

CONSTRUCTION SITES AND OPERATIONS SHALL BE REQUIRED TO MAINTAIN DURING AND AFTER ALL CONSTRUCTION, DEVELOPMENT EXCAVATION OR ALTERATION OPERATIONS, STRUCTURAL AND NON-STRUCTURAL BEST MANAGEMENT PRACTICES WITH THE INTENT TO REDUCE POLLUTANTS AND SEDIMENT IN STORMWATER RUNOFF.

FBC 3306.1 PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

IT SHALL BE THE JOINT RESPONSIBILITY OF ANY OWNER OF REAL PROPERTY UPON WHICH CONSTRUCTION IS OCCURRING, AND ANY CONTRACTOR RESPONSIBLE FOR SAID CONSTRUCTION, TO ENSURE THAT ALL ROAD RIGHTS-OF-WAY REMAIN FREE AT ALL TIMES OF ALL CONSTRUCTION WASTE AND TRASH RESULTING FROM SUCH CONSTRUCTION, AND THAT ALL WASTE AND TRASH RESULTING FROM THE CONSTRUCTION ARE CONTAINED ON THE REAL PROPERTY UPON WHICH THE CONSTRUCTION OCCURS.

THIS PHASE INVOLVES SELECTIVE DEMOLITION OF PORTIONS OF THE EXISTING 1-STORY BUILDING TO PREPARE FOR RENOVATION AND THE NEW ADDITION, AS SHOWN ON SHEET A-2 (EXISTING & DEMOLITION PLAN). PRESERVE STRUCTURAL ELEMENTS (E.G. EXISTING FOUNDATIONS ADJACENT TO NEW WORK) AND INTEGRATE WITH NEW CONSTRUCTION. OBTAIN A DEMOLITION PERMIT FROM THE CITY OF POMPANO BEACH BUILDING DEPARTMENT PRIOR TO STARTING. ENGAGE A LICENSED DEMOLITION SUBCONTRACTOR EXPERIENCED IN SELECTIVE DEMOLITION FOR OCCUPIED OR ADJACENT SITES.

- PHASE 1: PRE-CONSTRUCTION AND SITE PREPARATION (WEEKS 4-5, FOLLOWING DEMOLITION)**

1. OBTAIN PERMITS AND APPROVALS: SECURE ALL BUILDING PERMITS, ZONING APPROVALS, AND ENVIRONMENTAL CLEARANCES FROM LOCAL AUTHORITIES (E.G., CITY OF POMPAHO BEACH BUILDING DEPARTMENT). SUBMIT SHOP DRAWINGS, MIX DESIGNS, AND MATERIAL SUBMITTALS FOR REVIEW, INCLUDING: CONCRETE MIX (28-4000 PSI FOR STRUCTURAL ELEMENTS), MASSORY UNITS (ASTM C-90 1" x 16" x 8" S&B), REINFORCING STEEL (ASTM A615 GR60), WOOD (SOUTHERN PINE NO. 1), AND STEEL (ASTM A592 GRADE 50). COORDINATE DEFERRED SUBMITTALS (FIRE PROTECTION, ROOFING, LOW VOLTAGE, SECURITY).
2. SITE SURVEY AND LAYOUT: SURVEY THE SITE TO ESTABLISH BENCHMARKS, GRID LINES (PER S-2 FOUNDATION PLAN), AND ELEVATIONS. VERIFY DIMENSIONS AGAINST ARCHITECTURAL DRAWINGS (E.G., OVERALL BUILDING FOOTPRINT EXPANDED TO ACCOMMODATE ADDITION: APPROXIMATELY 70' X 115' BASED ON A-3). MARK COLUMN LINES, FOOTINGS, WALLS, AND PARKING LAYOUT (PER L-1: 51 SPACES). ACTIONS LIKE "REMOVE EXISTING SOIL BERM" OR "INSTALL CONCRETE CURB" MUST BE CORRESPONDING TO THE PERMIT AND/OR CONSTRUCTION CONFIRMATION AFTER GROUND BREAKING). LOCATE AND PROTECT TREES TO REMAIN OR DEMO (PER L-1: TREE DISPOSITION: E.G., DEMO (2 PALMS, EXISTING COCONUT TREES TO REMAIN)).
3. UTILITY COORDINATION: CONTACT ALL AGENCIES (E.G., FLORIDA ONE CALL) TO LOCATE AND PROTECT UNDERGROUND UTILITIES. COORDINATE WITH PLUMBING, CIVIL, AND ARCHITECTURAL FOR UNDER-SLAB DRAINAGE (PER C-1), PERIMETER DRAINS, TRENCH DRAINS, AND SEWERMATER MANAGEMENT (PER C-2). PROVIDE DEWATERING PROVISIONS FOR EXCAVATIONS. INSTALL NEW UTILITIES AS NEEDED FOR ADDITION.
4. SITE CLEARING AND GRADING: CLEAR REMAINING VEGETATION, DEBRIS, AND TOPSOIL FROM DEMOLITION. EXCAVATE TO REQUIRED DEPTHS, REMOVING UNSUITABLE MATERIALS AND REPLACING WITH COMPACTED ENGINEERED FILL OR CRUSHED STONE PER GEOTECHNICAL RECOMMENDATIONS. COMPACT SUBGRADE TO 95% MODIFIED PROCTOR DENSITY. GRADE FOR NEW PARKING (PER L-1: ASPHALT BASE COURSE 4" MIN. ARIAL LAYER 4" MIN. AGGREGATE BASE 15% (MODIFIED PROCTOR DENSITY 95% (1.5% SLOPE)). INSTALL CURBED LANDSCAPE AREAS AND RAISED WALKWAYS AS SHOWN. PROVIDE TEMPORARY EROSION CONTROL.
5. TERMITE PROTECTION PREPARATION: SCHEDULE LICENSED PEST CONTROL COMPANY FOR PREVENTIVE TREATMENT AFTER BACKFILLING AND COMPACTION. OBTAIN CERTIFICATE OF COMPLIANCE FOR SUBMISSION TO THE BUILDING DEPARTMENT.

