

FLOOR PLAN GENERAL NOTES :

- GENERAL NOTES REFER TO THIS SHEET ONLY. -

A. GRAPHIC SCALE:
DO NOT SCALE DRAWINGS LARGER SCALE DRAWINGS SHALL CONTROL OVER SMALLER SCALE DRAWINGS COVERING THE SAME AREA ALL DIMENSIONS SHALL BE FIELD VERIFIED. DIMENSIONS REQUIRING CLARIFICATION SHALL BE OBTAINED FROM ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

B. DIMENSIONS:
GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IN FIELD (V.I.F.) ANY/ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION SPECIALLY DIMENSION INDICATED WITH MARK "V.I.F." (VERIFY IN FIELD).

C. PLAN GRAPHICS:
ALL EXTERIOR WALLS (C.M.U.) DRAWN WITH AN 8" THICKNESS ALL INTERIOR WALLS DRAWN W/4" THICKNESS. EXISTING CONDITIONS MAY VARY SLIGHTLY.

D. WALL ASSEMBLIES:
FOR WALL ASSEMBLY INFORMATION REFER TO WALL DETAILS AND DETAIL NOTES AS INDICATED ON SCHEDULE THIS SHEET.

E. 2-HOUR (2HR) RATED UNIT SEPARATION:
PER TABLE 709.21.48 OF F.B.C. 2010 EDITION TYPE "X" GYP WALL BOARD (40 MIN. RATED) 3/4" PORTLAND CEMENT-SAND PALTER ON METAL LATH (20 MIN. RATED).

F. FIRE STOPPING:
PROVIDE FIRE STOPS AT 8'-0" O.C. AND AT CEILING HEIGHT. TYPICAL.

G. ALIGNMENT OF ASSEMBLIES:
WHEN WALL ASSEMBLIES ARE A CONTINUATION OF PARTITIONS OR COLUMN ENCASEMENTS, FACE OF ASSEMBLY SHALL BE ALIGNED WITH FACE OF PARTITIONS OR COLUMN ENCASUREMENT, U.N.O.

H. INSULATION:
CONCEALED INSULATING MATERIALS WITHIN WALL, FLOOR AND CEILING CAVITIES (COMPLETELY ENCLOSED BY APPLIED FINISHES) SHALL HAVE A FLAME SPREAD RATING NO GREATER THAN 75 AND SMOKE DEVELOPED RATING NO GREATER THAN 450 PER ASTM E 84 (FBC-2010 CHAPTER 7). ALL WALL INSUL SHALL COMPLY WITH FBC-2010 CHAPTER 7.

J. ACCESS PANELS:
VERIFY THAT ACCESS PANELS ARE INSTALLED IN WALLS AND NON-ACCESIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL ITEMS SHALL BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR.

K. PRODUCT APPROVALS:
SUBMIT MIAMI DADE COUNTY PRODUCT APPROVALS FOR ROOF, DOORS AND WINDOWS PRIOR TO INSTALLATION.

L. ROOF PERMIT:
SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT.

M. IMPACT RESISTANT WINDOWS AND DOORS:
1. EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT CLEAR IN SPECIAL ALUM. FRAME OR SIMILAR.
2. SUBMIT MIAMI DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS AND WINDOWS PRIOR TO INSTALLATION.
3. GLASS AT BATHROOM WINDOWS SHALL BE FROSTED
4. INSTALL ALL EXTERIOR DOORS AND WINDOWS IN ACCORDANCE WITH APPROVAL SPECIFICATIONS.
5. ATTACH DOOR AND WINDOW BUCKS WITH FASTENERS STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C. STAGGERED. APPLY ADHESIVE SEALANT BETWEEN BUCK AND MANSORY REFER TO DETAILS.

N. RAILINGS:
ALL RAILING MUST BE 42" HT. ALUM. RAILING PRE FINISH SYSTEM ESP. WITH INTERMEDIATE ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO THE HEIGHT OF 34". A BOTTOM RAIL OR CURB SHALL BE PROVIDED THAT WILL REJECT THE PASSAGE OF 2" DIAMETER SPHERE AS PER SEC 1015-101.3 OPENING. FLORIDA BUILDING CODE 2010 EDITION.

P. FINISH SPECIFICATIONS:
REFER TO OWNER PROVIDED SPECIFICATION SCHEDULES FOR SPECIFIC MATERIAL AND FINISH INFORMATION.

Q. PREPARE FLOOR PER MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION OF NEW FLOORING REFER TO OWNER SPECIFICATIONS FINISH SCHEDULE AND FOUNDATION SLAB PLAN.

