

New Wood deck For: FLAMINGO SEAFOOD

2798 E ATLANTIC BLVD POMPANO BEACH, FL



THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
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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.

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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 an 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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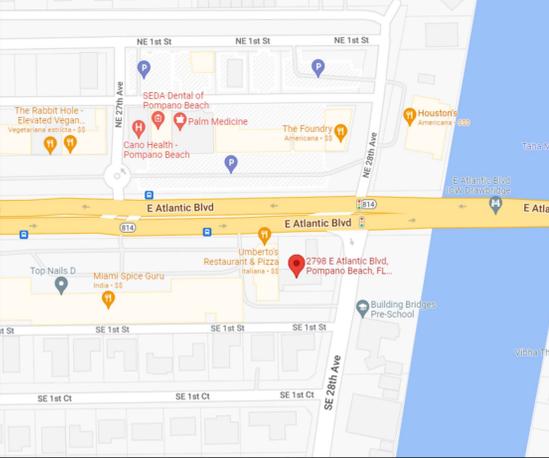
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Dispute Resolution
In the unlikely event that any controversy or claim arising out of or relating to this User Agreement or our services shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration 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.

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

VICINITY MAP



SATELLITE IMAGE



OCCUPANCY LOADS

TOTAL AREA	5,675 S.F.
OCCUPANCY LOAD CALCULATIONS TABLE 1004.1.2 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT	
OCCUPANCY BASED ON USE DECK @ 15 GROSS 5,675 S.F. / 15 = 378.3	OCCUPANTS 378
TOTAL OCCUPANTS	378

SCOPE OF WORK

1. NEW WOOD DECK.
2. NEW PERIMETER PLANTERS

NO ROOF, MECHANICAL, PLUMBING, HVAC OR ELECTRICAL WORK

CODE RESEARCH

OCCUPANCY
ASSEMBLY
(LESS CONCENTRATED USE)
TYPE OF CONSTRUCTION
TYPE VB - UNPROTECTED (NO SPRINKLERED)
FIRE WALLS
N/A
LIFE SAFETY
N/A
EGRESS WIDTH
N/A
PLUMBING FIXTURE CALCULATIONS:
N/A

AREA CALCULATIONS

NEW WOOD DECK	5,675 S.F.
TOTAL AREA	5,675 S.F.
NOTE: EXISTING COMMERCIAL AREA IS NOT BEING CHANGED IN ANYWAY. SQUARE FOOTAGE OF EITHER SPACE IS NOT BEING AFFECTED EITHER.	

PROPERTY INFORMATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 7TH EDITION (2020) EDITION, THE 2017 N.E.C., FLORIDA FIRE PREVENTION CODE 7TH EDITION WITH LATEST SUPPLEMENTS, THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

LEGAL DESCRIPTION
MARSHALLS SUB OF GOV LOTS 1 & 2 6-49-43 B-28 D PT LOT 10 DES AS BEG AT INTERSEC OF W R/W/L OF SE 28 AVE & A LINE 50 S OF N/L LOT 10 FOR POB, W 150, S 125, E TO W R/W/L OF SE 28 AVE, N ALG SAID R/W TO POB

MUNICIPALITY
POMPANO BEACH

PARCEL NUMBER
49-43-06-01-0040

SUBDIVISION
Marshalls Sub Of Gov Lts 1 & 2

USE CODE
11 - Stores, 1-story

ZONING CODE
TO-EOD - TRANSIT ORIENTED

LOCATION ADDRESS
2798 E Atlantic Blvd

CLASSIFICATION OF WORK
ALTERATION LEVEL 2

PROJECT TEAM

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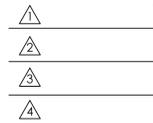
ZONING DEPARTMENT
POMPANO BEACH PLANNING & ZONING DEPARTMENT
100 W Atlantic Blvd, Pompano Beach, FL 33060
Voice | (954)786-4634

SHEET INDEX

CVR	COVER SHEET	CONTRACTOR TO VERIFY ANY CONDITION AND NOTIFY ALL RESPONSIBLE PARTIES IF THERE ARE ANY DISCREPANCIES. THE ARCHITECT ASSUMES NO RESPONSIBILITY.
A-0	GENERAL NOTES AND SPECS.	
D-1	DEMOLITION PLAN + NOTES	
A-1	FLOOR PLAN + NOTES	
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2020 EDITION WITH ALL AMENDMENTS, THE 2017 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.		

