

# GENERAL NOTES

## VISION 1 - GENERAL REQUIREMENTS

CONTRACTORS AND SUB-CONTRACTORS SHALL CONSTRUCT THE BUILDING IN ACCORDANCE WITH ALL CODES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION AND SHALL BE RESPONSIBLE FOR THE SAME. CONTRACTORS AND SUB-CONTRACTORS SHALL COORDINATE WORK AS NECESSARY FOR PROPER COMPLETION OF PROJECT.

ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION BY THE CONTRACTOR AND/OR SUB-CONTRACTOR. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. IF CONTRACTOR AND/OR SUB-CONTRACTOR ELECTS NOT TO VERIFY DIMENSIONS OR NOT TO NOTIFY THE ARCHITECT AND OWNER, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BEAR THE EXPENSE OF THE CORRECTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OR ANY PRODUCT APPROVAL DATA SUBMISSION AND APPROVALS BY BUILDING DEPARTMENT.

CONTRACTOR AND SUBCONTRACTOR SHALL MAINTAIN AND PREPARE AN "AS-BUILT" REDLINE SET OF DRAWINGS. UPON COMPLETION OF PROJECT SUCH DRAWINGS SHALL BE ISSUED TO OWNER.

## VISION 2 - SITE WORK

CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO PERMITTING AND SHALL SUBMIT REPORT TO ARCHITECT AND OWNER. CONTRACTOR SHALL PROVIDE COMPACTION FOR WALKWAYS, FLATWORK AND DRIVEWAYS AS REQUIRED.

THE CONTRACTOR AND ALL HIS SUB-CONTRACTORS SHALL BE HELD TO HAVE VISITED THE SITE OF THE WORK AND TO HAVE EXAMINED THE EXISTING CONDITIONS OF THE SAME AND THE SITUATIONS UNDER WHICH THEY ARE TO WORK AND TO HAVE ACCOUNTED FOR SAME IN THEIR BIDS.

ALL "EXISTING" INFORMATION ON THE DRAWINGS HAS BEEN OBTAINED BY THE ARCHITECT FROM THE OWNER SUCH "EXISTING" INFORMATION SHALL BE CONSIDERED AS SHOWN SCHEMATICALLY ONLY, AND SHALL BE FIELD VERIFIED BY ALL CONTRACTORS TO SIZE, LOCATION AND MATERIAL.

ALL AREAS ADJACENT TO WORK WHICH HAVE BEEN ALTERED AND/OR DAMAGED SHALL BE REPAIRED TO MATCH EXISTING AND/OR FINISH OF NEW WORK.

ALL DEMOLITION AND REMOVAL OF EXISTING UTILITIES, STRUCTURES, PLANNING MATERIALS, ETC., SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL GOVERNING AUTHORITIES.

## VISION 3 - CONCRETE

CONCRETE FINISH SHALL BE LEVEL AND/OR PITCHED PROPERLY. FINISH OF ALL EXTERIOR SURFACE CONCRETE SHALL BE BROOM FINISH.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FLOOR SYSTEM TO THE ARCHITECT AND ENGINEER PRIOR TO START OF CONSTRUCTION FOR THEIR REVIEW AND COORDINATION. IF SUCH SHOP DRAWINGS ARE NOT SUBMITTED TO THE ARCHITECT AND ENGINEER PRIOR TO THE START OF CONSTRUCTION, THE RESPONSIBILITY OF THE COORDINATION AND / OR ANY CORRECTIONS WHICH MAY OCCUR ARE THE RESPONSIBILITY OF THE CONTRACTOR.

THE ARCHITECT AND ENGINEER ACCEPT NO RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF THE APPROVED TRUSS DRAWINGS, AND THE TRUSS ENGINEERING SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, HAS BEEN COMPLETED PRIOR TO THE START OF CONSTRUCTION.

## VISION 6 - WOOD AND PLASTICS

TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, WHICH SHALL INCLUDE TRUSS PROFILES, FRAMING PLAN AND CERTIFICATION BY A FLORIDA REGISTERED ENGINEER, TO THE ARCHITECT AND OWNER. TRUSS MANUFACTURER SHALL NOT START FABRICATION UNTIL REVIEW OF SUCH SHOP DRAWINGS BY THE ARCHITECT AND OWNER IS ISSUED. TRUSS MANUFACTURER IS RESPONSIBLE FOR SUPPLYING THE TRUSS ENGINEERING INDICATING GRAVITY LOADS AND UP-LIFT LOADS AND ENGINEERED TRUSS HARDWARE AND ANCHORAGE REQUIREMENTS FOR TRUSS TO TRUSS CONNECTIONS.

THE TRUSS LAYOUT SHOWN IS SCHEMATIC IN NATURE HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL COMPLY WITH THE FINAL TRUSS DESIGNERS LAYOUT.

THE FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.I. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

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

## VISION 8 - DOORS AND WINDOWS

ALL EXTERIOR WINDOWS AND SLIDING GLASS DOORS WILL HAVE AN APPROVED HURRICANE SHUTTER PROTECTION, OR BE APPROVED HURRICANE WINDOWS AND DOORS.

EVERY BATHROOM DOOR LOCK SHALL BE IN COMPLIANCE WITH NFPA 101 24.2.4.5 AND CLOSET DOOR LATCH PER NFPA 101 24.2.4.4.

