

N. Riverside Townhomes - 3 Unit Building

GENERAL CONSTRUCTION NOTES:

CONSTRUCTION NOTES:

- All work shall be performed in accordance with all codes, rules, regulations and restrictions having jurisdiction on this project.
- Work shall include all items (Building and Site) indicated on these drawings unless otherwise noted.
- Contractor shall verify all dimensions prior to construction. ARCHITECT shall be notified of any deviation from the plans prior to construction. Drawings shall not be scaled; written dimensions shall take precedence over scaled dimensions.
- Shop drawings shall be submitted to ARCHITECT for general review and design compliance (6 copies of each item checked off below).



- Deposits and fees for utilities including water meter, telephone and electrical service shall be made by BUILDER. Permit fees, as required shall be paid by the BUILDER for that portion of the work. Soil test boring shall be ordered and paid for by OWNER and reports shall be submitted to ARCHITECT to insure proper structural design.
- Contractor shall maintain temporary electrical, water and sanitary facilities for the duration of the construction.
- Contractor shall remove all construction debris from the jobsite and leave the building broom clean. All glass shall be thoroughly cleaned at completion of construction. All panel specks and any other construction marks shall be removed from all finishes.
- The contractor shall acquit himself with the site prior to construction 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 ARCHITECT.
- All workmanship shall be neat, clean, true and correct.
- All operating windows and sliding glass doors shall be provided with vinyl insect screens. Glazing to be tempered-resistant glass. All sliding glass doors, operable and fixed glass 18" and less, above finish floor shall be tempered-safety glass.
- Fixed glass, sliding glass doors and all glass at the tub or shower shall be tempered-safety glass.
- All work shall conform to the 7th Edition (2020) Florida Building Code, City of Pompano Beach & regulations.

HARDWARE NOTES:

- All locks on exterior doors shall resist a force of 3000 applied in any movable direction.
- All exterior locks shall be single cylinder with 1" throw for 1 3/4" solid core door. Custom Doors to be 2 1/4" Solid Mahogany.
- All single exterior swing doors shall have a key operated lock, operable from exterior with a minimum 6000 pound key change. Key on knob locks shall have an auxiliary dead bolt with hardened bolt or with insert.
- Exterior swing doors shall be fiberglass not less than 1 3/4" thick.
- Hinges on non-swinging exterior doors shall have non-exposed screws and non-removable pins.
- Single swing exterior doors connecting living areas with garage areas shall be solid core 1 3/4" thick and shall be secured with a lock and single bolt with one inch min. throw or a combination of dead bolt and hinges and an automatic door closer.
- All glass in exterior doors shall comply with ANSI Z99.1.
- All windows (operable) shall withstand a force of 150 in any operable direction.
- Sliding glass doors and windows shall be installed and constructed so that no panel can be lifted from tracks when in the position and shall comply with the A.A.A. Standards for forced entry resistance, A.A.A. 1303-3.
- All work shall be coordinated with other trades to avoid interference with the process of construction.
- All required insurance shall be provided for protection against public liability and property damage for the duration of the work.
- Contractor shall pay for all permits, fees, inspections & tests.
- All excavation and backfill required for the plumbing installation shall be done by the sub-contractor.
- All materials shall be new and shall bear underwriters' and union labels where required.
- All underground soil and waste piping shall be schedule 40 PVC or service weight cast iron with medium weights cast iron fittings. All joints below slab to be made with oakum and pure virgin lead.
- Soil, waste and vent piping above slab to be same as specified for below slab except that the contractor may at his option use no-hub pipe and fittings if acceptable by local authorities.
- All water pipe to be type "M" hard copper above ground together with wrought copper solder fittings. Or approved pipe "UPONOR".
- Below-slab-to-slab-type—All fixtures to have accessible valves. Provide air chambers at each fixture group.
- All piping shall be supported in approved manner from building structure. Hangers for copper piping shall be copper or copper plated. Or approved Methods.
- Install approved electric union at all locations where dissimilar piping is connected to steel. All water service piping from meter to building shall be of the same material.
- Furnish and install condensation drain piping to discharge at grade.
- Furnish and install pressure relief valve line and terminate at a location to provide ready, visual indication flow.
- Hot water line shall be fully insulated with 1/2" amfules, above, then and below slab.
- Copper water lines running under slab shall be protected by a minimum of 1 1/2" of earth cover, 1/2" amfules (hot water only) and sleeved 1/2" below slab to 1/2" above slab.
- Plumbing fixtures, trim, accessories and colors shall be as selected by owner, U.O.N.
- Shower head water flow must be restricted to no more than 3 gallons per minute.
- Test all soil, waste and vent piping with 5" head of water. If water level remains unchanged for a 2-hour period with sources disconnected, system shall be considered tight.
- Test all water piping under a 1000 hydrostatic test for a minimum period of 2 hours.
- Contractor shall guarantee all materials and workmanship free from defects for a period of not less than one year from date of acceptance. Corrections of any defects shall be completed without additional charge.
- The contractor shall completely furnish himself/herself with all existing conditions and notify the architect and/or engineer of any changes required due to such conditions, before proceeding with the work.
- Cut all openings and chases required to accommodate the work required and repair all floors, walls, etc. damaged by cuttings. All work done under this heading must conform in every respect to finish and quality of materials and workmanship under appropriate sections of the building.
- Verify all dimension with structure prior to any fabrication or installation.
- All hot and cold water piping below grade shall be type "L" soft temper copper tubing with wrought copper fittings and lead-free solder. Or other approved pipe.
- Provide a 1 1/2" dia. min. water meter connection from street.

