

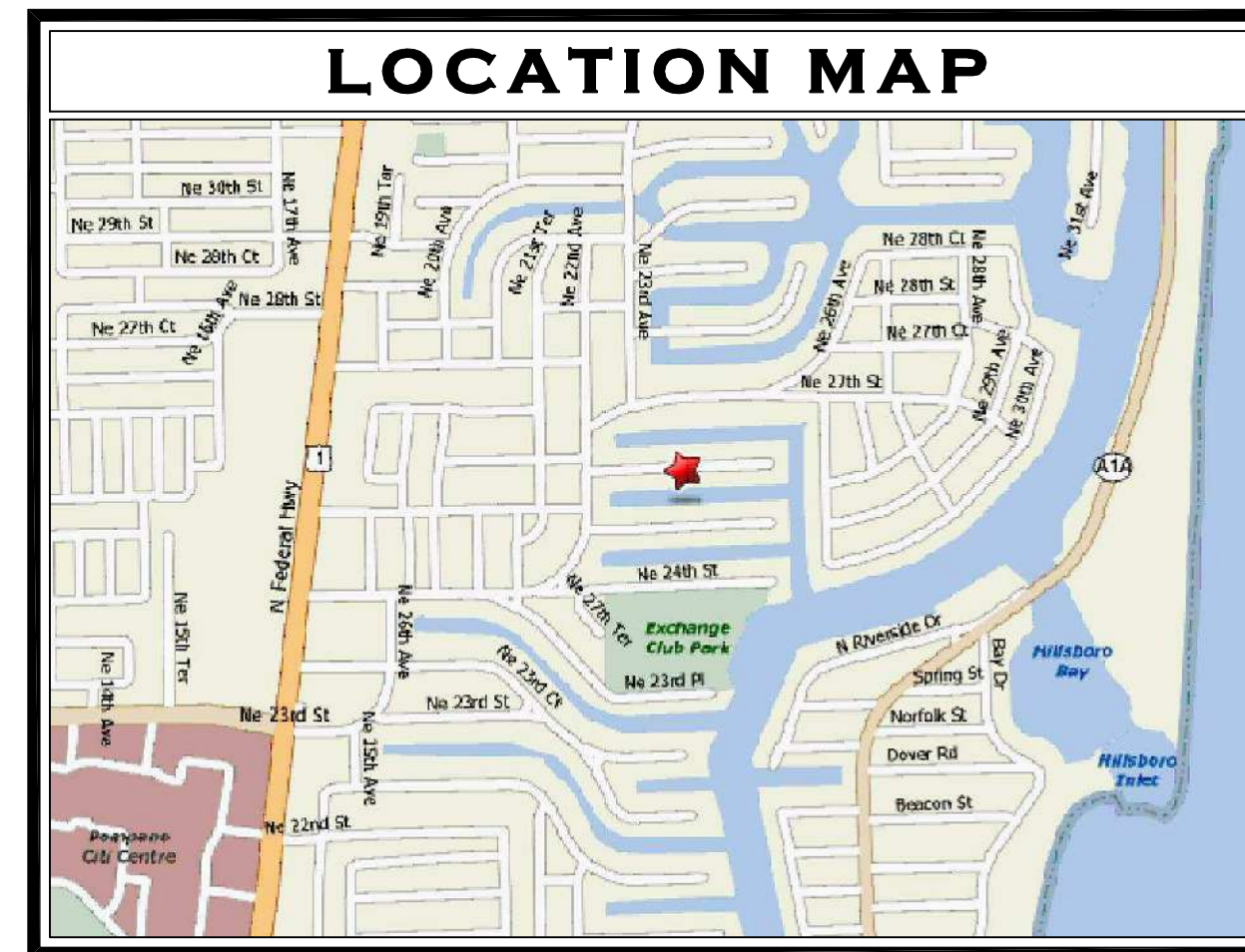
# ZAHN SPEC HOME

2353 N.E. 26TH STREET  
LIGHTHOUSE POINT, FLORIDA 33064

NEW SINGLE FAMILY RESIDENCE

## GENERAL CONSTRUCTION NOTES

- WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THE MUNICIPALLY-APPROVED VERSION OF THIS SET OF DRAWINGS, UNLESS NOTED OTHERWISE.
- DEPOSITS AND FEES: DEPOSITS FOR UTILITIES INCLUDING WATER METER, 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 ORDINANCES.
- ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE.
- ALL PIERS, 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/OR 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 BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECS & 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.
- SITE WORK: SCRAPE SLAB AREA CLEAR OF ALL ORGANIC MATERIAL AND FILL WITH CLEAN SAND TO ELEVATION OF BOTTOM OF SLAB. CLEAR SURFACE MATERIAL MAY BE USED AS SITE FILL.
- SOIL DENSITY TESTS SHALL BE ORDERED & PAID FOR BY GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF CONCRETE PADS FOR POOL, H.V.A.C. AND OTHER REQUIRED EQUIPMENT PRIOR TO INSTALLATION.
- SLABS ON FILL: FILL AND BACK FILL TO BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST OR BY SOIL ENGINEER'S RECOMMENDATIONS FOR OBTAINING REQUIRED BEARING CAPACITY. COMPACTION LAYERS SHALL NOT EXCEED 8 INCHES. SLABS ON FILL TO BE A MINIMUM OF 4 INCHES THICK.
- TYPICAL INTERIOR PARTITIONS: USE 3/8" GALVANIZED METAL OR 2x4 W/ STUDS @ 16" CENTERS EXTENDING TO THE UNDERSIDE OF ROOF/FLOOR STRUCTURE. FINISH WITH 1/2" GYPSUM WALL BOARD ON EACH SIDE, TAPED, SANDED, PREPPED, AND PAINTED. EXTEND GYPSUM WALL BOARD 6" MINIMUM ABOVE SUSPENDED CEILING.
- ALL METAL STUDS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTIONS 25105 AND 25106 OF THE "FLORIDA BUILDING CODE."
- LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1,000 PSI, OR NO. 2 SOUTHERN PINE, U.N.O. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL LUMBER SHALL COMPLY WITH F.B.C. 2315.
- ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.
- ALL OPERATING WINDOWS AND SLIDING GLASS DOORS SHALL BE PROVIDED WITH VINYL INSECT SCREENS. ALL GLAZING SHALL BE GRAY TINTED GLASS, THICKNESS PURSUANT TO MANUFACTURER'S SPECIFICATIONS. ALL SLIDING GLASS DOORS AND FIXED GLASS BELOW 20" SILL SHALL BE TEMPERED.
- ALL WOOD TRUSSES SHALL BE ENGINEERED AND APPROVED. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.
- ALL WOOD TRUSSES BEARING ON CONCRETE TIE BEAMS SHALL HAVE GALVANIZED METAL TRUSS SEATS CAST INTO CONCRETE AT EACH TRUSS.
- TRUSS MANUFACTURER SHALL COORDINATE TRUSS DESIGN WITH AIR CONDITIONING DUCT LAYOUT SO AS TO MINIMIZE CONFLICTS IN THE FIELD.
