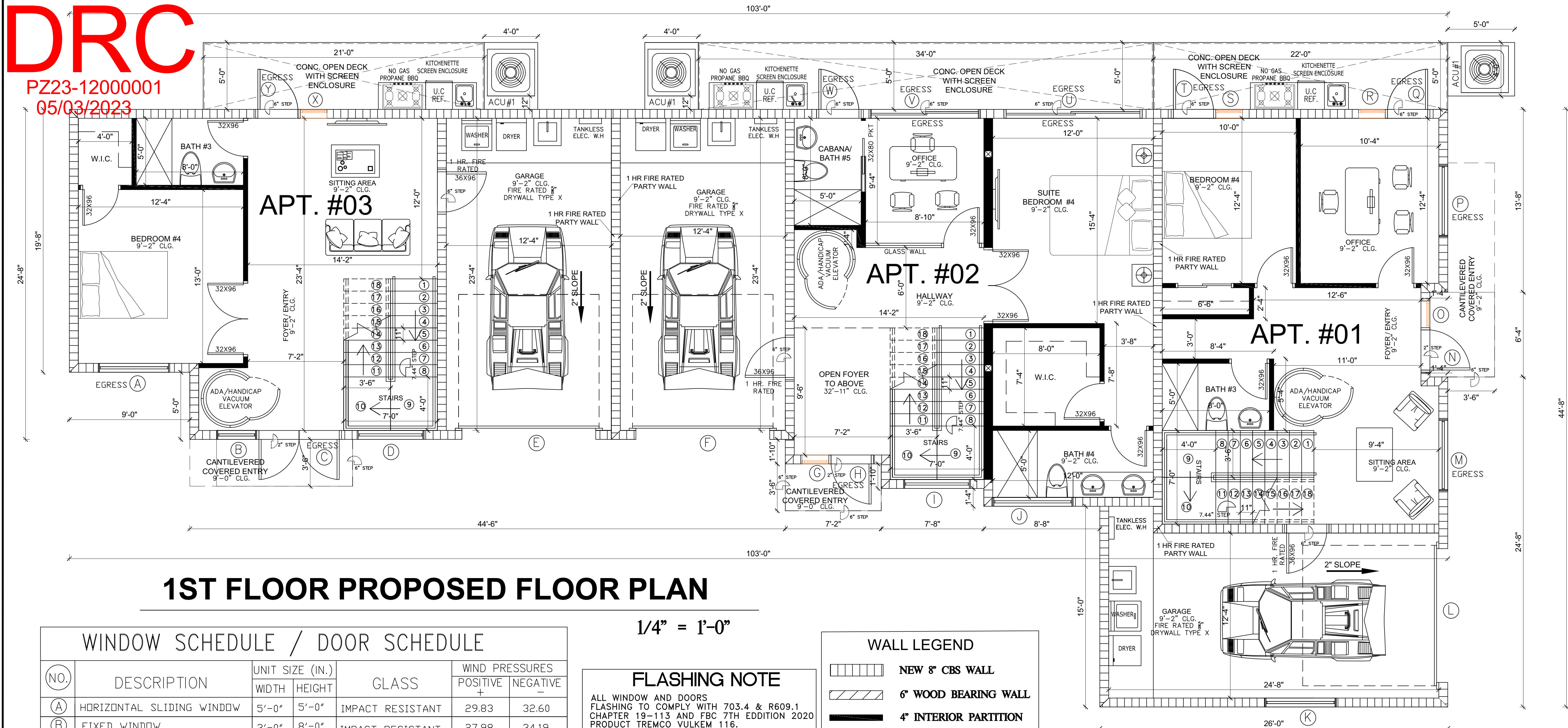


DRC

PZ23-12000001
05/03/2023



1ST FLOOR PROPOSED FLOOR PLAN

WINDOW SCHEDULE / DOOR SCHEDULE							
(NO.)	DESCRIPTION	UNIT SIZE (IN.)		GLASS	WIND PRESSURES		
		WIDTH	HEIGHT		POSITIVE +	NEGATIVE -	
(A)	HORIZONTAL SLIDING WINDOW	5'-0"	5'-0"	IMPACT RESISTANT	29.83	32.60	
(B)	FIXED WINDOW	3'-0"	8'-0"	IMPACT RESISTANT	27.98	34.19	
(C)	DOOR	6'-0"	8'-0"	IMPACT RESISTANT	32.90	33.02	
(D)	FIXED WINDOW	5'-0"	8'-0"	IMPACT RESISTANT	31.15	33.93	
(E)	GARAGE DOOR	10'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(F)	GARAGE DOOR	10'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(G)	FIXED WINDOW	2'-0"	8'-0"	IMPACT RESISTANT	27.98	34.19	
(H)	DOOR	3'-0"	8'-0"	IMPACT RESISTANT	32.53	33.28	
(I)	FIXED WINDOW	5'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(J)	FIXED WINDOW	6'-0"	2'-0"	IMPACT RESISTANT	32.16	34.93	
(K)	HORIZONTAL SLIDING WINDOW	5'-0"	5'-0"	IMPACT RESISTANT	31.15	33.93	
(L)	GARAGE DOOR	10'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(M)	HORIZONTAL SLIDING WINDOW	5'-0"	5'-0"	IMPACT RESISTANT	32.60	35.38	
(N)	DOOR	3'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(O)	FIXED WINDOW	2'-0"	8'-0"	IMPACT RESISTANT	27.98	34.19	
(P)	HORIZONTAL SLIDING WINDOW	5'-0"	5'-0"	IMPACT RESISTANT	31.15	33.93	
(Q)	DOOR	3'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(R)	FIXED WINDOW	2'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(S)	FIXED WINDOW	2'-0"	8'-0"	IMPACT RESISTANT	31.15	33.93	
(T)	DOOR	3'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(U)	SLIDING GLASS DOOR	10'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(V)	SLIDING GLASS DOOR	8'-0"	8'-0"	IMPACT RESISTANT	27.98	34.19	
(W)	DOOR	3'-0"	8'-0"	IMPACT RESISTANT	31.15	33.93	
(X)	FIXED WINDOW	2'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	
(Y)	DOOR	3'-0"	8'-0"	IMPACT RESISTANT	32.60	35.38	

1/4" = 1'-0"

