



CONSTRUCTION NOTES

1. REFER TO DRAWINGS G-2 ADDITIONAL NOTES AND SPECIFICATIONS.

2. GENERAL CONTRACTOR SHALL VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE GENERAL SCOPE OF WORK. ANY EXISTING ITEMS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS OR THOSE THAT ARE INFERABLE AND/OR ARE NECESSARY TO BE REMOVED OR MODIFIED, SHALL BE DONE SO WITHOUT ANY ADDITIONAL TIME AND/OR EXPENSE TO THIS CONTRACT.

3. ANY DISCREPANCY IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT, FAILURE TO DO SO MAY RESULT IN REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENTS.

4. DO NOT SCALE THE DRAWING. USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.

5. G.C SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.

6. ALL WORK SHALL BE EXECUTED IN A CLASS 'A' MANNER AND SHALL NOT BE SIGNED OFF UNTIL ACCEPTABLE TO OWNER.

7. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF WORK, CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR THE FABRICATION OF ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING SAME AT HIS OWN EXPENSE.

8. ALL SUB CONTRACTORS PERFORMING WORK IN THIS BUILDING SHALL APPLY FOR THE "RULES AND REGULATIONS FOR TENANT ALTERATIONS" WITH THE BUILDING MANAGER'S OFFICE AND CONFORM ACCORDINGLY. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.

9. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE

10. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD TO BE 5/8" THK, TYPE 'X', UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.

11. ALL THERMAFIBER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THK FOR 2 1/2" STUDS, 4" THK FOR 3 5/8" & 4" STUDS AND 6" THK FOR 6" STUDS UNLESS OTHERWISE NOTED.

12. ALL CEILINGS SEPARATING RETAIL SPACE FROM TENANT ABOVE SHALL BE ONE HOUR FIRE RATED AND PATCHED SMOOTH TO RECEIVE NEW FINISHES, REFER TO REFLECTED CEILING PLAN FOR GWD CEILINGS, AND REFER TO FINISH PLAN FOR FINISH SPECIFICATIONS.

13. GENERAL CONTRACTOR TO SUPPLY SPECIFIED FIRE EXTINGUISHERS, LOCATION OF EXTINGUISHERS AS REQUIRED BY LOCAL AUTHORITY.

14. ILL AND SEAL ALL EXISTING CORE DRILLED HOLES LEFT UNUSED IN THE FLOOR SLAB AND CEILING SLAB.

15. PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW WORK DAMAGED BY CONSTRUCTION.

16. LAMINATE AND OR PLASTER ALL EXISTING EXPOSED CORE WALLS AND PERIMETER COLUMNS AND WALL SURFACES WHICH ARE DAMAGE OR MISSING WITH ONE NEW LAYER OF GYPSUM BOARD SHIM AS REQ.

17. FIRESTOP AND FIRESAFE ALL EXISTING DEMISING PARTITIONS, CORE WALLS, ETC. AS REQUIRED BY BUILDING DEPARTMENT RULES AND REGULATIONS.

18. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES, TO INCLUDE, BUT NOT LIMITED TO, FLOORS, MILLWORK, FIXTURES, ETC., FOLLOWING THE INSTALLATION OF MILLWORK, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.

19. CONTRACTOR TO REBUILD ANY PERIMETER WALLS AS TIGHT AS POSSIBLE TO ANY EXISTING PLUMBING RISERS, PLASTERS OR LAMINATE WITH 5/8" GYPSUM BOARD.

20. ALL METAL STUDS SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.

21. GENERAL CONTRACTOR SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.

22. G.C TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP. BRD, WALLS, WITH MILLWORK, G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUACY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS, SEE MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.

WALL LEGEND

1

WALL TYPE 1

TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.

2

WALL TYPE 2

CONCRETE WAL. SEE STRUCTURE FOR DETAILS.

3

WALL TYPE 3

TYPICAL 5" UNIT DEMISING PARTITION GYP. ON BOTH SIDES - FIRE RATED

4

WALL TYPE 4

TYPICAL 4" INTERIOR PARTITION NON-RATED. GYP. ON BOTH SIDES

5

WALL TYPE 5

TYPICAL 4" WET WALL NON-RATED. GYP. ON ONE SIDE.

6

WALL TYPE 6

TYPICAL 6" WET WALL NON-RATED. GYP. ON BOTH SIDES.

SEE TYPICAL WALL TYPES SHEET A7-1.03 & A7-1.04 FOR DETAILS

TERMITE CONTROL

THE BUILDING HAS TO RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.

GENERAL NOTES

1. 0'-0" = 4'-4" N.A.V.D.

2. ALL SHOP DRAWINGS REQUIRE APROVAL FROM CITY OF POMPANO

3. PROVIDE "CLASS ABC" FIRE EXTINGUISHER PER 2500 S.F. AND NOTE TO EXCEED 75' BETWEEN EACH OTHER. SEE PLAN LOCATION SYMBOL F.E. CONTRACTOR TO SUBMIT FLUSH MOUNT CABINET WITH SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

4. FIRE PENETRATIONS: CONTRACTOR SHALL SEAL ALL PENETRATIONS WITH FIRE RATED PARTITIONS OR ASSEMBLIES WITH "HILTI"-FIRESTOP SYSTEM- 1-24" FIRESTOP SEALANT OR EQUAL. INSTALL AS PER MANUF. RECOMMENDATION FOR 1,2,3 & 4 HOUR RATINGS.

PERMIT SET

A-1.1

MUNICIPALITY STAMP

RIVERSIDE

3214 SE 111 STREET
POMPANO BEACH | FL 33062

3214 POMPANO LLC

3179 HOY LAKE ROAD, UNIT 224A
LAKE WORTH | FL 33467

PERMIT SET

ARCHITECT:

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SHEET ISSUE DATE:
PROJECT NO.: 2403

DRAWN BY: LR APPROVED BY: YM

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE DESIGNER AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT

SHEET TITLE:
GROUND LEVEL
FLOOR PLAN

SCALE:
N.T.S.

SHEET NO.:
A-1.1

PZ25-12050505

03/05/2025