- IMPORTANT NOTE: INSULATE ALL CMU HOLLOW CELLS WITH SPRAY IN PLACE INSULATION AS MANUFACTURED BY TAILORED FOAM, OR APPROVED EQUAL.
- IN BIDDING SUBMISSION, CONTRACTOR SHALL PROVIDE QUOTES FOR TWO WINDOW MANUFACTURERS: "P.G.T. WINDGUARD" AND "C.G.I. WINDOWS"
- FOR DROP CEILING DESIGN AND PATTERNS, COORDINATE WITH INTERIOR DESIGNER DRAWINGS. VERIFY WITH OWNER PRIOR TO PROCEEDING.
- PROVIDE ALLOWANCE FOR LANDSCAPING & IRRIGATION.



**PLANTING NOTES:**

ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER SOD TO BE ST. AUGUSTINE FLORANTY. CONTRACTOR TO DETERMINE QUANTITY. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AUTOMATIC IRRIGATION SYSTEM USING APPROVED WATER SOURCE AND A RAIN SENSOR DEVICE. CONTRACTOR RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATIONS ATTACHED TO THIS PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS. MULCH, TOPSOIL, AND FERTILIZER TO BE APPLIED ACCORDING TO SPECIFICATIONS.

**SPECIFICATIONS:**

**NOMENCLATURE:** ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS, AND SHALL BE FLORIDA GRADE #1 OR BETTER. PLANTS WHICH DO NOT MEET SPECIFICATIONS WILL NOT BE ACCEPTED.

**PLANT LISTS:** QUANTITIES, SIZES, AND LOCATION OF PLANTS WILL BE DETERMINED BY PLAN AND PLANT LISTS. SIZE OF PLANT SHALL TAKE PRECEDENCE OVER CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY PLANT LISTS. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

**SUBSTITUTIONS:** NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.

**PLANTING SOIL:** TOPSOIL SHALL BE CLEAN, STERILE, AND FREE OF DEBRIS OR OTHER FOREIGN MATERIAL. TREES AND PALMS SHALL BE PLANTED WITH A MIN. OF 8" TOPSOIL (50% MULCH, 50% SAND) ON SIDES AND BOTTOM OF ROOT BALL. ROOTED CUTTINGS SHALL BE PLANTED IN BEDS WITH A MIN. OF 4" OF TOPSOIL WORKED INTO THE TOP 6" OF EXISTING SOIL.

**FERTILIZER:** MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATES. IN ADDITION, AGRIFORM TABLETS (FORMULA 20-10-5) SHALL ALSO BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES TO ALL PLANTS LARGER THAN 3 GAL. SIZE.

**MULCH:** ALL TREES SHALL BE MULCHED WITH 3" OF SHREDDED CYPRESS IN A 3 FOOT DIA. CIRCLE. ALL SHRUBS AND GROUNDCOVER BEDS SHALL BE MULCHED WITH 3" OF SHREDDED CYPRESS IN BEDS SHOWN ON PLAN OR IN BEDS 3" WIDE FOR HEDGES.

**PLANTING PROCEDURE:** ALL PLANTS SHALL BE PLANTED AT SOIL LEVELS AT WHICH THEY WERE PREVIOUSLY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2' AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL.

**WATERING:** ALL PLANT MATERIAL SHALL BE WATERED IN THOROUGHLY AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B&B MATERIAL SHALL BE WATERED EVERY DAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER OF OTHER WATERING REQUIREMENTS AFTER INSTALLATION.