NO DOUBLE TWO SIDED LOCKS ON ENTRANCE DOORS.

WINDOW AND DOOR BUCKS ARE CONSIDERED AS FILLERS AND THE WINDOW AND/OR DOOR SHALL BE SECURED TO THE STRUCTURE THROUGH THE BUCKS IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL AND SPECIFICATIONS.

GLASS IN DOORS AND/OR ADJACENT TO DOORS SHALL BE TEMPERED.

CONTRACTOR SHALL PROVIDE FOR PERMIT ALL CODE REQUIRED PRODUCT APPROVALS FOR ALL EXTERIOR WINDOWS AND DOORS.

## VISION 9 - FINISHES

FRONT DOOR (AS MARKED IN FIRST FLOOR PLANS) AND GARAGE DOORS SHALL MEET WIND PRESSURES, IMPACT TEST, WIND CYCLE TESTS, ETC. AS REQUIRED BY GOVERNING BUILDING CODE. THE FRONT DOOR SHALL BE DESIGNATED ON THE FIRST FLOOR PLANS AS THE EMERGENCY EXIT.

ALL EXTERIOR DOORS AND DOOR INTO GARAGE SHALL HAVE WEATHER STRIPPING AND METAL THRESHOLD.

THE SECOND MEANS OF EGRESS SHALL COMPLY WITH NFPA 101 24.2.2.3.3 AND SHALL HAVE A CLEAR MINIMUM OPENING OF NOT LESS THAN 5.7 SQ. FT. (MIN. 20" W/24" H). THE BOTTOM OF THE WINDOW OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. IF WINDOW SILL AT UPPER FLOORS IS LESS THAN 36" ABOVE ADJACENT FLOOR, PROVIDE SAFE GUARD AT 42" ABOVE FLOOR.

## VISION 12 - FURNISHINGS

FINISHES SHALL BE CLASS A, B OR C.

FLOOR AND BASE IN BATHROOMS SHALL BE OF IMPERVIOUS MATERIALS.

ALL STEEL COLUMNS, PLATES AND STEEL ANGLES SHALL BE FACTORY PRIMED. ALL EXPOSED STEEL SHALL BE PAINTED PRIOR TO COVERING UP.

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR SAMPLES FOR OWNERS REVIEW FOR ALL OR ANY CABINERY, BUILT-INS, TRIM, DOORS, WINDOWS, MATERIALS, CUSTOM FEATURES, ETC. THAT ARE SHOWN ON DRAWINGS. ALL INTERIOR WINDOWS, DOORS AND OPENINGS SHALL BE CASED WITH TRIM.

GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATH TUB OR SHOWER SHALL BE SAFETY GLAZING THAT ARE LESS THAN 40" ABOVE THE FLOOR OR THE SUB-OR SHOWER.

## VISION 15 - MECHANICAL

PLUMBING AND HVAC CONTRACTOR SHALL VERIFY ALL LOCATIONS / SIZES OR THEIR OUTLETS, SUPPLIES AND CHASE AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.

HVAC CONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTATION AND PRODUCT SPECIFICATIONS TO OBTAIN A BUILDING PERMIT AND COMPLETE SUCH WORK AS REQUIRED BY F.B.C., RESIDENTIAL 2020 AND THE SPECIFICATIONS.

PLUMBING CONTRACTOR SHALL VERIFY CENTER LINE DIMENSIONS OF ALL FIXTURES THAT HAVE BEEN SPECIFIED BY OWNER AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME, MAINTAIN MINIMUM F.B.C., RESIDENTIAL 2020 CLEARANCES BETWEEN TOILET FIXTURES AND ADJACENT WALL, CABINERY AND / OR PLUMBING FIXTURE.

PLUMBING CONTRACTOR SHALL COORDINATE ALL VERTICAL STACKS TO BE DIVERTED TO THE REAR OF ROOF RIDGE. SUCH VERTICAL STACKS SHALL BE PAINTED TO MATCH ROOFING COLOR.

PROVIDE SHUT-OFF VALVES AT ALL BATHROOMS AS REQUIRED BY F.B.C., RESIDENTIAL 2020 P2903.9.

PROVIDE AIR CHAMBERS AT ALL FIXTURE BRANCHES.

WATER CONSUMPTION IN PLUMBING FIXTURES SHALL COMPLY WITH TABLE P2903.2 OF THE F.B.C., RESIDENTIAL 2020

ALL SHOWERS AND TUB/SOWER COMBINATIONS SHALL BE PROTECTED WITH ANTI-SCALD CONTROL VALVE.

## VISION 16 - ELECTRICAL

ELECTRICAL CONTRACTOR SHALL VERIFY ALL LOCATIONS / SIZES OR THEIR OUTLETS, SUPPLIES AND CHASE AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.

ALL WIRE SIZES BASED ON COPPER.

ALL BATHROOMS, GARAGE, UTILITY ROOM, KITCHEN COUNTER AND EXTERIOR W.P. RECEPTACLES SHALL HAVE G.F.I. CIRCUITS.

ALL SERVICE WIRING SHALL BE COPPER.

ALL FEEDER WIRING SHALL BE COPPER.

PROVIDE W.P. DISCONNECTS AT ALL A/C COMPRESSORS, SPRINKLER PUMPS, POOL PUMPS AND ALL EXTERIOR EQUIPMENT.

