WITH AIR CONDITIONING DUCT LAYOUT. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'0" MUST BE ENGINEERED BY TRUSS MANUFACTURER. ALL HEADERS FOR FRAMED OPENINGS LESS THAN 6'0" HAVE BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD THE BRACING SHOWN IN PLAN ACTS AS A RIGID CEILING PROVIDE REQUIRED DRAFTSTOPS IN TRUSS SPACE.

PRE-FABRICATED WOOD TRUSSES

TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN AND FABRICATION OF TRUSSES, GIRDERS, AND THEIR CONNECTIONS TO EACH OTHER. DESIGN FOR BRACING OF INDIVIDUAL TRUSS OR GIRDER MEMBERS TO RESIST LATERAL BUCKLING UNDER GRAVITY OR WIND LOADS IS THE RESPONSIBILITY OF THE

(DELEGATED ENGINEERING SHOP DRAWINGS REQUIRED) THE BUILDING CODE REQUIRES THE ENGINEER-OF-RECORD TO INCLUDE WITH ALL RECORD PLANS COMPLETE TRUSS FRAMING PLANS, INCLUDING ALL CONNECTIONS AND LOADING DATA, TO THE BUILDING DEPARTMENT FOR PERMIT. THE TRUSS DESIGN DELEGATED ENGINEER MUST FOLLOW THE LAYOUT OF THE TRUSSES AND GIRDER-TRUSSES, AS SHOWN ON THE STRUCTURAL FRAMING PLANS. DESIGNED AND FABRICATED IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS" BY NFPA (LATEST EDITION)

TRUSSES SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO MAY BE ASSIGNED AS A DELEGATED ENGINEER FOR THE CONTRACTOR. THE DELEGATED ENGINEER SHALL DESIGN AND INDICATE ON THE SHOP DRAWINGS ALL TRUSS COMPONENTS, TEMPORARY BRACING, BRIDGING, HARDWARE, METAL HANGERS, ANCHORS AND METAL SHAPES AS REQUIRED BY DESIGN OR AS INDICATED ON THE PLANS. ALL METAL PARTS ARE TO BE

SHOP DRAWINGS SHALL COMPLY WITH THE CURRENT BUILDING CODES, REGARDING MODIFICATION

BRACING (AS SHOWN ON THE STRUCTURAL PLANS) AND INDIVIDUAL MEMBER BRACING. THE STRUCTURAL PLANS INDICATE ALL THE REQUIRED LATERAL PERMANENT BRIDGING. AS RECOMMENDED BY THE "TRUSS PLATE INSTITUTE". TRUSS DESIGNER ENGINEER SHALL PROVIDE INFORMATION AND SHOW ON PLAN, ALL LATERAL BRACING OF ANY TRUSS INDIVIDUAL MEMBERS, AS REQUIRED BY TRUSS DESIGN TRUSSES SHALL BE INSTALLED WITH OUT OF PLUMB AND OUT OF PLANE TOLERANCES, AS PER THE "TRUSS

PLATE INSTITUTE" (SHOWN ON THE ROOF PLAN). ANY TRUSS EXCEEDING THE SPECIFIED TOLERANCE MUST BE REALIGNED OR REPLACED. INSTALLATION OF TRUSSES LONGER THAN 35 FT. OR HIGHER THAN 6 FT. SHALL BE MADE UNDER THE DIRECT SUPERVISION OF A LICENSED BUILDING OR GENERAL CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER OR ARCHITECT.

PLYWOOD ROOF DIAPHRAGM:

TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL.

ROOF DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF "A.P.A. DESIGN/CONSTRUCTION GUIDE - DIAPHRAGMS".

PLYWOOD ROOF DECKING SHALL BE 19/32" MINIMUM THICKNESS, "CDX" TYPE AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS. CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 10d GALV. NAILS, SPACED AT 6" O.C. MAX. AT SUPPORTED EDGES AND AT 6" O.C. ALONG THE INTERMEDIATE SUPPORTS GABLE ENDS NAIL SPACING SHALL BE 4" ON CENTERS MAXIMUM, STRUCTURAL WOOD: TO CONFORM TO RULES OF THE MANUFACTURER'S ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIER'S SPECIFICATIONS).

TO BE NO. 2 SOUTHERN PINE, UTILITY GRADE DOUGLAS FIR OR WEST COAST HEMLOCK. ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) WITH A MINIMUM FIBER STRESS IN BENDING OF 1,200 P.S.I. AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH AWPA STANDARD LP-2. STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WETTING WITH SUITABLE COVER.

MECHANICAL

H.V.A.C. CONTRACTOR SHALL SUBMIT FULLY ENGINEERED H.V.A.C. SHOP DRAWINGS TO THIS ARCHITECT'S OFFICE AND TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR, IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERABLE AND ACCEPTANCE BY THE ENGINEER SHALL BE A CONDITION OF THE SUB-CONTRACT. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT SHOWN OR INDICATED FOR A COMPLETE H.V.A.C. SYSTEM IN STRICT ACCORDANCE WITH ALL CODES, AND THE AGENCIES HAVING JURISDICTION OVER THE PROJECT, AND ALSO THE LATEST EDITION WITH REVISIONS OF THE FOLLOWING PUBLICATIONS:

A.N.S.I. B9.1 MECHANICAL REFRIGERATION N.F.P.A. PAMPHLETS 90A, 90B AND 91 S.M.A.C.N.A. LOCAL, STATE AND NATIONAL CODE, rULES, REGULATIONS AND ORDINANCES

ALL MATERIALS SHALL BE NEW AND BEAR U.L. LABELS, WHERE APPLICABLE. ALL AIR CONDITIONING DUCTS SHALL BE 1" THICK, 3 1/2" P.C.F. R-6 FIBERGLASS WITH VAPOR BARRIER JACKET, UNLESS OTHERWISE NOTED. FABRICATE AND INSTALL ALL DUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS. DUCT SIZES ARE NET INTERNAL. ALL FRESH AIR EXHAUST AIR DUCTS SHALL HAVE AN ADJUSTABLE DAMPER AT GRILLS AND OR FANS. DUCTS FOR EXHAUST AIR OR FRESH AIR SHALL BE GALVANIZED SHEET METAL WRAPPED WITH MINIMUM 1" R-6 FIBERGLASS BATT OR BLANKET INSULATION. MOUNT ALL THERMOSTATS AT +4'-0" ABOVE FLOOR. ALL INTERIOR AND EXTERIOR MOUNTED H.V.A.C. EQUIPMENT SHALL BE SECURELY FASTENED IN PLACE WHERE SHOWN ON THE DRAWINGS AS REQUIRED BY THE LOCAL BUILDING CODES. THE H.V.A.C. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL OF THE ABOVE FOR APPROVAL. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND ACCESSORIES IN SUCH A MANNER THAT THEY MAY BE READILY ACCESSIBLE FOR SERVICING AND OR REPLACEMENT. H.V.A.C. CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE H.V.A.C. SYSTEM AND FOR PRINTING INSTRUCTIONS FOR THE OWNER'S OPERATION OF THE SYSTEM. ELECTRIC STRIP HEATERS SHALL BE UNIT-MOUNTED, COMPLETE WITH FUSES, HI-TEMP CUTOUTS (AUTOMATIC AND MANUAL), RELAYS AND ETC. WITH SIZES ARE REQUIRED, PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THRU FIRE RATED ROOF, CEILINGS AND WALLS, UNLESS OTHERWISE NOTED AND OR SHOWN ON THE PLANS AND/OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.\ ALL HEATING, VENTILATING AND AIR

CONDITIONING SYSTEMS AND ETC. SHALL CONFORM TO THE STATE OF FLORIDA

WITH REVISIONS. A/C AIR HANDLING UNITS SHALL HAVE CONDENSATION SAFE

MODEL ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION

ELECTRICAL NOTES

THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO ARCHITECT ATTENTION PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTIONS. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY-DUTY, QUICK-MADE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET AND DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED LOCATIONS. ELECTRICAL SYSTEM SHALL BE GROUNDED. PROVIDE PROPER SIZE AND TYPE OF PROTECTION DEVICES TO MATCH EQUIPMENT BEING SERVED. LOAD DATA IS BASED ON INFORMATION GIVEN TO ARCHITECT/ENGINEER AT TIME OF DESIGN VERIFY ALL FOLIPMENT AND PANEL SIZES PRIOR TO ORDERING ALL MATERIALS. SHALL BE NEW AND BEAR U.L. AND UNION LABELS, WHERE APPLICABLE. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTABLE TO THE ENGINEER/ARCHITECT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE REQUIRED INSURANCE FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK, CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND REQUIRED ROUTING OF CONDUITS TO SUIT JOB CONDITIONS AND BALANCE LOADS. FURNISH AND INSTALL FIXTURES AS CALLED FOR ON PLANS OR AS SELECTED BY OWNER. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL H.V.A.C. EQUIPMENT AND THEIR GIVEN LOAD WITH THE MECHANICAL CONTRACTOR BEFORE ROUGHING-IN FOR PROPER POWER AND WIRING CONTROL LAYOUT AND INSTALLATION. ANY DISCREPANCIES BETWEEN THE GIVEN AND ACTUAL H.V.A.C. LOADS SHALL BE CORRECTED BEFORE ROUGHING IN. GROUND-FAULT CIRCUIT PROTECTION; ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, , SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI PROTECTED. THIS INCLUDES LIGHTING AND POWER OUTLETS AND RECEPTACLES. SOME AREAS REQUIRE BOTH AFCI AND GFCI PROTECTION. NEC 210.8, 210.12; FBC RE E3902; FBC EX 607.1.1 OR 801.1, 801.2 OR 901.2 AS APPLICABLE . ALL BREAKERS SHALL HAVE 10.000 A.I.C. MINIMUM, U.O.N. INSTALL FACILITIES FOR TEMPORARY POWER FOR CONSTRUCTION AS REQUIRED. ELECTRICAL CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT IN WRITING OF ANY CONFLICT AND/OR DISCREPANCIES FOUND WITH WORK AS SHOWN, SPECIFIED OR IMPLIED ON THESE PLANS, PRIOR TO PROCEEDING WITH WORK IN QUESTION. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FIXTURES AND OUTLETS AT JOB SITE BEFORE ROUGHING. ALSO MAY SELECT DIFFERENT MANUFACTURER OR FIXTURES WITH EQUAL SPECIFICATIONS. SMOKE DETECTORS SHALL BE HARD WIRED (110 VOLT TYPE) TO NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF A GROUND FAULT CIRCUIT INTERRUPTER, SMOKE DETECTORS SHALL BE LOCATED ON OR NEAR THE CEILING IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING AREA AND ON EACH ADDITIONAL FLOOR LEVEL (STORY) AND BASEMENTS INCLUSIVE. BEDROOM ADDITIONS TO EXISTING DWELLINGS WILL BE SUBJECT TO THE SAME REQUIREMENTS. SMOKE DETECTORS SHALL BE 110 VOLT TYPE, PROVIDED WITH VISIBLE "POWER ON INDICATOR" AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM. MULTIPLE DETECTORS MUST BE INTERCONNECTED. CONTRACTOR SHALL VERIFY WITH LOCAL ELECTRICAL UTILITY COMPANY THE LOCATION OF SERVICE AND SHALL LOCATE METER AND PANEL AS REQUIRED. VERIFY ALL CONDUCTORS AND BREAKERS W/ EQUIPMENT MANUFACTURER'S SPECIFICATIONS. COORDINATE RACEWAY INSTALLATION WITH OTHER TRADES PRIOR TO CONSTRUCTION. ALL ELECTRICAL SWITCHES SHALL BE 48" A.F.F. UNLESS OTHERWISE NOTED. ALL RECEPTACLES SHALL BE 12" A.F.F. UNLESS OTHERWISE

