

DATE:  
May, 24, 23

BLDG. DEPT.  
PLAN  
REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6

A New Tenant Improvement for:  
**6900 SE RIDGEWAY TER**  
HOBE SOUND, FL  
Parcel ID: **34-38-42-050-002-00011-3**

Construction  
Plan and  
Notes  
MANAGED BY: SP  
DRAWN BY:  
REVIEWED BY: SP

SHEET:  
**A-2**

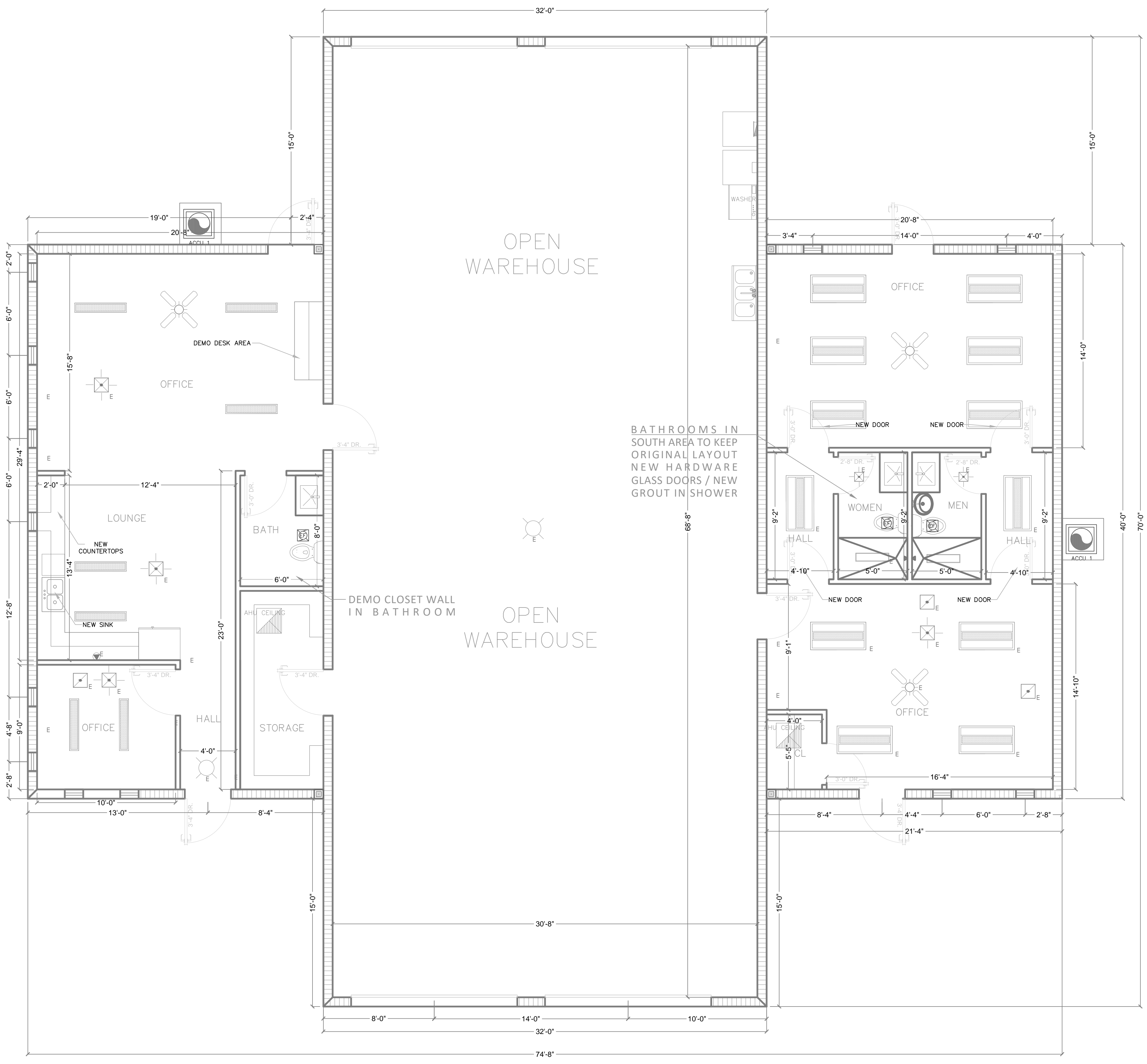
**SCOPE OF WORK (CONSTRUCTION)**

1. FLOORING IN NORTH AND SOUTH AREAS EPOXY (COLOR TBD).
2. GARAGE BAY FLOOR-POLISHED CLEAR.
3. CBS WALLS IN GARAGE BAY PAINTED WHITE.
4. NEW LED FIXTURES THROUGHOUT NORTH AND SOUTH SPACES.
5. PAINT EXISTING CABINETS IN KITCHEN.
6. UNDERMOUNT DOUBLE BASIN KITCHEN SINK.
7. MANMADE MATERIAL COUNTERTOPS COLOR TBD.
8. BASE TRIM STANDARD 5-6 INCH WOOD (SQUARE PROFILE).
9. DOOR TRIM SATANDARD 3 INCH WOOD (SQUARE PROFILE).
10. DEMO AND CAP OFF ALL CEILING FANS.
11. INSTALL APPROPRIATE GRAB BARS/TP HOLDER/ADA WALL SINK IN NORTH BATHROOM.

**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 MASONRY WALL WITH MIN. R-5.0 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. MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REINF. BARS: 3/4"; BEAMS & COLS: 1 1/2"; TIE COLS: 3/4"; FORMED CONC. BELOW GRADE: 2" & UNFORMED CONC.: 3".
9. REINFORCING STEEL TO BE GRADE 60.
10. DETAILS OF CONCRETE REINF. SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION", TRAP.
11. TIE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REINF. BARS.; REINF. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.
12. PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
13. 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).
14. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THHN" INSULATION.
15. 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.
16. PROVIDE "GF" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
17. SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
18. ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K"; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
19. PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.
20. A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

WALL PLAN LEGEND		
WALL TYPE	WALL DESCRIPTION	
[Symbol]	EXISTING EXTERIOR WALL	EXISTING - NO CHANGE
[Symbol]	EXISTING INT WALLS	EXISTING - NO CHANGE
[Symbol]	IN FILL EXTERIOR WALL	IN FILL OPENING
[Symbol]	NEW INT WALLS	NEW WALLS AS PER DETAIL
[Symbol]	NEW EXT WALLS	NEW WALLS AS PER DETAIL
[Symbol]	NEW INT WALLS	NEW WOOD IN-FILLED INTERIOR WALLS
[Symbol]	DEMO EXTERIOR WALL	REMOVE WALLS
[Symbol]	DEMO INT WALLS	REMOVE WALLS



**PROPOSE FLOOR PLAN**  
SCALE: 1/4"=1'-0"

