GREG ALLEN

CONDO REMODEL

Jackson Tower 100 Birch Road — **Fort Lauderdale, FL.33316**

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List Of Drawings

ABBREVIATIONS LEGEND

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS
ACOU	ACOUSTICAL
APC	ACOUSTICAL PANEL CEILING
ADD	ADDENDUM
ADJ	ADJACENT
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL, ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
∠	ANGLE
ANOD	ANODIZED
ARCH	ARCHITECT (URAL)
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
BM	BEAM
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BRG	BEARING
BLDG.	BUILDING
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CI	CAST IRON
CLG	CEILING
CEM	CEMENT
CER	CERAMIC
CT	CERAMIC TILE
CIR	CIRCLE
CCTV	CLOSED CIRCUIT TELEVISION
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACT (OR)
CJ	CONTROL JOINT
CORR	CORRUGATED
CRS	COURSE (S)
CFM	CUBIC FEET PER MINUTE
CU.FT.	CUBIC FOOT
CYD	CUBIC YARD
DEMO	DEMOLISH DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA,	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DS	DOWN SPOUT
D	DRAIN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
DW	DISHWASHER
EA	EACH
E	EAST
ELEC	ELECTRIC (AL)
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
ELEV	ELEVATION
EL	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EXH	EXHAUST
EXIST	EXISTING
EXPJT, EJ	EXPANSION JOINT
EXT	EXTERIOR
FIN	FINISH (ED)
FFE	FINISH FLOOR ELEVATION
FFL	FINISH FLOOR LINE
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FL	FLOOR (ING)
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FND	FOUNDATION
FR	FRAME (D), (ING)
FUR	FURRED (ING)
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GB	GRAB BAR
GWB	GYPSUM WALLBOARD
HDW	HARDWARE
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR COND.
HT	HEIGHT
HC	HOLLOW CORE
H	HIGH
HM	HOLLOW METAL
HMF	HOLLOW METAL FRAME
HORZ	HORIZONTAL
HB	HOSE BIBB
HR	HOUR
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE (D) (ING)
INSUL	INSULATION
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
LT	LIGHT
LVR	LOUVER
MH	MANHOLE
MFR	MANUFACTURE (ER)
MKBD	MARKER BOARD
MAS	MASONRY
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANIC (AL)
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MULL	MULLION
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO, #	NUMBER
OC	ON CENTER (S)
OPG	OPENING
OPP	OPPOSITE
OA	OVERALL
OH	OVERHEAD
OZ	OUNCE
OD	OUTSIDE DIAMETER
PNL	PANEL
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PKG	PARKING
PVMT	PAVEMENT
PLAS	PLASTIC
PLAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PREFAB	PREFABRICATE (D)
PL	PROPERTY LINE
QT	QUARRY TILE
R	RADIUS
RL	RAIL (ING)
RR	RAILROAD
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE (D), (ING)
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RA	RETURN AIR
REV	REVISION (S), REVISED
RH	RIGHT HAND
R/W	RIGHT OF WAY
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SH	SHELF, SHELVING
SIM	SIMILAR
SLD	STUDENT LEARNING DISABILITIES
SC	SOLID CORE
S	SOUTH
STC	SOUND TRANSMITTANCE COEFFICIENT
SPEC	SPECIFICATION (S)
SPKR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
ST	STREET
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
TKBD	TACKBOARD
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
THR	THRESHOLD
TPD	TOILET PAPER DISPENSER
T/SL	TOP OF SLAB
T/ST	TOP OF STEEL
T/W	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UR	URINAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VOL	VOLUME
WC	WATER CLOSET
WH	WATER HEATER
WP	WATER PROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WEST
W	WIDTH, WIDE
W/	WITH
W/O	WITHOUT
WD	WOOD
YD	YARD

REVISIONS

REF.	DATE	BY

825 S.E. 8TH AVENUE SUITE 101
DEERFIELD BEACH, FL 33441
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ARCHITECT ONE COM ARCHITECTURE
AA 26002488

GREG ALLEN
CONDO REMODEL
JACKSON TOWER 100 BIRCH ROAD
FORT LAUDERDALE, FL. 33316

C.WAYNE FERRELL, RA
STATE OF FLORIDA
CHARLES WAYNE FERRELL II
AR0014855
REGISTERED ARCHITECT

AR 14,855

DESIGN	CWF
DESIGN DWG	IS
WORKING DWG	IS
BID REVIEW	–
PERMIT REVIEW	–
ISSUE DATE	10–21–2024
SCALE	AS NOTED
JOB NO.	20241021

SHEET
TS-1

SELECTIVE DEMOLITION

GENERAL

A. SECTION REQUIREMENTS

i. Unless otherwise indicated, demolished materials become Contractor's property.

ii. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.

iii. Conduct demolition without disrupting Owner's occupation of the building.

EXECUTION

A. DEMOLITION

i. Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connections to other parts of the building.

ii. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.

iii. Employ a certified, licensed exterminator to treat building and to control rodents and vermin.

iv. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.

v. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.

vi. Protect building structure or interior from weather and water leakage and damage.

vii. Protect remaining walls, ceilings, floors, and exposed finishes. Erect and maintain dust proof partitions. Cover and protect remaining furniture, furnishings, and equipment.

viii. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.

ix. Promptly remove demolished materials from Owner's property and legally dispose of them. Do not burn demolished materials.

x. Remove all existing trip hazards. Remove all abandoned electrical, and mechanical, plumbing systems from site & building.

ROUGH CARPENTRY

GENERAL

A. SECTION REQUIREMENTS

i. Submit model code evaluation reports for engineered wood products.

PRODUCTS

A. LUMBER, GENERAL

i. Dressed lumber, S4S, 19 percent maximum moisture content for 2 inch (38–mm) thickness or less, marked with grade stamp of inspection agency.

B. TREATED MATERIALS

i. Preservative–Treated Materials: AWPA C2 lumber and AWPA C9 plywood, labeled by an inspection agency approved by ALSC's Board of Review. After treatment, kiln–dry lumber and plywood to 19 and 15 percent moisture content, respectively. Treat indicated items and the following:

(1) Wood members in connection with roofing, flashing, vapor barriers, and waterproofing.

(2) Concealed members in contact with masonry or concrete.

(3) Wood framing members less than 18 inches (460 mm) above grade.

(4) Wood floor plates installed over concrete slabs directly in contact with earth.

ii. Fire–Retardant–Treated Materials: AWPA C20 lumber and AWPA C27 plywood, interior Type A treatment, labeled by a testing and inspecting agency acceptable to authorities having jurisdiction.

(1) Use treated lumber and plywood with bending strength, stiffness, and fastener–holding capacities that are not reduced below values published by manufacturer of chemical formulation under elevated temperature and humidity conditions.

C. LUMBER

i. Dimension Lumber: The following grades per inspection agency indicated.

(1) Non–Load–Bearing Interior Partitions: Standard, Stud, or No. 3 grade: Mixed southern pine: SPIB

(2) Framing Other Than Non–Load–Bearing Partitions: Construction or No. 2 grade: Southern pine: SPIB

(3) Exposed Framing: Select Structural grade, hand–selected: Southern pine: SPIB

ii. Timbers 5–inch Nominal (117–mm Actual) Size and Thicker: Southern pine, No. 1 Dense per SPIB rules

iii. Concealed Boards: 19 percent maximum moisture content: Mixed southern pine: No. 2 per SPIB rules

iv. Miscellaneous Lumber: No. 3 or Standard grade of any species for nailers, blocking, and similar members.

