

GENERAL NOTES

- NOTE, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED FOR CONDITIONS NOT SPECIFICALLY SHOWN. PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWING FOR REVIEW.
- ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL SPECIFICATIONS AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING WORK.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
- SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR WATER/DAMP/PROOFING AND FIRE PROOFING DETAILS AND REQUIREMENTS.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S OR ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.
- DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS IF, DURING EXCAVATION OR CONSTRUCTION ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON DRAWINGS, ARCHITECT SHALL BE NOTIFIED.

CODE COMPLIANCE

- BUILDING: 2020 FLORIDA BUILDING CODE 7TH ED.
- ACCESSIBILITY: 2020 FLORIDA ACCESSIBILITY CODE
- PLUMBING: 2020 FLORIDA PLUMBING CODE
- ELECTRICAL: NATIONAL ELECTRIC CODE 2014

CHAPTER 5 CLASSIFICATION OF WORK SECTION 501
Level 3 alterations apply where the work area exceeds 50 percent of the building area.

FLAME SPREAD AND SMOKE DENSITY - FBC R315

R315.1 Wall and ceiling.
Wall and ceiling finishes shall have a flame-spread classification of not greater than 200.

R315.2 Smoke-developed index.
Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.

R302.10.1
INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450

INTERIOR ENVIRONMENTAL NOTES - F.B.C. 2020 RES.

- AT LEAST ONE ROOM MUST BE A MINIMUM OF 120 SQ. FT. IN GROSS AREA. F.B.C. R304.14
- NO HABITABLE ROOM OTHER THAN KITCHEN SHOULD BE LESS THAN 7 FT. IN ANY HORIZONTAL DIMENSION. F.B.C. R304.3
- OTHER HABITABLE ROOMS SHALL HAVE A NET AREA OF NOT LESS THAN 70 SQ. FT. F.B.C. R304.2

CABINETS & FIXTURE BACKING NOTES

PROVIDE WOOD BACKING AT ALL CABINETS, STUDS IN NON-BRG, PARTITIONS TO SUPPORT WALL HUNG FIXTURES SHALL BE NO LESS THAN 2X4 STUDS AT MAX 16" oc OR 2X6 STUDS 24" OC. ADD A MINIMUM 2X4 HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURES AND WALL CABINETS. R4409.5.1.15 -FBC 2020-

WALL & CEILING FINISHES

WALL AND CEILING FINISHES SHALL HAVE FLAME SPREAD CLASSIFICATION (C) NOT GREATER THAN 200. -R315.1. SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. R-315.2.

RESISTANCE GYPSUM WALLBOARD.

WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USE IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. R702.4.3, FRBC-2020 -
(SHALL NOT BE USE DIRECTLY BEHIND TUB TILES OR SHOWER AREAS.)
THE TYPE OF GYPSUM WALL BOARD TO BE USE SHALL BE CEMENT BOARD.

GENERAL CONSTRUCTION NOTES - F.B.C. 2020 RES.

