ERCE ST COMMONS

946 PIERCE ST., HOLLYWOOD, FL 33020 I FOLIO NO, 51-42-15-01-3550



PROPERTY INFORMATION

SCOPE: RENOVATION OF 11 UNITS

ADDRESS: 1946 PIERCE ST HOLLYWOOD FL 33020

FOLIO: 51-42-15-01-3550

LEGAL DESCRIPTION: HOLLYWOOD 1-21 B LOT 26,27 BLK 20

ZONING: ND-2 = NORTH DOWNTOWN MEDIUM INTENSITY MULTI-FAMILY DISTRICT

LOT SIZE

10,907 SF

LANDSCAPE/OPEN SPACE

REQUIRED

PROV**I**DED 2,445 SF

SETBACKS: FRONT: 15 REAR: 10 SIDE: 5

BUILDING HEIGHT

FLOOD INFORMATION FLOOD ZONE: X FLOOD MAP: 12011C PANEL DATE: 08/18/2014

CONSTRUCTION TYPE: V-B

OCCUPANCY GROUP: R-3

LEVEL OF ALTERATION: 2

SCOPE OF WORK:

ARCHITECTURAL/STRUCTURAL:
NEW WALL CLADDING ON THE NORTH FACADE COMPOSED
OF NON-BUSTIBLE WOOD-LIKE TILE. SMALL PLANTER ON
THE NORTH FACADE. DECORATIVE COLUMN ON THE
NORTH FACADE CONNECTING TO EXISTING ROOF, UPDATE
KITCHEN CABINETRY AND COUNTERTOPS IN THE SAME

MECHANICAL: TO REMAIN AS IS

ELECTRICAL: LIMITED TO UPDATING EXISTING APPLIANCES IN THE SAME LOCATION.

PLUMBING: LIMITED TO UPDATING EXISTING FIXTURES IN THE SAME LOCATION

VINCINITY MAP



VIEWPOINT MARKERS/ GRIDS

• ELEVATION MARKERS

ABR. SYMBOL

DESCRIPTION/SPEC



BUILDING ELEV.

SECTION MARKERS

ARR SYMBOL DESCRIPTION/SPEC



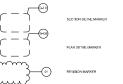
BUILDING SECTION



WALL SECTION 2

Detail Markers

ABR. SYMBOL DESCRIPTION/SPEC



Grids

ABR. SYMBOL DESCRIPTION/SPEC



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STUDIOPATRICKSOARES 4011 W. SAMPLE ROS GLITE 200 COCONUT CREEK, FL 20073 561 803 8396 STUDIOQUPATRICKOSCARES, COM

Project North

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PIERCE ST COMMONS 1946 PIERCE ST #Site Address2 HOLLYWOOD, FL 33020

REVISION HISTORY:

INDEX & DATA

ARCHITECT'S BUILDING NOTES

GENERAL

- The following specifications are minimum requirements to supplement the drawings.
- 1.2 This set of plans has been prepared to comply with the applicable minimum building codes. All work shall be in occordance with applicable national and local codes and conventional guidelines, including the lates supplemental "flurricane" code requirements for Minim-Dode County, (Florida Building Code)
- All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades.

- Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details.
- The Controctor shall field verify all conditions and dimensions prior to submitting bid or starting any work and shall be responsible for all work coordination and materials including that familiated by the auto-controctors. The Architect shall be notified or up and all discrepancies.
- 1.8 The Contractor shall be responsible for all permits, fees, approvals, Insurance, and taxes necessary to the construction of this project.

 1.9 Provide seperate permits as required by the Municipality issuing the General Building Permit (Unincorporated Minimi-Date).
- 1.10 Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Acouracy of survey data is the Dwner's responsibility.
- Is the Overfix responsibility.

 It cleaved Contracts and unity with all utility composites the contract of the
- from agencies having principles.

 12. Gamed Controls and Dunish a compele set of drasings and
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- 1,13 General Contractor shall coordinate all trades before placing any
- concreta. Scatisting and removal of forms shall be performed by the general Contractor in a safe manner, in accordance to load one detailed codes, and the established coverption procedures. This work is the responsibility of the General Contractor. General Contractor and conditional thickness of purities to accommodate mechanical, plumbling, and electrical work. Dimensions shown on plans are convenient.
- Lumber used for joists, rafters, columns, beams, and/or other structural members shall be a stress grade not less than 1000 p.s.i. nominal extreme fiber stress in bending.
- 1.17 Lumber used for studs in interior non bearing partitions shall be a stress grade not less than 225 p.s.l. nominal extreme fiber stress in bending. (TYP. @ DOOR OPENINGS)
- General Contractor shall provide continuous coulk and seciant around all exterior openings to prevent water penetration and air leakage in accordance with the South Florida Building Code
- 1.19 For standard construction details not shown on the drawings General Contractor shall consult the Architect and/or proceed in accordance with the applicable cades and established good standard building practices.
- The Architect makes no guarantee or warranty for products names by trade names, manufacturer or other reference in these documents.
- nomes by toose norme, monitorium or other inference in forestructure shall proceed in occordence with the official devaluage aperiorie by the building official having schizolitic devaluage aperiorie by the building official having schizolitic control of the special schizolitic control of the spe
- 1.23 All debris should be removed from premises and all areas shall be left in clean (broom) conditions at all times.
- The contractor shall be responsible for and shall replace contractor shall be presented for and shall replace condy any faulty, improve or inferior material or workmanship or any damage which appears within one(1) year after the completion and acceptance of he work by the owner and lessance of a county certificate of completion.
- Contractor shall submit Elevation Certificate to Flood Plain
 Administrator upon placement of the lowest floor and prior
 to final building inspection.