WIRE AND BREAKER SIZING FOR ALL APPLIANCES AND EQUIPMENT SHALL BE AS MANUFACTURERS NAME PLATE REQUIREMENTS AND THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY SUCH INFORMATION PRIOR TO INSTALLATION OF ELECTRICAL ROUGH. IF SUCH REQUIREMENTS DIFFER FROM THE PROPOSED ELECTRICAL SCHEDULE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER OF THE DISCREPANCY PRIOR TO ELECTRICAL ROUGH.

ALL LIGHTING ABOVE TUB AND SHOWER SHALL BE WATERPROOF AND VAPOR PROOF. PROVIDE G.F.I.C. IF WITH IN 6" RADIUS OF TOP OF TUB.

CLOSET LIGHTS SHALL COMPLY WITH N.E.C. ARTICLE 410-14.

- MINIMUM 22,000 AIC RATING FOR ALL SERVICE EQUIPMENT.
- CIRCUIT FOR SMOKE DETECTOR SHALL BE ON THE LIGHTING CIRCUIT OF KITCHEN OR BATH.
- BRANCH CIRCUITS THAT SUPPLY 15-20amp RECEPTACLES INSTALLED IN BEDROOMS MUST BE PROTECTED BY AN AFCI BREAKER.

# ADDITIONAL NOTES

**1.01 ARCHITECT'S STATUS:**

A- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

B- AS INSTRUMENTS OF SERVICE, THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

**1.02 GENERAL CONTRACTOR AND SUBCONTRACTORS:**

A- CONTRACTORS SHALL CARRY LIABILITY INSURANCE, TERMS AND LIMITS AS DIRECTED BY THE OWNER, AND SHALL FURNISH THE CERTIFICATES OF INSURANCE UPON BID ACCEPTANCE

B- BY ACCEPTING THIS WORK, THE CONTRACTORS AGREE THAT THE OWNER, ARCHITECT, AND ENGINEERS SHALL BE HELD HARMLESS AND NOT LIABLE FOR ANY INJURIES OR PROPERTY DAMAGE RESULTING FROM ANY OF THE CONTRACTORS' OPERATIONS.

C- EACH TRADE, MANUFACTURER AND/OR SUPPLIER SHOULD UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY QUESTIONABLE OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO ARCHITECT'S ATTENTION FOR CLARIFICATION. THE ULTIMATE RESPONSIBILITY OF ALL TRADES, MANUFACTURERS AND / OR SUPPLIERS IS THEIRS IF THE INFORMATION IN QUESTION IS SHOWN CLEARLY OR HAS BEEN ADDRESSED AS REQUIRED PRIOR TO COMMENCING THE WORK.

**1.03 CODES:**

A- ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING F.B.C. 2020 AND ALL APPLICABLE STATE, CITY AND COUNTY BUILDING ZONING, ELECTRICAL, MECHANICAL AND PLUMBING ADDENDUM, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

**1.04 PERMITS:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

**1.05 JOB CONDITIONS:**

A- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND / OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.

B- DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS.

C- IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUB-CONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D- TAKE FIELD MEASUREMENTS FOR ALL OFF SITE MANUFACTURED ITEMS SUCH AS DOORS, WINDOWS, MILLWORK, SKYLIGHTS, GRILLES, RAILINGS, ETC.

**1.06 CLEAN UP:**

A- THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

**1.07 REPAIR / REPLACEMENT:**

A- THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGE BY THE PROCESS OF NEW CONSTRUCTION AND SHALL FINISH ALL PATCHWORK AND REPAIRS TO MATCH EXISTING ADJACENT AREAS AND SURFACES.

**1.08 SHOP DRAWINGS:**

A- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECTS REVIEW PRIOR TO FABRICATION AND COMMENCEMENT WITH THE WORK.

B- THE APPLICATION, INSTALLATION AND USE OF ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED INSTRUCTIONS.

**1.09 CHANGE ORDERS:**

A- ALL CHANGES TO THE DRAWINGS MUST BE APPROVED IN WRITING BY THE ARCHITECT.

B- THE CONTRACTOR SHALL NOT MAKE ANY MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT

# ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	FOF	FACE OF FINISH	PTN	PARTITION
ADF	ACCESSIBLE DRINKING FOUNTAIN	FOM	FACE OF MASONRY	PLAS	PLATE
ALUM	ALUMINUM	FOS	FACE OF STUD	PL	PLASTIC
<	ANGLE	FIN	FINISH	PLWD	PLYWOOD
APPROX	APPROXIMATE	FE	FIRE EXTINGUISHER	PT	PRESSURE TREATED
ARCH	ARCHITECT	FR	FIRE RATED	R	RADIUS
@	AT	FRT	FINISH FLOOR ELEVATION	RL	RAIN LEADER
BRG	BEARING	FLR	FLOOR	REIN	REINFORCING
BLK	BLOCK	FD	FLOOR DRAIN	RA	RETURN AIR
BLKG	BLOCKING	FDN	FOUNDATION	RD	ROOF DRAIN
BD	BOARD	FV	FIELD VERIFY	RS	ROOF SCUPPER
BLDG	BUILDING	GALV	GALVANIZED	RTU	ROOF TOP UNIT
CLG	CEILING	GA	GAUGE	RM	ROOM
CH	CEILING HEIGHT	GC	GENERAL CONTRACTOR	RO	ROUGH OPENING
CL	CENTER LINE	GB	GYPSPUM BOARD	SCHED	SCHEDULE
	CHANNEL	HC	HANDICAPPED	SECT	SECTION
CLR	CLEAR	HWC	HANDICAPPED WATER CLOSET	SHT	SHEET
CO	CLEAR OPENING	HDW	HARDWARE	SIM	SIMILAR
CR	COLD ROLLED	HT	HEIGHT	SCW	SOLID CORE WOOD
COL	COLUMN	HM	HOLLOW METAL	SPEC	SPECIFICATIONS
CONC	CONCRETE	HORIZ	HORIZONTAL	SQ FT	SQUARE FOOT
CD	CONDENSATE DRAIN	HR	HOUR	SS	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	HR	HOUR	STL	STEEL
CONN	CONNECT / CONNECTION	INSUL	INSULATION	STRUCT	STRUCTURAL
CONT	CONTINUOUS	INT	INTERIOR	SUSP	SUSPENDED
CONTR	CONTRACTOR	J	JOINT	TEMP	TEMPERED
CJ	CONTROL JOINT	LAM	LAMINATED	THK	THICKNESS
DECOR.	DECORATOR	LAV	LAVATORY	TH	THRESHOLD
DTL	DETAIL	LP	LIGHT POLE	TOM	TOP OF MASONRY
DIAG	DIAGONAL	MH	MANHOLE	TOS	TOP OF STEEL
DIA.	DIAMETER	MFD	MANUFACTURED	TOW	TOP OF WALL
DWG(S)	DRAWING / DRAWINGS	MFR	MANUFACTURER	TOW	TOP OF WALL
EA	EACH	MASRY	MASONRY BLOCKOUT	TS	TUBE STEEL
EW	EACH WAY	MO	MASONRY OPENING	TYP	TYPICAL
EWC	ELECTRICAL WATER COOLER	MAT	MATERIAL	U.O.N.	UNLESS OTHERWISE NOTED
ELV	ELEVATION	MAX	MAXIMUM	URN	URNAL
ERD	EMERGENCY ROOF DRAIN	MTL	METAL	VTR	VENT THROUGH ROOF
EQ	EQUAL	MIN	MINIMUM	VERT	VERTICAL
EQUIP	EQUIPMENT	MR	MOISTURE RESISTANT	WH	WATER HEATER
EF	EXHAUST FAN	MTD	MOUNTED	WWF	WELDED WIRE FABRIC
EXIST	EXISTING	NIC	NOT IN CONTRACT	W/	WITH
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	WD	WOOD
EXT	EXTERIOR	NO	NUMBER		
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	OC	ON CENTER		
		OPP	OPPOSITE		
		OD	OUTSIDE DIAMETER		



# PROJECT DESCRIPTION

**SCOPE OF WORK:**

OFFICE BUILDING:  
ONE STORY, OCCUPANCY B, CONSTRUCTION TYPE V-B, UNSPRINKLERED, 2,596 SF  
NEW CONCRETE MASONRY UNIT (CMU) STRUCTURE:  
RISK CATEGORY II

**APPLICABLE CODES:**

2023 FLORIDA BUILDING CODE (FBC): BUILDING  
2023 FBC - MECHANICAL  
2023 FBC - PLUMBING  
2023 NATIONAL ELECTRICAL CODE  
2023 FLORIDA ENERGY EFFICIENCY CODE (CHAPTER 13 FBC)  
ASCE/SEI 24-14 FLOOD  
NFPA 101-2024 IFPC SEVENTH EDITION

**APPLICABLE NFPA CODES:**

NFPA 101: 2024 6TH EDITION  
FLORIDA FIRE PREVENTION CODE 7TH EDITION 2023

# PROJECT TEAM

<b>ARCHITECTURE</b>	<b>NEST PLANS INC.</b> 4823 NW 66TH AVENUE FORT LAUDERDALE, FL 33319 PHONE (954) 298-2540 ARCHITECT OF RECORD: GERALD BELGRAVE AR0015085
<b>CIVIL:</b>	<b>GATOR ENGINEERING SERVICES</b> 11390 TEMPLE STREET COOPER CITY, FLORIDA 33330 PHONE (954) 865-0641 gator_ec@bellsouth.net ENGINEER OF RECORD: REGINA BOBO-JACKSON
<b>LANDSCAPE:</b>	<b>THOMAS WHITE</b> 5130 N. FEDERAL HIGHWAY SUITE 1 2600 NE 27th AVENUE FORT LAUDERDALE, FLORIDA 33306 CONTACT: THOMAS WHITE PHONE (954) 566-0989 twhite@bellsouth.net
<b>MEP:</b>	<b>BACH DESIGN ENGINEERS</b> 5130 N. FEDERAL HIGHWAY SUITE 1 FORT LAUDERDALE, FL 33308 PHONE (954) 461-4314 ENGINEER OF RECORD: VIET BACH NGUYEN P.E. # 69753

# SHEET INDEX

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WORKSHOWN AND AS NOTED TO BE ACCURATE AND WERE CREATED, DRAWN AND CHECKED BY THE ARCHITECT AND PROPERTY OF THIS OFFICE AND PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

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THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND / OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS.

IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUB-CONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

TAKE FIELD MEASUREMENTS FOR ALL OFF SITE MANUFACTURED ITEMS SUCH AS DOORS, WINDOWS, MILLWORK, SKYLIGHTS, GRILLES, RAILINGS, ETC.

THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

REPAIR / REPLACEMENT:

THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGE BY THE PROCESS OF NEW CONSTRUCTION AND SHALL FINISH ALL PATCHWORK AND REPAIRS TO MATCH EXISTING ADJACENT AREAS AND SURFACES.

SHOP DRAWINGS:

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECTS REVIEW PRIOR TO FABRICATION AND COMMENCEMENT WITH THE WORK.

THE APPLICATION, INSTALLATION AND USE OF ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED INSTRUCTIONS.

CHANGE ORDERS:

ALL CHANGES TO THE DRAWINGS MUST BE APPROVED IN WRITING BY THE ARCHITECT.

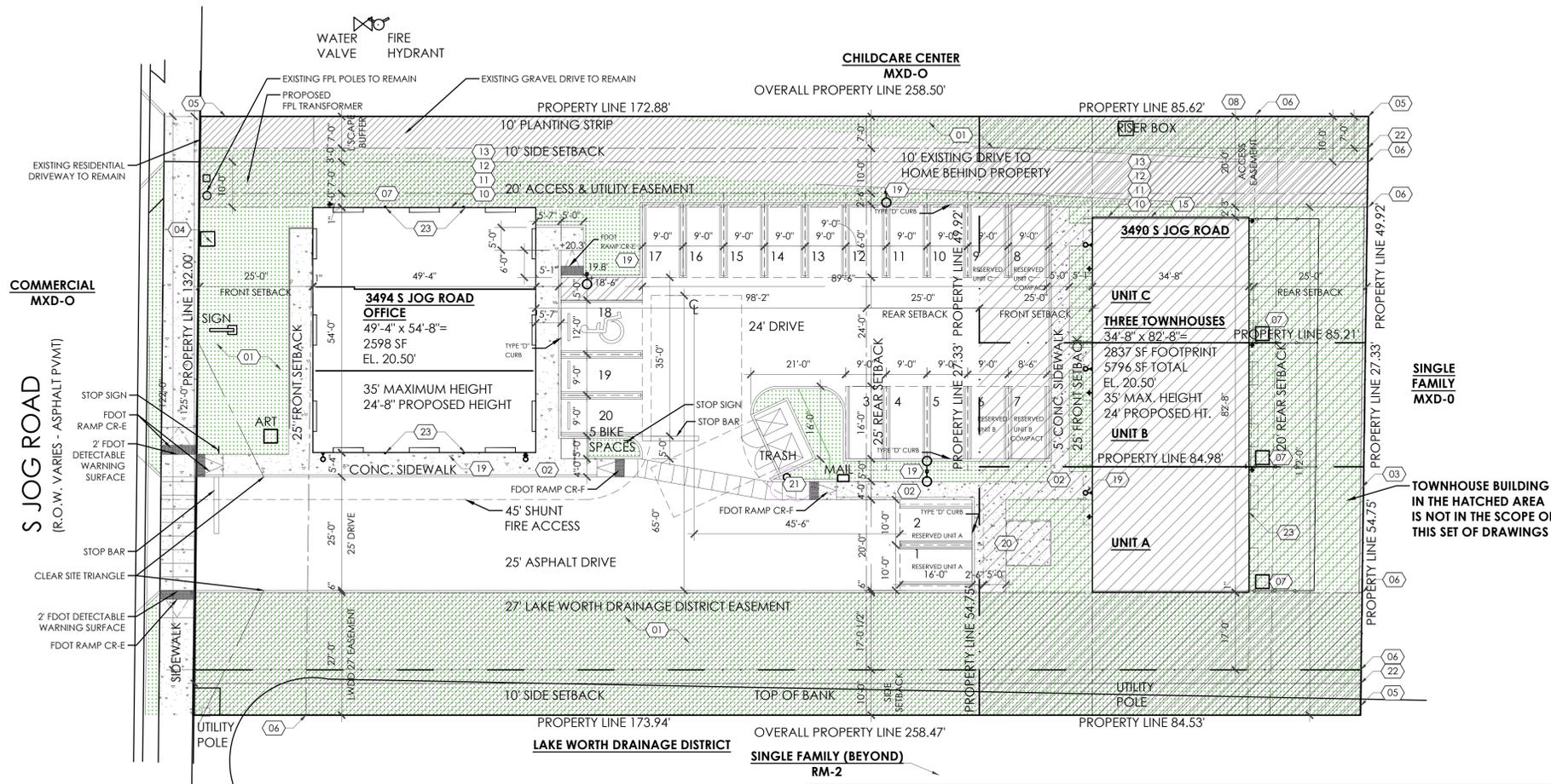
THE CONTRACTOR SHALL NOT MAKE ANY MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT



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OFFICE DEVELOPMENT  
3494 SOUTH JOG ROAD  
GREENACRES, FLORIDA 33467

Job No:	NEST - 2305
Date:	09/17/24
Drawn by:	SKG
Checked by:	SAR
PERMIT DRAWINGS	
COVER SHEET	
<b>CS</b>	