1. EXCAVATION FOR FOUNDATIONS: EXCAVATE FOR FOOTINGS AND GRADE BEAMS TO DEPTHS SHOWN ON S-2 (MINIMUM 3'-6" BELOW FINAL GRADE FOR EXTERIOR FOOTINGS). STEP FOOTINGS AT MAX 2H:1V SLOPE IF NEEDED. INSPECT BASES WITH GEOTECHNICAL ENGINEER; REPAIR EXISTING FOUNDATION SURFACES IF UNSUITABLE SOIL IS ENCOUNTERED. SUPPORT ADJACENT EXISTING STRUCTURES AND PREVENT UNDERMINING. DETERMINE DEPTHS AND DEPTHS NEEDED TO NOT ALLOW WATER TO STAND.

FORMWORK AND REINFORCING: INSTALL FORMWORK PER ACI 301. PLACE VAPOR BARRIER (10 MIL POLYETHYLENE, LAPPED 12"). INSTALL REINFORCING STEEL PER ACI 315 AND CRSI MANUALS; DEFORMED BARS FREE OF RUST. PLASTIC-TIPPED SPACERS FOR 1.5" MIN CLEARANCE IN COLUMNS. 3" CLEAR OVER TOP OF FOOTINGS/GRADE BEAMS CAST AGAINST EARTH. USE CHAIRS FOR ALL REBAR. PROVIDE PLASTIC-TIPPED COLUMN AND BEAM CHAIR NEW FOUNDATIONS TO EXISTING FOUNDATIONS WHERE ADJACENT (PER S-3 NOTES).

CONTINUOUS FOOTINGS (WF-33, WF-24): DIMENSIONS AND REBAR PER S-3 SCHEDULE (E.G., WF-33: 2'-9" WIDE X 1'-4" THICK, #5-B BOTTOM LONGITUDINAL, #4 @24" O.C. TRANSVERSE).

- SPOT FOOTINGS (F-1): 48"x48"x18" THICK, #5-8S CHAIRS.
- DECONCRETE COLUMNS (C1, C2): REBAR PER S-3 SCHEDULE (E.G., C1: 8"x16", 6-#5 VERTICAL, #3@8" TIES).
- STEEL COLUMNS (SC1): 6"x8"x18" THICK, CONCRETE-FILLED.
- LAP SPICES: CLASS B (PER DEVELOPMENT LENGTH TABLES ON S-1).

DOWELS: MATCH REBAR, EXTEND 30" INTO WALLS/COLUMNS.

CONCRETE PLACEMENT: USE 4,000 PSI CONCRETE WITH 3% AIR ENTRAINMENT FOR EXPOSED. SUBMIT MIX DESIGN. PLACE WITHOUT HORIZONTAL JOINTS; WET AND ROUGHEN CONSTRUCTION JOINTS (1/4" AMPLITUDE). CURE FOR 7 DAYS MINIMUM. INSPECT REBAR LAYOUT BEFORE POUR. NO CORING WITHOUT ERO APPROVAL. PATCH AND REPAIR EXISTING SLABS AS NEEDED FOR RENOVATION.

SLAB-ON-GRADE: PLACE 4" THICK SLAB (3,000 PSI CONCRETE) OVER COMPACTED FILL AND VAPOR BARRIER, REINFORCED WITH 6X6 W1.4 WF-44 W/4" C-1 OR EQUIV. REBAR. CURE SLAB FOR 15 DAYS MIN. (PER ACI 318). COORDINATE DEPRESSIONS, DOWNSLOPES, AND OPENINGS WITH ARCHITECTURAL/MEP. PREP EXISTING SLAB FOR NEW FLOORING (SMOOTH COMPOSITE FINISH PER A-2 NOTE 2).