D. ENGINEERED WOOD PRODUCTS

i. Engineered wood products acceptable to authorities having jurisdiction and with allowable design stresses, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be demonstrated by comprehensive testing.

ii. Laminated–Veneer Lumber: Laminated with an exterior–type adhesive complying with ASTM D 2559, with grain of veneers parallel to their lengths.

(1) Extreme Fiber Stress in Bending: 2500 psi (17 MPa) for 12 inch nominal (286–mm actual) depth members.

(2) Modulus of Elasticity: 2,000,000 psi (13 800 MPa).

iii. Microlam Beams: Laid up from wood strands with exterior–type adhesive complying with ASTM D with grain of strands parallel to their lengths.

(1) Extreme Fiber Stress in Bending: 2900 psi (20 MPa) for 12 inch nominal (286 mm actual) depth members.

(2) Modulus of Elasticity: 2,000,000 psi (13 800 MPa).

(3) Fy = 285 psi

iv. Prefabricated Wood I–Joists: Made from stress–graded lumber flanges and wood–based structural–use panel webs with exterior–type adhesive complying with ASTM D 2559.

(1) Structural Capacities: Establish and monitor structural capacities according to ASTM D 5055.

v. Wood–Based Structural–Use Panels: DOC PS 2. Provide plywood complying with DOC PS 1, where plywood is indicated.

E. PANEL PRODUCTS

i. (1) Factory mark panels evidencing compliance with grade requirements.

(2) Panels with span ratings required by support spacing indicated.

(3) Combination Subfloor–Underlayment: APA–rated Sturd–I–Floor, Exposure 1.

(4) Subflooring: APA–rated sheathing, Exposure 1.

(5) Wall Sheathing: APA–rated Structural I sheathing, Exposure 1.

(6) Roof Sheathing: APA–rated Structural I sheathing, Exterior.

(7) Plywood Underlayment for Resilient Flooring: APA B–C Underlayment Exterior plywood panels with fully sanded face.

(8) Plywood Underlayment for Ceramic Tile: APA–rated, Underlayment grade, exterior plywood, 5/8 inch (15.9 mm) thick.

(9) Plywood Underlayment for Carpet: APA Underlayment Exposure 1 plywood panels with fully sanded face.

ii. Particleboard underlayment: ANSI A208.1, Grade PBU.

iii. Hardboard Underlayment: ANSI/AHA A135.4, Class 4 (Service), S1S; with back side sanded.

iv. Fiberboard Sheathing: ANSI/AHA A194.1, Type IV, Class 1, \ inch (13 mm) thick.

v. Gypsum Sheathing Board: ASTM C 79, water–resistant core.

vi. Glass–Fiber–Surfaced Gypsum Sheathing Board: ASTM C 79, water–resistant core, surfaced on face and back with glass–fiber mats with alkali–resistant coating.

vii. Extruded Cellular Polystyrene Sheathing: ASTM C 578, Type IV, with T & G or shiplap long edges.

viii. Polyisocyanurate Foam Sheathing: FS HH–I–1972/1, Class 1 or 2; with aluminum foil facings. Foam–plastic core and facings shall have flame spread of 25 or less, when tested individually.

F. MISCELLANEOUS PRODUCTS

i. Air–Infiltration Barrier: ASTM D 226, Type I, No. 15 asphalt felt, unperforated.

ii. Fasteners: Size and type indicated. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot–dip zinc coating per ASTM A 153 or of Type 304 stainless steel.

(1) Power–Driven Fasteners: CABO NER–272.

(2) Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

iii. Metal Framing Anchors: Hot–dip galvanized steel of structural capacity, type, and size indicated.

iv. Sill–Sealer: Glass–fiber insulation, 1–inch (25–mm) thick, compressible to 1/32 inch (0.8 mm).

v. Adhesives for Field Gluing Panels to Framing: APA AFG–01.

EXECUTION

A. INSTALLATION

i. Fit rough carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking, and similar supports to allow attachment of other construction.

ii. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:

(1) CABO NER–272 for power–driven staples, P–nails, and allied fasteners.

(2) Published requirements of metal framing anchor manufacturer.

(3) "Table 1705.1––Fastening Schedule" of the Standard Building Code

iii. Use hot–dip galvanized or stainless–steel nails where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity.

REVISIONS

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SHEET

A-1•0

iv. Installation of Structural–Use Panels: Comply with applicable recommendations contained in APA Form No. E30 and as follows:

(1) Combination Subflooring–Underlayment: Glue and nail to framing.

(2) Subflooring: Glue and nail to framing.

(3) Sheathing: Nail to framing.

(4) Underlayment: Nail or staple to subflooring.

v. Wood–based Structural–use Panel Roof Sheathing Shall Be Rated For Exposure #1 Have A Minimum Nominal Thickness Of 19/32 Inches And Shall Be Continuous Over Two Or More Spans With Face Grain Perpendicular To Supports. Span Rating PANEL IDENTIFICATION INDEX Is 32/16. Maximum Span If Block Or Other Edge Supports Is 32". Maximum Span Without Edge Support Is 28". Plywood To Be Type CDX.

(1) 8d ring shank nails at 6" typical.

(2) At gable ends, use 8d ring shank nails at 4" o.c. typical for first three trusses.

vi. Nailing at windows.

(1) Width 6'–3" or smaller use 2–.097"~ x2" long nails at 16" o.c. – four sides

vii. Nailing at sliding glass doors.

(1) use 2–.097"~ x2|" long nails at 16" o.c. top and bottom and at fixed jamb.

MISCELLANEOUS CARPENTRY

PRODUCTS

A. LUMBER, GENERAL

i. Dressed lumber, S4S, 19 percent maximum moisture content for 2–inch thickness or less, marked with grade stamp of inspection agency.

B. TREATED MATERIALS

i. Preservative–Treated Materials: AWPA C2 lumber and AWPA C9 plywood, labeled by an inspection agency approved by ALSC's Board of Review. After treatment, kiln–dry lumber and plywood to 19 and 15 percent moisture content, respectively. Treat indicated items and the following:

(1) Wood members in connection with roofing, flashing, vapor barriers, and waterproofing.

(2) Concealed members in contact with masonry or concrete.

(3) Wood framing members less than 18 inches (460 mm) above grade.

(4) Wood floor plates installed over concrete slabs directly in contact with earth.

ii. Fire–Retardant–Treated Materials: AWPA C20 lumber and AWPA C27 plywood, interior Type A treatment, labeled by a testing and inspecting agency acceptable to authorities having jurisdiction.

C. LUMBER

i. Interior Partition Framing: Standard, Stud, or No. 3 grade: Mixed southern pine: SPIB

ii. Other Framing: Construction or No. 2 grade: Southern pine: SPIB

iii. Exposed Boards: Match Existing.

iv. Concealed Boards: Mixed southern pine, No. 2

v. Miscellaneous Lumber: No. 3 or Standard grade of any species for nailers, blocking, and similar members.

D. INTERIOR WOOD TRIM

i. Softwood Trim: Eastern white, Idaho white, lodgepole, ponderosa, or sugar pine; grade B & Btr Select or Supreme.

ii. Wood Molding Patterns: Stock moldings indicated, made to patterns included in WMMPA WM 7 and graded under WMMPA WM 4; N–Grade for transparent finish.

iii. Clothes Rods: 1–1/2–inch– (38–mm–) diameter, clear, kiln–dried hardwood rods.

E. PANEL PRODUCTS

i. Wood–Based Structural–Use Panels: DOC PS 2. Provide plywood complying with DOC PS 1, where plywood is indicated.

(1) Factory mark panels evidencing compliance with grade requirements.