2. SITE WORK

- 2.1 The Contractor shall be responsible for compliance with all setback
- 2.2 The Centroctor is couldned to verify any existing conditions which are the control of the conditions of the condition which are not noted on the devaluation of verification from its endowed or described by all of violation and verification from its endowed or described by all o's violation and verification from its endowed or described by all o's violation and verification from its endowed or described by all o's violation.
- 2.3 Electrical power, telephone, acts, water and sever shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the utility companies.
- 2.4 The Contractor shall remove all construction debris and provide and Install clean fill as shown on the site plan, leaving the site uniformly and finely anded.
- 2.5 The base for exterior pavel surfaces shall be in occardance with the architectural and landscape drawings. Refer to details for installation or powers. Exterior powerent shall slope uniformly at 1/8" per foot gway from doors or as noted in plans.

- 2.6 All uncemented powers and stones shall be thoroughly embedded in the ground to prevent dislodging by wind.
- 2.7 The Contractor is responsible for the demailtion, clearing, grabbing, grading, and preparation for work for all areas identified for such work on the Demailtion Plan.
- 2.8 All uncomented povers and stones shall be thoroughly embedded in the ground to prevent dislodging by wind.
- 2.9 The contractor shall be responsible for the complete security of the site while job is in progress and until job is complete.
- 2.10 The Contractor is responsible for the disposal of all demolished elements including but not limited to existing house, concrete patios foundations, septic tank and leach field. 2.11 Refer to demotition and site plan for the relocation of existing trees, for the removal and disposal of existing trees, and other existing site elements.
- 2.12 When applicable, provide separate permit for septic tank with cert. P.C.A.
- 2.13 Construction fence must have wind scree

3. CONCRETE

- All installers shall comply with local and state building codes if more stringent than the following provisions.
- 3.2 Structural shall be worked together with Architectural, Air Conditioning, Mechanical and Electrical crowings to locate operaced alobs, drains, outlets, recesses, openings, regists, sleeves, etc. Discrepancies shall be consulted with the Architect before proceeding with the work.
- 3.3 Concrete slobs on fill shall be poured on 7 mil. visqueen vapor barrier on top of sand thoroughly maistened immediately before processes in page 1.
- 3.4 All concrete work shall be in accordance with A.C.I. 301 unless otherwise noted,
- Concrete slabs shall be free of grooves and depressions
 Exterior slabs shall be light broom finish; interior slabs shall be steel travel finish unless noted atherwise.
- Concrete shall be placed in a checkerboard sequence ead segment of which shall not exceed a maximum area of 625 sq. ft. or 30 linear feet in any one direction.
- 3.7 Add mixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects.
- 3.8 Position, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers, and hangers as required.
- 3.9 Set and build into work anchorage devices and other embedded items required for work attached to, or supported by cast in place concrete.
- 3.10 Minimum coverage for reinforcing shall conform to A.C.I. 318-89. 3.11 Consolidate concrete using mechanical vibrating equipment with hand rodding and tamping, so that concrete is worked around reinforcement.
- PRECAST STONE
 A. Shop Drowinger Submit cutting and setting drowings
 indecings after, dimensions, sections, and profits of
 indecings after, dimensions, sections, and profits of
 indexing after, dimensions, sections, and profits
 incharing and bonding stonesers; and details showing
 relationships with, attachment to, and reception of, relawork.
- B. Samples: Representative samples of stone shall be submitted for architects approval
- 3.13 These notes and specifications are supplemented by specific structural notes in the structural drawings.
- 3.14 Contractor to provide finish sample for exposed board formed and smooth concrete finish for Architects approval.

4. MASONRY

- 4.1 All work shall be in accordance with applicable national and local codes and conventional guidelines, including the lotest supplemental "Hurricone" code requirements for Micmi-Dade County.
- 4.2 The Contractor shall be responsible for quality central of m construction which shall be plumb and square and shall me full—time continuous supervision of masonry work, including not limited to), dowel setting, block laying, bor setting, and grouting.
- Concrete masonry units for load bearing walls shall conform to A.S.T.M. C-90. All other mosonry units shall conform to A.S.T.M. C-129. Bearing masonry shall be constructed prior to the concrete structure obove being pour
- 4.4 Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units.
- 4.5 Provide special shapes as required for lintels, corners, jambs, sash, control joints, headers and bond beams.
- 4.6 Mortor shall be type M or S per A.S.T.M. C=270.
- 4.8 Install embedded floshing and weep holes at shelf angles, lintels, ledges and other obstructions to the downward flow of water.
- 4.9 Install vertical and horizontal reinforcing per structural notes and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of 1/4 from masonry.
- 4.10 These notes and specifications are supplemented by specific structural notes in the structural drawings.

5. METALS

- Submit shop drawings and sectional samples for all railing and decorative brackets. Finish to be painted. (Color by Architect.)
- 5.2 Threshold @ exterior doors to be by door manufacturer.
- 5.3 Space metal study o movimum of 24 for, unless otherwise notices align enter trades accountly to the partition logist or half-ord celling. Secure stude to structural elements at all locations. Provide additional forming and blocking or required to support without at openings and outbulk, and also to anchor equipment, shelving, Sutures and Efficient actions, and also to anchor equipment, shelving, Sutures and Efficient actions.
- 5.4 Calvanized stude @ all interior non bearing partitions as shown. Partition walls supporting plumbing fixtures or cabinetry shall be doubled. 2x4 horizontal wood members securely fastened between 2D gauge polyported metal shur.

