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GENERAL NOTES

1. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL COMPLY WITH THE REQUIRE-MENTS OF THE 2004 EDITION OF THE FLORIDA BUILDING CODE 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 HURICANE ZONE AS INDICATED BY THE FLORIDA BUILDING CODE. 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.
5. DIMENSIONING SYSTEM
   A. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS IN CASE OF DISCREPANCY, ERROR OR OMISSION, NOTIFY ARCHITECT BEFORE PROCEEDING.
   B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS IN CASE OF CONFLICT. NOTIFY ARCHITECT BEFORE PROCEDING. FAILURE TO DO SO LEADS CONTRACTOR TO FULL LIABILITY.
   C. INTERIOR DIMENSIONS ARE TO COLUMN CENTERLINE, AND/OR TO FACE OF PARTITION. MANSORY PARTITIONS ARE 8" NOMINAL WIDTH EXTERIOR DIMENSIONS TO FACE OF WALL. (U.N.O.)
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 AN PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, OR ABOUT THE JOB SITE. THE GENERAL CONTRACTOR SHALL COORDINATE, SCHEDULE AND VERIFY ALL WORK PERFORMED BY SUB-CONTRACTORS AND TRADES. ALL WORK ON THE CONTRACT DOCUMENTS SHALL BE CONSIDERED NEW WORK WHETHER STATED OR NOT, EXCEPT WHERE SPECIFICALLY NOTED.
11. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT 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 DEBRIS AND ACCUMULATED REFUSE AND SHALL HAVE SOLE RESPON-SIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
12. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THESE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE ARCHITECT.
14. WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTS OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL SYSTEMS PROVIDED BY THE CONTRACTOR WHICH ARE NOT INCLUDED ON THESE DOCUMENTS. HE/SHE SHALL ALSO BE RESPONSIBLE THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.
16. NEITHER THE ARCHITECT'S REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE/SHE HAS CALLED THE 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 CONNEC-TIONS IN HIS/HER BID.
19. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT SHOULD UNIDENTIFIED FIELD CONDITIONS BE DISCOVERED.
20. ON A SET OF DRAWINGS THE CONTRACTOR SHALL KEEP AN UP-TO-DATE RECORD OF "AS BUILT" CONDITIONS OF THE WORK. THIS SET OF DRAWINGS SHALL BE RETURNED TO THE ARCHITECT COMPLETELY AND NEATLY POSTED SHOWING ALL ADDITIONS, DELETIONS, CORRECTIONS, AND REVISIONS IN THE ACTUAL CONSTRUCTION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED BY SUBCONTRACTORS REPRESENTING ALL MAJOR TRADES FOR THE PROJECT, AS WELL AS THE GENERAL CONTRACTOR.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL ALSO RETURN JOB SIGN IN GOOD CONDITION TO ARCHITECT AT COMPLETION OF PROJECT.
22. ALL WORK AND MATERIALS SHALL BE IN FULL 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. THE CONTRACTOR SHALL REFER TO THE MANUFACTURERS RECOMMENDATIONS FOR PRODUCTS REQUIRING A PRODUCT CONTROL APPROVAL. IF THE CONTRACTOR DISCOVERS A CONTRADIC-TION OR CONFLICT BETWEEN THE DRAWINGS AND MANUFACTURER'S LITERATURE THE CON-TRACTOR SHALL BRING THE ITEM IN QUESTION TO THE ARCHITECT'S ATTENTION IMMEDIATELY, PRIOR TO COMMENCEMENT OF THE WORK.
29. REFER TO SOIL STATEMENT FOR FOUNDATION DESIGN/SOIL BEARING CAPACITY.
30. SUBMIT 4 SETS SHOP DRAWINGS FOR THE ARCHITECTS REVIEW OF ALL ITEMS REQUIRING FABRICATION. DO NOT FABRICATE UNTIL APPROVED.
31. THE CONTRACTOR SHALL UNLESS OTHERWISE PROVIDED FOR IN THE CONTRACT DOCU-MENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMIT(S), FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
32. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND DEBRIS SHALL BE COMPLETELY REMOVED FROM AROUND THE BUILDING. ALL WOOD FORMS AND SUPPORTS SHALL BE COMPLETELY REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO: WOODEN GRADE STAKES, FORMS, TUB TRAP BOXES, PLUMBING
33. ALL BUILDINGS ARE TO RECEIVE TERMITE PROTECTION AS REQUIRED BY F.B.C. 1816. ALL BUILDINGS SHALL BE ISSUED TO THE BUILDINGS DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE". DIPLAYED AS INDICATED . 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.
34. REFER TO THE SPECIFICATIONS AND PLANS OF THE ENGINEERING DISCIPLINES FOR ADDITIONAL CODE AND REGULATORY INFORMATION.
35. ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES HAVING JURISDICTION OVER THESE CODES ARE PART OF THIS CONTRACT.
36. ALL REQUIREMENTS FROM BUILDING OFFICIALS RELATED TO THESE CODES ARE PART OF THIS CONTRACT.
37. ALL MATERIALS AND METHODS OF CONSTRUCTION USED SHALL BE IN ACCORDANCE WITH DADE COUNTY STANDARDS.
38. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH PLANS AND FIELD CONDITIONS BEFORE BIDDING AND NOTIFY ARCHITECT OF DISCREPANCIES, ERRORS OR OMISSIONS.
39. CONTRACTORS ARE TO FOLLOW MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF ALL ITEMS AND MATERIALS.
40. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER COORDINATION OF TRADES, PLAN DISTRIBUTION, SPECIFICATIONS, AND SHOP DRAWING DISTRIBUTION.
41. ALL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES & NOTES ARE INTERDEPENDENT AND ARE TO BE USED IN CONJUNCTION WITH EACH OTHER. IN CASE OF DISCREPANCY, ERROR OR OMISSION, NOTIFY ARCHITECT BEFORE PROCEEDING.
42. GENERAL CONTRACTOR SHALL COORDINATE UTILITIES INSTALLATION WITH THE UTILITY COMPANIES. THE REQUIREMENTS OF THE UTILITY COMPANIES ARE PART OF THIS CONTRACT.
43. DOOR INFORMATION
   A. ALL TYPICAL DOORS ARE LOCATED ON THE 1/4" FLOOR PLAN ALL OTHER DOORS ARE LOCATED ON THE 1/8" FLOOR PLANS.
   B. DOOR SIZES AND DIMENSION OPENINGS ARE TO BE CLEAR OPENING SIDE FRAME. BEFORE PROCEDING. FAILURE TO DO SO LEADS CONTRACTOR TO FULL LIABILITY.

