

KEY PLAN

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Date: 2024.06.14 11:29:08 -04'00'

CONSULTING ENGINEER



ECO POMPANO TOWNHOME DEVELOPMENT

3223 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 1

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

DRAWN BY: AG  
CHECKED BY: AG  
INITIAL DRAWING RELEASE DATE: ISSUE DATE

<p><b>01 A METAL STUD INTERIOR PARTITION, TYPE A NTS</b></p> <p>EXIST. ROOF 3-5/8" TOP RUNNER (25 GA.) 5/8" GYPSUM BOARD ON EACH SIDE OF PARTITION 3-5/8" METAL STUDS @ 24" O.C. EXIST. CONCRETE SLAB 3-5/8" BOTTOM CHANNEL (25 GA.) SECURED TO SLAB W/ 3/16" Ø TAPSCREWS AT 24" O.C. (TYP.) WOOD BASE</p> <p><b>NOTE:</b> STUDS IN NON-BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES &amp; WALL CABINETS SHALL BE METAL STUD 25 GA @ 24" O.C.</p>	<p><b>02 B EXTERIOR WALL NTS</b></p> <p>2 LAYERS OF STUCCO FOR A 5/8" THICKNESS MIN. OR ARCHITECTONIC CONCRETE FINISH (REFER TO ELEVATIONS FOR FINISH) SEAL 1/2" GYPSUM COLLING R-30 INSULATION FIRE BLOCKING @ 8'-0" O.C. 1" FURRING R-7.8 SPREAD INSULATION ONE LAYER OF 1/2" GYPSUM WALL BOARD SCREW ATTACHED HORIZONTALLY WITH VERTICAL AND HORIZONTAL JOINTS 8" CMU WALL (REFER TO STRUCTURAL DWG) 3/4" RECESSED BASEBOARD</p> <p><b>BACKING FOR WALL-HUNG FIXTURES NOTES</b> WHERE WALL-HUNG FIXTURES ARE PROVIDED, 2"x4" BRACING BETWEEN STUDS, AT POINT OF ATTACHMENT OF FIXTURE WALL, BE PROVIDED TO WITHSTAND 200 LBS. FORCE APPLIED IN ALL DIRECTIONS. (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURER'S REQUIREMENT)</p>	<p><b>03 C INTERIOR PARTITION NTS</b></p> <p>FIRE STOP MATERIAL 3-5/8" TOP 1/2" TRACK ATTACHED TO EXISTING STRUCTURE W/ 2" POWDER ACTUATED FASTENERS (EMB. THRU LEG INTO SLAB) ONE LAYER OF 1/2" GYPSUM WALLBOARD SCREW ATTACHED HORIZONTALLY WITH VERTICAL AND HORIZONTAL JOINTS 3-5/8" STEEL STUDS @ 24" O.C. FIRE BLOCKING @ 8'-0" O.C. ONE LAYER OF 1/2" GYPSUM WALLBOARD SCREW ATTACHED HORIZONTALLY WITH VERTICAL AND HORIZONTAL JOINTS FIRE STOP MATERIAL BOTTOM 1/2" SHAPED 3-5/8" TRACK ATTACHED TO EXISTING STRUCTURE W/ 2" POWDER ACTUATED FASTENERS @ 24" O.C.</p> <p><b>LEGEND</b> 1. 1/2" GYPSUM BOARD 2. 1/2" MOISTURE RESISTANT (GREEN BD) GYP BOARD OR "DUROCK" BOARD. 3. 1-5/8" X 3-5/8" (25 GA.) METAL STUDS @ 24" C/C 4. R-11 BATT INSULATION (PAPER BACKED) 5. CERAMIC TILE</p> <p><b>NOTE:</b> BATHS ONLY USE THE FOLLOWING ASSEMBLY AROUND BATH TUB. 1/2" MOISTURE RESISTANT CEMENT BOARD, FINISH W/ OIL BASE PAINT ON 2" X 4" WOOD STUDS @ 16" O.C. IN LIEU OF OIL BASE PAINT. USE FULL HEIGHT TILE FINISH AT SHOWERS, TILE BASE AND FLOOR</p> <p><b>NOTE:</b> LENGTH OF BACKING TO EXCEED LENGTH OF EQUIPMENT BY ONE STUD AT EACH SIDE (MIN. 3 STUDS)</p>	<p><b>04 EXIST./NEW BATHROOM PARTITION NTS</b></p>	<p><b>05 TYP 2 HR. FIRE RATED - UL U411 NTS</b></p> <p><b>System Performance</b> 2 HR Fire UL Design No. UM11 (MEA 81-98A1) 48 STC Sound</p> <p><b>System Description</b> Steel Stud Partition (Non-load-bearing) • 5/8" SHEETROCK Board FIRE CODE C Core Gypsum Panels • 3-5/8" 25 gauge steel stud 24" o.c. • 5/8" SHEETROCK Board FIRE CODE C Core Gypsum Panels • Face layer joints finished</p>
<p><b>WALL CORNER DETAIL</b> STEEL STUDS PER WALL TYPE, SCREWS AS REQUIRED PER CODE, TYP.</p>	<p><b>TRACK CONNECTION DETAIL</b> MECHANICALLY FASTENED WELDED CONNECTION</p>	<p><b>06 D TYP CONTAINER STEEL WALL STRUCTURE NTS</b></p> <p>OUTSIDE INSIDE CONTAINER STEEL BEAM STRUCTURE CONTAINER STEEL WALL STRUCTURE 1/2" GYPSUM WALL BOARD INTERIOR SIDE THAT METAL FURRING STRIPS AT 16" O.C. GYPSUM BOARD SHALL BE FINISHED SMOOTH, PRIME, AND PAINTED R-13 INSULATION DENSEGLASS SHEATHING SECURED TO THAT METAL FURRING STRIPS W/ #8 X 1" IN. LONG X 0.323 IN. HD RIBBED BUGLEHEAD SCREWS @ 16" O.C. (NGA No. 17-0436-07)</p>	<p><b>07 WOOD DOOR HEAD DETAIL NTS</b></p> <p>3-5/8" TOP RUNNER (25 GA.) CEILING LINE 3-5/8" METAL STUDS @ 24" O.C. (TYP.) 5/8" (TYP.) X 3/8" ON EACH SIDE OF PARTITION WOOD STOP CASING RUNNER FASTENED WITH SCREWS TO STUD STUD WOOD STOP DOOR</p>	<p><b>08 FLOOR DETAIL NTS</b></p> <p>TERMINATION BAR FASTENED 8" O.C. - APPLIED TO TOP TERMINATION FO MEMBRANE SOUND PROOFING MEMBRANE TILE (BY OTHERS) APPROPRIATE GROUT BED PER TILE MANUFACTURER RECOMMENDATIONS EXIST. CONC. SLAB</p>
