

New Wood deck For:

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 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.

License Agreement
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.

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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, 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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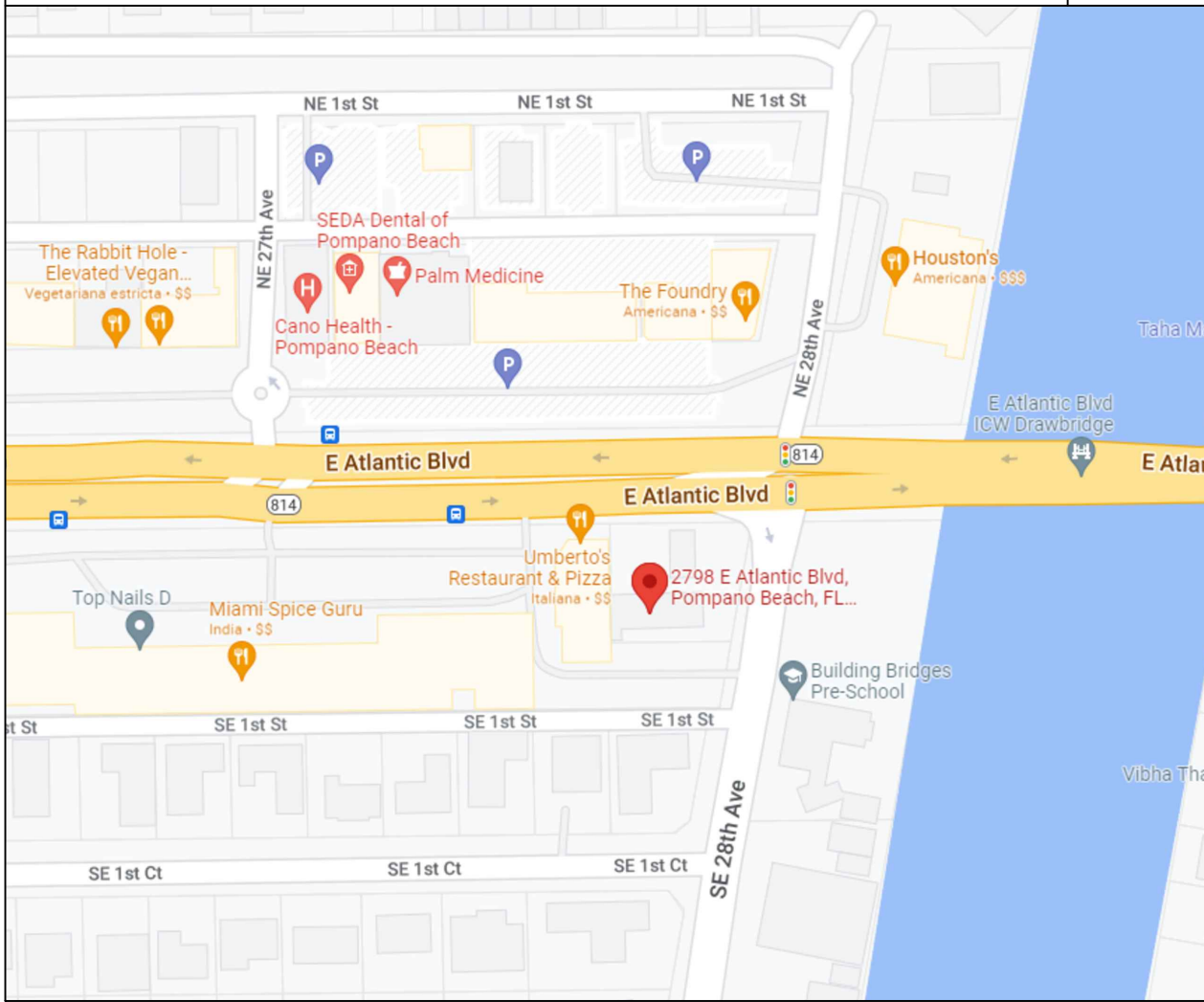
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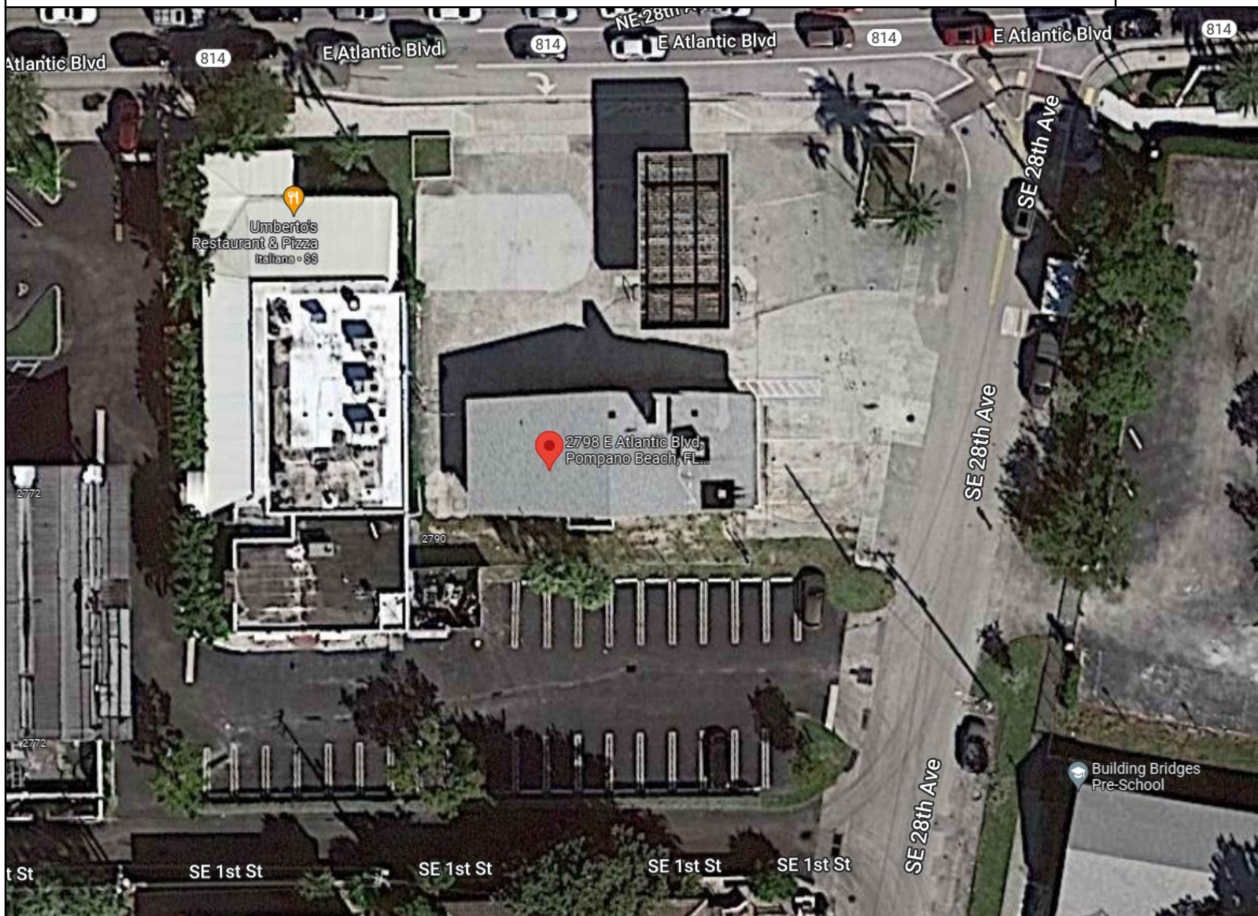
Dispute Resolution
In the unlikely event that any controversy or claim arising out of or relating to this User Agreement or our services shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association. Any such controversy or claim shall 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	2,254 S.F.
OCCUPANCY LOAD CALCULATIONS	
TABLE 1004.1.2 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT	
OCCUPANCY MERCANTILE	OCCUPANTS
NUMBER OF SEATS	
2254 SQ.FT.@60 SQ FT / PP =	37 PEOPLE
TOTAL	37 PEOPLE

SCOPE OF WORK

1. NEW WOOD DECK

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

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.