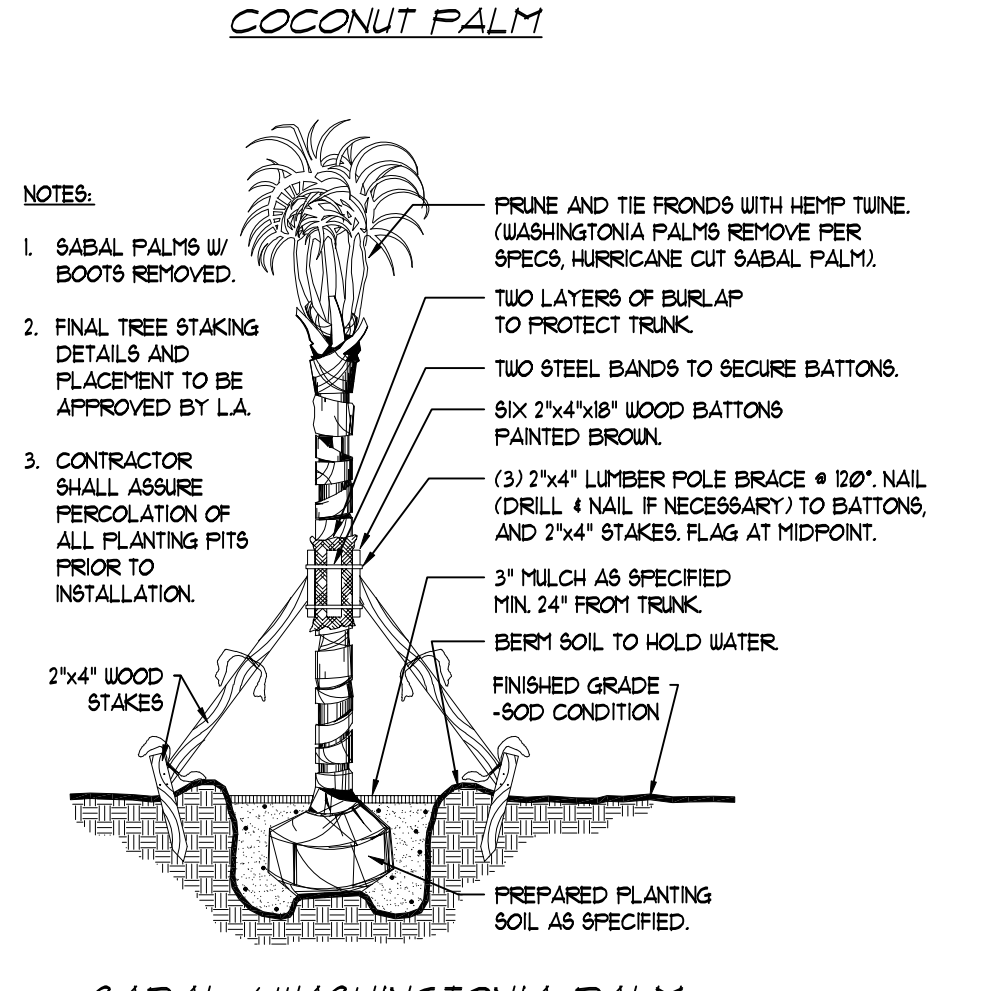
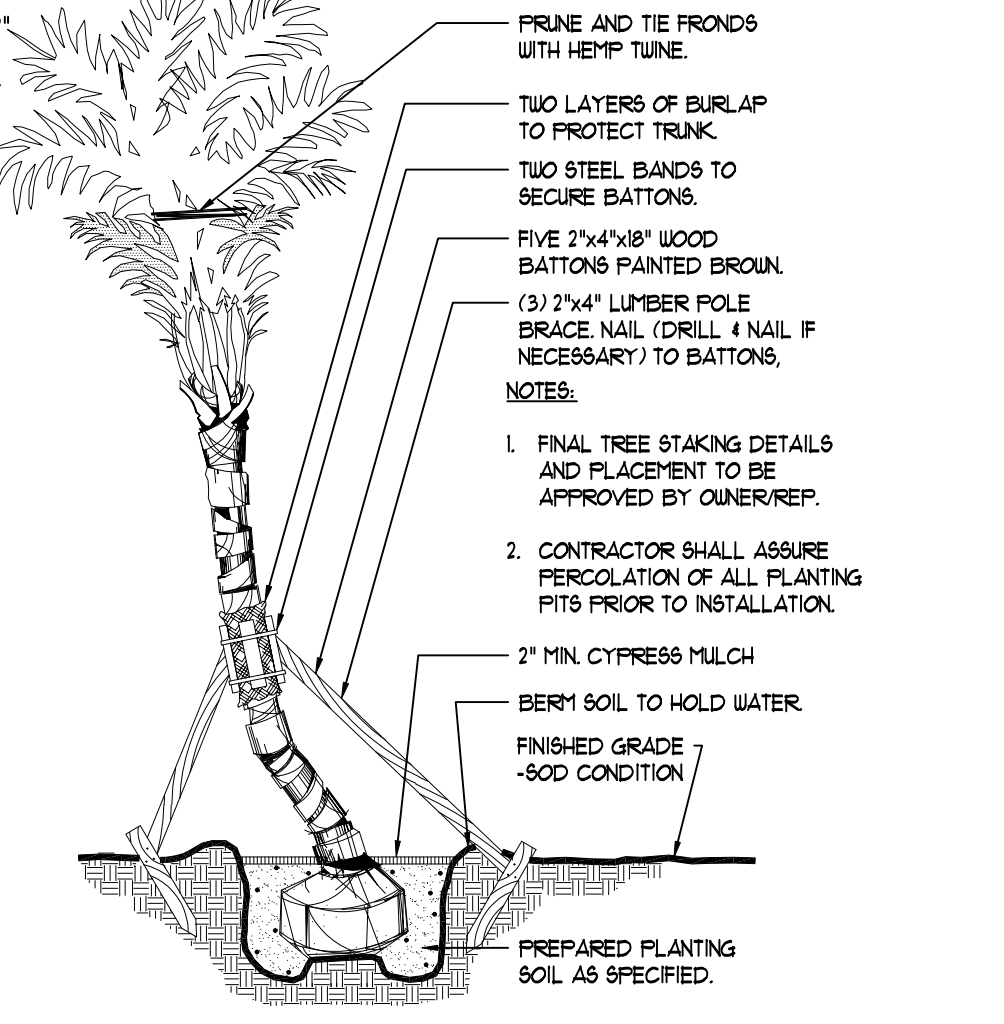
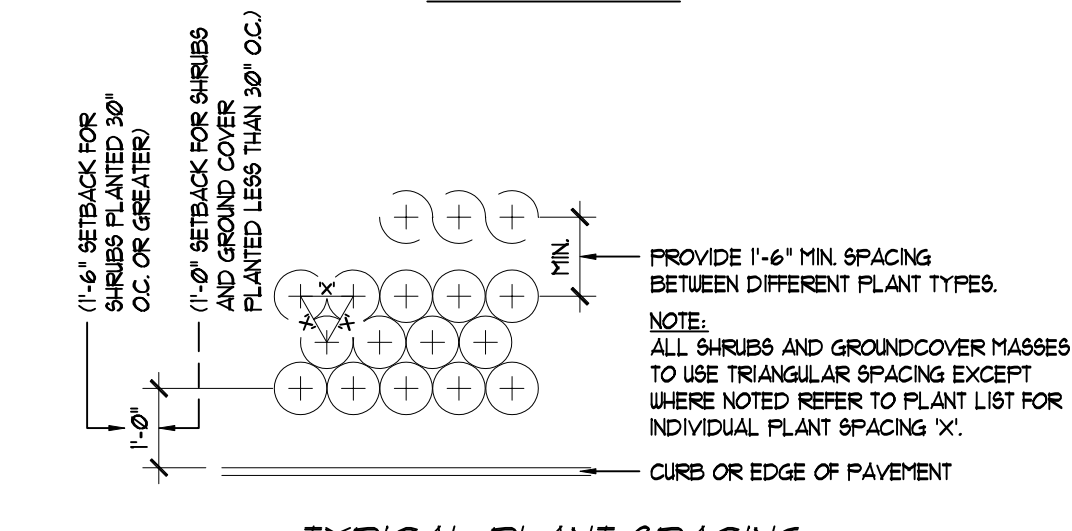
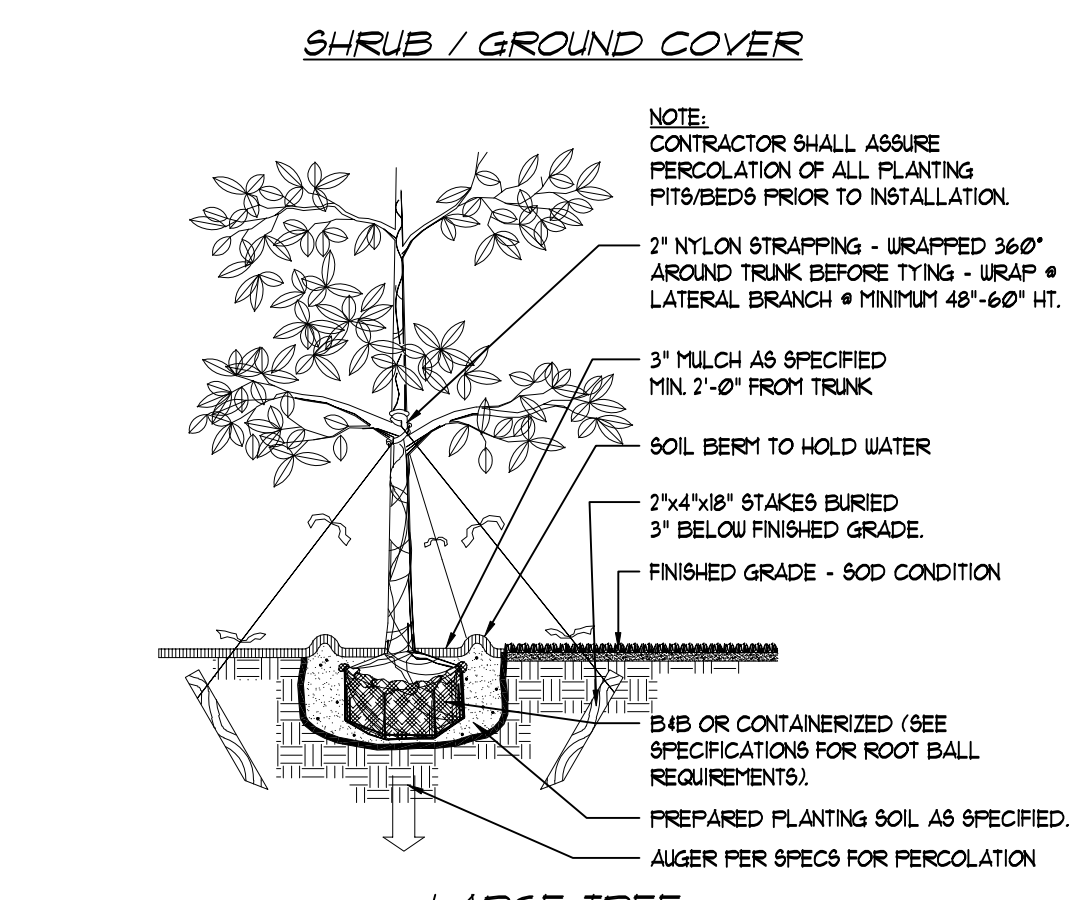
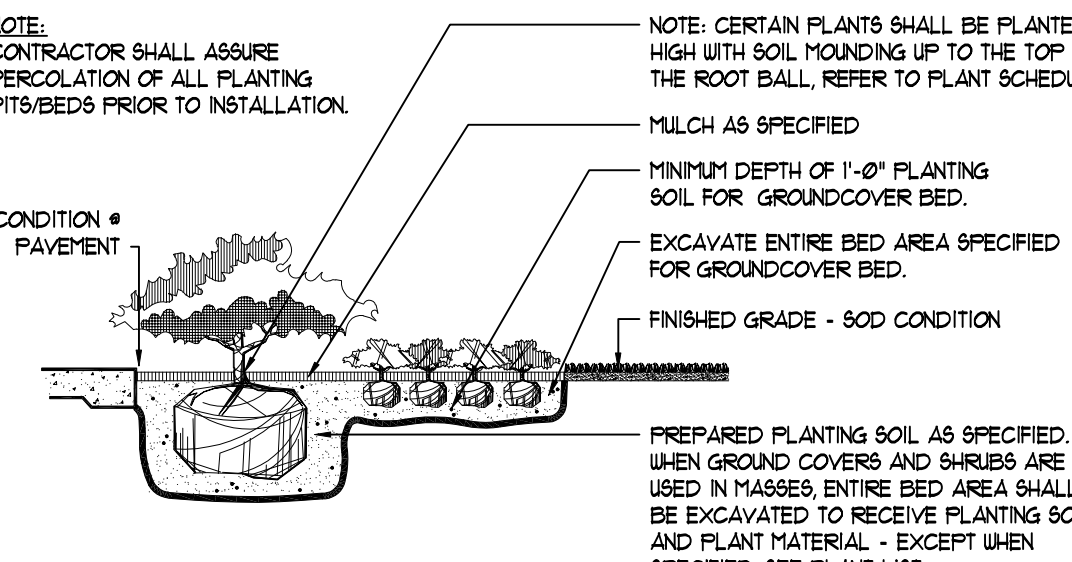
**GUYNING:** ALL TREES 8' OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY STRAIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYNING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT. HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.