BACKFILLING: BACKFILL AGAINST WALLS IN LIFTS, MAINTAINING > 3" DIFFERENTIAL ON BOTH SIDES. WAIT UNTIL CONCRETE REACHES FULL STRENGTH (28 DAYS) OR EQUIV. BEFORE BACKFILLING IN PLACES.

INSPECTIONS: TEST CONCRETE (CYLINDERS AT 7/28 DAYS). INSPECT FOUNDATIONS FOR DEPTH AND BEARING. GROUT BELOW BASE PLATES, 6,000 PSI NON-SHRINK.

1. MASONRY UNITS AND MORTAR: USE 8"x8"x16" CMU (ASTM C-90, RUNNING BOND), MORTAR TYPE S (1,800 PSI MIN), GROUT: 3,000 PSI, 8"-11" SLUMP; SEE A-6 FOR WALL TYPES (E.G., P-2/B 12" MU, 2-HOUR RATING).
2. WOOD STRUCTURE: ALL EXPOSED SURFACES TO BE PAINTED WITH TWO COATS OF ANTI-RUST VERTICAL REBAR @ 24" O.C. MAX (OR PER S-2 PLAN: AT CORNERS, INTERSECTIONS, OPENINGS, ENDS). GROUT-FILLED CELLS, HORIZONTAL JOINT REBAR; 9S LADDER-TYPE @ 16" O.C.. EXTEND 24" PAST OPENINGS. PROVIDE #5 EACH SIDE OF OPENINGS (<16" EXEMPT). DOWELS FROM FOUNDATION MATCH VERTICAL REBAR (48Ø) LAP. INSTALL NEW CMU WALLS AS PER A-3 NOTE 1 AND 14 (HEIGHTS PER A-1 ELEVATIONS). FURR EXISTING CMU WHERE NEEDED (PER A-8 TYPE U1, P5).
3. CONCRETE EXPANSION JOINTS: MAX 40' O.C. PER PER PLANS/ARCHITECTURAL. 1/2" WIDE, CONTINUOUS FROM FOOTING TO TOP. USE TYPE IV POLYOL OR EQUIVALENT. PROVIDE CURTAIN REINFORCEMENT.
4. LINTEL AND CORNER BARS: PRECAST CONCRETE LINTELS PER CAST-CRETE CHARTS. BOND BEAMS: KO COURSES, FULLY GROUTED. REBAR PER PLAN (E.G., #6@24" O.C.) CORNER BARS: L-SHAPED #5.
5. FORM AND POUR YOUR CONCRETE IN PLACES (E.G., C-1, 8"x16", 6-#5 VERT, #3@8" TIES). FILL CMU WALLS WITH GROUT. FURR TIGHTLY AROUND X44 STEEL POSTS (A-3 NOTE 2B).
6. INSPECTIONS: CLEANOUTS FOR GROUT LIFTS >5". TEST MORTAR/GROUT. ENSURE PLUMBNESS AND ALIGNMENT.

PHASE 4: STRUCTURAL FRAMING - BEAMS, MEZZANINE, AND ROOF (WEEKS 14-17)

1. BEAMS: CAST THE BEAMS (TB1) AND OTHERS PER S-3 SCHEDULE (E.G., B-1; 12"x24"), 3-#6 BOTT/TOP, 3# STIRRUPS@6"O.C.). HOOK TOP BARS AT ENDS; CONTINUOUS BARS WITH LAPS (36" MIN) PROVIDE 2-#4 L-CORNER BARS AT INTERSECTIONS.
2. MEZANINE LEVELS: FRAME MEZANINE FLOOR A-3 NOTE 25. FABRICATED STRUCTURE BY OTHERS (VULCANFURT OR SIMILAR). 9" A/F. USE STEEL BEAMS (ASTM A992) WITH 4" CONNECTIONS PER A-3 NOTE 22. WALL WITH #70 ELECTRODES. BOLTS PER PLANS. FIREPROOF STEEL PER CODE/ARCH. SPECS (2-HR RATING WHERE DEMISING, PER A-3 NOTE 22).
3. ROOF FRAMING: INSTALL PRE-ENGINEERED WOOD TRUSSES @16" O.C. MAX (24" DEEP). ATTACH TO THE BEAMS WITH SIMPSON CONNECTORS (E.G. LGT2 - LT42 FOR UPLIFT, PER S-4 THE DOWNS). PROVIDE LATERAL BRACING. SLOPE ROOF UNIFORMLY PER A-4 ROOF PLAN (NEW PITCHED CEILING PER A-4). MAX 2" SLOPE. BRACING EXISTING WHERE APPLICABLE.
4. STEEL DECK (IF APPLICABLE): 1/2" X 22 GA WIDE RIB (TYPE B), CONTINUOUS OVER 3+ SPANS. FASTEN WITH POWDER-ACTUATED FASTENERS (HILTI X-ENP-19 OR EQ.) @12" O.C. SIDE LAPS: #10 SCREWS @2'-0".
5. WOOD ELEMENTS: PRESSURE-TREATED WHERE IN CONTACT WITH CONCRETE/MASONRY. CONNECTORS: SIMPSON STRONG-TIE PER SCHEDULE (E.G. META16, HUBZ8 FOR UPLIFT).
6. SHEATHING: ROOF: 1/32" APA-RATED PLYWOOD, 10D RING SHANK NAILS @4" O.C. EDGES/6" FIELD (BLOCKED DIAPHRAGM). WALLS: 1/32" APA-RATED, 8D COMMON @6" O.C.
7. INSPECTIONS: WELD INSPECTIONS BY CERTIFIED LAB. VERIFY TOLERANCES (E.G., COLUMN DISPLACEMENT <1/2").