PLUMBING NOTES:

- Furnish all labor, materials and equipment required for the completion of the soil, waste, vent, domestic water heaters, plumbing fixtures and all other systems as indicated on the mechanical drawings.
- All work and materials shall be in strict accordance with all local codes, rules and ordinances having jurisdiction.
- All work shall be performed by a licensed Plumbing Contractor, in a first-class workman-like manner and make the completed system fully operative.
- All work shall be coordinated with other trades to avoid interference with the process of construction.
- All required insurance shall be provided for protection against public liability and property damage for the duration of the work.
- Contractor shall pay for all permits, fees, inspections & tests.
- All excavation and backfill required for the plumbing installation shall be done by the sub-contractor.
- All materials shall be new and shall bear underwriters' and union labels where required.
- All underground soil and waste piping shall be schedule 40 PVC or service weight cast iron with medium weights cast iron fittings. All joints below slab to be made with oakum and pure virgin lead.
- Soil, waste and vent piping above slab to be same as specified for below slab except that the contractor may at his option use no-hub pipe and fittings if acceptable by local authorities.
- All water pipe to be type "M" hard copper above ground together with wrought copper solder fittings. Or approved pipe "UPONOR".
- Below-slab-to-slab-type—All fixtures to have accessible valves. Provide air chambers at each fixture group.
- All piping shall be supported in approved manner from building structure. Hangers for copper piping shall be copper or copper plated. Or approved Methods.
- Install approved electric union at all locations where dissimilar piping is connected to steel. All water service piping from meter to building shall be of the same material.
- Furnish and install condensation drain piping to discharge at grade.
- Furnish and install pressure relief valve line and terminate at a location to provide ready, visual indication flow.
- Hot water line shall be fully insulated with 1/2" amfules, above, then and below slab.
- Copper water lines running under slab shall be protected by a minimum of 1 1/2" of earth cover, 1/2" amfules (hot water only) and sleeved 1/2" below slab to 1/2" above slab.
- Plumbing fixtures, trim, accessories and colors shall be as selected by owner, U.O.N.
- Shower head water flow must be restricted to no more than 3 gallons per minute.
- Test all soil, waste and vent piping with 5" head of water. If water level remains unchanged for a 2-hour period with sources disconnected, system shall be considered tight.
- Test all water piping under a 1000 hydrostatic test for a minimum period of 2 hours.
- Contractor shall guarantee all materials and workmanship free from defects for a period of not less than one year from date of acceptance. Corrections of any defects shall be completed without additional charge.
- The contractor shall completely furnish himself/herself with all existing conditions and notify the architect and/or engineer of any changes required due to such conditions, before proceeding with the work.
- Cut all openings and chases required to accommodate the work required and repair all floors, walls, etc. damaged by cuttings. All work done under this heading must conform in every respect to finish and quality of materials and workmanship under appropriate sections of the building.
- Verify all dimension with structure prior to any fabrication or installation.
- All hot and cold water piping below grade shall be type "L" soft temper copper tubing with wrought copper fittings and lead-free solder. Or other approved pipe.
- Provide a 1 1/2" dia. min. water meter connection from street.