DATE:
Nov. 15, 22

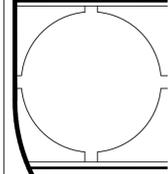
BLDG. DEPT. PLAN REVISIONS:



New Wood deck For:
FLAMINGO SEAFOOD
2798 E ATLANTIC BLVD POMPANO BEACH, FL
Parcel ID: 49-43-06-01-0040

Cover and Project Information
MANAGED BY: SP
DRAWN BY: GP
REVIEWED BY: SP

SHEET:
CVR



DATE:
Nov. 15, 22

BLDG. DEPT. PLAN REVISIONS:

- ⚠
- ⚠
- ⚠
- ⚠

New Wood deck For:
FLAMINGO SEAFOOD
 2798 E ATLANTIC BLVD POMPANO BEACH, FL
 Parcel ID: 49-43-06-01-0040

General Notes and Specifications
 MANAGED BY: SP
 DRAWN BY: GP
 REVIEWED BY: SP

SHEET:
A-0

TYPICAL GENERAL NOTES

SOME ITEMS DO NOT APPLY IF NOT PART OF THE SCOPE OF WORK

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THE PROJECT. IN THE EVENT OF A CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN. WORK SHALL INCLUDE ALL ITEMS (BUILDINGS AND SITE) INDICATED IN THESE DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED; WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING ROOM CLEAN. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISDESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PREFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

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

COLUMNS

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 DETAILLED ON THE PLANS.

DOORS & WINDOWS

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 WIDE, 24 INCHES IN HEIGHT AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 4" OF 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 REFERENCE TO MINIMUM 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 MISSILE 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 MUST 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 MOVABLE 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 WITHIN 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 Z97.1. 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.M.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 LOCKS BY INSIDE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. # 160 AND 151. 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 3/8".

POST PERMANENT SIGN WITH 1/2" LETTERS ON THE INSIDE FACE OF ANY ONE DOOR TO OUTSIDE; DO NOT OPERATE ENIGMS WITH DOORS CLOSED. CARBON MONOXIDE EMISSIONS.

NON-BEARING INTERIOR PARTITIONS

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

BATHROOMS

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' F. TEMP GLAZING SHALL BE PROVIDED IN TUB & SHOWER WINDOWS & MIRRORS WHERE LESS THAN 40" A.F.F. ALL GLAZING WITHIN 40" OF ANY DOOR, FRIED GLASS, SLIDING GLASS DOORS OR LOCKED GLAZING WITHIN 60" OF FLOOR AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WINDSHOOTS, SPAS, SAUNAS, AND STEAM ROOMS SHALL BE TEMPERED AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WINDSHOOTS, 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 JURISDICTION.
- B. CLEAR FIREPLACE OPENING SHALL BE 40x24x16" DEEP.
- C. PROVIDE 12x12" FUEL LINING
- D. PROVIDE FIREBRICK INNER HEARTH & LINING
- E. MASONRY CHIMNEY (SEE ELEVATIONS) TOP OF FLUE TO BE 24" ABOVE THE HIGHEST POINT 10'-0" AWAY.
- F. PROVIDE 24" DEEP FLOOR OVER HEARTH. 1/2" 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 BRACE. TRIMMERS SHALL BE NOT LESS THE SIX INCHES FROM THE INSIDE FACE OF THE NEAREST FLOOR JOIST.
- J. WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK AROUND 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-530.2/1 ACSE 5-9/2/12S 402-9/27.2(b)2(a) - ACI-530.1/9/2/12S ACSE 6-9/2/12S 602-9/2/12S ACSE-7 FOUNDATION SOILS ENCOUNTERED OR IF 2500 PSF CANNOT BE OBTAINED BY PROPER FILLING AND COMPACTION. CONTACT ARCHITECT. IF INFERIOR SOILS 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 FILLED 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:

MINIMUM COVER	1"
SLABS ON GRADE	1"
FOUNDATIONS / FOOTINGS	3"
BOTTOM	3"
SIDES	2"
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-90/45 SPECIFICATIONS. MORTAR USED TO BOND C.M.U. SHALL CONFORM TO ASTM C-474. TYPE "M" WITH A 28 DAY STRENGTH OF 2500 PSI. ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SELL, MORTAR BEDDING, VERTICAL CELLS FOR MASONRY TO BE GROUDED 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 WIRE TOGETHER. SLAB SHALL BE A MINIMUM 4" THICK AND SHALL BE REINFORCED WITH # 4 X 14' 1" A WELDED WIRE MESH, CENTERED IN CONCRETE AND 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 TIE LLL.

