



## N.E. 12th STREET 5-UNIT TOWNHOMES

### GENERAL NOTES

#### FLORIDA BUILDING CODE DEFERRED SUBMITTALS PER F.B.C. 107.3.4.1

- THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD FOR REVIEW AND STAMP AND THEN SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FIRST INSPECTION. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO:
1. ENERGY CALCULATIONS.
  2. GUARDRAIL SHOP DRAWINGS.
  3. N.O.A. OR FLORIDA PRODUCT APPROVALS FOR ALL OPENINGS, DOORS, WINDOWS AND GARAGE DOORS.
  4. ROOFING UNDERLAYMENT PRODUCT APPROVALS OR N.O.A.
  5. ROOFING PRODUCT APPROVALS OR N.O.A.
  6. PRE-CAST LINTELS PRODUCT APPROVALS OR N.O.A.
  7. ROOF TRUSS SHOP DRAWINGS.
  8. FLOOR SYSTEM SHOP DRAWINGS.
  9. LOW VOLTAGE SHOP DRAWINGS.
  10. FOUNDATION STEEL PLACEMENT SHOP DRAWINGS.
- THE ABOVE ITEMS SHALL BE REVIEWED BY THE ARCHITECT OF RECORD AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO CONTRACT BUYOUT OF SAID ITEM.

#### GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.
2. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE BENEDICT BULLOCK GROUP (TBGG) SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED AND WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. DEPOSITS AND FEES: DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE AND ELECTRICAL SERVICE SHALL BE MADE BY THE G.C. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE OWNER FOR THAT PORTION OF THE WORK. SOIL TEST BORINGS SHALL BE ORDERED AND PAID FOR BY THE CONTRACTOR AND REPORTS SHALL BE SUBMITTED TO THE G.C. TO INSURE PROPER STRUCTURAL DESIGN.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES FOR THE DURATION OF THE CONSTRUCTION.
6. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOBSITE AND LEAVE THE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF CONSTRUCTION. ALL PAINT SPECKS AND ANY OTHER CONSTRUCTION MARKS SHALL BE REMOVED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL ACQUAINT THEMSELVES WITH THE SITE AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THE TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE BENEDICT BULLOCK GROUP.
8. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.
9. ALL OPERATING WINDOWS AND SLIDING GLASS DOORS SHALL BE PROVIDED WITH VINYL INSECT SCREENS. GLAZING TO BE GREY TINTED GLASS -45% TRANSMISSION. ALL SLIDING GLASS DOORS, OPERABLE AND FIXED GLASS 18" AND LESS ABOVE FINISH FLOOR SHALL BE TEMPERED SAFETY GLASS.
10. FIXED GLASS, GLASS DOORS AND ALL GLASS AT THE TUB OR SHOWER SHALL BE TEMPERED SAFETY GLASS.

#### HARDWARE NOTES

1. ALL LOCKS ON EXTERIOR DOORS SHALL RESIST A FORCE OF 300 LBS APPLIED IN ANY MOVEABLE DIRECTION.
2. ALL EXTERIOR LOCKS SHALL BE SINGLE CYLINDER WITH 1" THROW INTO MORTICE FOR 1 3/4" SOLID CORE DOOR.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A KEY OPERATED LOCK OPERABLE FROM EXTERIOR WITH A MINIMUM 6000 POSSIBLE KEY CHANGES. KEY IN KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR WITH INSERT.
5. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISION SCOPE OR VISION PANEL.
6. HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-REMOVABLE PINS.
7. 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.
8. ALL GLASS IN EXTERIOR DOORS SHALL COMPLY WITH ANSI Z99.1
9. ALL OPERABLE WINDOWS SHALL WITHSTAND A FORCE OF 150 LBS. IN ANY OPERABLE DIRECTION.
10. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM TRACKS WHEN IN THE CLOSED POSITION AND SHALL COMPLY WITH THE A.A.M.A. STANDARDS FOR FORCED ENTRY RESISTANCE, A.A.M.A. 1385-3.
11. SLIDING GLASS DOORS SHALL HAVE DEAD BOLT OR PIN SYSTEM NOT REMOVABLE FROM THE OUTSIDE AT THE JAMB AND SILL.

