



### GENERAL NOTES

- GENERAL CONSTRUCTION NOTES (CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE- 6TH EDITION (2017) INCLUDING BUILDING, PLUMBING AND MECHANICAL)
- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT.
- BUILDER SHALL COORDINATE ALL THE TRADES.
- BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS. BUILDER TO NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE UP TO FOUR WORKING DAYS TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS, WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
- BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
- CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- ALL WINDOW AND DOORS SHALL BE CALLED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 502.4.
- TRUSS MANUFACTURER SHALL SUBMIT TWO COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REG. ENGINEER OF THEIR ROOF TRUSS DESIGN FOR REVIEW.
- TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHJUS AND MISCELLANEOUS EQUIPMENT. BUILDER SHALL COORDINATE LOCATIONS PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
- ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE AND AS DETAILED.
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
- STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL", AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED, PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.
- BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE TO THE ARCHITECT (IN WRITING ONLY) WILL BE FULLY UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

### ABBREVIATIONS

ACOUS.	ACOUSTICAL	GA.	GAUGE	OBS.	OBSOLETE	TH.	THICK
ADJ.	ADJUSTABLE	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.B.	TOP OF BEAM
AL.	ALUMINUM	GL.	GLASS	O.D.	OUTSIDE DIAMETER	T.O.F.R.	TOP OF FRAMING
BLDG.	BUILDING	GR.	GRADE	ODK.	OUTDOOR KITCHEN	T.O.L.	TOP OF LEDGER
BLK.	BLOCK	GYP.	GYP.SUM	OPNG.	OPENING	TOPL.	TOP OF PLATE
BOT.	BOTTOM	HWB.	GYP.SUM WALL BOARD	OPP.	OPPOSITE	TYP.	TYPICAL
CAB.	CABINET	H.B.	HOSE BIBB	PL.	PLAN	UNO.	UNLESS NOTED OTHERWISE
CLR.	CLEAR	H.C.	HOLLOW CORE	PLAS.	PLASTER	VEST.	VESTIBULE
COL.	COLLUMN	HWWD.	HARDWOOD	PR.	PAIR	V.T.R.	VENT THROUGH ROOF
CONC.	CONCRETE	HW.	HARDWARE	PROST.	PRECAST	V.T.W.	VENT THROUGH WALL
CONN.	CONNECTION	H.T.	HEIGHT	QDADF.	PRESSURE TREATED	W/	WITH
CONT.	CONTINUOUS	HOR.	HORIZONTAL	PTN.	PARTITION	W/O	WITHOUT
CSMT.	CEASEMENT	ID.	INSIDE DIAMETER	RAD.	RADIUS	W.C.	WATER CLOSET
DEC.	DECORATIVE	INCAND.	INCANDESCENT	REQ.	REQUIRED	WD.	WOOD
DET.	DETAIL	INSUL.	INSULATION	R/L	ROOM	WH.	WATER HEATER
D.F.	DOUGLAS FIR	INT.	INTERIOR	R.O.	ROUGH OPENING	WT.	WEIGHT
DIA.	DIAMETER	LAM.	LAMINATE	RWD.	REDWOOD	∠	ANGLE
DN.	DOWN	LAV.	LAVATORY	R.W.L.	RAIN WATER LEADER	-	ANGLE
D.S.	DOWN SPOUT	LOC.	LOCATION	S.C.	SOLID CORE	#	AT
DWG.	DRAWING	MAX.	MAXIMUM	SCHED.	SCHEDULE	CL.	CENTER LINE
E.A.	EACH	MECH.	MECHANICAL	SH.	SINGLE HUNG	=	POUND OR NUMBER
EL.	ELEVATION	MET.	METAL	SHT.	SHEET		
ELEC.	ELECTRICAL	MFR.	MANUFACTURER	SIM.	SIMILAR		
EQ.	EQUAL	MIN.	MINIMUM	SQ.	SQUARE		
EXH.	EXHAUST	MISC.	MISCELLANEOUS	STD.	STANDARD STEEL		
EXP.	EXPANSION	M.O.	MASONRY OPENING	ST.	STANDARD		
EXIST.	EXISTING	MTD.	MOUNTED	STL.	STEEL		
EXT.	EXTERIOR	MT.W/S.	METAL THRESHOLD WEATHER STRIP	STOR.	STORAGE		
FIN.	FINISH FLOOR	MULL.	MULLION	STRUC.	STRUCTURAL		
FLS.	FLASHING	N.I.C.	NOT IN CONTRACT	SUSP.	SUSPENDED		
F.LOR.	FLOURESCENT	NO.	NUMBER	T.C.	TOP OF CURB		
FT.	FOOT/FEET	N.T.S.	NOT TO SCALE	TEL.	TELEPHONE		
FTG.	FOOTING	O.A.	OVERALL	T&G.	TONGUE AND GROOVE		

### STRUCTURAL ENGINEER

BRENNAN ENGINEERING, INC.  
1600 SOUTH DIXIE HIGHWAY, SUITE #400-B  
BOCA RATON, FLORIDA 33432  
561-392-3748  
E.B. #7656  
P.E. # 72387

PROJECT MANAGER: VIKTOR HERNANDEZ  
PROJECT NO.