1. ROOF SHEATHING AND DIAPHRAGMS: INSTALL 1932" CDX PLYWOOD PERPENDICULAR TO SUPPORTS, 1/8" SPACING AT EDGES. NAIL PER SCHEDULE 100 (RHS SHANK @4" O.C. BOUNDARIES: EDGES/FIELD). BLOCK ALL EDGES FOR SHEAR TRANSFER. INSTALL ASPHALT SHINGLE ROOF FELTS (PER DETAIL).

2. STUCCO/PLASTER: PORTLAND CEMENT PLASTER PER ASTM C926. BASE COAT WITH ALKALINE-RESISTANT FIBERS. CONTROL JOINTS @14-50 FT MAX (VERTICAL), 100 SO FT (NON-VERTICAL), MAX 12" SPACING. DEVIATIONS <1/4" IN 10'. PAINTED CEMENT PLASTER FINISH ON CMU (PER A-45 DETAIL).

3. OPENINGS AND PENETRATIONS: REINFORCE AROUND -6" DIA PENETRATIONS PER DETAILS. NO PIPES/CONDUITS THROUGH BEAMS/COLUMNS WITHOUT EOR APPROVAL. SLEEVES BEFORE POUR. INSTALL DOORS AND WINDOWS PER A-3 SCHEDULES (E.G., D05 SWING EXTERIOR WOOD DOORS, W2 FIXED ROOF-TOP ALUMINUM WINDOWS WITH NOA RATINGS).

4. TYPICAL PROTECTIVE FINISHES: PROTECT ALL EXPOSED CONCRETE WITH POLYURETHANE LEATHER. SHORE FORMWORK UNTIL FULL STRENGTH.

5. FINAL STRUCTURAL INSPECTIONS: VERIFY ALL ELEMENTS (E.G., CLEAR COVERS: 3" FOOTINGS, 1.5" WALLS). OBTAIN EOR SIGN-OFF.

1. PARTITIONS AND WALLS: INSTALL NEW INTERIOR PARTITIONS PER A-3 (WIDTHS PER A-6; E.G., P3 4/8" INSULATED 1-HR RATED). MAINTAIN AND MAINTAIN 2-HR FIRE RATING AT DEMISING PENETRATIONS (A-3 NOTE 22). INSTALL WALL TILE IN BATHROOMS (THINSET MORTAR ON TILE BACKER BOARD PER A-3 NOTE 18).
2. CEILINGS AND FLOORS: INSTALL NEW DROPPED CEILINGS (2X2 ACT TILES @9'-0" H PER A-3), NEW PITCHED CEILINGS TO MATCH EXISTING. INSTALL NEW FLOORING AND BASEBOARD THROUGHOUT (MAINTAIN 7'-6" MIN. A.F. PER A-3 NOTES 2, 18).
3. MILLWORK AND FIXTURES: INSTALL NEW KITCHEN CABINETS & APPLIANCES (SAME LOCATION, ADEQUATE BLOCKING FOR UPPEERS, FINAL DESIGN TO BE DETERMINED BY OWNER). INSTALL NEW TOILET, SINK, AND SHOWER DESIGN APPROVED BY OWNER. NOTE 13). INSTALL NEW BATHROOM CLOSET (NEW OWNER PER A-3 NOTE 21). INSTALL NEW KITCHEN CUPBOARD, SINK, AND SHOWER DESIGN APPROVED BY OWNER. NOTE 13). INSTALL NEW BATHROOM CLOSET (NEW OWNER PER A-3 NOTE 21). NOTE 13). SHOWER CURTAIN VALVES TO BE LINE 1 (NOTE 20). INSTALL SLOTTED LASTING STALLS, SURREAL SCREEN (ONE POINT PARTITIONS, PER NOTE 8). INSTALL ADA GRAB BARS (NOTE 9). INSTALL BAYE CHANGING STATIONS PER A-3.
4. MEP INTEGRATION: INSTALL NEW VERTICAL AHU & CONDENSER ON CONCRETE PAD (PER M-1, A-3 NOTE 7). INSTALL NEW TANKLESS WATER HEATER (SAME LOCATION, NOTE 11). INSTALL NEW WASHER/EXTRACTOR (NEW LOCATION, NOTE 12). CHAINLINK FENCE AROUND MECHANICAL EQUIPMENT (NOTE 20). PAINT ENTIRE UNIT (SHERWIN-WILLIAMS) (MINIMUM 1-3/4" OVER 3% SLOPE). (NOTE 17).
5. INSPECTIONS: VERIFY FIRE RATINGS, ACCESSIBILITY (E.G., ADA RAMPS PER L-3, MAX 3% SLOPE).