FLASHING NOTE

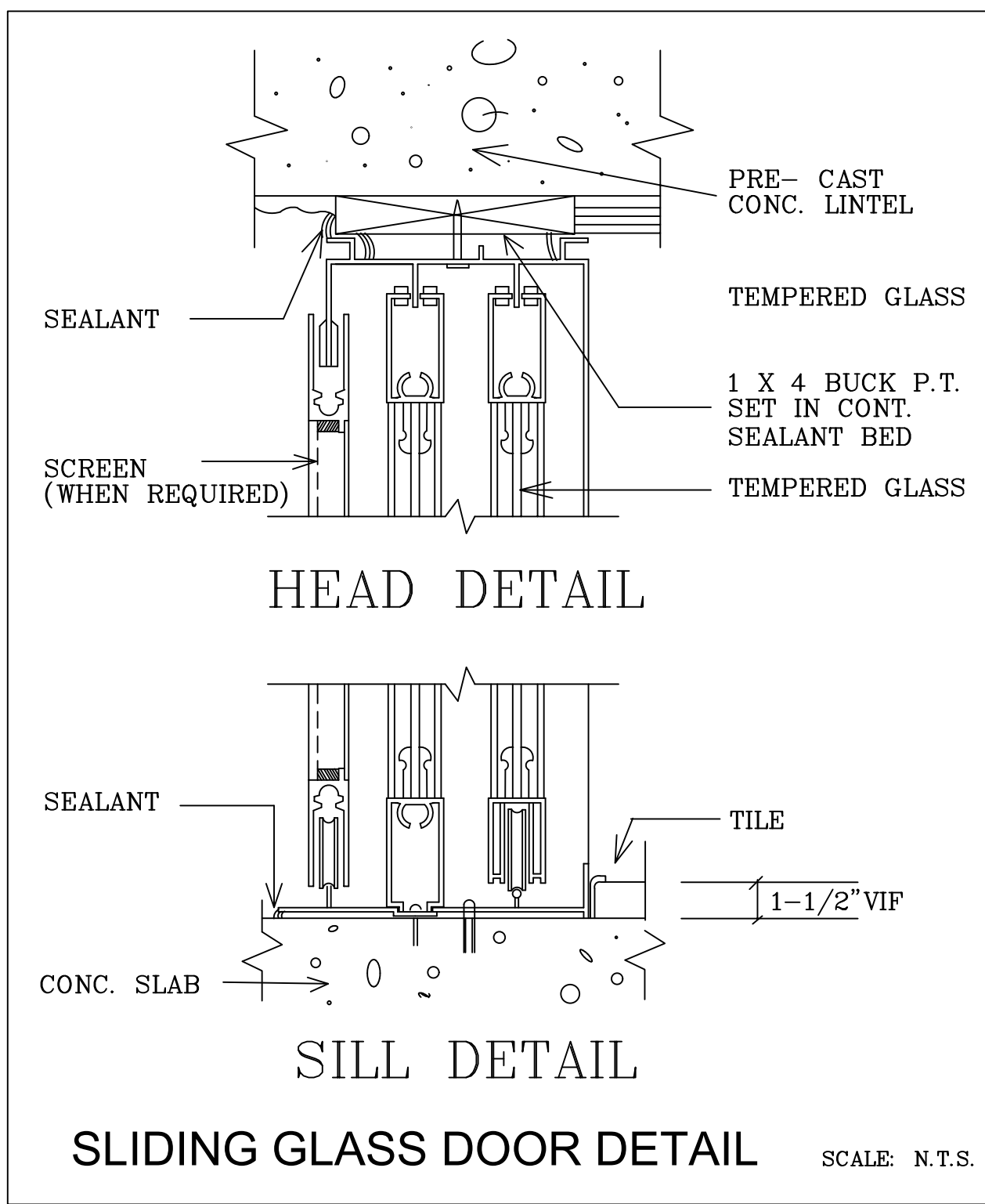
ALL WINDOW AND DOORS
FLASHING TO COMPLY WITH 703.4 & R609.1
CHAPTER 19-113 AND FBC 7TH EDITION 2020
PRODUCT TREMCO VULKEM 116.