**1 OVERALL SITE PLAN**  
 SP-1 scale: 1/16" = 1'-0"  
 N

**SITE PLAN KEY NOTES**

- SOD / LANDSCAPE IN THIS AREA. SEE LANDSCAPE PLAN, SHEET LP-1, FOR SPECIFICATIONS
- CONCRETE SIDEWALK
- NOTES NEW CONCRETE FENCE. REFER TO SHOP DRAWINGS
- NEW 1" WATER METER IN EXISTING LOCATION - REFER TO DETAIL 1/SP2 FOR MORE INFORMATION
- NOTES PROPERTY LINE - SEE SITE PLAN LEGEND
- NOTES REQUIRED SETBACK LINE - SEE SITE PLAN LEGEND
- NEW A/C CONDENSING UNIT LOCATION ON 4" CONC. PAD - SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
- 4" SANITARY LINE TO MAIN. CONTRACTOR TO VERIFY LOCATION IN FIELD. REFER TO SHEET SP-2 FOR NEW LATERAL ON EXISTING WASTE WATER DETAIL.
- PROPOSED 6" CLEAN OUT LOCATION. SEE TYPICAL CLEAN-OUT INSTALLATION DETAIL 6/SP-2 FOR MORE INFORMATION
- NOTES NEW ELECTRICAL METER LOCATION - REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- ELECTRICAL SERVICE ENTRANCE.
- CABLE TV SERVICE ENTRANCE
- TELEPHONE SERVICE ENTRANCE
- UNDERGROUND SLEEVE FOR IRRIGATION LINE, 1" DEEP. CONTRACTOR TO COORDINATE WITH SPRINKLER DRAWINGS. REFER TO LP-1
- TANKLESS WATER HEATER
- LOCATION OF GAS METER
- LOCATION OF GAS LINE OFF STREET
- LOCATION OF UNDERGROUND WATER LINE
- LIGHT POLE OR BUILDING MOUNTED LIGHT
- PERGOLA WITH BENCH SEATING
- DOG WASTE STATION
- 7" LANDSCAPE BUFFER
- CONNECT DOWNSPOUTS TO SITE DRAINAGE

**SITE LOCATION**



	SQUARE FEET	ACRES	PERCENT
BLDG. LOT COVER	6,154 SF	0.141	18.11%
SITE IMPERVIOUS	13,799 SF	0.317	40.62%
SITE LANDSCAPE	14,021 SF	0.322	41.27%
<b>TOTAL</b>	<b>33,974 SF</b>	<b>0.78</b>	<b>100.00 %</b>
<b>TOTAL FLOOR AREA</b>	<b>8,494 SF</b>	<b>0.195</b>	<b>25.00 %</b>

**SITE PLAN INFORMATION - COMMERCIAL**

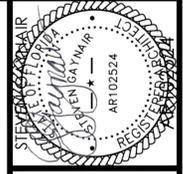
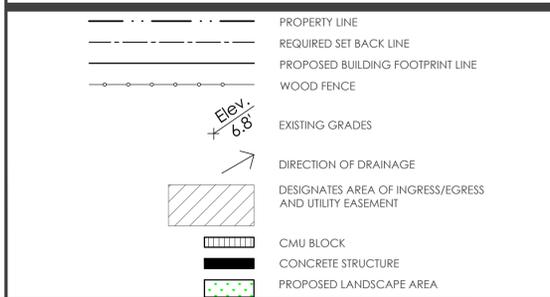
**PROPERTY ADDRESS**  
 3494 S. JOG ROAD - GREEN ACRES - FLORIDA - 33467

**LEGAL DESCRIPTION**  
 A PORTION OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THENCE SOUTH 88°20'39" COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 22-44-42; EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 22 TOWNSHIP 44 SOUTH, RANGE 42 EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 02°07'07" EAST, A DISTANCE OF 132.00 FEET;  
 THENCE SOUTH 88°20'39" EAST, A DISTANCE OF 172.88 FEET;  
 THENCE SOUTH 01°39'21" WEST, A DISTANCE OF 132.00 FEET;  
 THENCE NORTH 88°20'39" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 22,  
 TOWNSHIP 44 SOUTH, RANGE 42 EAST, A DISTANCE OF 173.94 FEET TO THE POINT OF BEGINNING.  
 SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINING 22,889 SQUARE FEET MORE OR LESS.

