DESIGN LOADS:

THE STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING SUPERIMPOSED LOADS. DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH ASCE 7—10.

0.18

DESIGN WIND SPEED = 'IMPORTANCE FACTOR KD . 0

EXPOSURE C
BUILDING TYPE VB
CODE USED FL. BLDG. (

GENERAL THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.

THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. DISCREPANCIES BETWEEN FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DO NOT SCALE DRAWINGS

CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE. CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

BUILDING

ALL COUNTERS AND CABINETS ARE BY OTHERS ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING CODES AND REGULATIONS.

AIR CONDITIONING CONTRACTOR TO PROVIDE FULL SET OF A/C
SHOPDRAWINGS OF ALL A/C LAY-OUT AND DESIGN TO INCLUDE ALL
REQUIRED ENENGY CALCULATIONS AND HEAT LOAD CALCULATIONS.

O. TOP OF A/C COMP. PAD TO BE LOCATED AT THE SAME HEIGHT AS THE
REQUIRED FINISHED FLOOR ELEVATION AT THE LIVING ROOM.

1. CONTRACTOR TO VERIFY ALL EGRESS CAPABILITY WITH WINDOW
MANUFACTURER

ARCHITECTS ERRORS OR OMISIONS DO NOT RELIEVE THE CONTRACTORS FROM COMPLING WITH THE LATEST EDITION OF THE FL. BLDG. CODE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WINDOWS AND DOORS SIZES AND REQUIREMENTS WITH THE MANUFACTURERS. ALL WORK IS TO BE DONE IN STRICT COMPLIANCE WITH THE RESIDENCIAL FLORIDA BLDG. CODE 2010 EDITION, N.E.C. 2008 EDITION, N.F.P.A. 72 2002. FEBC 2007 AND ANY OTHER LOCAL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ON THE PLANS. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.

GYPSUM BOARD IN BATHROOMS SHALL BE WATER RESISTANT GYPSUM
BACKING BOARD AS PER F.B.C. PROVIDE NON SKIT CER
TILES AT BATHROOM FLOORS. PROVIDE CER TILES AT ALL BATHTUBS AND
SHOWER WALLS FOR A HEIGHT OF 72" INCHES. AS PER F.B.C.
COORDINATE STYLE AND COLOR WITH THE OWNER.
(GREEN BOARD SHALL NOT BE USED)

17. ALL FINISHES ARE TO BE COORDINATED WITH THE OWNER.
COORDINATE ALL DOOR TYPES AND DOOR HARDWARE WITH OWNER

18. ALL DRAWINGS UNDER THIS SET OF PLANS ARE TO BE SUBMITTED TO ALL
THE PROPER AUTHORITIES AND BUILDING DEPTS. FOR REVIEW AND
PROCESSING. NO WORK IS TO BE STARTED UNTILL ALL PROPER PERMITS
ARE ISSUED.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OF OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. TO BE DONE PRIOR TO ANY CONSTRUCTION.

A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TRATMENT CONTRACT RENUAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

20. FOR WOOD STUD PARTITIONS.:

U.O.N. WOOD STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4 WHERE SPACED NOT MORE THAN 16" O.C., NOR LESS THAN 2X6 WHERE SPACED NOT MORE THAN 24" O.C. A MIN. 2X4 HORRIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINETS.

FOR STEEL STUD PARTITIONS.:

STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAGE WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. 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.

WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.

WALL HUNG FIXTURES AND CABINETS SHALL BE SUPPORTED AS PER F.B.C. 2010 EDITION. TO BE 20 GA. AT 16" O.C.

ALL GLAZING ADJACENT TO DOORS WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE SAFETY GLAZING. ALL WINDOWS LESS THAN 18 INCHES FROM THE INTERIOR SLAB, ARE TO BE CAT-2 SAFETY GLAZING.

ALL CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES SHALL BE FIRRED STOPPED TO LIMIT MAXIMUM VERTICAL DIMENSION TO 8 FEET AS PER F.B.C. 2007 EDITION.

24. SECONDARY MEANS OF ESCAPE EGRESS WINDOWS TO BE AS FOLLOWS:

N.F.P.A 101.24.2.2.3 (C) AN OUTSIDE WINDOW USED AS A SECONDARY

MEANS OF ESCAPE FROM A BEDROOM OR LIVING AREA SHALL BE
OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR
SPACIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF 5.7 SQ. FT. IN
AREA. WINDOW WIDTH SHALL BE NO LESS THAN 20 INCHES. HEIGHT NO
LESS THAN 24 INCHES. AND THE BOTTOM OF THE WINDOW NO MORE THAN
44 INCHES ABOVE THE FLOOR.
WHERE THERE IS A DROP OF MORE THAN 4 FEET
ON THE FAR SIDE OF ANY WINDOW AND THE SILL IS LESS THAN 36 INCHES ABOVE
THE NEAR SIDE WALKWAY SURFACE, SAFEGUARD SHALL BE PROVIDE AT 42" FROM FIN. FLOOR.