PARTITION/LIFE SAFETY NOTES:

1. FIRE RATED PARTITION TYPES ARE INDICATED ON THE 1/4" LIFE SAFETY PLANS (SHEETS LS1) AS INDICATED HERE PERTAIN TO ALL APPLICABLE CONDITIONS UNLESS OTHERWISE NOTED. REFER TO SHEET A8.04 FOR ADDITIONAL INFORMATION.
2. ALL WALLS AND PARTITIONS SHALL BE IN ACCORDANCE WITH FIRE RESISTANCE REQUIREMENTS AS STATED IN THE 2004 F.B.C. , AND THE 2003 NFPA 101. OCCUPANCY SEPARATION REQUIREMENTS AS STATED IN THE 2001 F.B.C. , AND AS PROVIDED IN THESE NOTES.
3. PROJECTS IS TO BE FULLY PROTECTED BY AUTOMATIC SPRINKLER SYSTEM AND FIRE RESISTANCE REQUIREMENTS ARE CALCULATED WITH REDUCTIONS AS STATED IN THE 2004 F.B.C.
4. ALL WALL & PARTITION TYPES AS DETAILED IN THESE DRAWINGS ARE TYPICAL AND ARE TO ENCLOSE CONDITIONS AS NOTED. WALLS & PARTITIONS AFFECTED BY DISTANCE SEPARATION REQUIREMENTS ARE NOTED DIFERENTLY.
5. METAL STUDS FOR PARTITIONS ARE TO BE 3 5/8" UNLESS OHTERWISE NOTED OR AS REQUIRED TO ACCOMMODATE PIPES, CONDUITS, ELECTRIC PANELS ETC.
6. EMERGENCY GENERATOR, TRANSFORMER VAULT ROOMS, ELECTRICAL, ELEVATOR MACHINE ROOMS AND STORAGE ROOMS OVER 150 SQ.FT. TO HAVE 8" C.M.U. WALL CONSTRUCTION.

