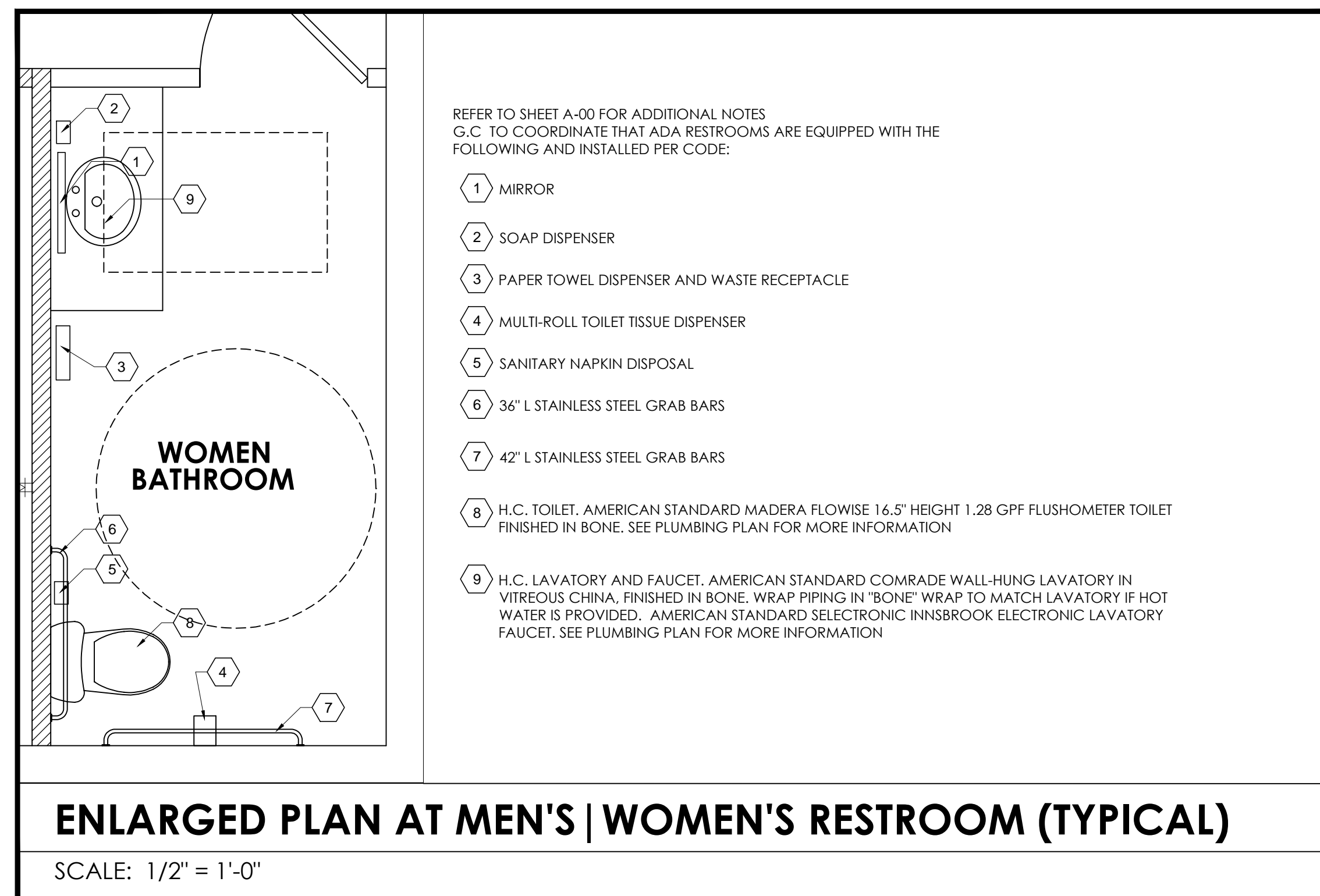
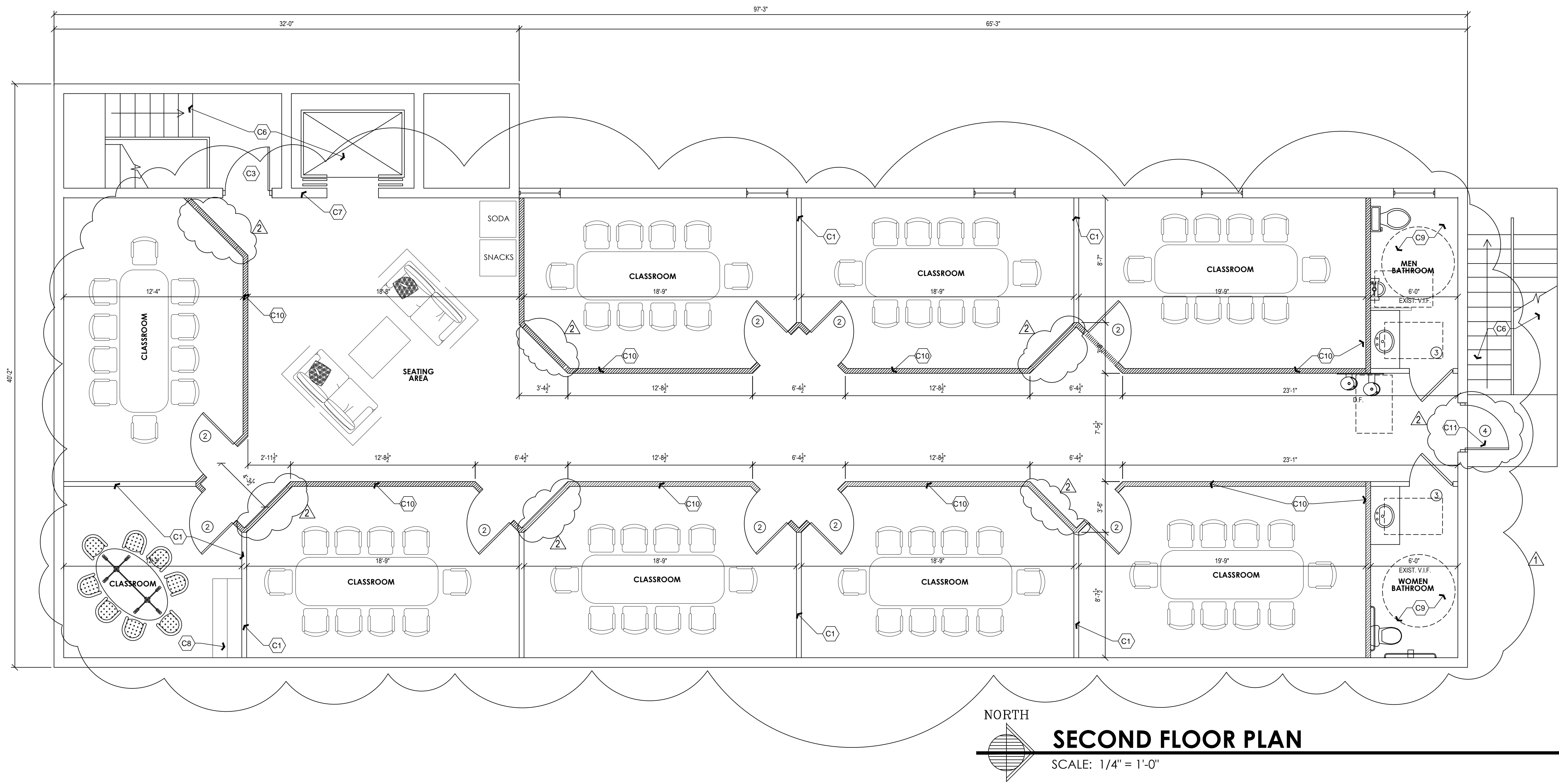


