

PZ23-12000001
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1. THESE PRINTS ARE AN INSTRUMENT OF SERVICE ONLY. ALL IDEAS, DESIGN AND ARRANGEMENTS INDICATED ARE THE PROPERTY OF THE ENGINEER DESIGNER.
2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
3. CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. ENGINEER MUST BE NOTIFIED BY THE CONTRACTOR OF ANY CONDITIONS NOT SHOWN ON THESE DRAWINGS.
4. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT/ CONSTRUCTION DOCUMENTS AND/OR ORDINANCES OF REGULATORY AGENCIES. ERRORS, AMBIGUITIES AND/OR OMISSIONS. RETURN TO ARCHITECT OF RECORD FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED.

THE CONTRACTOR SHALL COORDINATE ALL OF THE WORK OF ALL TRADES.
THE CONTRACTOR SHALL REVIEW THE DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. BACKCHARGES WILL NOT BE ACCEPTED.
DO NOT SCALE DRAWINGS
SUBMIT A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS FOR FLOOR AND ROOF SYSTEMS FOR REVIEW AND APPROVAL BY THE ENGINEER'S PRIOR TO CONSTRUCTION.
THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA ENERGY CODE FOR BUILDING CONSTRUCTION INCORPORATED AS CHAPTER 13 OF THE FLORIDA BUILDING CODE.
THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY.
THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
THE WINDOW AND DOOR SUPPLIER, AND CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS TO THE CONTRACTOR.
ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED.
PROVIDE METAL THRESHOLD AT ALL EXTERIOR DOORS AND AT DOOR BETWEEN GARAGE AND LIVING AREA.
PROVIDE NOMINAL 1 X 3 P.T. FIRESTOPPING HORIZONTAL AT CEILING & WALL INTERSECTIONS.
WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.
GLAZING IN SWING DOORS AND FIXED AND SLIDING PANELS OF SLIDING GLASS DOORS SHALL BE TEMPERED
GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR TUBS AND SHOWERS OR MIRRORS LOCATED WITHIN 36" HORIZONTALLY AND 60" VERTICALLY FROM THE WALKING SURFACE SHALL BE TEMPERED
GLAZING IN SIDELITES LOCATED WITHIN 48" OF THE DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR SHALL BE TEMPERED.
EGRESS WINDOWS SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 57 SQ. FT. IN AREA MINIMUM. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR LATCHING DEVICES TO BE LESS THAN 54"
ALL BATHROOM FLOORS AND WALLS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

1. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF $f_m=2,000$ (PSI). CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530.1 SPECIFICATIONS.
2. QUALITY ASSURANCE INSPECTIONS ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE INSPECTOR SHALL INSPECT THE FOLLOWING:
 - (A) PLACING OF THE REBARS IN THE CELLS (POSITION IN THE CELL, LAPPING AND SPICES BAR SUPPORT AT 10 FT. HEIGHTS).
 - (B) VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED. INSPECTION HOLES AND THE BOTTOM OF THE POUR AND MORTAR PROJECTING INTO CELLS TO BE GROUTED.
 - (C) OBSERVE AND BE PRESENT DURING THE PLACING OF THE GROUT OR CONCRETE INTO THE REINFORCED CELLS.
 - (D) THE ABOVE APPLIES FOR MASONRY BEAMS AND BOND BEAM INSPECTION AS WELL.
3. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M".
4. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
5. MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
6. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
7. VERTICAL REINFORCING:
 - (A) ASTM A-615 PER REINFORCING SECTION.
 - (B) WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX INCHES VERTICAL FOR ALIGNMENT, BUT THE #5 REBAR IS IN A CASE SHALL BE TIED TO THE VERTICAL WALL REINFORCING.
 - (C) VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELLS. LAP 48 BAR-DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION (AT 10 FT. VERTICAL SPACING).
 - (D) VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN #5. THE REINFORCING SHALL BE TIED TO THE VERTICAL WALL CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAR OF EXCESS MORTAR.
 - (E) ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
 - (F) PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 4 FT.
8. HORIZONTAL REINFORCING:
 - (A) PROVIDE GALVANIZED #6 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BOND COURSE ("1"-4" O.C. VERTICALLY) LAPPED 7'-1/2". PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTION. ANCHOR TO COLUMNS WITH MINIMUM 4" EXTENSION INTO AREA OF POUR.

A1	COVER SHEET / NOTES
A2	SITE PLAN / BUILDING DATA
A3	1ST FLOOR PROPOSED FLOOR PLAN
A4	2ND FLOOR PROPOSED FLOOR PLAN
A5	3RD FLOOR PROPOSED FLOOR PLAN
A6	PROPOSED ROOF PLAN
A7	WEST / EAST ELEVATIONS
A8	SOUTH / NORTH ELEVATIONS
S1	COLUMN PLAN
S2	FOUNDATION PLAN
S3	STRUCTURAL DETAILS
S4	LOWER ROOF FRAMING PLAN
S5	MIDDLE ROOF FRAMING PLAN
S6	UPPER ROOF FRAMING PLAN
M1	MECHANICAL PLAN 1
M2	MECHANICAL PLAN 2
M3	MECHANICAL PLAN 3
E1	ELECTRICAL PLAN 1
E2	ELECTRICAL PLAN 2
E3	ELECTRICAL PLAN 3
P1	PLUMBING PLAN 1
P2	PLUMBING PLAN 2
P3	PLUMBING PLAN 3
P4	PLUMBING RISER
D1	DRAINAGE PLAN

SHEET
A1