

# FLAMINGO SEAFOOD

2798 E ATLANTIC BLVD POMPANO BEACH, FL

## TERMS OF USE & LICENSE AGREEMENT

### Building Codes And Zoning Requirements

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

### Notice Duty Of Cooperation

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

### Architectural And Engineering Seals

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

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By the purchase of our plans, customers are granted a limited license to use the plans for the construction of **only one** home. It is strictly prohibited to reproduce, sell, modify, trace, redraw or reuse the plans or designs without the written permission from the copyright owner. This limited license also applies to all other reproducible media. All orders, once placed, are final. No refunds or exchanges will be granted.

### Terms And Conditions

It is not permitted to copy any part of our original designs or reproduce them in any way or by any means, unless you have purchased reproducible plans, which clearly indicate your right to copy or duplicate these plans. We do not authorize them to be sold to another person or third party. We only authorize the use of your chosen design as an aid in the construction of one single-family home. You may not use this design or these plans to build a second or multiple dwellings without purchasing another set of plans or paying additional design fees.

### Terms And Conditions - Ownership and Use of Documents

The **Architect** shall have the right to include representations of the Design of Project, including, but not limited to, photographs, plans, drawings, artistic renderings, digital images, and/or videotape, and/or such other similar demonstrative images of the exterior and interior of the subject project, among the **Architect's** promotional, marketing, advertising, and/or professional materials (collectively, "marketing materials"). The **Architect's** marketing materials shall not include any image and/or description of the **Client's** confidential or proprietary information and/or property.

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

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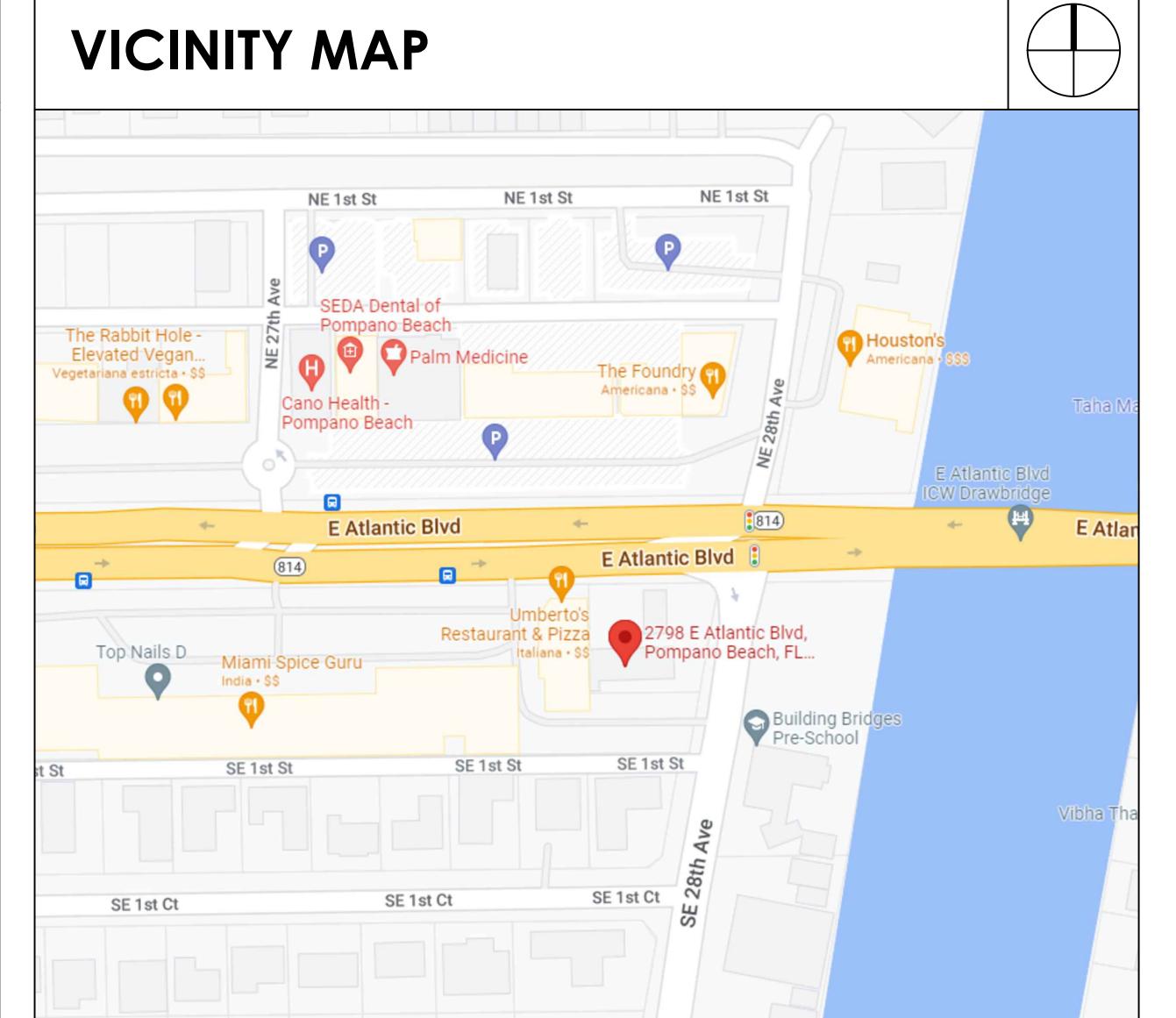
### Dispute Resolution