1/8" & 1/4" SCALE PLANS:

1. 1/8" AND 1/4" PLANS IDENTIFY TYPICAL DIMENSIONS, ROOM NUMBERS, DOOR TYPES, KITCHEN AND BATHROOM CABINET LOCATIONS, WINDOWS, LOUVERS, CROSS REFERENCE INFORMATION FOR STAIRS, ELEVATORS, WALL SECTIONS, BUILDING SECTIONS, CORNER GUARDS AND HANDRAIL.
2. ALL FLOOR FINISHES TO BE VERIFIED WITH DEVELOPER PRIOR TO ACQUISTION & INSTALLATION.
3. REFER TO LANDSCAPE DRAWINGS FOR PLANTER WATERPROOFING DETAILS.
4. REFER TO CIVIL DRAWINGS FOR LAYOUT & DIMENSIONS OF SIDEWALKS & STREET AREAS.
5. ALL CORNER GUARDS AND BOLLARDS IN PARKING GARAGE AREAS TO BE PAINTED YELLOW.
6. ALL PARKING SPACES TO BE DELINEATED WITH A 4" FLUORESCENT WHITE PAINTED STRIPE.
7. DIFFERENCES IN SLAB ELEVATIONS FROM FINISHED INTERIOR FLOOR ELEVATION TO EXTERIOR FLOOR ELEVATION MUST BE NO GREATER THAN 1/2".
8. ALL WALLS ADJACENT TO TOILETS, TUBS AND JACUZZIS TO RECEIVE A 20 GAUGE 6"STRAP FOR INSTALLATION OF HANDICAP GRAB BARS. SEE DETAIL #9-SHEET A11.01
9. ALL WALLS TO BE TILED TO BE CLAD WITH DURAROCK BOARD ALL OTHER WALLS IN WET AREAS TO BE MOISTURE RESISTANT GYPSUM BOARD.
10. REFER TO M.E.P. DRAWINGS FOR EXACT A/C CHASE DIMENSIONS.
11. REFER TO SHEET A12.02 FOR SILL AND HEADER LOCATIONS.
12. ALL WINDOWS IN BATHROOMS AND HALF BATHS TO RECEIVE STONE SILL TO BE SLECTED BY OWNER AND NO CASING. ALL OTHER WINDOWS NOT FULL FLOOR TO CEILING HEIGHT TO RECEIVE WOOD SILL W/SKIRT AND NO CASING PROVIDE. PLASTIC CORNER BEADS WINDOW OPENING.

1/4" SCALE PLANS:

1. 1/4" SCALE PLANS IDENTIFY ALL INTERIOR DIMENSIONS, ROOM FINISHES, DOOR TYPES, KITCHEN AND BATHROOM CABINET LOCATIONS, WINDOWS, LOUVERS.

REFLECTED CEILING NOTES:

1. ALL SOFFITS ARE TO PROVIDE NO LESS THAN MINIMUM HEIGHT REQUIREMENTS AS SET BY THE 2004 F.B.C. AS FOLLOWS:
   A. HABITABLE ROOMS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6".
   B. UNIT HALLWAYS, TOILET ROOMS, CLOSETS AND KITCHENS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" MEASURED FROM LOWEST PROJECTION OF CEILING.
   C. IF ANY ROOM HAS A FURRED CEILING, THE MINIMUM CEILING HEIGHT IS REQUIRED IN 2/3 OF THE AREA THEREOF, BUT IN NO CASE SHALL THE HEIGHT OF THE FURRED CEILING BE LESS THAN 7'-0".
2. THE CEILING GRID OR TILES ARE TO BE CENTERED IN ALL ROOMS IN BOTH DIRECTIONS UNLESS NOTED OTHERWISE PARTIAL TILES SHALL NOT BE LESS THAN 6" IN EITHER DIRECTION. REFERENCE ONLY. REFER TO 1/4" FLOOR PLANS, INTERIOR BATHROOMS AND KITCHENS ELEVATIONS
3. PROVIDE STUCCO FINISH FOR DROPPED CEILING AT EXTERIOR CORRIDORS AS INDICATED IN THE REFLECTED CEILING PLAN
4. ALL ADDITIONAL DROPS OR MODIFICATIONS NOT INDICATED IN THESE PLANS MUST BE VERIFIED WITH THE ARCHITECT.