R. BATHROOM NOTE:
ALL WATER CLOSETS HAVE BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL SHOWER TUB. CABINET OR OTHER CONSTRUCTION AND PLACES NO CLOSER THAN 30. INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 18 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR AS PER SECTION 405 F.B.C. 2010 EDITION (PLUMBING). VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

S. BATHROOM GLASS:
ALL GLASS SHOWER ENCLOSURES GLASS TUB ENCLOSURES, AND MIRRORS SHALL BE SAFETY-GLAZING, PER F.B.C. 2010 EDITION.

ARCHITECTURAL NOTES

THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING

THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES.

ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED

ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS

DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION.

REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK

CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

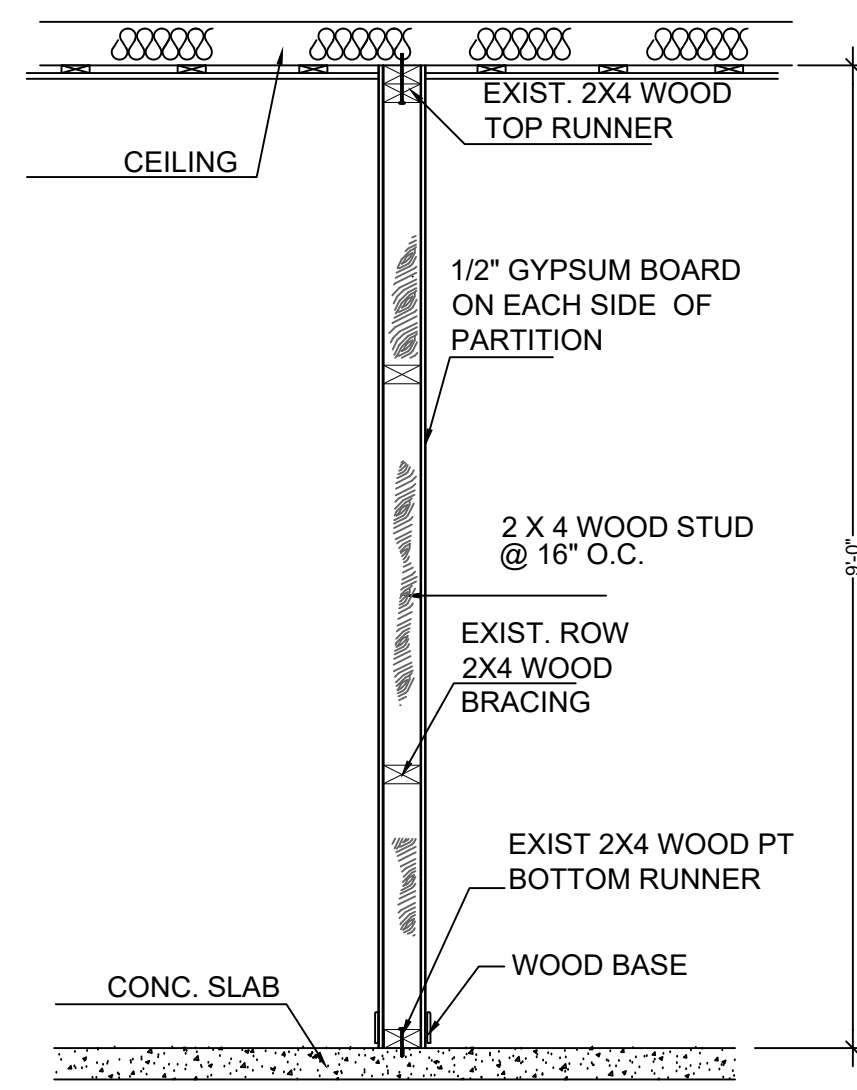
LEGEND

	EXISTING EXTERIOR WALL TO REMAIN
	4" EXISTING INTERIOR PARTITION TO REMAIN
	NEW PARTITION TO BE LEGALIZED
	REMOVED PARTITION

FLOOR PLAN KEY NOTES:

NOTE: KEY NOTES APPLY TO GROUND FLOOR

- EXTERIOR WALL - REFER TO WALL TYPE SCHEDULE THIS SHEET.
- PLUMBING FIXTURE - FIXTURES SELECTED BY OWNER W/ MIN POSITIVE WATER FLOW AND OR USAGE LIMITED TO 1.8 GAL PER MIN. PER FBC-2010.
- DOOR - DOOR AND FRAME IDENTIFICATION TAG SIZE AND TYPE PER SCHEDULE.
- WINDOW - GLAZING ASSEMBLY (WINDOW). IMPACT RATED AND TESTED IN COMPLIANCE WITH BROWARD COUNTY CODE COMPLIANT REFER TO WINDOW SCHEDULE.
- FURNITURE - FURNITURE LAYOUT IS INDICATED FOR REFERENCE AND WILL BE PROVIDED BY OWNER.
- MATCH LINE - LINE OF BUILDING UPON WHICH STRUCTURE IS MIRRORED, TYPICAL.
- SOFFIT - LINE OF SOFFIT OR CABINET LINE ABOVE.
- STAIR - CONCRETE STAIR, REFER TO BUILDING SECTION AND STRUCTURAL.
- RATED ASSEMBLY - UNIT FIRE SEPARATIONS, NO THROUGH PENETRATIONS ALLOWED.
- INSULATED WALL ASSEMBLY.
- CABINET LAYOUT CONCEPTUAL RETAIN CLEARANCES.

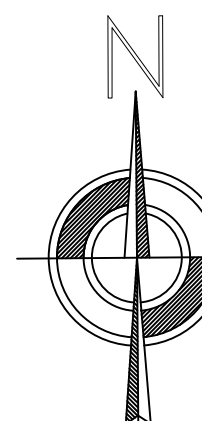


GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE BUILDING CODE AND REQUIREMENTS.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES FROM DAMAGE AND/OR FAILURE BY ANY ACCEPTABLE METHOD, AS REQUIRED.
- THE DESIGNER ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SAFETY OR ADEQUACY OF ANY EXISTING STRUCTURE.
- THE DESIGNER IS NOT RESPONSIBLE FOR THE CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. THE CONTRACTOR/OWNER SHALL VERIFY THE LAYOUT OF THE CONSTRUCTION AND ITS DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL METALLIC COMPONENTS, FIXTURES, EQUIPMENT AND REINFORCING STEEL SHALL BE BONDED TOGETHER AND GROUNDED TO A COMMON GROUND.
- WATER SUPPLY AND DISPOSAL LINES SHALL BE INSTALLED SO THAT THEY DO NOT HAVE A CROSS CONNECTION WITH ANY EXISTING DOMESTIC WATER SUPPLY OR DISPOSAL SYSTEMS.
- BASED ON A VISUAL INSPECTION OF THE SITE, SOIL CONDITIONS, ROCK AND SAND ARE ADEQUATE FOR THE DESIGN BEARING CAPACITY OF 2000 PSF. HOWEVER, IF DURING EXCAVATION, CONDITIONS OTHER THAN ABOVE ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED.
- ALL SUCTION PIPING FITTINGS LOCATED BELOW GRADE SHALL BE 45 DEGREE BENDS.
- ALL CONSTRUCTION SHALL CONFORM TO STATE AND LOCAL CODES.
- ANTI VORTEX MAIN DRAINS SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
- A 12"x12" MAIN DRAIN GRATE MAY BE SUBSTITUTED FOR ANTI VORTEX TYPE.
- ALL ELECTRICAL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.
- ALL ELECTRICAL GROUNDING AND BONDING SHALL CONFORM TO ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE.
- SHOULD ELECTRICAL DIAGRAM NOT ACCURATELY DEPICT REQUIRED WORK, A REVISED DRAWING SHALL BE SUBMITTED AND APPROVED SHOWING EXPECTED AS BUILT CONFIGURATION WITH ADDITIONAL SERVICE LOAD CALCULATIONS, IF NECESSARY.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES IN RELATION TO THE CONSTRUCTION AND ITS EQUIPMENT AND SHALL INSURE MINIMUM CLEARANCE REQUIREMENTS IN ACCORDANCE WITH THE LOCAL.