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 150.5 125.5 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

OWNER

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

ARCHITECT

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SHEET INDEX

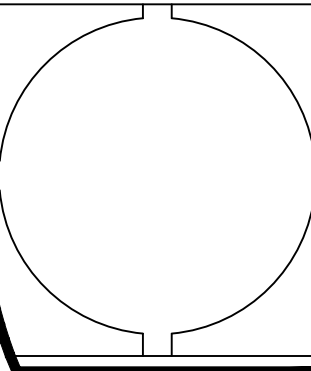
CVR	COVER SHEET	CONTRACTOR TO VERIFY ANY CONDITION AND NOTIFY ALL RESPONSIBLE PARTIES IF THERE ARE ANY DISCREPANCIES. THE ARCHITECT ASSUMES NO RESPONSIBILITY.
A-0	GENERAL NOTES AND SPECS.	
D-1	DEMOLITION PLAN + NOTES	
A-1	FLOOR PLAN + NOTES	
		ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2020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



THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.

SANDRA PUERTA FL Lic. #: A424002780 - AR 95385

6476 Kirsten Way, Lake Worth, FL 33467
Phone | 561.248.5498 Fax | 561.561.828.2445



DATE:
9.8.2022

BLDG. DEPT.
PLAN
REVISIONS:

8.31.2022



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

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 PERTINENT 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 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 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 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.

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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 DETAINED 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 WIDTH, 34 INCHES IN HEIGHT AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 4" OFF 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 RESPECT TO MINIMUM EGRESS 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 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 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 3' MINIMUM 6000 POSSIBLE KEY CHANGES. KEY ON KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR WITH REMOVABLE PINS. SINGLE SWING DOORS SHALL BE SOLID CORE NOT LESS THAN 1 3/4" THICK. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISOR SCOPE OR VISION PANEL. HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-REMOVABLE. EXTERIOR 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 LOCK SET BY INSIDE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. #140 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 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 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' S.F. TEMP GLAZING SHALL BE PROVIDED IN TUB & SHOWER WINDOWS & MIRRORS WHERE LESS THAN 40" A.F.F. GLAZING WITHIN 24" OF ANY DOOR, FRIED GLASS, SLIDING GLASS DOORS OR LOCATED WITHIN 60" OF FLOOR AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WHEELPOOLS, SPA, SAUNAS, AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

FIREPLACE NOTES:

- FIREBOX SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, RULES & REGULATIONS HAVING JURISDICTION.
- CLEAR FIREPLACE OPENING SHALL BE 40X26 1/4" DEEP.
- PROVIDE 12X12 VENEER LINING
- PROVIDE FIREBRICK INNER HEARTH & LINING
- MASONRY CHIMNEY (SEE ELEVATIONS) TOP OF FLUE TO BE 24" ABOVE THE HIGHEST POINT 10'-0" AWAY.
- PROVIDE 24" DEEP TIE OUTER HEARTH, 12" ABOVE FINISHED FLOOR & MIN. 16" WIDER THAN FIREPLACE OPENING
- PROVIDE CAST IRON DAMPER
- FIREPLACE AND MATERIALS TO BE U.L. RATED AND APPROVED.
- 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 BREAST. TRIMMERS SHALL BE NOT LESS THE SIX INCHES FROM THE INSIDE FACE OF THE NEAREST FLUE LINING
- WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK ABV 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.
- 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: 2705.21(c) - ACI-530.2/1 ASCE 5-9/2/12S 402.9/2 2705.21(b) - ACI-530.1/9/2/12S ASCE 6-9/2/12S 402.9/2 ASCE-7. THE FOUNDATION SHOWN HAS BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD SOIL BEARING CAPACITY: 2500 PSF. IF INFERIOR SOIL IS 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 FILED WITH THE GOVERNING BUILDING DEPARTMENT. BACKFILL SHALL CONSIST OF NON-EXPANSIVE, FREE DRAINING, FREEDOMAINLY 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:

SLAB ON GRADE	1"
FOUNDATIONS / FOOTINGS	3"
BOTTOM	3"
SIDES	2"
SUSPENDED SLABS 1"	
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-90/47 SPECIFICATIONS. MORTAR USED TO BOND C.M.U. SHALL CONFORM TO ASTM C-474, TYPE 'M' WITH A 28 DAY STRENGTH OF 2500 PSI. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING. VERTICAL CELLS FOR MASONRY TO BE GROUTED 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, BLOCKS, 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 36 BAR DIAMETERS MINIMUM, WHEN SPLICED AND SHALL BE SEPARATED BY ONE BAR DIAMETER OR WIRED TOGETHER. SLAB SHALL BE A MINIMUM 4" THICK AND SHALL BE REINFORCED WITH 4" X 6" X 1/4" WELDED WIRE MESH, CENTERED IN THE CONCRETE 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 STEEL.

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 ASTHIO-180C OR ASTM-D1557. 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 LOTS NOT TO EXCEED 10' 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 OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAM. ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM. ALL ADDED LONGITUDINAL STEEL REINFORCING SHALL EXTEND 6" 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 TRADES 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 INTERFERING THE PROGRESS OF THE WORK. STRUCTURAL WELD SIZE 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 A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH IN 28 DAYS AS STATED BELOW, 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. MINIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. 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 & 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-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" SUSPENDED SLABS = 1"	
SLAB SHALL BE A MINIMUM OF 4" THICK AND SHALL BE REINFORCED WITH 6/16" X 1/41.4 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. VISQUEEN VAPOR BARRIER.	
ALL TIE 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	1 1/2"
BEAMS AND COLUMNS	1"
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" DEEP VINYL TAPE. POLYETHYLENE SHEET SHALL EXTEND AT LEAST ONE INCH OUTSIDE STEAM WALL, WHERE PIPES, CONDUITS, STAKES, REINFORCING BARS OR OTHER OBJECT PASS THROUGH THE MEMBRANE. THE MEMBRANE SHALL BE FITTED WITHIN 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 0.15 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 = 660 FPM. FREE CFM = 60 / 144 x 660 = 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 1 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 SLABS IN LONG ALTERNATE STRIPS. PROVIDE A CONNECTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR SAW-CUT, CONNECTION AND JOINT DETAIL. PROVIDE 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 LOTS NOT EXCEEDING 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 1,600 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 BLEET STEEL CONFORMING TO THE LATEST A.S.T.A. 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 36 BAR DIAMETER OR MINIMUM 4" LONG. PROVIDE DOWELS FOR DOWNWARD LOAD LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS COLUMNS (U.O.N.). ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES (SEE BEAM DIAGRAM ON PLAN). BOTTOM BARS SPLICED ONLY 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 1" 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 BEAM 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, TM = 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 IS TO COMPLY WITH ASTM A-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 10" 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 GROUTING CELLS. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUTED CELLS AT EACH LIFT. CLEAN OUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUTING. 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/ASCE 6-99/ASCE/MS 602-99), 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 & SILLS