FINISH NOTES:

1. THE MINIMUM FLAMESPREAD CLASSIFICATION OF INTERIOR FINISH OTHER THAN FLOOR FINISH AND FLOOR COVERINGS SHALL BE:

Interior Finish Classification	Exits	Exit Access	Other Spaces
Group A-3	B	B	C
Group B	B	C	C
Group E	B	C	C

SPRINKLERED

CARPET MATERIALS USED ON FLOORS OF EXIT ACCESS CORRIDORS AND ENCLOSED EXITS SHALL SATISFACTORILY WITHSTAND A MINIMUM CRITICAL RADIANT FLUX OF 0.22 WATT/CM 2 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. 803.8.4).

2. WHEN WALLS AND CEILING ARE REQUIRED TO BE FIRE-RESISTIVE OR NONCOMBUSTIBLE THE FINISH MATERIAL SHALL BE APPLIED DIRECTLY AGAINT SUCH FIRE-RESISTIVE OR NONCOM-BUSTIBLE CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING 1 3/4". THE FURRED SPACE SHALL BE FILLED WITH INORGANIC OR CLASS A MATERIAL OR FIREBLOCKED NOT TO EXCEED 8 FEET IN ANY DIRECTION. F.B.C. SECTION 803.4.1.
3. FIREBLOCKING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CON-CEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF ATTIC SPACE. FIREBLOCKING SHALL LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 10 FEET. FIREBLOCKING SHALL NOT BE COVERED OR CONCEALED UNTIL INSPECTED BY THE BUILDING OFFICIAL (F.B.C. 717.2).
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 MA-TERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUB-JECTED 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. 2517):
   GYPSUM WALLBOARD: THE GYPSUM WALLBOARD SHALL COMPLY WITH THE STANDARDS SET FORTH IN F.B.C. 2517, AND SINGLE OR MULTIPLE SYSTEM COMBINATIONS SHALL BE NOT LESS THAN 1/2 INCH IN THICKNESS. THE SPAN BETWEEN SUPPORTS FOR GYPSUM WALLBOARD SHALL BE NOT MORE THAN 24 INCHES FOR 1/2 INCH THICK AND 5/8 INCH THICK WALLBOARD. GYPSUM WALLBOARD USED IN FIRE-RATED ASSEMBLIES SHALL BE OF A TYPE FOR WHICH TEST RATINGS ARE AVAILABLE. SURFACES TO BE PAINTED SHALL RECEIVE A LEVEL 5 FINISH.