- 5.6 All Interior partitions shall be made of 25 gauge metal studs at 24° a.c. unless other noted. Use 20 gauge metal studs 16° a.c. at Kitchen and Casets. Consult drawings for partition—to—partition, partition—to—structure, and other general details.
- 5.6 If applicable, all exterior gutter and down spout assembly to be

6. WOOD AND PLASTICS

- If applicable, submit roof truss shop drawings, sealed by an engineer registered in Florida, for review prior to fabrication.
- 6.2 Consult Structural notes on drawings for required information, calculations and certifications, loading requirements, and nating sizes and spacings.
- 6.3 Lumber, including pressure treated, shall be thoroughly seasone and free from warp that cannot be corrected by bridging and nating. Wood shall be installed with the rainbow grain to the nation surface.
- 6.4 Wood in contact with any masonry or lath and at exterior locations shall be pressure treated unless otherwise noted. 6.5 Interior wood door lambs shall be of solid rabbeted construction
- 6.6 Citing, and this sold to lay, Carturo or Operate vector lists and the Switzer of Control or Operate vector lists and the Switzer of Control or of all captored walls and the constructed of Cemen after odding. All exterior word calling shall receive a 1/2" goarder round pressure treated this sit wall receive a 1/2" and are round pressure treated this sit wall then and door and window castles shall be positive, point growth.
 On exterior of week wall 2" x 4" wood 1"m shall purround of windows and others are do correctioned.
- 6.7 Submit exterior trim samples for approval. Contractor to comply with PS 20 "American Softwood Lumber Standard". Submit shop drawings of all cabinetry.
- 6.8 Fabricate all wood trim and casing to profiles and details shown
- 6.9 Condition finish corporary to average prevailing humidity conditions in installation areas prior to installation. 6.10 Install plumb, level, true and in alignment with adjacent materials.
- 6.11 Scribe and cut to fit adjoining work. Miter corners and cope at returns.

7. THERMAL AND MOISTURE PROTECTION

- Deliver roofing materials to project alte in manufacturer's unappended bundles or containers with labels in tact. Handle and store materials at project site to prevent eater damage, statining, or other physical damage. Comply with manufacturer's recommendations for job site storage, handling, and protection.
- 7.2 See architects specifications in project binde
- 7.3 Conform to profiles and sizes shown on the drawings and comply with "Architectural Sheet Metal Manual" for the following: Metal Flashing and Counter flashing Metal Valleys Drip Flashing Laminated Flashing Elastic Sheet Flashing
- 7.4 Coat backsides of sheet metal with 15 mil. sulfur free bituminous coating where required to separate metals from corrosive substrates, including cement materials, wood, or other absorbent materials.
- Anchor work with non-corrosive fasteners, adhesives, setting compounds as recommended by manufacturer of each material. Provide for thermal expansion and building movement.
- 7.6 Seal moving joints with elastomeric joint sealants.
- 7.7 Clean all metals of soldering flux and/or other corrosive substances. Waterlight and weatherproofing performance of flashing and sheet metal work is required.
- 7.8 Provide confinuous nubber waterproof membrane at all wall around garage, relatining walls, moster bathroom shower and garage roof dock. Install per manufacturer's specifications and apply title/stone per Title Council of America stondards. Coordinate with plumbing orawings and provide integer.
- 7.9 Roof covering system must be submitted for city approval prior to instantiation bearing Mamil-Bode County product to the product of the control of the control of the county bull-lin roofing system for concrete decis NOA 80043014 or county-c
- 7.10 Flood openings to be located 1' from the lowest adjacent grade next to building. Openings shall not be less than 3' in any direction in the plane of the wall.
- 7.11 Insulation materials, facings, vapor retarders shall have a flame-apread classification of no greater than 25 and smoke developed index not grater than 450 as per ATSM-84 or UL 273, FBSR 302.10

8. DOORS AND WINDOWS

- Doors, Windows, and railings shall conform to applicable local and national codes and be installed according to and national codes and be insured according to manufacturer's specifications, provide impact protection devices to all class doors and windows to conform with Marni Dade County Control Req.
- 8.2 Interior doors shall be solid hard wood for paint finish, panelized or lauvered, as shown on the drawings and door schedule (Refer to Interior Drawings).
- 8.3 Doors connecting living creas with garage areas shall be 1 hour fire rated.

- Exterior doors and doors to the bathrooms, laundry room and storage clasets shall have thresholds and viryl weather-stripping incorporated into the door jamb.
- Doors and Windows shall be indicated in door and window schedules. Contractor shall provide a Mack-up of one Door and Window with Shap Drawings.
- 8.6 Door handles shall be uniformly installed at $3-4^{\circ}$ from the bottom of the door, unless otherwise noted.
- 8.7 Joints and spaces around windows and exterior doors shall be coulded with polysuifide sealant. Caulding work shall be completed before thish coat of point is applied.
- 8.8 Windows shall be left clean, tight and weatherproof.
- 8.9 Burglar intrusion prevention: All single exterior out-swinging doors to have a lock to be key operated from the exterior with an auxiliary seas but with hard both and insert. Hinges on the exterior swinging doors shall have non-removable hinge joins.
- 8.10 If applicable, exterior hinged shutters shall be wood, apercible, and of flowered dealign. Color and design to be approved by Architect. (Refer to Strutter 01).)
 8.11 For garage door details, see specifications section 08360.
- 8.12 Contractor to include a door, window, and cabinet hardware allowance for both interior and exterior doors. (To be selected by interior Designer & Architect.) 8.13 Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections.
- 8.15 Every closet door latch shall be such that children can ope the door from inside the closet. Every bathroom door lack shall be designed to permit the apening of the lacked door from the cutside in case of an emergency.