1. PARKING LOT/LAYOUT: INSTALL NEW PARKING PER L-1 (51 SPACES: STANDARD 9'X18', ADA 12'X18' WITH 5' AISLES; 4 ADA SPACES). MARK WITH 4" WHITE STRIPES. INSTALL WHEEL STOPS (6" HIGH, 2" MIN CLEAR FROM FRONT OF SPACE). PROVIDE ACCESSIBLE AISLES, SIGNS, AND RAMPS (MAX 8.3% SLOPE PER L-3 ENLARGED PLANS).
2. PAVEMENT: ASPHALT BASE LAYER 3/4" SIZE 4CM THICK, WEARING LAYER 1/2" SIZE 4CM THICK, AGGREGATE BASE 15CM THICK OVER COMPACTED SUBGRADE (PER L-1 SECTION). PRIME WITH 40 G/1 (KIG/M²), TOP LAYER WITH 70 G/1 (0.5% SLURRY).
3. LANDSCAPING: PRESERVE EXISTING SHRUBBERY AT REAR. DEMO TREES PER DISPOSITION (E.G., (2) PALMS). INSTALL CURBED LANDSCAPE AREAS AS SHOWN ON L-3.
4. DRAINAGE: INSTALL PER C-1 (DRAINAGE LINES, FLOW ARROWS, INLETS). ON-LINE EXISTING DRAINAGE SYSTEM PER DETAILS.
5. INSPECTIONS: VERIFY GRADING, PAVEMENT, ACCESSIBILITY.

1. INTEGRATION WITH OTHER TRADES: COORDINATE MEP EMBEDS, HANGERS (PIPES <4" FROM PANEL POINTS ONLY), AND ARCHITECTURAL ELEMENTS (E.G., STAIRS SELF-SUPPORTING, MISC STEEL FOR FACADES). INSTALL NEW CHAINLINK FENCE AROUND MECHANICAL.
2. TESTING AND CERTIFICATIONS: SUBMIT CONCRETE TEST REPORTS, MASONRY PRISM TESTS, TERMITES CERTIFICATE, BLOWER DOOR TEST (PER M NOTES), AND AS-BUILT DRAWINGS.
3. CLEANUP AND DEMOBILIZATION: REMOVE TEMPORARY SHORING/BRACING. ENSURE SITE IS CLEAN AND READY FOR OCCUPANCY.

*TOTAL ESTIMATED DURATION: 7-8 MONTHS, DEPENDING ON CREW SIZE AND CONDITIONS. MONITOR PROGRESS WITH CRITICAL PATH SCHEDULING. REPORT ANY MODIFICATIONS TO EOR IN WRITING. COSTS FOR UNSUITABLE MATERIAL REMOVAL, DEWATERING, EMBEDS, AND DEMOLITION ARE IN BASE CONTRACT.

GENERAL

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED.

3. THE CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID.

4. THE CONTRACTORS SHALL BE EXPERIENCED IN THIS TYPE OF WORK. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR LACK OF EXPERIENCE.

5. DISRUPTED ELECTRICAL AND WATER LINES SHALL BE REROUTED DURING PROJECT CONSTRUCTION AND ARE TO REMAIN IN CONTINUOUS SERVICE UNTIL THE OTHER PARTY IS NOTIFIED OR INSTRUCTED BY THE OWNER.

6. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.

7. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PART OF THE WORK.

8. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC SHALL BE RUN CONCEALED AND FRAMING SHALL BE CORRECTLY SIZED TO ACCOMPLISH THIS WITHOUT CREATING VARIATIONS IN THE WALL PLANE.

9. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE, AND ACCESSORIES.

10. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL & SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

11. ALL PROJECTS MATERIALS SHALL BE APPLIED OR INSTALLED ACCORDING TO MANUFACTURER'S SPECS.

12. ALL EGRESS WINDOWS NOTED "S" SHALL MEET THE FOLLOWING REQUIREMENTS: CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HT., & 5 1/8" SOFT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" AFF. EGRESS' WINDOWS SHALL CONFORM TO CODE.

13. SLIDING GLASS DOORS & FRENCH DOORS SHALL HAVE IMPACT GLASS. ALL WINDOWS AND SLIDING DOORS TO HAVE INSECT SCREENS.

14. FIRE STOPS REQUIRED AROUND: TOP, BOTTOM & SLIDING DOOR POCKETS.

15. ALL EXTERIOR TYPE SWING DOORS TO HAVE A METAL THRESHOLD.

16. ALL DETAIL, PRODUCT APPROVALS & NOTES SHOWING SHUTTER CONNECTIONS & ASSEMBLIES SHALL BE PROVIDED BY THE BUILDER/CLIENT. SHUTTERS ARE MANDATORY UNLESS SEPARATE ENGINEERING, PROVIDED BY THE SAME PARTY, ACCOMPANIES PLAN WITH PROOF OF OTHER METHODS DEEMED TO COMPLY WITH F.B.C.