   ATTACHMENTS: NAILS AND SCREWS ATTACHING GYPSUM WALLBOARD SHALL, WITHOUT SUBSTANTIALLY FRACTURING THE SURFACE PAPER, BE DRIVEN BELOW THE SURFACE AND SPOTTED WITH FINISHING JOINT COMPOUND. GYPSUM WALLBOARD SHALL BE ATTACHED TO METAL MEMBERS BY SELF-DRILLING, SELF-TAPPING SHEET METAL SCREWS. THE SPACING OF SCREWS ATTACHING GYPSUM WALLBOARD TO METAL STUDS AND RUNNERS, SHALL BE NOT MORE THAN 12 INCHES ON CENTER. SCREW FOR ATTACHING GYPSUM WALLBOARD TO METAL STUDS SHALL BE NOT LESS THAN 7/8 INCH LONG FOR 1/2 INCH WALLBOARD OR 1 INCH LONG FOR 5/8 INCH WALLBOARD. SCREWS ATTACHING GYPSUM WALLBOARD SHALL BE DRIVEN BELOW THE SURFACE AND SPOTTED WITH FINISHING COMPOUND. RUNNERS SHALL BE FASTENED TO THE CEILING, CONTIGUOUS WALLS AND PARTITIONS AND TO THE FLOOR AT INTERVALS NOT EXCEEDING 24 INCHES ON CENTER. SUCH ATTACHMENT MAY BE BY NAILS PENETRATING THE BASE MATERIAL NOT LESS THAN 5/8 INCH OR BY SELF-DRILLING, SELF-TAPPING SHEET METAL SCREWS ATTACHING METAL TO METAL. STUDS AND RUNNERS SHALL COMPLY WITH ASTM C 645 AND HAVE A BASE METAL THICKNESS, BEFORE APPLICATION OF ANY COATING, OF NOT LESS THAN 0.0179 INCH. STRUCTURAL PROPERTIES OF SUCH STUDS AND RUNNERS SHALL COMPLY WITH ASTM C 645. STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN.± 4 (360 M± 4). SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT. A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE. THE UNSUPPORTED HEIGHT OF PARTITIONS SHALL COMPLY WITH THE LOADS AND DEFLECTIONS SET FORTH IN F.B.C. CHAPTER 16 (HIGH VELOCITY HURRICANE ZONES) AND WHERE WALLBOARD IS SUITABLY ATTACHED, THE COMPOSITE ACTION MAY BE ACCOUNTED FOR IN THE DESIGN. STEEL CEILING SUPPORTS SHALL COMPLY WITH ALL OF THE ABOVE. STEEL STUDS TRACK RUNNERS AND CEILING SUPPORTS IN WALLS, INCLUDING CURTAIN WALLS, SHALL COMPLY WITH ASTM A 525.
8. CONCRETE SLABS ON GROUND SHALL BE PROVIDED WITH JOINTS IN ACCORDANCE WITH ACI 224.3R OR OTHER APPROVED METHODS (F.B.C. 1909.3). SEE STRUCTURAL DRAWINGS. A VAPOR RETARDER CONSISTING OF 6 MIL MINIMUM POLYETHYLENE WITH JOINTS LAPPED 6 INCHES AND SEALED, OR OTHER APPROVED MATERIALS IS REQUIRE AS PER F.B.C. 1909.2.
9. ROOFING - BUILT-UP ROOF
   ALL ROOFING COMPONENTS, ROOFING SYSTEM AND ROOFING ASSEMBLIES SHALL HAVE A VALID AND CURRENT PRODUCT CONTROL APPROVAL (F.B.C. 1512.2.1) AND SHALL COMPLY WITH ROOFING APPLICATION STANDARDS FOR H.V.H.Z. ALL ROOFING WORK SHALL BE PER-FORMED 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). ROOFING CONTRACTORS SHALL SUBMIT COMPLETE SHOP DRAWINGS (SPECIFICATIONS, ROOF PLANS AND DETAILS) OF ROOFING SYSTEM FOR ARCHITECT'S APPROVAL PRIOR TO BEGINING OF ROOF INSTALLATION. ROOF FRAMING (TRUSSES) SHALL COMPLY WITH REQUIREMENTS SET FORTH IN THE F.B.C. 2319.17. ATTIC SPACE BETWEEN WOOD CEILING JOISTS AND ROOF RAFTERS (TRUSSES) 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).