9. FINISHES

- 9.1 Gyasum Wall Board (G.W.B.) material shall be 5/8" for walls and cellings. All G.W.B. at bathrooms, and garages shall be molisture resistant "Green Board". Unless otherwise noted.
- 9.2 All exterior surfaces shall be Keystone, wood or a polished, grind, sealed concrete finish. Refer to drawings and specifications.
- 9.3 Floor finish clearances shall allow for various material thicknesses.
- 9.4 Contractor to furnish all plaster from one manufacturer
- Contractor to install, apply, and cure materials in occordance with the Red Book, U.S. Gypsum Lathling and Plaster Handbook.
- 9.7 Contractor to provide a 4'-0"" x 8'-0" on site sample of finished stucce, shawing color, texture, and workmanship for Architect's review prior to commencing with the work.
- 9.8 Contractor to warrant the stucco against check cracking, crazing and delamination for a period of two years from final date of acceptance.
- 9.9 Protect windows, doors and other elements of the work from stucce application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective masking from expansion joints and adjacent surfaces. 9.10 Exterior studeo finish shall consist of a scratch cost and 2 smooth steel trovel finish costs with 12 hours drying interval, comers shall be applied against wood unlers. Test scorpes shall be made for approval by the Architect prior to execution of the work.
- 9.11 Install G.W.B. in maximum practical lengths to spon walls with a minimum number of end butt joints.
- 9.12 Space all drywall screws not more than 16" o.c.
- 9.13 Install metal beads at exposed edges, doors, and corners of G.W.B. finish. Fasten securely. Secure wall board to supporting 9.14 Cut level, square, and tight openings for all fixtures and fittings so that the wall board edges will be concealed by level, square face plates.
- 9.15 Reinforce all wallboard joints and interior corners with joint tape set in joint compound, (except where green board and wonder board are used). Fill all joints, fastener heads, crocks and other depressions with joint company.
- 9.16 Finish smooth and flush so that location of joints, screws, and other items will not be visible after painting. Finish smooth at base so that flooring and base board can finish cleanly against age, board.
- 9.17 Finished wall board surfaces shall have a tolerance within $1/4^{\circ}$ in 8'=0' for plumb, level, warp, and bow.
- 9.18 Use water resistant "green board" for bath oreas and as a substrate for ceramic tile, except in shower areas where "Wonder Board" is to be used as a substrate for ceramic tile.
- 9.19 Room finishes shall be per the room finish schedule. All wall and floor the, stone, marble and mosaic finishes to be and floor the stone, marble and mosaic finishes to be confractor shall be responsible for all tile, attain, marble and mosaic installations, cutting and fitting, field measuring, adhelives, and coment and mortar.
- 9.20 Bailtroom finishes shall be approved by owner & supplied by controctor. Shower shall be tiled to the ceiling, unless shall be approved by the development of the shall be approved by the owner. Contractor shall be responsible for all the installation, outling, field measuring, adhesive, and mortrax.

- 9.24 Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and a smake-developed index no greater than 450 as per ASTM E-84 or UL 273.

- 9.24 Doors, window frames, siding boards, and trim shall be pointed or stained per the finish schedule for Architect's be spray pointed the color of the objects will or celling surface. Wood objects shall be head finished prior to installation.
- Installation.

 9.25 All point & stain shall be the highest quality. Benjamin Moore products unless otherwise noted. All saterior wood to be stained. All interior wood to be pointed, except millhorik or unless otherwise noted on the drawings (Reter to interior drawings).
- 9.26 All bettreen accessories, fatcets, plumbing flatures and decorative light fixtures not yet specified will be selected by Architect/Interior Designer at a later date and installed by the Ceneral Confector.
- 9.27 Contractor to provide all necessary blocking, backing, sleeves, framing or light fixtures, electrical units, A/C equipment, drapery or celling tracks, plumbing equipment, counters, sheries, handals, railinas and all other terms requirement.
- 9.28 Well and ceiling thicknes shall have a tiome spread classification of no greater than 200 and a smoke developed index not greater than 450 as per ASIM E-84 or UL 273. All finishes will be detailed in civision 9 of the architectural specifications.
- All surfaces of masonry walls and wood fences shall be finished the same manner, with the same materials on both sides to have an equal or better quality appearance when seen from adjoining

10. SPECIALTIES

- 10.1 Actual bids and not allowances (except where noted), shall be submitted for the specified items following.
- 10.2 Cabinets shall have concepted hinges. Samples shall be submitted to the Architect for approval after accepton shop drawings and prior to cobinet fabrication. All countertops shall be 36" high unless otherwise noted.
- 3 Countertop and back splash at kitchen and bor top shall be selected by orchitect and interfor designer. Countertop at bor sink and around kitchen sink and all bathroom wrillias shall be cross cut trovertine stone to be provided by the camer as indicated an drawings. Contractor to provide installation of all countertops and back splashes and to supply all necessary materials.

- 10.10 Street well address numbers to be in contrasting color from finish background. Min. 4" high and 1/2" strake width per

11. E□UIPMENT

12. FURNISHINGS

12.1 Furnishings are to be selected, provided, and installed by Owner. See Interior Dwgs, for Room Finish Schedule and

- 13. SPECIAL CONSTRUCTION 13.1 General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations. Subcontract with an experienced state certified pool contractor with a minimum of five years experience installation and reports in the pool industry.
- 13.2 Contractor to submit sample of pool finish and tile grout to Architect for approval. All equipment and shop drawings shall be submitted for architects approval.

14. PLUMBING

- 15.1 The following specifications are minimum requirements to supplement the drowings.

- 15.6 Contractor shall install complete water service, distribution, waste disposed and drainage systems.
- 15.7 Contractor shall provide and install heaters, install fixtures, and faucets specified in the schedule and include the necessary handware for their proper use.
- 15.8 Contractor shall provide necessary sleeves, pipe connections and clean-cuts for connection to future municipal sever system.
- 15.11 Contractor shall provide and install A.C. equipment as specified in the schedule and air distribution and plaing as shown in the drawings.
- 15.12 Locations of all grilles and registers shall be verified with the Architect prior to installation.
- 15.13 Air distribution devices shall be aluminum construction with opposed blade damper and equalizing grid <u>Htus</u> or equal with adjustable lowers.
- 15.14 Thermostats shall have a sub-base with heat-off-cool and for weitches. 15.15 Air conditioning grilles shall be pointed to match adjacent surfaces.