### MECHANICAL ENGINEER

JWL ENGINEERING  
185 NW SPANISH RIVER BLVD, SUITE 250  
BOCA RATON, FLORIDA 33431  
561-237-5223

PROJECT MANAGER: JOHN LANGFORD  
PROJECT NO.

### CODE-TABULATION

APPLICABLE CODES :  
2017 FLORIDA BUILDING CODE

OCCUPANCY :  
A3

BUILDING HEIGHT :  
ALLOWED 30 FEET  
PROVIDED 30'-0"

BUILDING AREAS :  
SEE AREA  
CALCULATIONS

CONSTRUCTION TYPE :  
TYPE V B (SPRINKLERED -BY OTHERS)

ELEVATION, HORIZONTAL, DATA :  
THIS LOT IS NOT IN A FLOOD ZONE.

LOCATION ON LOT :  
SEE SITE PLAN

SPRINKLERED BUILDING :  
AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.11

### SHEET INDEX

SHEET	DESCRIPTION
A0.0	TITLE SHEET AND GENERAL NOTES
A1.0	LIFE SAFETY PLAN
A2.0	OVERALL FLOOR PLAN
A2.1	PARTIAL FLOOR PLAN - LEFT
A2.2	PARTIAL FLR PLAN - RIGHT, DOOR/WINDOW SCHEDULES AND STOREFRONT ASSEMBLIES
A2.3	PARTIAL PLAN CLEARSTORY
A3.0	REFLECTED CEILING PLAN
A4.0	ROOF PLAN
A4.1	PARTIAL ROOF PLAN - LEFT
A4.2	PARTIAL ROOF PLAN - RIGHT
A5.0	FRONT AND RIGHT ELEVATIONS
A5.1	REAR AND LEFT ELEVATIONS
A6.0	INTERIOR ELEVATIONS
A7.0	BUILDING SECTIONS A-A AND B-B
A7.1	WALL TYPES
A7.2	WALL TYPES
A7.3	WALL TYPES
A7.4	U.L NUMBERS
A8.0	WATER INTRUSION / FLASHING DETAILS
A8.1	DOOR AND WINDOW OPENING DETAILS
M1.0	MECHANICAL NOTES & EQUIPMENT
M1.02	HVAC DETAILS
M2.0	HVAC PLAN - FIRST FLOOR - PARTIAL - LEFT
M2.02	HVAC PLAN - FIRST FLOOR - PARTIAL - RIGHT
E1.0	ELECTRICAL INDEX AND NOTES
E1.02	ELECTRICAL PANELS
E1.03	ELECTRICAL PANELS
E2.0	POWER PLAN - PARTIAL - LEFT
E2.02	POWER PLAN - PARTIAL - RIGHT
E3.0	POWER PLAN - LIGHTING PLAN - PARTIAL - LEFT
E3.02	POWER PLAN - LIGHTING PLAN - PARTIAL - RIGHT
P1.0	GENERAL NOTES
P1.02	STORM WATER, SAN. AND GAS ISOMETRICS
P2.0	SANITARY PIPING
P3.0	POTABLE WATER PIPING
P4.0	GAS PIPING
P5.0	STORM WATER PIPING
S-OL	FOUNDATION PLAN LEFT AND SCHEDULES
S-OR	FOUNDATION PLAN AND SCHEDULES
S-L	FRAMING PLAN LEFT AND SCHEDULES
S-R	FRAMING PLAN RIGHT AND SCHEDULES
S-DI	DETAILS AND NOTES

### Revisions

NO.	DESCRIPTION	DATE

P & Z SUBMITTAL

Date Drawn: 5/8/20  
Date Checked: JZ IDZZ IHN  
Date I Permit: BMS  
Date I Construction: -

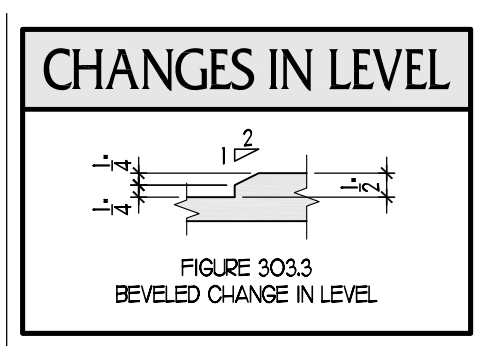
Seal:

AA0002340 © 2020

# A0.0

Revisions

Rev	Description	Date
1	P & Z SUBMITTAL	5/8/20
2	Drawn	JZ IDZZ IHN
3	Checked	BMS
4	Date   Permit	-
5	Date   Construction	-