**SITE PLAN DATA TABLE**

A. CURRENT USE OF PROPERTY AND INTENSITY	VACANT	
B. LAND USE DESIGNATION	MIXED-USE, OFFICE	
C. ZONING DESIGNATION	MXD-O	
D. WATER/WASTEWATER	PALM BEACH COUNTY WATER UTILITY	
E. SITE AREA	22,889 SQ. FT. OFFICE 33,974 SQ. FT. / 0.78 ACRES OVERALL	
F. BUILDING FOOT PRINT COVERAGE	OFFICE: 2,598 SQ. FT. OVERALL: 5,747 SQ. FT. - 16.29 % COVERAGE	
H. NONRESIDENTIAL DEVELOPMENT	OFFICE - 2,598 SF	
I. SHARED PARKING DATA - MXD-O - MIXED-USE OFFICE - Sec. 16-1336		
TOTAL PARKING REQUIRED: TABLE 16-1336(a)		
RESIDENTIAL USES: 3.0 PARKING SPACES PER 4 BEDROOM UNIT		
THREE 4 BEDROOM UNITS: 3 X 3 SPACES PER UNIT = 9 SPACES		
ADDITIONAL .5 SPACE PER UNIT FOR GUESTS		
NUMBER OF GUEST PACES: 3 X .5 SPACES PER UNIT = 1.5 2 SPACES		
BUSINESS OFFICES AND SERVICES:		
1 PARKING SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA		
BUSINESS SPACE: 2,598 SQ. FT. / 200 = 13 SPACES		
TOTAL PARKING SPACES REQUIRED = 24 SPACES		
TOTAL PARKING PROVIDED - ON SITE = 20 SPACES		
HANDICAPPED PARKING REQUIRED: 1 HANDICAP SPACE PER 25 PARKING SPACES		
NUMBER OF HANDICAP PARKING SPACES REQUIRED = 1 SPACE		
HANDICAP SPACES PROVIDED ON SITE = 1 SPACE		
LOADING ZONE: TABLE 16-1336(C) - 1 SPACE FOR 6,000-24,999 SF OF GROSS AREA		
UNDER 6,000 CSF = 0 SPACES		
NUMBER OF LOADING ZONES PROVIDED ON SITE = 0 SPACES		
SHARED BIKE PARKING:		
NUMBER OF PARKING SPACES PROVIDED 20 SPACES		
NUMBER OF BIKE SPACES REQUIRED: 1 PER 20 SPACES, 5 MIN = 5 SPACES		
TOTAL NUMBER OF BIKE SPACES PROVIDED 5 SPACES		
J. FLOOR AREA RATIO: 25%	TOTAL BUILDING SQUARE FOOTAGE / SITE SQUARE FOOTAGE: 8,494 SQ. FT. / 33,974 SQ. FT.	
K. BUILDING HEIGHT: HABITABLE BUILDING HEIGHT COMMERCIAL	0'-0" ABOVE GRADE	
OVERALL HEIGHT COMMERCIAL 24'-8" ABOVE GRADE		
L. STRUCTURE LENGTH:	COMMERCIAL 54'-0"	
M. NUMBER OF STORIES:	COMMERCIAL 1 STORY	
N. SETBACK TABLE REQUIRED VS. PROVIDED		
MXD-O		
DESCRIPTION	REQUIRED	BUILDING PROVIDED
WEST - FRONT	25'-0"	25'-1"
SOUTH - SIDE	10'-0"	27'-1" @ LAKE WORTH DRAINAGE DISTRICT
EAST - REAR	25'-0"	25'-1"
NORTH - SIDE	10'-0"	20'-1" @ ACCESS AND UTILITY EASEMENT
O. VEHICULAR USE AREA	14,821 SF	
P. LOT COVERAGE (ROOF AREA)	5,533 SF	
Q. PERVIOUS / IMPERVIOUS	20,354 SF = 59.9% IMPERVIOUS / 40.1% PERVIOUS	
R. PROPOSED HOURS OF OPERATION ARE	MONDAY - FRIDAY 6AM-8PM	

**SITE PLAN LEGEND**



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REVISIONS

NO.	DATE	DESCRIPTION

Job No: NEST - 2305  
 Date: 07/17/24  
 Drawn by: SKG  
 Checked by: SAR

PERMIT DRAWINGS

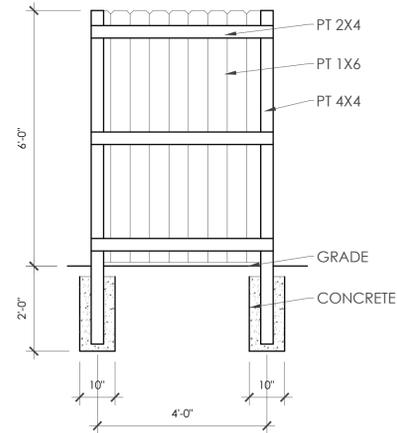
SITE PLAN  
**SP-1**



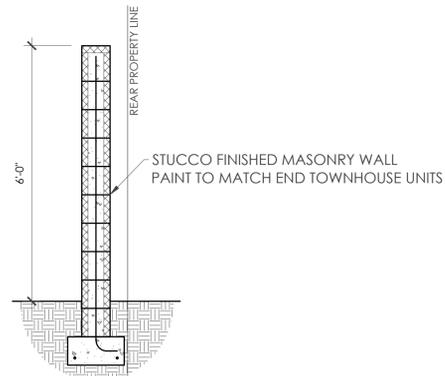


ARTIST: ROBERT CORDISCO  
 LOCATION: PALM BEACH COUNTY, FLORIDA  
 TITLE: METHODIC  
 DIMENSIONS: 82" x 22" x 8"  
 MEDIUM: CLEARCOAT STAINLESS STEEL  
 LOCATION: SEE SITE PLAN

