

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 GROUP (TBG) 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 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.

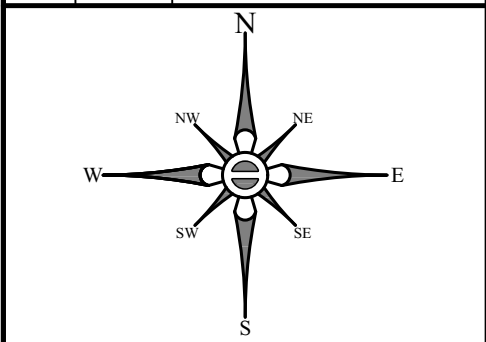
HARDWARE NOTES

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. 1303-3.
11. SLIDING GLASS DOORS SHALL HAVE DEAD BOLT OR PIN SYSTEM NOT REMOVABLE FROM THE OUTSIDE AT THE JAMB AND SILL.

INDEX OF DRAWINGS

- T-1 TITLE SHEET
- SP-1 SITE PLAN
- PS-1 PUBLIC SAFETY SECURITY PLAN
- A-1 FIRST FLOOR BUILDING PLAN
- A-2 SECOND FLOOR BUILDING PLAN
- A-3 THIRD FLOOR BUILDING PLAN
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- A-6 REAR & LEFT SIDE ELEVATIONS
- A-7 BUILDING SECTIONS A-A & B-B

REVISIONS		
NO.	DATE	DESCRIPTION



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

PROJECT DATA

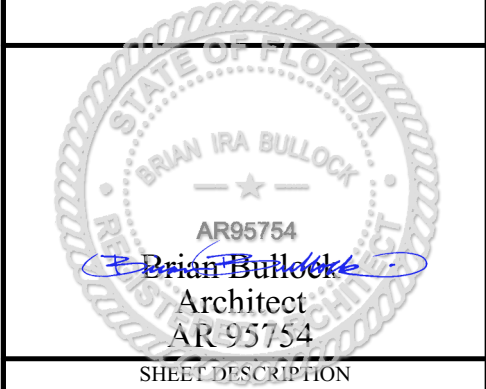
OCCUPANCY : R3 ZONING : RM-20
CONSTRUCTION : TYPE VB
NUMBER OF STORIES - 3
CODES AND REFERENCES :
* THE FLORIDA BUILDING CODE - RESIDENTIAL
2020 7th EDITION
* NATIONAL ELECTRIC CODE
2017 EDITION

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

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ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION FROM TBG.
CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
THESE DRAWINGS MUST NOT BE SCALED.

The
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TITLE SHEET

SYMBOLS

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

Digitally signed by Brian Bullock
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