17. BATHROOM & TOILET ROOM FLOORS & BASE TO BE OF IMPERVIOUS MATERIALS.

18. ALL GLASS IN BATHROOMS TO BE TEMP BELOW 60° A.F.F. (SEE FBC-R 308)

19. ALL SHOWER ENCLOSURE GLASS TO BE CAT II SAFETY GLAZING PER CODE. (SEE FBC-R308)

20. ALL WINDOW FRAMES TO BE SET IN CAULK BEDS.

21. PENETRATIONS OF RATED WALLS AND FLOORS SHALL BE SEALED W/ A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS.

22. ALL WATER CLOSETS, LAVATORIES, SHOWER HEADS, URINALS AND SUCH SHALL COMPLY W/ FBC 2023-PLUMBING

23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CODE. (FBC 2023)

24. UNLESS OTHERWISE NOTED, ALL ELECTRICAL CONDUITS, PLUMBING LINES, ETC SHALL BE RUN CONCEALED AND FRAMING SHALL BE CORRECTLY SIZED TO ACCOMPLISH THIS WITHOUT CREATING VARIATIONS IN THE WALL PLANE.

25. FIRE STOPS TO BE PROVIDED IN ALL FURRED SPACES @ 8'-0" O.C.

26. **DRAWINGS & SPECIFICATIONS**
THESE DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONS INDICATED, ACTUAL SIZES OF CONSTRUCTION ITEMS OR OTHER METHOD OF LOCATING CONSTRUCTION. WHERE NO DIMENSIONS OR METHODS OF DETERMINING A LOCATION ARE GIVEN, VERIFY CORRECT LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.

27. THE CONTRACT DOCUMENTS SHALL CONSIST OF THE COMPLETE SET OF CONSTRUCTION DRAWINGS AND THE PROJECT SPECIFICATIONS. IT IS THE OWNER'S INTENT THAT BOTH CONSTRUCTION DRAWINGS AND THE PROJECT MANUAL COMPLIANT EACH OTHER AND ARE BEING PRESENTED AS THE "PERFORMANCE SPECIFICATION" WHICH REQUIRES THE CM TO PROVIDE A COMPLETE AND OPERATIONAL PRODUCT BASED ON THE DESIGN PARAMETERS GIVEN, THEREBY PROVIDING AND INSTALLING ALL NECESSARY COMPONENTS AND ELEMENTS.
28. DETAILS NOTED AS "TYPICAL" ARE TO APPLY FOR ALL SUCH CASES WHERE THEY OTHERWISE APPEAR IN THE DOCUMENTS, UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR OTHERWISE
29. IN ADDITION TO WALL TYPES SHOWN ON PLANS THE CM SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR DESIGN DOCUMENTS, AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
30. ALL MATERIALS FOR CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE A.S.T.M. SPECIFICATIONS AS APPLICABLE, AND TO CONFORM WITH THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C, etc.).
31. ALL MATERIAL INCORPORATED INTO THE WORK SHALL BE NEW.
32. SPECIFICATIONS ARE PROVIDED WHICH REQUIRE THE CM TO APPLY WATER, CHEMICALS, VEGETATION OR OTHER MATERIALS TO PREVENT THE OCCURRENCE OF DUST THAT WILL BE OBSTACLE TO THE OPERATIONS OR USERS OF THE AREAS. THE CM SHALL ALSO DISCONTINUE OPERATIONS, WHICH VIOLATE EXISTING LAWS AND REGULATIONS OR CREATE AN UNDUE HAZARD, ALL COST FOR CONTROLLING DUST OR POLLUTANTS TO THE AIR OF ANY KIND SHALL BE INCIDENTAL TO THE CONTRACT.
33. PRINTS OF PLANS TO BE USED BY THE CM FOR RECORDING "AS-BUILT" INFORMATION SHALL BE KEPT AT THE JOB SITE AT ALL TIMES AND ALL CHANGES SHALL BE MARKED IN RED AS THE WORK PROGRESSES. UPON COMPLETION OF THE WORK, AND PRIOR TO APPROVAL OF THE APPLICATION FOR FINAL PAYMENT, THE COMPLETED SET OF "AS-BUILT" PLANS SHALL BE COORDINATED WITH SPECIFICATIONS AND DELIVERED TO THE OWNER.
34. **CONCRETE**
35. ALL CONCRETE WORK SHALL COMPLY WITH LATEST EDITION OF THE ACI BLDG CODE (ACI 318-11), AND (ACI 301-11). ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH (ACI 530-11).
36. ALL CONCRETE SHALL CONFIRM TO ASTM C94-94 AND SHALL HAVE 3000 PSI FOR SLABS ON GRADE & 3000 PSI FOR BEAMS, COLUMNS, & CELLS AT 28 DAYS.
37. FOUNDATIONS WERE DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 PSI THIS CONDITION MUST BE CERTIFIED TO BE SO BY A SOIL TESTING LABORATORY WITH THE RESULTS SUBMITTED TO ENGINEER ON RECORD FOR APPROVAL PRIOR TO ANY FOOTING OR FOUNDATION SYSTEM INSTALLATION.
38. ALL FILL SHALL BE COMPACTED TO A MIN. OF 95% DENSITY & TERMITES TREATED FOR A DISTANCE OF 5'-0" FROM PERIMETER OF ALL FTGS. OR SLAB EDGE.
39. FLOOR SLAB SHALL BE 4" THICK, POURED CONCRETE SLAB W/ 6X6/W4X4 W/ WWM. ON 0.004 VISQUEEN PLASTIC OR EQUAL VAPOR BARRIER, ON WELL TAMPED, TERMITES TREATED SAND FILL (VIBRO-COMPACTED) AS NOTED ON PLANS.
40. WELDED WIRE FABRIC SHALL COMPLY W/ ASTM A 185, UNLESS OTHERWISE SPECIFIED PLACE FABRIC 2 CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE.
41. ALL REINFORCING STEEL SHALL BE GRADE 60, AS NOTED ON PLAN.
42. CONCRETE COVER FOR REINFORCING STEEL SHALL MEET LATEST ACI SPECIFICATION. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A 185. LAP ALL BARS MIN. 48 BAR DIAMETERS UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL W/ A MIN. OF 6" UNLESS OTHERWISE NOTED.
43. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE W/ THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A 36. ALL STEEL TUBING SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B (FY=46 KSI). ALL STEEL TO HAVE SHOP CUT WELDING PERFORMED BY WELDERS QUALIFIED IN AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE (AWSWI 1). ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.
44. ALL MASONRY UNITS SHALL BE ASTM C 90-90 GRADE NI OR NI W/ MIN. COMPRESSIVE OF 1500 STRENGTH PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND U.O.N.
45. ALL MORTAR SHALL BE TYPE IN ACCORDANCE W/ ASTM SPECIFICATION C270-92 AND 1 MIN. COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS (2500 W/ TYPE).
46. GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE W/ ASTM SPECIFICATION C476 HAVING A MIN. COMPRESSIVE STRENGTH OF 3000 PSI.
47. USE HORIZONTAL JOINT REINFORCEMENT AT EVERY COURSE W/ #8 LADDER TYPE FOR REINFORCED MASONRY & TRUSS TYPE FOR ALL OTHERS.
48. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE "SPECIFICATION FOR THE DESIGN & CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" PUBLISHED BY NAT'L CONCRETE MASONRY ASSOCIATION.
49. SILL AND BASE PLATES TO BE ATTACHED TO CONCRETE WITH 1/2" ANCHOR BOLTS WITH MIN. 7" EMBEDMENT U.N.O.