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 ASTM-D-1557. 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 OF 95% OF THE 1-180 MODIFIED PROCTOR. IN LIFTS NOT TO EXCEED 12" EACH. THE AREA OF THE 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 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 PARS OR SUPPORT WITH TOP BARS FROM ADJACENT BEAM. ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM. ALL ADDED LONGITUDINAL STEEL REINFORCING SHALL EXTEND 4' MINIMUM INTO SUPPORT U.O.N.

STRUCTURAL STEEL

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS. ALL STEEL SHALL CONFORM TO ASTM 156. 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, COVERS, ETC. ... REQUIRED IN STEEL MEMBERS BY OTHER CONNECTIONS 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 UNTELS 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 DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT INTERRUPTING THE PROCESS OF THE WORK. STRUCTURAL WELD SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RECEIVE SHOP COATING OF ZINC CHROMATE. PROVIDE 1 COAT (TWO MILS THICK) WHERE EXPOSED. PROVIDE 2 COATS (4 MILS THICK) WHERE IMBEDDED IN MASONRY.

CONCRETE

FOLLOW THE STANDARDS OF ACI-318, ACI-301 AND ACI-307. CONCRETE IS TO BE MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH IN 28 DAYS AS STATED BEFORE, WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURERS 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. ALL MIXTURES SHALL BE AT A TEMPERATURE OF 50 TO 60 DEGREES F. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED (U.O.N.)

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 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM C-33. MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD OF CONCRETE. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: FOOTINGS = 3" BEAMS = 1 1/2" SLEUPED SLABS = 1" SLAB SHALL BE A MINIMUM OF 4" THICK AND SHALL BE REINFORCED WITH 6x6's X1/41.4 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 1-180 MODIFIED PROCTOR TEST. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF STEEL 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. VISCQUEIN VAPOR BARRIER. ALL THE 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	2"
BEAMS AND COLUMNS	1 1/2"
FOOTINGS	2" FROM TOP, 3" BOTTOM/SIDES
THE COLUMNS	1 1/2" TO TIES

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 TAPED WITH A MINIMUM OF 2" WIDE VINYL TAPE. POLYETHYLENE SHEET SHALL EXTEND AT LEAST ONE INCH OUTSIDE STEM WALL. PINS, CONDUITS, STAKES, REINFORCING BARS OR OTHER OBJECT SPAC THROUGH THE MEMBRANE. THE MEMBRANE SHALL BE FITTED WITH 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 = 640 FPM. FREQ. CFM = 60 / 144 x 640 = 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 X 4 W1 A 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 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) WITH 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 3/4 BAR DIAMETER OR MINIMUM 30" 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 1" 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 BAR REQUIREMENTS.

MASONRY

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, Fm = 1500 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF THE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS TO COMPLY WITH ASTM C-474 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 GROUING CELLS. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUDED CELLS AT EACH LIFT. CLEAN OUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUING. 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/ACSE 4-99/ACSE/IMS 402-99), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE. MASONRY 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"

UNTELS AND SILLS

ANY CMU WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED SHALL HAVE 8x8" (NOMINAL) CONCRETE UNTELS & SILLS REINFORCED WITH 2 #5 BOTTOM, MINIMUM OF 8" BEARING BOTH ENDS, UNLESS OTHERWISE NOTED. HORIZONTAL REINFORCEMENT EVERY OTHER COURSE 9 GAUGE GALVANIZED LADDER TYPE DUK-O-WALL (OR EQUAL)

WOOD TRUSS NOTES

LUMBER DESIGN LOADS: ROOF LIVE LOAD = 30 PSF SUPERIMPOSED DEAD LOAD = 25 PSF FLOOR, LIVING AREAS (DL + LL) = 40 PSF. (BALCONY = 125 PSF) ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 12000 PSI, OR SOUTHERN PINE #2 STRUCTURAL GRADE, U.O.N. ALL TRUSS WALLS AND PARTITIONS SHALL HAVE 2X STUDS AT 16" ON CENTER. ALL TRUSS PARTITIONS SHALL BE SHOWN ON THE ROOF PLAN AND INTERIOR STUD WALLS AS NOTED SHALL BE BRACED WITH 16 GAUGE GALVANIZED METAL TIES ON A VFORM FROM BOTTOM TO TOP PLATE. ATTACH BRACES TO TOP AND BOTTOM PLATES WITH 2 - 16 PENNY NAILS. FOR INTERMEDIATE BRACING 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 MANUFACTURED WITH APPROVED GALVANIZED METAL TRUSS STRIPS. 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 STRIPS. TYPICAL EACH TRUSS, ALL WOOD TRUSSES BEARING ON CONCRETE BEAMS, TO HAVE GALVANIZED METAL TRUSS SEATS CAST INTO CONCRETE AT EACH TRUSS TYPICAL. TRUSS MANUFACTURER SHALL COORDINATE TRUSS FABRICATION WITH AIR CONDITIONING DUCTS. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED. HEADERS FOR FRAMED OPENINGS GREATER THAN 60" MUST BE ENGINEERED BY TRUSS MANUFACTURER. ALL HEADERS FOR FRAMED OPENINGS LESS THAN 60" HAVE BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD THE BRACING SHOWN IN PLAN ACTS AS A RIGID CEILING PROVIDE REQUIRED DRAFTSMEN IN TRUSS SPACE.