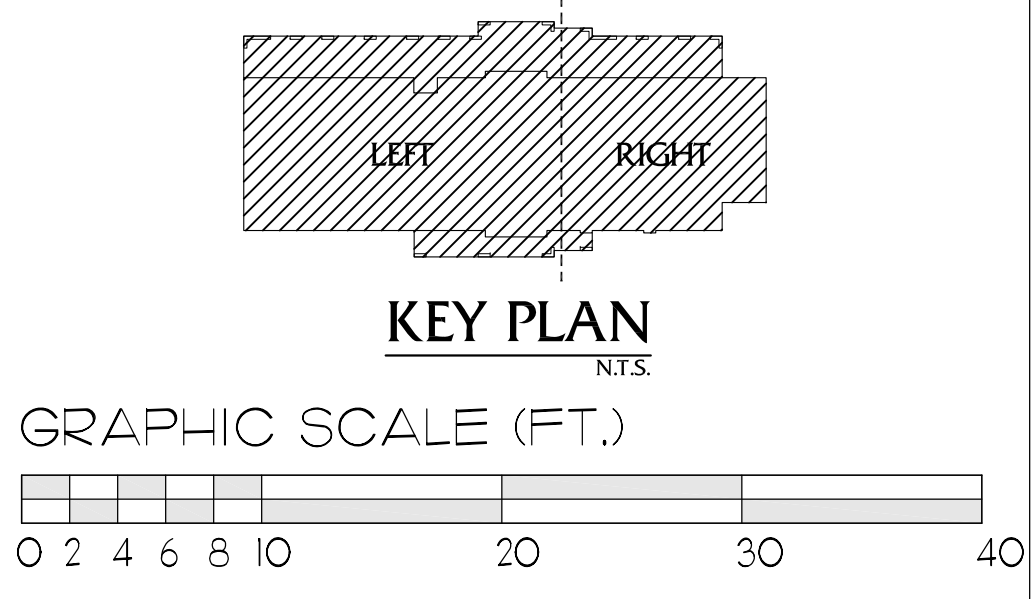
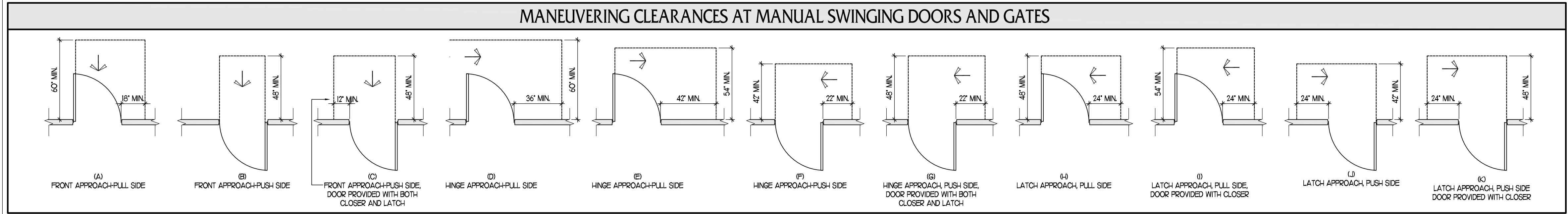
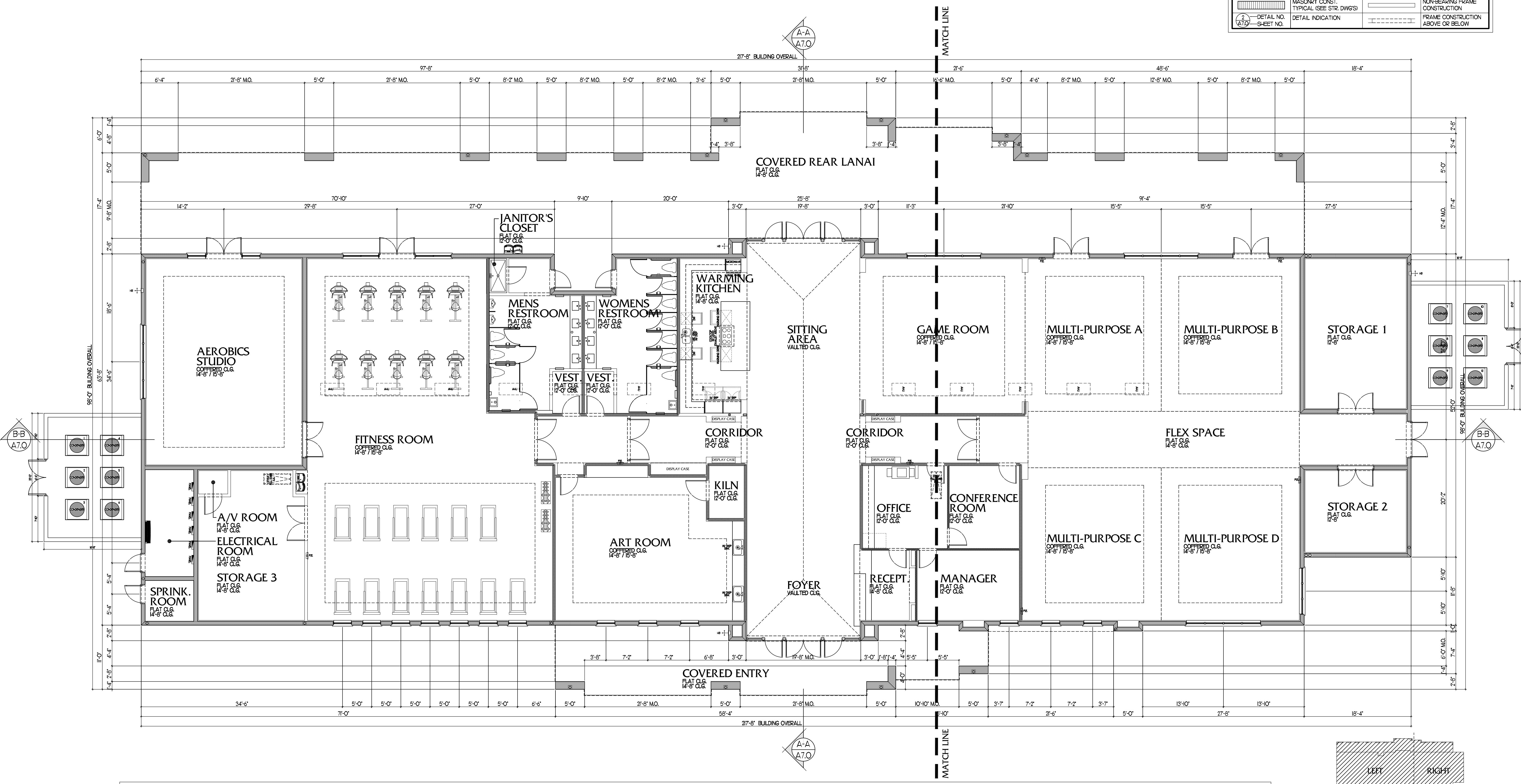
- FLOOR PLAN NOTES**
- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RESISTANT AND FULLY CALKED FOR A WEATHER TIGHT CONDITION.
  - VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURERS/SUPPLIER PRIOR TO CONSTRUCTION.
  - ALL DOOR SIDELIGHTS WITHIN 24" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 60" ABOVE FLOOR AT TUBS AND SHOWERS SHALL BE TEMPERED.
  - BATHROOM FLOORS AND BASES SHALL BE OF AN IMPERVIOUS MATERIAL.
  - INSULATE EXTERIOR BLOCK WALL WITH A MINIMUM OF R-4I AND ATTIC SPACES WITH A MINIMUM OF R-19. INSULATE EXTERIOR FRAME WALL WITH A MINIMUM OF R-11. ENERGY CALCULATIONS SHALL TAKE PRECEDENCE OVER THE MINIMUM REQUIRED ENERGY CODE.
  - STEEL COLLARS SHALL BE WRAPPED W/ 3 LAYERS 1/2" TYPE 'X' GYP. BD.
  - PROVIDE FIRESTOPPED METAL HORIZONTAL AT CEILING/WALL INTERSECTION.

