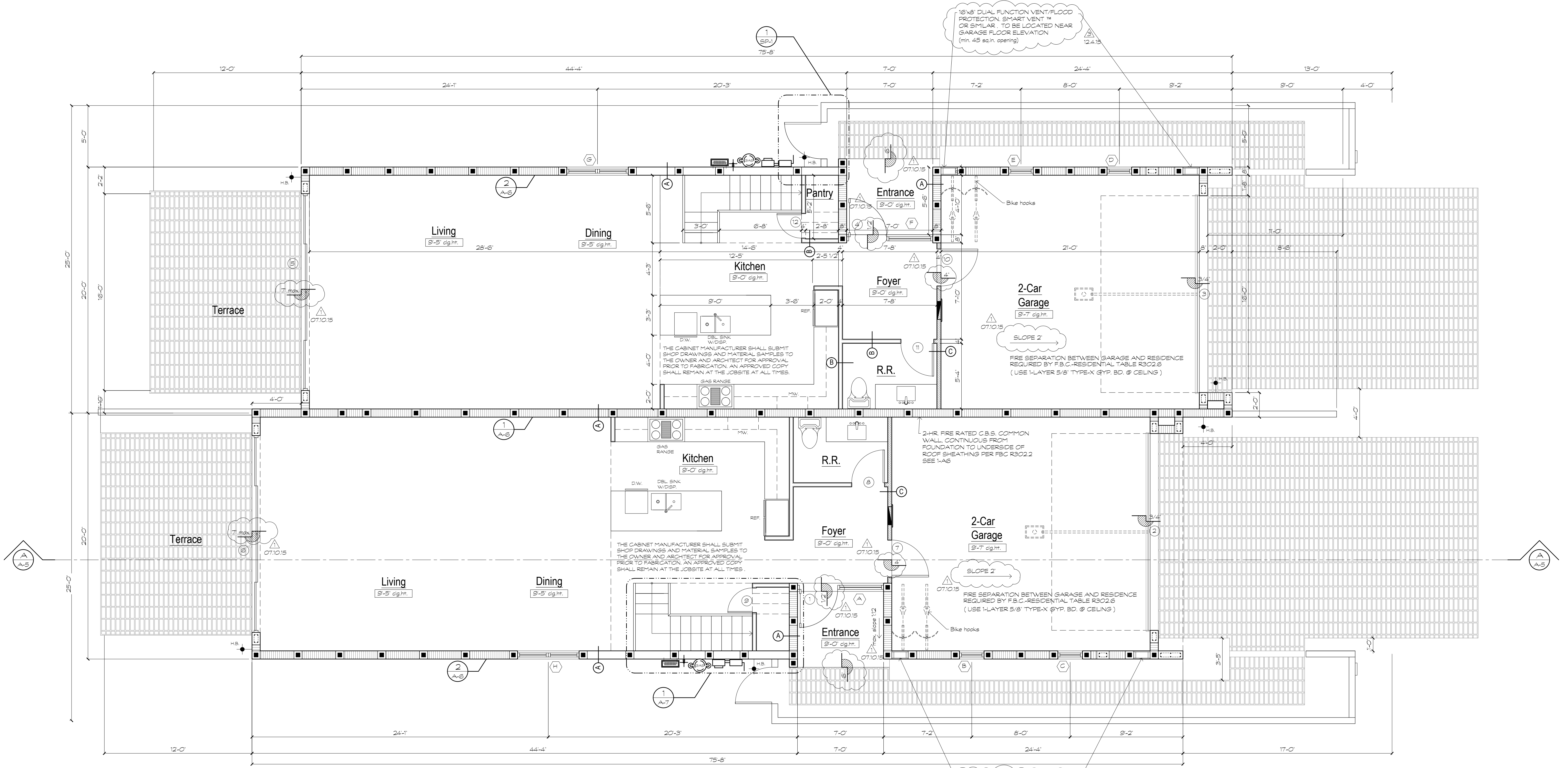


SHEET REVISIONS

1	7/10/15	KSV
2	12/4/15	KSV

Designed By:	RV
Drawn By:	XEV
Date:	05/08/15
Job No.:	1420

A-1



First Floor Plan
 Scale 1/4" = 1'-0"

GENERAL NOTES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.
 THE FLORIDA BUILDING CODE (2010 EDITION) SHALL BE USED ON THIS PROJECT.
 WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION.
 DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE.
 CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION.
 CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOBSITE AND LEAVE THE BUILDING BROOM CLEAN.
 THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT.

ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.
 ALL GLASS WITHIN 24" OF ANY DOOR, FIXED GLASS, SLIDING GLASS DOORS AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (INCLUDES MIRRORS) PER FBC / BUILDING SEC. 2406.4
 OMISSIONS FROM THESE DRAWINGS OR SPECIFICATIONS, WHICH ARE NECESSARY TO CARRY OUT THE INTENT OF THESE DRAWINGS, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING ANY OMITTED DETAILS.
 PROVIDE THRESHOLD & WEATHER-STRIPPING @ ALL EXTERIOR DOORS.
 ALL WINDOWS SHOWN ARE BASED ON WINDOW MANUFACTURERS SPECIFICATIONS. ACTUAL SIZE AND ROUGH OPENINGS SHALL BE VERIFIED AND ADJUSTED PRIOR TO START OF CONSTRUCTION.
 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD COORDINATION OF ALL SUBCONTRACTORS TO INSURE PROPER INSTALLATION OF ALL FIXTURES AND/OR EQUIPMENT.
 ALL SUBCONTRACTORS SHALL SUBMIT EQUIPMENT AND FIXTURE DIMENSIONS, ALONG W/ ANY NECESSARY CLEARANCES TO THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
 INSTALL ONLY HURRICANE CODE APPROVED WINDOWS AND DOORS THAT MEET THE DESIGN PRESSURES SHOWN ON THE WINDOW AND DOOR SCHEDULE. ON THIS SHEET SUBMIT PRODUCT APPROVAL PRIOR TO INSTALLATION AND INSPECTION. (SEPARATE PERMIT REQUIRED FOR WINDOW & DOOR INSTALLATION).

OWNER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG W/ ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.
 ARCHITECT SHALL APPROVE ALL PRODUCT APPROVALS AND SHOP DRAWINGS PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT (SUBMIT & SETS)
 CONTRACTOR TO VERIFY THE AVAILABILITY OF ALL BUILDING SERVICES REQUIRED BY THESE CONSTRUCTION DOCUMENTS AT THE JOB SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND ELECTRIC. SIZE, TYPE, AND LOCATION OF ALL BUILDING SERVICES SHALL BE VERIFIED IN THE FIELD. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
NOTICE TO OWNER
 THE SCOPE OF THIS PROJECT MAY CHANGE AT ANY TIME DUE TO ACTIONS TAKEN BY THE ZONING OR BUILDING DEPARTMENT OR BY ANY GOVERNING AGENCY HAVING JURISDICTION OVER THIS PROJECT.
 THE SCOPE OF THIS PROJECT MAY CHANGE AT ANY TIME PRIOR TO, OR AFTER THE ISSUANCE OF A BUILDING PERMIT BASED ON THIS SET OF CONSTRUCTION DOCUMENTS. THIS ARCHITECT AND OR HIS ASSIGNED AGENTS SHALL NOT BE FISCALLY RESPONSIBLE FOR ANY CHANGES IN THE SCOPE OF THIS PROJECT.
 ANY DETRIMENTAL JOB SITE CONDITIONS UNCOVERED OR DISCOVERED DURING THE CONSTRUCTION OF THIS PROJECT SHALL NOT BE BORNE BY THIS ARCHITECT OR HIS ASSIGNED AGENTS.
 THIS ARCHITECT OR HIS ASSIGNED AGENTS SHALL NOT BE LIABLE FOR CODE CHANGES OR FOR CODE INTERPRETATION CHANGES DURING EITHER THE PERMITTING OR CONSTRUCTION PHASE OF THIS PROJECT.

WALL LEGEND

(A)	8" CONC. BLK. MASONRY WALL (SEE DETAIL B2 ON SHEET A-6)
(B)	4" DRY-WALLED PARTITION (SEE DETAIL B4 ON SHEET A-7)
(C)	4" 1-HR. FIRE-RATED PARTITION (SEE DETAIL B6 ON SHEET A-7)

PROJECT DESCRIPTION
 The project consists of 2-story Two-Family Residences. Each of the units has the living and family areas and a garage on the First Floor, with bedrooms and bathrooms located on the Second Floor. There is also a flexible space (Loft) on the Second Floor.

PROJECT DATA:

- OCCUPANT CLASSIFICATION: RESIDENTIAL - TWO-FAMILY DWELLING
- TYPE OF CONSTRUCTION: Reinforced masonry structure, CMU exterior walls with stucco finish, Aerated Precast Concrete floor/roof system, metal stud and Gypsum board partitions (FBC Section 601, TABLE 601 & TABLE 602) TYPE II-B (1-HOUR)
- BASIC WIND SPEED: Risk Category II 170 mph (3 SEC. GUST) ASCE (7.10)
- EXPOSURE: C
- CODE COMPLIANCE: Florida Fire Prevention Code (5th Edition), NFPA 101 Life Safety Code, Florida Building Code Residential (2010 Edition), See structural for Structure codes and Standards