- 16.1 The following specifications are minimum requirements to supplement the drowings.
- 16.3 Drawings indicate location of equipment, runs, and autiets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be natified of such modifications prior to the execution of work.
- 15.4 Contractors shall coordinate their work with the work of other trades prior to execution of their work.
- 16.6 Contractors shall obtain the appropriate inspector's acceptance of their work.
- 16.8 Contractor shall provide relays as required for the thermostat control; shall provide empty circuits and boxes for the telephone and filter optic cables and provide wiring to the appropriate locations.
- 16.11 Locations of all electrical switches, outlets, telephone and T.V. jacks shall be marked for verification by the Architect prior to
- 16.12 Contractor to Install paddle fans at locations indicated on the plans. 16.13 Alorms and Detectors: Refer to electrical sheets, E series, for all caron monoxide and smoke alorms.

14.1 All plumbing fixtures, faucets and fixture fittings shall be in compliance with standards as per FBC P 2708.1.

15. MECHANICAL

- 15.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.
- 15.3 Drawings indicate location of equipment, runs, and autiets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
- 15.4 Contractors shall coordinate their work with the work of other trades prior to execution of their work.
- 15.5 Contractors shall obtain the appropriate inspector's acceptance of their work.

- 15.10 Refer to schedules for fixture types, specifications, and locations.

- 15.16 Interior of duct boots to be pointed flat black. All labor, equipment and materials shall be warranted for one year after final acceptance of work.
- 15.17 Air exhaust and intoke openings which terminate at outdoors shall be protected with corrosion-resistant screens, louvers, or grilles with openings between X-and M-1 FBCR 303.5

16. ELECTRICAL

- 16.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.
- 16.5 Contractor to coordinate & provide allowance for Lutron Lighting System.
- 16.7 Contractor shall provide and install complete electrical service of the proper capacity according to the drawings.
- 16.9 Smrkoe work including ordering and receiving equipment shall conform to the requirements of the food selectric utility. Panel boards shall be of the chard breader spike. All described were shall be grounded. All on site electrical service shall be incorted underground and coerdinated with existing Farded Power and Light service and lines. New service shall be routed from the rearry yet electrical service.
- 16.10 Switches, outlets, and plates shall be specified by the Architect. Switches shall be alent rocker type.

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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible to confirming and correlating dimensions at the job site. The Archibect will not be responsible for construction means, melhods, techniques, sequences, or procadures, or for safety precautions am programs in connection with the project.

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REVISION HISTORY

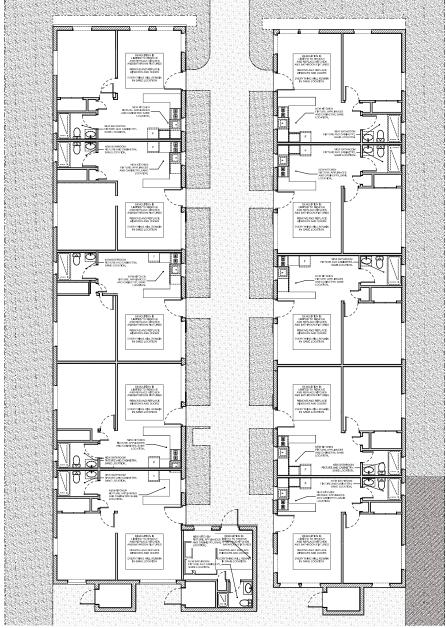
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GENERAL NOTES

DEMOLITION NOTES:

- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF EXISTING SLAB AND STRUCTURAL MEMBERS.
- CONTRACTOR SHALL PATCH, REPAIR, AND REPLACE ANY DAMAGE TO EXISTING MATERIALS TO BE RETAINED.
- CONTRACTOR TO PROVIDE SHORING OF EXISTING STRUCTURAL MEMBERS PRIOR TO REMOVING AND ERECTING ANY NEW STRUCTURAL MEMBERS.
- CONTRACTOR SHALL PROVIDE TEMPORARY CLOSING OFF OF ALL NEW AND EXISTING OPENINGS DURING CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL EXISTING ABANDONED PIPING, WIRE, SOFFIT, WINDOWS, DOORS, AND WHERE



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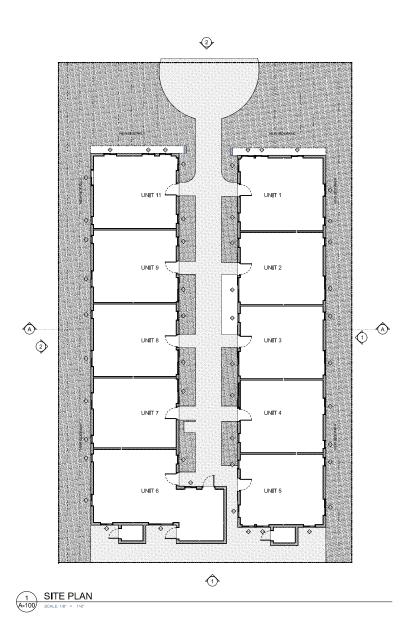
1946 PIERCE ST #Site Address2 HOLLYWOOD, FL 33020