   ROOFING - BUILT-UP ROOF:
   ALL ROOFING COMPONENTS, ROOFING SYSTEM AND ROOFING ASSEMBLIES SHALL HAVE A VALID AND CURRENT PRODUCT CONTROL APPROVAL (F.B.C. 1512.2.1) AND SHALL COMPLY WITH ROOFING APPLICATION STANDARDS FOR H.V.H.Z. ALL ROOFING WORK SHALL BE PER-FORMED 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). BASE SHEET SHALL BE ADHERED/FASTENED AS REQUIRED BY MANUFACTURER'S PRODUCT APPROVAL.
   ALL ADHERED ROOFING COMPONENTS SHALL BE BONDED TO THE VARIOUS TYPES OF SUBSTRATES IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE ROOFING ASSEMBLY PRODUCT CONTROL APPROVAL.
   ALL PACKAGED ASPHALT SHALL HAVE THE FOLLOWING DATA PRINTED ON THE CARTON WRAPPER: ASTM DESIGNATION AND TYPE; FLASH POINT AS DETERMINED BY ASTM D 92, FLASH AND FIRE POINT BY CLEVELAND OPEN CUP; AND EQUIVISCOUS TEMPERATURE (EVT) AT WHICH THE ASPHALT ATTAINS A VISCOSITY OF 125 CENTIPOISE (25 CENTIPOISE FOR COAL TAR) AS DETERMINED BY ASTM D 4402, VISCOSITY DETERMINATIONS OF UNFILLED ASPHALT USING THE BROOKFIELD THERMOSET APPARATUS.
   MECHANICAL ATTACHMENT. ALL MECHANICALLY ATTACHED ROOFING COMPONENTS SHALL BE ATTACHED TO THE VARIOUS TYPES OF SUBSTRATES IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE ROOFING ASSEMBLY PRODUCT CONTROL APPROVAL AND MINIMUM REQUIREMENTS ESTABLISHED BY THE F.B.C..
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 2514.3.2 OF THE F.B.C. ALL METAL LATH SHALL BE LAPPED 1 INCH (25 MM) MINIMUM. ALL ATTACHMENTS FOR SECURING METAL LATH, WIRE LATH AND WIRE FABRIC TO SUPPORTS SHALL BE SPACED NOT MORE THAN 6 INCHES (152 MM) APART, AND SIDE LAPS SHALL BE SECURED TO SUPPORTS AND BE TIED BETWEEN SUPPORTS AT NOT TO EXCEED 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. CERAMIC TILE:
   CERAMIC AND PORTLAND CEMENT FLOOR TILE SHALL BE SET ON A CONCRETE SLAB OR ON WOOD SHEATHING ON WOOD JOISTS PROTECTED BY A WATERPROOF MEMBRANE. FLOOR TILE SHALL BE SET IN A MORTAR BED OF ONE PART PORTLAND CEMENT TO THREE PARTS AGGREGATE OR OTHERWISE BEDDED IN AN APPROVED ADHESIVE MATERIAL. CERAMIC AND PORTLAND CEMENT WALL TILE USED IN AREAS SUBJECT TO FREQUENT WEARING SHALL BE BACKED WITH MASONRY, STUCCO ON WIRE LATH OR APPROVED TILE BACKER BOARD. WALL TILE USED IN AREAS NOT SUBJECT TO FREQUENT WEARING SHALL BE BACKED BY A CLADDING HAVING THE RIGIDITY OF STUCCO ON WIRE LATH AND SHALL BE BEDDED IN CEMENT MORTAR OR OTHER APPROVED ADHESIVE MATERIAL. PORTLAND CEMENT OR OTHER POROUS TILE SHALL BE SOAKED IN WATER NOT LESS THAN 1 HOUR BEFORE PLACING. BUILT-IN TUBS WITH OVERHEAD SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND THE WALL AND FLOOR.
12. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER F.B.C.-PLUMBING 403.8.3
13. ALL WATER CLOSETS, LAVATORIES, SHOWERSHEADS, AND SINKS SHALL COMPLY WITH TABLE 403.1 OF THE F.B.C.- PLUMBING. ALL PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 4 OF THE F.B.C-PLUMBING CODE. FOR ALLOWABLE FLOW RATES SEE F.B.C.-PLUMBING 604.3-604.4.
14. ALL GLASS SHALL USED INSIDE OF DWELLING SHALL CONFORM TO SECTION 2411.6 OF THE F.B.C.
15. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING MIRRORS LOWER THAN 60" A.F.F. AND MIRRORS IN THE TUB. AS PER F.B.C. SEC. 2411.3 AND 2411.6
16. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
17. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
18. MASONRY:
   MASONRY WORK SHALL COMPLY WITH MASONRY SPECIFICATIONS AS INDICATED ON F.B.C. SECTIONS 2103, 2118-2122. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
19. REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE AND REINFORCING.
20. WINDOW INDETIFICATION:
   IDENTIFICATION. EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. TEMPERED SPANDREL GLASS IS EXEMPTED FROM PERMANENT LABELING. THIS TYPE OF GLASS SHALL BE IDENTIFIED WITH A REMOVABLE PAPER LABEL BY THE MANUFACTURER. IN AN OUTSIDE WINDOW OPENABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH WINDOW SHALL HAVE A CLEAR OPENING NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA AND SHALL ALSO MEET THE PROVISIONS OF THE F.B.C. SECT. 1025.2. THE BOTTOM OF THE OPENING SHALL NOT TO BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND HAVE A LATCH NO HIGHER THAN 54" ABOVE FINISHED FLOOR.
21. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREETS FRONTING THE PROPERTY AND SHALL BE 3 INCHES MIN. IN HEIGHT.
22. THE WINDOWS INDICATED IN THIS DESIGN UPTO AND INCLUDING A HEIGHT OF 30'-0" REQUIRE EXTERNAL PROTECTION DEVICES. EXTERNAL PROTECTION DEVICES ARE TO BE EMPLOYED TO PROTECT WINDOWS AND SLIDING GLASS DOORS. EXTERNAL PROTECTION DEVICES MUST RESIST LARGE MISSLE IMPACTS AS SPECIFIED IN SECT. 1626.2. OF THE F.B.C. THE CONTRACTOR SHALL COORDINATE ALL PROCUREMENT AND INSTALLTION REQUIREMENTS WITH THE OWNER.