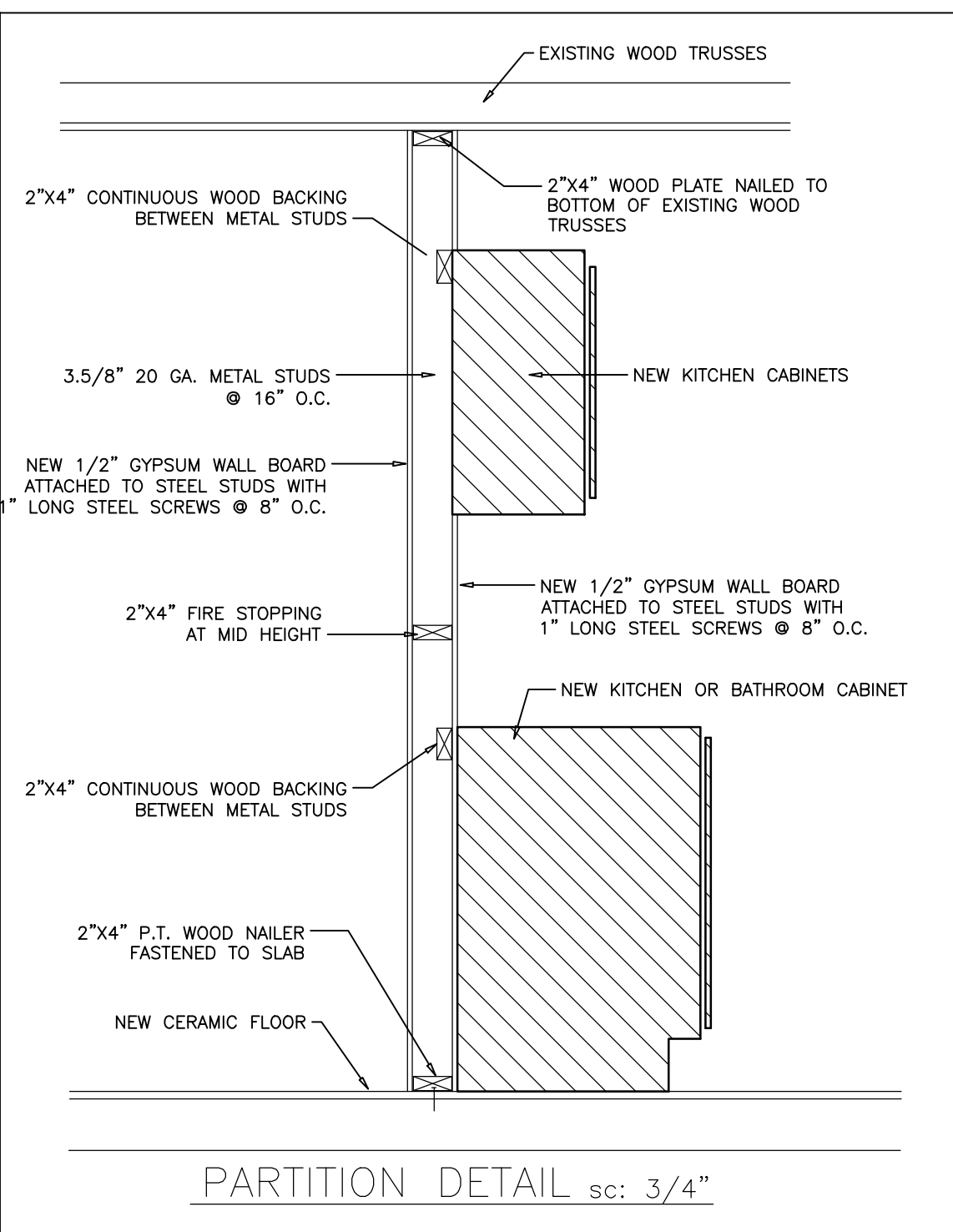
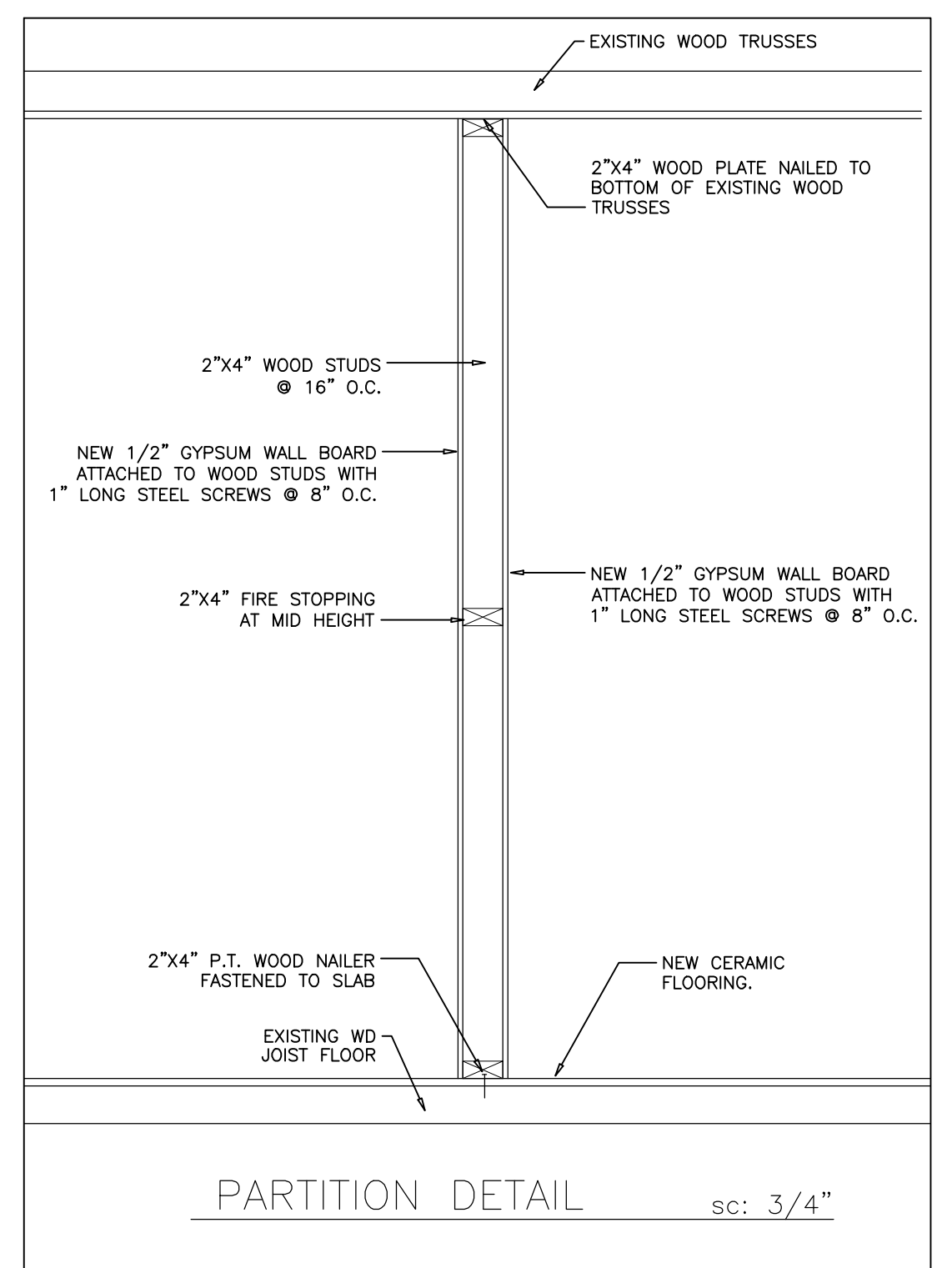
SHOWERS COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NO LESS THAN 6 FT. ABOVE THE FLOOR. F.B.C. R307.2