PRE-FABRICATED WOOD TRUSSES

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

(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 ORDER TRUSSES, AS SHOWN ON THE STRUCTURAL FRAMING PLANS, DESIGNED AND FABRICATED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS FOR STEEL BEAM AND JOIST 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 GALVANIZED. SHOP DRAWINGS SHALL COMPLY WITH THE CURRENT BUILDING CODES, REGARDING MODIFICATION OF THE FRAMING (FROM THE ONE SHOWN ON THE STRUCTURAL PLANS), INDICATING ALL PERMANENT BRACING (AS SHOWN ON THE STRUCTURAL PLANS) AND INDIVIDUAL MEMBER BRACING. THE STRUCTURAL PLANS INDICATE ALL THE REQUIRED LATERAL PERMANENT BRACING, 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 PLUMBS 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:

ROOF DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF "A.P.A. DESIGN/CONSTRUCTION GUIDE- DIAPHRAGMAS". PLYWOOD ROOF DECKING SHALL BE 1/2" 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 100 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 MANUFACTURERS ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIERS SPECIFICATIONS) TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL. TO BE NO. 2 SOUTHERN PINE, UTILITY GRADE DOUGLAS FIR OR WEST COAST HEMLOCK. ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (E-S-4) 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 ANPA STANDARD 1P-2. STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WEETING 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 REVISIONS TO BE MADE AND ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUING CELLS. 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:

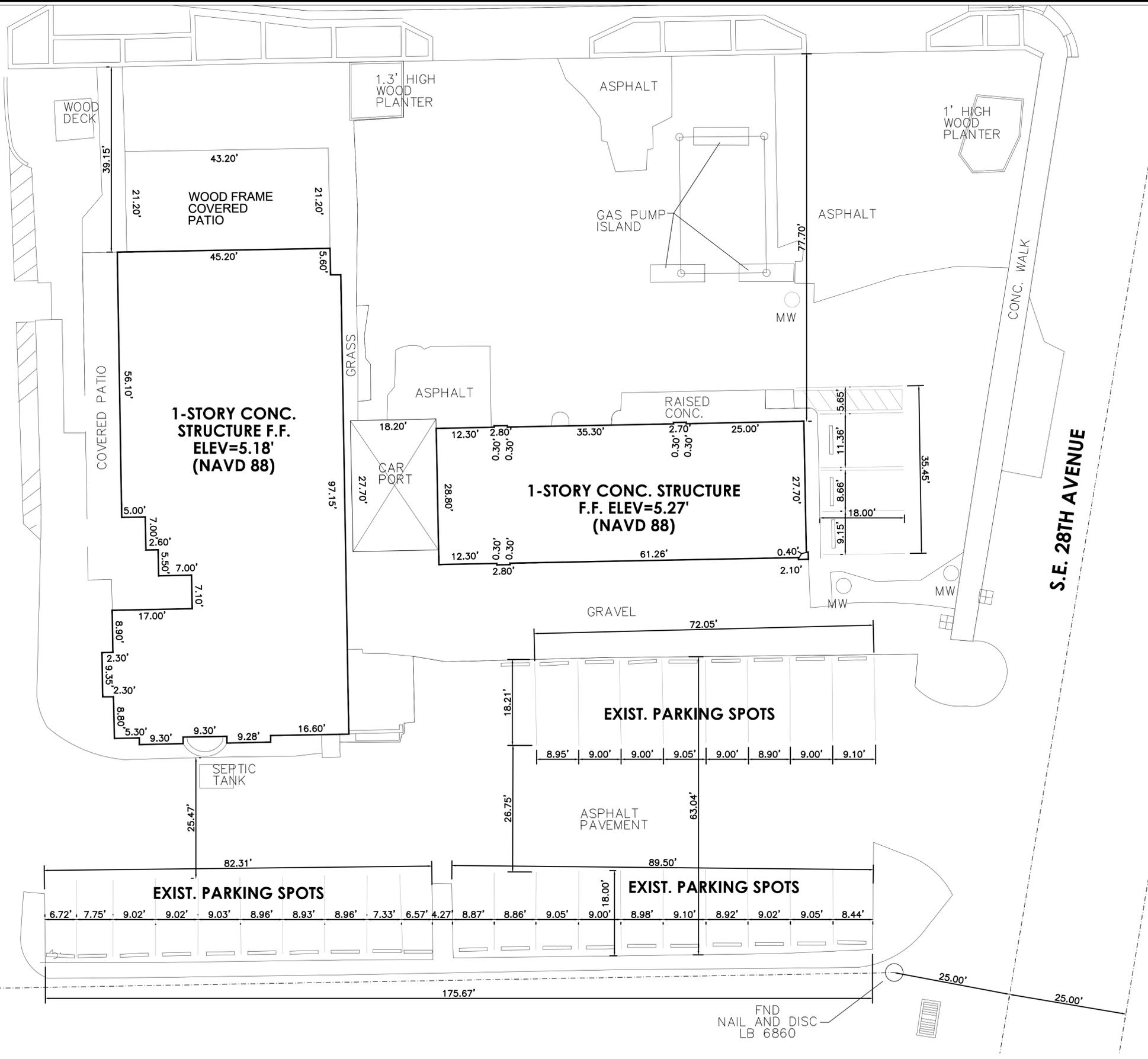
- A.S.I. B.1 MECHANICAL REFRIGERATION N.F.P.A. PAMPHLETS 90A, 90B AND 91 S.M.A.C.N.A. S.H.S.R.A.
- LOCAL, STATE AND NATIONAL CODE, RULES, REGULATIONS AND ORDINANCES