(2) Miscellaneous Concealed Panels: APA–rated sheathing, Exposure 1, span rating to suit framing in each location.

(3) Miscellaneous Exposed Plywood: A–D Interior, thickness as indicated.

Wood–based Structural–use Panel Roof Sheathing Shall Be Rated For Exposure #1 Have A Minimum Nominal Thickness Of 19/32 Inches And Shall Be Continuous Over Two Or More Spans With Face Grain Perpendicular To Supports. Span Rating PANEL INDENTIFICATION INDEX Is 32/16. Maximum Span If Block Or Other Edge Supports Is 32". Maximum Span Without Edge Support Is 28". Plywood To Be Type CDX.

ii. Particleboard: Comply with and factory mark each panel according to ANSI A208.1.

(1) Particleboard Underlayment: Grade PBU.

iii. Hardboard Underlayment: ANSI/AHA A135.4, Class 4 (Service), S1S

F. FASTENERS

i. Fasteners of size and type indicated. Where carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot–dip zinc coating per ASTM A 153 or of Type 304 stainless steel.

(1) Power–Driven Fasteners: CABO NER–272.

EXECUTION

A. INSTALLATION

i. Fit carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking, and similar supports to allow attachment of other construction.

ii. Securely attach carpentry work as indicated and according to applicable codes and recognized standards.

iii. Countersink nail heads on exposed carpentry work and fill holes with wood filler.

iv. Installation of Structural–Use Panels: Comply with applicable recommendations contained in APA Form No. E30.

v. Install wood trim with minimum number of joints practical, using full length pieces from maximum lengths of lumber available. Cope at returns and miter at corners to produce tight–fitting joints with full surface contact throughout length of joint. Use scarf joints for end–to–end joints.

(1) Match color and grain pattern across joints.

(2) Install trim after gypsum board joint finishing operations are completed.

(3) Install to tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm) for level and plumb. Install adjoining trim with 1/32–inch maximum offset for flush installation and 1/16–inch maximum offset for reveal installation.

GENERAL DESIGN CRITERIA

FLORIDA BUILDING CODE 2023 8TH EDITION
AMERICAN NATIONAL STANDARD ANSI/ASCE 7–16
NATIONAL ELECTRICAL CODE (CURRENT) 2023
NFPA 70 2023

BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE 2015 7TH EDITION, N.F.P.A. 101 (LIFE SAFETY CODE), 2015 EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE), 2015 7TH EDITION.

BASIC WIND SPEED = 170 MPH, WIND EXPOSURE CATAGORY = "C"
DESIGN WIND SPEED = 170 MPH, IMPORTANCE FACTOR = 1.00

ALL DOORS AND WINDOWS MUST COMPLY WITH FBC2023 8TH EDITION WIND LOADING

LIVE LOADS SHALL BE IN ACCORDANCE WITH TABLES 1604.1, 1604.3 AND TABLE 1604.6 OF THE FLORIDA BUILDING CODE 2023 8TH EDITION

REQUIREMENTS, INCLUDING THE MANUFACTURER'S RECOMMENDED ATTACHMENTS

GENERAL NOTES

GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL MECHANICAL LINES BEFORE CASTING FOUNDATIONS OR CAST PROTECTION AROUND LINES AS REQUIRED.

GENERAL NOTES:

1. WRITTEN DIMENSIONS IN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DETAILS AND OR CONDITIONS ON THE JOB WHICH REQUIRE THE ARCHITECT OR ENGINEER OF RECORDS CLARIFICATION AND OR CORRECTION. THE ARCHITECT OR ENGINEER OF RECORD IS TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION OF ANY VARIATIONS OR DISCREPANCY OF THE DIMENSIONS, DETAILS OR CONDITIONS WHICH ARE NOT CLEAR OR SHOWN BY THESE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING FROM THE ARCHITECT OR ENGINEER OF RECORD AND OR ANY GOVERNMENTAL AUTHORITIES ANY CLARIFICATIONS AND CORRECTIONS TO THESE DRAWINGS THAT ARE NOT CLEAR OR CORRECT BUT THAT ARE DEEMED NECESSARY FOR THE PROJECT. THE COST OF ALL CLARIFICATIONS AND CORRECTIONS ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT OR ENGINEER OF RECORD. ALL EXTRAS OR CHANGES INCLUDING COSTS SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE CONSTRUCTION OF SAID EXTRAS OR CHANGES. IT IS THE BUILDER'S RESPONSIBILITY TO MAINTAIN A CONSTRUCTION SUPERVISOR ON THE JOB AT ALL TIMES. THE CONSTRUCTION SUPERVISOR SHALL BE AWARE OF AND FOLLOW THE INTENT OF THE DESIGN AT ALL TIMES. WHEN IN QUESTION, THE ARCHITECT OR ENGINEER OF RECORD SHALL BE THE INTERPRETER OF THE INTENT OF THE DESIGN. ALL EXISTING SURFACE, OVERHEAD, AND SUBSURFACE CONDITIONS WHICH ARE NOT FORESEEN OR PREDICTED ON THESE DRAWINGS, WHICH MIGHT CAUSE LIABILITY, COSTS, OBLIGATIONS, OR DELAYS ARE THE OWNERS RESPONSIBILITY. ALL OWNER'S INSTRUCTIONS TO THE CONTRACTOR BE MADE THROUGH THE ARCHITECT OR ENGINEER OF RECORD. THE CONTRACTOR IS RESPONSIBLE TO KNOW ALL CURRENT CODES.

2. The general Contractor (GC) shall verify all existing conditions in the field prior to the bid & execution of any work. The G.C. shall carefully survey the existing job conditions to verify them, and the G.C. shall require all of the sub–contractors to do the same.

3. The GC shall verify all dimensions in the field – on site dimensions take priority over all. Use survey to verify.

4. Any discrepancies between the contract documents and existing conditions shall be reported to the architect prior to the GC's execution of any work.

5. Refer to the structural drawings for all–structural sizes and information (all Dimensions shown in the architectural drawings are for location purposes only).

6. All work shall conform to the code, County planning agency, in addition to all codes, (federal, state and local regulations). Hurricane calcs are to be followed.

7. The building shall comply with all current energy requirements and calculations.

8. All dimensions are from face of studs unless otherwise noted.

9. The GC shall ensure that existing work on the site is protected at all times. And shall replace and damaged work to the satisfaction of the owner. All that includes exterior surfaces, landscape, irrigation, signage etc.

10. The GC shall be responsible for the design, construction and coordination of all STAIR DESIGN, mechanical, electrical, plumbing and fire protection work. This includes any drawings, shop drawings, details, calculations ect, that may be required to properly execute this work.

Location of lighting devices, mechanical equipment, plumbing fixtures, and fire–protection devices show on the architectural drawings are for location reference only.

Locations, quantities and code compliance of all electrical, mechanical, plumbing and fire protection devices are the sole responsibility of the GC.

Any relocations, additions or indications to be made in the mechanical, electrical, plumbing and fire–protection systems as required by the building inspector or regulatory agencies, or visible existing conditions shall be performed by the GC at no additional expense to the owner. All existing abandoned electrical, mechanical, systems are to be removed from job–site.

11. The architect is not responsible for the coordination, completeness, locations, or content of any consultants of contractors.