THE ELECTRICAL CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES. ALL PANELS SHALL HAVE CIRCUIT DIRECTORY CLEARLY LABELED AND MOUNTED INSIDE THE DOOR. PROVIDE GROUNDING SYSTEM FOR ALL TELEPHONE OUTLETS AND EQUIPMENT PER REQUIREMENTS OF

THE TELEPHONE COMPANY. COORDINATE THE INSTALLATION OF ALL TELEPHONE OUTLETS, RACEWAYS, ENCLOSURES AND BACKBOARDS WITH THE TELEPHONE COMPANY. TELEPHONE CONDUITS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH POWER AND LIGHTING

COORDINATE ALL ELECTRICAL SITE WORK WITH THE GENERAL CONTRACTS PROVIDE A SEPARATE CIRCUIT FOR A PERSONAL COMPUTER. LOCATION TO BE COORDINATED WITH

ANCHORAGE

METAL AND WIRE LATH: "PNEU-FAST" 16 GA. STAPLE SPEC. #101-1, TYPE 1 OR BETTER (HOT DIPPED) SATIN FIN. GALVANIZED COATING, HAVING A TENSILE STRENGTH OF 130M PSI. STAPLES SHALL BE MIN. 1 1/2"

PLUMBING NOTES

FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THE SOIL, WASTE, VENT, DOMESTIC WATER HEATERS, PLUMBING FIXTURES AND ALL OTHER SYSTEMS AS INDICATED ON THE ALL WORK AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION.

DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT. EXTEND SERVICE TO WATER METER. PROVIDE WATER METER AND SHUTOFF VALVE IN VALVE BOX OUTSIDE BUILDING. CONSULT ARCHITECT FOR LOCATION. LOCATIONS WHERE PIPES PENETRATE WALLS, FLOORS, AND CEILINGS SHALL BE WATERTIGHT. SANITARY PIPES SHALL BE OF HUBLESS CAST IRON OR PVC (SCHEDULE 40) AS APPROVED BY BUILDING OFFICIAL.

CONTRACTOR TO VERIFY AT SITE LOCATION, ALL EXISTING CONDITIONS, ELEVATIONS AND SIZE OF EXISTING MAINS, WATER AND SEWER FOR CONNECTION OF NEW SERVICES BEFORE INSTALLATION OF ANY PIPING. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR, IN A FIRST-CLASS

WORKMANLIKE MANNER AND MAKE THE COMPLETED SYSTEM FULLY OPERATIVE. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS' AND UNION LABELS WHERE REQUIRED. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS

COMPOUND BEFORE COVERING. "BITUMASTIC" OR EQUAL. ALL UNDERGROUND SOIL AND WASTE PIPING SHALL BE SCHEDULE 40 P.V.C. OR SERVICE WEIGHT CAST IRON WITH MEDIUM WEIGHTS CAST IRON FITTINGS. ALL JOINTS BELOW SLAB TO BE MADE WITH OAKUM AND PURE VIRGIN LEAD. SOIL, WASTE AND VENT PIPING ABOVE SLAB TO BE SAME AS SPECIFIED FOR BELOW SLAB EXCEPT THAT THE CONTRACTOR MAY AT HIS OPTION USE NO-HUM PIPE AND FITTINGS IF ACCEPTABLE BY LOCAL

ISOLATE COPPER PIPE FROM HANGER OR SUPPORT WITH ISOLATOR PAD, SUPER STRUT MODEL C/15/16 (OR EQUIVALENT) OR HAIR FELT LINING. HANGERS FOR COPPER PIPING SHALL BE COPPER OR COPPER

ALL PIPING SHALL BE SUPPORTED IN APPROVED MANNER FROM BUILDING STRUCTURE. HANGERS FOR COPPER PIPING SHALL BE COPPER OR COPPER PLATED. all rated floor and wall penetrations (no pvc) shall have fire, smoke, and water stops by FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, CHASE TECHNOLOGY CORP. CIC PR 855 OR 3M CP-25 CAULKING OR 303 PUTTY TO ACHIEVE THE SAME FIRE RATING AS WALLS

LOCATIONS WHERE PIPES PENETRATE WALLS, FLOORS AND CEILINGS SHALL BE WATERTIGHT. CONDENSATE DRAIN PIPES SHALL BE A MINIMUM OF 3/4" PVC (SCHEDULE 40) WITH TRAPS, INSULATED WITH 1/2" ARMAFLEX, AND TERMINATED 6" ABOVE GRADE OUTSIDE OF THE BUILDING. FURNISH AND INSTALL PRESSURE RELIEF VALVE LINE AND TERMINATE AT A LOCATION TO PROVIDE READY, VISUAL INDICATION FLOW. COPPER WATER LINES RUNNING UNDER SLAB SHALL BE PROTECTED BY A MINIMUM OF 12 INCHES OF EARTH COVER, 1 INCH AMAFLEX (HOT WATER ONLY) AND SLEEVED 12 INCH BELOW

SLAB TO 12 INCHES ABOVE SLAB. VERIFY ALL DIMENSIONS WITH STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION. ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH APPROVED AIR CHAMBERS OR SHOCK ABSORBERS. PROVIDE CONTROL VALVES TO ALL MAINS ENTERING THE BUILDING, RISERS, BRANCHES, GROUP OF FIXTURES, AND TO EACH PIECE OF EQUIPMENT.

PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY AND ANY WASTE PIPING AT BOTTOM OF STACKS. CLEANOUTS LOCATION AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE. VENT LINES TO EXTEND 6" MINIMUM ABOVE ROOF AND FLASH WITH LEAD. PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES. PROVIDE VACUUM BREAKER AND SHUT OFF VALVE ON ALL HOSE BIBBS. ALL HOSE BIBS SHALL BE FURNISHED WITH BACKFLOW PREVENTERS AND MOUNTED 26" ABOVE GRADE.

SANITARY PLUMBING PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS PROVIDE 1/4" WATER SERVICE TO REFRIGERATOR. ALL FIXTURES SHALL COMPLY WITH MAXIMUM FLOW RATE OF CONSUMPTION, INSTALL ANTI-SCALD

TEST ALL WATER PIPING UNDER A 150 PSI HYDROSTATIC TEST FOR A MINIMUM PERIOD OF TWO HOURS.

VALVES AS REQUIRED. LAVATORY 2.5 GPM SHOWER HEAD 2.5 GPM @ 80 PSI WATER CLOSET 1.6 GAL. PER FLUSH SINK FAUCET 2.5 GPM @ 60 PSI

LANDSCAPING NOTES NO MORE THAN 50% OF REQUIRED TREES CAN BE SAME SPECIES. ALL TREES SHALL BE PROPERLY GUYED AND STAKED AT TIME OF PLANTING. SOD TO BE ST. AUGUSTINE "FLORITAM" FREE OF ALL PESTS OR DISEASE. IT SHALL BE LAID EVEN WITHOUT

GROUND COVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN. ALL PLANT MATERIAL SHALL HAVE AN APPLICATION OF SLOW- RELEASE FERTILIZER (AGRI- FORM OR SIMILAR) AT TIME OF INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTS AND MATERIALS NECESSARY TO ACHIEVE A FULL

AND COMPLETED APPEARANCE IN ALL PLANTING BEDS. THE MINIMUM TOPSOIL DEPTH SHALL BE 6 INCHES FOR GROUND COVER AREAS, 4 INCHES FOR SEEDED GRASS AREAS, AND 2 INCHES FOR SODDED AREAS. ALL LANDSCAPING MATERIALS TO BE FLORIDA NO. 1 GRADE OR BETTER.

ALL EXTERIOR LIGHT SOURCES MUST BE RECESSED WITHIN THE STRUCTURE OR FIXTURE IN WHICH IS ALL MECHANICAL EQUIPMENT TO BE SCREENED ON THREE (3) SIDES AS SHOWN WITH SHRUBS SIX (6) INCHES ABOVE THE ITEM TO BE SCREENED.

GRASS OR SOD SHALL BE PROVIDE IN ALL OPEN AREAS. INCLUDING SWALE AREA AS SHOWN ON

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE PROPER WATERING AND SAFEGUARD AGAINST DAMAGE OF ANY KIND DURING THE INSTALLATION UNTIL FINAL APPROVAL OF WORK. ALL TREE SPECIES SHALL BE A MINIMUM OVERALL HEIGHT OF 10 FEET WITH A MINIMUM CANOPY SPREAD OF 4 FEET AND MINIMUM TRUNK DIAMETER AT BREAST HEIGHT OF 2" AND A MINIMUM OF 4 FEET CLEAR WOOD IMMEDIATELY AFTER PLANTING. HEDGES SHALL BE MINIMUM 2 FEET IN HEIGHT (FULL TO BASE) PLANTED 2 FEET ON CENTER.

ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AROUND AND A MINIMUM OF 2 INCHES CYPRESS MULCH (OR APPROVED EQUAL) OR GROUND COVER SHALL BE INSTALLED AT BASE OF EACH TREE AND THROUGHOUT HEDGE AND SHRUB PLANTING.

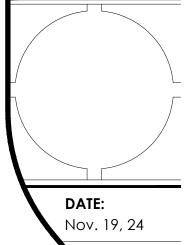
ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM ADJUSTED TO PROVIDE 100 % COVERAGE OF ALL LANDSCAPE AREAS, ALL HEADS SHALL BE OVERLAP AS PER MANUFACTURERS SPECIFICATIONS AND PERFORMANCE ADJUSTED TO 50 STANDARDS. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.

OWNER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG WITH ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION. PROVIDE THRERSHOLD AND WEATHERSTRIPPING AT ALL EXTERIOR DOORS.

MORTAR TO HAVE COMPRESSIVE STRENGTH: TYPE S - 1800 psi AT 20 DAYS EXPANSION STRIPS TO BE PLACED PER MFGR. SPECS.