ALL MATERIALS SHALL BE NEW AND BEAR U.L. LABELS, WHERE APPLICABLE. ALL AIR CONDITIONING DUCTS SHALL BE 1/2" THICK, CON. P.F.C. & R REBARS WITH VAPOR BARRIER JACKET, UNLESS OTHERWISE NOTED. FABRICATE AND INSTALL ALL DUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURERS PUBLISHED INSTRUCTIONS. DUCT SIZES ARE 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 STEEL METAL WRAPPED WITH MINIMUM 1" R-4 BARRIER 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 SIZING ALL DUCTS TO ACCOMMODATE THE AIR FLOW. CONTRACTOR SHALL PROVIDE AIR FILTERS AND PROPERTY UNFINISHED. COMPLETE WITH FILTERS, HI-TEMP CUTOFFS AUTOMATIC AND MANUAL, RELAYS AND ETC. WITH SIZES AS REQUIRED. PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THRU FIRE RATED ROOF, CEILING 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 MODEL ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION. LATEST EDITION WITH REVISIONS. A/C AIR HANDLING UNITS SHALL HAVE CONDENSATION STAGE W/TRAP.

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 LOCAL REGULATIONS AND RESTRICTIONS. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN A SAFE, HEALTHY, DRY, QUICK-MANUE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE 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 SIZING ALL DUCTS TO ACCOMMODATE THE AIR FLOW. CONTRACTOR SHALL PROVIDE AIR FILTERS AND PROPERTY UNFINISHED. COMPLETE WITH FILTERS, HI-TEMP CUTOFFS AUTOMATIC AND MANUAL, RELAYS AND ETC. WITH SIZES AS REQUIRED. PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THRU FIRE RATED ROOF, CEILING 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 MODEL ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION. LATEST EDITION WITH REVISIONS. A/C AIR HANDLING UNITS SHALL HAVE CONDENSATION STAGE W/TRAP.

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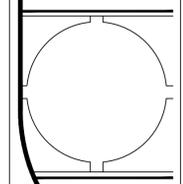