**SOD:** SOD SHALL BE DENSE, GREEN, AND WELL ROOTED, AND FREE OF DEBRIS, WEEDS, OBJECTIONABLE GRASSES, DISEASE, OR INFURIOS INSECTS. A COMPLETE 6-6-6 FERTILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 1000 SQ. FT. SOD SHALL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.

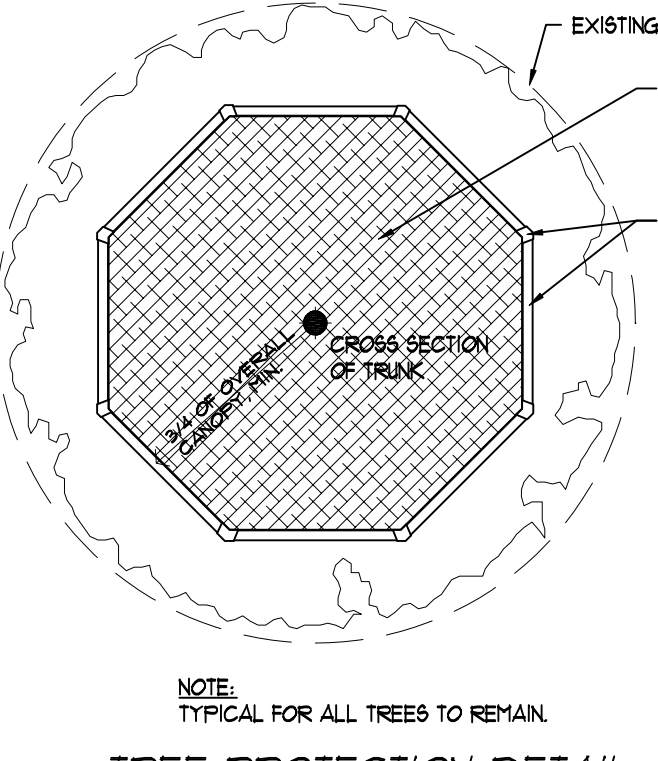
**GUARANTEE:** ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 1 YEAR AFTER COMPLETION OF PROJECT. PALMS ARE TO BE GUARANTEED FOR 1 YEAR. GUARANTEE APPLIES TO HEALTH, POSITION, AND SIZE. REPLACEMENT COST WILL BE CARRIED BY CONTRACTOR.

**TREE RELOCATION NOTES:**

- THE CONTRACTOR SHALL NOT UNNECESSARILY DAMAGE ANY OTHER TREE OR TREES REMAINING ON-SITE WHILE RELOCATING A TREE.
- RELOCATED TREES SHALL NOT INTERFERE WITH EXISTING OR PROPOSED UTILITIES, BOTH ABOVE OR BELOW GROUND. RELOCATED TREES SHALL NOT BE PLANTED WITHIN TWENTY (20) FEET OF OVERHEAD POWER LINES.
- THE AREA TO RECEIVE THE RELOCATED TREE MUST HAVE ADEQUATE SPACE FOR ROOT AND CANOPY DEVELOPMENT.
- ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING EXCAVATION, TRANSPORTING, OR REPLANTING OF THAT TREE.
- IF A PARTICULAR TREE SPECIES HAS A DORMANT PERIOD IT SHOULD BE TRANS-PLANTED DURING THE TIME. DO NOT TRANSPLANT ANY TREES DURING PERIODS OF STRONG DRY WINDS, WINTERS, OR DURING PERIODS OF DROUGHT.
- PRIOR TO TRANSPLANTING, ALL TREES SHALL BE ROOT AND CANOPY PRUNED ACCORDING TO SOUND ARBORICULTURAL STANDARDS. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI/ STANDARDS.
- THE ROOT BALL AND TRUNK SHALL BE PROTECTED DURING THE RELOCATION PROCESS. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES.
- ALL RELOCATED TREES SHALL BE BRACED FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR.
- ALL TRANSPLANTED TREES SHOULD BE FERTILIZED WITH AN APPROPRIATE TYPE OF FERTILIZER MIX TO ENCOURAGE NEW ROOT GROWTH (IE) LOW IN NITROGEN AND HIGH IN OTHER NUTRIENTS.
- ALL TRANSPLANTED TREES SHALL BE WATERED ON A DAILY BASIS UNTIL TREE GROWTH IS RE-ESTABLISHED. THIS SHALL INCLUDE TREE SAUCER TWO OR THREE TIMES A DAY. IF POSSIBLE, MIST IRRIGATION SHOULD ALSO BE PLACED UP IN THE CANOPY OF THE TREES.
- A TREE RELOCATION PERMIT AS WELL AS A BOND SHALL BE REQUIRED FROM THE CITY OF FORT LAUDERDALE.