WALL LEGEND

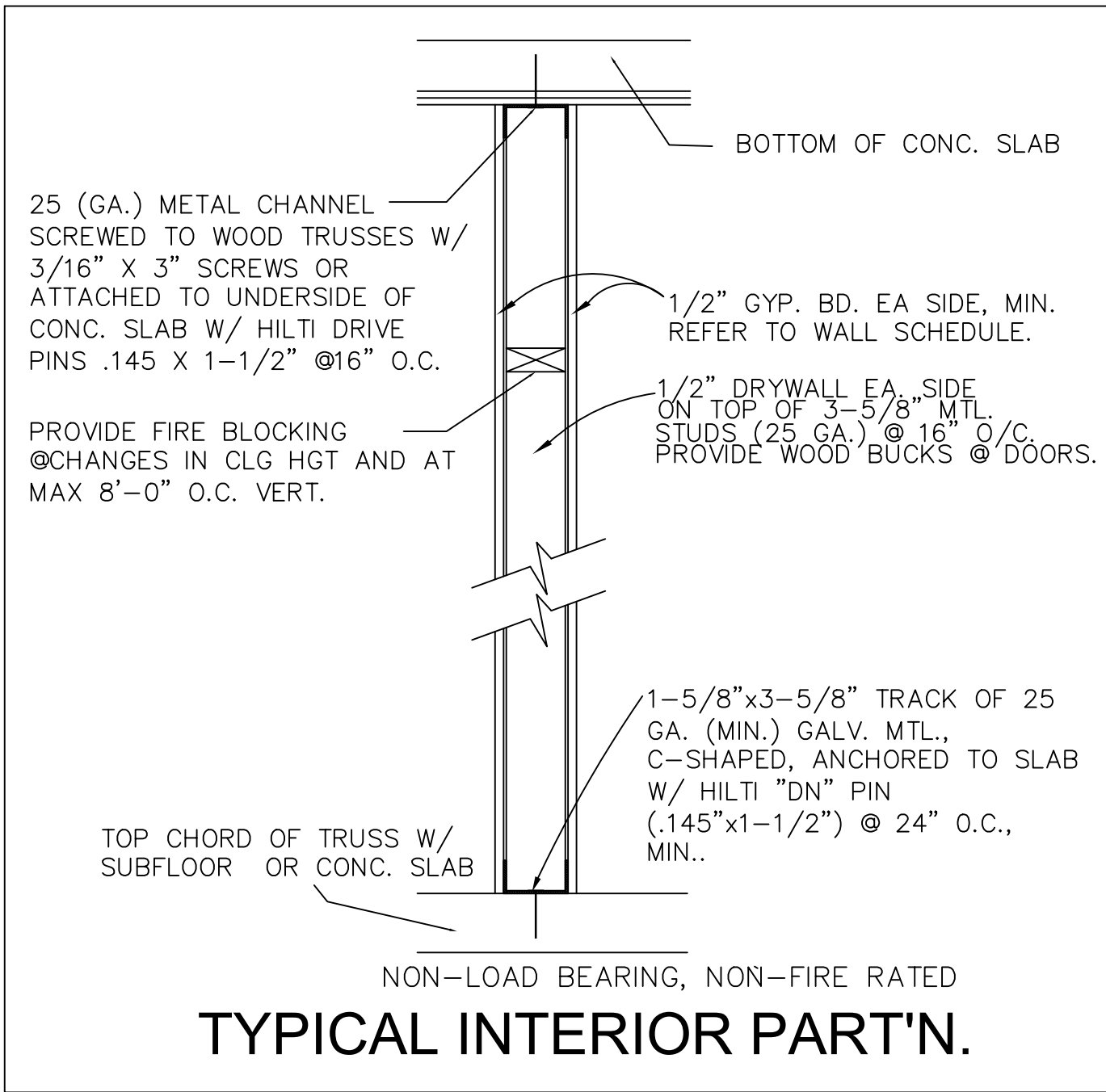
- NEW 8" CBS WALL
- 6" WOOD BEARING WALL
- 4" INTERIOR PARTITION

GENERAL NOTES

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 FABRICATION.
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 5.7 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.



FLORIDA BUILDING CODE 2020 7TH EDITION



REVISIONS

DATE

CARL G. FORBES PE

CARL G. FORBES

PE

NO. 20699

STATE OF FLORIDA

PROFESSIONAL ENGINEER

ENGINEER OF RECORD

CARL G. FORBES PE

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FAX: 954-852-7284

STATE OF FLORIDA LICENSE PE 20699

NEW CONSTRUCTION

PROPERTY ADDRESS:

1300 N RIVERSIDE DRIVE

POMPANO BEACH BEACH, FLORIDA

BEFORE RECONSTRUCTION

THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE FLORIDA BUILDING CODE 2020 7TH EDITION AND THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 2020 7TH EDITION.

ALL OF THE INFORMATION, DRAWINGS AND DETAILS OBTAINED WITHIN THIS PLAN, INCLUDING, AN INSTRUMENT OF SERVICE TO THE PROJECT, SHALL BE THE PROPERTY OF CARLOS VILACA & ASSOCIATES USA.

PLANS DRAWN BY

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POMPANO BEACH, FLORIDA 33060

PHONE: 561-445-9661

EMAIL: carlosvilaca@gmail.com

DATE:

7-25-2022

SCALE:

1/4" = 1'-0"

PROJECT:

RIVERSIDE TOWNHOUSES

SHEET

A3