12. All interior non–load bearing partitions shall be comprised of 2x4 wood or metal studs @ 16" o.c. or as shown.

13. Paint: all painted surfaces to receive 1 primer coat and 1 finish coat. Colors to be selected by the owner.

14. Accessory back–up plates: Install back–up plate gaskets behind all in wall–mounted accessories as required.

15. All Shower controls to be scald proof and faucets and shower–heads to be flow restricting (not to exceed 2.75 GPM).

16. Proved an insulation blanket (R–12) around all water heaters.

17. Provide pipe insulation (R–3) on both hot and cold pipes 5' from the water heater.

18. All toilets to be low water volume usage type.

19. Solid blocking and or heavy ga. mtl frame @ all window and door jambs and heads where needed.

20. Architect is here by given access to make photographs, videos, images etc. of project & promote & publish such images and articles in a free and unrestricted manner, place 3'0" x 4'0" sign at site front as needed by architect.

21. One note on one drawing is applicable to all drawings

22. The architect is the final interpreter of the drawing and any discrepancies there in.

23. On remodels all materials, textures and colors are to match existing to completely blend in visually U.O.N. On new homes all materials, textures and colors are to match neighborhood association rules and or codes of any kind governing such things.

24. WARNING: THE STRUCTURAL INTEGRITY OF THE ADDITION SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF–SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

25. Draftstopping shall be provided at all joints for soffit ceilings.

26. All building department corrections on plans shall be included in the bid.

27. All interior soffits or ceilings are assumed to be g.w.b. uon. All exterior soffits are assumed to be stucco. uon.

28. For contractor bidding purposes, all work is assumed to be required to be built to code even if there is an omission in the architect's drawings. All G.C.'s and their sub–contractors are required to know the code and build to code.

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AR 14,855

DESIGN	CWF
DESIGN DWG	IS
WORKING DWG	IS
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PERMIT REVIEW	–
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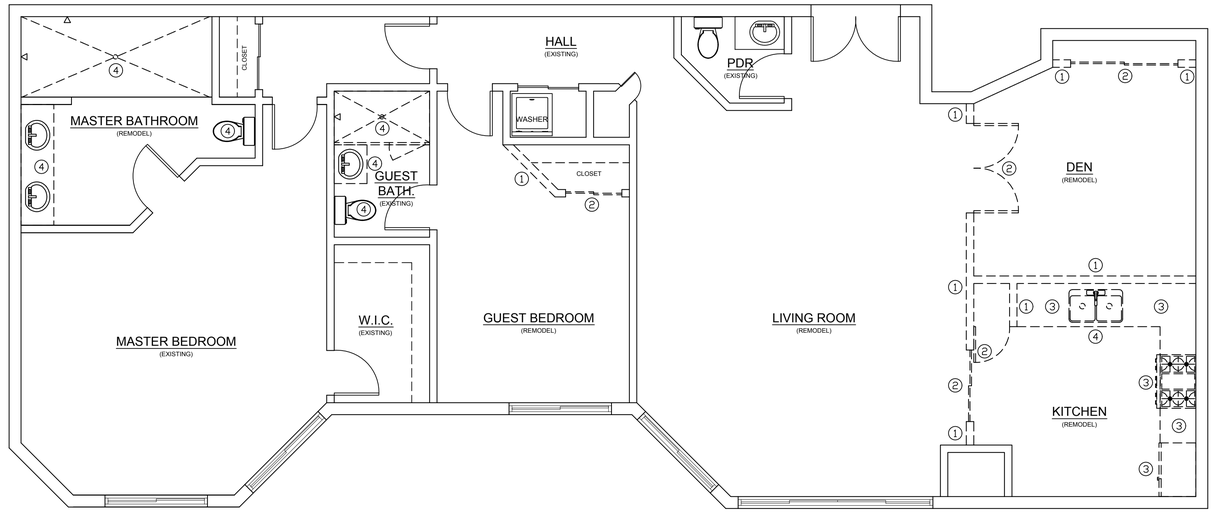

DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL IN THE WORK OF ALL TRADES , PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE GENERAL CONTRACTOR SHALL REPAIR AND RESTORE SATISFACTION OF THE OWNER AND THE ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.

3. THE GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE STRUCTURAL START POINT FOR THE NEW WORK TO BEGIN.

4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.

5. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION & CONSTRUCTION.

6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.

7. THE GENERAL CONTRACTORS SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING, ETC.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.

10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.

11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.

12. ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.

13. DO NOT SCALE DRAWINGS.

14. ALL DEMOLISHED PORTIONS OF THIS BUILDING MUST BE REBUILT PER PLANS TO NEW CODES AND STANDARDS, OR IF BEING REPAIRED MUST BE RESTORED TO NEW OR OLD FUNCTION AND OR AESTHETIC LOOK, TO ALL APPLICABLE CODES, INCLUDING, BUT NOT LIMITED TO SUCH THINGS AS INSULATION, FRAMING, STRUCTURE, INTERIOR AND EXTERIOR SURFACES TO THE SATISFACTION OF THE OWNER WHEN IN DOUBT CALL THE ARCHITECT.

15. SHORE AS REQUIRED

NOTE:

IT IS THE CONTRACTORS RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH ALL ARCHITECTURAL & STRUCTURAL PLANS IN THIS SET PRIOR TO BEGINNING ANY DEMOLITION.

FOR ANY CLARIFICATION OR QUESTIONS CONCERNING THE PROJECT, CALL ARCHITECT PRIOR TO PROCEEDING.

DEMOLITION LEGEND

EXISTING WALLS TO REMAIN

EXISTING TO BE REMOVED

EXISTING DOORS TO BE REMOVED

DEMOLITION NOTES

1. REMOVE INTERIOR WALLS PER PLAN.
2. REMOVE DOORS PER PLAN.
3. REMOVE COUNTERTOPS,CABINETS AND APPLIANCES PER PLAN.
4. REMOVE PLUMBING FIXTURES PER PLAN.