**48 HOURS BEFORE DIGGING**  
 BROWARD PALM BEACH INDIAN RIVER  
 ST. LUKE MARTIN COUNTIES  
 CALL TOLL FREE  
 1-800-432-4770  
 SUNSHINE STATE 1 CALL  
 UNDERGROUND UTILITIES  
 NOTIFICATION CENTER



**LEGAL DESCRIPTION**  
 LOT 8, BLOCK 16, HILLSBORO ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 SAID LANDS SITUATED, LYING AND BEING IN THE CITY OF LIGHTHOUSE POINT, BROWARD COUNTY, FLORIDA.  
 ZONING CLASSIFICATION: RS-44  
 FLOOD ZONE: AE  
 MINIMUM FLOOD ELEVATION: 6.0' NG.V.D.

**SITE & BUILDING DATA**

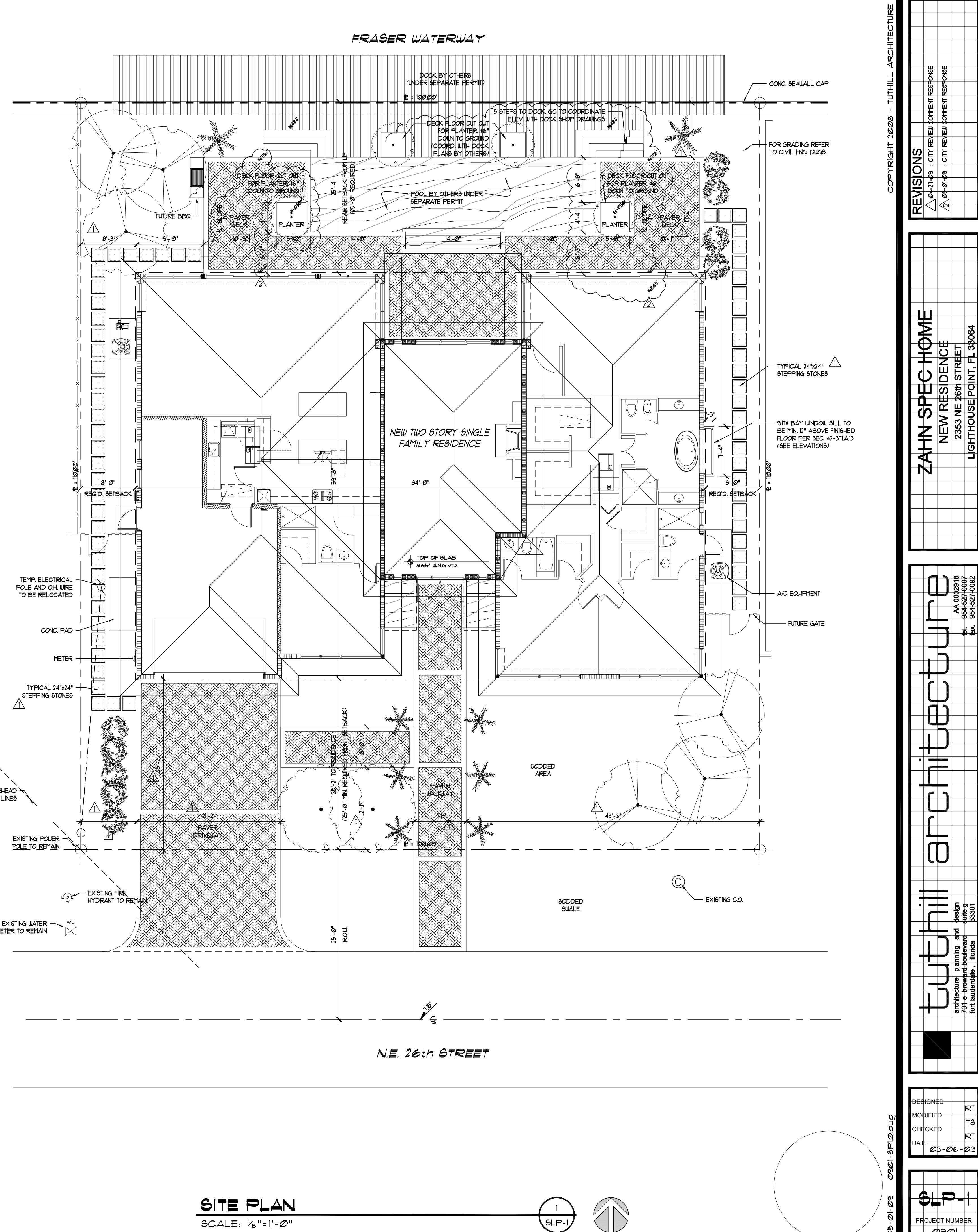
TOTAL AREA OF SITE:	11,000.00	sq.ft.
PRINCIPAL & ACCESSORY BUILDING AREA:	4,492.00	sq.ft.
GREEN AREA:	3,339.00	sq.ft.
BUILDING HEIGHT:	25'-9"	
FIRST FLOOR AREA:	3,831	sq.ft.
GARAGE:	665	sq.ft.
PORCH/TERRACE/ENTRY ETC.:	371	sq.ft.
<b>TOTAL ROOFED AREA:</b>	<b>4,873</b>	<b>sq.ft.</b>

