

CONSTRUCTION STANDARDS

- MINIMUM STANDARDS
THESE CONSTRUCTION DOCUMENTS REQUIRED LARGER SIZES, GREATER QUANTITIES, MORE PROTECTION AND REQUIREMENTS THAN THE GOVERNING BUILDING CODES. THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT ALL OF THE PROVISIONS AND REQUIREMENTS INCLUDED IN THESE PLANS AND SPECIFICATIONS. SUBSTITUTIONS, ALTERNATES OR CHANGES REQUESTED TO MATCH LOWER STANDARDS PERMITTED BY THE BUILDING CODE WILL NOT BE ACCEPTED. NO ADDITIONAL PAYMENTS SHALL BE MADE TO THE CONTRACTOR TO CORRECT WORK THAT DOES NOT MEET ALL OF THE REQUIREMENTS SET FORTH IN THESE CONSTRUCTION DOCUMENTS.
- SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS AND SPECIFICATIONS DURING BIDDING OR CONSTRUCTION ARE NOT PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. FAILURE TO COMPLY WITH THIS PROVISION WILL RESULT IN THE REJECTION OF THE WORK IN QUESTION. THE CONTRACTOR WILL NOT BE COMPENSATED FOR UNAUTHORIZED SUBSTITUTIONS OR DEVIATIONS FROM THE PLAN AND WILL HAVE TO TAKE CORRECTIVE MEASURES AT HIS OWN EXPENSE.
- ALTERNATES
REQUEST FOR PRODUCT ALTERNATES OR SUBSTITUTIONS WILL ONLY BE CONSIDERED BY THE ARCHITECT WHEN SUBMITTED WITH A LETTER OF EXPLANATION, WHEN APPLICABLE THE REQUEST SHALL INCLUDE: A COST COMPARISON, DRAWINGS AND/OR BROCHURE CUT SHEET DEMONSTRATING THAT THE SUBSTITUTION OR ALTERNATE MEETS THE INTENDED PERFORMANCE AND QUALITY OF THE ORIGINAL SPECIFICATION
- CHANGE ORDERS
ALL CHANGE ORDERS SHALL BE SIGNED BY THE OWNER PRIOR TO COMMENCEMENT OF THE WORK TO BE CHANGED DISCREPANCIES
- DISCREPANCIES
WHEN IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, HE/SHE SHALL PROMPTLY REPORT IT IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK IN THE AREA OF QUESTION. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS
- CONSTRUCTION MEANS AND METHODS
ERIC TREBBIEN, ARCHITECT, AND/OR ENGINEER(S) SHALL NOT HAVE CHARGE, CONTROL, OR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS OR METHODS, SEQUENCES, PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS. IT IS UNDERSTOOD AND AGREED THAT THE ARCHITECT HAS NO CONSTRUCTIVE USE OF THE OWNER'S SITE. HAS NO CONTROL OR AUTHORITY OVER THE MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION, AND THEREFORE HAS NO ONGOING RESPONSIBILITY WHATSOEVER FOR CONSTRUCTION SITE SAFETY. A RESPONSIBILITY WHOLLY VESTED IN THE GENERAL CONTRACTOR NOTWITHSTANDING THE ABOVE, THE ARCHITECT HAS A DUTY TO PRESERVE AND PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE. ACCORDINGLY, IT IS ERIC TREBBIEN, ARCHITECT'S PROFESSIONAL RESPONSIBILITY TO TAKE WHAT HE BELIEVES ARE PRUDENT MEASURES SHOULD THE ARCHITECT ENCOUNTER SITUATIONS THAT HE BELIEVES CREATE A DANGER TO PUBLIC HEALTH, SAFETY, OR WELFARE. THE CLIENT/OWNER UNDERSTANDS THIS SITUATION AND AGREES TO DEFEND ERIC TREBBIEN, ARCHITECT AND HOLD THE ARCHITECT HARMLESS FROM THE ARCHITECT'S CLAIMS ARISING FROM THE ARCHITECT'S EXERCISE OF PROFESSIONAL RESPONSIBILITY IN THIS REGARD.