**AREA CALCULATION**

FLOOR A/C	12185 SQ. FT.
STORAGE 1 A/C	504 SQ. FT.
STORAGE 2 A/C	296 SQ. FT.
STORAGE 3 A/C AND A/V	501 SQ. FT.
TOTAL A/C	13,476 SQ. FT.
COVERED ENTRY	754 SQ. FT.
REAR LANAI	3,749 SQ. FT.
SPRINKLER ROOM	72 SQ. FT.
ELECTRICAL ROOM	180 SQ. FT.
TOTAL	18,231 SQ. FT.

**LEGEND, SYMBOLS & ABBREVIATIONS**

	MASONRY CONST. TYPICAL (SEE STR. DWGS)		NON-BEARING FRAME CONSTRUCTION
	DETAIL NO. 2		FRAME CONSTRUCTION ABOVE OR BELOW
	SHEET NO. 170		

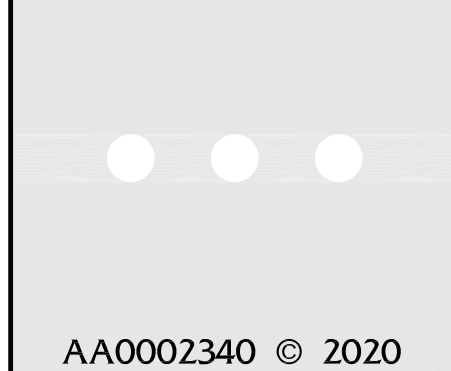


**OVERALL FLOOR PLAN**  
1/8" = 1'-0"

Revisions

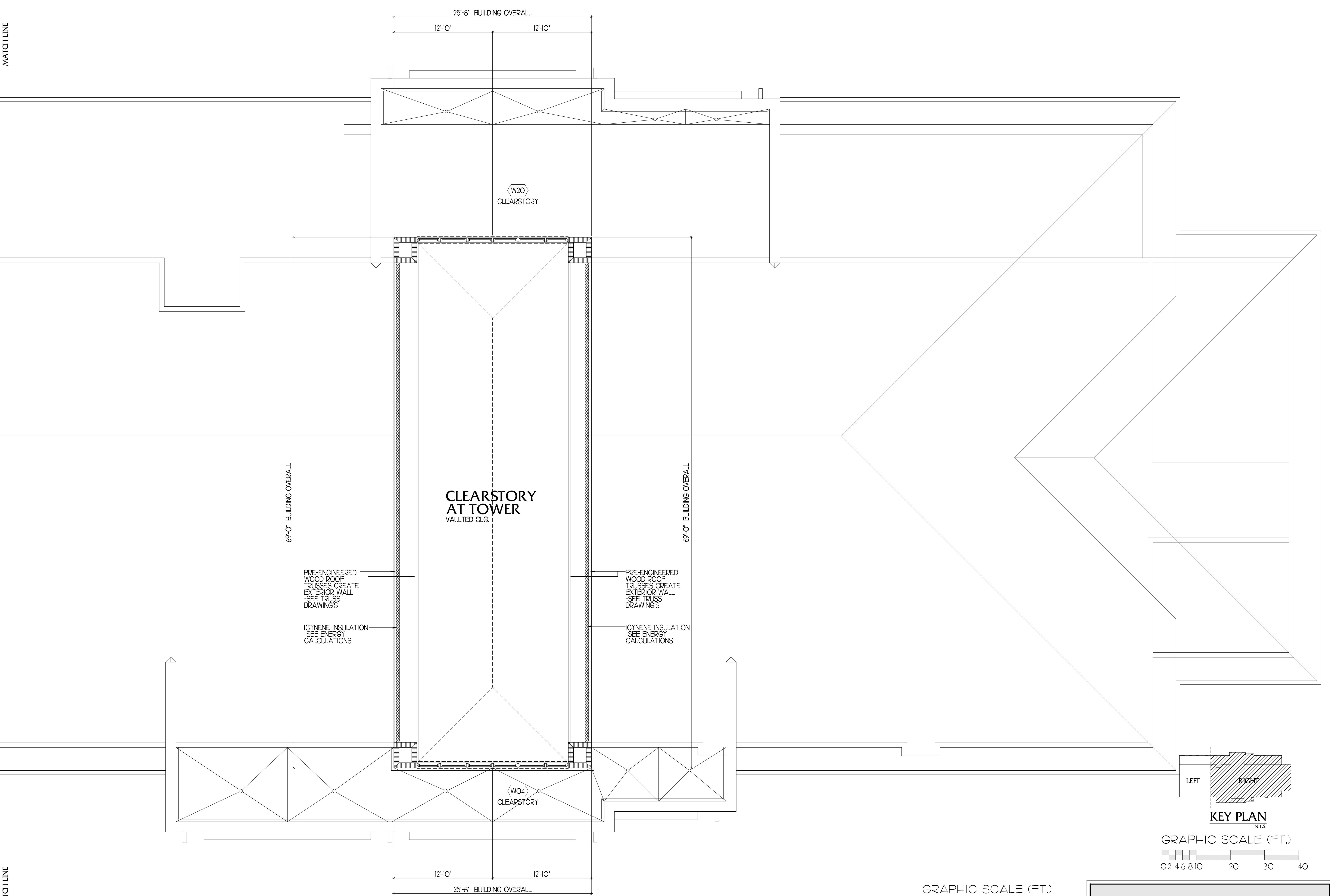
Date	By	Description
5/8/20	JZ IDZZ IHN	P & Z SUBMITTAL
	BMS	Checked
		Date   Permit
		Date   Construction

Seal:



MATCH LINE

MATCH LINE



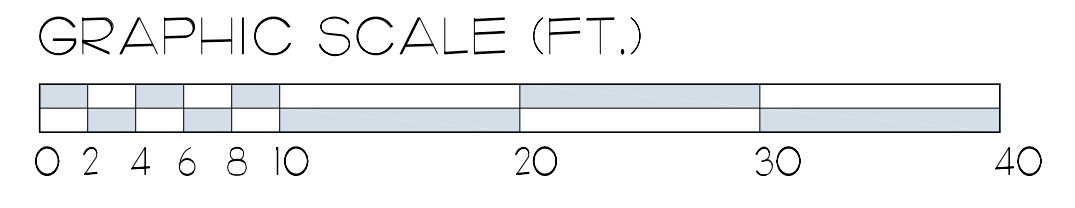
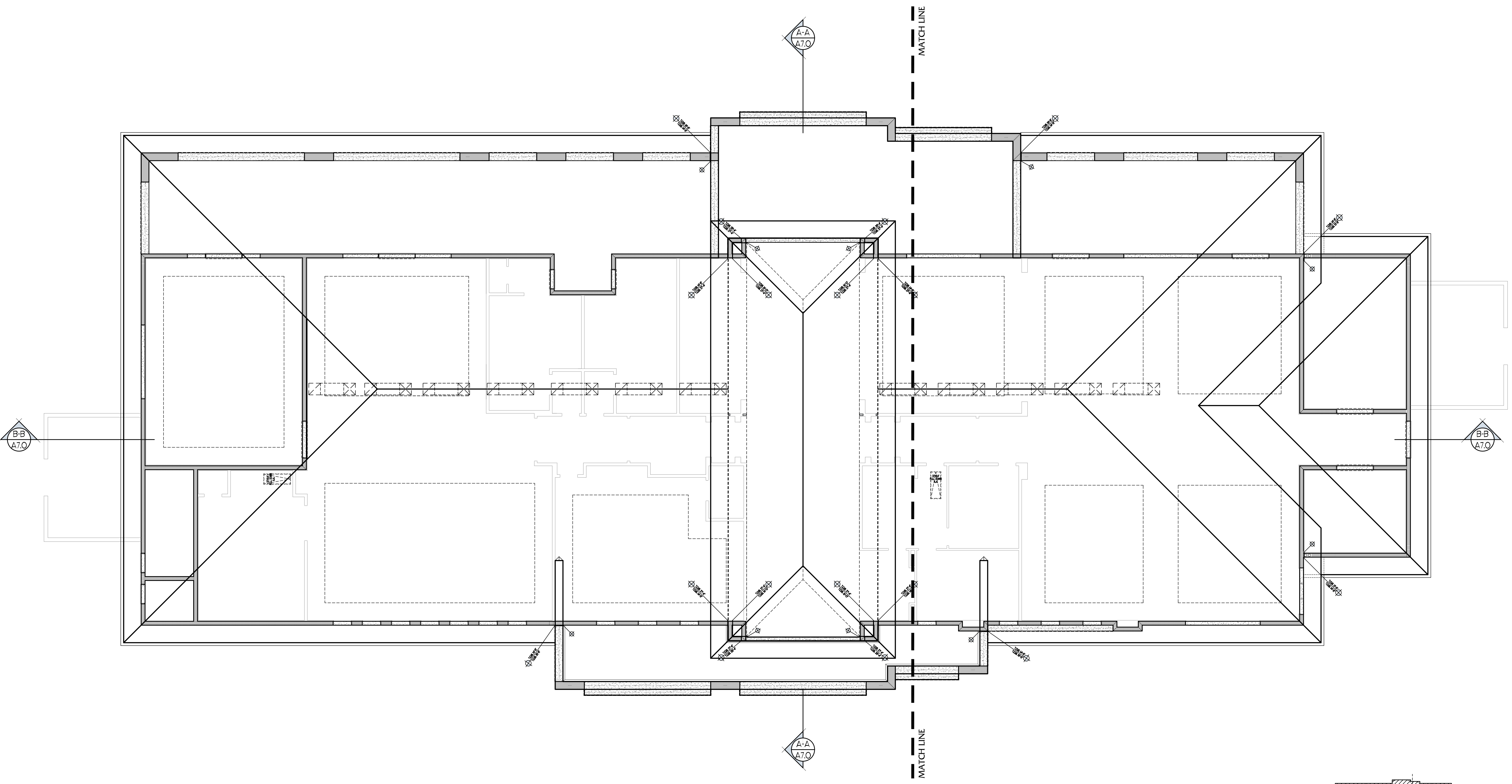
**PARTIAL PLAN CLEARSTORY**  
3/16" = 1'-0"

Revisions

P & Z SUBMITTAL	
Date	5/8/20
Drawn	JZ.IDZZ.IHN
Checked	BMS
Date   Permit	-
Date   Construction	-

Seal:

• • •



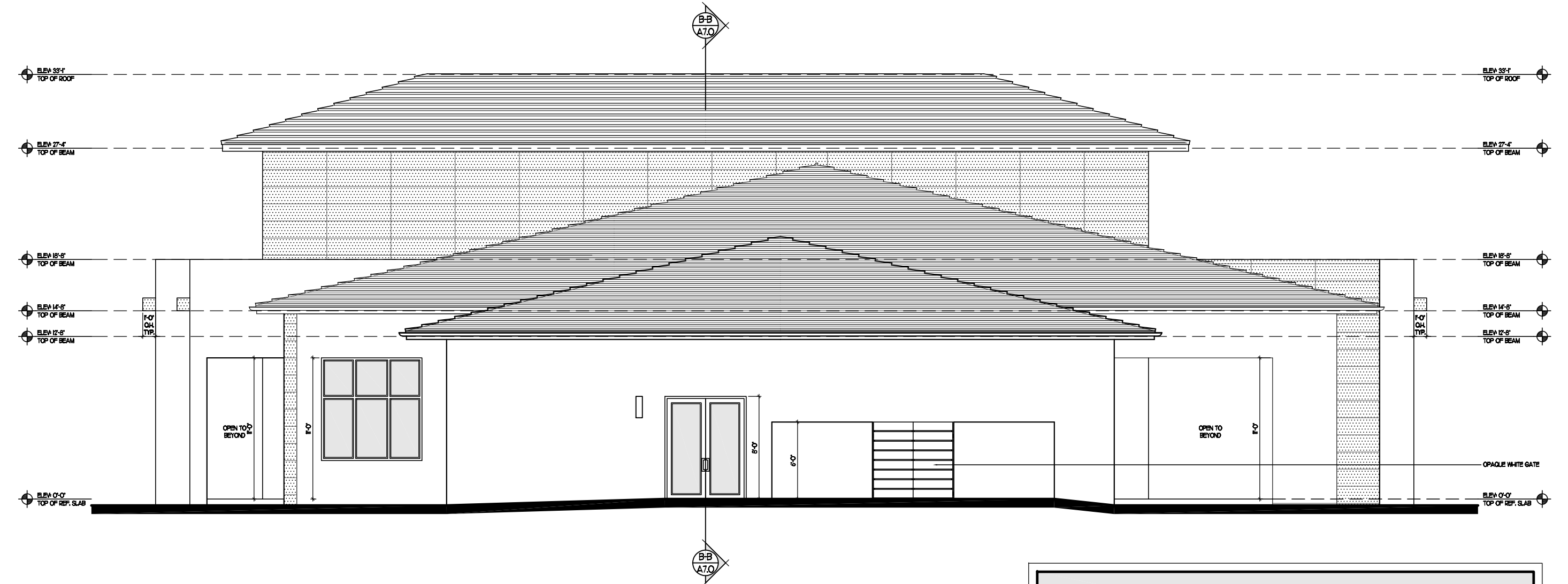
**KEY PLAN**  
NTS

**ROOF PLAN**  
1/8" = 1'-0"



FRONT ELEVATION  
1/8" = 1'-0"

EXTERIOR WALL FINISH	
	STUCCO FINISH
	BRICK
	CONCRETE
	ALUMINUM SIDING
	GLASS



RIGHT ELEVATION  
1/8" = 1'-0"