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



## SCOPE OF WORK

### 1. NEW WOOD DECK

## 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 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**

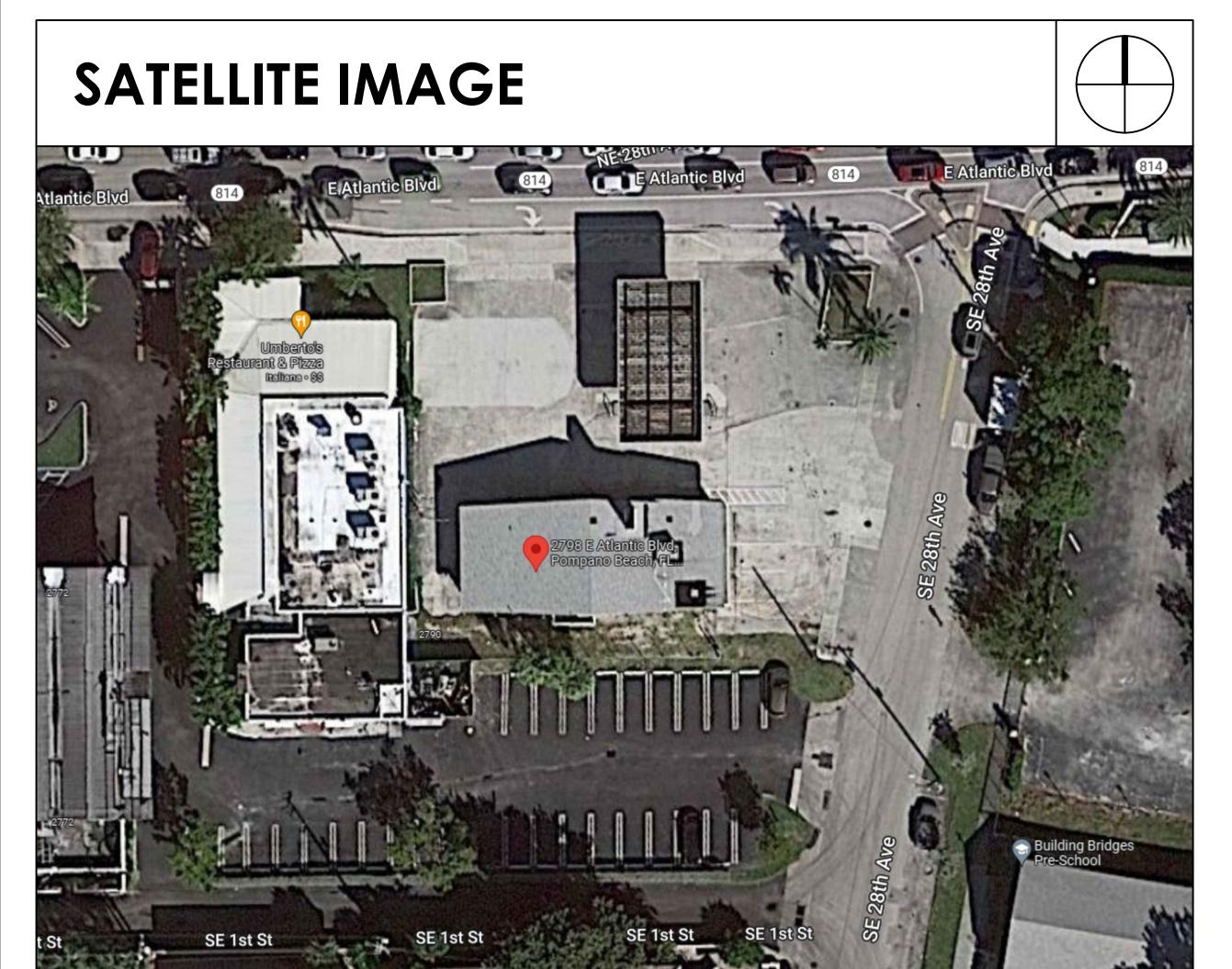
### LOCATION ADDRESS

**2798 E Atlantic Blvd**

### CLASSIFICATION OF WORK

**ALTERATION LEVEL 2**

## SATELLITE IMAGE



## CODE RESEARCH

**OCCUPANCY**  
**MERCANTILE-SEAFOOD W/SPECIALTY EATING & DRINKING**  
**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**