GENERAL CONSTRUCTION NOTES

- WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.
- DEPOSITS AND FEES, DEPOSITS FOR UTILITIES INCLUDING WATER, PETER, TELEPHONE AND ELECTRICAL SERVICE TO BE MADE BY THE GENERAL CONTRACTOR. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.
- GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.
- PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS. MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY. FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION. GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR REGULATIONS.
- ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE.
- ALL PERS, SUPPORTS, SHELVING, FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY A SUBCONTRACTOR FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.
- FOR CONVENIENCE IN DESCRIPTION AS A STANDARD FOR GRADE, TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MINIMUM REQUIREMENTS, WITH FINAL DECISIONS BEING MADE BY THE OWNER AND ARCHITECT.
- ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.
- GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE & LEAVE BUILDING BROOD CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPOCKS & OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.
- GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS.
- ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1000 PSI, OR NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL METAL USED FOR CONNECTING PURPOSES SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.

GENERAL PROJECT NOTES

- ALL EXISTING EXTERIOR WALLS 8" CMU W/ EXISTING 5/8" GUB OVER 1/2" METAL HAT CHANNEL @ 24" O.C. WITH R41 FOIL BACK INSULATION TO REMAIN AS IS. CONTRACTOR TO PATCH AS NECESSARY.
- COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE THE CEILING IN LIEU OF THE FLEUM.
- PVC IS ALLOWED TO BE USED ABOVE THE CEILING IN LIEU OF THE FLEUM.
- EXISTING BUILDING SHELL AND ENTRANCE SHALL COMPLY WITH NFPA 101 AND FACBC CURRENT ED. ALL NEW INTERIOR BUILD-OUT SHALL COMPLY WITH NFPA AND FACBC CURRENT ED.
- ALL FLOOR LEVEL TO COMPLY WITH FBC. NO CHANGES OF LEVEL SHALL EXCEED 1/2" ON AN ACCESSIBLE ROUTE.
- THE LAYOUT AND DESIGN OF THESE PLANS COMPLY WITH THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
- CONTRACTOR TO PROVIDE SUBMITTALS FOR ARCHITECTS AND T. OWNERS APPROVAL PRIOR TO PURCHASING / INSTALLING ANY AND ALL HARDWARE.
- ALL DIMENSIONS ARE TO FINISHED FACE OF GUB, UNLESS OTHERWISE NOTED. WHERE DIMENSIONS ARE NOTED TO BE "CLEAR" OR "MIN" THEY REFER TO THE FINISHED FACE OF WALL.
- PROVIDE WOOD BLOCKING IN WALLS FOR SHELVING, MIRRORS, AND CABINET WORK AS REQUIRED TO ACCOMMODATE INSTALLATION. COORDINATE WITH CABINET MANUFACTURER AND OWNER PRIOR TO ANY CONSTRUCTION. SEE DETAIL ELSWHERE.
- ALL WOOD BLOCKING AND FURRING SHALL BE VERIFIED PRIOR TO INSTALLATION.
- FIRE EXTINGUISHERS SHALL BE LARSEN'S MODEL NO. MP-10, MULTI-PURPOSE ABC, COMPLETE WITH MOUNTING BRACKET, OR APPROVED SIMILAR.
- CONTRACTOR TO VERIFY FIRE EXTINGUISHER LOCATIONS WITH FIRE MARSHAL BEFORE INSTALLATION.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF ANY ITEM.
- BUILD OUT SHALL COMPLY WITH FBC 2023 8TH EDITION FOR FABRICATION OR INSTALLATION OF ANY ITEM.
- REFER TO PERMIT DRAWINGS ON FILE WITH THE CITY FOR SHELL BUILDING AND SITE INFORMATION.
- EXIT DOORS SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE, NFPA 101, SECTION 7.12.5 LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. VERIFY WITH BUILDING SHELL DESIGN.