Digitally signed by Brian Bullock  
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 l=Deerfield Beach, o=The  
 Benedict Bullock Group, P.A.,  
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 Date: 2022.08.26 09:38:49 -04'00  
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DRC

P722-12000015  
10/5/2022

INDEX OF DRAWINGS		REVISIONS	
NO.	DATE	DATE	DESCRIPTION
T-1			TITLE SHEET
SP-1			SITE PLAN
PS-1			PUBLIC SAFETY SECURITY PLAN
LS-1			FIRST FLOOR LIFE SAFETY PLAN
LS-2			SECOND FLOOR LIFE SAFETY PLAN
LS-3			THIRD FLOOR LIFE SAFETY PLAN
A-1			FIRST FLOOR BUILDING PLAN
A-2			SECOND FLOOR BUILDING PLAN
A-3			THIRD FLOOR BUILDING PLAN
A-4			ROOF BUILDING PLAN
A-5			FRONT & RIGHT SIDE ELEVATIONS
A-6			REAR & LEFT SIDE ELEVATIONS
A-7			BUILDING SECTIONS A-A & B-B
C-1			WATER, SEWER, PAVING & DRAINAGE PLAN
C-2			PAVING & DRAINAGE DETAILS
C-3			EROSION CONTROL PLAN
C-4			STANDARD DETAILS
LP-1			LANDSCAPE PLANS
LP-2			LANDSCAPE DETAILS
TS-1			TREE DISPOSITION PLAN
LI-1			IRRIGATION PLAN
LI-2			IRRIGATION DETAILS
LI-3			IRRIGATION NOTES
PM -1			PHOTOMETRIC PLAN

**12th STREET**  
**5-UNIT TOWNHOMES**  
 3232 N.E. 12th Street  
 Pompano Beach, Florida 33062

PROJECT DATA
OCCUPANCY : R3 ZONING : RM-20
CONSTRUCTION : TYPE VB
NUMBER OF STORIES : 3
WITH FIRE SPRINKLER SYSTEM
CODES AND REFERENCES :
* THE FLORIDA BUILDING CODE - RESIDENTIAL 2020 7th EDITION
* NATIONAL ELECTRIC CODE 2017 EDITION

LOT DESCRIPTION
LOT 28 AND 29, BLOCK 7, POMPAHO BY THE SEA A RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

AREA CALCULATIONS	
<b>END UNITS 1 &amp; 5</b>	
<b>AREA CALCULATIONS</b>	
First Floor A/C :	335 Sq. Ft.
Second Floor A/C :	796 Sq. Ft.
Third Floor A/C :	902 Sq. Ft.
<b>Total A/C :</b>	<b>2,033 Sq. Ft.</b>
Garage :	443 Sq. Ft.
<b>Total Under Roof :</b>	<b>2,476 Sq. Ft.</b>
<b>INTERIOR UNITS 2,3 &amp; 4</b>	
<b>AREA CALCULATIONS</b>	
First Floor A/C :	330 Sq. Ft.
Second Floor A/C :	788 Sq. Ft.
Third A/C :	887 Sq. Ft.
<b>Total A/C :</b>	<b>2,005 Sq. Ft.</b>
Garage :	428 Sq. Ft.
<b>Total Under Roof :</b>	<b>2,433 Sq. Ft.</b>
<b>BUILDING AREA CALCULATIONS</b>	
First Floor 2 End Unit A/C @ 335 Each :	670 Sq. Ft.
First Floor 3 Interior Unit A/C @ 330 Each :	990 Sq. Ft.
Second Floor 2 End Unit A/C @ 796 Each :	1,593 Sq. Ft.
Second Floor 3 Interior Unit A/C @ 788 Each :	2,364 Sq. Ft.
Third Floor 2 End Unit A/C @ 917 Each :	1,834 Sq. Ft.
Third Floor 3 Interior Unit A/C @ 904 Each :	2,661 Sq. Ft.
<b>Total Building A/C :</b>	<b>10,082 Sq. Ft.</b>
Garage 2 End Unit @ 443 Each :	886 Sq. Ft.
Garage 3 Interior Unit @ 428 Each :	1,284 Sq. Ft.
<b>Total Building Under Roof :</b>	<b>12,252 Sq. Ft.</b>

SYMBOLS	
NOTE REFERENCE	④ REFERENCE NUMBER
DOOR REFERENCE	2 DOOR NUMBER
WINDOW REFERENCE	(M) WINDOW LETTER
REVISION REFERENCE	△/5 REVISION NUMBER
DETAIL REFERENCE	1/3 DETAIL NUMBER SHEET NUMBER
BUILDING SECTION REFERENCE	A/C SECTION NUMBER 1/C/S SHEET NUMBER

TITLE SHEET	
SCALE	NONE
DATE	07-01-2022
DRAWN & CHECKED	AS
JOB NUMBER	BM 2206
T-1	