Revisions

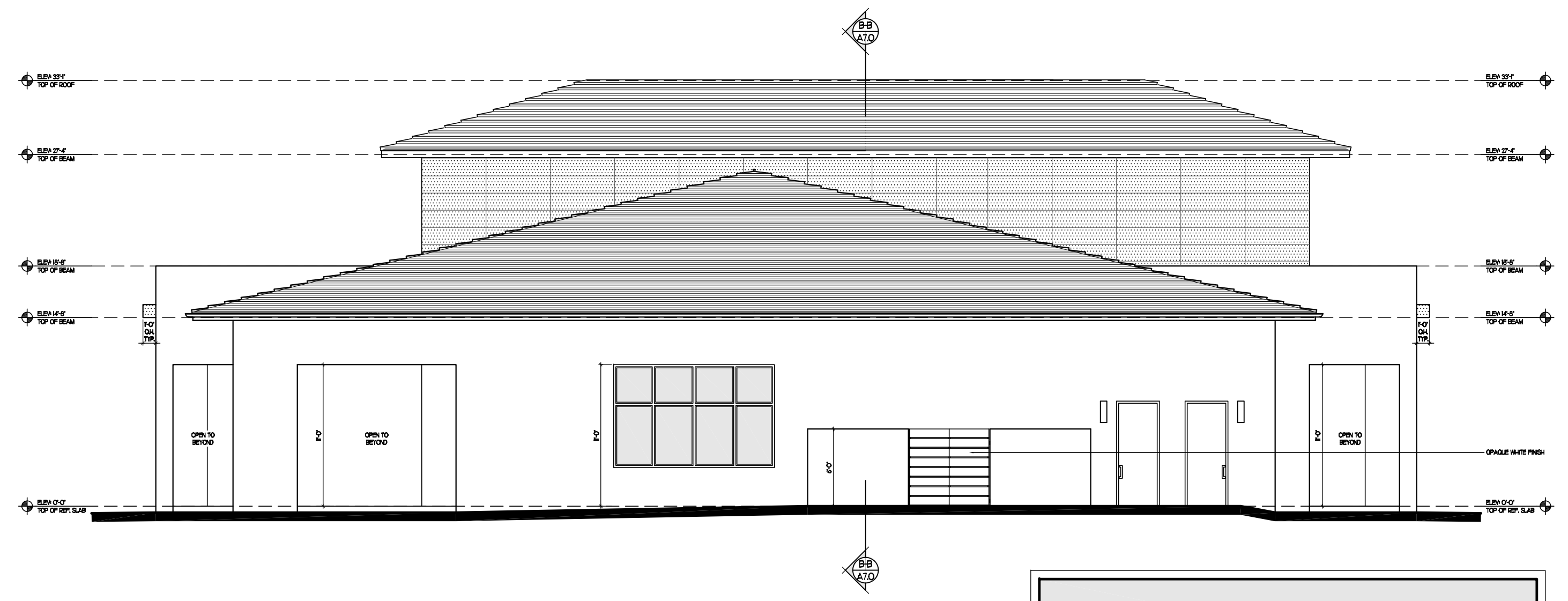
Rev	Description	Date

P & Z SUBMITTAL  
Date 5/8/20  
Drawn JZ.IDZZ.IHN  
Checked BMS  
Date | Permit -  
Date | Construction -

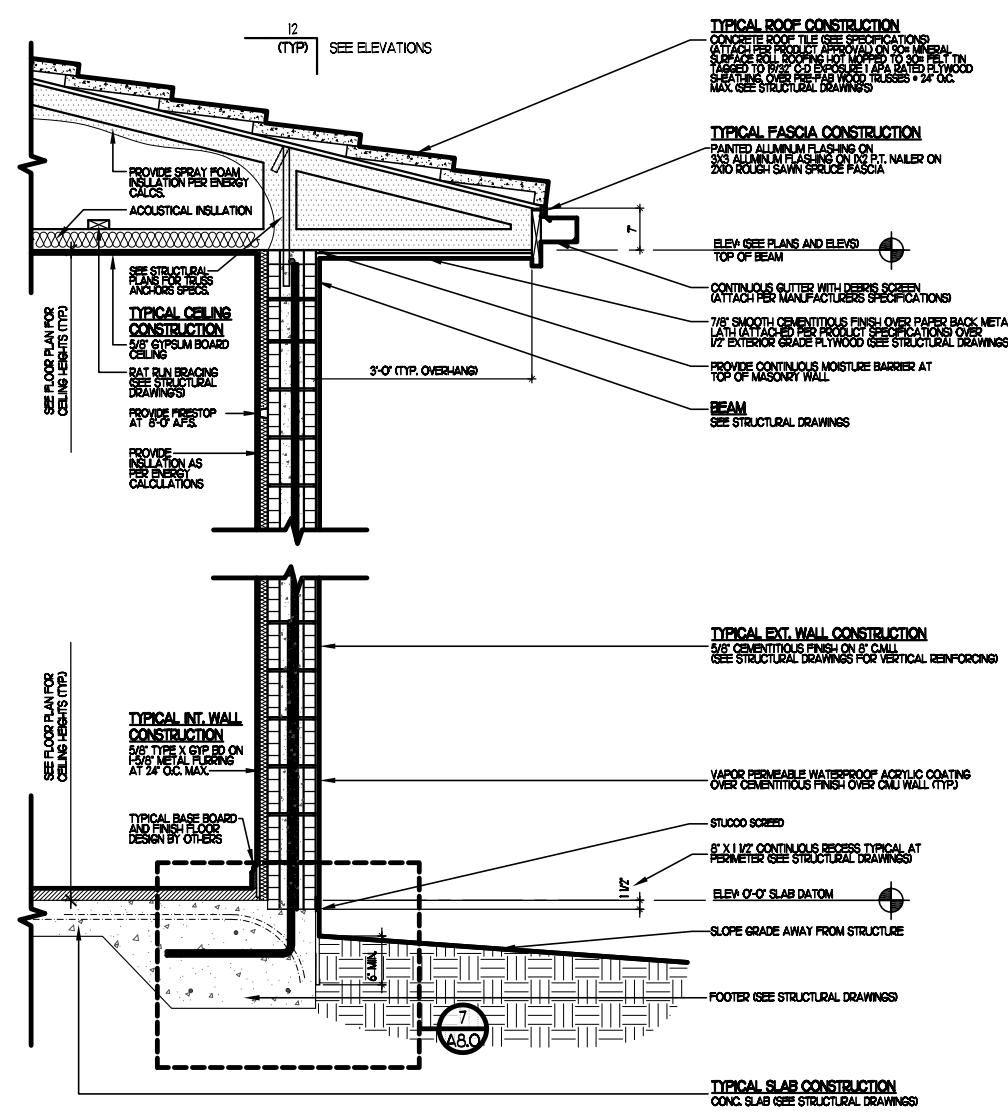
Seal:



REAR ELEVATION  
1/8" = 1'-0"



LEFT ELEVATION  
1/8" = 1'-0"



A) TYPICAL 1 STORY WALL SECTION  
SCALE: 3/4" = 1'-0"