WALL LEGEND:

EXISTING 8" CONCRETE MASONRY WALL TO REMAIN

EXISTING 5" OR 10" PARTITION WALL TO BE REMAIN

NEW 5" PARTITION WALL

INTERIOR PARTITION LOAD BEARING (CABINETS & GRAB BARS) N/R PROVIDE DOUBLE STUDS OR 16 GAUGE CHANNEL SHAPED STUDS @ 16" O.C. AND PROVIDE TWO 2"x4" HORIZONTAL WOOD BLOCKING FASTENED TO NO LESS THAN TWO STUDS IN WITH 1 FULL LAYER OF 5/8" TYPE "X" GYPSUMWALLBOARD APPLIED VERTICALLY & ATTACHED WITH 1" LONG #6 DRYWALL SCREWS, EACH SIDE. SCREWS TO BE 8: O.C. AT PERIMETER AND 12" O.C. AT INTERMEDIATE, IN COMPLIANCE WITH SECTION 2510 OF F.B.C.

#### NOTES:

ALL WORK SHALL COMPLY WITH FLORIDA BUILDING CODE DADE COUNTY AND ANY OTHER APPLICABLE CODES. ANY BETWEEN INFORMATION SHOWN IN PLANS AND APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT DURING THE BIDDING PHASE IN ORDER TO CLARIFY THE REQUIREMENTS PRIOR TO ISSUANCE OF CONTRACT.

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION. IN THE EVENT OF A CONFLICT, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

NO STRUCTURAL MEMBER SHALL BE NOTCHED, CUT, ALTERED OR MOVED IN ANY WAY WITHOUT PREVIOUS AUTHORIZATION FROM THE ARCHITECT.

NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITION WHICH WILL PROHIBIT INSTALLATION OF CEILING OR FIXTURES AS SHOWN.

MISCELLANEOUS ITEMS NOT SPECIFIED IN DRAWINGS SHALL BE SELECTED BY OWNER.

SHOP DRAWING SUBMITTALS FOR ARCHITECT'S REVIEW SHALL BE MADE IN SEPIA OR TRIPLICATE, ALLOWING 10 WORKING DAYS FOR THEIR REVIEW.

# PARTITIONS NOTES:

1. PARTITIONS SHOULD EXTEND TO UNDERSIDE OF SLAB AND END UP WITH A METAL RUNNER ATTACHED TO SLAB. ANCHOR WITH (2) .145" SHANK DIA. POWDER DRIVEN FASTENER x 3/4" ( 0.75") EMBED @ EACH STUD, TYPICAL.

2. DEPTH OF EMBEDMENT SHOULD BE LIMITED TO 0.75". PENETRATIONS ARE TO BE DRY DRILLED ONLY. PRIOR TO DRILLING OR USING POWDER ACTUATED FASTENERS, THE PROPOSED LOCATION OF THE FASTENER PENETRATION ON THE UNDERSIDE OR TOPSIDE OF THE SLAB IS TO BE SCANNED USING A HAND HELD METAL DETECTOR SUITABLE TO DETECT METAL IN CONCRETE UP TO DEPTH OF 2". IF METAL IS DETECTED AT THE PROPOSED PENETRATION RELOCATE THE PENETRATION TO AN AREA OF NOT DETECTED METAL

3. EACH WALL TYPE IS REPRESENTATIVE FOR THE WALL MATERIAL AND THE FIRE RATE ASSIGNED. THE FINISHING MATERIAL ON EACH SIDE OF THE WALL IT IS NOT ALWAYS REPRESENTED ON THE DETAIL.

4. WHEN USING WOOD FURRING IT IS NECESSARY TO COMPLY WITH FBC CHAPTER 803.11

5. DUROCK CEMENT BOARD SHALL BE USE FOR ALL WET AREAS

6. PROVIDE 20 GA @ 16 " O.C TO PARTITIONS WHERE WALL HUNG FIXTURES OR CABINETS ARE USED.

# BATHROOM NOTES:

1. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER F.B.C. 2023

1. 1 SHOWER / BATHTUB COMPARTMENT MUST HAVE FLOOR SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS (DUROCK) TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. AS PER F.B.C. 2023.

2. IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA AND SHALL ALSO MEET THE PROVISIONS OF SECT. 1305. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.

3. TOILET ROOMS SHALL COMPLY WITH F.B.C. 2023 4. ALL WATER CLOSETS, LAVATORIES, SHOWERHEADS, AND SINKS SHALL COMPLY WITH F.B.C 2023