ABBREVIATIONS

Abbreviation	Meaning
&	AND
∠	ANGLE
@	AT
℄ OR C.L.	CENTERLINE
ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
(E)	EXISTING
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASING
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CNTR.	COUNTER
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL BOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.B.C.	FLORIDA BUILDING CODE
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FRPF.	FIREPROOF
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
H.V.H.Z.	HIGH VELOCITY HURICANE ZONE
I.D.	INSIDE DIAMETER (DIMENSION)
IN.	INCH OR INCHES
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
NOM.	NOMINAL
N.T.S.	MOT TO SCALE
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIMENSION)
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
P.C.A.	PRODUCT CONTROL APPROVAL
PRCST.	PRE-CAST
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
P.T.	PRESSURE TREATED
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
R.	RISER
RAS	ROOF APPLICATION STANDARD
RAD.	RADIUS
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SEC.	SECTION
SHR.	SHOWER
SHT	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYS.	SYSTEM
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
T&G	TONGUE AND GROOVE
THK	THICK
T.O.B.	TOP OF BEAM
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
TRD. OR T.	TREAD
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT

DRAWING SYMBOLS

- XX — DOOR REFERENCE
- XX — KEYNOTES
- XX — WINDOW REFERENCE
- EARTH
- CONCRETE
- GYPSUM BOARD
- INSULATION, BATT
- CONC. MASONRY UNIT WALL
- PROPERTY LINE
- WORK POINT, CONTROL POINT OR DATUM POINT
- AA / A3.2 — BUILDING SECTION; BLDG. SECTION IDENTIFICATION; SHEET WHERE SECTION IS SHOWN
- 1 / A3.2 — SECTION/WALL SECTION; WALL SECTION/SECTION IDENTIFICATION; SHEET WHERE SECTION IS SHOWN
- 1 / A3.2 — DETAIL; DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS SHOWN
- 1 — REVISION; CLOUD AROUND REVISION OPTIONAL
- MATCH LINE; SHADED PORTION IN THE SIDE CONSIDERED

REQUIRED INSPECTIONS:

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

STRUCTURAL NOTES:

1. ALL MANDATORY INSPECTIONS AS REQUIRED BY THE F.B.C. INSPECTIONS PERFORMED BY THE SPECIAL INSPECTOR HIRED BY THE OWNER ARE IN ADDITION TO THE MANDATORY INSPECTIONS.
2. THIS BUILDING WILL REQUIRE A SPECIAL INSPECTOR FOR THE INSPECTION OF THE REINFORCED UNIT MASONRY CONSTRUCTION AS PER F. B. C.
3. PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECIEVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IN ACCORDANCE WITH RULES AND LAWS ESTABLIESHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"
4. CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DEPARTMENT BEFORE POURING CONC. SLAB
5. A COMPACTION TEST SHALL BE PERFORMED PRIOR TO STARTING CONST. WORKS.
6. SHOP DRAWINGS FOR WOOD TRUSSES SHALL BE SUBMITTED TO ARCHITECT/ ENGINEER. THE SHOP DRAWINGS MUST BE APPROVED BY A/E PRIOR TO MANUFACTURING AND INSTALLATION.
7. CONTRACTOR SHALL SUBMIT SHORING/RE-SHORING PLANS FOR ALL STRUCTURES PRIOR TO POURING CONCRETE
8. SHORING & RESHORING PLANS SHALL BE APPROVED AFTER THE PERMIT, BUT BEFORE POURING OF THE CONCRETE SLAB.