### UNISEX

WATER CLOSET: 1 PER 25  
1 REQUIRED/ 2 PROVIDED

LAVATORIES: 1 PER 25  
1 REQUIRED/ 2 PROVIDED

## OCCUPANCY LOADS

**TOTAL AREA** **2,254 S.F.**

### OCCUPANCY LOAD CALCULATIONS

TABLE 1004.1.2 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

**OCCUPANCY** **MERCANTILE**

**NUMBER OF SEATS**

**2254 SQ.FT. @ 60 SQ FT / PP =**

**TOTAL** **37 PEOPLE**

## AREA CALCULATIONS

**EXISTING TOTAL** **2,254 S.F.**

**BATHROOMS** **69 S.F.**

**BUSINESS AREA** **2,185 S.F.**

**TOTAL AREA** **2,254 S.F.**

**NOTE:**  
EXISTING COMMERCIAL AREA IS **NOT** BEING CHANGED IN ANYWAY.  
SQUARE FOOTAGE OF EITHER SPACE IS **NOT** BEING AFFECTED EITHER.

## PROJECT TEAM

### OWNER

**AMKIN ATLANTIC SQUARE LLC**  
1450 BRICKELL AVE STE 1450 MIAMI,  
FL 33131

### BUILDING DEPARTMENT

**POMPANO BEACH BUILDING DEPARTMENT**  
100 W Atlantic Blvd, Pompano  
Beach, FL 33060  
Voice | (954)786-4669

### ARCHITECT

**SANDRA PUERTA, AR 95385**  
6476 Kirsten Way  
Lake Worth, FL 33467  
Voice | 561.712.8898  
Fax | 561.712.8895  
Email | sandra@thearchitectgroup.com

### ZONING DEPARTMENT

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

## SHEET INDEX

CVR	COVER SHEET
A-0	GENERAL NOTES AND SPECS.
D-1	DEMOLITION PLAN + NOTES
A-1	FLOOR PLAN + NOTES

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. 2020 EDITION WITH ALL AMENDMENTS, THE 2017 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

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**

THE CONSTRUCTION AND  
ARCHITECTURE GROUP, INC.  
FL. Lic. #: AA26002780 AR 95385  
SANDRA PUERTA  
6476 Kirsten Way, Lake Worth, FL 33467  
Phone 561.712.8898 Fax 561.712.8895  
DATE: 9.8.2022

# 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 THIS PROJECT. IN THE EVENT OF A CONFLICT BETWEEN PERMIT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL NOT BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALLED; WRITTEN OR ORAL NOTES OR SPECIFICATIONS SHALL NOT BE MADE. CHANGES OR MODIFICATIONS SHALL BE MADE IN WRITING. 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 BROOM 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 PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SPECIFIED 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 REPAIRED WITHOUT ADDITIONAL COST TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ACHIEVED 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 DETAILED 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 12 INCHES WIDTH, 24 INCHES IN HEIGHT, 5.75 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE TOP OF THE OPENING AND THE BOTTOM OF THE OPENING SHALL BE PLACED LOWER THAN 54" ABOVE THE FLOOR. DOORS AND WINDOWS SHALL BE OF THE HEAVIEST WEIGHT MARKED EQUIPMENT TO MANUFACTURE TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. PER F.N.P.A. 101 CHAPTER 22.4, A DOOR MARKED IN PLAIN 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 SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

## SECURITY NOTES

ALL LOCKS ON EXTERIOR DOORS SHALL RESIST A FORCE OF 300 # APPLIED IN ANY MOBILE DIRECTION. ALL EXTERIOR LOCKS SHALL BE SINGLE CATCH WITH 1" THROW FOR A 1/2" SOLID CORE DOOR. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A KEY OPERATED LOCK, OPERABLE FROM EXTERIOR WITH A MINIMUM 6000 POSSIBLE KEY CHANGES. KEY TO KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT. ALL EXTERIOR SWING DOORS SHALL BE SECURED WITH A DEAD BOLT WITH A THROW OF 1 1/2" AND A THICKNESS OF 1/2". MAIN EXTERIOR DOORS SHALL BE PROVIDED WITH VISION SCAPE OR VISION PANEL HINGES OUT SWINGING. EXTERIOR DOOR SHALL HAVE NON-EXPOSED SCREWS AND NON-REMOVABLE PINS. SINGLE SWING EXTERIOR DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SOLID CORE 1/2" 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 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 LATCH IN 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 LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. OF 5/8".