<p><b>DETAIL A/S-1</b> STEEL STUDS PER WALL TYPE, SCREWS AS REQUIRED PER CODE, TYP.</p>	<p><b>TOP-BOTTOM PLATE SPLICE DETAIL</b> MECHANICALLY FASTENED</p>	<p><b>09 SHELF KITCHEN DETAIL NTS</b></p> <p>2"x4" SOLID WOOD BACKING AT TOP OF WALL CABINET 2"x4" FIRESTOP AT 6'-0" O.C. MAXIMUM WALL CABINETS 2"x4" SOLID WOOD BACKING AT TOP OF CLOSET SHELVES, RETURN BACKING MIN. OF 2'-0" ON EACH SIDE WALL INTERIOR PARTITION WITH 3/8" (MIN.) METAL STUDS @ 16" O.C. 2"x4" SOLID WOOD BACKING AT TOP OF BASE CABINETS BASE CABINETS 2"x4" SOLID WOOD BACKING AT BOTTOM OF BASE CABINETS AND ALL WALL HUNG PLUMBING FIXTURES 8'-0" MAXIMUM</p>	<p><b>10 CABINET BACKING DETAIL NTS</b></p> <p>WOOD BLOCK SECURED TO STUD TO FILL STUD VOID DIMENSIONAL LUMBER AS NEEDED TO SECURE CABINETS TO FRAMING WITH SCREWS AS REQ'D BY CODE FASTEN TO BLOCKING AS REQ'D METAL TRACK OR STRAPPING MAY ALSO BE USED FOR BACKING</p>	<p><b>11 FIXTURE CLEARANCES NTS</b></p> <p>30" MIN. 15" MIN. 15" MIN. 15" MIN. 15" MIN. 30" MIN. 24" MIN. CLEAR 24" MIN. CLEAR 24" MIN. CLEAR 24" MIN. CLEAR</p>
<p><b>08 STUD CONNECTION DETAIL DETAIL NTS</b></p> <p><b>SECTION 302.3 WALL AND CEILING FINISHES</b> R302.3.1 THROUGH R302.3.4 R302.3.1 FLAME SPREAD INDEX, WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 EXCEPT: FLAME SPREAD INDEX REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLD, CHAIR RAILS, BASEBOARDS, HANDRAILS, TO DOORS AND WINDOW SILL OR THEIR FRAMES, OR TO MATERIALS THAT ARE LESS THAN 1/8" (3.18 MM) IN THICKNESS CEMENTED TO THE SURFACE OF WALLS OR CEILINGS IF THESE MATERIALS EXHIBIT FLAME SPREAD INDEX VALUES NO GREATER THAN THOSE OF PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING R302.3.2 SMOKE-DEVELOPED INDEX, WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 R302.3.3 TESTING, TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E 84 OR UL 723. <b>SECTION 302.10 FLAME SPREAD FOR INSULATION</b> R302.10.1 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION, FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5. R302.10.1 INSULATION, INSULATION MATERIALS, INCLUDING FAC-INGS, SUCH AS VAPOR RETARDERS AND VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. EXCEPTIONS: 1. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FAC-INGS, PROVIDED THAT THE FACING IS INSTALLED INSUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH. 2. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL ONLY BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. 3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R318.</p>	<p><b>13 ARCHITECTURAL NOTES</b></p> <p>THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON-SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES. ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED BY OWNER. ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. DRAWINGS ARE DIAGNOMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS, ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION. REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING. CONSTRUCTION DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.</p>	<p><b>14 EGRESS WINDOW DETAIL NTS</b></p> <p><b>SAFETY / EGRESS DOOR NOTES</b> NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF NFPA 101. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 I.B.C. OF NFPA, 101. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED. <b>EGRESS WINDOW NOTES:</b> AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT. 22-2.2.3 (C) AND SECT. 24-2. SAFEGUARDS, OPERABLE WINDOWS SHALL BE PROTECTED AS FOLLOWS: WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2nd FLOOR WINDOWS ONLY)</p>	<p><b>15 ROOF OUTSIDE AIR DETAIL NTS</b></p> <p>1-1/2" X 1-1/2" X 1/4" GULL, AVOIDING GATED WITH 1/4" Ø BOLTS TO DUCT INSECT SCREEN 1-1/2" X 1-1/2" X 1/4" GULL, AVOIDING GATED WITH 1/4" Ø BOLTS TO DUCT NEW FLASHING 4" Ø DUCT</p>	<p><b>16 SCUPPER &amp; OVERFLOW DETAIL NTS</b></p>