- 5. ALL GLASS USED INSIDE DWELLING SHALL BE TEMPERED GLASS CAT II SAFETY GLASS SHOWER DOOR/OPENING SHALL HAVE A MINIMUM CLEAR AND
- UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES.
- 6. ALL FIXED GLASS TO COMPLY F.B.C. 2023 7. SHADED AREAS INDICATE DROPPED SMOOTH DRYWALL CEILINGS/SOFFITS (7'-6" H MIN.)
- 8. CLOSET SHELVING TO BE INSTALLED AS FOLLOWS: A. BEDROOM CLOSET: SINGLE SHELF: 67" H ± DBL. SHELF: 1@ 40", 1@ 80" (SEE PLAN FOR LOCATIONS). ALL BR. SHELVES TO BE COMBINATION SHELF & ROD.
- PLAN FOR LOCATIONS). ALL BR. SHELVES TO BE COMBINATION SHELF & ROD.
  B. LINEN CLOSETS & LINEN SHELVES SHOWN IN BEDROOM CLOSETS 4 SHELVES
  @28", 42", 54" & 67". (18" W MIN UNLESS OTHERWISE NOTED @W.I.C.)
  C. PANTRY CLOSETS: 2 SHELVES @ 54" & 67".
- D. W/D CLOSETS: 2 SHELVES @ 54" & 67" ALL CLOSETS SHELVING TO BE WHITE PLASTIC COATED WIRE TYPE (CLOSET MAID OR EQUAL) & TO BE 12" DEEP (UNLESS

NOTED). 9. BATHROOM FLOORS AND BASES MUST BE OF IMPERVIOUS MATERIALS. - SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.

- 10. ALL BATHROOMS VANITIES TO BE REMOVABLE DOORS CABINETRY. 11. SEE PARTITION AND WALL TYPES DETAIL ON THIS SHEET.
- 12. SEE WINDOW AND DOOR TYPE REFERENCES ON THIS SHEET.
- 13. WHERE APPLICABLE, PROVIDE MIN. SLOPE OF 1/8" / FT. TOWARDS FLOOR DRAINS.
- 14. UNLESS SPECIFIED, LEVELS ARE SHOWN D.A.T.U.M.
- +/- 0'-0" D.A.T.U.M. = +/- 11.37' N.G.V.D. 15. PROVIDE SOUND INSULATION @ ALL DWELLING UNIT FLOORS.
- USE EASY MATE/SOUND GARD-LITE 3MM (0.118") ON WALLS AND FLOOR. THIS PROVIDES STC=73 AND IIC=65. MANUFACTURER: CUSTOM BUILDING PRODUCTS.
- THE USE OF SUSPENDED CEILING INCREASES YHIS RATINGS ON AN AVERAGE
- OF 14db.) APPLICABLE STANDARDS: ANSI: A108.5, A108.10 & A108.17 AMERICAN NATIONAL STANDARDS FOR THE INSTALLATION OF CERAMIC TILE. 16. ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH

FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION

### NOTES:

HESE PLANS HAVE BEEN PREPARED ACCORDING TO FBC 2023, 8TH EDITION: -FBC RESIDENTIAL 2023, 8TH EDITION. -FBC EXISTING 2023, 8TH EDITION.

# NOTES:

ALL OPENINGS INTO THE ATTIC SPACE OF ANY HABITABLE BUILDING SHALL BE COVERED WITH SCREENING, HARDWARE CLOTH OR EQUIVALENT TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, ETC. THE OPENINGS THEREIN SHALL NOT EXCEED 1 / 8 INCH (3.2 MM).

### **BUILDING-IN ELEMENTS NOTES:**

1. WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5% OF THE SEATING SPACES AND STANDING SPACES AT THE DINNING SURFACES SHALL COMPLY WITH FLORIDA BUILDING CODE ACCESSIBILITY EIGHT EDITION 2023. CHAPTER 9

2. DINING SURFACES AND WORK SURFACES SHALL COMPLY WITH FLORIDA BUILDING CODE ACCESSIBILITY EIGHT EDITION 2023. CHAPTER 9 SECTION 902.2 AND 902.3. CLEAR FLOOR OR GROUND SPACE.

A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED. REFER TO SHEET A-09 FOR DETAILS

HEIGHT. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES (710 MM) MINIMUM AND 34 INCHES (865 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

3. BENCHES SHALL COMPLY WITH FLORIDA BUILDING CODE ACCESSIBILITY EIGHT EDITION 2023. CHAPTER 9 SECTIONS 903.2 THROUGH 903.4

CLEAR FLOOR OR GROUND SPACE. CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL BE PROVIDED AND SHALL BE POSITIONED AT THE END OF THE BENCH SEAT AND PARALLEL TO THE SHORT AXIS OF THE BENCH.

SIZE. BENCHES SHALL HAVE SEATS THAT ARE 42 INCHES (1065 MM) LONG MINIMUM AND 20 INCHES (510 MM) DEEP MINIMUM AND 24 INCHES (610 MM) DEEP MAXIMUM.