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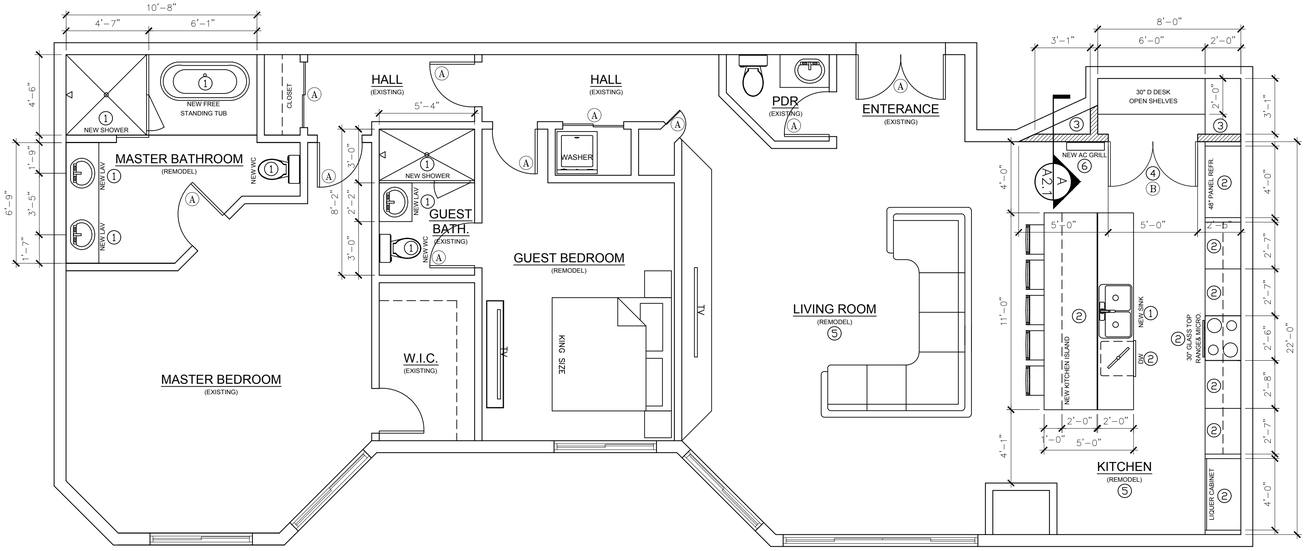
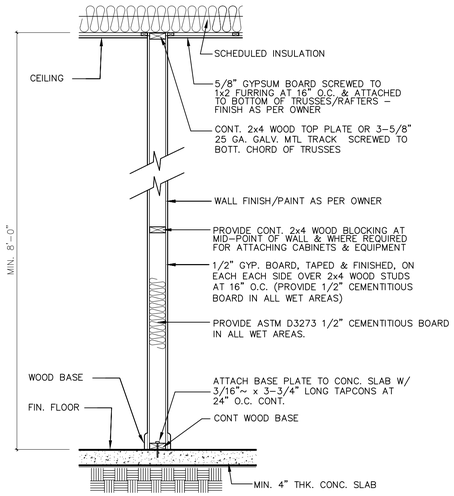
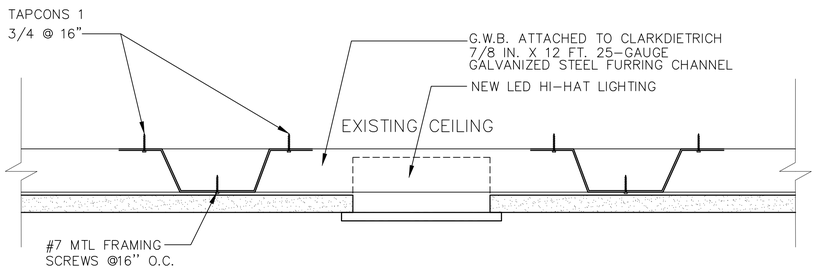


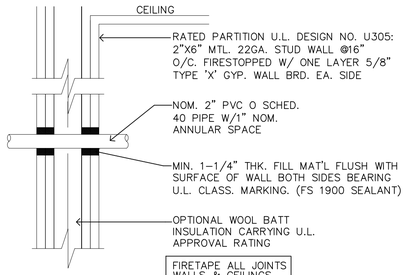
NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"



A TYPICAL INTERIOR WALL PARTITION
NOT TO SCALE

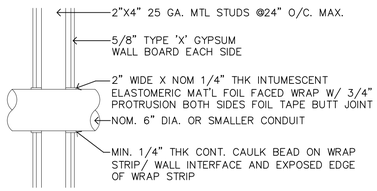


B DETAIL 1-FUR DOWN CEILING SECTION
NOT TO SCALE



u.l. system no. wl2038
non-metallic type penetration

C1 PENETRATION DETAIL
NOT TO SCALE



u.l. system no. wl1002
metallic type penetration

C2 PENETRATION DETAIL
NOT TO SCALE

EXISTING BUILDING INFORMATION
(SEE FBC 2023 EXISTING BUILDINGS)

ALTERATION LEVEL	1
ZONING	PRD
OCCUPANCY TYPE	R3-SINGLE FAMILY
CONSTRUCTION TYPE	5B
TWENTY THREE STORY BUILDING	
TOTAL SQUARE FOOTAGE	2,135 SF
TOTAL AREA UNDER AIR	1,650 SF
SF OF PROJECT	421,5 SF
TYPE OF WORK:	ALTERATIONS REMODEL & REPAIR

WALL LEGEND

- NEW PARTITION WALL (SEE WALL SECTION "A")
- EXISTING WALL TO REMAIN
- ITEM ABOVE

SCOPE OF WORK

1. NEW PLUMBING FIXTURES PER PLAN.
2. NEW CABINETS, COUNTERTOPS AND APPLIANCES PER PLAN.
3. NEW INTERIOR WALLS PER PLAN.
4. NEW DOORS PER PLAN.
5. NEW DROP CEILING AND LEDS PER PLAN.
6. RELOCATE AC GRILLS&DUCTS PER PLAN.

DOOR NOTES

1. FABRICATION & INSTALLATION OF ALL NEW DOORS TO BE IN FULL COMPLIANCE WITH ALL WITH ALL APPLICABLE SECTIONS AND AMENDMENTS OF THE "FLORIDA BUILDING CODE 2023 8TH EDITION".
2. ALL NEW DOORS TO BE MIAMI-DADE APPROVED "IMPACT CERTIFIED". ANY NON-IMPACT RESISTANT OPENINGS ARE TO BE SHUTTERED – CONTRACTOR SHALL SUBMIT TESTING REPORTS & SHOP DRAWINGS OF ALL APPROVED DOORS.
3. ALL FRENCH DOORS, SLIDING GLASS DOORS, & ANY OTHER DOORS WITH GLASS PANELS SHALL HAVE CATEGORY II SAFETY GLAZING AS PER "FLORIDA BUILDING CODE 2023".
4. CONTRACTOR SHALL VERIFY ALL REQUIRED ROUGH OPENINGS SIZES WITH SPECIFIED DOOR MANUFACTURER'S PRIOR TO START OF CONSTRUCTION OR INSTALLATION & ADJUST ROUGH OPENINGS SHOWN ON PLANS AS REQUIRED.
5. ALL DOOR & HARDWARE SELECTION BY OWNER.
6. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF NEW DOORS AND ADJUST ROUGH OPENING DIMENSIONS SPECIFIED IN THESE PLANS TO ACCOMMODATE PROPER INSTALLATION.

DOOR SCHEDULE

NO.	SIZE WIDTH	SIZE HGT.	SIZE THICK	TYPE	MATERIAL	FINISH	JAMB	REMARKS
(A)	—	—	—	EXISTING	—	—	—	—
(B)	(2)2'-6"	6'-8"	1-3/8"	FRENCH DOOR	WOOD	PAINTED	MATCH EXS.	—

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ELECTRICAL SYMBOLS LEGEND

$	SINGLE POLE SWITCH – 15 AMP (48" A.F.F.)
$3	THREE-WAY SWITCH – 15 AMP (48" A.F.F.)
$4	FOUR-WAY SWITCH – 15 AMP (48" A.F.F.)
$D	DIMMER SWITCH – 15 AMP (48" A.F.F.)
	SINGLE RECEPTACLE (18" A.F.F.– U.O.N.)
	DUPLEX RECEPTACLE – 15 AMP (18" A.F.F.)
J	JUNCTION BOX
GFI	GFI DUPLEX RECEPTACLE – 20 AMP
GFI/WP	GFI/WATER-PROOF DUPLEX RECEPTACLE – 20 AMP
AFCI	ARC-FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE – 20 AMP
	DEDICATED DUPLEX RECEPTACLE – 15 AMP (AT 18" A.F.F. UNLESS NOTED OTHERWISE)
	220V APPLIANCE OUTLET
	HANGING LIGHT FIXTURE (CHANDELIER)
P	PENDANT LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
	CEILING-MOUNTED LIGHT FIXTURE
	HI-HAT LIGHT FIXTURE
VP	HI-HAT LIGHT FIXTURE (VAPOR-PROOF)
	MINI HI-HAT LIGHT FIXTURE
	DIRECTIONAL HI-HAT LIGHT FIXTURE
SD	CEILING-MOUNTED SMOKE DETECTOR/CARBON MONOXIDE (WIRE TO KITCHEN OR BATHROOM LIGHT CIRCUIT)
	PUSH BUTTON SWITCH – 15 AMP (48" A.F.F.)
	TELEPHONE JACK
TV	CABLE TV JACK
	EXHAUST FAN (SEE HVAC PLANS)
	WALL-MOUNTED FLOOD LIGHT FIXTURE
	UNDER-CABINET FLORESCENT LIGHT FIXTURE
	STRIP LIGHT
	ART SCONCE LIGHT
	12"x 48" SURFACE-MOUNTED FLORESCENT LIGHT FIXTURE
	24"x 48" SURFACE-MOUNTED FLORESCENT LIGHT FIXTURE
	ELECTRIC PANEL
	SURFACE-MOUNTED DISCONNECT
SK	STEREO SPEAKER
	CEILING-MOUNTED PADDLE FAN JUNCTION BOX (W/ LIGHT KIT)

NOTE: NOT ALL DEVICES ARE APPLICABLE.