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

## NON-BEARING INTERIOR PARTITIONS

ALL INTERIOR PARTITION PARTS SHALL BE 3 5/8" METAL STUDS 26 GA AT 24" C/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 S.F. TEMP. GLAZING SHALL BE PROVIDED IN TUB & SHOWER WINDOWS & MIRRORS WHERE LESS THAN 60" A.F.F. ALL GLASS WITHIN 24" OF ANY DOOR, FIXTURE, GLASS, SLIDING GLASS DOORS OR LOCATED WITHIN 60" OF FLOOR AND GLAZING AT TUB AND SHOWER ENCLOSURES, WHIRLPOOLS, SPAS, SAUNAS AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

## FIREPLACE NOTES:

A. FIREBOX SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, RULES & REGULATIONS HAVING JURISDICTION.  
B. CLEAR FIREPLACE OPENING SHALL BE 40x29x16" DEEP.  
C. PROVIDE 12x12" FIRE 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 TILED OUTER HEARTH, 12" ABOVE FINISHED FLOOR & MIN. 16" WIDER THAN FIREPLACE OPENING.  
G. PROVIDE CAST IRON DAMPER.  
H. FIREPLACE AND MATERIALS TO BE LUL, RATED AND APPROVED.  
I. ALL WOOD BEAMS, JOISTS, AND STUDS SHALL BE TRIMMED AWAY FROM FIREPLACES. HEADERS SUPPORTING TRIMMER ARCHES AT FIREPLACE OPENINGS SHALL BE 40x29x16" DEEP.  
J. PROVIDE 12x12" FIRE LINING.  
K. WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK ABV AND PROJECTING MORE THAN ONE-HALF INCH FROM A FIREPLACE OPENING SHALL NOT BE PLACED LESS THAN TWELVE INCHES FROM THE TOP OF A FIREPLACE OPENING.  
L. PROVIDE A LUL, 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(o) - ACI-530-2/ ASCE 5-92/ TMS 402-92/ 2705.2(b) - ACI-530.1-92/ ASCE 6-92/ TMS 602-92  
ACI-530-2  
THE FOUNDATION SHOWN HAS BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD. SOLID BEARING CAPACITY: 2500 PSF. IF INFERIOR SOIL IS ENCOUNTERED OR IF 2500 PSF CANNOT BE OBTAINED BY PROPER FILLING AND COMPACTION, CONTACT ARCHITECT FOR VERIFICATION OF THE TEST FOR MODIFIED PROCTOR ASTM D-1557 SHALL BE FILED WITH THE GOVERNING BUILDING DEPARTMENT. BACKFILL SHALL CONSIST OF NON-EXPANSIVE FREE DRAVING, 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".

SLABS ON GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST A.C.I. "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (A.C.I. 302.1).

JOINTS SHALL BE PROVIDED IN ALL INTERIOR SLABS ON GRADE AT COLUMN CENTER-LINES DIVIDING THE SLAB INTO SQUARE PANELS NOT TO EXCEED 10' X 10'. CONTRACTOR SHALL PROVIDE A CONTRACTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR N/C CUT, CONTRACTION AND ISOLATION JOINT DETAILS.

PROVIDE SAW-CUT JOINTS AT ALL SIDEWALLS AT A MAXIMUM SPACING OF FIVE FEET ON CENTERS AND ISOLATION JOINTS AT 20 FEET O.C. (U.O.N.).

FILL MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEDING 12' AND COMPACTED TO 95% MODIFIED PROCTOR (ASTM D-1557) WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1'x0.5'x1' OF AREA AND 12' BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER. CONCRETE AND REINFORCING.

ALL REINFORCING TO BE NEW 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.

MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEDING 12' AND COMPACTED TO 95% MODIFIED PROCTOR (ASTM D-1557) WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1'x0.5'x1' OF AREA AND 12' BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER. CONCRETE AND REINFORCING.