ADDITIONAL NOTES - F.B.C. 2020 RES.

- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR - FBC R307.2
- FLAME SPREAD AND SMOKE DEVELOPED INDEXES FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS R302.9.1 THROUGH R302.9.4 - FBC 302.9
- FLAME SPREAD AND SMOKE DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5 - FBC R302.10

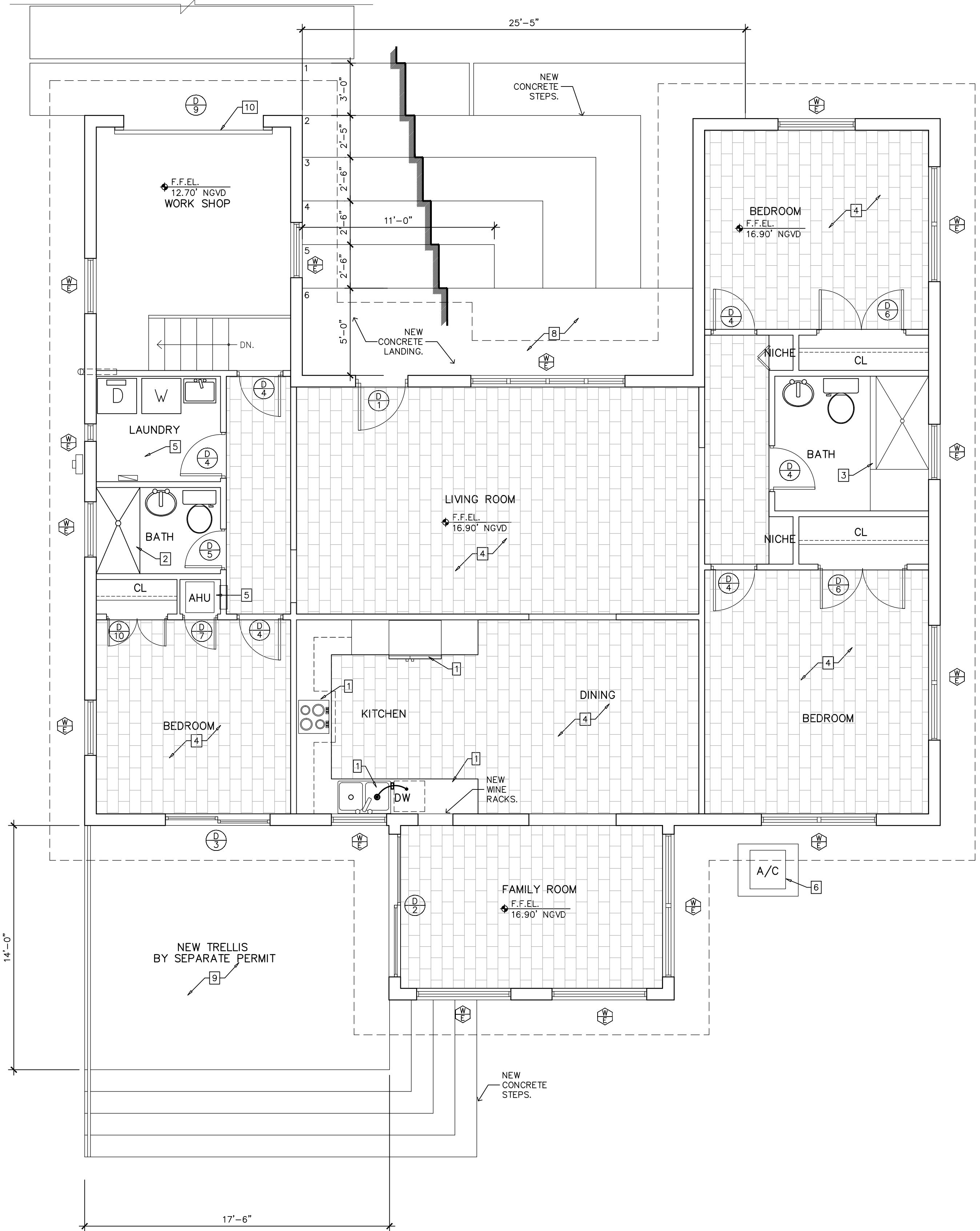
REPAIRS SCOPE OF WORK NOTES

- INSTALL NEW KITCHEN APPLIANCES, WALL CABINETS & COUNTER TOP, RECONNECT NEW KITCHEN SINK TO EX. WATER AND SEWER PIPES. INSTALL NEW KITCHEN BACK SPLASH & PORCELAIN FLOORING. SEE ELECTRICAL PLAN FOR NEW LIGHTS, NEW RANGE HOOD AND RECEPTACLES.
- INSTALL NEW SHOWER PAN AND INSTALL NEW BATH FIXTURES SAME LOCATION; SHOWER, VANITY SINK, EFFICIENT TOILET & NEW TILE WALL AND FLOOR.
- UPGRADE BATH AND INSTALL NEW BATH FIXTURES SAME LOCATION; SHOWER VANITY SINK, EFFICIENT TOILET & NEW TILE WALL AND FLOOR.
- PREPARE SURFACE & INSTALL NEW CERAMIC FLOORING OVER PLYWOOD THROUGHOUT HOUSE.
- REPLACE & INSTALL SAME TON HIGH EFFICIENCY AHU & REPLACE PLENUM, CLG GRILL DIFFUSERS. DUCTS TO REMAIN. SEE ELECTRICAL AND MECHANICAL PLAN FOR DETAILS.
- REPLACE & INSTALL SAME TON HIGH EFFICIENCY AC -EXCHANGE- -SEE ELECTRICAL AND MECHANICAL PLAN FOR DETAILS.
- INSTALL NEW LAUNDRY APPLIANCES RECONNECT TO EXISTING WATER AND SEWER PIPES. INSTALL NEW GILE WALL AND FLOOR.
- INSTALL NEW CONCRETE LANDING AND INSTALL NEW STEPS ACCESS, SEE STRUCTURAL DRAWINGS AND DETAILS.