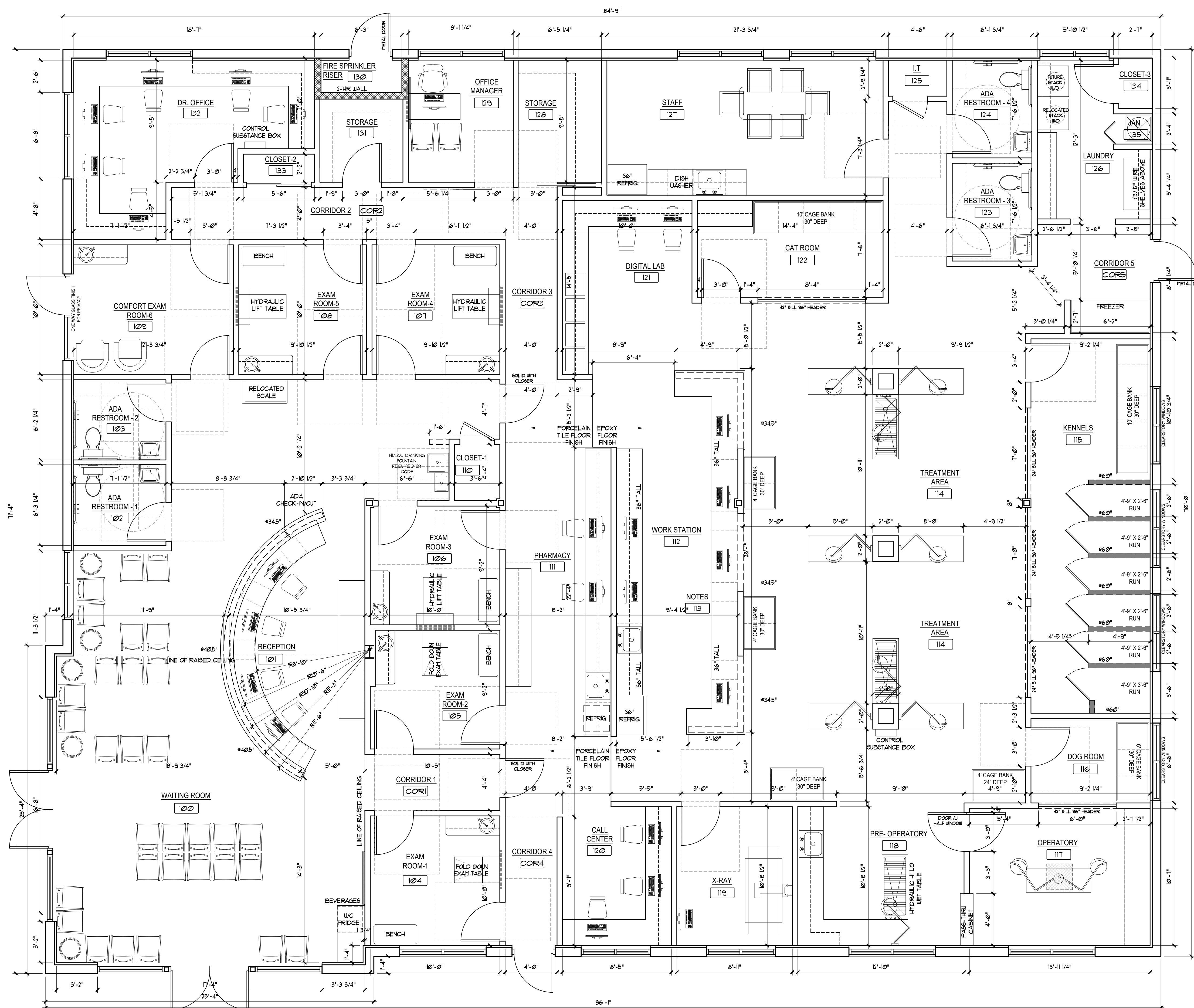
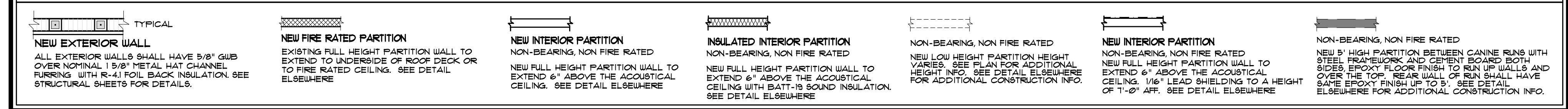
GENERAL NOTES