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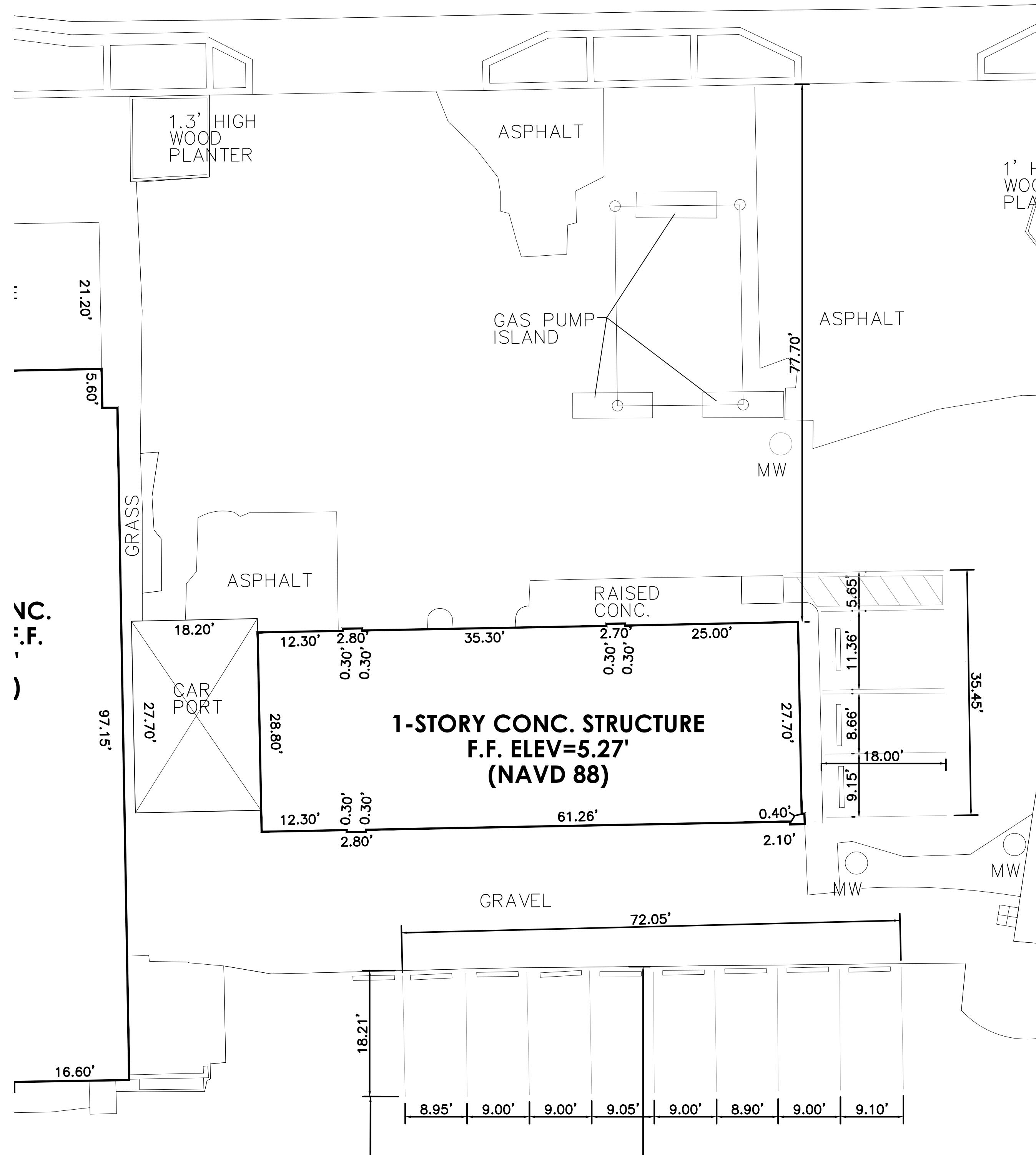
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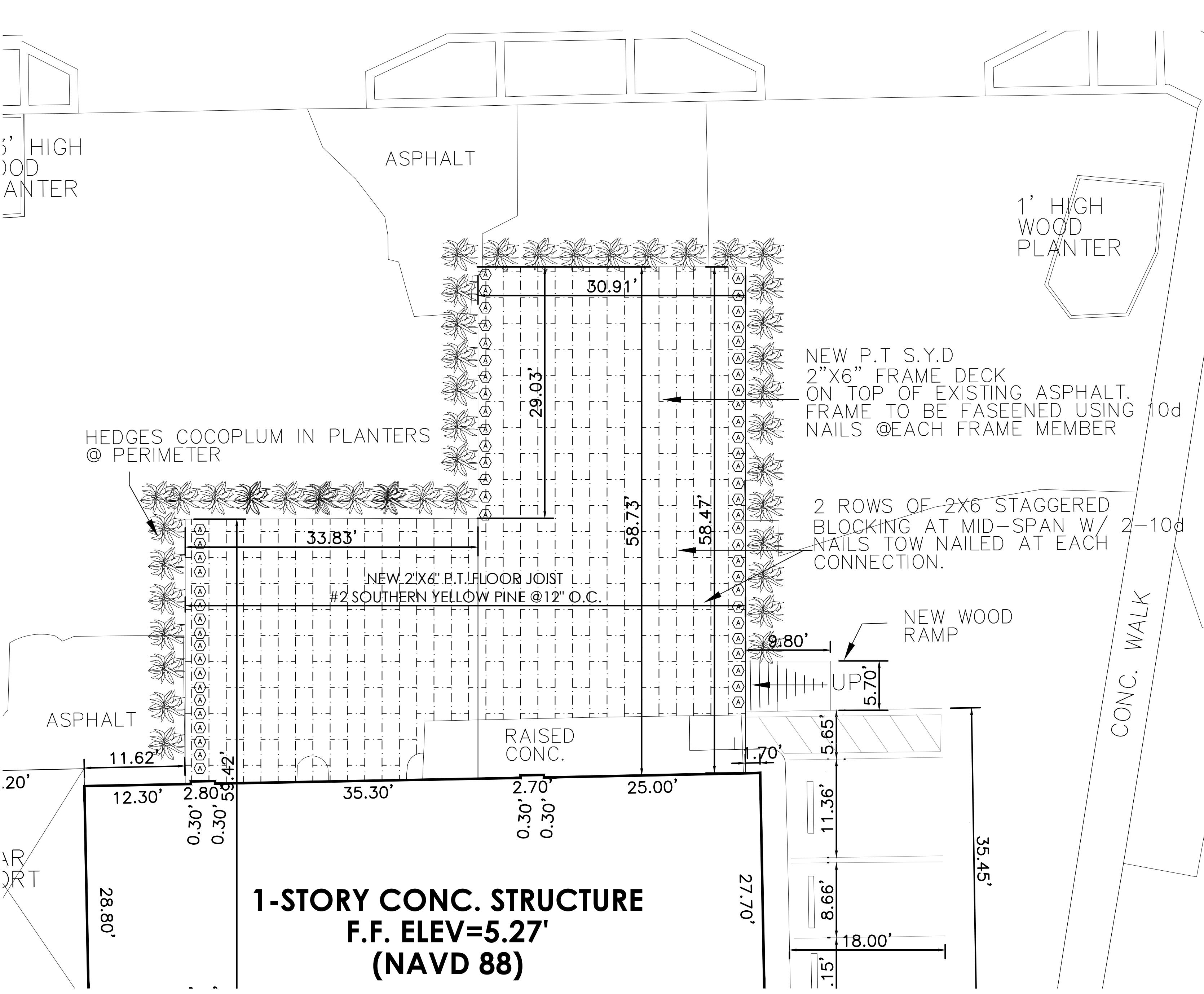