ANY CMU WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED SHALL HAVE 8"x8" (NOMINAL) CONCRETE UNTELS & SILLS REINFORCED WITH 2#5 BOTTOM, MINIMUM OF 6" 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 DATA: ROOF LIVE LOAD = 30 PSF SUPERIMPOSED DEAD LOAD = 25 PSF FLOOR, LIVING AREAS (L1 + L2) = 40 PSF. (BALCONY = 125 PSF) ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1200 PSI, OR SOUTHERN PINE #2 STRUCTURAL GRADE, U.O.N. MATCHED WALLS INDICATED SHALL HAVE 2X STUDS AT 16" O.C. WITH DOUBLED TOP PLATE. BEARING PARTITIONS AND SHALL HAVE 2X STUDS AT 16" O.C. WITH DOUBLED TOP PLATE. INTERIOR STUD WALLS NOTED SHALL BE BRACED WITH 16 GAUGE GALVANIZED METAL TIES ON A 4" FORM FROM BOTTOM TO TOP PLATE. ATTACH BRACES TO TOP AND BOTTOM PLATES WITH 2 - 16 PENNY NAILS. FOR INTERMEDIATE NAILING USE 10 PENNY NAILS. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO PROJECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD DIMENSIONS. ALL WOOD TRUSSES SHALL BE ANCHORED TO BOTH ENDS WITH APPROVED GALVANIZED METAL TRUSS BRACING STRAPS. 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 STRAPS. 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 DUCT LAYOUT. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESURE 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 GIRDERS, TRUSSES, AS SHOWN ON THE STRUCTURAL FRAMING PLANS, DESIGNED AND FABRICATED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS FOR STEEL GRADE LUMBER AND ITS FASTENERS" BY NIPA (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 BRIDGING, 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 PLUMBE 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 - DIAPHRAGMS". 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 16G GALV. NAILS, SPACED AT 6" O.C. MAX. AT SUPPORTED EDGES AND AT 6" O.C. ALONG THE INTERMEDIATE SUPPORTS. GABLE ENDS NOT 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 (S-4S) 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 COMPLY WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH ANPA STANDARD P-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 ARCHITECTS 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. THE REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY 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:

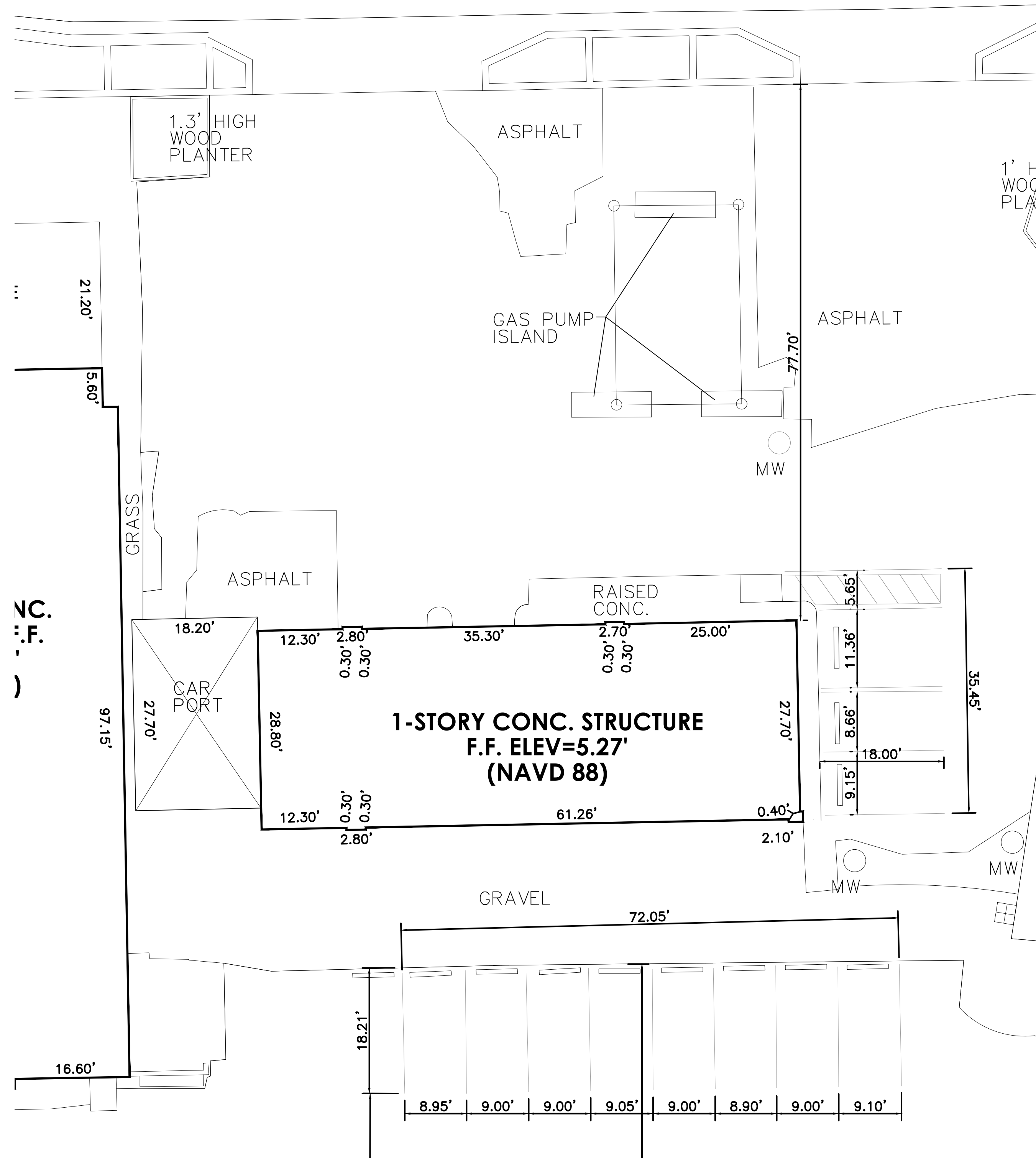
A.S.H.R.A.E. N.F.P.A. PAMPHLETS 90A, 90B AND 91 S.M.A.C.N.A. A.S.H.R.A.E. LOCAL, STATE AND NATIONAL CODE, RULES, REGULATIONS AND ORDINANCES