- GOVERNING CODE: FLORIDA BUILDING CODE (FBC 2023 8TH EDITION) 1TH EDITION OF THE FLORIDA FIRE PREVENTION CODE AS WELL AS THE ANSI / ASCE 1-16 FOR WIND LOADS, (75 MPH WIDESPREAD EXPOSURE C)
- REFERENCE STANDARDS: REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE DATE OF DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.
- NOTES, NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.
- SPECIFICATIONS: REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS.
- ARCHITECTURAL: REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.
- DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS & GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES IN NO CASE CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
- MISSIONS/CONFLICTS: IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.
- LOAD LIMITS: LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER "DESIGN CRITERIA".
- PERMITTALS: WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED.
- ALTERNATES: ALTERNATES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL/ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIALS.

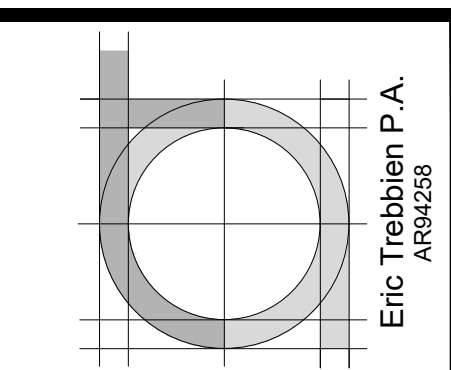
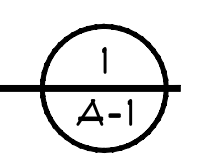
2023 FBC, ACCESSIBILITY SECTION 611:

- 611 GENERAL
WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH 611.
- 612 CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.
- 613 OPERABLE PARTS
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH 305.
- 614 HEIGHT
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 5 INCHES (1280 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR.

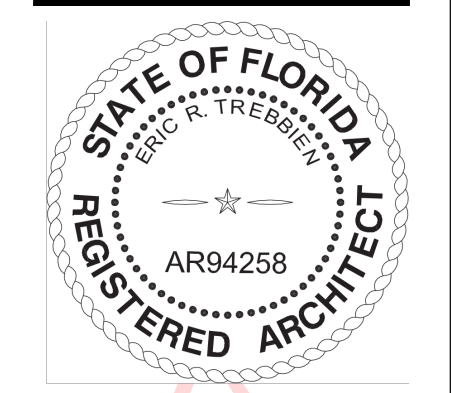
WALL LEGEND/INFORMATION SEE ADDITIONAL WALL DETAILS ELSEWHERE



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



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PROJECT NAME: **New Ground Up Building and Veterinary Facility for: Dr Jeffrey S. Esch, DVM**
PROJECT NO.: **02-21-258-0002-000-00500**
SHEET TITLE: **Proposed Floor Plan, Wall Legend, and Notes**
HOWEY IN THE HILLS, FLORIDA 34737

REVISIONS:

| RELEASED FOR: | REVIEW |
|--------------------|--------|
| DATE: 02/04/2025 | |
| PROJECT MGR: CEL | |
| PROJECT NO.: 24114 | |

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