NOTE: ALL NEW OR REPLACED 125V, RECEPTACLES IN AREAS SPECIFIED BY 210.52 SHALL BE TAMPER RESISTANCE AS PER 406.12

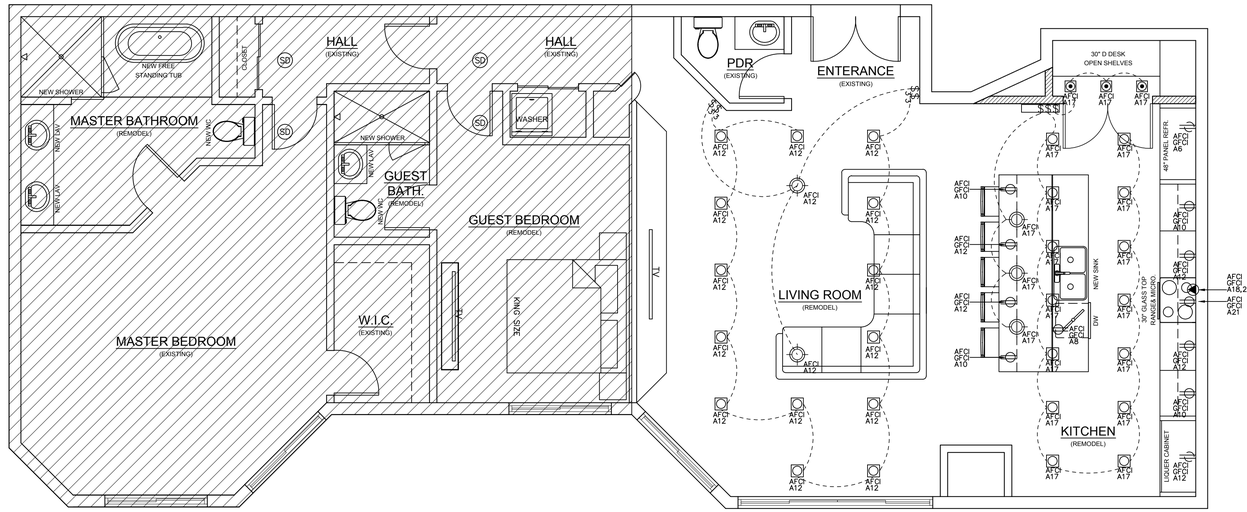
NOTE: ALL EXTENDED OR MODIFIED BRANCH CIRCUIT SHALL BE AFCI PROTECTED AS PER 210.12.B AND 406.4.D.4

NOTE: CONTRACTOR TO VERIFY THAT (1) SMOKE DETECTOR IS INSTALLED INSIDE OF EVERY SLEEPING AREA, AND THAT (1) SMOKE DETECTOR IS INSTALLED WITHIN 8'-0" OF AT LEAST ONE ENTRANCE TO ALL SLEEPING AREAS.

NOTE TO CONTRACTOR:

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR CONSTRUCTION DETAIL. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND OPERATIVE ELECTRICAL SYSTEM, AND TO COMPLETE ALL NECCESSARY WORK. ALL EQUIPMENT SHOWN, OR REFERED TO, ON PLAN TO BE PLACED IN PROPER WORKING ORDER.

NOTE: ALL NEW ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES;DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (A/C CONDENSING UNITS, GENERATOR, POOL EQUIPMENT, AND FUTURE OUTDOOR KITCHEN) SHALL BE ELEVATED TO +8.48' NGVD (AS PER ELEVATION CERTIFICATE)". PROVIDE THE ELEVATIONS OF THE BOTTOM OF THE NEW EQUIPMENT/MACHINERY (GENERATOR, CU'S, ELECTRICAL PANELS, WATER HEATERS, POOL EQUIPMENT), WE RECOMMEND THAT ALL NEW EQUIPMENT/MACHINERY BE ELEVATED TO DFE (+9.00' NGVD).



NEW ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

NOTE: ONLY NEW WORK IS SHOWN

NOT IN SCOPE OF WORK

NOTE: RELOCATE A/C REGISTERS AS NEEDED.

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PLUMBING NOTES #1

1. All Plumbing Shall Be Done In Accordance With The "FLORIDA BUILDING CODE 2023 8TH EDITION", And All State, County, And Local Ordinances And Regulations.
2. Plumbing Contractor Shall Pay All Fees, Inspection And Connection Charges Required.
3. Plumbing Contractor Shall Guarantee All Work Free Of Defects In Material And Workmanship For A Period Of One Year From Date Of Acceptance.
4. Submit Shop Drawings To Engineer For Approval Of All Equipment, Materials And Layouts Prior To Installation.
5. Offset Piping As Required To Clear Building Structure, Ductwork, Etc. As Shown On Drawings And As Required By Field Conditions.
6. Plumbing Contractor Shall Furnish And Install A\C Condensate Drain And Trap.
7. Plumbing Contractor Shall Verify All Space Conditions And Dimensions At Job Site Prior To Fabrication And Installation Of Materials And Equipment.
8. Coordinate Work With Other Trades.
9. Furnish And Install Fixtures As Specified In Schedule, This Drawing.
10. Each Bathroom Group Shall Be Provided With Air Chambers As Per F.B.C.
11. Provide Shut–Off Valve For Each Fixture.
12. Wherever Dissimilar Metals Are To Be Joined. A Dielectric Fitting Shall Be Provided To Connect Both Types OF Pipes.
13. Provide Piping As Follows:

    Domestic Cold And Hot Water And Water Heater Relief Piping: Copper Tube Type K Or L With Solder Joints, Min. 125 LB. Wog Bronze Valves. Sanitary Waste And Vent: Plastic DWV–PVC Schedule 40 Pipe In Accordance With ASTM D–1789 & D–1785 Standards. Air Conditioning Condensate: Copper DWV Pipe And Fittings Or PVC Pipe Schedule 40 Conforms FBC Table P3002.1(1) and Miami Dade Article III, Sec. 08–31.
14. Insulate Domestic Hot Water Piping With 3/4" Thick Premolded Glass Fiber Pipe Insulation With Self–Adhesive Jacket.
15. Water Hammer Arrestors Shall Be Installed At All Automatic Water Valves.

PLUMBING NOTES #2

NOTE: 402.1 QUALITY OF FIXTURES: PLUMBING FIXTURES SHALL BE CONSTRUCTED OF APPROVED MATERIALS, WITH SMOOTH, IMPERVIOUS SURFACES, FREE FROM DEFECTS AND CONCEALED FOULING SURFACES, AND SHALL CONFORM TO STANDARDS CITED IN THIS CODE. ALL PORCELAIN ENAMELED SURFACES ON PLUMBING FIXTURES SHALL BE ACID RESISTANT.