ALL MATERIALS SHALL BE NEW AND BEAR U.L. LABELS, WHERE APPLICABLE. ALL AIR CONDITIONING DUCTS SHALL BE 1/2" P.C.F. & 4" REFRIGERANTS WITH VAPOR BARRIER JACKETS, UNLESS OTHERWISE NOTED. FABRICATE AND INSTALL ALL DUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURERS PUBLISHED INSTRUCTIONS. DUCT SIZES ARE NET 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 FIBERGLASS BATT OR BLANKET 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 PERMITTED. INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY 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:

ELECTRICAL NOTES

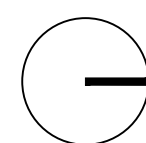
THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO ARCHITECT ATTENTION PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. QUICK-MAKE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. CAST ALLOY WITH THREADED HUBS IN WET AND DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED LOCATIONS. ELECTRICAL SYSTEM SHALL BE GROUNDED. PROVIDE PROPER SIZE AND TYPE OF PROTECTION DEVICES TO MATCH EQUIPMENT BEING SERVED. LOAD DATA IS BASED ON INFORMATION GIVEN TO ARCHITECT/ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES PRIOR TO ORDERING. ALL MATERIALS SHALL BE NEW AND BEAR U.L. AND UNION LABELS, WHERE APPLICABLE. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTABLE TO THE ENGINEER/ARCHITECT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE REQUIRED INSURANCE FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND REQUIRED ROUTING OF CONDUITS TO SUIT JOB CONDITIONS AND BALANCE LOADS. FURNISH AND INSTALL FIXTURES AS CALLED FOR ON PLANS OR AS SELECTED BY OWNER. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL H.V.A.C. EQUIPMENT AND THEIR GIVEN LOAD WITH THE MECHANICAL CONTRACTOR BEFORE ROUGHING-IN FOR PROPER POWER AND WIRING CONTROL LAYOUT AND INSTALLATION. ANY DISCREPANCIES BETWEEN THE GIVEN AND ACTUAL H.V.A.C. LOADS SHALL BE CORRECTED BEFORE ROUGHING-IN. GROUND-FAULT CIRCUIT PROTECTION: ALL 120V SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED OUTDOORS, BATHROOMS AND GARAGE SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKER OR RECEPTACLES. ALL BREAKERS SHALL HAVE 10,000 A.C.I. MINIMUM. U.O.N. INSTALL FACILITIES FOR TEMPORARY POWER FOR CONSTRUCTION AS REQUIRED. ELECTRICAL CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT IN WRITING OF ANY CONFLICT AND/OR DISCREPANCIES FOUND WITH WORK AS SHOWN, SPECIFIED OR IMPLIED ON THESE PLANS, PRIOR TO PROCEEDING