CONSTRUCTION PLAN LEGEND		
SYMBOL		DESCRIPTION
	EXISTING EXTERIOR WALL	EXISTING - NO CHANGE
	EXISTING INTERIOR WALL	EXISTING - TO BE REMOVED
	NEW WALL	DENOTES A 1 HOUR FIRE RATED WALL AS NOTED
	NEW INTERIOR WALL	NEW PARTITION WALL. SEE DESIGNATION FOR DETAIL NUMBER
	KEY NOTE	SEE DEMOLITION NOTES



- REFER TO SHEET A-00 FOR ADDITIONAL NOTES
G.C. TO COORDINATE THAT ADA RESTROOMS ARE EQUIPPED WITH THE FOLLOWING AND INSTALLED PER CODE:
- 1 MIRROR
 - 2 SOAP DISPENSER
 - 3 PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
 - 4 MULTI-ROLL TOILET TISSUE DISPENSER
 - 5 SANITARY NAPKIN DISPOSAL
 - 6 36" L STAINLESS STEEL GRAB BARS
 - 7 42" L STAINLESS STEEL GRAB BARS
 - 8 H.C. TOILET, AMERICAN STANDARD MADERA FLOWISE 16.5" HEIGHT 1.28 GPF FLUSHOMETER TOILET FINISHED IN BONE. SEE PLUMBING PLAN FOR MORE INFORMATION
 - 9 H.C. LAVATORY AND FAUCET, AMERICAN STANDARD COMRADE WALL-HUNG LAVATORY IN VITREOUS CHINA, FINISHED IN BONE, WRAP PIPING IN "BONE" WRAP TO MATCH LAVATORY IF HOT WATER IS PROVIDED. AMERICAN STANDARD SELECTRONIC INNSBROOK ELECTRONIC LAVATORY FAUCET. SEE PLUMBING PLAN FOR MORE INFORMATION