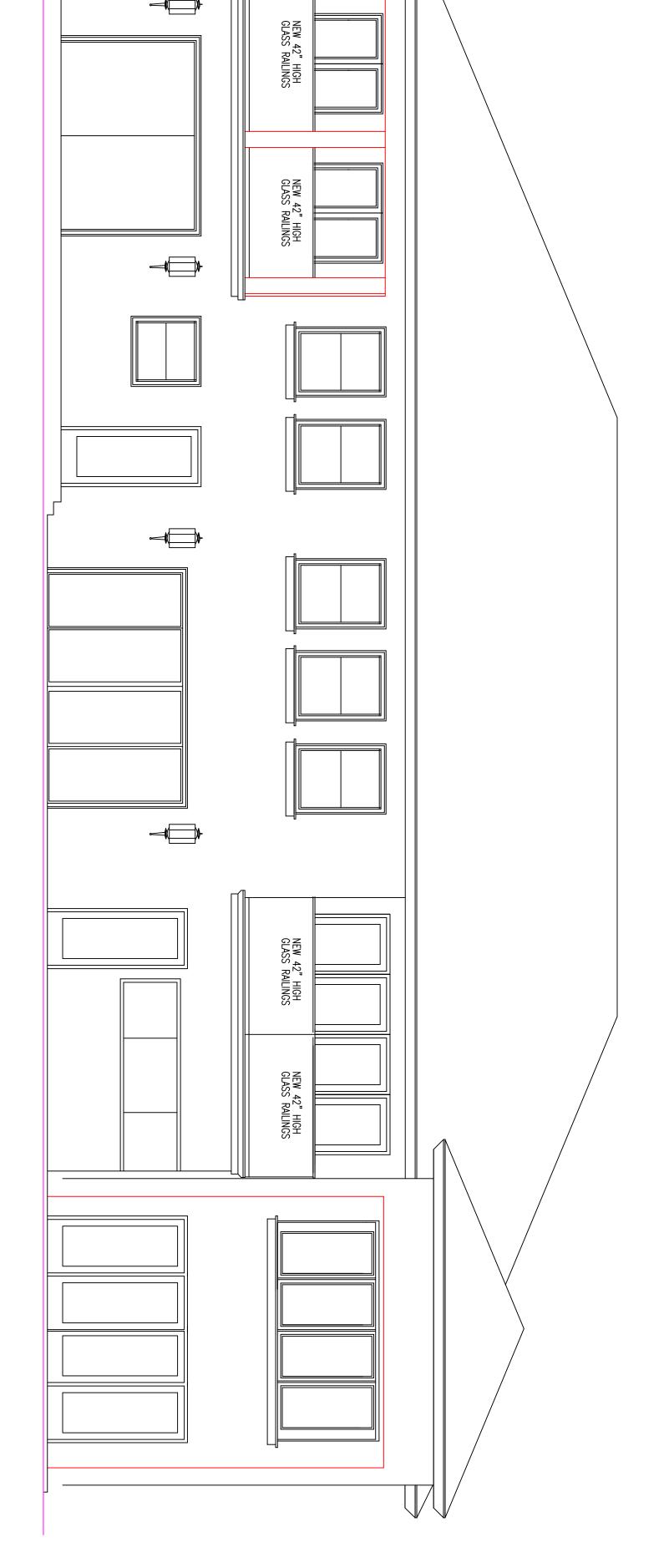
NEW REAR SCALE: 1/4"=1'-0" ELEVATION

 CHECKED

 DRAWN

 DATE
 5-4-2017

 COMM. NO.
 16-1



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Miguel de Diego ARCHITECTP.A. AA-26001641

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PH. (954) 926-3358 FAX (954) 926-2021

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

INTERIOR RENOVATION FOR 2873 N.E. 35th STREET FT. LAUDERDALE, FLORIDA

DATE	REVISION	ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD
		DATA, NOTES AND ANY OTHER DOCUMEN' PREPARED BY THE ARCHITECT AS
		INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS
		NOT TO BE REPRODUCED, COPIED OR
		ALTERED IN WHOLE OR IN PART. IT IS ONL TO BE USED FOR THE PROJECT AND SITE
		SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.
		THE ARCHITECT SHALL RETAIN ALL COMN LAW COPYRIGHT AND OTHER RESERVED
		RIGHTS THERETO.
		WRITTEN DIMENSIONS SHALL HAVE