NOTE: THE ANNULAR SPACE BETWEEN THE OUTSIDE OF A PIPE AND THE INSIDE OF A PIPE SLEEVE OR BETWEEN THE OUTSIDE OF A PIPE AND AN OPENING IN A BUILDING ENVELOPE WALL FLOOR OR CEILING ASSEMBLY PENETRATED BY A PIPE SHALL BE SEALED IN AN APPROVED MANNER WITH CAULKING MATERIAL FOAM SEALANT OR CLOSED WITH A GASKETING SYSTEM. THE CAULKING MATERIAL FOAM SEALANT OR GASKETING SYSTEM SHALL BE DESIGNED FOR THE CONDITIONS AT THE PENETRATION LOCATION AND SHALL BE COMPATIBLE WITH THE PIPE SLEEVE AND BUILDING MATERIALS IN CONTACT WITH THE SEALING MATERIALS. ANNULAR SPACES CREATED BY PIPES PENETRATING FIRE–RESISTANCE–RATED ASSEMBLIES OR MEMBRANES OF SUCH ASSEMBLIES SHALL BE SEALED OR CLOSED IN ACCORDANCE WITH SECTION 714 OF THE OF THE FLORIDA BUILDING CODE BUILDING AS APPROVED BY THE DESIGN PROFESSIONAL, TO INCLUDE THE UL LISTED DETAIL AND SPECIFICATION FOR THE FIRE SAFFING OF THE TUB BOX AREA.

NOTE: SHOWERS AND BATHTUBS IN BUILDINGS, EXCEPT DWELLING UNITS HAVING INDIVIDUAL WATER HEATERS, SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC TYPE, UNLESS THE WATER HEATER OUTLET TEMPERATURE IS LIMITED TO 110 DEGREES FAHRENHEIT.

NOTE 1: SHOWER AND COMBINATION TUB/SHOWER CONTROLS SHALL BE PRESSURE BALANCED PB, THERMOSTATIC MIXING (TM) OR COMBINATION PB/TM VALVE TYPES WITH HIGH TEMPERATURE LIMITING STOP. FPC PL 424.3

NOTE 2: FIXTURE DRAIN FOR KITCHEN SINK SHALL BE PROVIDED WITH AN AIR ADMITTANCE VALVE IN ACCORDANCE WITH FBC PL SECTION 918 OR SHALL CONNECT TO THE VERTICAL PORTION OF THE EXISTING VENT AND SHALL NOT CONNECT BELOW THE WEIR OF THE TRAP PER FBC PL 909.2.

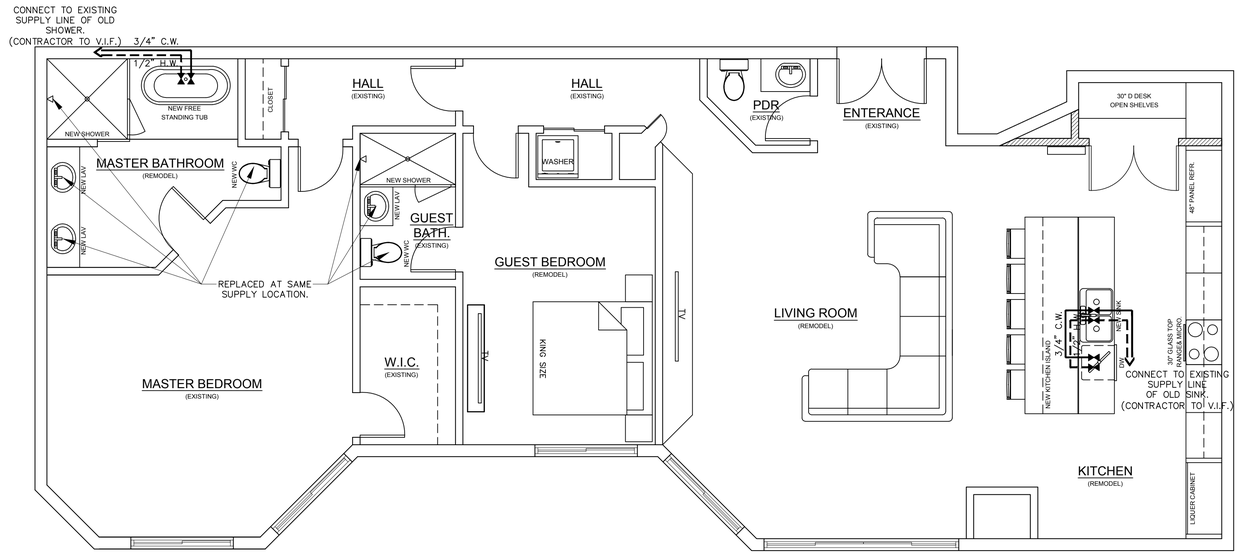
NOTE 3: FIXTURE DRAIN FOR LAVATORY SHALL BE PROVIDED WITH AN AIR ADMITTANCE VALVE IN ACCORDANCE WITH FBC PL SECTION 918 OR SHALL CONNECT TO THE VERTICAL PORTION OF THE EXISTING VENT AND SHALL NOT CONNECT BELOW THE WEIR OF THE TRAP PER FBC PL 909.2.

TABLE 702.1
ABOVE-GROUND DRAINAGE AND VENT PIPE

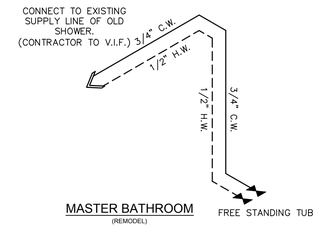
MATERIAL	STANDARD
Acrylonitrile butadiene styrene (ABS) plastic pipe in IPS diameters, including Schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, cellular core or composite wall	ASTM D2661; ASTM F628; ASTM F1488; CSA B181.1
Brass pipe	ASTM B43
Cast-iron pipe	ASTM A74; ASTM A888; CISPI 301
Copper or copper-alloy pipe	ASTM B42; ASTM B302
Copper or copper-alloy tubing (Type K, L, M or DWV)	ASTM B75; ASTM B88; ASTM B251; ASTM B306
Galvanized steel pipe	ASTM A53
Glass pipe	ASTM C1053
Polyolefin pipe	ASTM F1412; CSA B181.3
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, incluing Schedule 40, DR 22 (PS 200), and DR 24 (PS 140); with a solid, cellular core or composite wall	ASTM D2665; ASTM F891; ASTM F1488; CSA B181.2
Polyvinyl chloride (PVC) plastic pipe with a 3.25-inch O.D. and a solid, cellular core or composite wall	ASTM D2949; ASTM F1488
Polyvinylidene fluoride (PVDF) plastic pipe	ASTM F1673; CSA B181.3
Stainless steel drainage systems, Types 304 and 316L	ASME A112.3.1

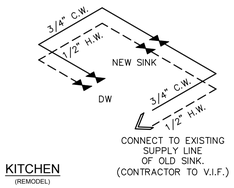
TABLE 702.2
UNDERGROUND BUILDING DRAINAGE AND VENT PIPE

MATERIAL	STANDARD
Acrylonitrile butadiene styrene (ABS) plastic pipe in IPS diameters, including Schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, cellular core or composite wall	ASTM D2661; ASTM F628; ASTM F1488; CSA B181.1
Cast-iron pipe	ASTM A74; ASTM A888; CISPI 301
Copper or copper-alloy tubing (Type K, L, M or DWV)	ASTM B75; ASTM B88; ASTM B251; ASTM B306
Polyolefin pipe	ASTM F1412; CSA B181.3
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including Schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, cellular core or composite wall	ASTM D2665; ASTM F891; ASTM F1488; CSA B181.2
Polyvinyl chloride (PVC) plastic pipe with a 3.25-inch O.D. and a solid, cellular core or composite wall	ASTM D2949; ASTM F1488
Polyvinylidene fluoride (PVDF) plastic pipe	ASTM F1673; CSA B181.3
Stainless steel drainage systems, Type 316L	ASME A112.3.1