ELECTRICAL NOTES:

- These plans and specifications may not show every minor detail for a complete installation but they show the intent of a complete and operating electrical system. Any discrepancies on the bid documents shall be called to ARCHITECT/For Electrical Engineer's attention five days prior to bid opening or commencement of work. Do not scale electrical drawings.
- All work shall be done in accordance with The National Electric Code and all codes, regulations and restrictions having jurisdiction.
- Minimum wire size shall be #14 A.W.G. (residential) and #12 A.W.G. (commercial), excluding conduit and schedule 40 PVC. All other raceways shall comply with governing codes. All PVC shall contain N.E.C. equipment ground wire.
- All raceways underground and/or larger than 2" in diameter shall be galvanized rigid steel conduit or schedule 40 PVC. All other raceways shall comply with governing codes. All PVC shall contain N.E.C. equipment ground wire.
- All raceways and pipes spaced in or thru any concrete slab shall be spaced a minimum of 3 diameters of the largest raceway.
- Disconnect switches shall be H.P. rated, heavy-duty, quick-make, quick-break enclosures as required by exposure.
- Outlet boxes shall be plastic in dry locations. Cast alloy with threaded hubs in wet and damp locations and special enclosures for other classified locations.
- Motor starters shall be manual or magnetic with overload relays in each hot leg.
- Electrical system shall be grounded. Provide proper size and type of protection devices to match equipment being installed.
- Load data is based on information given by architect/engineer at time of design. Verify all equipment and panel sizes prior to ordering.
- All materials shall be new and bear U.L. and Union labels, where applicable.
- All work shall be done by a licensed Electrical Contractor in a first class workmanlike manner. The completed system shall be fully operative and acceptable to the engineer/architect.
- Contractor shall coordinated with other trades to avoid interference with progress of construction.
- Contractor shall guarantee all materials and workmanship free of defects for a period of not less than one year from date of acceptance. Corrections of any defects shall be completed without additional charge and shall include replacement or repair of any other phase of the installation which may have been damaged thereby.
- Contractor shall provide required insurance for the protection against public liability and property damage for the duration of the work.
- Contractor shall pay all permits, fees, inspections and testing.
- The electrical installation shall comply with the requirements of the Power Company.
- Circuits shown on plans are to determine load data and panel sizes. The contractor shall provide circuits and required routing of conduits to suit job conditions and balance loads.
- Furnish and install fixtures as called for on plans or as selected by owner.
- Furnish and install disconnect switches, wiring and connections on mechanical systems shown on plans. Controls are to be supplied by Mechanical Contractor and connected by Electrical Contractor.
- Check for any other electrical information that may be covered on other drawings of this set of plans.
- Ground-fault circuit protection all 120V single phase, 15 and 20 AMP outlets installed outdoors, minimum and garage shall have ground-fault circuit interrupter circuit breaker or receptacles.
- All distribution equipment shall have A.C. rating to withstand the available fault current supplied to the project.
- Install facilities for temporary power for construction as required.
- Electrical Contractor shall notify engineer/architect in writing of any conflict and/or discrepancies found with work as shown, specified or implied in these plans, prior to proceeding with work in question.
- Electrical Contractor shall provide surge arresters at each panel. Verify model and type with BUILDER.
- Electrical Contractor shall submit As-Built electrical layout to ARCHITECT within 10 days min. prior to final electrical inspection.
- All outlet boxes for receptacles, t.v. antennas, or telephone jacks, etc. in rated walls must be metal or U.L. rated for use in a (1) one hour fire rated construction.
- All bathroom's and garage outlets to be GFI type.

H.V.A.C. NOTES:

- Drawings are diagrammatic. Do not scale drawings for the exact location of equipment, piping, ductwork and etc.
- These drawings are not intended to show every minor detail, but the contractor shall furnish and install all items required for a complete and acceptable working installation.
- All work shall be performed by a licensed contractor, in a first class workmanlike manner. The completed system shall be fully operable and acceptance by the engineer shall be a condition of the sub-contract.
- Contractor shall pay for all permits, fees, inspections and tests.
- Contractor shall visit the job site and thoroughly familiarize himself with all existing conditions.
- All work shall be coordinated with other trades to avoid interference with the progress of construction.
- All required insurance shall be provided by the contractor for protection against public liability and property damage for the duration of the work.
- The contractor shall furnish all labor, materials and equipment shown or indicated for a complete H.V.A.C. system in strict accordance with these drawings, the Florida Building Code, latest edition with revisions and also the latest edition with revisions of the following publications:
 - A. A.S.H.R.A. mechanical refrigeration
 - B. N.F.P.A. pamphlets 90A, 90B and 91
 - C. H.V.A.C.A.E.
 - D. A.S.H.R.A.E.
 - E. Local, state and national code, rules, regulations and ordinances
- All materials shall be new and bear U.L. labels, where applicable.
- All excavation and backfill as required for the phase of construction shall be a part of this contract.
- Fabricate and install all ducts in strict accordance with the manufacturer's published instructions. Duct sizes are net internal. Ducts for exhaust air of fresh air shall be galvanized sheet metal, or approved equal.
- Submit shop drawings of all equipment and duct layout for general design conformity prior to installation (4 copies).
- Ductwork above roof shall be sheet metal weatherproofed and painted (color shall be selected). Insulation shall be minimum 1" thick R-4 rigid fiberglass on the interior and all ductwork shall be installed in an approved manner.
- Air distribution accessories shall be of aluminum with volume controls as manufactured by "McQuay" or an approved equal. All air devices and diffusers (registers and grills) shall be all aluminum construction with the color of same to be painted to match the color of the ceiling or wall where located. All air devices shall be as shown on schedule or plan. Provide dampers at all diffusers and registers. Provide turning vanes and extractors at all diffusers and registers.
- Refrigerant piping shall be Type "K" copper with wrought copper soldered fittings. Insulate all refrigerant suction lines with "Armaflex" R-4 or an approved equal, unless otherwise noted.
- Where shown and/or noted on the drawings, elbows shall be furnished with approved turning vanes.
- Filters shall be disposable type, unless noted otherwise, located in air handler or at the return air grill. Contractor shall furnish one (1) spare set to owner.
- H.V.A.C. contractor shall furnish and install condensate lines for all air conditioning equipment as shown on the drawings. All condensate lines shall pitch at 1/8" per foot minimum and shall be schedule 40 P.V.C. A.S.T.M. D1785 and D2466 or P.V.C. D.V.A.S.T.M. D2662, latest editions with revisions or an approved equal, and shall be fastened to and installed on P.T. wood sleepers set in pitch plane. Space sleepers as required by the Plastic Pipe Institute for the pipe flowing full of water at 120 degrees F.
- Furnish and install all temperature controls under this contract including humidity controls when applicable. All thermostats shall be set for a 1 degree F temperature swing.
- Mount all thermostats at 4'-0" above floor, unless noted otherwise on the drawings.
- All pitch pans for roof penetrations and roof curbs and supports and all wood sleepers, metal roof curbs and end supports for H.V.A.C. equipment shall be furnished by the H.V.A.C. contractor. All interior and exterior mounted H.V.A.C. equipment shall be securely fastened to place where shown on the drawings as required by the Local Building Code. The H.V.A.C. contractor shall provide shop drawings of all of the above for approval.
- Contractor shall install all equipment and accessories in such a manner that they may be readily accessible for servicing and/or replacement. Where access doors or panels are required, furnish a millicor or an approved equal access door or panel to the general contractor for his installation.

STAIR NOTES:

- STAIRS HAVING FOUR OR MORE RISERS SHALL HAVE HANDRAILS.
- STAIRS GREATER THAN 44" BUT LESS THAN 48" IN WIDTH SHALL HAVE 2 HANDRAILS, ONE ON EACH SIDE.
- PLATFORM STAIRS LESS THAN 44" W/ BOTH SIDES ENCLOSED SHALL HAVE ONE RAILING.
- SAFEGUARDS REQUIRED AT ALL DIFFERENCE IN LEVELS.
- SAFEGUARDS REQUIRED AT ALL STAIRRAIL PICKETS MUST BE 4" OBJECT.
- AREA UNDER BOTH STAIRS MUST BE SAFEGUARDED/BALLING NOT TO EXCEED 6" DIA.
- THE TRIANGLE AREA UNDER BOTH RAISER AND BOTTOM OF STAIRS MUST BE SAFEGUARDED/BALLING NOT TO EXCEED 6" DIA.

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OWNER / DEVELOPER

ARCHITECT

- BARRETT & ASSOCIATES
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