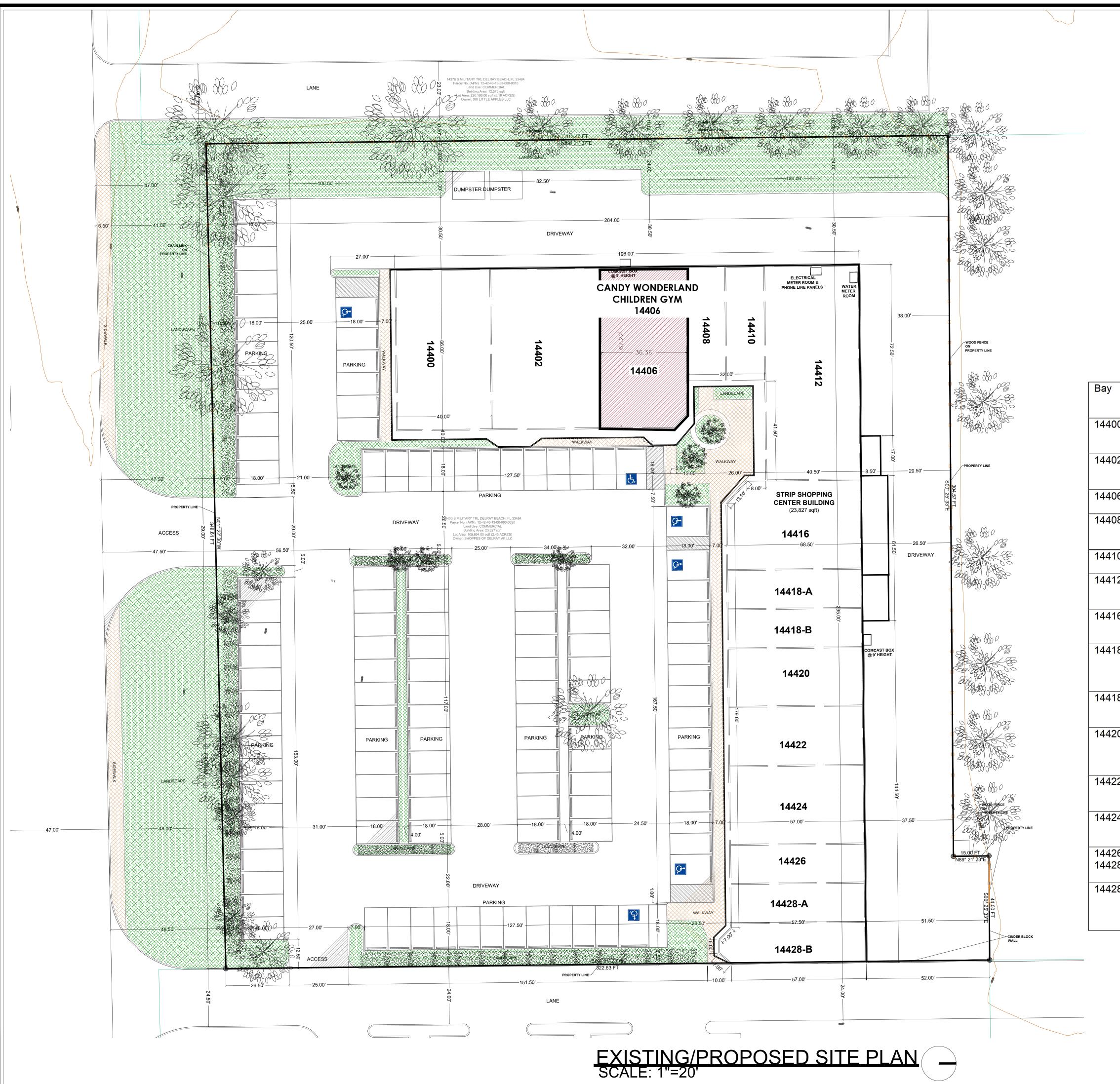
GARAGE NOTES

PARTITIONS BETWEEN GARAGE AND LIVING AREAS WITH R-11 INSULATION. NO. 25 GAUGE "GYPSUM WALLBOARD APPLIED CHANNEL-SHAPED STUDS @ 16" O/C WITH ONE FULL LENGTH LAYER OF VERTICALLY, ATTACHED WITH 1" LONG NO. 6 DRYWALL SCREWS TO EACH SIDE. SCREWS ARE 8" O/C AROUND PERIMETER AND AT 12" O/C ON THE INTERMEDIATE STUD.



BLDG. DEPT. PLAN **REVISIONS:**

Managed by: SF DRAWN BY: **REVIEWED BY:** SP



SITE PLAN NOTES

- CONTRACTORS AND SUBCONTRACTORS SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH ALL CODES, REGULATIONS HAVING JURISDICTION AND RESTRICTIONS AND SHALL BE RESPONSIBLE FOR THE SAME.
- 2. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION BY THE CONTRACTOR AND/OR SUB-CONTRACTOR. CONTRACTOR AND/OR SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- 3. SURVEYORS SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO THE CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY TO THE CONSTRUCTION DOCUMENTS
- 4. CONTRACTOR TO VERIFY ALL SETBACKS, EASEMENTS, R.O.W. SIZE AND LOCATIONS AND BE RESPONSIBLE FOR THE SAME
- 5. THE DRAINAGE SWALE WILL BE A MINIMUM OF 2 INCHES LOWER THAN THE EDGE OF THE STREET IN THE DRIVEWAY AND A MINIMUM OF 6 INCHES LOWER IN THE
- 6. OWNER SHALL SUBMIT A FINAL SURVEY TO CITY ENGINEER OFFICE PRIOR TO THE FINAL INSPECTION. SURVEY MUST INCLUDE SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE TO THE DESIGN, APPROXIMATE LOCATIONS OF THE SEPTIC TANK, DRAINFIELD, WELLS AND SERVICE LINES TO THE BUILDING.
- 7. PLEASE SEE CIVIL PLANS FOR GRADES AND DIMENSIONS
- 8. FINISH FLOOR ELEVATION SHALL NOT BE LESS THAN 18" ABOVE THE CROWN OF THE ROAD
- 9. MAXIMUM SLOPE SHALL NOT EXCEED 4(H): I (V)

Bay	Tenant	Use	Approx. SF (+/-)	Parking Required (4/1000 SF)	Operating Hours	
14400	Delray Liquor	General Commercial		11	Mon-Thur: 9am-9pm Fri-Sat: 9am-10pm Sun: 10am-8pm	
14402	China Gardens	Restaurant	2,530	11	Mon: Closed Tues-Sat: 11am-10p Sun: 12n-10p	
14406	Candy Wonderland	Recreation	2,500	10	Mon-Th: 9am-7pm Fri-Sun: 9am-9pm	
14408	Yankee Clipper	Personal Services	702	3	Mon-Fri: 830am-5p Sat: 9am-4pm Sun: Closed	
14410	Better at Home, Home Health	Medical Office	1,040	5	Mon-Fri: 9am-5pm Sat-Sun: Closed	
14412	Turtle Tavern	Restaurant	3,418	14	Mon: 3pm-11pm Tues-Sat: 11am-11p Sun: 12n-11p	
14416	Harold H Weisman PA	Business and Prof. Office	1,688	7	Mon-Fri: 9am-5pm Sat-Sun: Closed	
14418-A	Kravitz	General Commercial	850	4	Mon-Tues: Closed Wed-Fri: 10am-7pm Sat :10am-5pm Sun: 11am-5pm	
14418-B	King Sewing & Vacuum	General Commercial	850	4	Mon-Fri: 9am-5pm Sat-Sun: Closed	
14420	Ruff to Fluff	Personal Services (Pet)	850	4	Mon-Thur: 8:30a-5p Fri: 8:30am-4p Sat: 9am-2pm Sun: Closed	
14422	Studio 34 Hair & Beauty Salon	Personal Services	1,275	6	Mon : 9am-2pm Tues-Sat: 9am-6pm Sun: Closed	
14424	Five Star Spa	Personal Services	1,275	6	Mon-Sun: 8:30a-10pm	
14426/ 14428-A	Brenda's Birds	General Commercial	2,295	10	Mon-Fri:10a-6pm Sat:10a-5pm Sun: 11am-4pm	
14428-B	Celine R. Soltani, DPM, PA	Medical Office	1,163	5	Mon-Wed: 9a-4pm Thur: Closed Fri: 9am-4pm Sat-Sun: Closed	

Total Parking Required: 100 spaces

Total Parking Provided: 118 spaces

SP-1

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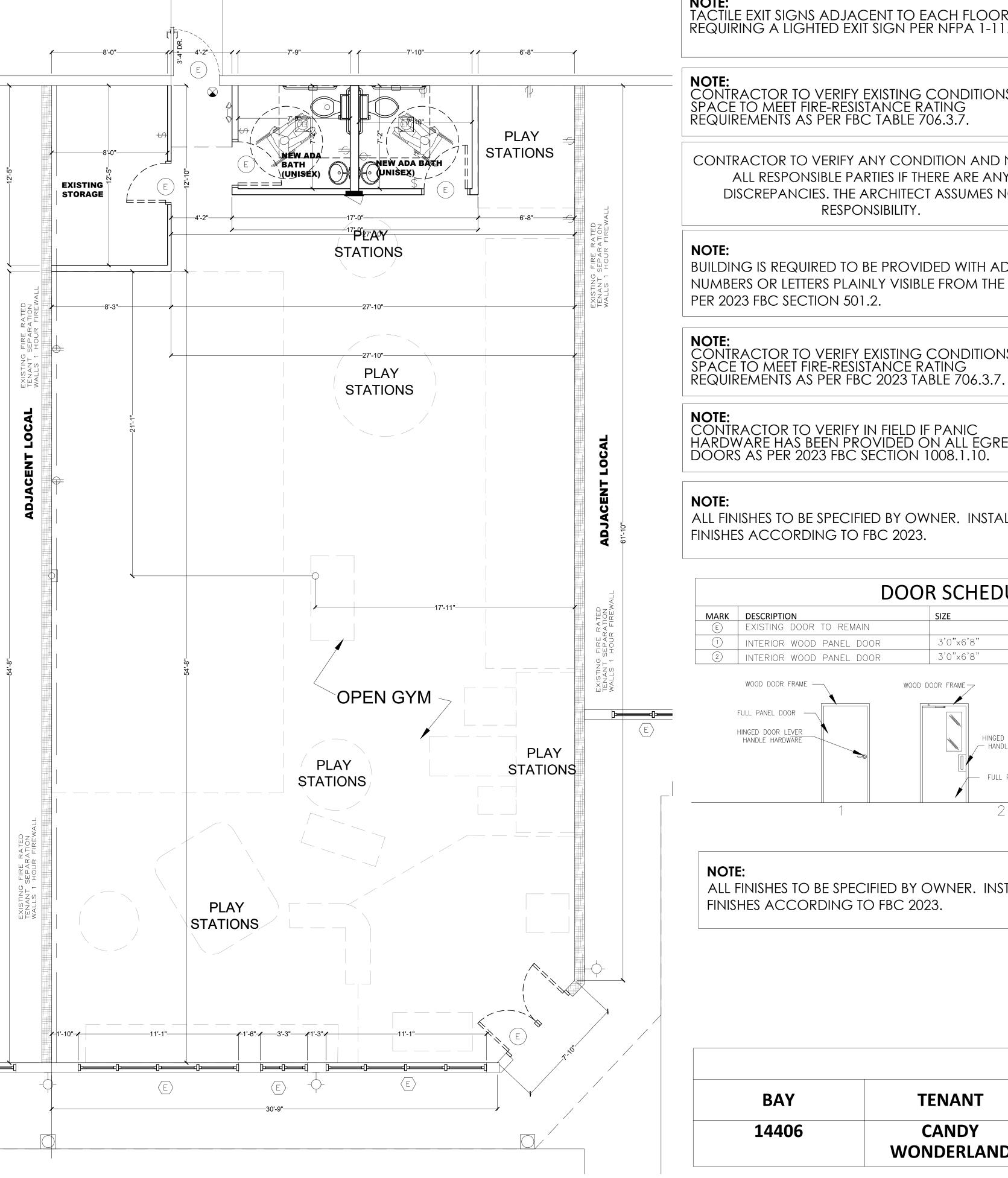
> DATE: Nov. 19, 24

BLDG. DEPT. **PLAN REVISIONS:**

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Site Plan Exist. /Proposed

MANAGED BY: DRAWN BY: **REVIEWED BY:**



NOTE: TACTILE EXIT SIGNS ADJACENT TO EACH FLOOR REQUIRING A LIGHTED EXIT SIGN PER NFPA 1-11.10.