PLUMBING SUPPLY PLAN
NEW/RENOVATED PLUMBING SHOWN ONLY
NOT TO SCALE





PLUMBING SUPPLY RISER DIAGRAM
NEW/RENOVATED PLUMBING SHOWN ONLY
NOT TO SCALE

REVISIONS

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GREG ALLEN
CONDO REMODEL
JACKSON TOWER 100 BIRCH ROAD
FORT LAUDERDALE, FL. 33316

CHARLES WAYNE FERRELL, RA
STATE OF FLORIDA
CHARLES WAYNE FERRELL II
AR0014855
REGISTERED ARCHITECT

AR 14,855

DESIGN	CWF
DESIGN DWG	IS
WORKING DWG	IS
BID REVIEW	–
PERMIT REVIEW	–
ISSUE DATE	10–21–2024
SCALE	AS NOTED
JOB NO.	20241021

SHEET
P-1•0

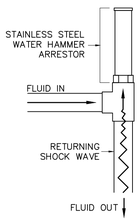
NOTE: SHOCK ARRESTORS REQUIRED FOR QUICK CLOSING VALVES

SHOCK ARRESTOR SCHEDULE			
P.D.I. DESIGNATION	MFGR. & MODEL	FIXTURE UNITS	CONNECTION
A	SIOUX CHIEF 652-A	1-11	1/2"
B	SIOUX CHIEF 653-B	12-32	3/4"
C	SIOUX CHIEF 654-C	33-60	1"

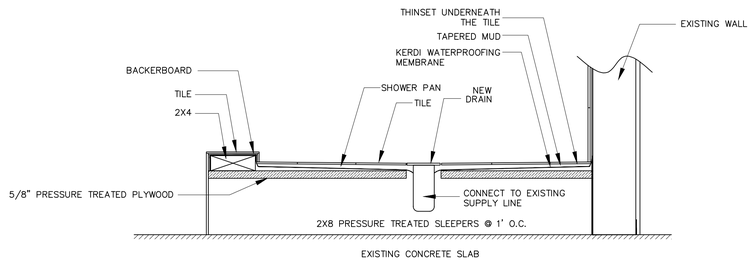
SLOPE OF HORIZ. DRAINAGE PIPES	
SIZE (INCHES)	MINIMUM SLOPE (INCHES PER FT.)
2-1/2" OR LESS	1/4"
3" TO 6"	1/8"
8" OR LARGER	1/16"
NOTES: CONFORMS WITH F.B.C.-PLUMBING TABLE 704.1	

NOTE: WATER SYSTEM TO COMPLY WITH THE FLORIDA BUILDING CODE TABLE 603.1 (PLUMBING CODE)

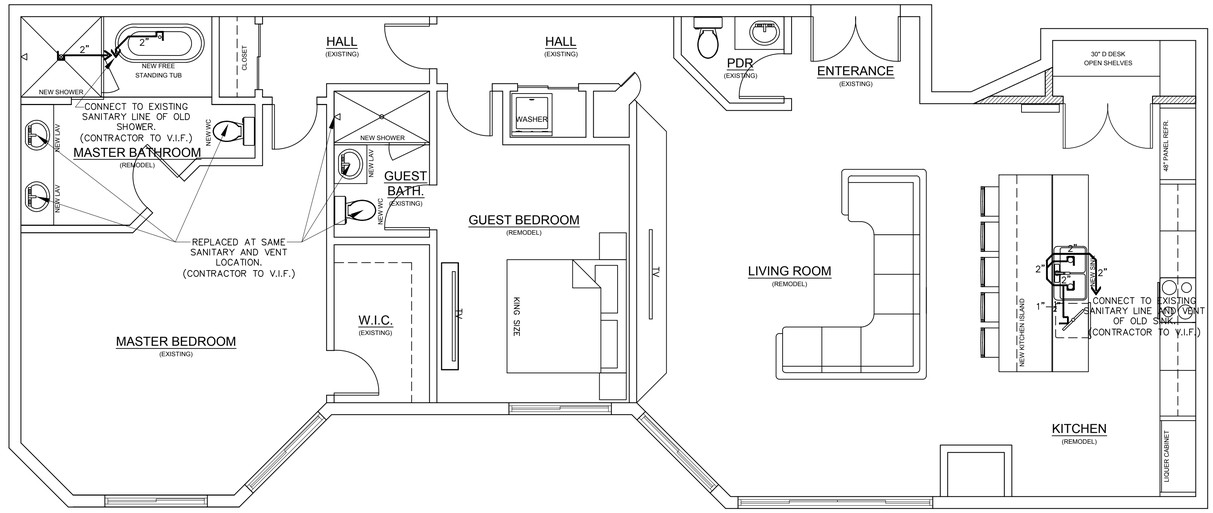
PLUMBING FIXTURE MAXIMUM FLOW RATES	
FIXTURE	MAX. FLOW RATE
LAVATORY PRIVATE	2.2 GPM @ 60 PSI
LAVATORY PUBLIC METERING	.25 GALLON PER MTG CYCLE
LAVATORY PUBLIC O/T METERING	.5 GPM @ 60 PSI
SHOWER VALVE	2.5 GPM @ 8 PSI
SHOWER HEAD	2.5 GPM @ 80 PSI
SINK FAUCET	2.2 GPM @ 60 PSI
URINAL	1.0 GAL PER FLUSHING CYCLE
WATER CLOSET	1.6 GAL PER FLUSHING CYCLE
D/W RESIDENTIAL	6.5 GAL PER CYCLE OR LESS (ENERGY) STAR/WATER ENSE CERTIFIED)
D/W COMMERCIAL	LESS THAN 1.2 GALLONS PER RACK FOR FILL AND DUMP MACHINES AND LESS THAN 0.9 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
D/W UNDER COUNTER COMM	1.0 GALLONS PER RACK FOR HIGH TEMPERATURE MACHINES AND 1.7 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES.
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED)
NOTES: CONFORMS FBC TABLE P3002.1(1) AND MIAMI DADE ARTICLE III, SEC. 08-31.	



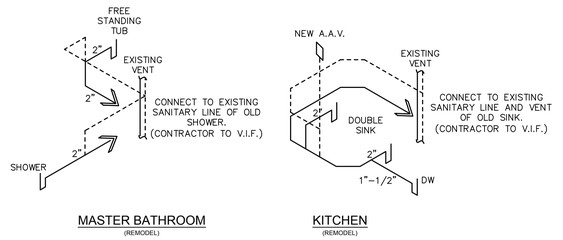
SHOCK ARRESTOR DETAIL
NOT TO SCALE



B RAISED SHOWER PAN DETAIL
NOT TO SCALE



PLUMBING SANITARY PLAN
NEW/RENOVATED PLUMBING SHOWN ONLY
NOT TO SCALE



MASTER BATHROOM
(REMODEL)

KITCHEN
(REMODEL)

PLUMBING SANITARY RISER DIAGRAM
NEW/RENOVATED PLUMBING SHOWN ONLY
NOT TO SCALE

REVISIONS		
REF.	DATE	BY

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ARCHITECT ONE COM ARCHITECTURE
AA 26002488

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