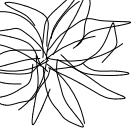
# EXISTING/DEMOLITION PLAN

SCALE: 3/32" = 1'-0"

# DEMOLITION PLAN GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL KEEP ALL AREAS IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN LIFE SAFETY STANDARDS AT ALL TIMES.
7. THE CONTRACTOR SHALL STRIP PARTITIONS THAT ARE PART OF THE SCOPE OF WORK TO DETERMINE IF IT CAN BE DEMOLISHED OR TO DETERMINE IF THERE ARE ANY ADDITIONAL ELEMENTS THAT MAY NEED TO BE REMOVED OR CAP PRIOR TO DEMOLITION.
8. 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.
9. 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.
10. 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.
11. ALL ITEMS DEMOLISHED ARE TO BE DISPOSED BY CONTRACTOR UNLESS IT IS INDICATED OTHERWISE BY OWNER.
12. COORDINATE WITH CONSTRUCTION DRAWINGS AND ANY OTHER TRADE AS REQUIRED PRIOR TO START OF DEMOLITION.
13. ELECTRICAL POWER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH ALL TRADES AND OWNER AT LEAST 48 HOURS PRIOR TO PROPOSED INTERRUPTION.
14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH ALL TRADES AND OWNER AT LEAST 48 HOURS PRIOR TO PROPOSED INTERRUPTION.
15. REMOVE ALL WIRING FROM ALL DEMOLISHED RECEPTACLES AND WALLS TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING AND DISPOSE.
16. 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.