NOTE: CONTRACTOR TO VERIFY EXISTING CONDITIONS OF SPACE TO MEET FIRE-RESISTANCE RATING REQUIREMENTS AS PER FBC TABLE 706.3.7.

CONTRACTOR TO VERIFY ANY CONDITION AND NOTIFY ALL RESPONSIBLE PARTIES IF THERE ARE ANY DISCREPANCIES. THE ARCHITECT ASSUMES NO RESPONSIBILITY.

NOTE:

BUILDING IS REQUIRED TO BE PROVIDED WITH ADDRESS NUMBERS OR LETTERS PLAINLY VISIBLE FROM THE STREET PER 2023 FBC SECTION 501.2.

CONTRACTOR TO VERIFY EXISTING CONDITIONS OF SPACE TO MEET FIRE-RESISTANCE RATING REQUIREMENTS AS PER FBC 2023 TABLE 706.3.7.

NOTE:

CONTRACTOR TO VERIFY IN FIELD IF PANIC HARDWARE HAS BEEN PROVIDED ON ALL EGRESS DOORS AS PER 2023 FBC SECTION 1008.1.10.

EXISTING DOOR TO REMAIN

WOOD DOOR FRAME -

FULL PANEL DOOR

HINGED DOOR LEVER

HANDLE HARDWARE

INTERIOR WOOD PANEL DOOR

INTERIOR WOOD PANEL DOOR

NOTE:

ALL FINISHES TO BE SPECIFIED BY OWNER. INSTALL ALL FINISHES ACCORDING TO FBC 2023.

DOOR SCHEDULE

3'0"x6'8"

3'0"x6'8"

WOOD DOOR FRAME

NOTE:

ALL SINK AND DOOR HARDWARE TO BE LEVER TYPE.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2023, 8THEDITION WITH ALL AMENDMENTS, THE 2020 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

NOTE:
IN ALL NEW AND EXISTING BUILDINGS, MINIMUM
RADIO-SIGNAL STRENGHT FOR FIRE DEPT.
COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL
DETERMINED BY THE AHJ IN ACCORDANCE WITH NFPA

TYPE

PANIC HARDWARE

EXISTING BACK DOOR

BY OWNER

BY OWNER

CLOSER HARDWARE-

HINGED DOOR LEVER

- HANDLE HARDWARE

FULL PANEL DOOR

NOTE:ALL REQUIRED FIRE SPRINKLER AND FIRE ALARM MODIFICATIONS WILL REQUIRE A DEFERRED SUBMITTAL. NFPA 1-1.12.6.1

GENERAL CONSTRUCTION NOTES

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE, LOCAL, & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.

2. ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION

3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.

4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTING UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.

5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.

6. INSULATE EXTERIOR MASONARY WALL WITH MIN. R-5.0 INSUL., EXTERIOR WD FRAMED WALLS WITH R-19 INSUL, AND ATTIC SPACES WITH MIN, R-30 INSUL.

7. COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES; MIN. SOIL BRG.: 2500 P.S.F.

8. MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REINF. BARS. SLAB: 3/4"; BEAMS & COLS: 1 1/2"; TIE COLS: 3/4"; FORMED CONC. BELOW GRADE: 2" & UNFORMED CONC.: 3".

9. REINFORCING STEEL TO BE GRADE 60.

10. DETAILS OF CONCRETE REINF. SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUTION".

11. TIE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REINF. BARS.; REINF. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.

12. PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.

13. ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).

14. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THHN"

15. ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PVC.; OTHER RACEWAYS AS PER CODE REQRMTS.

16. PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.

17. SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.

18. ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".

19. PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.

20. A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

STALL ALL	ALL WINDOWS AND
	STOREFRONT
	ARE EXISTING
	AND TO REMAIN

BAY	TENANT	USE	APPROX. SF (+/-)	PARKING RATE	PARKING REQUIRED	OPERATING HOURS
14406	CANDY WONDERLAND	GENERAL COMMERCIAL	2,423.02 S.F. (+/-)	4/1000 SF	10 SPACES	Mon-Th 9am-7pm Fri-Sun 9am-9pm

SANDRA PUERTA CHITECT

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THE CONSTRUC ARCHITECTURE (

DATE:

Nov. 19, 24

BLDG. DEPT. **PLAN**

REVISIONS:

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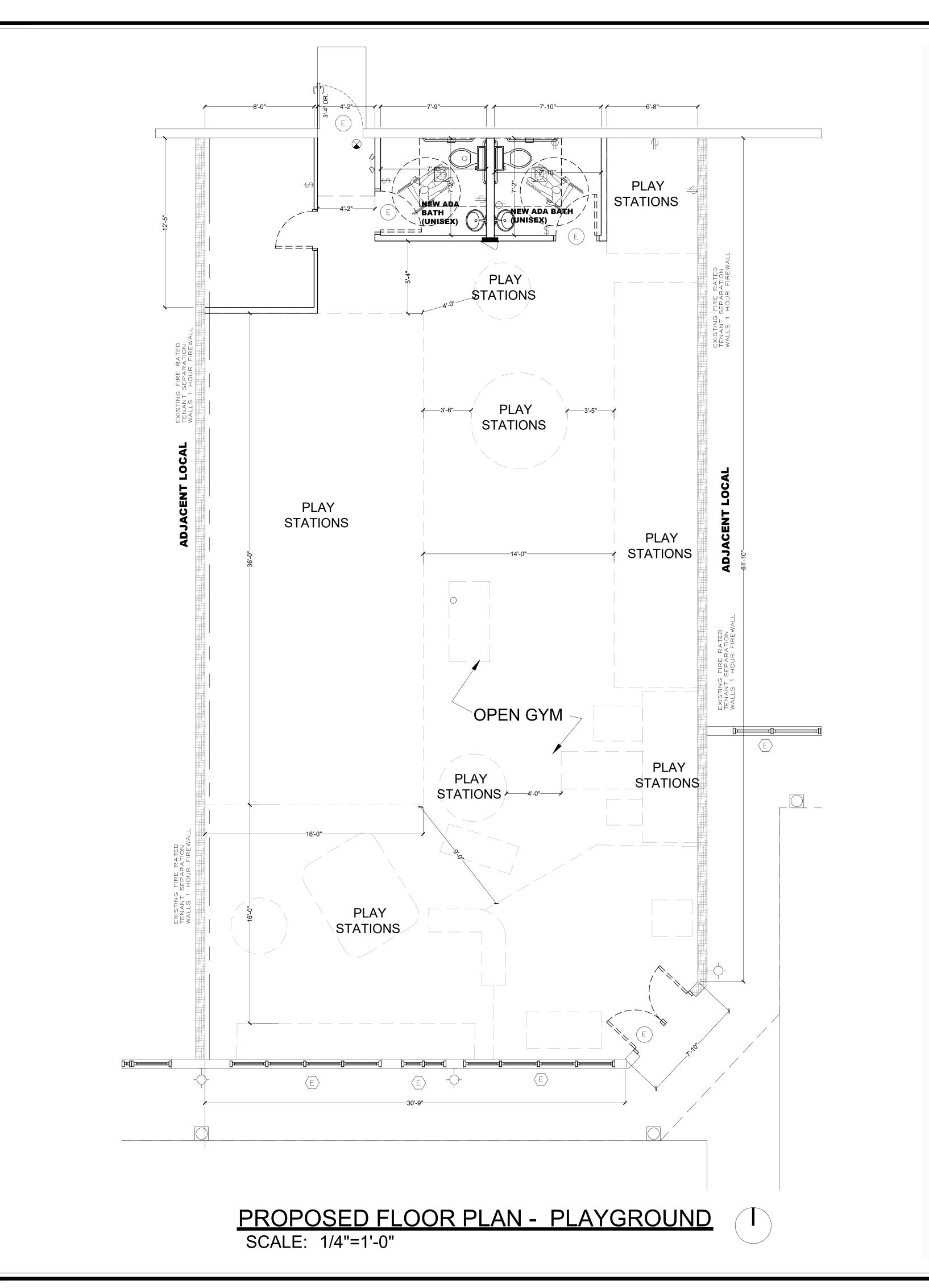
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MANAGED BY: DRAWN BY: **REVIEWED BY:**

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PROPOSED FLOOR PLAN____

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





BLDG. DEPT. PLAN REVISIONS:

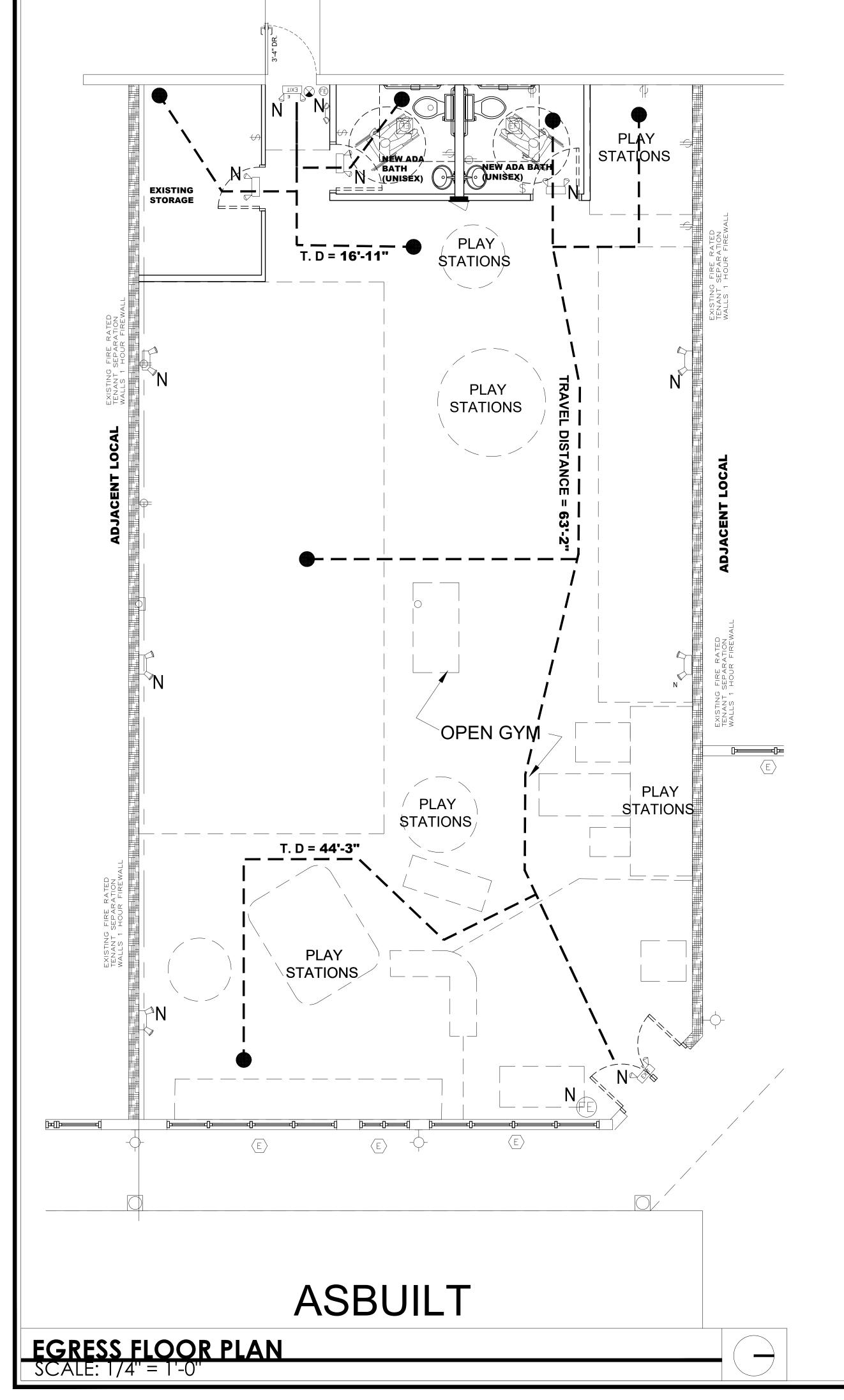
DATE:

Nov. 19, 24

Asbuilt Fc 4400 S N

SHEET: A-1.1

REVIEWED BY:



EGRESS | LIFE SAFETY GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL (1) 10 LBS. ABC TYPE U.L. LISTED FIRE EXTINGUISHER PER 2500 S.F. LOCATION SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION.

2. EQUIPMENT AND CONNECTIONS TO THE BUILDING FIRE ALARM CONTROL PANEL SHALL BE PROVIDED. THE CONTRACTOR SHALL VERIFY THE BUILDING SYSTEM PRIOR TO BIDDING AND INCLUDE ALL REQUIRED ELEMENTS IN THE BID.

3. SHOP DRAWINGS TO BE SUBMITTED FOR A SEPARATE PERMIT FOR FIRE ALARM ALTERATIONS.

BUSINESS OCCUPANCIES

EGRESS REQUIREMENTS SHALL COMPLY WITH NFPA 101. CHAPTER 7 SECTION 7.2, MEANS OF EGRESS COMPONENTS AND SECTION 12.2, MEANS OF EGRESS REQUIREMENTS FOR BUDINESS OCCUPANCIES, ALL HARDWARE SHALL COMPLY WITH SECTION 7.2.1.5.LOCKS, LATCHES, AND ALARM DEVICES FOR LOCKING REQUIREMENTS

EXIT REQUIREMENTS

MORE THAN 49 PERSONS: TWO EXITS REQUIRED AND DOOR MUST SWING WITH PATH OF EGRESS.

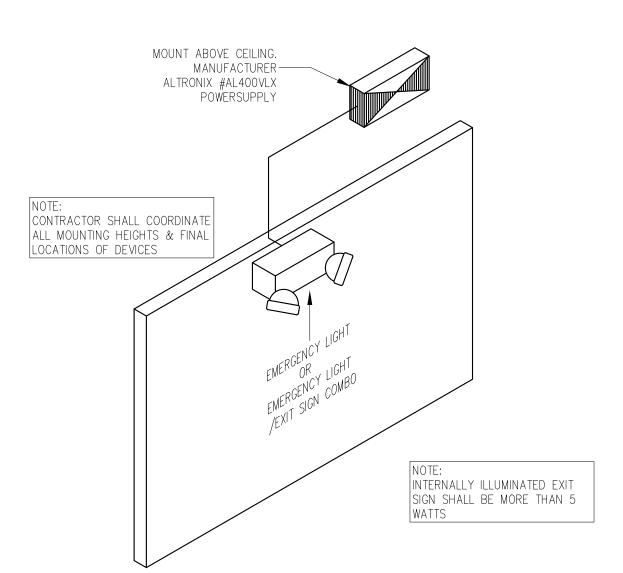
EXIT ACCESS TRAVEL DISTANCE PER TABLE 1006.2.1 FOR NONSPRINKLERED BUSINESS OCCUPANCY:

A) GREATER THAN 30 PERSONS: 75'-0"

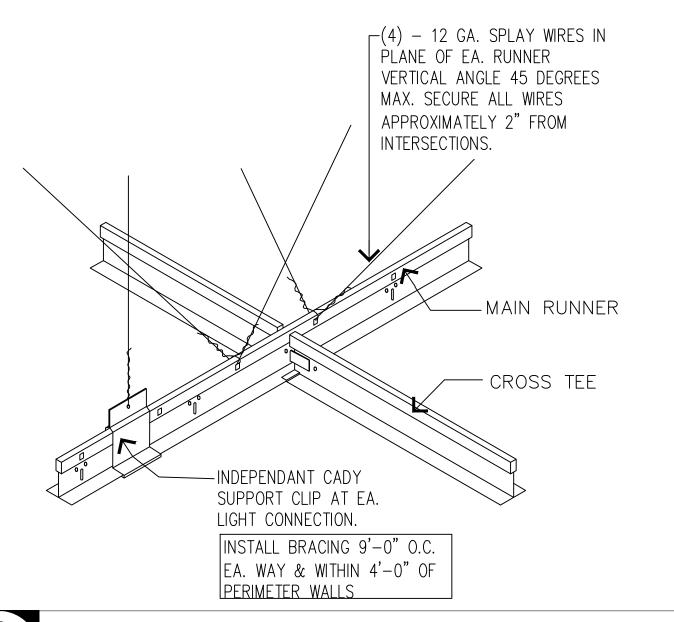
B) NOT MORE THAN 30 PERSONS:100'-0".

3. Class	Any element thereof when do tested shell not continue to propagate fire. 2. Class B Interior Finish. Flamespread 26-75, Smoke Developed 0-450.						
	3. Class C Interior Finish. Flamespread 76—200, Smoke Developed 0—450.						
MINIMUM	INTERIC	R FINISH	CLASSIFICA	TION:			
OCCUPAN	1Y	UNSPRIN	NKLERED		SPRINKL	ERED	
	Exit ¹	Exit Access	Other Spaces	Exit ¹	Exit Access	Other Spaces	
А	А	А	В	В	С	С	
В	В	В	С	С	С	С	
E	А	В	В	В	С	С	
F	С	С	С	В	С	С	
Н	Sprinl	kler requi	red	В	С	С	
IRestrine	A b	Α	С	Α	А	С	
IUnrestrir	ned Spr	d Sprinkler required		В	В	B ³	
М	В	В	С	С	С	С	
R ^{2,4}	В	В	С	С	С	С	
S	С	С	С	С	С	С	

	EGRESS	LIFE SAFETY LEGEND		
SYMBOL		DESCRIPTION		
	EGRESS PATH	DENOTES PATH OF EGRESS AND TRAVEL DISTANCE.		
FE	FIRE EXTINGUISHER	FIRE EXTINGUISHER 2A10BC 10 LBS		
"K" FE	FIRE EXTINGUISHER	FIRE EXTINGUISHER NEW "K" TYPE		
#	KEY NOTE	SEE EGRESS LIFE SAFETY NOTES		
	EMERGENCY LIGHTS / EXIT SIGN	SEE EGRESS LIFE SAFETY NOTES		











CTURE GROUP, INC.

RTA FLLIC. #: AA26002780 • AR 95385

ARCHITECTURE
SANDRA PUERTA FLLI
6476 Kirsten Way, Lake

DATE:
Nov. 19, 24

BLDG. DEPT.
PLAN
REVISIONS:

PLAN REVISIONS:

Asbuilt For New Tenant:

1400 S MILITARY TRL

Delray Beach, FL 33484

Parcel ID: 12-42-46-13-00-000-3020

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Life safety
Plan and
Notes

AGED BY: SP

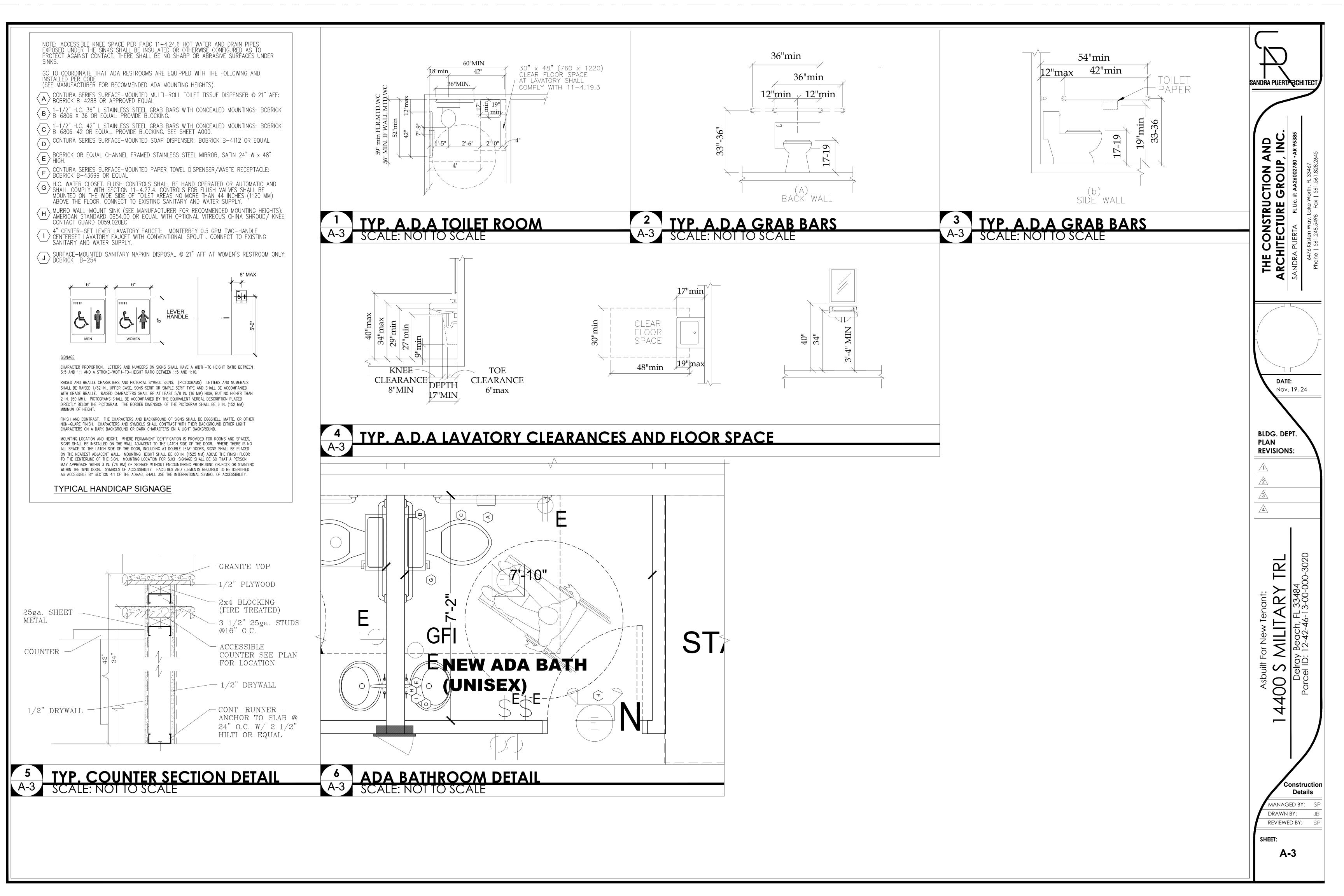
MANAGED BY: SP

DRAWN BY: JB

REVIEWED BY: SP

SHEET:

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NOTE: SEE HOOD DRAWINGS FOR SPECIFICATIONS

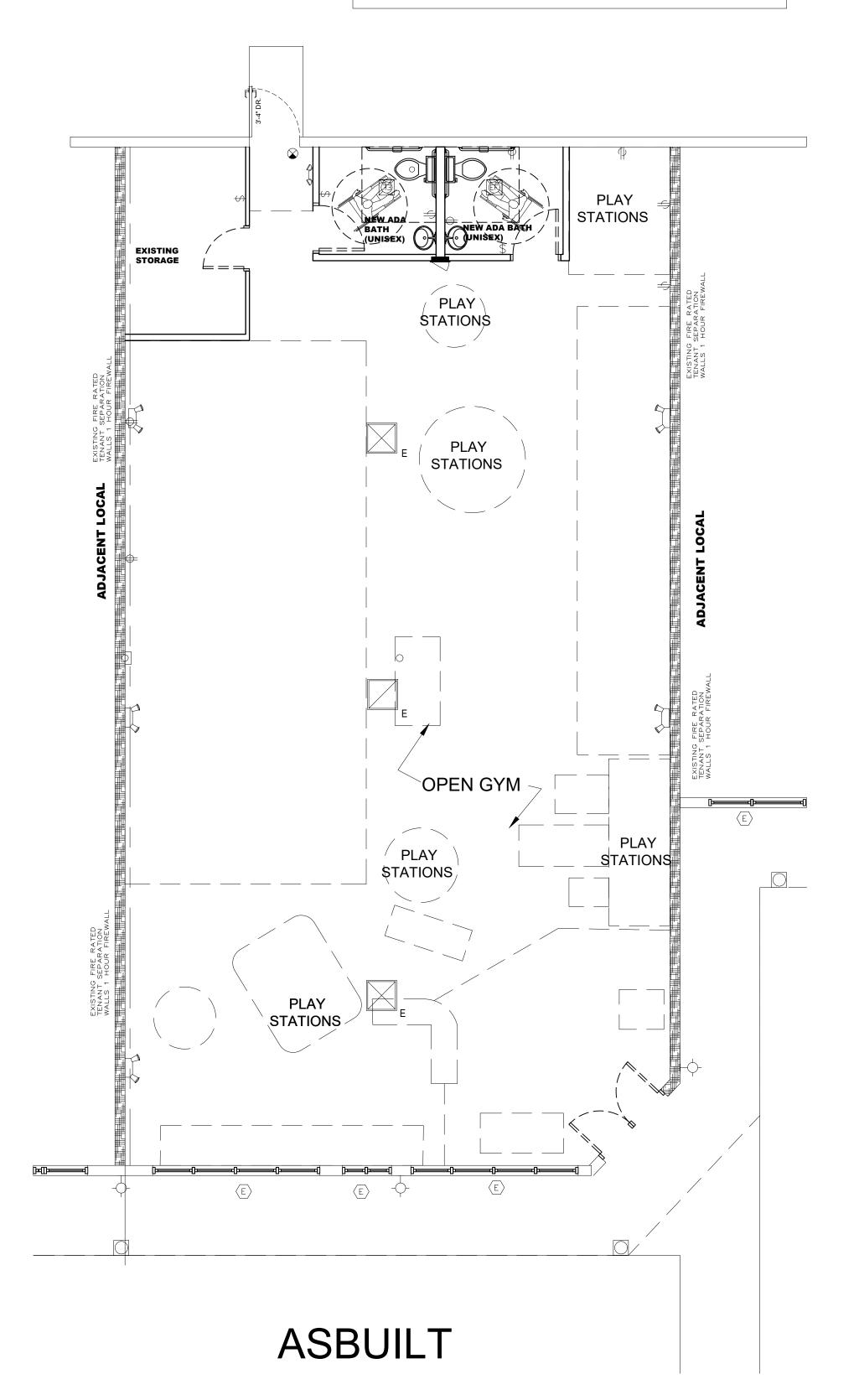
SCOPE:

1. EXISTING HVAC AS PER PLANS

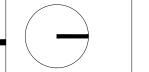
2. EXISTING SUPPLY RIGID DUCT MAIN, DUCT FLEXES & DIFFUSERS PER PLAN

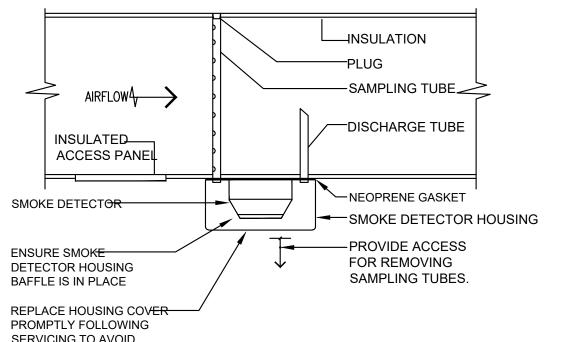
3. EXISTING RETURN RIGID DUCT MAIN, DUCT FLEXES & DIFFUSERS PER PLAN LAYOUT.

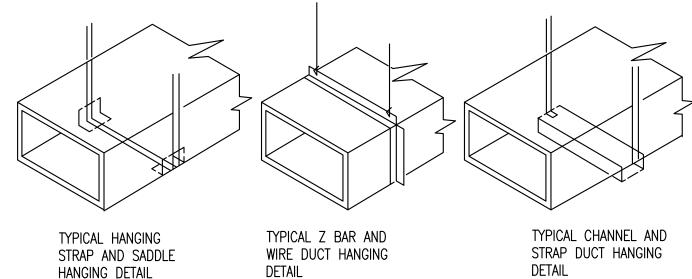
MECHANICAL PLAN L	EGEND	
SUPPLY RIGID DUCT_	-	-SUPPLY AIR
RETURN RIGID DUCT		RETURN AIR /
SUPPLY FLEX DUCT	•	RETURN AIR/ TRANSFER GRILLS
RETURN FLEX DUCT		SUPPLY FAN
OA LINE DUCT		DEHUMIDIFIER
PLENUM		EXHAUST FAN



MECHANICAL FLOOR PLAN SCALE: 3/16'' = 1'-0'







1. HANG DUCTS ACCORDING TO SMACNA STANDARDS

NOTES:
1. PROVIDE BACKDRAFT DAMPER WITH INSECT SCREEN

2. FLASH AND SEAL WALL
3. PROVIDE INTERNAL ISOLATOR AND SOUND INSULATIONS
4. SUPPORT FAN FROM STRUCTURE

VIBRATION HANGER WITH

NEOPRENE ISOLATOR

3/8" THREADED RODS

(TYPICAL OF 4) -

(TYPICAL OF 4)