DEMOLITION PLAN GENERAL NOTES

- DEMOLITION SHALL NOT BE LIMITED TO WORK ON THESE DRAWINGS BUT SHALL INCLUDE ALL DEMOLITION NECESSARY TO ACCOMMODATE THE NEW WORK. THE DEMOLITION DRAWINGS ARE COMPLIMENTARY AND THE GC AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND FAMILIARIZE WITH THE WORK REQUIRED FOR DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE THE DEMOLITION WITH THE LANDLORD, OWNER, LEASING AGENT AND OR TENANT AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER AND/OR LEASING AGENT.
- THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER THE USE OF A CONSTRUCTION DUMPSTER FOR PLACEMENT UNLESS A DUMP TRUCK IS USED. THE CONTRACTOR SHALL PROTECT ALL EXTERIOR OF BUILDING AND ADJACENT AREAS AS WELL AS ALL ROADWAYS AND LANDSCAPE FROM DAMAGE DURING DEMOLITION.
- THE CONTRACTOR SHALL KEEP ALL AREAS IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN LIFE SAFETY STANDARDS AT ALL TIMES.
- THE CONTRACTOR SHALL STRIP PARTITIONS THAT ARE PART OF THE SCOPE OF WORK TO DETERMINE IF IT CAN BE DEMOLISHED OR TO DETERMINE IF THEY ARE ANY ADDITIONAL ELEMENTS THAT MAY NEED TO BE REMOVED OR CAP PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS OF THE SITE AND BE FULLY INFORMED HIMSELF AS TO THE NATURE OF THE EQUIPMENT AND MATERIALS NEEDED FOR THE PROPER EXECUTION OF THE WORK.
- IF THE CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION, THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO THE REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.
- THE CONTRACTOR SHALL MAINTAIN PREMISES FREE FROM ACCUMULATION OF WASTE, DEBRIS AND RUBBISH CAUSED BY WORK. AT THE COMPLETION OF A DAY WORK LEAVE PREMISES AND PUBLIC AREAS BROOM CLEAN ON A DAILY BASIS.
- ALL ITEMS DEMOLISHED ARE TO BE DISPOSED BY CONTRACTOR UNLESS IT IS INDICATED OTHERWISE BY OWNER.
- COORDINATE WITH CONSTRUCTION DRAWINGS AND ANY OTHER TRADE AS REQUIRED PRIOR TO START OF DEMOLITION.
- ELECTRICAL POWER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH ALL TRADES AND OWNER AT LEAST 48 HOURS PRIOR TO PROPOSED INTERRUPTION.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH ALL TRADES AND OWNER AT LEAST 48 HOURS PRIOR TO PROPOSED INTERRUPTION.
- REMOVE ALL WIRING FROM ALL DEMOLISHED RECEPTACLES AND WALLS TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING AND DISPOSE.
- PATCH ALL HOLES AND SURFACES IN ALL AREAS AFFECTED BY THE DEMOLITION WORK. ALL PATCHING SHALL INCLUDE BUT IS NOT LIMITED TO DUCTWORK, PIPING, PLUMBING, CONDUITS, SWITCHES, RECEPTACLES, CONTROLS, JUNCTION, FLOORING, CEILING AND SHALL MATCH EXISTING FINISHES.



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DATE:
Nov. 15, 22

BLDG. DEPT. PLAN REVISIONS:

- ▲
- ▲
- ▲
- ▲

New Wood deck For:
FLAMINGO SEAFOOD
 2798 E ATLANTIC BLVD POMPANO BEACH, FL
 Parcel ID: 49-43-06-01-0040