49. ALL SUBCONTRACTORS SHALL PROVIDE THE CM WITH THE FOLLOWING:

50. THROUGHOUT THE PROJECT, THE CM SHALL THOROUGHLY REVIEW AND SUBMIT THE SHOP DRAWINGS TO THE OWNER OR OWNER'S REPRESENTATIVES TO BE APPROVED BY THE ARCHITECT OF RECORD BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION. DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY THE CM BEFORE SUBMITTAL.

51. SHOP DRAWINGS THAT ARE INCOMPLETE, OR LACKING SUFFICIENT INFORMATION, WILL BE RETURNED WITHOUT REVIEW. (REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.)

52. SHOP DRAWINGS ARE TO BE COORDINATED WITH ALL EXISTING CONDITIONS AND WORK BY OTHER TRADES. PROVIDE N.O.A. DATA SHEETS FOR ALL REQUIRED SYSTEMS TO BE REVIEWED FOR APPROVAL AT BUILDING DEPT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.

53. THE CM MUST PROVIDE ANCHOR DETAILS, SPECIFICATIONS, SHOP DRAWINGS AND CALCULATIONS PREPARED BY A STRUCTURAL ENGINEER LICENSED AND REGISTERED IN THE STATE OF FLORIDA FOR APPROVAL AND COMPLETE SUBMITTAL TO BUILDING DEPT. TYPICAL FOR ALL EXTERIOR EQUIPMENT AND SUPPORT INCLUDING BUT NOT LIMITED TO FANS, CONDENSERS, ETC.

54. ALL MANUFACTURER'S DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED AND ARE HEREIN MADE PART OF THE CONSTRUCTION DOCUMENTS.

55. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT APPROVAL BY ARCHITECT. THE CM IS TO SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS FOR APPROVAL IN WRITING TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK AS DESCRIBED IN THE SPECIFICATIONS.