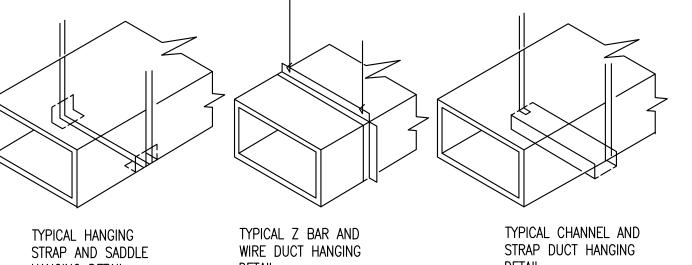
EXHAUST FAN

FALSE ALARMS

2. ALL STRAP SHALL BE A MINIMUM OF 1 1/2", 26 GA GALVINIZED STEEL. WITH A 6 FT MAXIMUM SPACING.

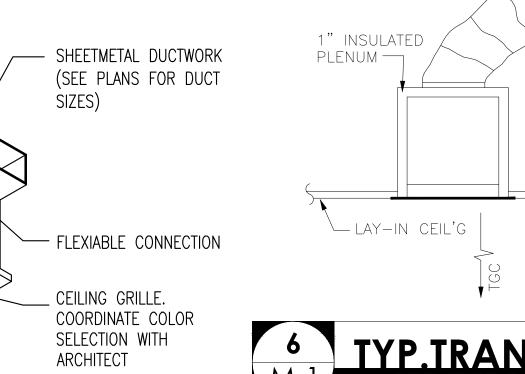
SERVICING TO AVOID

DUCK SMOKE DET. DETAIL SCALE: NOT TO SCALE

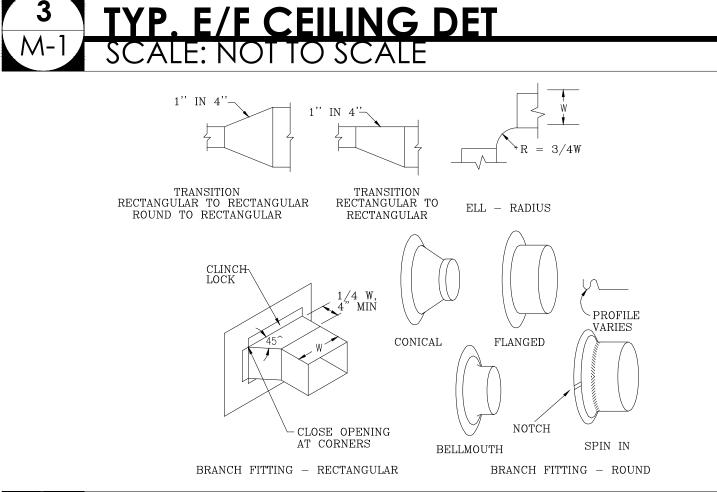


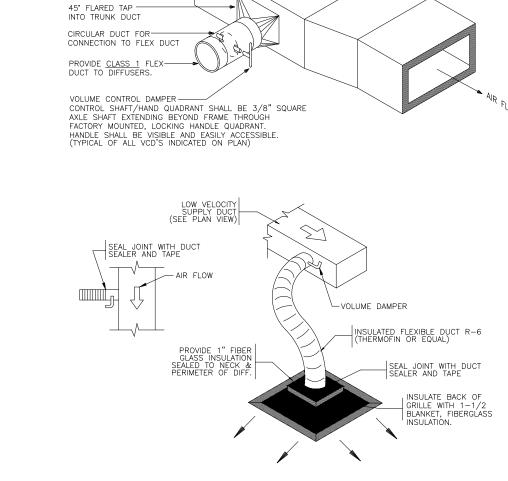


TYP. DRYER-E/F VENT DETAIL SCALE: NOT TO SCALE

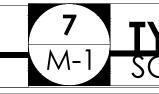


TYP.TRANSFER AIR DUCT DETAIL SCALE: NOT TO SCALE





TYP. DUCKTWORK FITTINGS DETAIL



TYP.FLEX DUCT CONNECTIONDET SCALE: NOT TO SCALE

1. HVAC SUBCONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS 11. ANY WORK PERFORMED DURING THE FIRST YEAR SHALL BE PERFORMED AT NO COST TO OWNER. COMPRESSORS SHALL HAVE 5 YEAR WARRANTY (AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING A/C SYSTEM. LABOR & MATERIALS). ALL WORK SHALL BE COORDINATED WITH OTHER

PROVIDE FLOAT SWITCH IN SAFE PAN.

AIR CONDITIONING NOTES

HVAC SUBCONTRACTOR TO PROVIDE ALL REQUIRED HVAC PERMITS.

4. DUCTBOARD DUCTWORK SHALL BE FABRICATED FROM 1.5"

5. DUCTBOARD AND INSTALLED PER MANUFACTURER'S AND SMACNA

DUCT SHALL BE U.L. LISTED. ALL AIR DEVICES SHALL BE OF ALUMINUM

CONSTRUCTION. TITUS, METALAIRE OR AS APPROVED BY ARCHITECT.

6. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.

RECOMMENDATIONS. FLEXIBLE DUCT SHALL BE THERMAFLEX M-KE OR EQUAL.

7. HVAC SUBCONTRACTOR SHALL TEST AND BALANCE THE AIR QUANTITIES TO

8. PROVIDE A T&B REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL

9. HVAC SUBCONTRACTOR SHALL PROVIDE ALL CONTRACTORS, RELAYS AND

THERMOSTATS. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES.

THERMOSTATS SHALL BE APPROVED BY EQUIPMENT MANUFACTURER WITH

HEAT/COOL/OFF & FAN AUTO/ON SETTING. CONTROL TO BE PROVIDED BY

10. THE HVAC SUBCONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE

THAT SHALL WARRANT ALL WORKMANSHIP FOR A PERIOD OF ONE YEAR

JOHNS-MANVILLE J-M MICROAIRE SD/MF FIBERGLASS

THOSE INDICATED ON PLANS.

THE ELECTRICAL CONTRACTOR.

FROM DATE OF FINAL ACCEPTANCE.

STANDARDS.

2. HVAC SUBCONTRACTOR SHALL PROVIDE EQUIPMENT AS SCHEDULED ON

3. INSTALLATION SHALL BE IN ACCORDANCE WITH 2023 FLORIDA BUILDING

TRADES TO AVOID DELAYS WHICH MAY DELAY PROGRESS OF CONSTRUCTION. 12. FILTERS SHALL BE DISPOSABLE TYPE WITH INITIAL SHARE WEIGHT ARRESTANCE OF 10%. AND A CLEAN PRESSURE DROP OF .15. PROVIDE 2 SETS

13. HVAC SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY OFFSETS BENDS AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE AND OPERATING

A/C SYSTEM AT NO ADDITIONAL COST TO OWNER. 14. PIPE A/C CONDENSATE DRAINS TO GRADE AT EXTERIOR OF BUILDING.

15. RETURN GRILLES SHALL BE "TITUS" 350ZRL SERIES. UNLESS NOTED

16. SIDEWALL GRILLES SHALL BE "TITUS" 271 SERIES. UNLESS NOTED OTHERWISE. 17. CEILING DIFFUSERS SHALL BE "TITUS" TDC & 250-AA SERIES. UNLESS NOTED

18. LINEAR DIFFUSERS SHALL BE "TITUS" FL SERIES W/ CONTINUOUS SLOT PLENUMS. COORDINATE APPLICATION AND BORDER TYPE WITH MANUFACTURER.

19. EXHAUST FANS TO BE BROAN OR EQUIVALENT. SPECIFICATIONS ARE LISTED IN FAN SCHEDULE.

20. ALL DRAIN PANS SHALL BE HAVE A CONDENSATE OVERFLOW SHUT-OFF SWITCH. 21. ("ASFE-T-SWITCH" MODEL SS2 OR APPROVED EQUAL)

_GALVANIZED WALL CAP W/INSECT/BIRD SCREEN

INSULATED

FLEX DUCT

SOUND TRAP

DIFFUSER — SEE SCHED. FOR SIZE

(SEE SCHED.

DATE:

Nov. 19, 24

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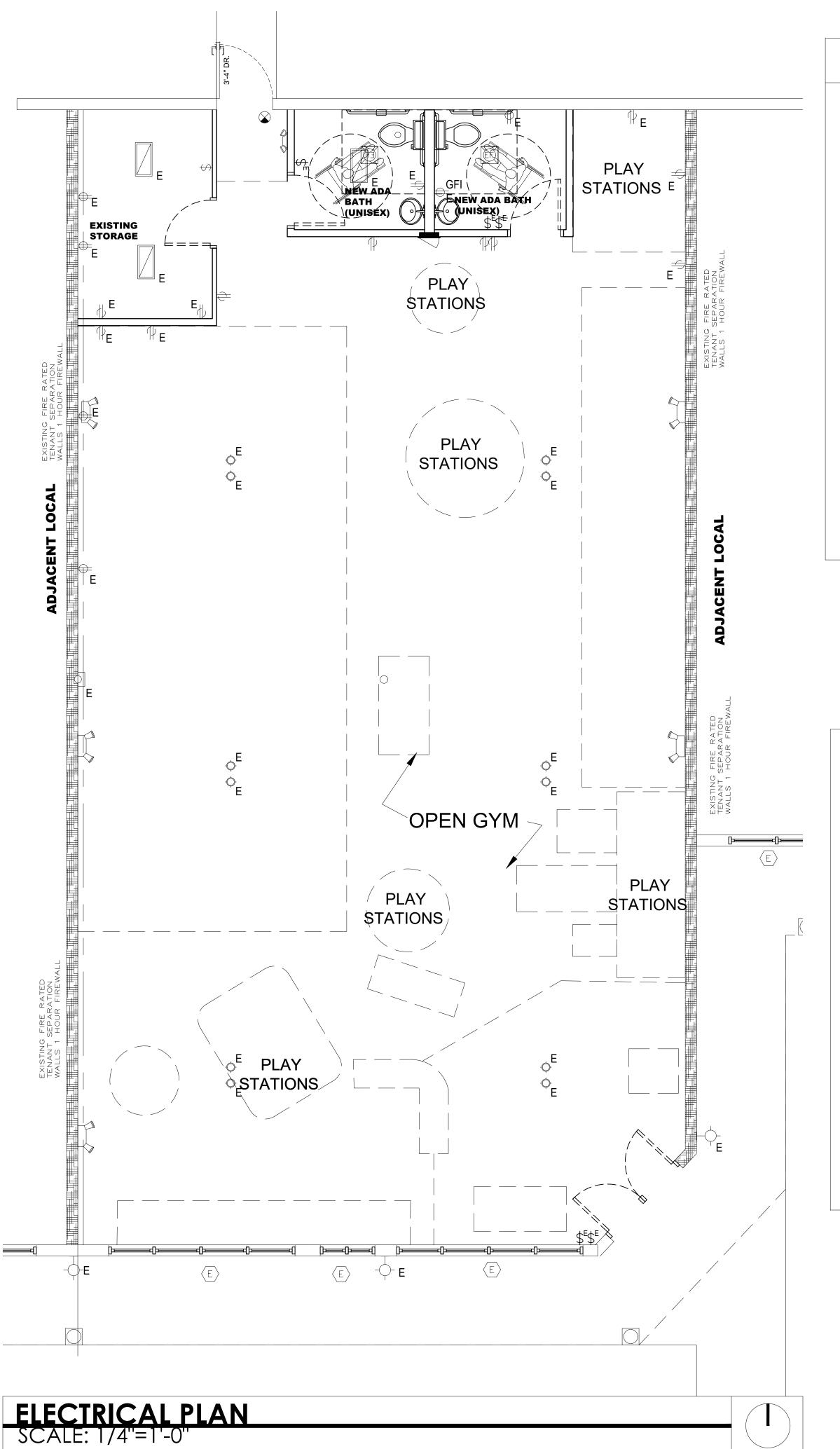
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Mechanical Plans and

MANAGED BY: DRAWN BY: REVIEWED BY:

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ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE, THE NATIONAL ELECTRICAL CODE 2020 AND ALL LOCAL CODES.

2. THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION OF THIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND THE OTHER SUB-CONTRACTORS.

3. PROVIDE A GUARANTEE AGAINST DEFECTIVE WORKMANSHIP, MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.

4. ALL POWER AND CONTROL WIRING SHALL BE BY THE ELECTRICAL SUB-CONTRACTOR.

5. ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES TAXES AND PERMITS. WIRING DEVICES SHALL BE U.L. LISTED COMMERCIAL GRADE.

6. ALL CONDUIT SHALL BE RIGID GALVANIZED EXCEPT AS FOLLOWS:

A: EMT MAY BE USED INDOORS, WHERE NOT SUBJECT TO ABUSE.

B: PVC MAY BE USED UNDERGROUND WHERE ALLOWED BY

CODE.

8. ALL WIRE SHALL BE COPPER. #10 AND SMALLER SHALL BE SOLID THHN. #8 AND LARGER SHALL BE STRANDED THHN. CONTROL WIRING SHALL BE # 14 THHN.

9. THESE PLANS ARE BASED ON AVAILABLE INFORMATION. NOTIFY ARCHITECT/ OWNER OF ANY CONDITIONS WHICH AFFECT PROGRESS OF CONSTRUCTION.

10. VERIFY ELECTRICAL REQUIREMENTS OF EACH PIECE OF EQUIPMENT PRIOR TO ACTUAL CONNECTION THERE-TO.

11. ESTABLISH FIELD LIAISON WITH PROJECT MANAGER PRIOR TO STARTING WORK. VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT / OWNER OF ANY DISCREPANCIES.