**5 ART IN PUBLIC SPACES**  
 SP-3 scale: NOT TO SCALE

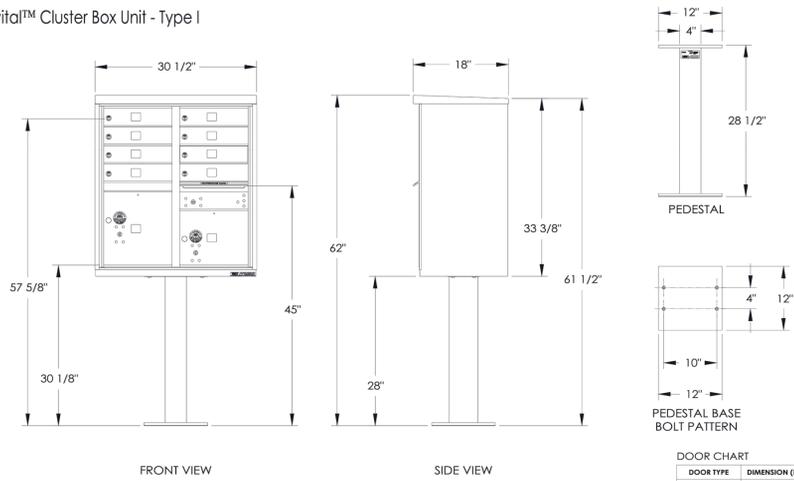


**4 WOOD FENCE**  
 SP-3 scale: 1/2" = 1'-0"



**3 CMU FENCE**  
 SP-3 scale: 1/2" = 1'-0"

**vital™ Cluster Box Unit - Type I**

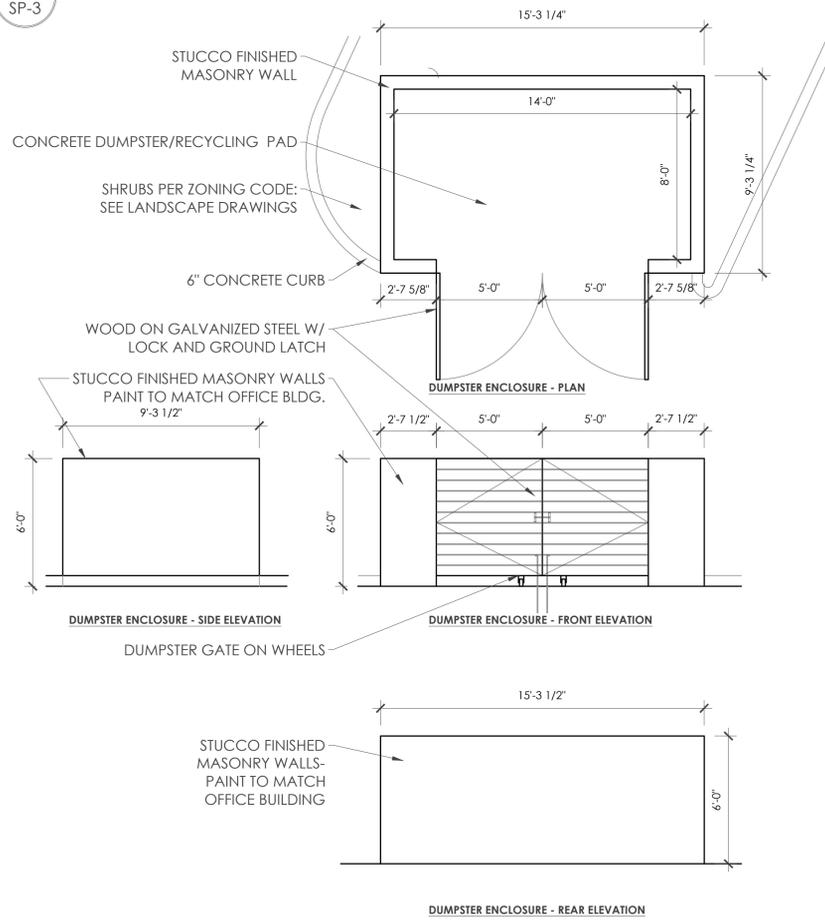


**NOTES:**

1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rudder Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS; License#CDSEQ-08-B-0012

PRODUCT SERIES	vital™ CLUSTER BOX UNIT		
MODEL	1570-8	REV	A
SCALE	NONE	LAST REV DATE	9/26/2012
DRAWING NUMBER	1570-8CS	DRAWN BY	AFD

**2 MAIL BOX**  
 SP-3



**1 DUMPSTER & RECYCLING ENCLOSURE**  
 SP-3 scale: 1/4" = 1'-0"



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NO.	REVISIONS

JOB NO:	NEST - 2305
DATE:	09/17/24
DRAWN BY:	SKG
CHECKED BY:	SAR

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DUMPSTER PLAN

**SP-3**





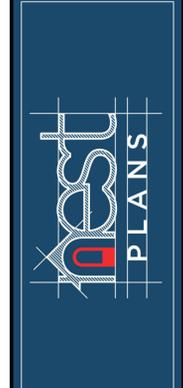


### ELEVATIONS KEY NOTES

-  AW-1 HORIZONTAL WOOD-FINISH AWNING SYSTEM
-  DR-1 IMPACT DOORS - CONTRACTOR TO COORDINATE WITH OWNER
-  RL-1 METAL RAILING
-  SD-1 SCUPPER AND DOWNSPOUT
-  SN-1 STONE VENEER
-  ST-1 PAINTED, LIGHT TEXTURE STUCCO FINISH. CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
-  WD-1 WOOD FINISH VENEER
-  WN-1 IMPACT WINDOWS - CONTRACTOR TO COORDINATE WITH OWNER
-  A/C HVAC CONDENSOR BELOW PARAPET HEIGHT
-  OF SCUPPER OVERFLOW
-  RA ROOF ACCESS LADDER



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Job No: NEST - 2305  
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 Checked by: SAR

PERMIT DRAWINGS

**A-212**