- ### CONSTRUCTION PLAN KEY NOTES
- C1 NEW PARTITION. SEE WALL TAG FOR MORE INFORMATION, TYPICAL OF ALL NEW WALLS U.O.N.
 - C2 EXISTING 1 HOUR FIRE RATED WALL. G.C. TO PATCH AND REPAIR AS NEEDED TO MAINTAIN EXISTING FIRE RATING. REFINISH EXISTING WALLS AS REQUIRED TO BE READY FOR FUTURE FINISHES. SEE CONSTRUCTION AND FINISH PLANS REQUIREMENTS.
 - C3 EXISTING EXIT DOOR TO REMAIN. THIS DOOR TO RECEIVE PANIC HARDWARE IF NOT EXISTING DUE TO SECOND FLOOR OCCUPANCY LOAD OF 108 PEOPLE. G.C. TO PREP EXISTING EXTERIOR REAR DOOR FOR NEW PAINT. SEE FINISH SCHEDULE.
 - C4 NEW PAINT GRADE 3'-0" x 7'-0" SOLID WOOD DOOR WITH HOLLOW METAL FRAME. SEE DOOR SCHEDULE FOR MORE INFORMATION.
 - C5 SEE EQUIPMENT PLAN FOR ALL EQUIPMENT IN PRODUCTION AREA. COORDINATE ALL EQUIPMENT WITH VENDOR.
 - C6 EXIST. STAIR & ELEVATOR TO REMAIN - PATCH AND REPAIR AS NEEDED.
 - C7 EXISTING BLOCK WALL. G.C. TO PATCH AND REPAIR AS NEEDED TO MAINTAIN EXISTING FIRE RATING. REFINISH EXISTING WALLS AS REQUIRED TO BE READY FOR FUTURE FINISHES. SEE CONSTRUCTION AND FINISH PLANS REQUIREMENTS.
 - C8 G.C. TO COORDINATE INSTALLATION, PLUMBING AND ELECTRICAL OF NEW MILLWORK. SEE COVER SHEET FOR CONTACT INFORMATION.
 - C9 NEW A.D.A. ACCESSIBLE TOILET ROOM. SEE ENLARGED PLAN ON THIS SHEET AND ACCESSIBILITY REQUIREMENTS FOR COMPLETE MOUNTING REQUIREMENTS AND CLEARANCES. SEE ELEVATIONS FOR MORE INFORMATION.
 - C10 NEW 1-HR. RATED PARTITION. SEE WALL TAG FOR MORE INFORMATION.
 - C11 EXIT DOOR INDICATED TO RECEIVE PANIC HARDWARE DUE TO OCCUPANCY LOAD OF 108 PEOPLE AT SECOND FLOOR.

- ### GENERAL CONSTRUCTION NOTES
1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE, LOCAL, & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
 2. ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
 4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTING UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
 5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
 6. INSULATE EXTERIOR MASONARY WALL WITH MIN. R-4.1 INSUL., EXTERIOR WD. FRAMED WALLS WITH R-19 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
 7. COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES; MIN. SOIL BRG.: 2500 P.S.F.
 8. PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
 9. ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
 10. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THIN" INSULATION.
 11. ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PVC.; OTHER RACEWAYS AS PER CODE REQRMTS.
 12. PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, AND OUTSIDE LOCATIONS.
 13. SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
 14. ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K"; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
 15. PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.
 16. A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

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DRAWINGS ARE SIGNED AND SEALED FOR STRUCTURE ONLY

REVISIONS:
▲ 01-15-13 BLDG. DEPT. REV.
▲ 01-31-13 BLDG. DEPT. REV.

A PROPOSED DESIGN FOR:
AMERICAN ENGLISH EXPERIENCE
201 S.E. 2ND STREET
FORT LAUDERDALE, FL 33301

SECOND FLOOR PLAN

DATE: AUGUST 29, 2012
SHEET: **A-3**
OF