12. ELECTRICAL SUBCONTRACTOR SHALL VERIFY LOCATIONS AND CONNECTIONS TO ALL ELECTRICAL EQUIPMENT FURNISHED BY OTHERS, PRIOR TO INSTALLING OUTLETS, CONDUIT STUBS, DROPS, ETC. VERIFY LOCATIONS OF ALL CONTROLS FURNISHED BY OTHERS. INSTALL CONTROLS AND MAKE CONNECTIONS THERETO.

13. ALL SLEEPING ROOM BRANCH CIRCUITS SHALL BE ARC FAULT RECEPTACLE. ALL BATH OUTLETS, KITCHEN AND WITHIN 2' OF ANY SOURCE OF WATER TO BE GFI.

14. TAMPER RESISTANT RECEPTACLE REQUIRED AS PER NEC 406.11 FOR ALL NEW OUTLETS

15. COMBINATION TYPE BREAKERS ARE REQUIRED FOR ALL SMOKE DETECTORS. PER NEC 210.12B 16.

16. ALL PHONE / INTERNET LOCATIONS TO HAVE (2) CAT6 CABLES. ALL T.V. LOCATIONS TO HAVE (2) CAT6 AND (2) RG6 COAXIAL CABLES.

17. ALL T.V. LOCATIONS TO HAVE (2) CAT6 AND (2)RG6 COAXIAL CABLES.

SMOKE DETECTOR/
CARBON MONOXIDE NOTE:

HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP IS REQUIRED WITHIN 10' OF EACH SLEEPING ROOM TO BE PART OF THE ALARMS SYSTEM

FOR NEW ELECTRIC ONLY N O T E S :

ARC-FAULT CIRCUIT INTERRUPTER ON ALL SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS EVERYWHERE EXCEPT BATHROOMS, KITCHENS, GARAGES & OUTSIDE RECEPTS.

ALL RECEPTS. TO BE "TAMPER-PROOF" AS PER NEC 2020 SEC. 406.11.

ELECTRICAL CONTRACTOR TO CONFORM TO 2020 NEC BUILDING CODES.

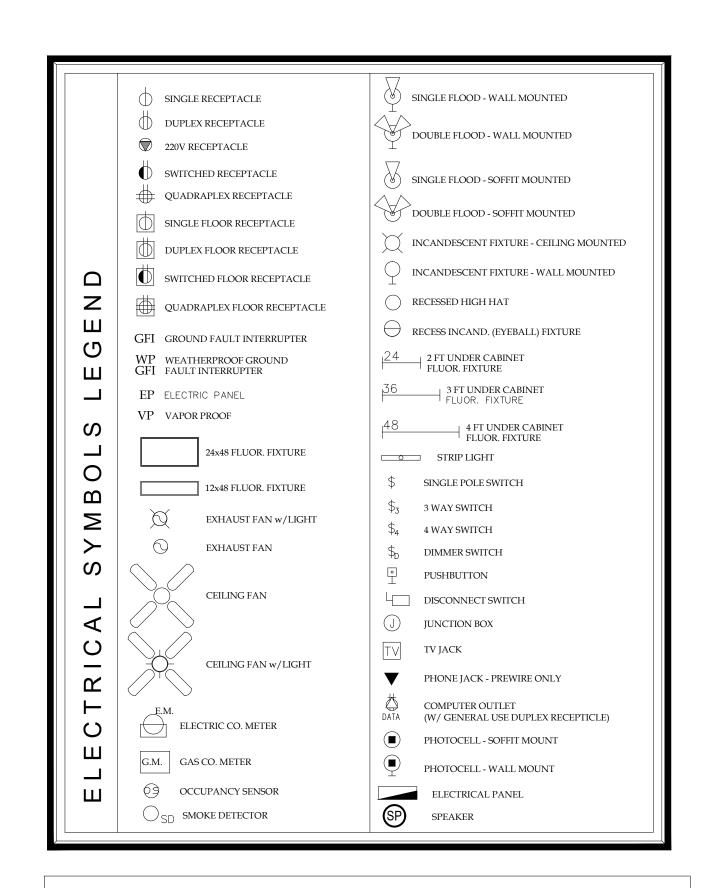
ALL KITCHEN OUTLETS MUST BE GFI TYPE.
ALL OUTLETS BOXES FOR RECEPTACLES IN RATED
WALLS MUST BE METAL OR UL RATED FOR USE IN
ONE HOUR CONSTRUCTION.

COORDINATE ALL CONDUIT RUNS AND EQUIPMENT INSTALLATION WITH OTHERS TRADES TO AVOID CONFLICTS ELECTRICAL CONTRACTOR TO VERIFY PANEL SPACE IN EXISTING ELECTRICAL PANEL.

FIXTURE NOTE DESCRIPTION

E EXISTING - NO CHANGE

	22001(111121)
E	EXISTING - NO CHANGE
N	INSTALL NEW
R	RELOCATE



ELECTRICAL SYMBOLS LEGEND
SCALE: NOT TO SCALE

SANDRA PUERTA RICHITECT

RUCTION AND
RE GROUP, INC.
FL Lic. #: AA26002780 • AR 95385

ARCHITECTURE (
SANDRA PUERTA FL Lic. #

DATE: Nov. 19, 24

BLDG. DEPT. PLAN REVISIONS:

REVISIONS:

New Tenant:
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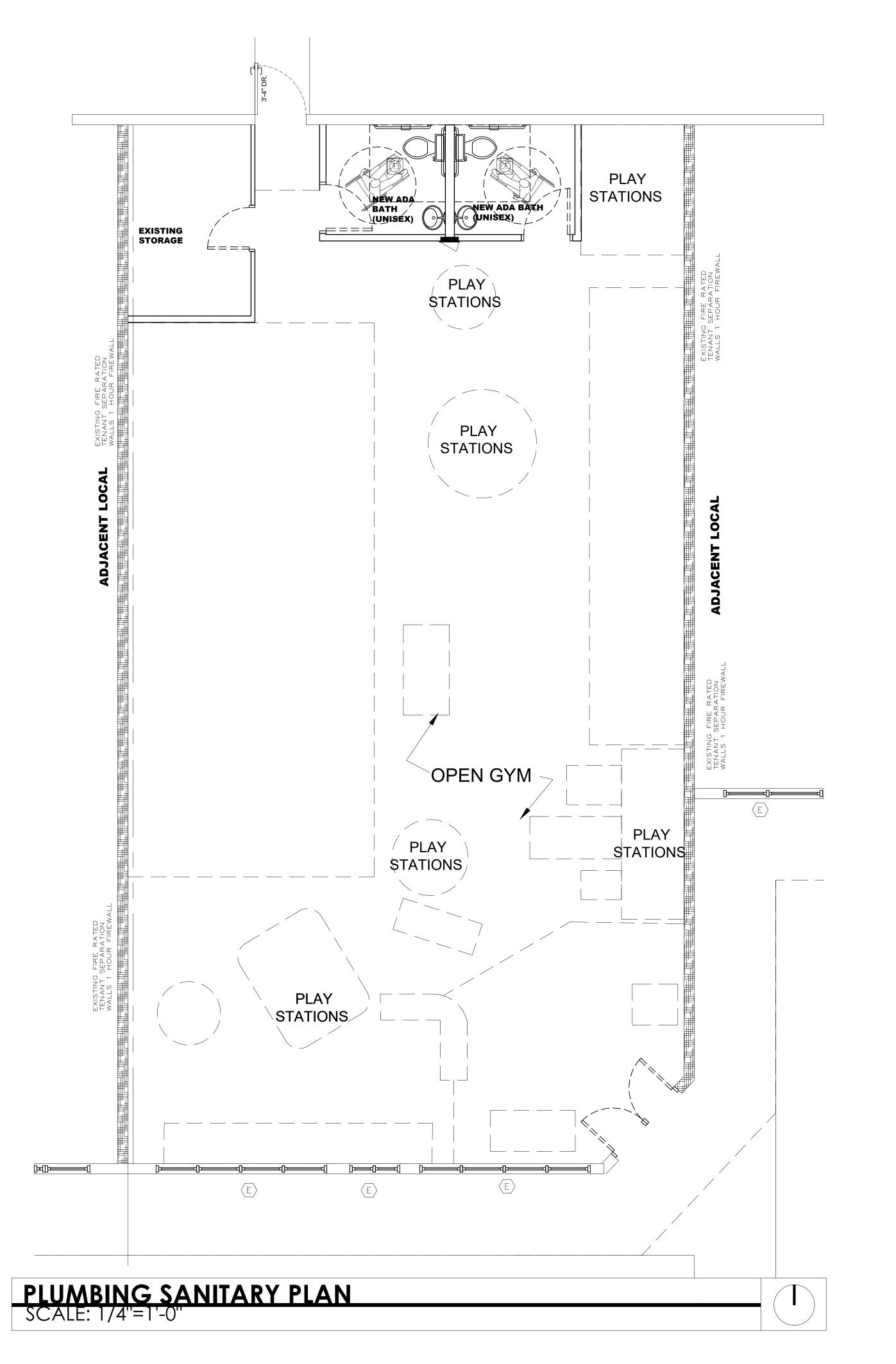
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Electrical Plans & Notes AGED BY: SP

MANAGED BY:
DRAWN BY:
REVIEWED BY:

SHEET:

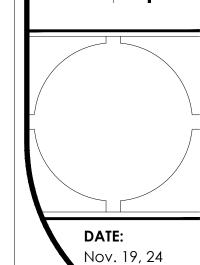


PLUMBING NOTES

- 1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION AND ALL LOCAL CODES & BOYNTON BEACH **AMENDMENTS**
- 2. ALL MATERIALS SHALL BE NEW AND CODE APPROVED.
- 3. ALL NEW DOMESTIC WATER PIPING SHALL BE COPPER. ALL NEW SANITARY PIPING SHALL HUBLESS C.I. OR PVC. AS REQUIRED TO INTEGRATE WITH EXISTING PIPING.
- 4. THE PLUMBING SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT PLUMBING WORK IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. REPAIR OR REPLACE ALL WORKWHICH BECOMES DEFECTIVE AT NO COST TO OWNER.
- 5. PLUMBING SUB-CONTRACTOR SHALL PROVIDE REQUIRED PERMITS.
- 6. INSTALL PLUMBING FIXTURES AS INDICATED ON THESE PLANS. COMPLETE SYSTEM, FIXTURES AND DEVICES SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF INSTALLATION.
- 7. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION, SHALL BE PART OF THIS CONTRACT.
- 8. DRAINAGE SYSTEM IS BASED ON 1/8"/ FT. MIN. FALL. FOR ALL PIPING 2" AND SMALLER SHALL SLOPE @ 1/4"/FT. ALL DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER AND PLUMBING INSPECTOR
- 9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT ETC.
- 10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
- 11. WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT SOLDER FITTINGS. UNDERGROUND PIPING MAY BE TYPE "M" WITH PROPER SLEEVING AND NO JOINTS BELOW SLAB.
- 12. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.

NOTE: CAP ALL EXISTING LINES NOT TO BE USED





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