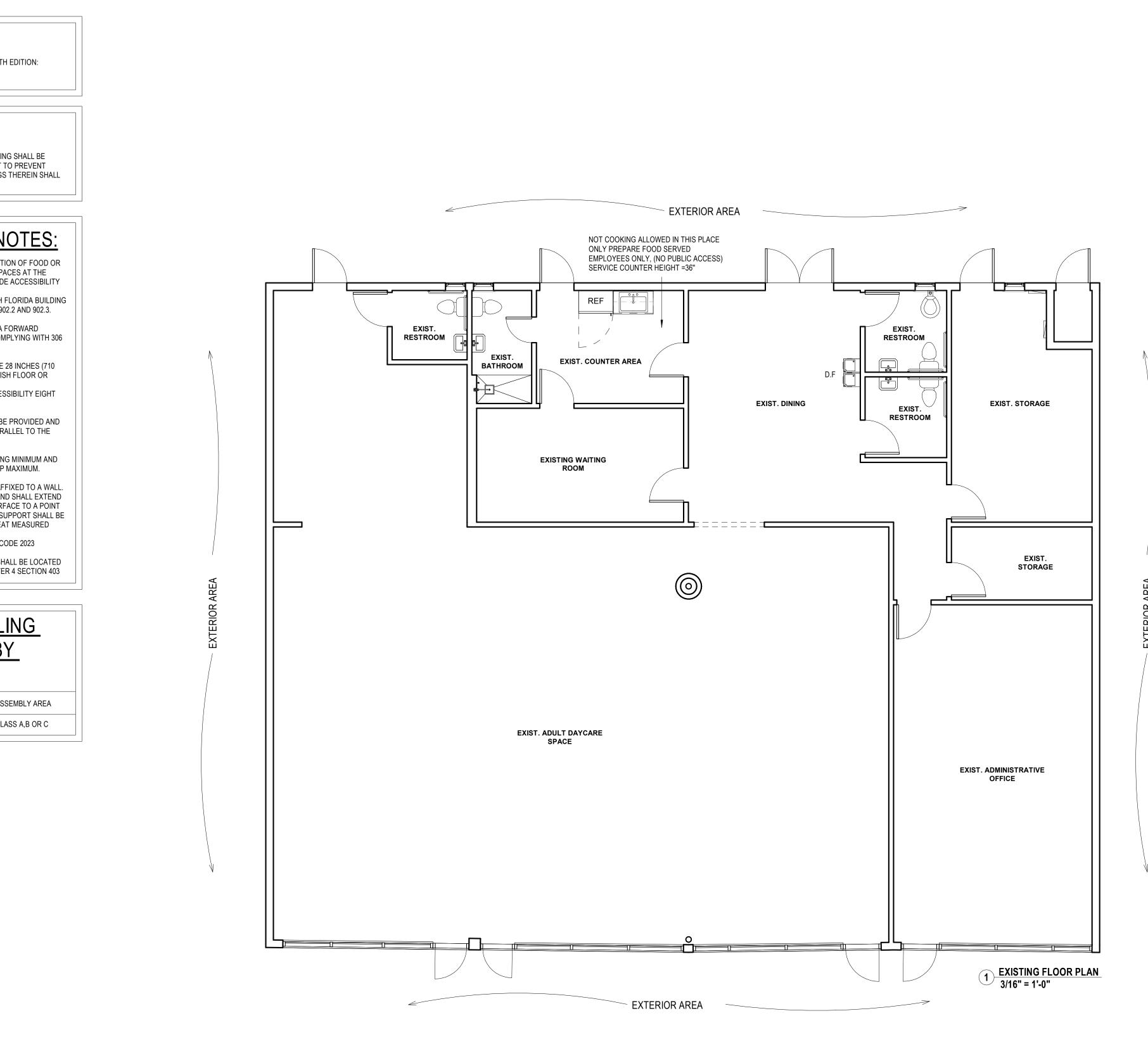
BACK SUPPORT. THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL. BACK SUPPORT SHALL BE 42 INCHES (1065 MM) LONG MINIMUM AND SHALL EXTEND FROM A POINT 2 INCHES (51 MM) MAXIMUM ABOVE THE SEAT SURFACE TO A POINT

FROM A POINT 2 INCHES (51 MM) MAXIMUM ABOVE THE SEAT SURFACE TO A POINT 18 INCHES (455 MM) MINIMUM ABOVE THE SEAT SURFACE. BACK SUPPORT SHALL BE 21/2 INCHES (64 MM) MAXIMUM FROM THE REAR EDGE OF THE SEAT MEASURED HORIZONTALLY. 4. SERVICE COUNTERS SHALL COMPLY WITH FLORIDA BUILDING CODE 2023

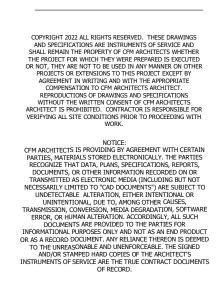
ACCESSIBILITY 8TH EDITION. CHAPTER 9 SECTION 904. ALL PORTIONS OF COUNTERS REQUIRED TO COMPLY WITH 904 SHALL BE LOCATED ADJACENT TO A WALKING SURFACE COMPLYING TO WITH CHAPTER 4 SECTION 403

# INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPACY:

	GROUP	EXIT ENCLOSURE AND EXIT PASSAGES WAY	CORRIDORS	AS
	A-3	CLASS-II	CLASS A OR B	CL







 PROJECT No.
 202204

 DRAWN BY:
 CF

 CHECKED BY:
 CF