WITH WORK IN QUESTION. CONTRACTOR SHALL VERIFY EXISTING LOCATIONS OF FIXTURES AND OUTLETS AT JOB SITE BEFORE ROUGHING. ALSO MAY SELECT DIFFERENT MANUFACTURER OR FIXTURES WITH EQUAL SPECIFICATIONS. SMOKE DETECTORS SHALL BE HARD WIRE (110 VOLT TYPE) TO NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF A GROUND FAULT CIRCUIT INTERRUPTER. SMOKE DETECTORS SHALL BE LOCATED ON OR NEAR THE CEILING IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING AREA AND ON EACH ADDITIONAL FLOOR LEVEL, (STORY) AND BASEMENTS INCLUSIVE. BEDROOM ADDITIONS TO EXISTING DWELLINGS WILL BE SUBJECT TO THE SAME REQUIREMENTS. SMOKE DETECTORS SHALL BE 110 VOLT TYPE, PROVIDED WITH VISIBLE 'POWER ON INDICATOR' AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM. MULTIPLE DETECTORS MUST BE INTERCONNECTED. CONTRACTOR SHALL VERIFY WITH LOCAL ELECTRICAL UTILITY COMPANY THE LOCATION OF SERVICE AND SHALL LOCATE METER AND PANEL AS REQUIRED. VERIFY ALL CONDUCTORS AND BREAKERS W/ EQUIPMENT MANUFACTURERS SPECIFICATIONS. COORDINATE RACEWAY INSTALLATION WITH OTHER TRADES PRIOR TO CONSTRUCTION. ALL ELECTRICAL SWITCHES SHALL BE 40" A.F.F. UNLESS OTHERWISE NOTED. ALL RECEPTACLES SHALL BE 12" A.F.F. UNLESS OTHERWISE NOTED. THE ELECTRICAL CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES. ALL PANELS SHALL HAVE CIRCUIT DIRECTORY CLEARLY LABELED AND MOUNTED INSIDE THE DOOR. PROVIDE GROUNDING SYSTEM FOR ALL TELEPHONE OUTLETS AND EQUIPMENT PER REQUIREMENTS OF THE TELEPHONE COMPANY. COORDINATE THE INSTALLATION OF ALL TELEPHONE OUTLETS, RACEWAYS, ENCLOSURES AND BACKBOARDS WITH THE TELEPHONE COMPANY. TELEPHONE CONDUITS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH POWER AND LIGHTING CONDUITS. COORDINATE ALL ELECTRICAL SITE WORK WITH THE GENERAL CONTRACTOR, ALL GARAGE, EXTERIOR, BATHROOM AND KITCHEN RECEPTACLES MUST BE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTED. ALL BEDROOM SHALL HAVE A CAR FUEL INTERRUPTER RECEPTACLES. PROVIDE A SEPARATE CIRCUIT FOR A PERSONAL COMPUTER. LOCATION TO BE COORDINATED WITH OWNER.

ANCHORAGE



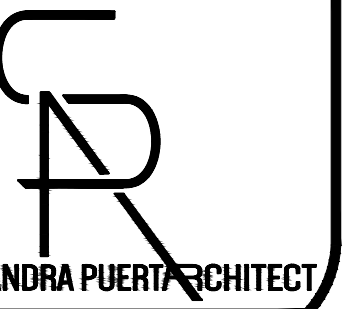
EXISTING/DEMOLITION PLAN

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

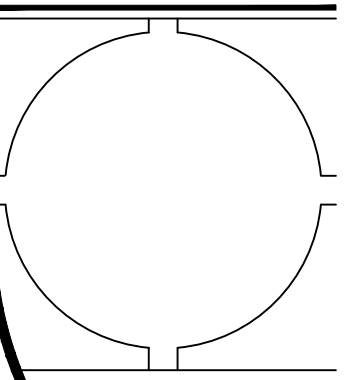


DEMOLITION PLAN GENERAL NOTES

- 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:
9.8.2022

BLDG. DEPT.
PLAN
REVISIONS:

△	8.31.2022
△	
△	
△	

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



2 RAMP DETAIL

A-1 SCALE: NOT TO SCALE