PLANT LIST							
Palm / Trees / Shrubs							
<b>NEW</b>							
42		COCOPLUM/ (CHRYSOBALANUS) (ACO)	SHRUB, LOCATED AROUND A/C UNIT FOR SCREEN & FRONT FAÇADE	36"		3'	FULL SUN/ PARTIAL SHADE

TRUSS 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#							

**GENERAL CONSTRUCTION NOTES**

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

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

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

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

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

6. INSULATE EXTERIOR MASONRY WALL WITH MIN. R-4.1 INSUL. EXTERIOR WD. FRAMED WALLS WITH R-19 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.

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

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

9. REINFORCING STEEL TO BE GRADE 60.

10. DETAILS OF CONCRETE REINF. SHALL BE IN ACCORDANCE WITH THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION, TRAP.

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

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

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

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

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

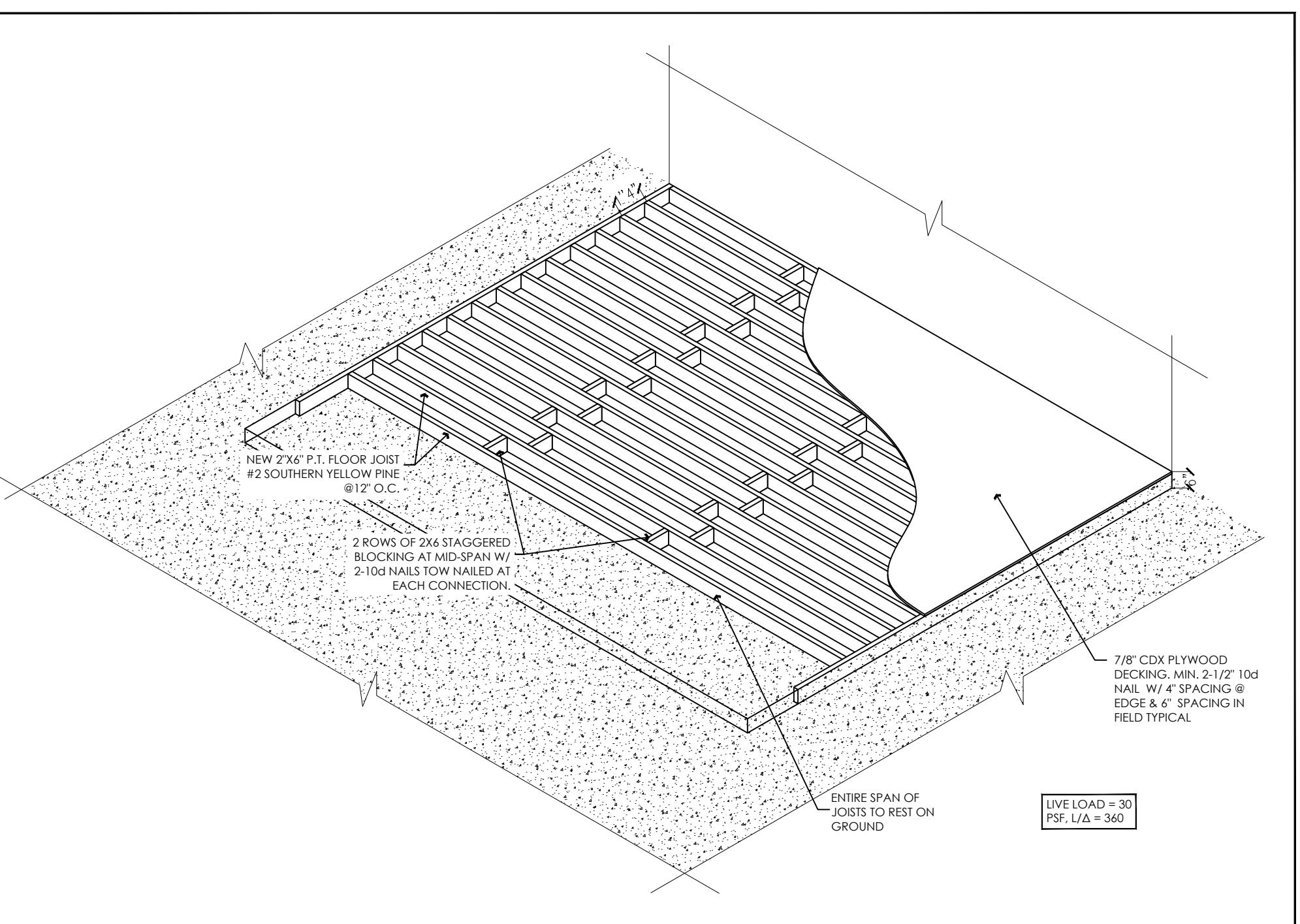
16. PROVIDE GFI RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.