**LANDSCAPE CALCULATION**

1 TREE AND 6 SHRUBS PER 1,000 SF. NET LOT AREA  
 LOT AREA = 11,000 SF. = 11,000 / 1,000 = 11 TREES & 66 SHRUBS  
 MINIMUM LANDSCAPING REQUIRED = 11 TREES AND 66 SHRUBS  
 TOTAL LANDSCAPING PROVIDED = 11 TREES AND OVER 200 SHRUBS

**IMPORTANT LANDSCAPING NOTES:**

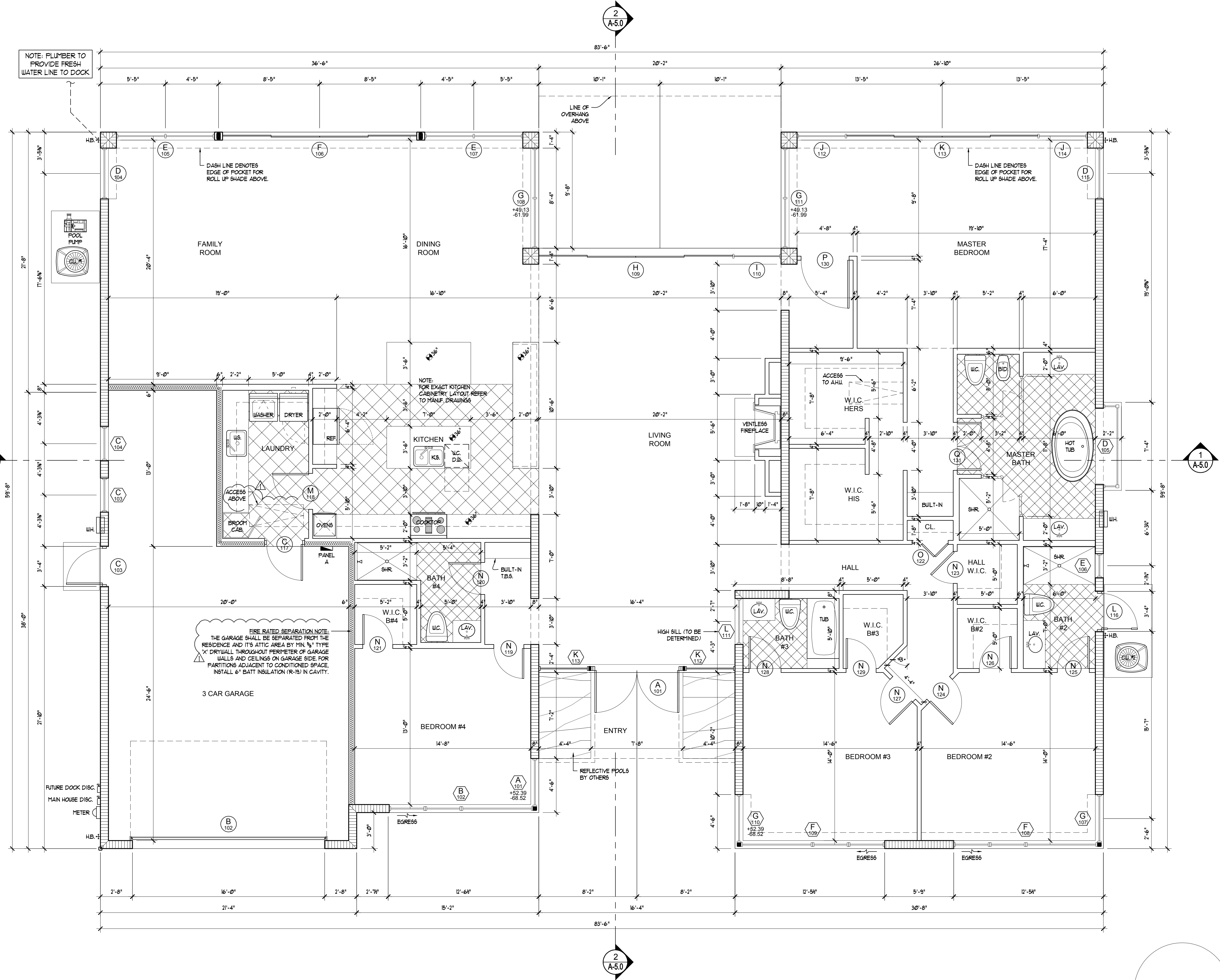
- REMOVAL AND RELOCATION OF TREES, UNDER SEPARATE PERMIT.
- NEW TREE & PALM LOCATIONS TO BE APPROVED PRIOR TO INSTALLATION.
- ALL PALMS REQUIRED FOR CODE COMPLIANCE SHALL HAVE A MINIMUM TRUNK HEIGHT OF 8'-0".
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
- PROVIDE SUFFICIENT PEROUS AREA TO SUPPORT TREES AFTER ALL SITE IMPROVEMENTS ARE COMPLETED.
- ALL LANDSCAPED AREAS SHALL BE COVERED WITH SOD OR OTHER GROUND COVER.