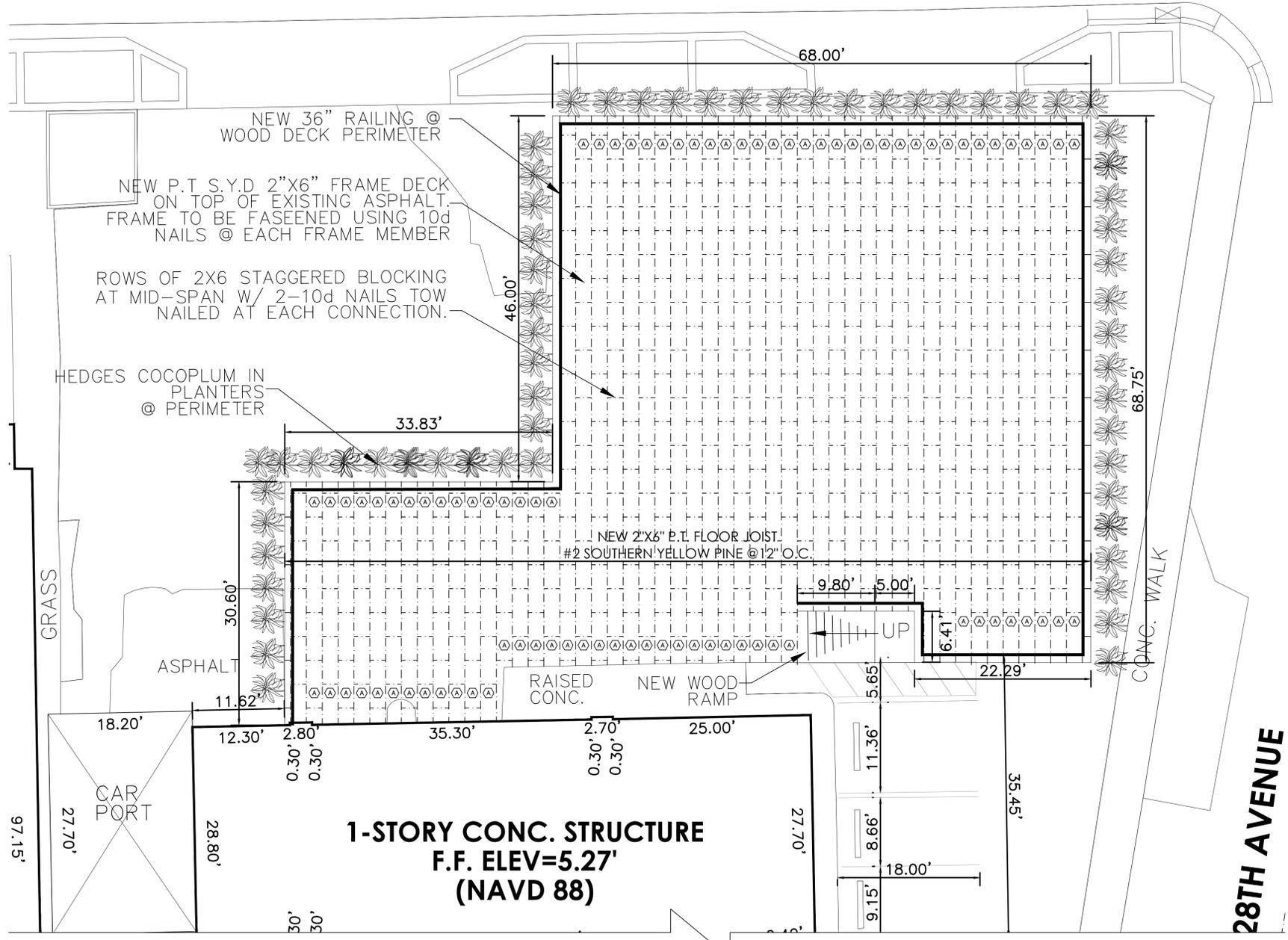
Construction Floor Plan and Notes
 MANAGED BY: SP
 DRAWN BY: GP
 REVIEWED BY: SP

SHEET:
D-1

EXISTING/DEMOLITION PLAN
 SCALE: 3/32" = 1'-0"