- INSTALL NEW SLAB AND CREATE NEW CONCRETE STEPS AT REAR PATIO.
- INSTALL NEW GARAGE DOOR, SEE DOOR SCHEDULE AND MIAMI DADE COUNTY NOA.



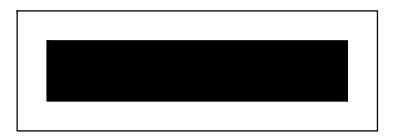
FBC R4409.5.1.15 Wall hung fixtures.
Studs in bearing walls, exterior walls and nonbearing partitions supporting wall hung plumbing fixtures and wall cabinets shall be not less than 2 x 4, where spaced not more than 16 inches (406 mm) on center or, not less than 2 x 6, where spaced not more than 24 inches (610 mm) on center.

MARK	SOLID/CORE	TYPE	MAT'L	DOOR SCHEDULE				MORTICE			REMARKS	
				NOMINAL SIZE	RISE	LOUVER	GLASS	FRAME	HARDWARE			
				WIDTH	HEIGHT	THKNS.	MOLDING					
1	SOLID	WOOD		3'-0"	6'-8"	1-5/8"					EXIST. W/VISION SCOPE IMPACT	
2	SLIDING	ALUMN		6'-0"	6'-8"	1-5/8"		1/4" TEMP	SOLID	ALUMN	MORTICE	EXIST.CAT. II SAFETY GLASS IMPACT.
3	SLIDING	ALUMN		6'-0"	6'-8"	1-5/8"		1/4" TEMP	SOLID	ALUMN	MORTICE	EXIST.CAT. II SAFETY GLASS IMPACT.
4	HOLLOW	WOOD		2'-8"	6'-8"	1-3/8"	YES		WOOD	WOOD	MORTICE	
5	HOLLOW	WOOD		2'-6"	6'-8"	1-3/8"			WOOD	WOOD	MORTICE	
6	SWINGING			2 (2'-6")	6'-8"	1"			WOOD	N/R		
7	SWINGING			2'-0"	6'-8"	1"			WOOD	N/R		FULL LOUVER A/C.
8	SHOWER	ALUMN		2'-0"	6'-0"			1/4" TEMP	ALUMN.	N/R		TEMPERED GLASS DOOR
9	GARAGE	ALUMN		8'-0"	8'-0"			IMPACT	ALUMN.			OVER HEAD DOOR & 2"x6" PT
10	SWINGING	WOOD		2 (2'-0")	6'-8"	1"			WOOD	N/R		
11												



WALL LEGEND
NEW 4" PARTITION BUILT WITH 3/8" 25 GA. METAL STUDS @ 16" O.C. 1/2" DRYWALL EACH SIDE.

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