57. RATED PARTITIONS, FLOOR-CEILING AND ROOF ASSEMBLIES SHALL BE FIRE RATED AS INDICATED AND SHALL ALSO BE BY (UL) LISTED ASSEMBLIES,
ALL PIPING SHALL BE SLEEVED THROUGH STRUCTURAL CONCRETE SLAB. THE CM SHALL FULLY SEAL SPACE AROUND PIPES WITH APPLICABLE U.L.
FIRE STOPPING MATERIAL. REFER TO FIRE STOPPING DETAIL SHEETS AND SPECIFICATIONS. THE CM SHALL COORDINATE SLAB PENETRATIONS W/
58. MECHANICAL CUTTING AND DRILLING OPERATIONS.
59. THE CM SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF
SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE-RATED ASSEMBLIES, AS CALLED FOR ON THE DRAWINGS AND
SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THE REQUIRED FIRE RATED SEPARATIONS. IT SHALL BE THE CM'S RESPONSIBILITY TO
VERIFY THAT ANY MATERIALS, MEETS OR EXCEEDS THE REQUIRED MINIMUM FIRE RATING OF CONSTRUCTION ASSEMBLY. SPECIFIC
MATERIALS DRAWN OR SPECIFIED, MEETS OR EXCEEDS THE REQUIRED MINIMUM FIRE RATING OF CONSTRUCTION ASSEMBLY. SPECIFIC
SEQUENCES OR METHODS OF ACHIEVING FIRE RATED ASSEMBLIES REQUIRED BY A "U.L. NO." LISTING SHALL BE FOLLOWED WITHOUT DEVIATION,
UNLESS OTHERWISE NOTED OR DETAILED.
60. WHERE CMU WALLS, PARTITIONS, FLOOR, CEILING AND ROOF ASSEMBLIES ARE INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL
BE TAKEN AS THE MINIMUM ALLOWED.

61. THE CM SHALL FURNISH AND INSTALL ALL METAL BACKING AND/OR CONCEALED WOOD BLOCKING WHERE ALLOWED BY CODE AND REQUIRED BY BUILDING CODES BUT NOT REQUIRED BY ARCHITECTURAL DRAWINGS. MILLWORK, SHELVES, BATHROOM FIXTURES AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN ARCHITECTURAL DRAWINGS / EQUIPMENT DRAWINGS.

62. WHERE ALLOWED BY BUILDING CODES ALL CONCEALED WOOD, PLYWOOD, WOOD BLOCKING, ETC. TO BE FIRE RETARDANT TREATED. REGULAR WOOD SHALL NOT BE USED IN THIS PROJECT. USE NON COMBUSTIBLE BLOCKING WHERE REQUIRED.

63. WHERE NEW WORK ABUTS OR ALIGNS WITH EXISTING, THE CM AND THEIR SUBCONTRACTORS SHALL MAKE A SMOOTH AND EVEN TRANSITION, PATCH WORK TO MATCH EXISTING ADJACENT WORK IN TEXTURE AND APPEARANCE.

64. ALL BARRIERS AND OVERHEAD PROTECTION COVERED WALKWAYS SHALL COMPLY WITH CHAPTER 33 OF THE FLORIDA BUILDING CODE AND CHAPTER 33 OF THE FLORIDA FIRE-RETRATED BUILDING CODES.

65. COORDINATE ALL FIRE-TREATED P.T. WOOD BLOCKING SET WITHIN STUDS AT ALL WALLS FOR BUILT IN FURNITURE, FIXTURES AND EQUIPMENT MOUNTING. COORDINATE WITH FIXTURE, FURNITURE AND EQUIPMENT PLAN & EQUIPMENT CUTS SHEETS

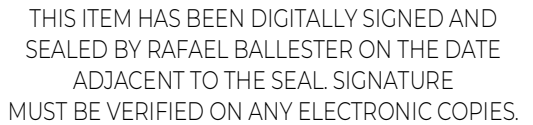
66. ALL WOOD IN CONTACT WITH MASONRY OR CONC. SHALL BE PRESSURE TREATED

NOISE CONTROL & SAFETY

67. PROVIDE ALL NECESSARY REQUIREMENTS FOR NOISE CONTROL DURING CONSTRUCTION PERIOD. CONFORM WITH APPLICABLE OSHA REQUIREMENTS AND LOCAL ORDINANCES HAVING JURISDICTION.

68. THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION.

69. THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION.



DATE: 11/23/2023

SCALE:

DRAWN BY: I.A.A.

CHECKED BY: I.A.A.

APPROVED BY: P.M.N.

CONTRACT NO.: CD241610

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES AND FIRESAFETY CODES, AS MANDATE BY STATUTE, FOR THE JURISDICTION IN WHICH THE STRUCTURE CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED.

REVISIONS

REFERENCES

**EBENEZER SDA
CHURCH**
1210 NW 27TH AVE.
POMPANO BEACH, FL 33069

OWNER
SOUTHEASTERN ASSOC. OF
SEVENTH DAY ADVANTISTS

TITLE _____
GENERAL NOTES _____

G-03