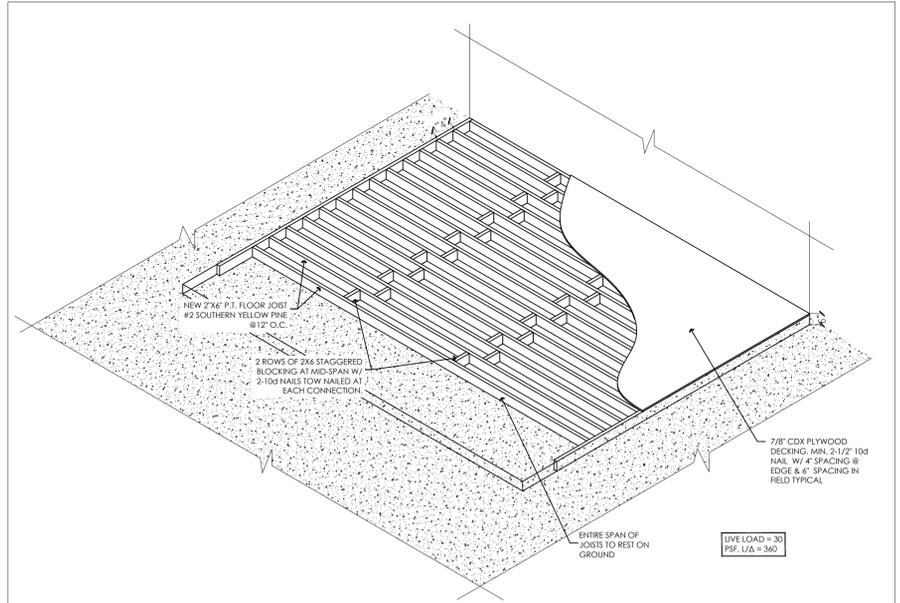
FND NAIL AND DISC LB 6860



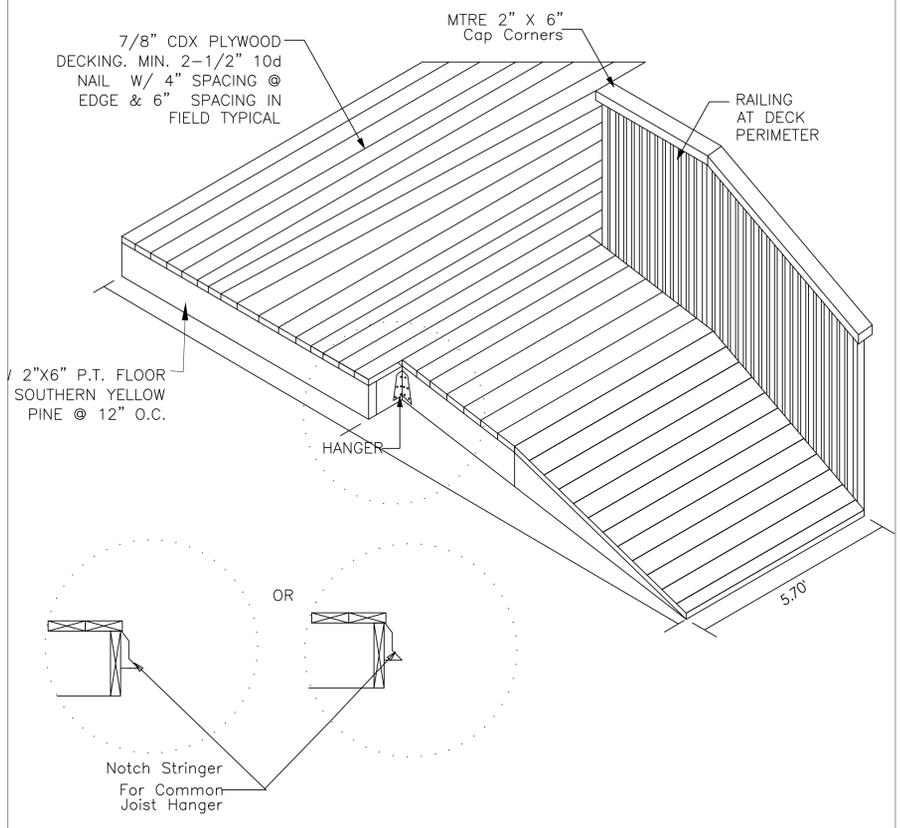
1-STORY CONC. STRUCTURE
F.F. ELEV=5.27'
(NAVD 88)

PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PLANT LIST					
Palm / Trees / Shrubs					
NEW					
42		COCOPLUM / (CHRYSOBALANUS ICACO)	SHRUB, PLANTERS LOCATED AROUND WOOD DECK	36"	3'
					FULL SUN/ PARTIAL SHADE



1 WOOD DECK DETAIL
 A-1 SCALE: NTS



2 RAMP DETAIL
 A-1 SCALE: NOT TO SCALE

- GENERAL CONSTRUCTION NOTES**
- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE, LOCAL & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
 - ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
 - 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.
 - 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.
 - 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.
 - INSULATE EXTERIOR MASONRY WALL WITH MIN. R-4.1 INSUL., EXTERIOR WD. FRAMED WALLS WITH R-19 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
 - COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES; MIN. SOIL BRG.: 2500 P.S.F.
 - MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REIN. BARS, SLAB: 3/4"; BEAMS & COLS: 1 1/2"; TIE COLS: 3/4"; FORMED CONC. BELOW GRADE: 2" & UNFORMED CONC.: 3".
 - REINFORCING STEEL TO BE GRADE 60.
 - DETAILS OF CONCRETE REIN. SHALL BE IN ACCORDANCE WITH THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION. TRAP.
 - THE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REIN. BARS; REIN. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPICES.
 - PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
 - ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRID. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
 - MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING); ALL CONDUCTORS SHALL BE "COPPER" WITH "THHN" INSULATION.
 - 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.
 - PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
 - SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
 - ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K"; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
 - PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.
 - A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

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

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C 7TH EDITION (2020) EDITION, THE N.E.C. 2017, FLORIDA, FIRE PREVENTION CODE, 7TH EDITION WITH LATEST SUPPLEMENTS, THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

JOIST ANCHORAGE NOTE

JOIST ANCHOR STRAP TO BE "SIMPSON" H3 WITH (4)8d X 1-1/2" GALV. NAILS @ LEDGER AND. MAX UPLIFT = 320# UPLIFT @ CAPACITY = 455#

OCCUPANCY LOADS

TOTAL AREA	5,675 S.F.
OCCUPANCY LOAD CALCULATIONS	
TABLE 1004.1.2 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT	
OCCUPANCY BASED ON USE	OCCUPANTS
DECK @ 15 GROSS	378
5,675 S.F. / 15 =	378.3
TOTAL	378

ALL FINISHES TO BE SPECIFIED BY OWNER ACCORDING TO FBC 2020