ADDITIONAL REQUIRED PERMITS:

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

STRUCTURAL GLAZING	GLASS WALLS	GUARD RAILINGS	WINDOWS
RIDGE VENTILATION	DRIVEWAY	FENCES	STEEL JOISTS
PRECAST SYSTEMS	DOORS	DEMOLITION	HANDRAILS
CURTAIN WALLS	ROOFING	WOOD TRUSSES	STOREFRONTS
COMPOSITE SYSTEMS	SIGNS	MULLIONS	

APPLICABLE CODES:

-2004 FLORIDA BUILDING CODE, WITH 2005 REVISIONS & 2006 SUPPLEMENT.
-FLORIDA BUILDING CODE, PLUMBING VOLUME, 2004.
-FLORIDA BUILDING CODE, MECHANICAL VOLUME, 2004.
-2007 FLORIDA FIRE PREVENTION CODE.
-FAIR HOUSING ACCESSIBILITY GUIDELINES.
-FLORIDA ACCESSIBILITY CODE FOR BUILDING BUILDING CONSTRUCTION, 1997.

ACCESSIBILITY NOTES

1. 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).
2. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIROMENTAL CONTROLS ARE TO BE LOCATED WITH OPERABLE PARTS NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. IF REACH IS OVER AN OBSTRUCTION SUCH AS A CABINET, HEIGHT SHALL BE 44" FOR FORWARD APPROACH AND 46" FOR PARALLEL APPROACH (NOTE: OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25" FROM THE WALL).
3. BATHROOMS SHALL BE PROVIDED WITH REINFORCEMENT IN WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND TOILET, TUBS AND SHOWERS. SUCH REINFORCEMENT SHALL BE INSTALLED ACCORDING TO THE FOLLOWING ILLUSTRATIONS BELLOW. (NOTE: POWDER ROOMS IN UNITS WITH REINFORCEMENT MAY BE OUT OF PLYWOOD OR WOOD BLOCKING BEHIND FINISHED WALL. PARALLEL APPROACH BY A WHEELCHAIR MUST BE PROVIDED IN FRONT OF LAVATORIES, IF PARALLEL APPROACH IS NOT POSSIBLE, LAVATORY CABINET BASE MUST REMOVABLE TO ALLOW FORWARD APPROACH KNEE CLEARANCE. WHERE DOOR SWINGS INTO BATHROOM THERE MUST BE A CLEAR FLOOR SPACE OF 30" X 48" TO POSITION WHEELCHAIR WITHIN BATHROOM. TOILET SHALL BE INSTALLED SO AS TO FOLLOW A GRAB BAR TO BE INSTALLED ON ONE SIDE OF FIXTURE AND MIN. CLEARANCE BETWEEN TOILET AND ADJACENT FIXTURES OR WALLS SHALL BE 18". THE OTHER (NON-GRAB BAR) SIDE OF TOILET SHALL HAVE 15". VANITIES AND LAVATOORIES SHALL BE INSTALLED WITH THE CENTER LINE OF THE FIXTURE A MIN. OF 15" FROM ADJOINING WALL OR FIXTURE AND THE TOP OF THE FIXTURE RIM IS A MAXIMUN OF 2'-10" ABOVE THE FLOOR.
4. ALL COMMON AREAS SHALL BE ACCESSIBLE.

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First Haitian Free Church of Nazarene by Faith
IN
ORLANDO, FLORIDA

FIRST HAITIAN FREE CHURCH OF NAZARENE

308 SOUTH
ORANGE BLOSSOM TRAIL
ORLANDO, FLORIDA

GENERAL NOTES, ABBREVIATIONS & SYMBOLS

REVISIONS:
1 Building Department Comments 03/26/09

COMM. NO. 08-103
DATE:
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CHECKED BY:

GN-1