REVISION HISTORY

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DEMOLITION PLAN



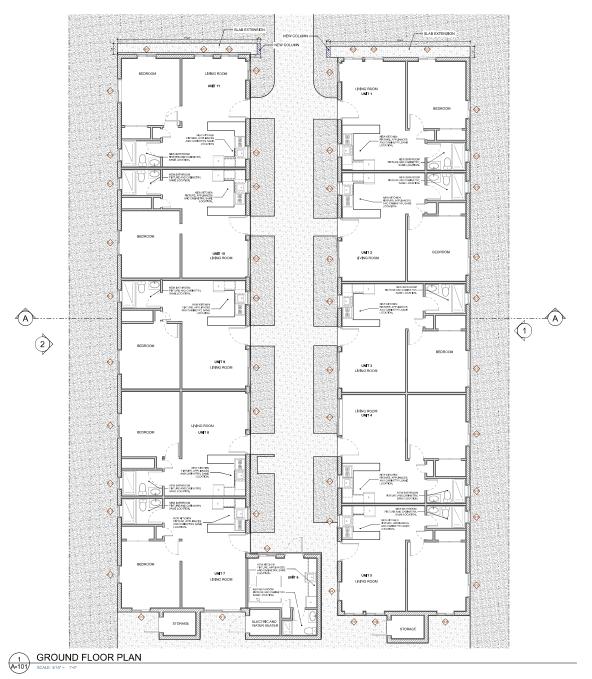
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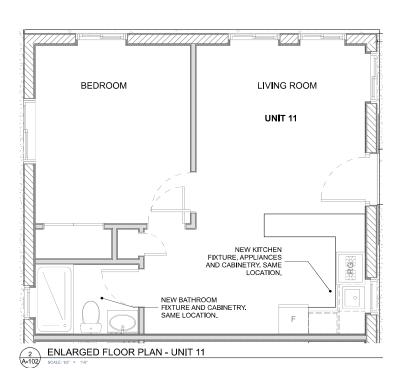
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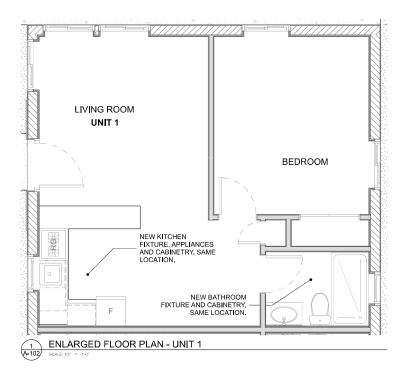
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FIRST FLOOR PLAN





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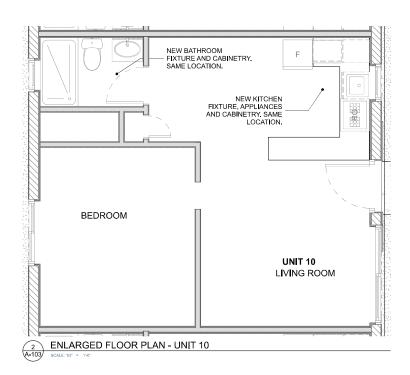
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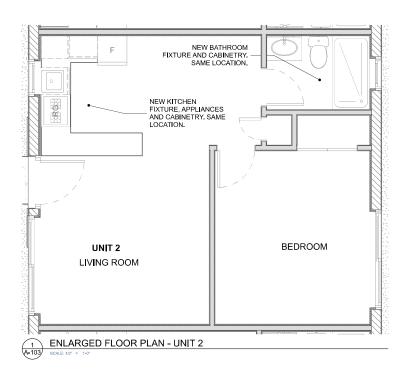
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REVISION HISTORY:

ENLARGED FLOOR PLANS





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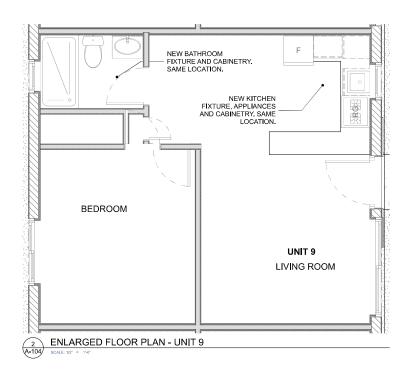
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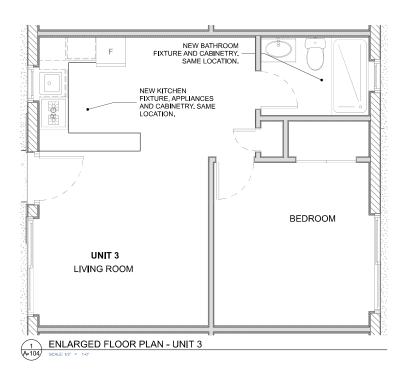
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The General Contractor is responsible to confirming and correlating dimensions at he job site. The Architect will not be responsible for construction means, methods, lectriques, sequences, or orocadures, or for safety precautions and programs in connection with the project.