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

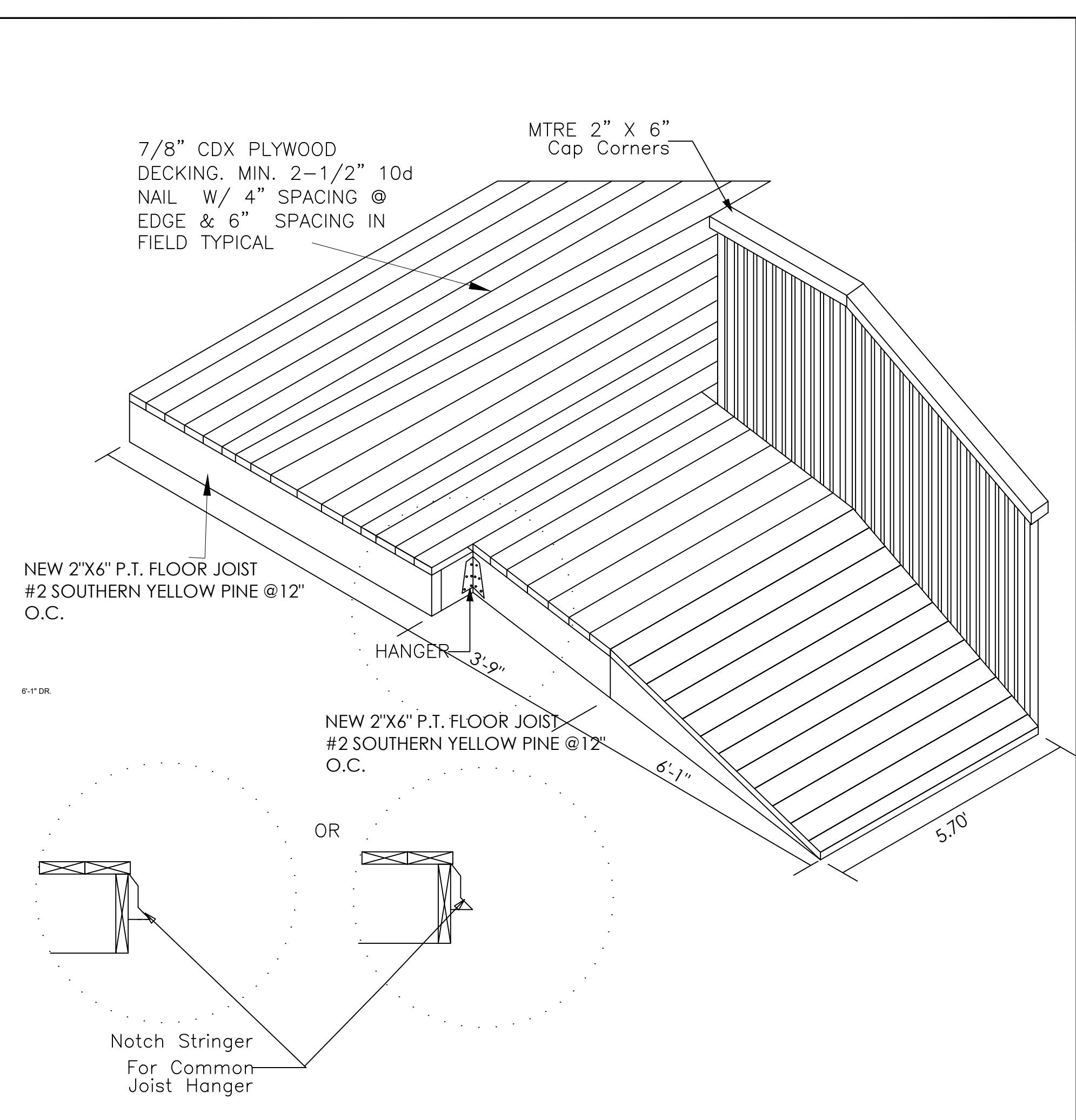
18. ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K"; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".

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

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



**1**  
**A-1**  
**WOOD DECK DETAIL**  
**SCALE NTS**



**2**  
**A-1**  
**RAMP DETAIL**  
**SCALE: NOT TO SCALE**

**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:

**A-1**