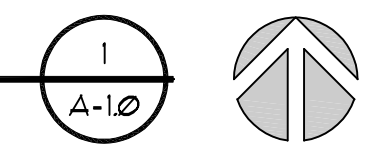
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**REVISIONS**  
 04-17-09 - CITY REVIEW COMMENT RESPONSE  
 04-08-09 - CITY REVIEW COMMENT RESPONSE  
**ZAHN SPEC HOME**  
 NEW RESIDENCE  
 2353 NE 26th STREET  
 LIGHTHOUSE POINT, FL 33064  
**tuthill architecture**  
 architects, planners, and interior designers  
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 DESIGNED: RT  
 MODIFIED: TG  
 CHECKED: RT  
 DATE: 03-06-09  
 PROJECT NUMBER: 0901

GENERAL FLOOR PLAN NOTES:

- NEW EXTERIOR DOORS AND WINDOWS SHALL BE EQUIPPED WITH APPROVED "IMPACT" PROTECTION GENERAL CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS AS REQUIRED BY F.B.C. 2411.
- GENERAL CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR COORDINATING DOOR AND WINDOW MASONRY OPENINGS WITH MANUFACTURER'S RECOMMENDATIONS AND BUICK DETAILS, UNLESS NOTED OTHERWISE. DOOR OPENINGS SHALL BE 4" WIDER 1/2" HIGHER THAN DOOR WINDOW OPENINGS SHALL BE 3" WIDER AND 2" HIGHER THAN WINDOW.
- ALL NEW DOORS SHALL BE IN FULL COMPLIANCE WITH THE PROVISIONS OF NFPA 101, 242.4.
- ALL NEW EXTERIOR DOORS AND OPERABLE WINDOWS SHALL COMPLY WITH F.B.C. 2413. EXTERIOR FIXED GLASS SHALL COMPLY WITH F.B.C. 2412.
- NEW DOOR HARDWARE SHALL BE IN FULL COMPLIANCE WITH F.B.C. 11-413.9
- PROVIDE THRESHOLD AND WEATHER STRIPPING AT ALL NEW EXTERIOR DOORS. ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS SHALL BE EQUIPPED WITH VINYL INSECT SCREENS.
- ALL EXTERIOR GLASS SHALL BE TINTED PURSUANT TO THE RESULTS OF THE APPROVED ENERGY CALCULATIONS. THE GENERAL CONTRACTOR SHALL CERTIFY THAT INSTALLED PRODUCTS MEET OR EXCEED REQUIRED SHADING COEFFICIENT.
- PROVIDE CATEGORY II GLAZING AT ALL OPENINGS WITHIN 12' OF ANY DOOR OR WITHIN OPENINGS LOWER THAN 18" AFF. 4' WITHIN ALL BATHROOMS.
- NEW DOORS AND WINDOWS TO BE FINISHED AS DIRECTED BY OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
- ALL HARDWARE AND FIXTURE SELECTIONS SHALL BE MADE BY THE OWNER OR BY THE OWNER'S DESIGNATED REPRESENTATIVE.
- ALL TUB AND SHOWER AREAS SHALL BE TILED MIN. TO 6'-8" AFF. ALL TILE SHALL BE THIN SET WITH MASTIC OVER CEMENTITIOUS BACKED BOARD. REFER TO INTERIOR DESIGNER DRAWINGS OR OWNER/REP. INSTRUCTIONS.
- STEEL TUBULAR COLUMNS SHALL BE FILLED W/ 2500 PSI CONCRETE AND HAVE A MINIMUM WALL THICKNESS OF 1/4" (F.B.C. 2219). THREE (3) PRESSURE RELIEF HOLES SHALL BE PROVIDED PURSUANT TO F.B.C. 2219.2. ONE WITHIN 6' OF TOP AND BOTTOM AND ONE AT MIDDLE.
- CONCRETE MASONRY UNITS SHALL COMPLY WITH A.S.T.M. C 90 AND C 129.
- MATERIALS USED IN FIRE RESISTANT ASSEMBLIES SHALL COMPLY WITH F.B.C. - CHAPTER 7.
- COORDINATE WITH KITCHEN MANUFACTURER SHOP DRAWINGS EXACT APPLIANCE AND MILLWORK LAYOUT.
- INTERIOR DOORS OFF HALLS SHALL BE CENTERED IN RESPECT TO THE HALLWAY, UNLESS OTHERWISE NOTED.
- VERY IMPORTANT NOTE FOR EMERGENCY ESCAPE & RESCUE OPENINGS: WINDOWS IN SLEEPING ROOMS DENOTED AS 'EGRESS' ON PLAN SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR, HAVE A MINIMUM NET CLEAR OPENING OF 24" HIGH BY 20" WIDE, AND A TOTAL NET CLEAR OPENING OF 5.7 SF. (UNLESS OTHERWISE NOTED) REGARDLESS OF WHAT THE ELEVATION DRAWINGS MAY SHOW. IN THE UNLIKELY EVENT THAT THE FLOOR PLAN IS NOT CONSISTENT WITH THE ELEVATION, THE PLAN SHALL TAKE PRECEDENCE AND THE G.C. SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION. THE G.C. SHALL BE RESPONSIBLE FOR FIELD VERIFYING COMPLIANCE WITH F.B.C. SECTION R310.



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



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**REVISIONS**  
 06-14-09 1 CITY REVIEW CORRECT RESPONSE

**ZAHN SPEC HOME**  
 NEW RESIDENCE  
 2353 NE 26th STREET  
 LIGHTHOUSE POINT, FL 33064

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DESIGNED	RT
MODIFIED	TG
CHECKED	RT
DATE	03-06-09

**A-10**  
 PROJECT NUMBER  
 0301

05-21-09 0301-A010.dwg