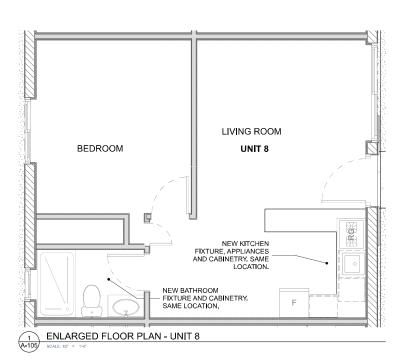
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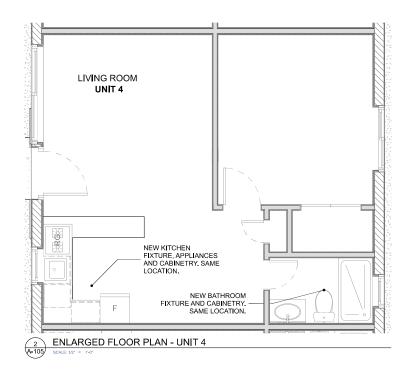
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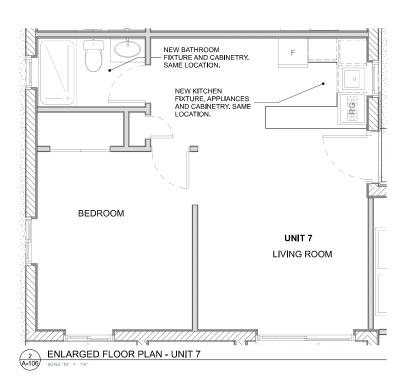
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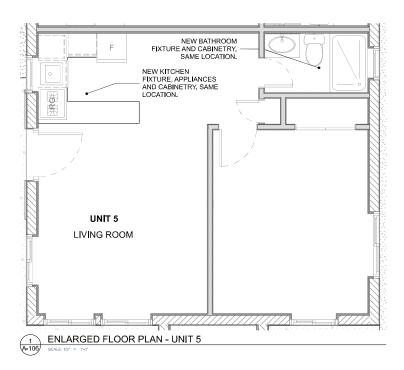
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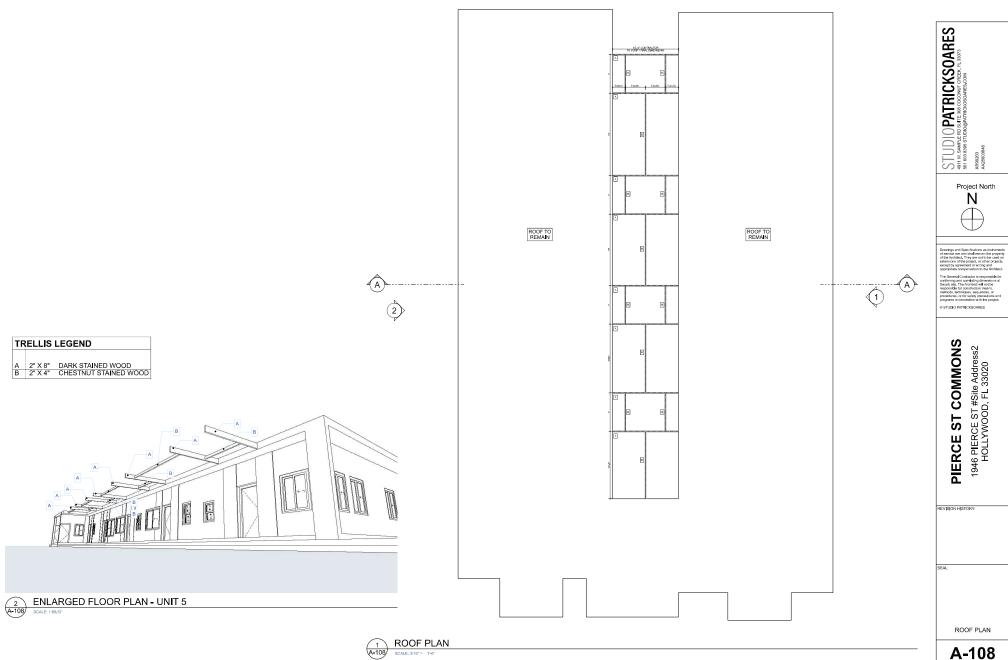
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ENLARGED FLOOR PLANS



• MATERIALS LEGEND

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NEW COLUMN W/ SMOOTH STUCCO PAINT TO MATCH EXTERIOR (SEE STRUCTURALS) 1

NON-COMBUSTIBLE WOOD-LIKE TILE (OWNER TO SELECT FINAL FINISH) 2

NEW SLAB EXTENSION (SEE STRUCTURALS)

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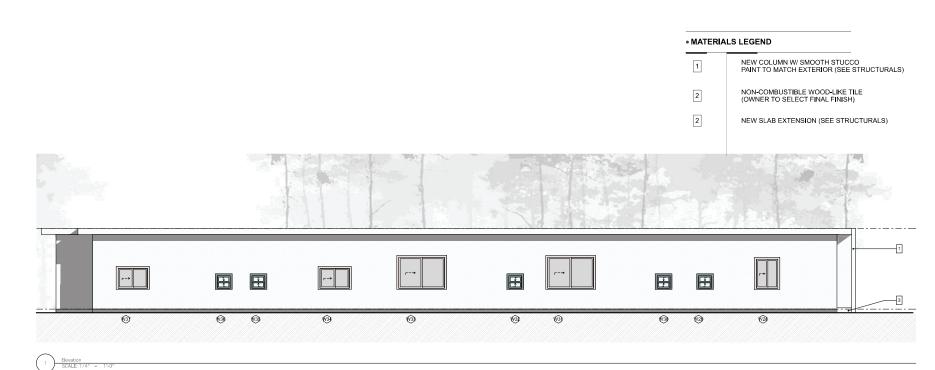
REVISION HISTORY:

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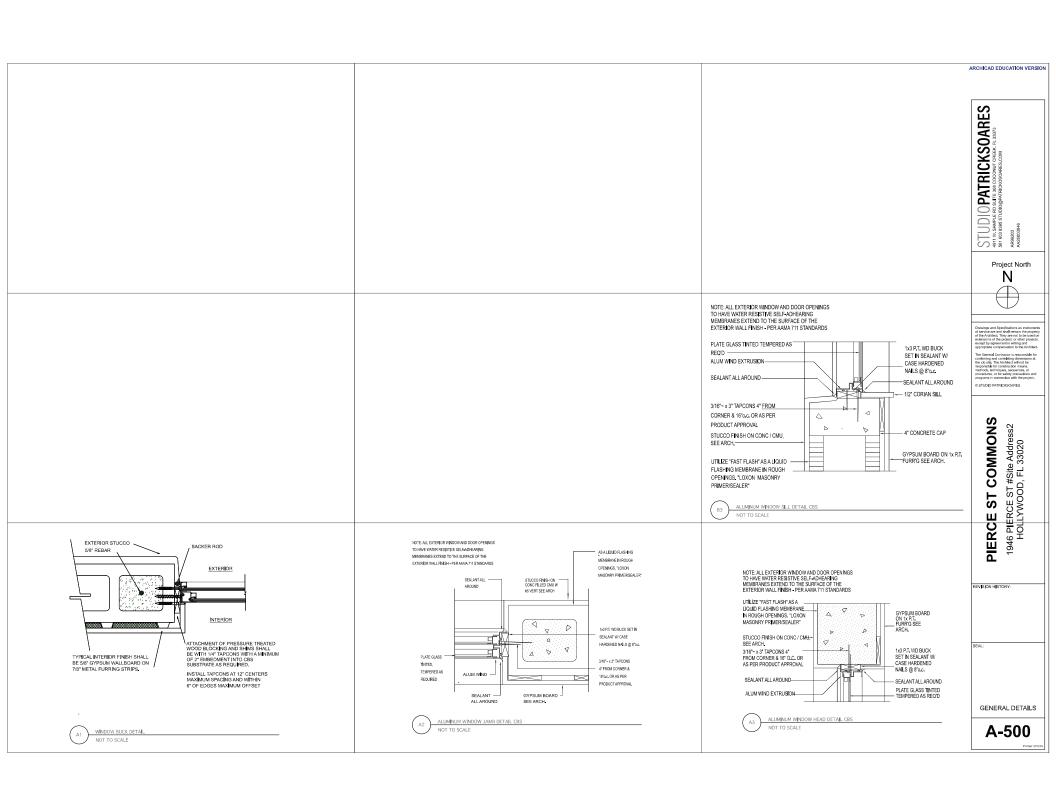
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REVISION HISTORY:

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ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14
VIEW		H	Ħ		Ħ	Ed B3		Ħ			H			H
DIMENSIONS	3'-3"×4'-2"	3'-3"×4'-2"	3'×4'-2"	3'-3"×4'-2"	2'-3"×3'	2"-3"×3"-8"	6'-6"×4'-5"	2'-3"×3'-8"	6'-6"×4'-5"	6'-6"×5'	2'-3"×3'-8"	6'-6"×4'-5"	3'-2"×4'-2"	3"×4"-3"
MANUFACTURER	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	Mr-Glass Doors & Windows Manufacturing, LLC	Mr-Glass Doors & Windows Manufacturing, LLC			
NOA	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	20-0401.03	20-0401.03	FL20359-R3	20-0401.03	FL20359-R3	FL20359-R3	20-0401.03	FL20359-R3	FL20359-R3	FL20359-R3
WIND PRESS.	+40.8 -53.2	+40.8 -44.4	+40.8 -53.2	+40.8 -53.2	+42.7 -57.1	+42.7 -57.1	+38.2 -48.2	+42.7 -57.1	+38.2 -48.2	+38.2 -48.2	+42.7 -57.1	+38.2 -41.9	+40.8 -53.2	+40.8 -53.2
NFRC U-FACTORS														
SHGC VALUES														
REMARKS	SLIDING	SLIDING	SLIDING	SLIDING	DOUBLE HUNG	DOUBLE HUNG	SLIDING	DOUBLE HUNG	SLIDING	SLIDING	DOUBLE HUNG	SLIDING	SLIDING	SLIDING

			Window Types											
W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29
H 53	## 23			## ##		H 53	⊞			Ħ		II.	ĪĒ	Ħ
2'×3'	2'×3'	4'-3"×3'	4'-3"×3'	2'×3'	4'-3"×3'	2'×3'	2'×2'	4'-2"×3'	3'×4'-2"	3'-3"×4'-3"	3'-3"×4'-3"	3'×4'-2"	3'-2"×4'-3"	2'×2'
PGT Industries or Equal	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal					
20-0401.03	20-0401.03	FL20359-R3	FL20359-R3	20-0401.03	FL20359-R3	20-0401.03	20-0401.03	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	20-0401.03
+42.7 -57.1	+42.7 -57.1	+40.8 -53.2	+40.8 -53.2	+42.7 -57.1	+40.8 -53.2	+42.7 -57.1	+42.7 -57.1	+40.8 -53.2	+40.8 -44.4	+40.8 -53.2	+40.8 -53.2	+40.8 -44.4	+40.8 -53.2	+42.7 -57.1
DOUBLE HUNG	DOUBLE HUNG	SLIDING	SLIDING	DOUBLE HUNG	SLIDING	DOUBLE HUNG	DOUBLE HUNG	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	DOUBLE HUNG

W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43
⊞	⊞		=		4-1	Œ	E	—			H		11	1
2'×2'	2'×2'	6'-6"×4'-6"	2'×2'	6'-6"×4'-6"	4'-3"×3'	2'×2'	2'×2'	4'-3"×3'	3'×4'-2"	3'-3"×4'-2"	3'-3"×4'-2"	3'-3"×4'-2"	2'-3"×3'-8"	2'-3"×3'-8"
PGT Industries or Equal	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal				
20-0401.03	20-0401.03	FL20359-R3	20-0401.03	FL20359-R3	FL20359-R3	20-0401.03	20-0401.03	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	FL20359-R3	20-0401.03	20-0401.03
+42.7 -57.1	+42.7 -57.1	+38.2 -48.2	+42.7 -57.1	+38.2 -48.2	+40.8 -53.2	+42.7 -57.1	+42.7 -57.1	+40.8 -53.2	+40.8 -53.2	+40.8 -53.2	+40.8 -53.2	+40.8 -53.2	+42.7 +57.1	+42.7 -57.1
DOUBLE HUNG	DOUBLE HUNG	SLIDING	DOUBLE HUNG	SLIDING	SLIDING	DOUBLE HUNG	DOUBLE HUNG	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	DOUBLE HUNG	DOUBLE HUNG

W44	W45	W46	W47	W48	W49	W50
		H 13		15 15	B	
6'-6"×4'-5"	6'-6"×4'-5"	2'-3"×3'-4"	6'-6"×4'-5"	2'-3"×3'-4"	2'-3"×3'-4"	3'-3"×4'-3"
Mr-Glass Doors & Windows Manufacturing, LLC	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC	PGT Industries or Equal	PGT Industries or Equal	Mr-Glass Doors & Windows Manufacturing, LLC
FL20359-R3	FL20359-R3	20-0401.03	FL20359-R3	20-0401.03	20-0401.03	FL20359 -R 3
+38.2 -48.2	+38.2 -48.2	+42.7 -57.1	+38.2 -48.2	+42.7 -57.1	+42.7 -57.1	+40.8 -53.2
SLIDING	SLIDING	DOUBLE HUNG	SLIDING	DOUBLE HUNG	DOUBLE HUNG	SLIDING

WINDOW NOTES:

WINDOW CONTRACTOR MUST TAKE THEIR OWN MEASUREMENTS BEFORE WINDOW ORDERING.

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REVISION HISTORY:

APERTURE SCHEDULES