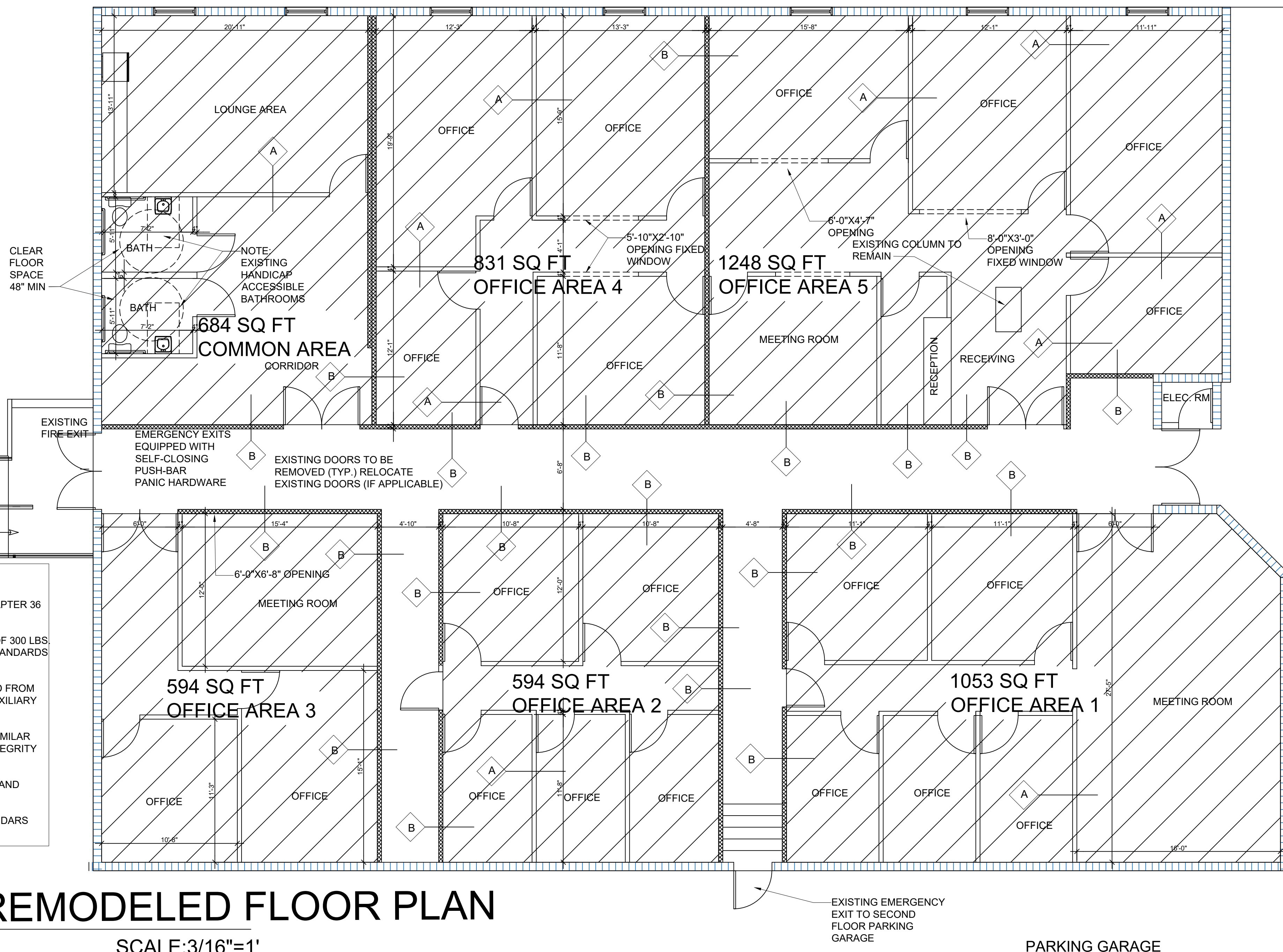
SECURITY AND FORCE PROTECTION

- PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 38 OF THE FLORIDA BUILDING CODE.
- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET IN THE FLORIDA BUILDING CODE.
- ALL SINGLE EXTERIOR SWING DOOR SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
- JAMBS OF ALL EXTERIOR OFFSET TYPE SWING DOORS SHALL BE RABBET OR SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
- HINGES ON EXTERIOR OUT SWING DOORS SHALL HAVE NON-REMOVABLE PINS AND NON-EXPOSED SCREWS.
- GLASS AND EXTERIOR DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTES, STANDARD 297.1.



REMODELED FLOOR PLAN

SCALE: 3/16"=1'



REVISIONS

NO.	DATE

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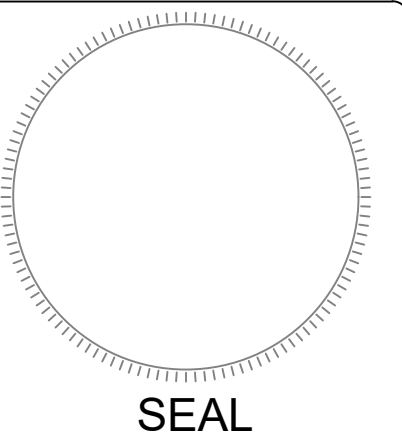
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PROJECT NAME

**13499 BISCAYNE BLVD STE M-8 VISION DESIGN EYEWEAR
NORTH MIAMI, FL 33181**

OWNER



SEAL

DATE
03-02-2020

SCALE
AS SHOWN

DESIGNED
E.O.

DRAWN
E.O.

DRAWING NO.

A-1

SHEET OF

CHECKED